

May 23, 2023

Public Hearing – NWC Eldorado & Independence, Block A, Lot 2A
Specific Use Permit: (SUP23-0005)
Owner(s): City of Frisco

DESCRIPTION:

A request for a Specific Use Permit for Utility Distribution/Transmission Line on a portion of one lot on 0.2± acre on the west side of Independence Parkway, 330± feet north of Eldorado Parkway ("Property"). Zoned Retail. Neighborhood #7. SP

HISTORY:

Ordinance No. 99-03-29 – Rezoned 18.4± acres from Agricultural to Retail on March 26, 1999.

Ordinance No. 98-11-08 – Annexed and zoned 326.2± acres to Agricultural on November 27, 1998.

CASE OVERVIEW:

ATMOS Energy operates a high-pressure transmission gas line north of the proposed measuring station, running northeast of Heritage High School. ATMOS proposes to install a measuring station on the property. A measuring station is an above ground installation of pipes that takes gas from the pipeline system to the distribution system in order to provide gas service to customers in the area. This use is classified as a Utility Distribution/Transmission Line and requires approval of a Specific Use Permit (SUP).

Voluntary Development Agreement

The proposal does not consist of any structures; therefore, a voluntary development agreement is not necessary for this request.

Public Hearing Notices

Staff mailed required public hearing notices to surrounding property owners in accordance with state law. Staff has not received any responses to this request.

The surrounding land uses are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	School & Park	Retail	Park
East	Vacant	Agricultural	Suburban Neighborhood
South	Vacant/Creek	Retail	Public / Semi-Public
West	Vacant/Creek	Retail	Public / Semi-Public

COMPATIBILITY CONSIDERATIONS:

When considering an application for a Specific Use Permit, the Planning & Zoning Commission may recommend, and the City Council may establish, conditions and regulations necessary to protect the health, safety, morals, and general welfare of the neighborhood and/or the City. In addition, the use shall be in general conformance with the Comprehensive Plan and general objectives of the city. These conditions may include but are not limited to:

- **Paving of streets, alleys, and sidewalks:**

The site has access to a median opening on Independence Parkway. Sidewalks along Independence Parkway and Eldorado Parkway are installed.

- **Means of ingress and egress to public streets:**

The site has access to a fire lane on the Frisco Independent School District property to the north. This fire lane provides access from the measuring station to the median opening on Independence Parkway.

- **Provisions for drainage:**

Drainage infrastructure is not required. Water will sheet flow into the creek.

- **Adequate off-street parking:**

Parking is not required for the unmanned facility.

- **Protective screening, landscaping, and open space:**

An eight-foot brick screening wall, compatible with the development to the west, will be installed around the measuring station. A row of evergreen trees will be planted on the north and east sides of the screening wall. There are trees along the creek that will provide additional screening south and west of the facility. Open space is not required.

- **Area or security lighting:**

Lighting is not proposed. Any lighting installed in the future shall comply with the Zoning Ordinance.

- **The locations and heights of structures:**

The equipment is ground mounted and is approximately 8-feet 7-inches in height.

- **Architectural compatibility of buildings:**

No buildings are proposed with this project. The equipment will be screened by an eight-foot masonry wall and evergreen trees.

- **Intensity of the use:**

The measuring station is unmanned and does not create a demand on the surrounding infrastructure.

- **Adequate traffic circulation required to contain all stacking activity on the site:**

The driveway into this site provides adequate access and circulation.

RECOMMENDATION:

Recommend approval of the Specific Use Permit request for a Utility Distribution/Transmission Line subject to the following conditions:

1. Installation of an eight-foot brick screening wall around the measuring station, and
2. Planting a row of evergreen trees along the north and east sides of the screening wall.