



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, February 10, 2026

6:00 PM

McKinney City Hall
Council Chambers
401 E. Virginia Street
McKinney, TX 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.

26-0097 [Minutes of the Planning and Zoning Commission Regular Meeting of January 27, 2026](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

26-0001M [Conduct a Public Hearing to Consider/Discuss/Act on Certain Amendments to Chapter 150, entitled "Unified Development Code," of the Code of Ordinances, City of McKinney, Texas to: \(a\) Article 1 \(General Provisions\) and particularly to Sections 106 \(Transition from Previous Ordinances\), 108 \(Maintenance, Enforcement, and Penalties\), \(b\) Article 2 \(Zoning Regulations\) and particularly to Sections 201 \(Administration\), 203 \(Procedures\), 204 \(Zoning Districts\), 205 \(Use Regulations\), 206 \(Development Standards\), \(c\) Appendix 2A \(Approved Plant List\), \(d\) Article 4 \(Tree Preservation\) and particularly to Sections 402 \(Tree Preservation Standards\), 403 \(Tree Protection Measures\), 404 \(Tree Removal Procedures\), 405 \(Tree Mitigation and Replacement\), and \(e\) Article 9 \(Terms and Definitions\) particularly to Section 902 \(Definitions\)](#)

Attachments: [Appendix 2A Approved Plant List redlines](#)
[Article 1 General Provisions redlines](#)
[Article 2 Zoning Regulations redlines](#)
[Article 4 Tree Preservation redlines](#)
[Article 9 Definitions redlines](#)
[Unified Development Code current Presentation](#)

25-0094SP [Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan for Restaurant Uses, Located at 8515 and 8525 West University Drive](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 2021-09-095](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Presentation](#)

25-0018SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Drive-Through Restaurant, Located Approximately 1,030 Feet West of North Custer Road and on the South Side of US Highway 380 \(West University Drive\)](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 2015-07-071](#)
[Specific Use Permit Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)

25-0170Z [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 a New and Unlisted Use \(Hangar Home\) and to Modify the Development Standards, Located Approximately 515 Feet North of Virginia Parkway and Approximately 550 Feet West of Virginia Hills Drive and Located 830 Feet North of Virginia Parkway and Approximately 640 feet West of Virginia Hills Drive](#)

- Attachments:** [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Ex. PD Ordinance 1998-08-44](#)
[Ex. PD Ordinance 2008-11-106](#)
[Ex. PD Ordinance 2009-12-082](#)
[Ex. PD Ordinance 2013-06-058](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Standards](#)
[Presentation](#)

26-0001Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” - Agriculture District and “PD” - Planned Development District to “C2” - Local Commercial District, Located on the Southwest Corner of Virginia Parkway and South Jordan Road](#)

- Attachments:** [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 1778](#)
[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 February, 4, 2026.

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