



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, July 14, 2026

6:30 PM

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

26-0664 [Minutes of the Planning and Zoning Commission Regular Meeting of June 23, 2026](#)

Attachments: [Minutes](#)

25-0081SP [Consider/Discuss/Act on a Site Plan for Religious Assembly \(McKinney Islamic Association\), Located at 5301, 5311, and 5321 Virginia Parkway](#)

Attachments: [Standard Conditions Checklist](#)
 [Project Maps](#)
 [Letter of Intent](#)
 [Ex. PD Ord. No. 1997-05-34](#)
 [Proposed Site Plan](#)
 [Proposed Landscape Plan](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

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 \(REQUEST TO BE TABLED\)](#)

Attachments: [Project Maps](#)

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](#)

Attachments: [Standard Conditions Checklist](#)
 [Project Maps](#)
 [Letter of Intent](#)
 [Approved Site Plan](#)
 [Proposed Facade Plan](#)
 [Certificate of Appropriateness - HP2024-0005](#)
 [Presentation](#)

- 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](#)
- Attachments:** [Standard Conditions Checklist](#)
 [Project Maps](#)
 [Letter of Intent](#)
 [Proposed Site Plan](#)
 [Proposed Landscape Plan](#)
 [Presentation](#)
- 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](#)
- Attachments:** [Project Maps](#)
 [Letter of Intent](#)
 [Proposed SUP Exhibit](#)
 [Metes and Bounds](#)
 [Staff Presentation](#)
- 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](#)
- Attachments:** [Project Maps](#)
 [Letter of Intent](#)
 [Comprehensive Plan Maps](#)
 [Mill District](#)
 [Placetype Definitions](#)
 [Proposed Zoning Exhibit](#)
 [Metes and Bounds](#)
 [Staff Presentation](#)
 [Applicant Presentation](#)

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](#)

Attachments: [Project Maps](#)
 [Letter of Intent](#)
 [Comprehensive Plan Maps](#)
 [Business and Aviation District](#)
 [Placetype Definitions](#)
 [Land Use Comparison Table](#)
 [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 July 8, 2026.

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