

PLANNING AND ZONING COMMISSION

JANUARY 13, 2026

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, January 13, 2026 at 6:00 p.m.

City Council Present: Justin Beller and Rick Franklin

Commission Members Present: Chair Deidre Woodard, Vice-Chair Russell Buettner, Steve Lebo, Gina Hammack, and Charles Wattley

Commission Members Absent: James Craig III and Jesserend Conrad

Alternate Commission Members Absent: Tim McWilliams and Mohamad Kacem

Staff Present: Director of Planning Lucas Raley; Planning Manager Caitlyn Strickland; Chief Planner Kaitlin Sheffield; Planner II Jacob Bennett and Araceli Botello; Planner I Emily Bell, Destinee Reynolds and Kyara Robinson; Planning Technician Charlotte Nelson; and Audio/Video Technician Joshua Arias

There were 25 guests present.

Chair Woodard called the meeting to order at 6:00 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. The Commission unanimously approved the motion by Commission Member Lebo, seconded by Vice-Chair Buettner, to approve the following Consent item, with a vote of 5-0-0.

26-0001 Minutes of the Planning and Zoning Commission Regular Meeting of December 9, 2025

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

25-0064SP Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan for Office, Retail, and Restaurant Uses (Urban Garages), Located on the Northwest Corner of US Highway

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380 (West University Drive) and Lakefront Road (County Road 856)

(REQUEST TO BE TABLED)

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Chair Woodard opened the public hearing and called for comments. There were none. On a motion by Commission Member Hammack, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing and table the item indefinitely with a vote of 5-0-0.

25-0099Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to “MR” - Mixed Residential District, Located on the North Side of Bloomdale Road and Approximately 540 Feet West of FM 1461 (REQUEST TO BE TABLED)

Jacob Bennett, Planner II for the City of McKinney, presented the item. Chair Woodard opened the public hearing and called for comments. There were none. On a motion by Vice-Chair Buettner, seconded by Commission Member Hammack, the Commission unanimously voted to continue the public hearing and table the item to the January 27, 2026 Planning and Zoning Commission meeting, with a vote of 5-0-0.

22-0118SP3 Conduct a Public Hearing to Consider/Discuss/Act on Variances to a Site Plan for Auto Repair Garage (Tovi Motors), Located at 1004 South McDonald Street

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Zeravan Tovi, Applicant, 4021 Mildenhall Dr. Plano, TX, explained the request and answered questions. Lucas Raley, Director of Planning for the City of McKinney, answered questions. Chair Woodard opened the public hearing and called for comments. There were none. On a motion by Commission Member Wattley, seconded by Commission Member Lebo, the Commission unanimously voted to close the public hearing with a vote of 5-0-0. On a motion by Commission Member Wattley, seconded by Commission Member Hammack, the Commission voted to approve the item with a vote of 4-1-0.

25-0016SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Passenger Vehicle Fuel Sales (Murphy Oil USA),

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Located on the Southwest Corner of North Central Expressway (US Highway 75) and Virginia Parkway

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Alan Perez, Applicant, 1101 Central Expy. S, Allen, TX, explained the request and answered questions. Matt Moore, Applicant, 3231 Harwood Rd. Bedford, 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 with a vote of 5-0-0. Chair Woodard stated that the recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the February 3, 2026 meeting.

25-0019SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Minor Vehicle Repair (Brake Masters), Located at 12021 West University Drive

Araceli Botello, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Juan Vasquez, Applicant, 1919 S Shiloah Rd., Ste. 440, Garland, TX explained the request and answered questions. Chair Woodard opened the public hearing and called for comments. There were none. On a motion by Vice-Chair Buettner, seconded by Commission Member Lebo, the Commission unanimously voted to close the public hearing and approve the item with a vote of 5-0-0. Chair Woodard stated that the recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the February 3, 2026 meeting.

25-0125Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "MF36" - Multi-Family Residential District, Located on the Southwest Corner of FM 1461 and Baxter Well Road

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Bob Roeder, Applicant, 1700 Redbud Blvd, Ste. 300, McKinney, TX, explained the request and answered

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questions. Chair Woodard opened the public hearing and called for comments. The following citizens spoke in opposition:

Stephanie Weyenberg, Citizen, 5861 Baxter Well Rd., McKinney, TX

Caleb Blanton, Citizen, 5435 Baxter Well Rd., McKinney, TX

Darin Riggs, Citizen, 5935 Baxter Well Rd. McKinney, TX

Teshia Bilecki-Blanton, Citizen, 5435 Baxter Well Rd., McKinney, TX

Sandra OrtegadeKing, Citizen, 5513 Baxter Well Rd., McKinney, TX

John G. King, Citizen, 5513 Baxter Well Rd., McKinney, TX

The following citizens were in opposition but did not wish to speak:

Matthew Weyenberg, Citizen, 5861 Baxter Well Rd., McKinney, TX

Leo Yruegas, Citizen, 270 Kate Ln., Princeton, TX

On a motion by Commission Member Lebo, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing with a vote of 5-0-0. On a motion by Commission Member Lebo, Seconded by Vice-Chair Buettner, the commission voted to deny the item with a vote of 3-2-0. Chair Woodard stated that the recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the February 3, 2026 meeting.

25-0137Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agriculture District to "I1" - Light Industrial District, Located on the Southeast Corner of State Highway 5 (North McDonald Street) and Wilmeth Road

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Iris Herrejon, Applicant, 2600 N Central Expy., Ste. 400, Richardson, TX, explained the request and answered questions. David Tarrant, Applicant, 6060 N Central Expy., 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 Wattley, seconded by Commission Member Hammack, the Commission unanimously voted to close the public hearing and approve the item with a vote of 5-0-0. Chair Woodard stated that the recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the February 3, 2026 meeting.

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25-0151Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, Located on the Southwest Corner of South Hardin Boulevard and Aspen Drive

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Casey McBroom, Applicant, 1720 W Virginia St., 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 with a vote of 5-0-0. Chair Woodard stated that the recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the February 3, 2026 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 Wattley, seconded by Commission Member Hammack, the Commission unanimously voted to adjourn the meeting, with a vote of 5-0-0. There being no further business, Chair Woodard declared the meeting adjourned at 7:38 p.m.

SIGNED:

DEIDRE WOODARD,
Commission Chair
RUSSELL BUETTNER, Vice
Chair

ATTEST:

KAITLIN SHEFFIELD, Meeting
Clerk

City of McKinney, Texas