



## Planning & Zoning Commission

### Agenda

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Tuesday, February 26, 2019

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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#### AMENDED

PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF THE CITY COUNCIL MAY BE PRESENT. NO CITY COUNCIL ACTION WILL BE TAKEN.

#### CALL TO ORDER

#### CONSENT ITEMS

*This portion of the agenda consists of non-controversial or "housekeeping" items required by law. Items may be considered individually by any Commission member making such request prior to a motion and vote on the Consent items.*

**19-0163**      [Minutes of the Planning and Zoning Commission Regular Meeting of February 12, 2019](#)

**Attachments:**    [02122019 PZ Minutes](#)

**18-0125CVP**    [Consider/Discuss/Act on a Conveyance Plat for Lots 1-13, Block A, of 380 Town Centre Addition, Located on the Southeast Corner of U.S. Highway 380 \(East University Drive\) and Hardin Boulevard](#)

**Attachments:**    [Location Map and Aerial Exhibit](#)  
                         [Letter of Intent](#)  
                         [Proposed Conveyance Plat](#)

**18-0115SP**    [Consider/Discuss/Act on a Site Plan for an Office/Warehouse Building \(Expert Services\), Located Approximately 510 Feet South of Power House Street and on the East Side of Mercury Circle](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Existing Ordinance No. 1518](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)

**END OF CONSENT AGENDA**

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**18-0114Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “RED-1” - Residential Estates District and “CC” - Corridor Commercial Overlay District to “C3” - Regional Commercial District and “CC” Corridor Commercial Overlay District, Located at the Northwest Corner of Rockhill Road and U.S. Highway 75 \(Central Expressway\) \(REQUEST TO BE TABLED\)](#)

**Attachments:** [Location Map and Aerial Exhibit](#)

**18-0015SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Automobile Sales, Repair, and Storage Uses \(McKinney Dodge\), Located at the Northwest Corner of Rockhill Road and U.S. Highway 75 \(Central Expressway\) \(REQUEST TO BE TABLED\)](#)

**Attachments:** [Location Map and Aerial Exhibit](#)

**18-0158FR** [Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan for Springstone McKinney Hospital, Located Approximately 1,000 Feet East of Lake Forest Drive and Approximately 300 Feet North of U.S. Highway 380 \(University Drive\). \(REQUEST TO BE TABLED\)](#)

**Attachments:** [Location Map and Aerial Exhibit](#)

**19-004Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” - Agricultural District to “LI” - Light Industrial District, Located Approximately 280 Feet West of State Highway 5 \(McDonald](#)

Street) and on the North Side of Wilmeth Road

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Oak Hollow District](#)  
[Placetype Definitions](#)  
[Land Use and Tax Base Summary](#)  
[Land Use Comparison Table](#)  
[Proposed Zoning Exhibit](#)  
[Presentation](#)

**COMMISSION AND STAFF COMMENTS**

Comments relating to items of public interest such as staff recognition, development trends, the status of special Planning Department projects, and other relevant information.

**ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 22nd day of February, 2019 at or before 5:00 p.m.

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Empress Drane  
City Secretary

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Phone 972-547-2694 or email [contact-adacompliance@mckinneytexas.org](mailto:contact-adacompliance@mckinneytexas.org). Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.