

DRAFT - Planning and Zoning Commission Meeting Minutes of April 12, 2016:

16-080SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Blount Fine Foods Expansion, Located Approximately 390 Feet South of Wilmeth Road and on the East Side of Redbud Boulevard

Ms. Eleana Galicia, Planning for the City of McKinney, explained the proposed site plan request. She stated that the applicant was proposing to construct a 24,228 square foot expansion to an existing manufacturing building (Blount Fine Foods). Ms. Galicia stated that the applicant had submitted an associated Facade Plan Appeal (15-080FR) to be considered after this request. She stated that typically site plans could be administratively approved by Staff; however, the governing “PD” – Planned Development Ordinance required the site plan to be approved by the Planning and Zoning Commission and City Council. Ms. Galicia stated that Staff recommends approval of the proposed site plan as conditioned in the Staff report. She offered to answer questions. There were none.

Mr. Andy Bowser, Team Group, 1001 W. Eules Blvd., Eules, TX, concurred with the Staff report and offered to answer questions.

Alternate Commission Member McReynolds asked to clarify that the hatched areas on the proposed site plan was the expansion areas. Mr. Bowser said yes. He stated that on the north there was infill, on the northeast corner there was an expansion to the existing boiler room, and on the southeast corner there was an expansion to the wastewater treatment processing.

Vice-Chairman Zepp opened the public hearing and called for comments.

Ms. Cathy Mueller, 2160 Redbud Blvd., McKinney, TX, asked what materials were planned to be used on the exterior of the expansion and the proposed height of the structure. She stated that the applicant was filling in. Ms. Mueller stated that she thought it was going to be twice as high as the existing structure. She questions how the proposed development might affect the value of her property.

Ms. Galicia stated that the following request being considered was the Facade Plan Appeal for this property. She stated that it would show the proposed elevations and proposed exterior materials for the expansion.

On a motion by Commission Member Cobbel, seconded by Commission Member McCall, the Commission voted unanimously to close the public hearing and approve the proposed site plan as conditioned in the Staff report, with a vote of 7-0-0.