



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, October 28, 2025

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

25-3327 [Minutes of the Planning and Zoning Commission Regular Meeting of October 14, 2025](#)

Attachments: [Minutes](#)

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.

END OF CONSENT AGENDA**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

25-0044SP [Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan for a Warehouse \(Hopewell Industrial\), Located Southeast Corner of McIntyre Road and State Highway 5 \(McDonald Street\)](#)

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

25-0008SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Auto, Motorcycle, Truck, or Boat, Rental or Sales \(DentRX USA\), Located at Southeast Corner of Powerhouse Street and Mercury Circle](#)

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

25-0009SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Passenger Vehicle Fuel Sales \(7-Eleven\), Located on the Southwest Corner of Bloomdale Road and North Central Expressway \(US Highway 75\)](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 2023-03-016](#)
[Proposed Specific Use Permit Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)

25-0102Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "I1" - Light Industrial District, Located Approximately 265 Feet North of Old Mill Road and on the East Side of FM 546 and Located on the East and West Side of Future Spur 399](#)

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

25-0105Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single-Family Residence District to "PD" - Planned Development District, Generally to Allow Religious Assembly Uses and Modify the Development Standards, Located at Approximately 155 Feet East of Nelson Street and on the North Side of Anthony Street](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Mill District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Presentation](#)
[Applicant 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 October 22, 2025.

Empress Drane, City Secretary
Tenitrus Parchman, Deputy City Secretary