



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, November 11, 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

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.

25-3361 [Minutes of the Planning and Zoning Commission Regular Meeting of October 28, 2025](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

25-0014SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Major Vehicle Repair Facility \(Classic Collision\), Located on the Northwest Corner of Redbud Boulevard and Wilmeth Road](#)

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

25-0083Z [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 Commercial Uses and a New and Unlisted Use \(Non-Profit and Community Service Center\) and to Modify the Development Standards, Located Approximately 300 Feet North of West White Street and on the East Side of Redbud Boulevard](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Support](#)
[Comprehensive Plan Maps](#)
[Town Center District](#)
[Placetype Definitions](#)
[Ex. PD Ord. No. 1996-06-24](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Presentation](#)

25-0103Z [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 Commercial Uses and to Modify the Development Standards, Located on the Northwest Corner of North Central Expressway \(U.S. Highway 75\) and Laud Howell Parkway](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Honey Creek District](#)
[Placetype Definitions](#)
[Ex. PD Ord. No. 2021-05-051](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Presentation](#)

25-0108Z [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 and Commercial Uses, and to Modify the Development Standards, Located Approximately 940 Feet North of Laud](#)

Howell Parkway and on the East Side of Trinity Falls
Parkway

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Honey Creek District](#)
[Placetype Definitions](#)
[Ex. PD Ord. No. 2021-05-051](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Presentation](#)

25-0132Z

[Conduct a Public Hearing to Consider/Discuss/Act on a
Request to Zone the Subject Property to PD” - Planned
Development District, Generally to Allow for Multi-Family
Residential and Industrial Uses, Located at the Northeast
Corner of North Central Expressway \(U.S. Highway 75\) and
Spur 195](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Honey Creek Entertainment District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Presentation](#)

25-0133Z

[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 Commercial and Auto Garage Uses
\(Luxury Auto Garages\), and to Modify the Development
Standards, Located Approximately 290 Feet South of Virginia](#)

Parkway and Approximately 220 Feet West of South Hardin
Boulevard

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Landuse Comparison Table](#)
[Ex PD Ord No 2024-04-028](#)
[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 Texas Government Code, Chapter 551, on November 5, 2025.

Empress Drane, City Secretary
Tenitrus Parchman, Deputy City Secretary