

PZ Regular Meeting on August 26, 2025

Good Evening, it is _____ P.M. Welcome to the City of McKinney's Planning & Zoning Commission meeting of Tuesday, August 26, 2025.

The Commissioners you see seated before you this evening have been appointed by the City Council and we serve at the pleasure of the City Council. Some items heard tonight will be heard only by the Planning & Zoning Commission and others will be forwarded to the City Council. Tonight, I will advise the audience if the case will go on to Council or will be heard only by the Planning & Zoning Commission.

Anyone wishing to speak on an agenda item, please complete a speaker card and turn it in to a City Staff member prior to the agenda item being called.

When it is your turn to speak, please state your name and address for the record.

Please limit your remarks to three minutes. You may only speak one time on each agenda item.

THE COMMISSIONERS REQUEST THAT WE ALL:

- **Treat each other with respect;**
- **Focus on the issue; and**
- **Be concise in your comments.**

I want to stress to each of you that your opinion is important to us, and they become part of the City's public record.

We all want to act in the best interest of the citizens of McKinney.

[During the meeting:](#)

[Please say who makes a motion, who seconds it, and if the motion passes or fails.](#)

[Please ask the speakers \(applicant, representatives, and public\) to say their name and address for the record.](#)

Call for Public Comments on the Non-Public Hearing Agenda items.

We will now move to Public Comments. Do we have any comments on the Non-Public Hearing agenda items?

(This is just for the [Non-Public Hearing Agenda items](#) only.
I.E. Minutes)

Call for Consent Items.

We will now move to the Consent Items on the Agenda. Do we have a motion on the Consent Items?

25-3103 – Minutes of the Planning and Zoning Commission Regular Meeting of August 12, 2025

Motion by _____ (Last name) The motion passed/failed.

Second by _____ (Last name) Vote: _____

Call for consideration of Regular Agenda items.

We will now move to the Regular Items on the Agenda.

(Read each [item number](#) and [description](#). Reminder that we need the [name](#) and [address](#) of all speakers prior to them speaking.)

25-0033SP – Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan for Custer Frontier Marketplace, Located on the Southeast Corner of Laud Howell Parkway and Custer Road (REQUEST TO BE TABLED)

Stewart Starry, Planner I

Staff recommends to close the public hearing and table the item.

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Motion by _____ (Last name)

Second by _____ (Last name)

The motion passed/failed.

Vote: _____

25-0010SUP – Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Drive-Through Restaurant (Smalls Sliders), Located at 1700 North Custer Road

Jacob Bennett – Planner II

Staff recommends approval of the proposed specific use permit request.

The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the September 16, 2025 meeting.

Motion by _____ (Last name)

Second by _____ (Last name)

The motion passed/failed.

Vote: _____

25-0035Z2 – Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject property to “PD” - Planned Development District, Generally to Allow Single Family and Multi-Family Residential Uses and Modify the Development Standards, Located Approximately 140 Feet South of Saffira Way and Approximately 1,350 Feet West of Trinity Falls Parkway

Jacob Bennett – Planner II

Staff recommends approval of the proposed zoning request.

The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the September 2, 2025 meeting.

Motion by _____ (Last name)

Second by _____ (Last name)

The motion passed/failed.

Vote: _____

Call for Public Comments Regarding Matters Not on the Agenda.

Are there any public comments regarding matters not on the agenda?

General comments regarding topics not on the agenda.

Call for Commission and Staff Comments.

Does the Commission and/or Staff have any comments?

Call for a motion, second, and vote to adjourn the meeting.

Do we have a motion to adjourn the meeting? Second? Please vote.

Motion by _____ (Last name)

Second by _____ (Last name)

Vote: _____

The meeting is adjourned at _____ PM.