



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, July 8, 2025

6:00 PM

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.

- 25-2946** [Minutes of the Planning and Zoning Commission Regular Meeting of June 24, 2025](#)
Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

- 24-0026Z** [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 for Self Storage and Commercial Uses and Modify the Development Standards, Located at 2250 South Central Expressway \(REQUEST TO BE TABLED\)](#)
Attachments: [Location Map and Aerial Exhibit](#)
- 25-0001Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located on the East of North Custer Road and Approximately 690 Feet North of Easy Lane \(REQUEST TO BE TABLED\)](#)
Attachments: [Location Map and Aerial Exhibit](#)
- 25-0082Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request from the McKinney Housing Finance Corporation on Behalf of the City of McKinney to Rezone the Subject Property from "O1" - Office District to "PD" - Planned Development District, Located on the West Side of North Lake Forest Drive and Approximately 135 Feet North of Bridgeport Road \(REQUEST TO BE TABLED\)](#)
Attachments: [Location Map and Aerial Exhibit](#)
- 25-0025SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan \(The Learning Experience\), Located at 1900 Aviation Way](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 2015-07-071](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Presentation](#)

25-0017Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “C2” - Local Commercial District to “PD” - Planned Development District, Located on the West Side of Trinity Falls Parkway and Approximately 3,400 feet North of the Intersection of the Trinity Falls Parkway and Laud Howell Parkway](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Honey Creek Entertainment District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Propagation Map - Informational Only](#)
[Layout – Informational Only](#)
[Elevations – Informational Only](#)
[Presentation](#)

25-0078Z [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 for Multi-Family Residential Uses and Modify the Development Standards, Located 2901 McKinney Ranch Parkway](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2024-03-016](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[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 3rd day of July, 2025 at or before 6:00 p.m.

Empress Drane, City Secretary
Tenitrus Parchman, Deputy City Secretary