



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, June 10, 2025

6:00 PM

Council Chambers
401 E. Virginia Street
McKinney, TX 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.

- 25-2869** [Minutes of the Planning and Zoning Commission Regular Meeting of May 27, 2025](#)
Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

- 25-0060Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "AG" - Agriculture District, Located on the West Side of Trinity Falls Parkway and Approximately 1,650 Feet North of Laud Howell Parkway \(REQUEST TO BE TABLED\)](#)

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

- 25-0063Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "AG" - Agriculture District, Located Approximately 90 Feet East of Spur 195 and Approximately 2,200 Feet South of North Central Expressway \(REQUEST TO BE TABLED\)](#)

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

- 24-0098SP2** [Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions to a Site Plan for a Traditional Multi-Family Development, Located at 4401 West University Drive](#)

Attachments: [Standard Conditions Checklist](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Proposed Site Plan](#)
 [Proposed Landscape Plan](#)
 [Screening Exhibit - Informational Only](#)
 [Presentation](#)

- 25-0028Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "C1" - Neighborhood Commercial](#)

District, Located on the Northwest corner of Alma Road and
Wessex Court

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2014-07-049](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)

25-0048Z

Conduct a Public Hearing to Consider/Discuss/Act on a
Request to Zone the Subject Property to "R6" - Residential
District, Located on the West Side of County Road 168 and
Approximately 2,600 Feet North of Coughlin Parkway

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Outer Loop District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[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 the Texas Government Code, Chapter 551, on the 6th day of June, 2025 at or before 5:00 p.m.

Empress Drane, City Secretary
Tenitrus Parchman, Deputy City Secretary