



# CITY OF McKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

---

Tuesday, January 13, 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.*

**26-0001** [Minutes of the Planning and Zoning Commission Regular Meeting of December 9, 2025](#)  
**Attachments:** [Minutes](#)

**END OF CONSENT AGENDA**

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**25-0064SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan for Office, Retail, and Restaurant Uses \(Urban Garages\), Located on the Northwest Corner of US Highway 380 \(West University Drive\) and Lakefront Road \(County Road 856\) \(REQUEST TO BE TABLED\)](#)

**Attachments:** [Location Map and Aerial Exhibit](#)

**25-0099Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "MR" - Mixed Residential District, Located on the North Side of Bloomdale Road and Approximately 540 Feet West of FM 1461 \(REQUEST TO BE TABLED\)](#)

**Attachments:** [Location Map and Aerial Exhibit](#)

**22-0118SP3** [Conduct a Public Hearing to Consider/Discuss/Act on Variances to a Site Plan for Auto Repair Garage \(Tovi Motors\), Located at 1004 South McDonald Street](#)

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

**25-0016SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Passenger Vehicle Fuel](#)

Sales (Murphy Oil USA), Located on the Southwest Corner of North Central Expressway (US Highway 75) and Virginia Parkway

**Attachments:** [Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Specific Use Permit Exhibit](#)

[Metes and Bounds](#)

[Presentation](#)

**25-0019SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Minor Vehicle Repair \(Brake Masters\), Located at 12021 West University Drive](#)

**Attachments:** [Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Specific Use Permit Exhibit](#)

[Metes and Bounds](#)

[Presentation](#)

**25-0125Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to “MF36” - Multi-Family Residential District, Located on the Southwest Corner of FM 1461 and Baxter Well Road](#)

**Attachments:** [Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Northridge District](#)

[Placetype Definitions](#)

[Proposed Zoning Exhibit](#)

[Metes and Bounds](#)

[Presentation](#)

**25-0137Z** [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 Southeast Corner of State Highway 5 \(North McDonald Street\) and Wilmeth Road](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Oak Hollow District](#)  
[Placetype Definitions](#)  
[Land Use Comparison Table](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds](#)  
[Presentation](#)

**25-0151Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District to “C1” - Neighborhood Commercial District, Located on the Southwest Corner of South Hardin Boulevard and Aspen Drive](#)

**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. 1997-11-59](#)  
[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 January 7, 2026.*

---

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