



# CITY OF MCKINNEY, TEXAS

## Agenda Planning & Zoning Commission

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Tuesday, September 9, 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.*

**25-3131**      [Minutes of the Joint City Council and Planning and Zoning Commission meeting of August 19, 2025](#)

**Attachments:**   [Minutes](#)

**25-3132**      [Minutes of the Planning and Zoning Commission Regular Meeting of August 26, 2025](#)

**Attachments:**   [Minutes](#)

**END OF CONSENT AGENDA**

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**25-0046Z**      [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 Single Family Attached Residential Uses and to Modify the Development Standards, Located Approximately 440 feet South of Standifer Street and on the East Side of Bumpas Street \(REQUEST TO BE TABLED\)](#)

**Attachments:**   [Location Map and Aerial Exhibit](#)

**25-0033SP2**      [Conduct a Public Hearing to Consider/Discuss/Act on Design Exception to a Site Plan \(Custer Frontier Marketplace\), Located on the Southeast Corner of Custer Road and Laud Howell Parkway \(FM 1461\)](#)

**Attachments:**   [Standard Conditions Checklist](#)  
                         [Location Map and Aerial Exhibit](#)  
                         [Letter of Intent](#)  
                         [Letters of Support](#)  
                         [Ex. PD Ord. No. 2025-03-020](#)  
                         [Proposed Site Plan](#)  
                         [Proposed Landscape Plans](#)  
                         [Presentation](#)

**25-0004M**      [Conduct a Public Hearing to Consider/Discuss/Act on an Amendment to Chapter 150, entitled “Unified Development](#)

Code,” of the Code of Ordinances, City of McKinney, Texas, to: (a) Article 2 (Zoning Regulations) and particularly to Sections 203 (Procedures), 204 (Zoning Districts), 205 (Use Regulations), 206 (Development Standards), Appendix 2B (McKinney Town Center MTC), Appendix 2C (Regional Employment Center (REC)); and (b) Article 9 (Terms and Definitions) particularly to Section 902 (Definitions); to Chapter 150 (Unified Development Code)

**Attachments:** [Current Unified Development Code](#)  
[Article 2 - Zoning Regulations - Redlines](#)  
[Article 9 - Definitions - Redlines](#)  
[Article 2 - Zoning Regulations - Proposed](#)  
[Article 9 - Definitions - Proposed](#)  
[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 3rd day of September, 2025 at or before 6:00 p.m.*

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