



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, April 28, 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.

- 26-0363** [Minutes of the Planning and Zoning Commission Regular Meeting of April 14, 2026](#)
Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

- 23-0066SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan for a Mixed Residential Development at the South Side of Fitzhugh Street and on the East and West Side of Murray Street](#)
Attachments: [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Staff Presentation](#)
 [Site Plan](#)
 [Standard Conditions for Site Plan Approval](#)

- 25-0082SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan for a Proposed Dine-In Restaurant \(Chuy's Fine Tex Mex\), Located at 8405 West University Drive](#)
Attachments: [Standard Conditions Checklist](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Ex. PD Ord. No. 2021-09-095](#)
 [Proposed Site Plan](#)
 [Proposed Landscape Plan](#)
 [Presentation](#)

- 26-0011Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, "MF36" - Multi-Family Residential District, and "R5" - Residential District, Generally to Allow for Multi-family Residential, Single Family Residential, and Commercial Uses and to Modify the Development Standards, Located](#)

[Approximately 260 Feet North of U.S. Highway 380
\(University Drive\) and Approximately 610 Feet East of North
Lake Forest Drive](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Medical District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Ex. PD Ordinance 2012-08-037](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[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 April 22, 2026.

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