



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, July 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.

26-0737 [Minutes of the Planning and Zoning Commission Regular Meeting of July 14, 2026](#)

Attachments: [Minutes](#)

26-0738 [Minutes of the Planning and Zoning Commission Under Its Authority as the City of McKinney Tree Board Meeting of July 14, 2026](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

26-0012SP [Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan for a proposed Multi-Family Development \(Henry Street Multi-Family\), Located at 320 W Henry Street](#)

Attachments: [Standard Conditions Checklist](#)
 [Project Maps](#)
 [Letter of Intent](#)
 [Proposed Site Plan](#)
 [Proposed Landscape Plan](#)
 [Proposed Facade Plan](#)
 [Staff Presentation](#)

26-0041Z4 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "ML" - Light Manufacturing District to "I2" - Heavy Industrial District, Located 1710 Couch Drive](#)

Attachments: [DRAFT 06.23.2026 Minutes](#)
[DRAFT 07.14.2026 PZ Minutes](#)
[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](#)

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 July 22, 2026

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