

SPECIAL USE PERMIT

Case Coordinator: Emily Offer

GENERAL PROJECT INFORMATION

SITE ZONING: (O-2) Office

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	City of Lewisville	Vacant
SOUTH	PD-105 for the (LR-1) Local Retail District	Vacant
EAST	PD-078 for the (SF-7/14) and (SF-PH) Single Family Residential Districts	Detached Single-Family Homes
WEST	PD-164 for the (MF-18) Multifamily Residential District	Multifamily Residential

REQUEST: Approve a Special Use Permit (SUP) to allow an Oncor “Electricity Regulating Substation and/or Electric Bulk Power Transmission and Control” and allowing modifications to the landscape requirements

PROPOSED USE: Electricity Regulating Substation

ACRES/LOTS: Approximately 9.11-acres / 1 lot

LOCATION: The southeast corner of King Arthur Boulevard and Old Denton Road

HISTORY: The proposed location is currently vacant and was purchased by Archie Design + Construction Inc. in 2016.

Oncor’s intent is to lease a portion of the property for a substation at the southern end of the lot.

Oncor will be required to replat the property prior to developing the lot.

COMPREHENSIVE PLAN: Office - Medium Intensity and Residential - Single Family Detached

TRANSPORTATION PLAN: Old Denton Road is classified as an (A8D) 8-Lane Arterial Divided and King Arthur Boulevard is classified as an (A6D) 6-Lane Arterial Divided.

OWNER: Samuel Kim/ Archie Design + Construction Inc.

REPRESENTED BY: Rob Myers/ Kimley-Horn

STAFF ANALYSIS

REQUEST

This is a request for approval of a SUP to allow an Electricity Regulating Substation and/or Electric Bulk Power Transmission and Control and to allow modifications to the landscape requirements.

ORDINANCE REQUIREMENTS

Article V. of Carrollton's Comprehensive Zoning Ordinance (CZO) requires a SUP for a Electricity Regulating Substation and/or Electric Bulk Power Transmission and Control in the (O-2) Office District zoning district.

ELEMENTS TO CONSIDER

1. The substation will be located approximately 65 feet from the adjacent single family residential use.
2. The proposed masonry wall will be 8 feet in height while the proposed equipment and structures associated with the substation use will range from 7 feet in height to 65 feet in height.
3. Each SUP application is discretionary and must be evaluated as to its probable effect on the adjacent properties and the community welfare and may be approved or denied as the findings indicate appropriate.
4. The proposed substation will provide improved electric service for the city of Carrollton.
5. There will be a reduction in landscaping required for the subject site. Per the Comprehensive Zoning Ordinance, Article XXV, Section B.11. Alternate Landscape Plans, landscape requirement modifications are permitted in conjunction with the approval of a Special Use Permit when it is shown that the physical constraints of the property preclude strict compliance of this section.

Due to the location of existing high-voltage power lines and utilities, it is necessary to limit vegetation outside of these areas, but provide for screening along Old Denton Drive, buffering the substation, in addition to the 8-foot-tall wall.

- *Silver Cloud Texas Sage shall be planted along the western property line, east and outside of the street easement, and within the proposed landscape buffer.*
- *Buffalo sod shall be installed within the limits of disturbance associated with the development of the site (including along Old Denton Road).*
- *A 3-foot-tall berm shall be required along the western property line, in accordance with the attached landscape plan.*

6. The landscape buffer shall be a minimum of 20-feet-wide where the southern berm is located on the landscape plan. Elsewhere, the landscape buffer shall be an average of at least 15 feet with no less than 5 feet at any point along the right-of-way.
7. Public comments were received in opposition to the request. Six were written and one was expressed at the Planning and Zoning Commission meeting.

PURPOSE OF THE SPECIAL USE PERMIT

The purpose of the Special Use Permit is to authorize and regulate uses which may be beneficial in a specific instance to the general welfare of the community yet ensure that such uses are not detrimental to surrounding property and are consistent with the stated purpose of the zoning district in which such uses are located regarding conditions of operation, location, arrangement, and construction.

CONCLUSION

Staff believes the use is appropriate for this location.