



# CITY OF MCKINNEY, TEXAS

## Agenda Planning & Zoning Commission

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Tuesday, May 13, 2025

6:00 PM

Council Chambers  
401 E. Virginia Street  
McKinney, TX 75069

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### **WATCH THE BROADCAST LIVE**

This meeting will be broadcast live on cable television and through the City's website. Members of the public who wish to watch this meeting may watch the live broadcast on:

Spectrum Channel 16; AT&T U-Verse Channel 99; and 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.*

### **INFORMATION SHARING ITEMS**

**25-2771**      [Update on 2025 McKinney Board & Commission Member Appointments](#)

**Attachments:** [About McKinney Boards & Commissions](#)  
[Member Eligibility Policy](#)  
[Apply Online](#)

## 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.*

**25-2772** [Minutes of the Planning and Zoning Commission Regular Meeting of April 22, 2025](#)

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

## END OF CONSENT AGENDA

## REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

**24-0098SP** [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](#)  
[Proposed Screening Exhibit - Informational Only Presentation](#)

**25-0031Z3** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "AG" Agricultural District to "PD" - Planned Development District, Generally to Allow for Industrial Uses and to Modify the Development Standards, Located on the Northeast Corner of Industrial Boulevard and Airport Drive](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Business and Aviation District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis Model](#)  
[Land Use Comparison Table](#)  
[Existing Ordinance 1680](#)  
[Existing Ordinance 1898](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds](#)  
[Proposed Development Regulations](#)  
[Conceptual Site Exhibit - Information Only](#)  
[Conceptual Building Elevations -Information Only](#)  
[Presentation](#)

**25-0034Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agriculture District to "I1" - Light Industrial District, Located on the South Side of Old Mill Road and Approximately 1,500 Feet West of County Road 317](#)

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

**25-0002M** [Conduct a Public Hearing to Consider/Discuss/Act on an Amendment to Chapter 150, entitled "Unified Development Code," of the Code of Ordinances, City of McKinney, Texas, to: \(1\) correct typographical errors and make nonsubstantive](#)

[editorial changes to Article 2 \(Zoning Regulations\), including Appendix 2B \(McKinney Town Center MTC\); and \(2\) Make Certain Substantive Changes to Article 2 \(Zoning Regulations\), Specifically to Appendix 2B \(McKinney Town Center MTC\)](#)

**Attachments:** [Appendix 2B \(Current\)](#)  
[Appendix 2B \(Redlines\)](#)  
[Appendix 2B \(Proposed\)](#)  
[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 9th day of May, 2025 at or before 6:00 p.m.*

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