



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, October 14, 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.

ELECTION OF THE CHAIR AND VICE-CHAIR

25-3265

[Election of the Chair and Vice-Chair](#)

INFORMATION SHARING ITEMS**25-3266** [Director's Report](#)**Attachments:** [Director's Report \(2025\)](#)**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.

25-3267 [Minutes of the Planning and Zoning Commission Regular Meeting of September 23, 2025](#)**Attachments:** [Minutes](#)**END OF CONSENT AGENDA****REGULAR AGENDA ITEMS AND PUBLIC HEARINGS****25-0009SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Passenger Vehicle Fuel Sales \(7-Eleven\), Located on the Southwest Corner of Bloomdale Road and North Central Expressway \(US Highway 75\) \(REQUEST TO BE TABLED\)](#)**Attachments:** [Location Map and Aerial Exhibit](#)**25-0008SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Auto, Motorcycle, Truck, or Boat, Rental or Sales \(DentRX USA\), Located at Southeast Corner of Powerhouse Street and Mercury Circle](#)**Attachments:** [Location Map and Aerial Exhibit](#)[Letter of Intent](#)[Metes and Bounds](#)[Proposed Specific Use Permit Exhibit](#)[Presentation](#)**25-0011SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Passenger Vehicles](#)

Fuel Sales (7-Eleven), Located on the Northeast Corner of
Hardin Boulevard and FM 543

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 1703](#)
[Proposed Specific Use Permit Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)

25-0119Z

Conduct a Public Hearing to Consider/Discuss/Act on a
Request to Rezone the Subject Property from “AG” -
Agricultural District to “R6” - Residential District, Located
Approximately 660 Feet of North Virginia Parkway and
Approximately 250 Feet West of Joplin Drive

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[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 October 8, 2025.

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

