



# CITY OF MCKINNEY, TEXAS

## Agenda Planning & Zoning Commission

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Tuesday, June 24, 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 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.*

**25-2906**      [Minutes of the Planning and Zoning Commission Regular Meeting of June 10, 2025](#)

**Attachments:**   [Minutes](#)

**END OF CONSENT AGENDA**

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**25-0060Z2**      [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "AG" - Agriculture District, Located on the West Side of Trinity Falls Parkway and Approximately 1,650 Feet North of Laud Howell Parkway](#)

**Attachments:**   [Location Map and Aerial Exhibit](#)  
                         [Pre-Annexation Agreement](#)  
                         [Comprehensive Plan Maps](#)  
                         [Honey Creek District](#)  
                         [Placetype Definitions](#)  
                         [Fiscal Analysis](#)  
                         [Proposed Zoning Exhibit](#)  
                         [Metes and Bounds](#)  
                         [Presentation](#)

**25-0063Z2**      [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "AG" - Agriculture District, Located Approximately 90 Feet East of Spur 195 and Approximately 2,200 Feet South of North Central Expressway](#)

**Attachments:**   [Location Map and Aerial Exhibit](#)  
                         [Pre-Annexation Agreement](#)  
                         [Comprehensive Plan Maps](#)  
                         [Honey Creek District](#)  
                         [Placetype Definitions](#)  
                         [Fiscal Analysis](#)  
                         [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 the Texas Government Code, Chapter 551, on the 20th day of June, 2025 at or before 5:00 p.m.*

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