



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, July 22, 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.

- 25-2999** [Minutes of the Planning and Zoning Commission Regular Meeting of July 8, 2025](#)
Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

- 24-0026Z2** [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](#)

Attachments: [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Comprehensive Plan Maps](#)
 [Established Community District](#)
 [Placetype Definitions](#)
 [Fiscal Analysis](#)
 [Ex. PD Ord. No. 94-06-18](#)
 [Ex. PD Ord. No. 1166 - PD for Timber Creek](#)
 [Ex. PD Ord. No. 1565](#)
 [Proposed Zoning Exhibit](#)
 [Metes and Bounds](#)
 [Proposed Development Regulations](#)
 [Concept Plan - Informational Only](#)
 [Presentation](#)

- 24-0145Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "ML" Light Manufacturing District to "PD" - Planned Development District, Generally to Allow for Multi-Family and Non-Residential Uses and Modify the Development Standards, Located on the Northwest Corner of North Tennessee Street and East Heard Street](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letter of Support Provided by Applicant](#)
[Citizen Comments Provided By Applicant](#)
[Comprehensive Plan Maps](#)
[Town Center District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Prior Condition of the Site - Informational Only](#)
[Conceptual Elevations - Informational Only](#)
[Presentation](#)

25-0001Z2 [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](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Northridge District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2013-03-009](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)

25-0010Z [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 a New and Unlisted Use (Multi-Family, Senior Living) and Modify the Development Standards, Located on the South Side of McKinney Ranch Parkway and Approximately 950 Feet West of South Lake Forest Drive

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Established Community District
Placetype Definitions
Fiscal Analysis
Land Use Comparison Table
Ex. PD Ord. No. 2003-01-007
Proposed Zoning Exhibit
Metes and Bounds
Proposed Development Regulations
Presentation

25-0082Z2

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

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Medical District
Placetype Definitions
Fiscal Analysis
Land Use Comparison Table
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 18th day of July, 2025 at or before 5:00 p.m.

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