



# CITY OF McKINNEY, TEXAS

## Agenda Planning & Zoning Commission

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Tuesday, December 9, 2025

6:00 PM

McKinney City Hall  
Council Chambers  
401 E. Virginia Street  
McKinney, TX 75069

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### 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.*

**25-3437** Minutes of the Planning and Zoning Commission Regular Meeting of November 11, 2025

**Attachments:** Minutes

**END OF CONSENT AGENDA**

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**25-0151Z** 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 (REQUEST TO BE TABLED)

**Attachments:** Location Map and Aerial Exhibit

**25-0017SP** Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan for Office and Indoor Commercial Entertainment (Hope Dream Center), Located at 2765 Virginia Parkway

**Attachments:** Standard Conditions Checklist  
Location Map and Aerial Exhibit  
Letter of Intent  
Ex.PD Ord. No. 2002-06-055  
Proposed Site Plan  
Proposed Landscape Plan  
Presentation

**25-0055SP** Conduct a Public Hearing to Consider/Discuss/ Act on a Design Exception(s) to a Site Plan (East End Lumber Yard).

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

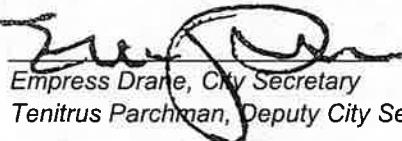
**PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA**

**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 December 3, 2025.*



Empress Drane, City Secretary  
Tenitrus Parchman, Deputy City Secretary