



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, May 12, 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.

INFORMATION SHARING ITEMS

26-0410 [Update on 2026 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.

26-0411 [Minutes of the Planning and Zoning Commission Regular Meeting of April 28, 2026](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

26-0021SP [Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan for a Proposed Warehouse \(McKinney Couch Drive Industrial\), Located Approximately 105 ft. North of Recovery Way and on the East side of Couch Dr.](#)

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

26-0027Z [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 Tennessee Street.](#)

Attachments: [Letter of Intent](#)
[Project Maps](#)
[Comprehensive Plan Maps](#)
[Town Center District](#)
[Placetype Definitions](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)

26-0037Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "MF36" - Multi-Family Residential District, Located Approximately 1,100 Feet East of Custer Road and Approximately 280 Feet South of Eldorado Parkway](#)

Attachments: [Project Maps](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Ex. PD Ord. No. 1621](#)
[Ex. PD Ord. No. 1723](#)
[Ex. PD Ord. No. 95-03-19](#)
[Ex. PD Ord. No. 97-06-36](#)
[Ex. PD Ord. No. 97-12-66](#)
[Ex. PD Ord. No. 2003-02-015](#)
[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 6, 2026.

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