

Planning and Zoning Commission Meeting Minutes of September 12, 2017:

17-204SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Expansion (Blount Fine Foods), Located at 2200 Redbud Boulevard

Ms. Danielle Quintanilla, Planner for the City of McKinney, explained the proposed site plan request. She stated that the applicant proposed to construct a 700 square foot dock expansion on the north side of an existing manufacturing building (Blount Fine Foods) at 2200 Redbud Boulevard, McKinney, Texas. Ms. Quintanilla stated that site plans can typically be approved by Staff; however, the governing planned development ordinance (PD Ordinance No. 1563) requires the site plan and landscape plan be approved by the Planning and Zoning Commission and City Council. She stated that the applicant is requesting approval of a variance to allow for a living plant screen comprised of Wax Myrtles to be 6 feet in height at the time of planting, to screen the overhead doors associated with the loading docks on the east side of the building from the non-residential use located east of the subject property. Ms. Quintanilla stated that the applicant has indicated that they want to use a living plant screen given the potential for another building expansion in the future, which could displace any proposed screening device. She stated that it was Staff's professional opinion that the applicant had adequately screened the overhead doors from the adjacent property and had met the intent of the Zoning Ordinance and that Staff had no objections to the request. She stated that Staff recommends approval of the proposed site plan and variance request as conditioned in the Staff report and offered to answer questions. There were none.

Mr. Gene Millar, 1001 W. Eules Boulevard, Eules, Texas, explained the proposed site plan request. He stated that they were remodeling and adding square footage. Mr. Millar stated that the proposed living screen will be in the way for future expansion. He stated that the proposed screening would face the nearby golf course which also has a number of trees that block the view. Mr. Millar stated that they would not be affecting too much. He offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There were none. On a motion by Commission Member Mantzey, seconded by Commission Member McCall, the Commission unanimously voted to recommend approval of the proposed site plan as conditioned in the Staff report, with a vote of 7-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on October 3, 2017.