

## PLANNING AND ZONING COMMISSION

**AUGUST 12, 2025**

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers, 401 E. Virginia Street, McKinney, Texas, on Tuesday, August 12, 2025, at 6:00 p.m.

City Council Present: Patrick Cloutier

Commission Members Present: Chairman Steve Lebo, Vice-Chairman Woodard, Russell Buettner, Jesse Conrad, Gina Hammack, Charles Wattley, and James Craig III

Alternate Commission Members Present; but did not participate in the meeting: Mohamed Kacem and Tim McWilliams

Staff Present: Planning Manager Caitlyn Strickland; Chief Planner Kaitlin Sheffield; Planner II Jake Bennett and Araceli Botello; Planner I Stewart Starry; Planning Technician LaShawna Rich; and Audio/Video Technician Joshua Arias;

There were 35 guests present

Chairman Lebo called the meeting to order at 6:02 p.m. after determining a quorum was present.

Chairman Lebo called for public comments on non-public hearing agenda items. There were none.

Chairman Lebo called for consideration of the following Consent Item. The Commission unanimously approved the motion by Vice-Chairman Woodard, seconded by Commission Member Wattley, to approve the following Consent item as recommended by Staff, with a vote of 7-0-0:

**25-3039** Minutes of the Planning and Zoning Commission Regular Meeting of July 22, 2025

Chairman Lebo continued the meeting with the Regular Agenda Items and Public Hearings on the agenda.

**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)

Jake Bennett, Planner II for the City of McKinney, stated that Staff recommends that the public hearing be continued and the item tabled to the August 26, 2025, Planning and Zoning Commission meeting due to notification signs not being posted by the required deadline. Chairman Lebo opened the public hearing and called for comments. There were none. On a motion by Vice-Chairman Woodard, seconded by Commission Member Hammack, the Commission unanimously voted to table this item and continue the public hearing to the August 26, 2025 Planning and Zoning Commission meeting per Staff recommendation, with a vote of 7-0-0.

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

Stewart Starry, Planner I for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Leslie Ford, Applicant, 1008 Macon Street, Fort Worth, TX, explained the request and answered questions. Chairman Lebo opened the public hearing and called for comments. There were none. On a motion by Commission Member Buettner, seconded by Commission Member Craig III, the Commission unanimously voted to close the public hearing and approve the item with a vote of 7-0-0. Chairman Lebo stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the September 2, 2025 meeting.

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

Stewart Starry, Planner I for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Rafael Ruiz, Applicant, 10109 Lovette Road, Suite 103, Houston, TX, explained the request and answered questions. Chairman Lebo opened the public hearing and called for comments. There

were none. On a motion by Commission Member Craig III, seconded by Commission Member Conrad, the Commission unanimously voted to close the public hearing and approve the request per Staff recommendation, with a vote of 7-0-0. Chairman Lebo stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the September 2, 2025, meeting

**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

Araceli Botello, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Jason Rose, Applicant, 2120 Cosmos Way, Argyle, TX, explained the request and answered questions. Chairman Lebo opened the public hearing and called for comments. The following citizens spoke in opposition:

Adam Stewart, 720 N. Kentucky, McKinney, TX

William Kent, 717 Kentucky, McKinney, TX

Joseph Collins, 709 N Tennessee, McKinney, TX

Magda Dia, 704, 706, 708 N Tennessee, McKinney, TX

The following citizen spoke in favor of the item:

Andrew Arrington, 810 N Tennessee, McKinney, TX

On a motion by Commission Member Wattley, seconded by Vice-Chairman Woodard, the Commission unanimously voted to close the public hearing with a vote of 7-0-0. Chairman Lebo called for Commission comments. Commission Member Craig III, seconded by Commission Member Conrad, made a motion to approve the item per the applicant's request. The motion failed with a 3-4-0 vote. Commission Member Wattley, Commission Member Hammack, Vice-Chairman Woodard, and Commission Member Buettner voted to deny the request. On a motion by Vice-Chairman Woodard, seconded by Commission Member Wattley, the Commission voted to deny the request, with a vote of 5-2-0. Commission Member Conrad and Commission Member Craig III voted to approve the

item. Chairman Lebo stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the August 19, 2025, meeting

**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

Stewart Starry Planner I for the City of McKinney presented the item. The Commission asked questions which were addressed by Staff. Bob Roeder, Applicant, 1700 Redbud Blvd, Suite 300, McKinney, TX, explained the request and answered questions. Chairman Lebo opened the public hearing and called for comments. Suzie West, 4500 Evanshire Way, McKinney, TX spoke in opposition to this item. On a motion by Commission Member Craig III, seconded by Commission Member Watley, the Commission unanimously voted to close the public hearing with a vote of 7-0-0. Chairman Lebo called for Commission comments. On a motion by Commission Member Buettner, seconded by Commission Member Hammack, the Commission unanimously voted to approve the item per the applicant's request, with a vote of 7-0-0. Chairman Lebo stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the September 2, 2025, meeting

**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

Jake Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Chairman Lebo opened the public hearing and called for comments. Suresh Negam, 6829 Olive Branch Avenue, McKinney, TX spoke in opposition to the item. On a motion by Commission Member Wattley, seconded by Vice-Chairman Woodard, the Commission unanimously voted to close the public hearing and approve the request per Staff recommendation, with a vote of 7-0-0. Chairman Lebo stated that the recommendation of the Planning and Zoning

Commission will be forwarded to the City Council for final action at the September 2, 2025, meeting

**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

Jake Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Chairman Lebo opened the public hearing and called for comments. Suresh Negam, 6829 Olive Branch Avenue, McKinney, TX spoke in opposition. Putnon 6825 Olive Branch Avenue, McKinney, TX spoke in opposition. On a motion by Commission Member Wattley, seconded by Commission Member Conrad, the Commission unanimously voted to close the public hearing and approve the request per Staff recommendation, with a vote of 7-0-0. Chairman Lebo stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the September 2, 2025, meeting

**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

Jake Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Brock Corbet, Applicant, 260 Davis Street, Suite 100, McKinney, TX, explained the request and answered questions. Chairman Lebo opened the public hearing and called for comments. There were none. On a motion by Vice-Chairman Woodard, seconded by Commission Member Hammack, the Commission unanimously voted to close the public hearing and approve the request per Staff recommendation, with a vote of 7-0-0. Chairman Lebo stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the September 2, 2025, meeting

**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

Jake Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Ryan Joyce, Applicant, 767 Justin Road, Rockwall, TX, explained the request and answered questions. Chairman Lebo opened the public hearing and called for comments. There were none. On a motion by Vice-Chairman Woodard, seconded by Commission Member Buettner, the Commission unanimously voted to close the public hearing and approve the request per Staff recommendation, with a vote of 7-0-0. Chairman Lebo stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the September 2, 2025, meeting

Chairman Lebo called for Public Comments regarding matters not on the agenda. There were none

Chairman Lebo called for Commission and Staff Comments.

On a motion by Commission Member Wattley, seconded by Commission Member Conrad, the Commission unanimously voted to adjourn the meeting, with a vote of 7-0-0. There being no further business, Chairman Lebo declared the meeting adjourned at 8:29 p.m.

The video recording of the meeting is available online through the City of McKinney video archives.

SIGNED:

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STEVE LEBO, Commission Chair  
DEIDRE WOODARD, Vice Chair

ATTEST:

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KAITLIN SHEFFIELD, Meeting  
Clerk

City of McKinney, Texas