

PLANNING AND ZONING COMMISSION

OCTOBER 28, 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, October 28, 2025 at 6:00 p.m.

City Council Present: Patrick Cloutier and Rick Franklin

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

Alternate Commission Members Present; however, did not participate in the meeting: Tim McWilliams and Mohamad Kacem

Staff Present: Director of Planning Lucas Raley; Planning Manager Caitlyn Strickland; Chief Planner Kaitlin Sheffield; City Secretary Empress Drane; Civil Engineer II Ryan Hunter; Planner II Jacob Bennett; Planner I Emily Bell and Destinee Reynolds; Administrative Assistant Sheridan Burns; Planning Technician LaShawna Rich; and Audio/Video Technician Joshua Arias and Cole Yeager

There were 35 guests present.

Chair Woodard called the meeting to order at 6:01 p.m. after determining a quorum was present.

Chair Woodard called for public comments on non-public hearing agenda items. There were none.

Chair Woodard called for consideration of the following Consent Item. Chair Woodard stated that agenda item 25-3327 contained typographical errors with the spelling of her name. Commission Member Hammack stated that item 25-0011SUP should include the conditions of approval for the proposed screening device in the Commission's motion. The Commission unanimously approved the motion by Commission Member Lebo, seconded by Vice-Chair Buettner, to approve the following Consent item as recommended by Staff with the corrections noted, with a vote of 7-0-0.

25-3327 Minutes of the Planning and Zoning Commission Regular Meeting of
October 14, 2025

Chair Woodard continued the meeting with the Regular Agenda Items and Public Hearings on the Agenda.

25-0044SP Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan for a Warehouse (Hopewell Industrial), Located Southeast Corner of McIntyre Road and State Highway 5 (McDonald Street)

Caitlyn Strickland, Planning Manager for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Ryan Hunter, Civil Engineer II, for the City of McKinney, explained the request. The Commission asked questions which were addressed by Staff. Sam Franklin, Applicant, 1650 W. Virginia Parkway, Suite 201 McKinney, TX, explained the request and answered questions. John Tedesco, Applicant, 260 E. Davis Street, McKinney, TX, explained the request and answered questions. Chair Woodard opened the public hearing and called for comments. There were none. On a motion by Commission Member Lebo, seconded by Vice-Chair Buettner, the Commission unanimously voted to close the public hearing and approve the item per the applicant's request, with a vote of 7-0-0.

25-0008SUP2 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 the Southeast Corner of Powerhouse Street and Mercury Circle

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Chris Alazerdi, Applicant, 414 Powerhouse Street, McKinney, TX, explained the request and answered questions. Chair Woodard opened the public hearing and called for comments. Robert LeDoux, 417 Powerhouse Street, McKinney, TX, spoke in opposition to this item. Faye LaDairy 414 Powerhouse Street, McKinney, TX, spoke in favor of this item. On a motion by Commission Member Craig III, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing and approve the item per Staff

recommendation, with a vote of 7-0-0. Chair Woodard stated that the recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the November 4, 2025 meeting.

25-0009SUP2 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)

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Waylon Longno, Applicant, 3236 Brendmore Drive, Dallas, TX, explained the request and answered questions. Stephany Marchany, Applicant, 10755 Sandhill Road, Dallas, TX, explained the request and answered questions. Chair Woodard 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 item per Staff recommendation, with a vote of 7-0-0. Chair Woodard stated that the recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the November 18, 2025 meeting.

25-0102Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "I1" - Light Industrial District, Located Approximately 265 Feet North of Old Mill Road and on the East Side of FM 546 and Located on the East and West Side of Future Spur 399

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Roco Cursey, Applicant, 5717 Legacy Drive, Suite 250, Plano, TX, explained the request and answered questions. Chair Woodard opened the public hearing and called for comments. There were none. On a motion by Commission Member Lebo, seconded by Commission Member Craig III, the Commission unanimously voted to close the public hearing and approve the item per Staff recommendation, with a vote of 7-0-0. Chair Woodard stated that the recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the November 18, 2025 meeting.

25-0105Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single-Family Residence District to "PD" - Planned Development District, Generally to Allow Religious Assembly Uses and Modify the Development Standards, Located at Approximately 155 Feet East of Nelson Street and on the North Side of Anthony Street

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Myron Bradford, Applicant, 1415 Anthony Drive, McKinney, TX, explained the request and answered questions. Deborah Bradford, Applicant, 1415 Anthony Drive, McKinney, TX, explained the request and answered questions. Kenny Whistler, Applicant, 651 Taylor Point, Bulverde, TX, explained the request and answered questions. John Rhodes, Applicant, 5049 Edward Trans Road, Fort Worth, TX explained the request and answered questions. Chair Woodard opened the public hearing and called for comments. The following spoke in favor of this item:

Heath Nivens, 6012 Vineyard Lane, McKinney, TX

Kathryn McGill, 3408 Jackson Drive, McKinney, TX

Dr. Lee Brock, 2602 Cedarwood Court, McKinney, TX

Angela Richardson Woods, 2301 Spruce Meadow Lane, McKinney, TX

On a motion by Commission Member Wattley, seconded by Commission Member Craig III, the Commission unanimously voted to close the public hearing with a vote of 7-0-0. Chair Woodard call for Commission comments. On a motion by Commission Member Wattley and seconded by Commission Member Craig III, the Commission unanimously voted to approve the item per the applicant's request, with a vote of 7-0-0. Chair Woodard stated that the recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the November 18, 2025 meeting.

Chair Woodard called for Public Comments regarding matters not on the agenda. There were none.

Chair Woodard called for Commission and Staff Comments.

On a motion by Commission Member Lebo, seconded by Commission Member Hammack, the Commission unanimously voted to adjourn the meeting, with a vote of 7-

0-0. There being no further business, Chair Woodard declared the meeting adjourned at 7:33 p.m.

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

SIGNED:

DEIDRE WOODARD, Commission Chair
RUSSELL BUETTNER, Vice Chair

ATTEST:

LASHAWNA RICH, Meeting Clerk

City of McKinney, Texas