



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, March 11, 2025

6:00 PM

Council Chambers
401 E. Virginia Street
McKinney, TX 75069

WATCH THE BROADCAST LIVE

This meeting will be broadcast live on cable television and through the City's website. Members of the public who wish to watch this meeting may watch the live broadcast on:

Spectrum Channel 16; AT&T U-Verse Channel 99; and 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.

25-2542 [Minutes of the Planning and Zoning Commission Regular Meeting of February 25, 2025](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

24-0018Z [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 Multi-Family Residential Uses and Modify the Development Standards, Located on the South Side of Laud Howell Parkway and Located on the Northeast and Northwest Intersections of Laud Howell Parkway and Trinity Falls Parkway](#)

Attachments: [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Comprehensive Plan Maps](#)
 [Honey Creek District](#)
 [Placetype Definitions](#)
 [Land Use Comparison Table](#)
 [Ex. PD Ord. No. 2013-07-065](#)
 [Ex. PD Ord. No. 2017-03-031](#)
 [Proposed Zoning Exhibit](#)
 [Metes and Bounds](#)
 [Proposed Development Regulations](#)
 [Proposed Regulating Plan](#)
 [Presentation](#)

24-0146Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BG" - General Business District to "PD" - Planned Development District, Located at 500 W University Drive](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Town Center District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Presentation](#)

24-0008M3 [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: \(1\) correct typographical errors and make nonsubstantive editorial changes to Article 2 \(Zoning Regulations\), including Appendix 2B \(McKinney Town Center MTC\); and \(2\) Make Certain Substantive Changes to Article 2 \(Zoning Regulations\), Specifically to Section 205 \(Use Regulations\) and Appendix 2B \(McKinney Town Center MTC\)](#)

Attachments: [UDC Current](#)
[Appendix 2B Current](#)
[Section 205 Use Regulations Redlines](#)
[Appendix 2B McKinney Town Center Redlines](#)
[UDC Proposed](#)
[Appendix 2B Proposed](#)
[Summary of Land Use Changes](#)
[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 7th day of March, 2025 at or before 6:00 p.m.

Empress Drane, City Secretary
Tenitrus Parchman, Deputy City Secretary