

CITY COUNCIL REGULAR MEETING

MARCH 31, 2025

The City Council of the City of McKinney, Texas met in regular session in the City Hall Council Chambers, located at 401 E. Virginia Street, McKinney, Texas on Monday, March 31, 2025 at 6:00 p.m.

The work session was streamed live online at <https://mckinneytx.new.swagit.com/views/130>. A video recording of the meeting is available to members of the public through the City of McKinney meeting archive.

Mayor George C. Fuller called the meeting to order at 6:02 p.m. upon determining a quorum of the City Council consisting of himself and the following members were present: Mayor Pro Tem Geré Feltus and Council members Justin Beller, Patrick Cloutier, Rick Franklin, Charlie Philips, and Michael Jones.

These City of McKinney staff were present: City Manager Paul Grimes, Assistant City Manager Barry Shelton, Assistant City Attorney Alan Lathrom, City Secretary Empress Drane, City Secretary Administrative Assistant Sheridan Burns, Director of McKinney National Airport Kenneth Carley, Fire Chief Paul Dow, Executive Director of Development Services Michael Quint, Development Review Planning Manager Caitlyn Strickland, Planning Manager Cassie Bumgarner, Planner Cameron Christie, Planner Jake Bennett, Audio / Video Technician Joshua Arias, and Director of Parks, Recreation & Open Space Amy Kinkade.

There were approximately fifty (50) members of the public present in the audience including the wife of Mayor Fuller, First Lady Maylee Fuller, Capital Improvements Advisory Committee member Steve Wilson, and McKinney Economic Development Corporation member Scott Woodruff. Scott Woodruff attended the meeting in support of agenda item #24-0146Z2 (500 W. University Drive Rezone Request), and was not representative of the MEDC.

Mayor Fuller called for the Invocation, given by Major Angel Calderon of The Salvation Army of North Texas – McKinney, and the Pledge of Allegiance.

Mayor Fuller called for Public Comments.

Salvation Army Director of Collin and Denton Counties Michael Schwerin, along with Major Angel Calderon and Major Valerie Calderon, provided an update on the

North Texas Salvation Army Mayoral Challenge, thanking Mayor Fuller for his support of the program, and presenting Mayor Fuller with a Salvation Army bell.

Mayor Fuller called for the following Information Sharing item:

25-2607 Proclamation for Child Abuse Prevention Month

The proclamation text, not provided on the agenda, reads as follows:

WHEREAS, children thrive in safe, stable, and nurturing families within their own communities. While crisis intervention is critical, proactive support for families before a crisis arises is key to preventing child abuse and maltreatment. By building partnerships that leverage the strengths of parents and children, we can foster resilient families and communities where children can flourish; and

WHEREAS, child maltreatment remains a significant public health issue. Communities without accessible resources face increased risks, yet with the right support, it can be prevented; and

WHEREAS, each April, we recognize the ongoing efforts to support families and prevent child abuse before crises emerge. Families, neighbors, faith-based organizations, advocacy groups, schools, healthcare providers, social workers, and government agencies work tirelessly to provide accessible resources that strengthen families and protect children; and

WHEREAS, preventing child abuse is a shared responsibility. Behind every thriving family is a supportive community that empowers them to succeed. It is vital for everyone to collaborate to build local support that contributes to the well-being of families and ensures children's safety. I urge all of McKinney, Texas, to learn more about the efforts within our community to create healthy, supportive environments for the leaders of tomorrow; together, we can build a brighter future for children, families, and communities in our city.

NOW, THEREFORE, I, GEORGE C. FULLER, BY THE POWER VESTED IN ME AS MAYOR OF THE CITY OF MCKINNEY, TEXAS, DO HEREBY PROCLAIM APRIL 2025 TO BE CHILD ABUSE PREVENTION MONTH, IN MCKINNEY, TEXAS, URGING THE APPROPRIATE RECOGNITION WHEREOF. WITNESS MY HAND AND SEAL THIS 31ST DAY OF MARCH 2025.

Representatives of Collin County Child Protective Services, Foster Friends, and Court Appointed Special Advocates, were presented to acknowledge the proclamation.

Mayor Fuller called for the Consent Agenda. Council unanimously approved the motion by Council member Rick Franklin, seconded by Mayor Pro Tem Geré Feltus, to approve the Consent Agenda as follows:

25-2608 Minutes of the City Council and McKinney Independent School District Board of Trustees Joint Meeting of February 28, 2025

25-2466 Minutes of the Library Advisory Board Meeting of January 16, 2025

25-2547 Minutes of the McKinney Economic Development Corporation Meeting of

January 21, 2025

- 25-2548** Minutes of the McKinney Economic Development Corporation Meeting of February 18, 2025
- 25-2543** Minutes of the McKinney Housing Finance Corporation Meeting of December 13, 2024
- 25-2540** Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of February 13, 2025
- 24-1517** Minutes of the Tax Increment Reinvestment Zone Number 2 (TIRZ2) Board Meeting of November 7, 2023
- 25-2609** Consider/Discuss/Act of an Ordinance Amending Chapter 38, "Elections", by Amending Section 38-75, "Premises Exhibits," to Add a New Exhibit that Depicts the Areas Designated for Lawful Electioneering Activities at the New City Hall Located at 401 E. Virginia Street

Ordinance caption reads as follows:

ORDINANCE NO. 2025-03-022

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS, BY AMENDING CHAPTER 38, "ELECTIONS," BY AMENDING SECTION 38-75, "PREMISES EXHIBITS," TO ADD A NEW EXHIBIT THAT DEPICTS THE AREAS DESIGNATED FOR LAWFUL ELECTIONEERING ACTIVITIES AT THE NEW CITY HALL LOCATED AT 401 E. VIRGINIA STREET; PROVIDING FOR ENFORCEMENT; PROVIDING A PENALTY; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR PUBLICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

- 25-2610** Consider/Discuss/Act on a Resolution Approving the Revised City of McKinney Procurement Policy and Procedures Manual

Resolution caption reads as follows:

RESOLUTION NO. 2025-03-049 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE APPROVAL OF THE UPDATED CITY OF MCKINNEY PROCUREMENT POLICY AND PROCEDURES MANUAL

- 25-2611** Consider/Discuss/Act on a Resolution Authorizing the Application and Acceptance, if Awarded, of an Outdoor Recreation Legacy Partnership (ORLP) Program Grant for Old Settler's Park Improvements Project

Resolution caption reads as follows:

RESOLUTION NO. 2025-03-050 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR AND ACCEPT, IF AWARDED, AN OUTDOOR RECREATION LEGACY PARTNERSHIP (ORLP) PROGRAM GRANT FOR OLD SETTLER'S PARK IMPROVEMENTS PROJECT

25-2612 Consider/Discuss/Act on a Resolution Awarding a Contract to Stationwise, Inc. to Provide and Implement Scheduling and Staffing Software for the McKinney Fire Department

Resolution caption reads as follows:

RESOLUTION NO. 2025-03-051 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE AWARD OF CONTRACT AND CITY MANAGER AUTHORIZATION TO EXECUTE A CONTRACT WITH STATIONWISE, INC. TO PROVIDE AND IMPLEMENT SCHEDULING AND STAFFING SOFTWARE FOR THE MCKINNEY FIRE DEPARTMENT

25-2613 Consider/Discuss/Act on a Resolution by the City Council of the City of McKinney, Texas, Consenting to the Inclusion of the City's Extraterritorial Jurisdiction in the Proposed Collin County Emergency Services District No. 1; Providing for Findings Related Thereto; and Providing an Effective Date

Resolution caption reads as follows:

RESOLUTION NO. 2025-04-052 (R)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, CONSENTING TO THE INCLUSION OF THE CITY'S EXTRATERRITORIAL JURISDICTION IN THE PROPOSED COLLIN COUNTY EMERGENCY SERVICES DISTRICT NO. 1; PROVIDING FOR FINDINGS RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE

25-2614 Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Authorizing The City Manager to Negotiate a License Agreement with the Seed Project Foundation for the Development of a City Owned Park Property Known as Gray Branch Park; And Providing for Certain Key Term; and Providing an Effective Date

Resolution caption reads as follows:

RESOLUTION NO. 2025-03-053 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE A LICENSE AGREEMENT

WITH THE SEED PROJECT FOUNDATION, FOR THE DEVELOPMENT OF A CITY-OWNED PARK PROPERTY KNOWN AS GRAY BRANCH PARK; AND PROVIDING FOR CERTAIN KEY TERM; AND PROVIDING AN EFFECTIVE DATE

- 25-2615** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Additional Services Agreement with Garver, LLC for McKinney National Airport Project AI2264, East Side Environmental Assessment (EA)

Resolution caption reads as follows:

RESOLUTION NO. 2025-03-054 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN ADDITIONAL SERVICES AGREEMENT WITH GARVER, LLC FOR MCKINNEY NATIONAL AIRPORT PROJECT AI2264, EAST SIDE ENVIRONMENTAL ASSESSMENT (EA); AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 25-2618** Consider/Discuss/Act on a Mutual Release and Rescission Agreement with Central & Fannin Wilson 155, LLLP, for the Wilson 155 Project

Mayor Fuller called for the Regular Agenda and Public Hearing items:

- 24-0008M4** Conduct a Public Hearing to Consider/Discuss/Act on Certain Amendments to Chapter 150, Entitled "Unified Development Code," of the Code of Ordinances, City of McKinney, Texas, to: (1) Correct Typographical Errors and Make Nonsubstantive Editorial Changes to Article 2 (Zoning Regulations), including Appendix 2B (McKinney Town Center MTC); and (2) Make Certain Substantive Changes to Article 2 (Zoning Regulations), Specifically to Section 205 (Use Regulations) and Appendix 2B (McKinney Town Center MTC), and Accompanying Ordinance

There were no requests to make public comments regarding the item.

Council unanimously approved the motion by Mayor Pro Tem Geré Feltus, seconded by Council member Charlie Philips, to close the public hearing and approve Certain Amendments to Chapter 150, Entitled "Unified Development Code," of the Code of Ordinances, City of McKinney, Texas, to: (1) Correct Typographical Errors and Make Nonsubstantive Editorial Changes to Article 2 (Zoning Regulations), including Appendix 2B (McKinney Town Center MTC); and (2) Make Certain Substantive

Changes to Article 2 (Zoning Regulations), Specifically to Section 205 (Use Regulations) and Appendix 2B (McKinney Town Center MTC), and Accompanying Ordinance, caption reading as follows:

ORDINANCE NO. 2025-03-023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING CHAPTER 150, ENTITLED "UNIFIED DEVELOPMENT CODE," OF THE CODE OF ORDINANCES, CITY OF MCKINNEY, TEXAS TO: (1) CORRECT TYPOGRAPHICAL ERRORS AND MAKE NONSUBSTANTIVE EDITORIAL CHANGES TO ARTICLE 2 (ZONING REGULATIONS), INCLUDING APPENDIX 2B (MCKINNEY TOWN CENTER MTC); AND (2) MAKE CERTAIN SUBSTANTIVE CHANGES TO ARTICLE 2 (ZONING REGULATIONS), SPECIFICALLY TO SECTION 205 (USE REGULATIONS) AND APPENDIX 2B (MCKINNEY TOWN CENTER MTC); ESTABLISHING PRESUMPTIONS; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

25-0016RP Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Replat for Kostial Addition, Located at 815 North Kentucky Street

Sayres Dudley, 916 N Church Street, McKinney TX 75069, spoke regarding the item expressing neither support nor opposition for the item.

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Council member Rick Franklin, to close the public hearing and approve a Variance to a Replat for Kostial Addition, Located at 815 North Kentucky Street.

24-0018Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Allow Multi-Family Residential Uses and Modify the Development Standards, Located on the South Side of Laud Howell Parkway and Located on the Northeast and Northwest Intersections of Laud Howell Parkway and Trinity Falls Parkway, and Accompanying Ordinance

Tommy Mann (Applicant), 500 Winstead Boulevard, Dallas TX 75201, spoke in support of the request.

No other members of the public requested to speak.

Council approved the motion by Council member Rick Franklin, seconded by Council member Patrick Cloutier, to close the public hearing and approve to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned

Development District, Generally to Allow Multi-Family Residential Uses and Modify the Development Standards, Located on the South Side of Laud Howell Parkway and Located on the Northeast and Northwest Intersections of Laud Howell Parkway and Trinity Falls Parkway, and Accompanying Ordinance with a vote of 6 - 1, Charlie Philips voting no. Ordinance caption reads as follows:

ORDINANCE NO. 2025-03-024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 146-ACRE PROPERTY, LOCATED ON THE SOUTH SIDE OF LAUD HOWELL PARKWAY AND LOCATED ON THE NORTHEAST AND NORTHWEST CORNERS OF LAUD HOWELL PARKWAY AND TRINITY FALLS PARKWAY, IS REZONED FROM “PD” – PLANNED DEVELOPMENT DISTRICT TO “PD” – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO ALLOW MULTI-FAMILY RESIDENTIAL USES AND MODIFY THE DEVELOPMENT STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

24-0146Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BG" - General Business District to "PD" - Planned Development District, Located at 500 W University Drive, and Accompanying Ordinance

The following individuals spoke in opposition to the request:

Jimmy Rogers, 1012 Inwood Drive, McKinney TX 75069

David Picazo, 809 Inwood Drive, McKinney TX 75069

Gina Yodice, 1909 West Way, McKinney TX 75069

Terrie Lopez, 1010 Inwood Drive, McKinney TX 75069

Kim Rhodes, 826 Inwood Drive, McKinney TX 75069

Documents submitted by members of the public not included on the agenda:

Petition of protest, submitted March 28, 2025 (see *Appendix A: 24-0146Z2 Petition of Protest*); it was noted that the majority of petitioners resided outside the eligible protest zone.

Written letter of support by Bob Roeder, submitted March 29, 2025 (see *Appendix B: 24-0146Z2 Letter of Support*)

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Council member Franklin, to close the public hearing.

Following Council discussion of the item, Mayor Fuller called for Executive Session at 8:16 p.m. in accordance with Texas Government Code

Section 551.071(2) Consultations with Attorney on any Work Session, Special Session, or Regular Session agenda item requiring confidential attorney/client advice necessitated by the deliberation or discussion of said items (as needed)

- Agenda Item No. 24-0146Z2

Council returned to the public regular meeting at 8:21 p.m.

Mayor Fuller resumed public discussion of Agenda Item No. 24-0146Z2.

Council unanimously approved the motion by Mayor Pro Tem Geré Feltus, seconded by Council member Rick Franklin, to reopen the public hearing and table the item until the City Council Regular Meeting of April 15, 2025.

Representatives on behalf of the applicant were encouraged to contact and communicate with residents about the proposed development before the next meeting.

Following brief Council and City Manager comments, Council unanimously approved the motion by Mayor Pro Tem Geré Feltus, seconded by Council member Patrick Cloutier, to adjourn the meeting at 8:30 p.m.

These minutes were approved by the City Council on April 15, 2025.

SIGNED:

GEORGE C. FULLER
Mayor
GERÉ FELTUS
Mayor Pro Tem

ATTEST:

EMPRESS DRANE
City Secretary
TENITRUS PARCHMAN
Deputy City Secretary

City of McKinney, Texas

Appendix A: 24-0146Z2 Petition of Protest
Appendix B: 24-0146Z2 Letter of support

Petition of Protest

PETITION AGAINST GAS STATION AT College/380

Planning & Zoning case 2024-0146Z which would allow a Murphy Gas station/ store at the corner of 380 and N College. Between San Miguel's and College St.

By signing this petition, you are AGAINST case 2024-0416Z

Printed Name	Address	Signature	Date
Brenda Calzada	1508 W.ysong Dr. McKinney, TX. Barule C.		3/26/25
Courtney Hufflebeum	1512 W.ysong Dr. McKinney, TX	Courtney Hufflebeum	3/26/25
Brian Trimble	1512 W.ysong Dr. McKinney TX	Brian Trimble	3/26/25
PATRICIA M. WEBB	1014 INWOOD DR MCKINNEY TX 75069	Patricia M. Webb	3-27-2025
Artan Saliouski (Sicily's)	1502 W. University Dr McKinney, TX 75069		3-27-2025
Jimmy Rogers	1012 Inwood Dr. McKinney, TX 75069	Jimmy Rogers	3-27-25
Karen Rogers	1012 Inwood Drive McKinney, TX 75069	Karen Rogers	3-27-25
Donna Payne Latham	1906 N. College St McKinney, TX 75069	Donna Payne Latham	3/27/25
SAN MIGUEL GRILL ARTURO IBARRA	506 W. UNIVERSITY McKinney, Texas 75069	Arturo Ibarra	3-28-25

PETITION AGAINST GAS STATION AT College/380

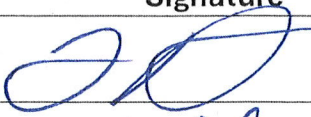
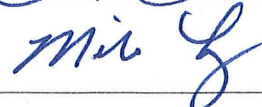
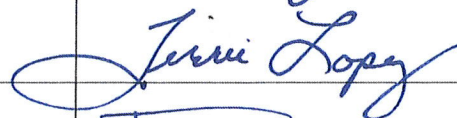


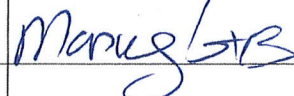
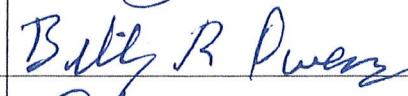
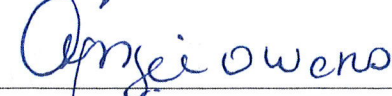
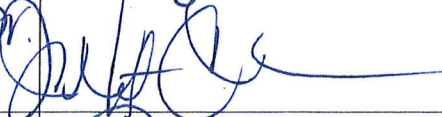

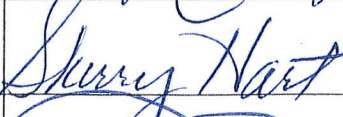

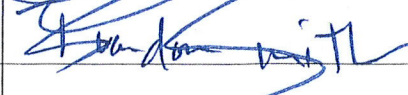
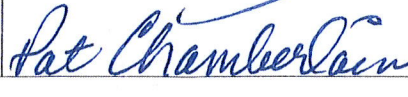
Planning & Zoning case 2024-0146Z which would allow a Murphy Gas station/ store at the corner of 380 and N College. Between San Miguel's and College St.

By signing this petition, you are AGAINST case 2024-0416Z

Printed Name	Address	Signature	Date
Paul Chamberlain	1403 WYSONG DR.	Paul Chamberlain	3-25-2025
Kendal Simcik	1000 1016 Inwood	Kendal Simcik	3-25-25
Typore Toliver	2000 N Waddill St	Typore Toliver	3-25-25
Edelweiss Camacho	2000 W. Waddill St	Edelweiss Camacho	3-25-2025
Debbie Soule	1401 Wysong	Debbie Soule	3-25-25
Dorothy Spradlin	1400 WYSONG	Dorothy Spradlin	3-25-25
Angelica Nevarez	1006 Inwood dr.	Angelica Nevarez	3-25-25
Heather Leamon	1402 Wysong Dr	Heather Leamon	3-25-25
Jenna Whitehead	1405 Wysong DR	Jenna Whitehead	3-25-25
Brian Barton	1404 WYSONG DR	Brian Barton	3-25-25
Taylor Chandonnet	1500 WYSONG Dr.	Taylor Chandonnet	3/25/25
SARAH LYNN HUNTER-WILSON	1410 WYSONG DR.	S. Lynn Hunter-Wilson	3/26/25
Jesus Cartruita	1411 Wysong Dr.	Jesus Cartruita	3/26/2025
Candice Gilmore	1506 Wysong Dr.	Candice Gilmore	3-26-25

PETITION AGAINST GAS STATION AT College/380
Planning & Zoning case 2024-0146Z which would allow a Murphy Gas station/ store at the corner of 380 and N College. Between San Miguel's and College St.

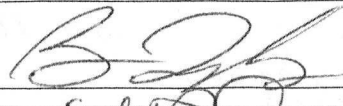
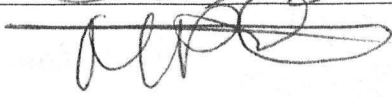

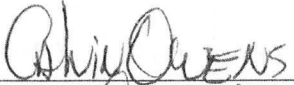
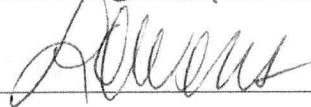
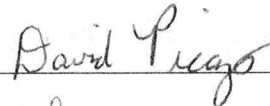
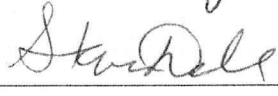

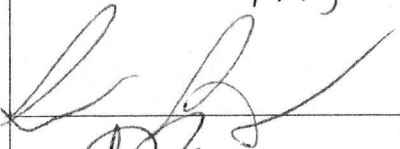
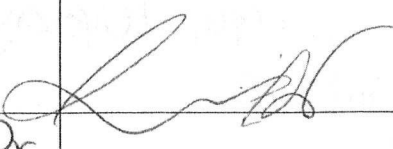
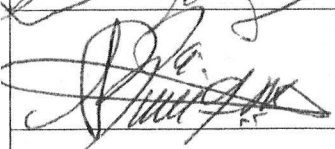
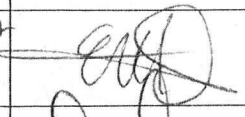
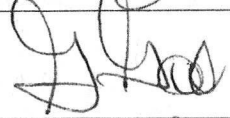


By signing this petition, you are AGAINST case 2024-0416Z

Printed Name	Address	Signature	Date
Onake Dawson	1011 Inwood Dr		3/23/2025
Mike Lopez	1010 Inwood		3/23/2025
TERIE LOPEZ	1010 Inwood		3/23/2025
GERARDO CALVILLO	1013 Inwood		3/23/2025
Wendy Olivera	1013 West way		3/23/2025
Manuel Guzman	1910 Westway		3-23-2025
Billy R Owens	1008 Inwood		3/23/2025
Angie Owens	1008 Inwood		3/23/25
J'Net Chambers	1406 Wyong Dr		3/25/25
Pat Chamberlain	1502 Wyong Dr		3/25/25
Sherry Hart	1408 Wyong Dr		3-25-25
Jamie Smith	1407 Wyong Dr		3/25/25
Brandon Smith	1407 Wyong Dr		3/25/25
PAT Chamberlain	1403 Wyong Dr		3/25/25

PETITION AGAINST GAS STATION AT College/380

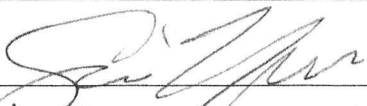

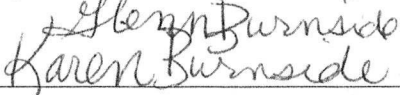

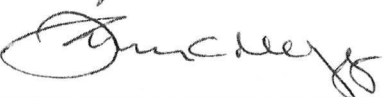

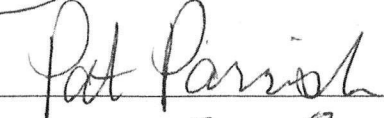
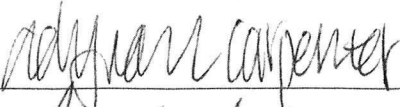
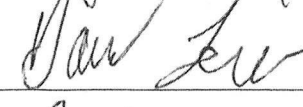

Planning & Zoning case 2024-0146Z which would allow a Murphy Gas station/ store at the corner of 380 and N College. Between San Miguel's and College St.

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Printed Name	Address	Signature	Date
BRIAN QUIGLEY	829 Inwood Dr. McKinney, TX 75069		3/23/2025
Maribet Ortiz - Quigley	829 Inwood Dr. McKinney, TX 75069		3/23/2025
Claudia Orlando - Castañeda	825 Inwood Dr McKinney		3/23/2025
Calvin Owens	813 Inwood Dr		23-MAR-2025
Laurie Owens	813 Inwood Dr		23 Mar 25
David Picazo	809 Inwood Dr. McKinney TX 75069		3/23/25
Steven DARE	807 Inwood Dr.		3/23/25
Arnold Suvign	802 Woodhesh		3/23/25
	812 Woodleigh		3-23-25
	816 Woodleigh Dr		
Eloisa Toral	830 Woodleigh Dr		03/23/25
GREG GOUCH	901 Woodleigh		3/23/25
GEOFFREY CERNI	827 WOODLEIGH		3/23/25
Vanessa De Jesus	816 Inwood Dr		03/26/25

PETITION AGAINST GAS STATION AT College/380
Planning & Zoning case 2024-0146Z which would allow a Murphy Gas station/ store at the corner of 380 and N College. Between San Miguel's and College St.

By signing this petition, you are AGAINST case 2024-0416Z

Printed Name	Address	Signature	Date
Gina Yodice	1909 West Waco, McKinney		3/23/2025
Kim Rhodes	826 Inwood Dr. McKinney 75069		3/23/2025
Glenn + Karen Burnside	817 Inwood Dr McKinney 75069		3/23/25
Curtis Skatka	834 Inwood Dr. 75069		3/23/2025
Angie Davis	832 Inwood Dr. 75069		3-23-2025
JAMES MURPHY	828 INWOOD DR		3/23/2025
Jean Pope	803 Woodlight Dr.		3/23/25
Sarah Durham	824 Inwood Dr		3/25/25
Pat Parrish	810 Inwood DR		3/26/2025
Reece Perrin	1912 N College		3/26/2025
Adyson Carpenter	1912 N College St		3/26/25
David Lewis	1908 N College		3/26/25
Freddy Carter	1902 N. College		3-26-25
Jose Rocha	808 Inwood		3-26-25

PETITION AGAINST GAS STATION AT College/380

Planning & Zoning case 2024-0146Z which would allow a Murphy Gas station/ store at the corner of 380 and N College. Between San Miguel's and College St.

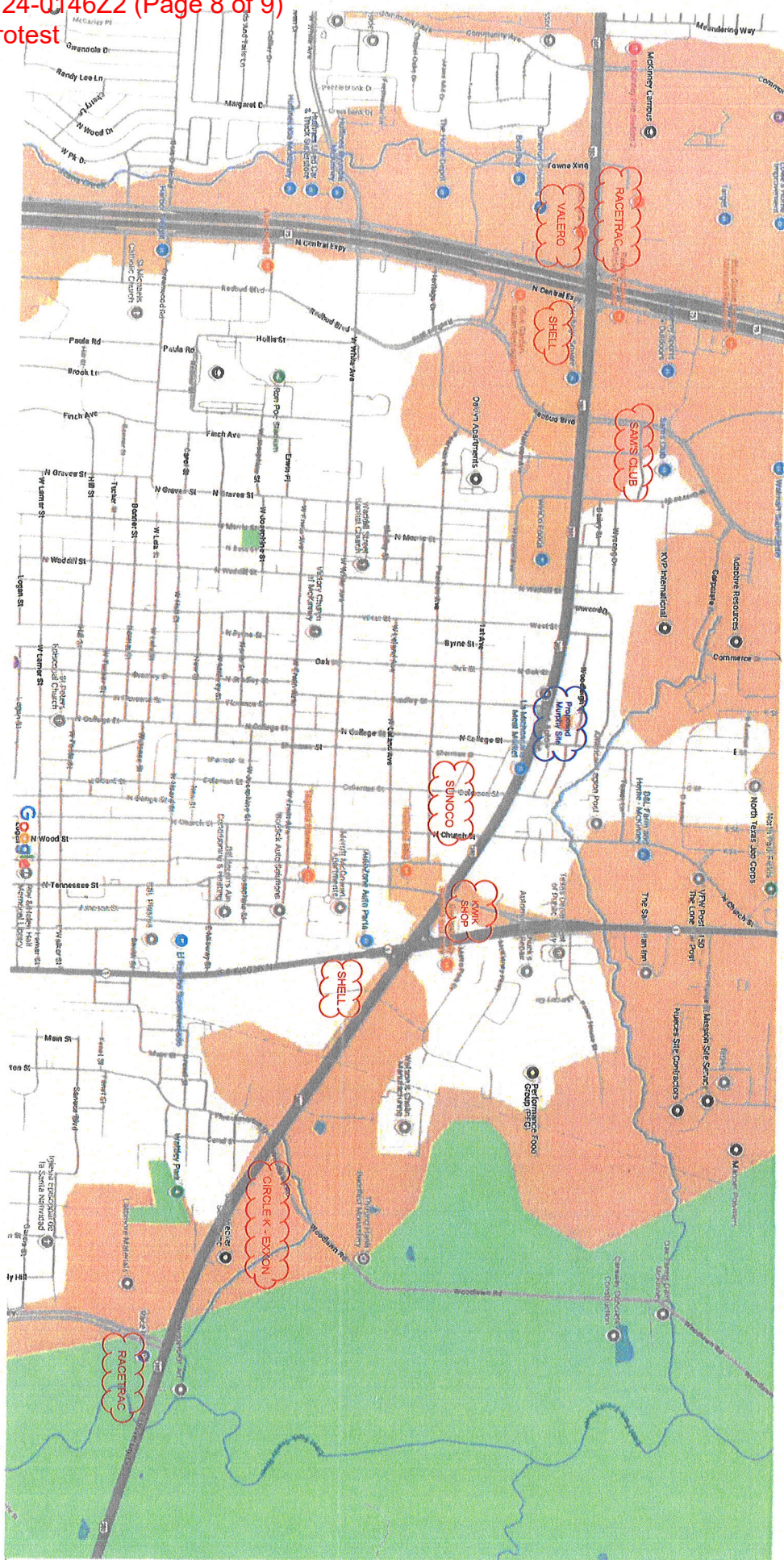
By signing this petition, you are AGAINST case 2024-0416Z

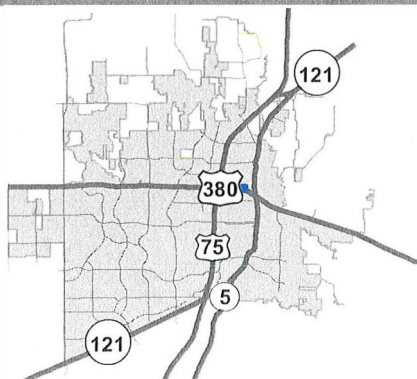
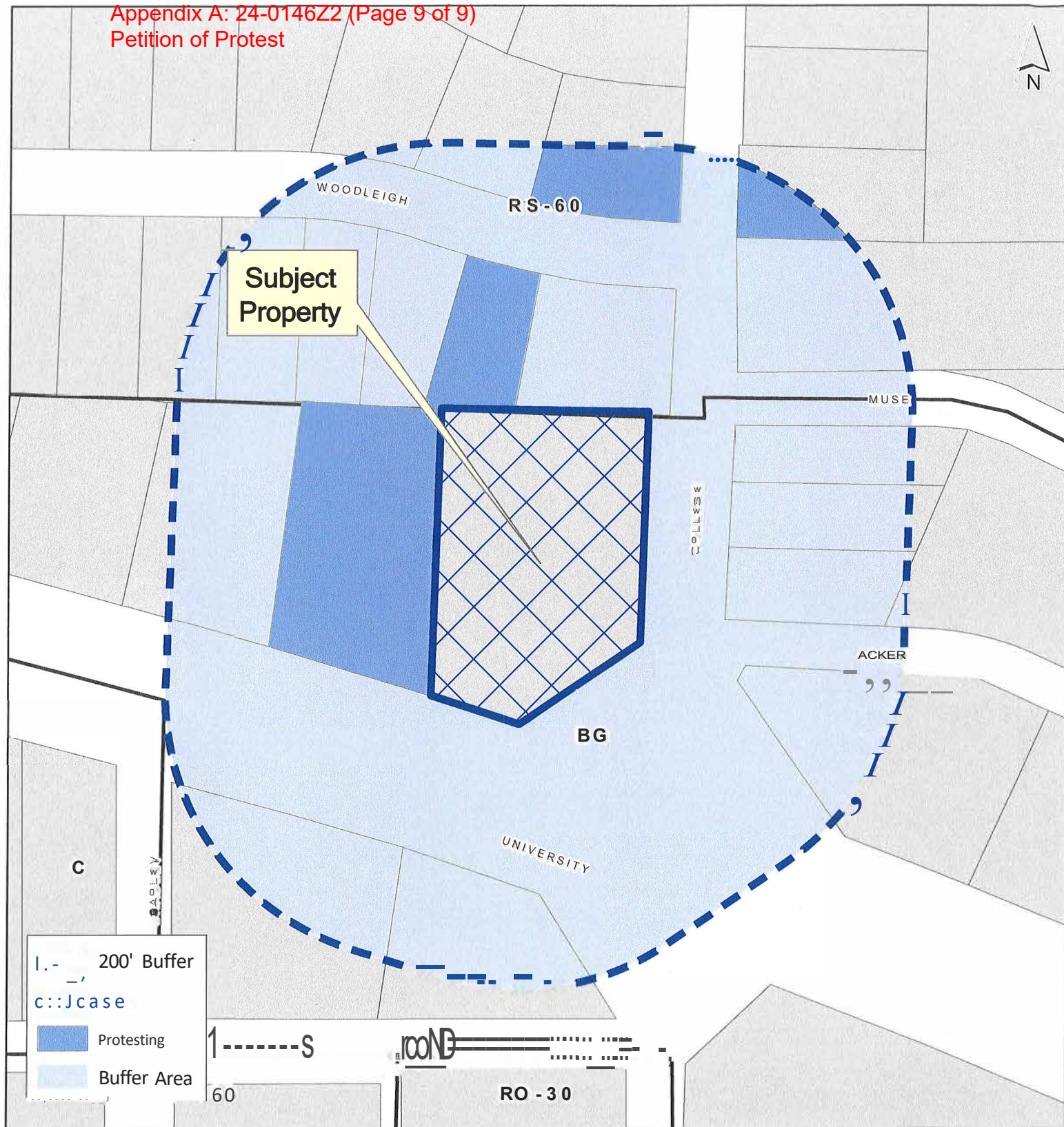
[illegible]

Planning & Zoning case 2024-0146Z which would allow a Murphy Gas station/ store at the corner of 380 and N College. Between San Miguel's and College St.

[illegible]

https://www.google.com/maps/@33.2111065,-96.6186339,16z?entry=ttu&g_ep=EgoyMDI1MDNoOS4yIKXMDSoASAFQAw%3D%3D





Zoning Protest Map

ZON E2024-0146

Total Area: 6.22 Acres
Protesting Area: 0.89 Acres
Protest Percent: 14.301%

DISCLAIMER: This map and information contained herein were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

McKINNEY
TEXAS
Unique by nature.

0 50 100
----- Feet

Appendix B: 24-0146Z2 (Page 1 of 2)
Letter of Support

From: [Stewart Starry](#)
To: [Jacob Bennett](#)
Subject: FW: Murphy Convenience Store at College and University
Date: Monday, March 31, 2025 10:31:46 AM

Letter of support below

Regards,

Stewart Starry
Planner I
Development Services Division | City of McKinney
221 N. Tennessee St. McKinney, TX 75069
972-547-7405 | ssstarry@mckinneytexas.org

-----Original Message-----

From: Bob Roeder <rroeder@ABERNATHY-LAW.com>
Sent: Saturday, March 29, 2025 9:47 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Murphy Convenience Store at College and University

EXTERNAL MESSAGE ALERT: This message originated from outside of the city. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, use the Phish Alert button.

My wife and I own the property on the NE corner of College and University directly east of the proposed Murphy C-Store project. We support this rezoning request as it is a significant upgrade to the existing office structure and improves the commercial properties along University in that area. This is not a destination project, but should merely capture the existing cars already on University so should not appreciably increase traffic. The signalized intersection should assist in preventing ingress and egress issues.

Regards,

Bob
Robert H. Roeder
Abernathy, Roeder, Boyd & Hullett, P.C.
1700 Redbud Blvd., #300
McKinney, TX 75069
214-544-4003 (direct line)
214-544-4044 (fax number)
rroeder@abernathy-law.com

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seek advice from an independent tax advisor with respect to the transaction or matters addressed herein based on the reader's particular circumstances.