



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, August 11, 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.

- 26-0756** [Minutes of the Planning and Zoning Commission Regular Meeting of July 28, 2026](#)
Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

- 26-0023SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan for Traditional Multi-Family Residential \(Franklin Branch Apartments\), Located at the Southwest Corner of Farm to Market Road 1461 and Baxter Well Road](#)
Attachments: [Standard Conditions Checklist](#)
 [Location Maps and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Proposed Site Plan](#)
 [Proposed Landscape Plan](#)
 [Presentation](#)
 [Applicant Presentation](#)
- 26-0013SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Passenger Vehicle Fuel Sales \(Wildwood Marketplace\), Located on the South Side of Future Laud Howell Parkway and Approximately 700 Feet West of County Road 201](#)
Attachments: [Project Maps](#)
 [Letter of Intent](#)
 [Ex. PD Ord. No. 2024-09-075](#)
 [Proposed Specific Use Permit Exhibit](#)
 [Metes and Bounds](#)
 [Presentation](#)
- 26-0074Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property from to "MF36" - Multi-Family Residential District, Located on the South Side of Baxter Well Road and Approximately 1,200 Feet West of](#)

[FM 1461](#)

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

26-0086Z

[Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located on the South Side of Eldorado Parkway and Approximately 200 Feet East of South Custer Road](#)

Attachments: [Project Maps](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2003-02-015](#)
[Ex. PD Ord. No. 1997-06-36](#)
[Ex. PD Ord. No. 1995-03-19](#)
[Ex. PD Ord. No. 1621](#)
[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 August 5, 2026.

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