



# CITY OF MCKINNEY, TEXAS

## Agenda Planning & Zoning Commission

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Tuesday, August 12, 2025

6:00 PM

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.*

- 25-3039**      [Minutes of the Planning and Zoning Commission Regular Meeting of July 22, 2025](#)  
*Attachments:*    [Minutes](#)

**END OF CONSENT AGENDA**

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

- 25-0035Z**      [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 \(REQUEST TO BE TABLED\)](#)

*Attachments:*    [Location Map and Aerial Exhibit](#)

- 25-0005SUP**    [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Drive-Through Restaurant \(McDonalds\), Located at 3300 Virginia Parkway](#)

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

- 25-0006SUP**    [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Passenger Vehicles Fuel Sales \(Movement Convenience Store\), Located on the Southeast Corner of Coit Road and Virginia Parkway](#)

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

- 24-0145Z2**      [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](#)  
[Letters of Support](#)  
[Letters of Opposition](#)  
[Citizen Comments](#)  
[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](#)  
[Conceptual Layout - Informational Only](#)  
[Presentation](#)

**25-0056Z**

[Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “C3” - Regional Commercial District to “I1” - Light Industrial District, located on the Northwest and Northeast Corners of State Highway 121 \(Sam Rayburn Tollway\) and Tina Drive](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letters of Opposition](#)  
[Comprehensive Plan Maps](#)  
[Collin McKinney Commercial District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds](#)  
[Presentation](#)

**25-0074Z** [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 Northwest corner of FM 1461 and Aster Park Trail](#)

**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. 2021-06-055](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds](#)  
[Presentation](#)

**25-0075Z** [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 West Side of North Stonebridge Drive and West of Coughlin Parkway](#)

**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. 2021-06-055](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds](#)  
[Presentation](#)

**25-0094Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “L1” - Light Industrial District and “C3” - Regional Commercial District to “I1” - Light Industrial District, Located on the East Side of North Central Expressway and Approximately 1,400 Feet South of Bloomdale Road](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Oak Hollow District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds](#)  
[Presentation](#)

**25-0095Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District and “AG” - Agriculture District to “I1” - Light Industrial District, Located at 3933 County Road 317](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Business and Aviation District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 2019-04-025](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds](#)  
[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 8th day of August, 2025 at or before 6:00 p.m.*

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