

Good Evening, it is 6:30 P.M. Welcome to the City of McKinney's Planning & Zoning Commission meeting of Tuesday, July 14th, 2026.

The Commissioners you see seated before you this evening have been appointed by the City Council and we serve at the pleasure of the City Council. Some items heard tonight will be heard only by the Planning & Zoning Commission and others will be forwarded to the City Council. Tonight, I will advise the audience if the case will go on to Council or will be heard only by the Planning & Zoning Commission.

If you are here tonight and wish to speak on an agenda item, please complete a speaker card and turn it in to a City Staff member prior to the agenda item being called.

When it is your turn to speak, please state your first and last name and address for the record.

We kindly ask that you limit your remarks to three minutes. You may only speak one time on each agenda item.

THE COMMISSIONERS REQUEST THAT WE ALL:

- **Treat each other with respect;**
- **Focus on the issue; and**
- **Be concise in your comments.**

I want to stress to each of you that your opinion is important to us, and they become part of the City's public record.

We all want to act in the best interest of the citizens of McKinney.

[During the meeting:](#)

[Please say who makes a motion, who seconds it, and if the motion passes or fails.](#)

[Please ask the speakers \(applicant, representatives, and public\) to say their name and address for the record.](#)

Call for Public Comments on the Non-Public Hearing Agenda items.

We will now move to Public Comments. Do we have any comments on the Non-Public Hearing agenda items?

(This is just for the Non-Public Hearing Agenda items only.
I.E. Minutes)

Call for Consent Items.

We will now move to the Consent Items on the Agenda. Do we have a motion on the Consent Items?

26-0664 – Minutes of the Planning and Zoning Commission Regular Meeting of June 23, 2026

Motion by _____ (Last name) The motion passed/failed.

Second by _____ (Last name) Vote: _____

25-0081SP – Consider/Discuss/Act on a Site Plan for Religious Assembly (McKinney Islamic Association), Located at 5301, 5311, and 5321 Virginia Parkway
Jacob Bennett, Planner II

Staff recommends approval of the Proposed Site Plan.

The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the August 4th, 2026, meeting as per the requirements of the Planned Development Ordinance.

Motion by _____ (Last name) The motion passed/failed.

Second by _____ (Last name) Vote: _____

Call for consideration of Regular Agenda items.

We will now move to the Regular Items on the Agenda.

(Read each item number and description. Reminder that we need the name and address of all speakers prior to them speaking.)

26-0041Z2 – Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “ML” – Light Manufacturing District to “I2” - Heavy Industrial District, Located 1710 Couch Drive (REQUEST TO BE TABLED)

Araceli Botello, Planner II

Staff recommends to continue the public hearing and table the item to the July 28th, 2026 Planning and Zoning Commission Meeting.

Motion by _____ (Last name)

Second by _____ (Last name)

The motion passed/failed.

Vote: _____

23-0061SP3 – Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions to a Site Plan for Religious Assembly (The Parks Church), Located on the Northeast Corner of South Tennessee Street and East Davis Street

Cassie Bumgarner, Planning Manager

Staff recommends approval of the proposed Site Plan Design Exception.

Motion by _____ (Last name)

The motion passed/failed.

Second by _____ (Last name)

Vote: _____

24-0061SP – Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan for a Office and Warehouse (Simpson Strong Tie), Located on the Northeast Corner of Airport Road and Harry McKillop Boulevard

Destinee Reynolds, Planner I

Staff recommends Approval of the proposed Site Plan Design Exception.

Motion by _____ (Last name) The motion passed/failed.

Second by _____ (Last name) Vote: _____

26-0004SUP – Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Passenger Vehicles Fuel Sales (QuikTrip), Located at 1601 W University Drive

Kyara Robinson, Planner I

Staff recommends approval of the Specific Use Permit request.

The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the August 4th, 2026, meeting.

Motion by _____ (Last name) The motion passed/failed.

Second by _____ (Last name) Vote: _____

26-0031Z – Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” - Agricultural District, “RS-60” - Single Family Residential, “SF5” - Single Family Residential to “MR” – Mixed Residential District, Located on the Northwest corner of Airport Drive and Greenville Road, and on the South side of Greenville Road, Approximately 90 Feet West of Enloe Road

Kyara Robinson, Planner I

Staff recommends approval of the proposed rezoning request.

The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the August 4th, 2026, meeting.

Motion by _____ (Last name) The motion passed/failed.

Second by _____ (Last name) Vote: _____

26-0073Z– Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” - Agriculture District to “I1” - Light Industrial District, Located on the South Side of Old Mill Road and Approximately 760 Feet West of South Airport Drive

Jacob Bennett, Planner II

Staff recommends approval of the proposed zoning request.

The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the August 4th, 2026, meeting.

Motion by _____ (Last name) The motion passed/failed.

Second by _____ (Last name) Vote: _____

Call for Public Comments Regarding Matters Not on the Agenda.

Are there any public comments regarding matters not on the agenda?

General comments regarding topics not on the agenda.

Call for Commission and Staff Comments.

Does the Commission and/or Staff have any comments?

Call for a motion, second, and vote to adjourn the meeting.

Do we have a motion to adjourn the meeting? Second? Please vote.

Motion by _____ (Last name) Second by _____ (Last name)

Vote: _____

The meeting is adjourned at _____ PM.