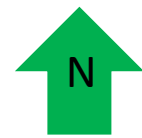


## Item H-1

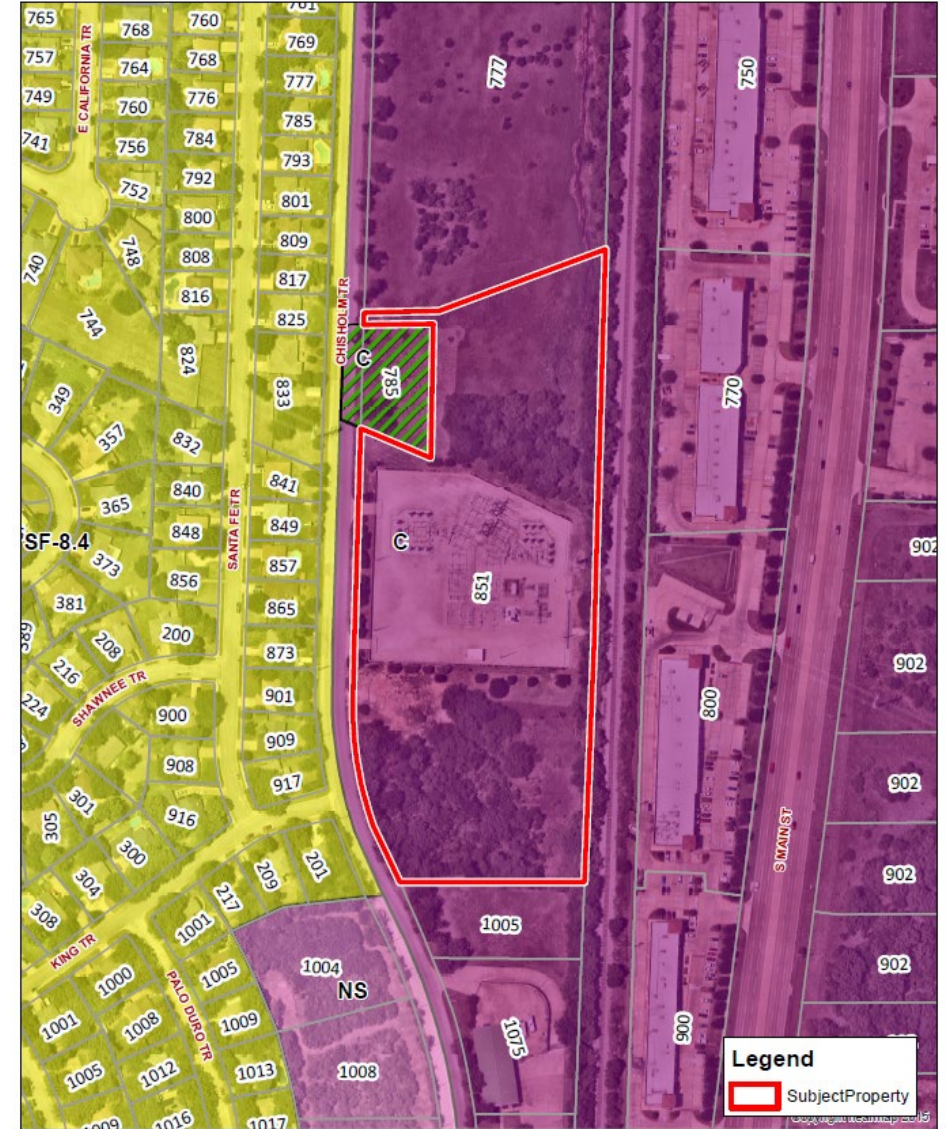
**PUBLIC HEARING:** Consider an ordinance approving a Specific Use Permit (SUP) to replace the existing SUP allowing an electrical substation, for Oncor Electric Delivery Company, for the property legally described as Lot 1, Block A of Keller Wall-Price Substation Addition, being 9.12 acres, approximately 850 feet northeast of the intersection of Wall-Price Keller Road and Chisholm Trail, zoned Commercial and addressed as 851 Chisholm Trail. Oncor Electric Delivery Company, Owner/Rob Myers – Kimley Horn, Applicant. (SUP-23-0023)

# Item H-1

## Aerial Map



## Zoning Map



# Item H-1

## Background

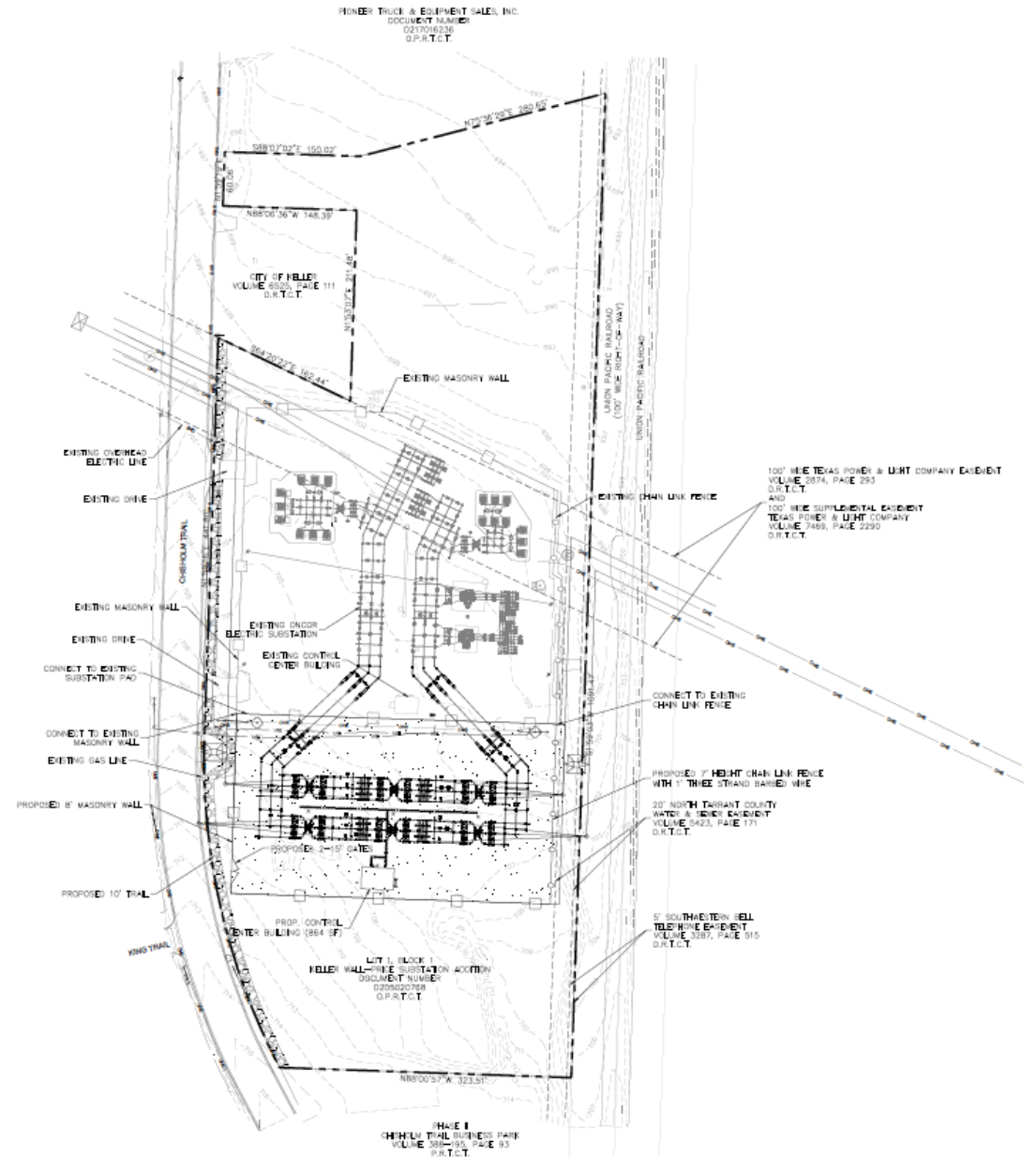
- In 2005, City Council approved a Specific Use Permit (SUP) and site plan for an electrical substation for TXU Energy at 851 Chisholm Trail. The approval ordinance tied the SUP and Site Plan together, and specified the substation would be located on a 2.67-acre portion of the 9.12-acre lot.
- The Applicant, now Oncor Electric Delivery Company, wishes to expand the substation to add additional equipment. The property is zoned Commercial, where an SUP is required for private or franchised utility structures.
- The purpose of this item is to replace the original SUP with a new SUP that covers the entire site and is not tied to the site plan. An updated site plan will be required as a separate submittal.



# Item 1

## Site Design

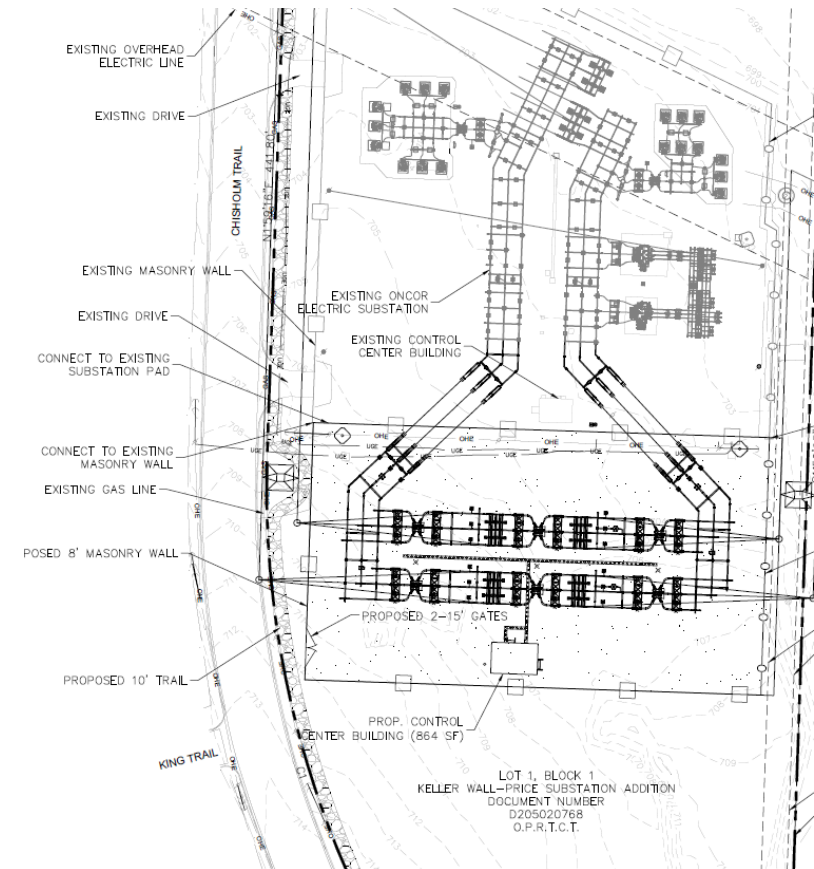
The Applicant proposes a new, approximately 70,000-square-foot concrete pad to serve as the foundation for additional electrical equipment and one new approximately 865-square-foot metal structure, which will be roughly 14' in height with no water or sewer service.



# Item H-1

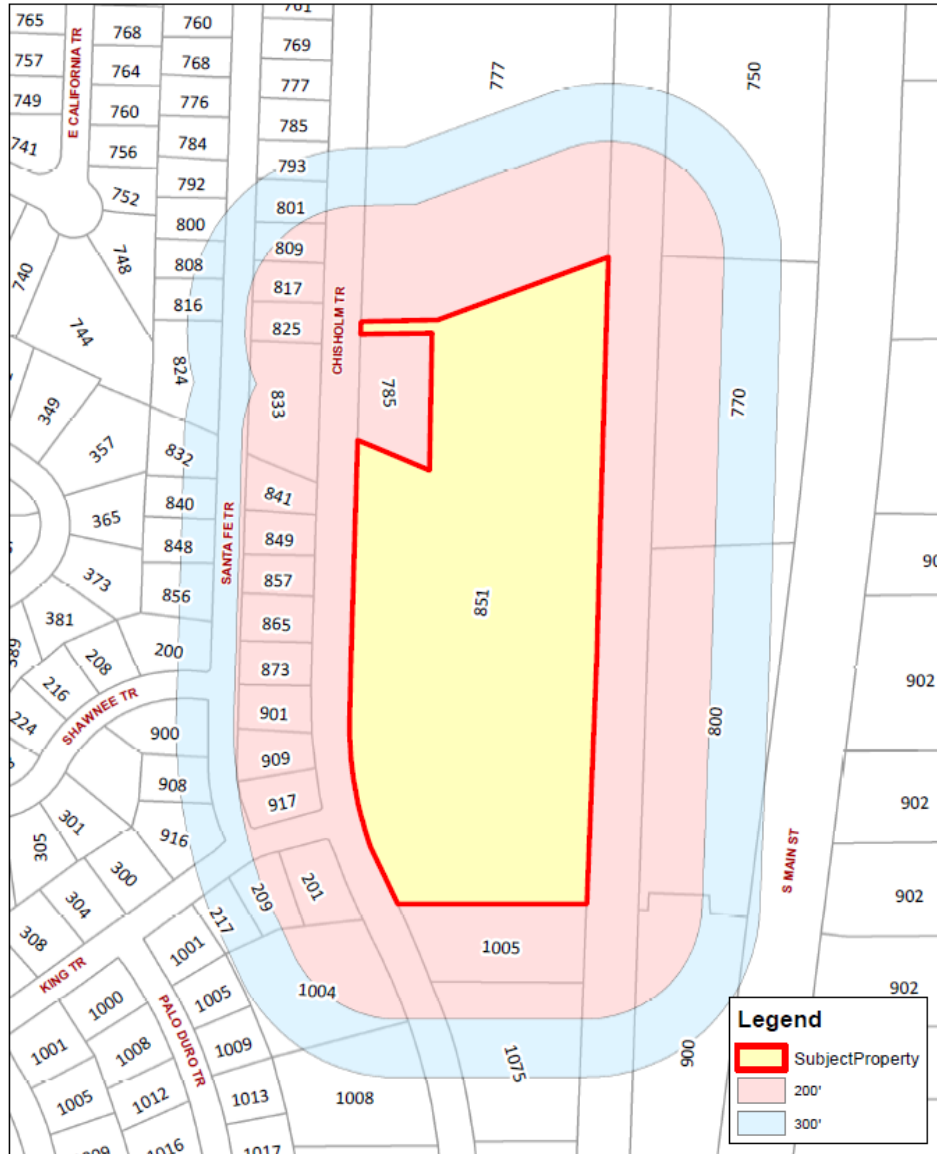
## Site Design

- There are two existing access drives off Chisholm Trail to serve the site, and all new equipment will be operated remotely so no traffic impact is anticipated.
- The Applicant will extend the existing 8' masonry screening wall along the west, south, and east sides of the site and construct the required 10' trail along Chisholm Trail.



# Item H-1

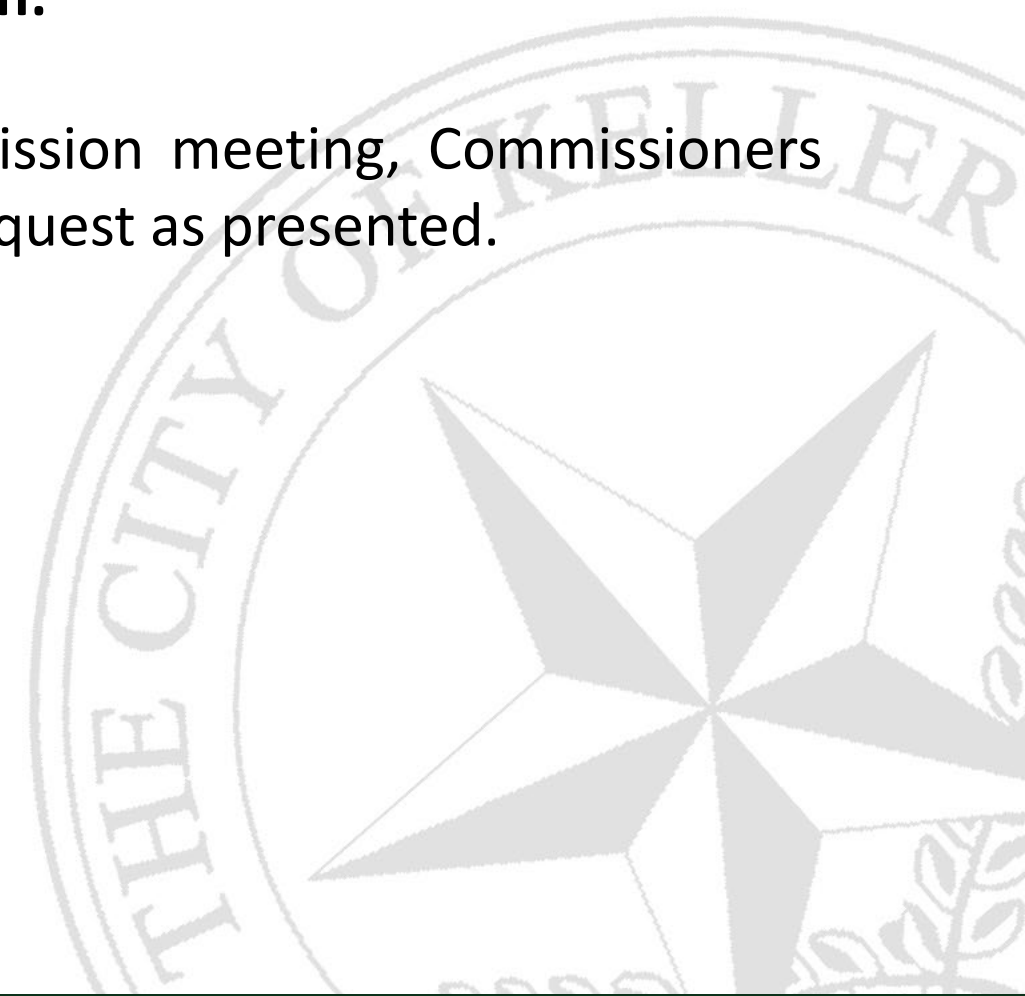
- On July 27, 2023, the City mailed 35 Letters of Notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.
- Staff has received no response from the public on this SUP request.



## Item H-1

### **Planning and Zoning Commission Recommendation:**

At the Aug. 8, 2023, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



## Item H-1

Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

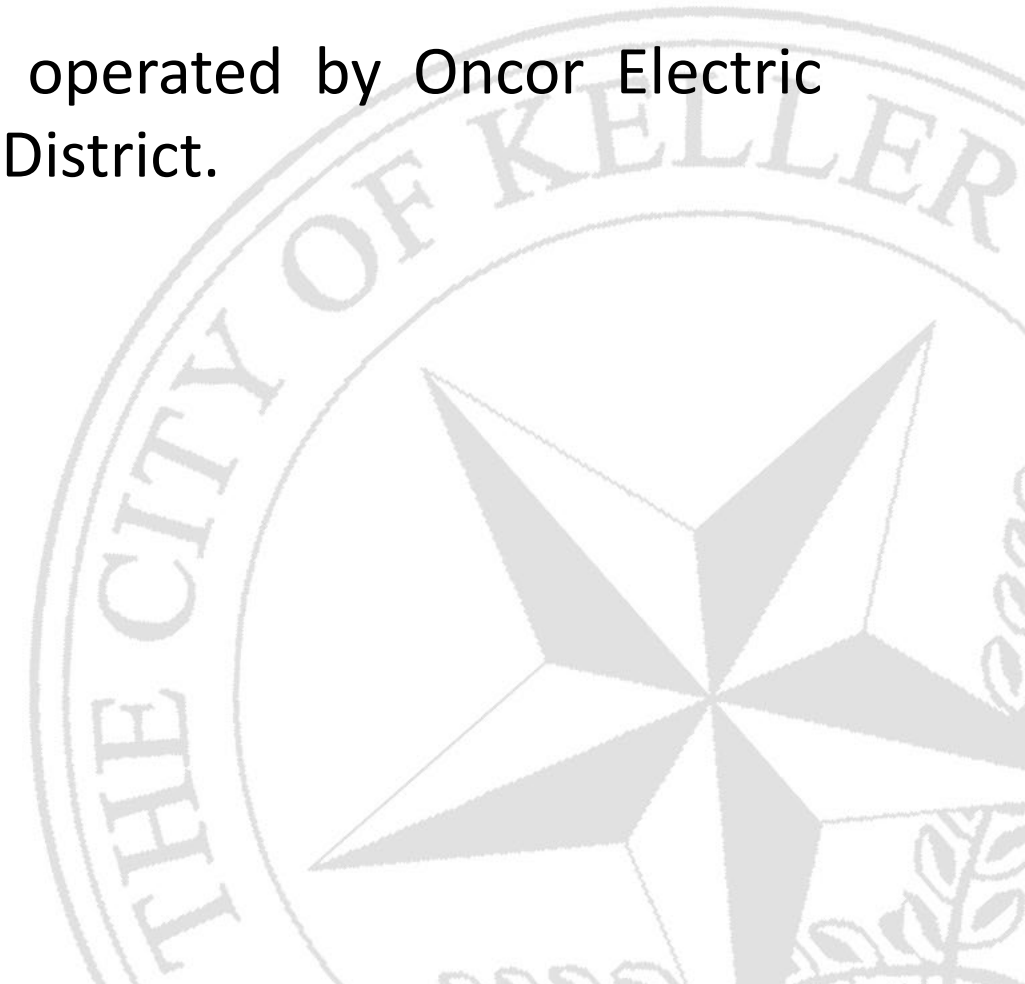
- 1) The use is harmonious and compatible with surrounding existing uses or proposed uses;
- 2) The activities requested by the applicant are normally associated with the permitted uses in the base district;
- 3) The nature of the use is reasonable and appropriate in the immediate area;
- 4) Any negative impact on the surrounding area has been mitigated; and
- 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.



## Item H-1

### **SUP Request:**

1. To expand an existing electrical substation operated by Oncor Electric Delivery Company in the Commercial Zoning District.



## Item H-1

The City Council has the following options when considering a Specific Use Permit (SUP) request:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



**Questions?  
Sarah Hensley  
817-743-4130**