



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 23-0001SUP4, **Version:** 1

Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Utility Substation (Oncor Bloomdale Switch Station), Located Approximately 1,300 Feet East of U.S. 75 and North of Shawnee Drive, and Accompanying Ordinance (REQUEST TO BE TABLED)

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: June 20, 2023

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, Planning Manager
Jake Bennett, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends continuing the public hearing and tabling this item to the July 18, 2023 City Council meeting.

APPLICATION SUBMITTAL DATE: March 6, 2023 (Original Application)
March 23, 2023 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a specific use permit to allow for a utility substation (Oncor) located approximately 1,300 feet east of U.S. 75 and north of Shawnee Drive.

The zoning for the subject property (PD Ord. No. 1640) requires that a specific use permit be granted for a utility substation to operate on the subject property.

The applicant chose to have this project reviewed under the Unified Development Code, which was adopted by the City Council of November 15, 2023.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters of support to this request and no letters of opposition. This does not include emails or letters that may have been sent directly to members of the Council. As part of the Planning and Zoning Commission Public Hearings, Staff has received two citizen comments through the online citizen portal.

It should also be noted that Staff has received an official written protest for the proposed SUP request. As of April 18, the submitted protest includes signatures from property owners representing 7.21% of the total area within 200' of the subject property, which does not meet the 20% threshold to require a supermajority vote by the Council (6 of 7) for approval of the request.

On April 11, 2023, the Planning and Zoning Commission voted 7-0-0 to table the item and close the public hearing due to a notification error.

On April 24, 2023, the Planning and Zoning Commission voted 7-0-0 to table the item and close the public hearing due to request of the applicant.

On May 23, 2023, the Planning and Zoning Commission voted 7-0-0 to recommend denial of the Specific Use Permit to the City Council.