

PLANNING AND ZONING COMMISSION

OCTOBER 14, 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 14, 2025 at 6:00 p.m.

City Council Present: Patrick Cloutier

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

Alternate Commission Members Present; however, did not participate in the meeting: Mohamed Kacem

Alternate Commission Members Absent: Tim McWilliams

Staff Present: Director of Planning Lucas Raley; Planning Manager Caitlyn Strickland; Chief Planner Kaitlin Sheffield; Planner II Araceli Botello and Jacob Bennett; Planner I Emily Bell; Planning Technician LaShawna Rich; and Audio/Video Technician Joshua Arias

There were 6 guests present.

Caitlyn Strickland, Planning Manager with the City of McKinney, called the meeting to order at 6:00 p.m. after determining a quorum was present.

Caitlyn Strickland called for public comments on non-public hearing agenda items. There were none.

Caitlyn Strickland called for election of the Chair. The Commission unanimously approved the motion by Chairman Lebo, seconded by Commission Member Craig III, to elect Deidre Woodard as Chairman of the Planning and Zoning Commission, with a vote of 6-0-1. Vice-Chairman Woodard abstained. Chairman Woodard called for election of the Vice-Chair. The Commission unanimously approved the motion by Commission Member Lebo, seconded by Commission Member Wattley, to elect Russell Buettner as Vice-Chairman of the Planning and Zoning Commission, with a vote of 6-0-1. Commission Member Buettner abstained.

Chairman Woodard called for the following Information Sharing Item. Lucas Raley, Director of Planning with the City of McKinney, presented the item.

25-3266 Director's Report

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

25-3267 Minutes of the Planning and Zoning Commission Regular Meeting of
September 23, 2025

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

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)

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 October 28, 2025, Planning and Zoning Commission meeting due to notification signs not being posted on the property by the required deadline. Chairman Woodard opened the public hearing and called for comments. There were none. On a motion by Commission Member Hammack, seconded by Commission Member Conrad, the Commission unanimously voted to continue the public hearing and table this item to the October 28, 2025, Planning and Zoning Commission meeting per Staff recommendation, with a vote of 7-0-0.

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 the Southeast Corner of Powerhouse Street and Mercury Circle

Araceli Botello, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Chairman Woodard opened the public hearing and called for comments. There were none. On a motion by Vice-Chairman

Buettner, seconded by Commission Member Lebo, the Commission unanimously voted to close the public hearing and approve the item per Staff recommendation, with a vote of 7-0-0. Chairman 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.

25-0011SUP 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

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Austin Navarrette, Applicant, 2627 Tiller Street, Fort Worth, TX, explained the request and answered questions. Chairman Woodard opened the public hearing and called for comments. Ethan McPeck, 7032 Lantana Drive, McKinney, TX, resident spoke in opposition. On a motion by Commission Member Wattley, seconded by Commission Member Hammack the Commission unanimously voted to close the public hearing with a vote of 7-0-0. Chairman Woodard called for Commission comments. On a motion by Vice-Chairman Buettner, seconded by Commission Member Lebo, the Commission unanimously voted to approve the SUP conditional on the applicant providing additional temporary vegetated screening on the east side of the property and a solid wall on the north with a vote of 7-0-0. Chairman Woodard stated that the recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the October 21, 2025 meeting.

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

Araceli Botello, Planner II for the City of McKinney, stated that the Applicant has withdrawn the request. Chairman Woodard opened the public hearing and called for comments. Samuel Lehman, 5805 North Woodcreek Circle, McKinney, TX, resident spoke in opposition. Matthew Olivolo, 608 Fortinbras Drive, McKinney, TX, resident

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 table the item indefinitely with a vote of 7-0-0.

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

Chairman 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, Chairman Woodard declared the meeting adjourned at 6:50 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