



**17-204SP**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Expansion (Blount Fine Foods), Located at 2200 Redbud Boulevard

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** October 3, 2017

**DEPARTMENT:** Planning

**CONTACT:** Brian Lockley, Director of Planning, AICP, CPM  
Samantha Pickett, Planning Manager, AICP  
Danielle Quintanilla, Planner I

**RECOMMENDATION CITY COUNCIL ACTION:** Staff recommends approval of the proposed site plan with the following conditions:

1. The applicant receive approval of a living plant screen (composed of Wax Myrtles to be 6' 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.

Prior to issuance of a building permit:

2. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

**APPLICATION SUBMITTAL DATE:** July 14, 2017 (Original Application)  
August 7, 2017 (Revised Submittal)  
August 15, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct a 700 square foot dock expansion on the north side of an existing manufacturing building (Blount Fine Foods), located at 2200 Redbud Boulevard.

Site plans can typically be approved by Staff; however, the governing planned development ordinance (PD 1563) requires the site plan and landscape plan be

approved by the Planning and Zoning Commission and City Council.

In addition, the applicant is requesting approval of a variance to allow for a living plant screen to be used as a screening device from the adjacent non-residential uses located east of the subject property. The variance request is detailed further below.

**PLATTING STATUS:** The subject property is currently platted as 1DR, Block D of the Bray Central Two Addition.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No.1563 (Office and Light Manufacturing Uses)	Blount Fine Foods Facility
North	"PD" - Planned Development District Ordinance No.1563 (Office and Light Manufacturing Uses)	RMCN Credit Services Inc., Brandon Industries and Undeveloped Land
South	"PD" - Planned Development District Ordinance No.1563 (Office and Light Manufacturing Uses)	Camozzi Pneumatics
East	"PD" - Planned Development District Ordinance No. 2003-05-052 (Agricultural Uses)	Oak Hollow Golf Course
West	"PD" - Planned Development District Ordinance No.1563 (Office and Light Manufacturing Uses)	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Redbud Boulevard, 90' Right-of-Way, Minor Arterial

**PARKING:** The applicant has satisfied the minimum parking requirements as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance.

**LOADING SPACES:** The applicant has satisfied the minimum loading space requirements as specified within Section 146-131 (Off-Street Loading) of the Zoning Ordinance.

**SOLID WASTE CONTAINERS:** The sanitation container screening walls will be brick, stone masonry or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site will be constructed in accordance with the City of McKinney Design Specifications. The applicant has provided the required notation on the proposed site plan.

**LANDSCAPING REQUIREMENTS:** The applicant has satisfied all landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance.

**SCREENING REQUIREMENTS:** Per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance, loading docks, bays, and bay doors shall be screened from view of public right-of-way, from adjacent residential property and from adjacent non-residential property, other than industrial.

Allowed screening devices per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance include the following:

- Brick masonry, stone masonry, or other architectural masonry finish;
- Tubular steel (primed and painted) or wrought iron fence with masonry columns spaced a maximum of 20 feet on center with structural supports spaced every ten feet, and with sufficient evergreen landscaping to create a screening effect;
- Living plant screen, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process; or
- Alternate equivalent screening, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process.

The applicant is requesting a living plant screen (composed of Wax Myrtle to be 6' at the time of planting) to screen the overhead doors associated with the loading dock on the east side of the building visible from non-residential use located east of the subject property. The Zoning Ordinance states that a variance can be granted during site plan approval if the Planning and Zoning Commission finds that:

- Unique circumstances exist on the property that make application of specific items in this section (Sec. 146-132) unduly burdensome on the applicant;
- The variance will have no adverse impact on current or future development;
- The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any, on the surrounding land uses; and
- The variance will have no adverse impact on public health, safety, and general welfare.

The applicant has indicated that they are requesting a living plant screen given the

potential for another building expansion in the future, which could displace any proposed screening device. It is Staff's professional opinion that the applicant has adequately screened the overhead doors from the adjacent property and has met the intent of the Zoning Ordinance. As such, Staff has no objections to the request to utilize a living plant screen (composed of Wax Myrtle to be 6' at the time of planting) in the proposed location.

**LIGHTING AND GLARE REGULATIONS:** The applicant will be responsible for complying with Chapter 58 (Lighting and Glare Regulations) of the City of McKinney Code of Ordinances. The applicant has provided the required notation stating that the lighting will be in conformance to the requirements of the City of McKinney Code of Ordinances on the site plan.

**ARCHITECTURAL STANDARDS:** The applicant will be responsible for meeting the requirements of Section 146-139 (Architectural and Site Standards) of the City of McKinney Zoning Ordinance. Architectural building elevations are subject to review and approval by the Chief Building Official, prior to issuance of a building permit.

**TREE PRESERVATION ORDINANCE:** The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant has stated on a signed affidavit that there are no protected trees on the subject property, subject to review and approval of the City's Landscape Architect.

**PUBLIC IMPROVEMENTS:**

Sidewalks: Existing along Redbud Boulevard

Hike and Bike Trails: Not Required

Road Improvements: All road improvements necessary for this development, and as determined by the City Engineer

Utilities: All utilities necessary for this development, and as determined by the City Engineer

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the accompanying plat, unless otherwise specified in an approved facilities agreement.

**DRAINAGE:** The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

**FEES:**

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2017-02-021)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: As determined by the City Engineer

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received no comments in support of or in opposition to this request.

**BOARD OR COMMISSION RECOMMENDATION:** On September 12, 2017, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed site plan request.

**SUPPORTING MATERIALS:**

[PZ Minutes 09.12.pdf](#)

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Ex. PD Ord. No. 1563](#)

[Proposed Site Plan](#)

[Proposed Landscape Plan](#)

[Applicant's Photo](#)

[PowerPoint Presentation](#)