



## SPECIFIC USE PERMIT (SUP) APPLICATION

### SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: Rob Myers, PE  
Street Address: 6160 Warren Parkway, Suite 210  
City: Frisco State: TX Zip: 75034  
Telephone: 972-731-3800 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Applicant's Status: (Check One) Owner  Tenant  Prospective Buyer

**Property Owner must sign the application or submit a notarized letter of authorization.**

Owner: Seth Sampson  
Street Address: 777 Main Street, Suite 707  
City: Fort Worth State: TX Zip: 76102  
Telephone: 817-215-6807 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Romy  
Signature of Applicant  
Date: 6/15/23

Seth Sampson Seth Sampson  
Signature of Owner Printed Name of Owner  
Date: 6/15/23

### SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 851 Chisholm Trail, Keller, TX  
Legal Description:  
Lot(s): 1 Block(s): A Subdivision Name: Keller Wall-Price Substation  
Unplatted Property Description:  
Abstract Name & Number: \_\_\_\_\_ Tract Number(s): \_\_\_\_\_  
*If property is not platted, please attach a metes and bounds description.*  
Current Zoning: C with SUP Proposed Zoning: SUP  
Current Use of Property: Electrical Substation  
Proposed Use of Property: Electrical Substation expansion

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### SECTION 3. CHECKLIST

(Please provide each of the items below & initial next to each item)

<input checked="" type="checkbox"/>	The application fee
<input checked="" type="checkbox"/>	Seven (7) 22" x 34" or 24" x 36" copies are needed, collated and folded to 9" x 12" paper size; electronic copy is recommended upon submittal date.
<input checked="" type="checkbox"/>	<p>A written proposal outlining all special conditions and additional requirements for the property controlled by the SUP, including but not limited to:</p> <ul style="list-style-type: none"> <li>• the paving of streets, alleys and sidewalks,</li> <li>• means of ingress and egress to public streets,</li> <li>• provisions for drainage,</li> <li>• adequate off-street parking,</li> <li>• screening and open space,</li> <li>• heights of structures,</li> <li>• compatibility of buildings,</li> <li>• hours of operation, and</li> <li>• time limits.</li> <li>• A letter justifying the request and addressing the decision criteria on with the Planning and Zoning Commission and City Council will base their decision.             <ol style="list-style-type: none"> <li>1) The use is harmonious and compatible with surrounding existing uses or proposed uses;</li> <li>2) The activities requested by the applicant are normally associated with the permitted uses in the base district;</li> <li>3) The nature of the use is reasonable and appropriate in the immediate area;</li> <li>4) Any negative impact on the surrounding area has been mitigated; and</li> <li>5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.</li> </ol> </li> </ul>
<input type="checkbox"/> NA	A legal description or meets and bounds description of the property.
<input checked="" type="checkbox"/>	<p><b>Concept Plan.</b> The plan shall be to scale and show the following:</p> <ul style="list-style-type: none"> <li>• topography,</li> <li>• and boundary of SUP area;</li> <li>• physical features of the site;</li> <li>• existing streets, alleys and easements;</li> <li>• location of future public facilities;</li> <li>• parking ratios, the final Detailed Site Plan;</li> <li>• building height and location, elevations;</li> <li>• site landscaping;</li> <li>• off-street parking facilities;</li> <li>• size, height, construction materials, and locations of buildings and the uses to be permitted;</li> <li>• location and instruction of signs;</li> <li>• means of ingress and egress to public streets;</li> <li>• the type of visual screening such as walls, plantings and fences;</li> <li>• the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred feet (200') and;</li> <li>• other information to adequately describe the proposed development and to provide data for approval.</li> </ul>
<input type="checkbox"/> NA	Evidence of communicating the proposal with the adjacent neighborhood
<input type="checkbox"/> NA	Trip Generation Form and, if required per Section 5.03, Traffic Impact Analysis
<input type="checkbox"/> NA	Additional information or drawings, operations data, or expert evaluation when considering the application, including traffic studies and drainage studies as required by the Development Review Committee.



June 22, 2023

City of McKinney  
222 N. Tennessee St.  
McKinney, Texas 75069

**Re: *Oncor Kingsridge Substation  
Letter of Intent – SUP Submittal***

The proposed project includes a substation expansion of the existing Oncor substation located at 851 Chisolm Trail in the City of Keller. Staff has determined that this expansion will require a SUP for this property.

The subject property contains an existing electrical substation and is 9.31 acres with Chisolm Trail to the west, vacant land to the north and Union Pacific Railroad to the east. Adjacent properties to this site include a vacant commercial zoned property to the north and the High Chaparral subdivision to the west.

The substation expansion will include an 195 ft x 354 ft pad that will extend off the existing substation pad and will use the existing 2 driveways off Chisolm Trail. The substation expansion will be protected by extending the existing masonry wall along the west, south, and east sides. The substation will consist of electrical structures one 864 sf prefabricated metal building that is uninhabitable and used for operation of the structures onsite. No water or sewer service will be required. Traffic impact will be negligible for this project since the proposed equipment will be operated remotely.

Please contact me at (972.385.3500) or [REDACTED] should you have any questions or need any additional information.

Sincerely,

Rob Myers, P.E.  
Associate