



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, June 23, 2026

6:00 PM

City Hall Council Chambers
401 E. Virginia Street
McKinney, Texas 75069

WATCH THE BROADCAST LIVE

This meeting will be streamed live on the City's website. Members of the public who wish to watch this meeting may watch online at:

<https://mckinneytx.new.swagit.com/views/130>

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

PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Items)

If you wish to address the Planning and Zoning Commission on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the City Staff prior to the meeting. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Planning and Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. Speakers wishing to address the Planning and Zoning Commission regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Planning and Zoning Commission Chairman may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

Public Comments regarding agenda items, including Public Hearings, may be submitted online to the Planning and Zoning Commission at <http://www.mckinneytexas.org/CitizenComments>.

Please note online comments are delivered to the Commission members and staff but are not included in the meeting record.

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.

- 26-0594** [Minutes of the Planning and Zoning Commission Regular Meeting of June 9, 2026](#)
Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

- 23-0061SP2** [Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions to a Site Plan for Religious Assembly \(The Parks Church\), Located on the Northeast Corner of South Tennessee Street and East Davis Street \(REQUEST TO BE TABLED\)](#)

Attachments: [Project Maps](#)

- 26-0006SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Auto, Motorcycle, Truck, or Boat, Rental or Sales \(Enterprise\), Located Approximately 650 feet South of Justice Road and on the East Side of James Pitts Drive,](#)

Attachments: [Project Maps](#)
 [Letter of Intent](#)
 [Proposed SUP Exhibit](#)
 [Metes and Bounds](#)
 [Presentation](#)

- 26-0023Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, Generally to Allow Single Family and Modify the Development Standards, Located on the West Side of County Road 161 and Approximately 1,350 feet North of County Road 124](#)

Attachments: [Project Maps](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Placetype Definitions](#)
[Northridge District](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Presentation](#)

26-0030Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C2" - Local Commercial District, Located at 8301 W University Dr](#)

Attachments: [Project Maps](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)

26-0041Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "ML" - Light Manufacturing District to "I2" - Heavy Manufacturing District, Located 1710 Couch Drive](#)

- Attachments:** [Project Maps](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Placetype Definitions](#)
[Business and Aviation District](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)

26-0058Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to “R12” - Residential District, Located at 4905 County Road 317](#)

- Attachments:** [Project Maps](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Homestead District](#)
[Placetype Definitions](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA

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 Texas Government Code, Chapter 551, on June 16, 2026.

*Empress Drane, TRMC
 City Secretary
 Tenitrus Parchman, TRMC
 Deputy City Secretary*