



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, March 10, 2026

6:00 PM

McKinney City Hall  
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.*

**26-0186**      [Minutes of the Planning and Zoning Commission Regular Meeting of February 24, 2026](#)

**Attachments:**    [Minutes](#)

**END OF CONSENT AGENDA**

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**25-0084SP2**    [Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan for a Warehouse \(McKinney Airport Crossroads\), Located Approximately 285 Feet North of Country Road 317 and on the East and West Side of Future Spur 399](#)

**Attachments:**    [Site Plan Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[Proposed Tree Preservation Plan](#)  
[Presentation](#)

**26-0001SUP**    [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Drive-Through Restaurant, Located at 8360 West University Drive](#)

**Attachments:**    [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Specific Use Permit Exhibit](#)  
[Metes and Bounds](#)  
[Presentation](#)

**25-0131Z**      [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C3" - Regional Commercial District, "PD" - Planned Development District, and "HC" - Highway Commercial Overlay District to "PD" - Planned Development District and "HC" - Highway Commercial Overlay 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](#)  
[Letter of Opposition](#)  
[Comprehensive Plan Maps](#)  
[Collin McKinney District](#)  
[Placetype Definitions](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 2005-10-099](#)  
[Ex. PD Ord. No. 2006-02-010](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds](#)  
[Proposed Development Regulations](#)  
[Presentation](#)

**25-0176Z**

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to “R5” - Residential, Located on the South Side of FM1461 and Approximately 2,770 feet West of County Road 166

- Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Northridge District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds](#)  
[Presentation](#)

**26-0014Z**

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to “AG” - Agriculture District, Located on Tract 2 of the Calvin Boles Survey

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

**26-0015Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to “AG” - Agriculture District, Located 4601 County Road 317](#)

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

**26-0016Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to “AG” - Agriculture District, Located on Tract 5 of the Calvin Boles Survey](#)

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

**26-0017Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to “I1” - Light Industrial District, “C2” - Local Commercial District, and “R12” -](#)

Residential District, Located on the West Side of FM 546 and  
Approximately 2,100 Feet West of County Road 324

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

**26-0018Z**

Conduct a Public Hearing to Consider/Discuss/Act on a  
Request to Zone the Subject Property to "I1" - Light Industrial  
District, Located at 3843 County Road 317

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

**26-0019Z**

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 FM 546 and  
Approximately 760 feet West of County Road 324

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

**26-0020Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to “I1” - Light Industrial District and “AG” - Agriculture District, Located at 3908 County Road 317](#)

- Attachments:** [Location Map and Aerial Exhibit](#)  
[Pre-Annexation Agreement](#)  
[Comprehensive Plan Maps](#)  
[Business and Aviation District](#)  
[Homestead District](#)  
[Placetype Definitions](#)  
[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 March 3, 2026.*

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