



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, May 26, 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.

- 26-0481** [Minutes of the Planning and Zoning Commission Regular Meeting of May 12, 2026](#)
Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

- 26-0036Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District to “C3” - Regional Commercial District, Located on the East Side of Grassmere Lane and Approximately 180 Feet North of West University Drive \(REQUEST TO BE TABLED\)](#)
Attachments: [Project Maps](#)

- 26-0052Z** [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, Generally to Allow for Commercial Uses and a New and Unlisted Use \(Non-Profit and Community Service Center\) and to Modify the Development Standards, Located Approximately 300 Feet North of West White Street and on the East Side of Redbud Boulevard \(REQUEST TO BE TABLED\)](#)
Attachments: [Project Maps](#)

- 23-0067SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan \(Remnant at Greenwood II\) located at 905 North Throckmorton Street and 750 Throckmorton Place](#)
Attachments: [Standard Conditions for Site Plan Approval](#)
 [Project Maps](#)
 [Letter of Intent](#)
 [Proposed Site Plan](#)
 [Staff Presentation](#)

26-0027Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “BN” - Neighborhood Business to “TR1.8” - Townhome Residential District, Located at 1001 North Kentucky Street](#)

Attachments: [Project Maps](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Town Center 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 May 19, 2026.

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