



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, April 14, 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.

- 26-0301** [Minutes of the Planning and Zoning Commission Regular Meeting of March 24, 2026](#)
Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

- 25-0131Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “C3” - Regional Commercial District and “PD” - Planned Development District to “PD” - Planned Development District, Located on the Northeast Corner of Stacy Road and State Highway 121 \(Sam Rayburn Tollway\)](#)
Attachments: [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Letters of Opposition](#)
 [Citizen Comments](#)
 [Comprehensive Plan Maps](#)
 [Collin McKinney Commercial District](#)
 [Placetype Definitions](#)
 [Land Use Comparison Table](#)
 [Ex. PD Ord. No. 2006-02-010](#)
 [Ex. PD Ord. No. 2005-10-099](#)
 [Proposed Zoning Exhibit](#)
 [Metes and Bounds](#)
 [Proposed Development Regulations](#)
 [Presentation](#)

- 25-0177Z** [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 and “C2” - Local Commercial District, Located on Tracts 262 and 269 of the RH Locke Survey](#)

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

26-0026Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” - Agriculture District to “R5” - Residential District, Located on the North Side of FM 543 and Approximately 150 Feet East of Lantana Drive](#)

- Attachments:** [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Trinity Falls District](#)
[Placetype Definitions](#)
[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 April 8, 2026.

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