

## **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:

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GEORGE C. FULLER  
Mayor  
GERÉ FELTUS  
Mayor Pro Tem

ATTEST:

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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 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 WYSONG DR. MCKINNEY, TX.               | Brenda C.  | 3/26/25   |
| Courtney Hufflebeum               | 1512 WYSONG DR. MCKINNEY, TX                | Courtney Hufflebeum  | 3/26/25   |
| Brian Trimble                     | 1512 WYSONG DR. MCKINNEY TX                 | Brian Trimble  | 3/26/25   |
| PATRICIA M. WEBB                  | 1014 INWOOD DR<br>MCKINNEY TX 75069         | Patricia M. Webb   | 3-27-2025 |
| Artan Saliouski (Sicily's)        | 1502 W. UNIVERSITY DR<br>MCKINNEY, TX 75069 |  | 3-27-2025 |
| Jimmy Rogers                      | 1012 INWOOD DR.<br>MCKINNEY, TX 75069       | Jimmy Rogers   | 3-27-25   |
| Karen Rogers                      | 1012 Inwood Drive<br>MCKINNEY, TX 75069     | Karen Rogers   | 3-27-25   |
| Donna Payne Latham                | 1906 N. COLLEGE ST<br>MCKINNEY, TX 75069    | Donna Payne Latham   | 3/27/25   |
| SAN MIGUEL GRILL<br>ARTURO IBARRA | 506 W. UNIVERSITY<br>MCKINNEY, TEXAS 75069  | Arturo Ibarra  | 3-28-25   |
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|                                   |   |  |           |

**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            | <del>1000</del> 1016 Inwood | Kendal Simcik         | 3-25-25   |
| Typore Toliver           | 2000 N Waddill St           | Typore Toliver        | 3-25-25   |
| Ede Weiss Camacho        | 2000 W. Waddill St          | Ede Weiss             | 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 LYON HUNTER-WILSON | 1410 WYSONG DR.             | S. Lyon Hunter-Wilson | 3/26/25   |
| Jesus Cartwright         | 1411 Wysong Dr.             | Jesus Cartwright      | 3/26/2025 |
| Candice Gilmore          | 1506 Wysong Dr.             | Candice Gilmore       | 3-26-25   |

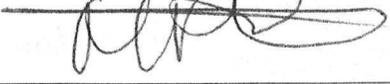
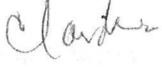
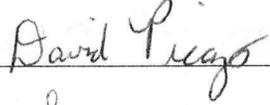
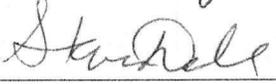
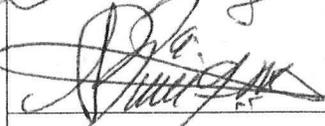
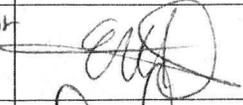
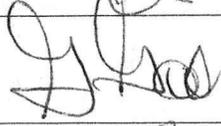
**PETITION AGAINST GAS STATION AT College/380**  
 Planning & Zoning case 2024-0146Z which would allow a Murphy Gas station/ store at  
 the corner of 380 and N College. Between San Miguel's and College St.

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| Printed Name                       | Address         | Signature | Date      |
|------------------------------------|-----------------|-----------|-----------|
| Onice Dawson                       | 1011 Inwood Dr  |           | 3/23/2025 |
| Mike Lopez                         | 1010 Inwood     |           | 3/23/2025 |
| TEREIE 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     |           | 3/32/25   |
| J'Net Chambers                     | 1406 Wysong Dr. |           | 3/25/25   |
| Pat Crossfield                     | 1502 Wysong Dr  |           | 3/25/25   |
| Sherry Hart                        | 1408 Wysong Dr. |           | 3-25-25   |
| Jamie Smith                        | 1407 Wysong Dr. |           | 3/25/25   |
| Brandon Smith                      | 1407 Wysong Dr  |           | 3/25/25   |
| PAT Chamberlain<br>Pat Chamberlain | 1403 Wysong Dr  |           | 3/25/25   |

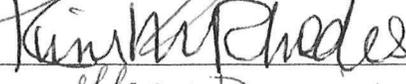
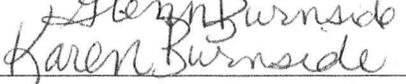
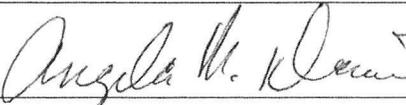
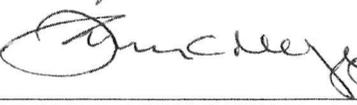
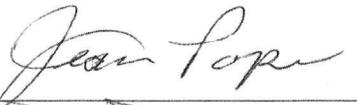
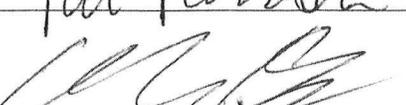
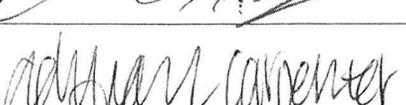
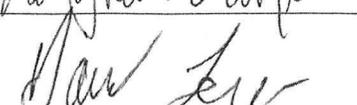
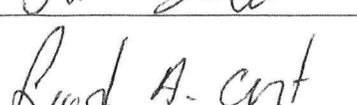
**PETITION AGAINST GAS STATION AT College/380**  
 Planning & Zoning case 2024-0146Z which would allow a Murphy Gas station/ store at  
 the corner of 380 and N College. Between San Miguel's and College St.

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

| Printed Name   | Address                              | Signature  | Date        |
|--|--------------------------------------|--|-------------|
| BRIAN QUIGLEY  | 829 Inwood Dr.<br>McKinney, TX 75069 |    | 3/23/2025   |
| Maribet Ortiz-Quigley  | 829 Inwood Dr.<br>McKinney, TX 75069 |    | 3/23/2025   |
| Claudia Orlando-Castaneda  | 825 Inwood Dr<br>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.<br>McKinney TX 75069  |   | 3/23/25     |
| Steven DARE  | 807 Inwood Dr.                       |  | 3/23/25     |
| Arnoldo Suvignu  | 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    |

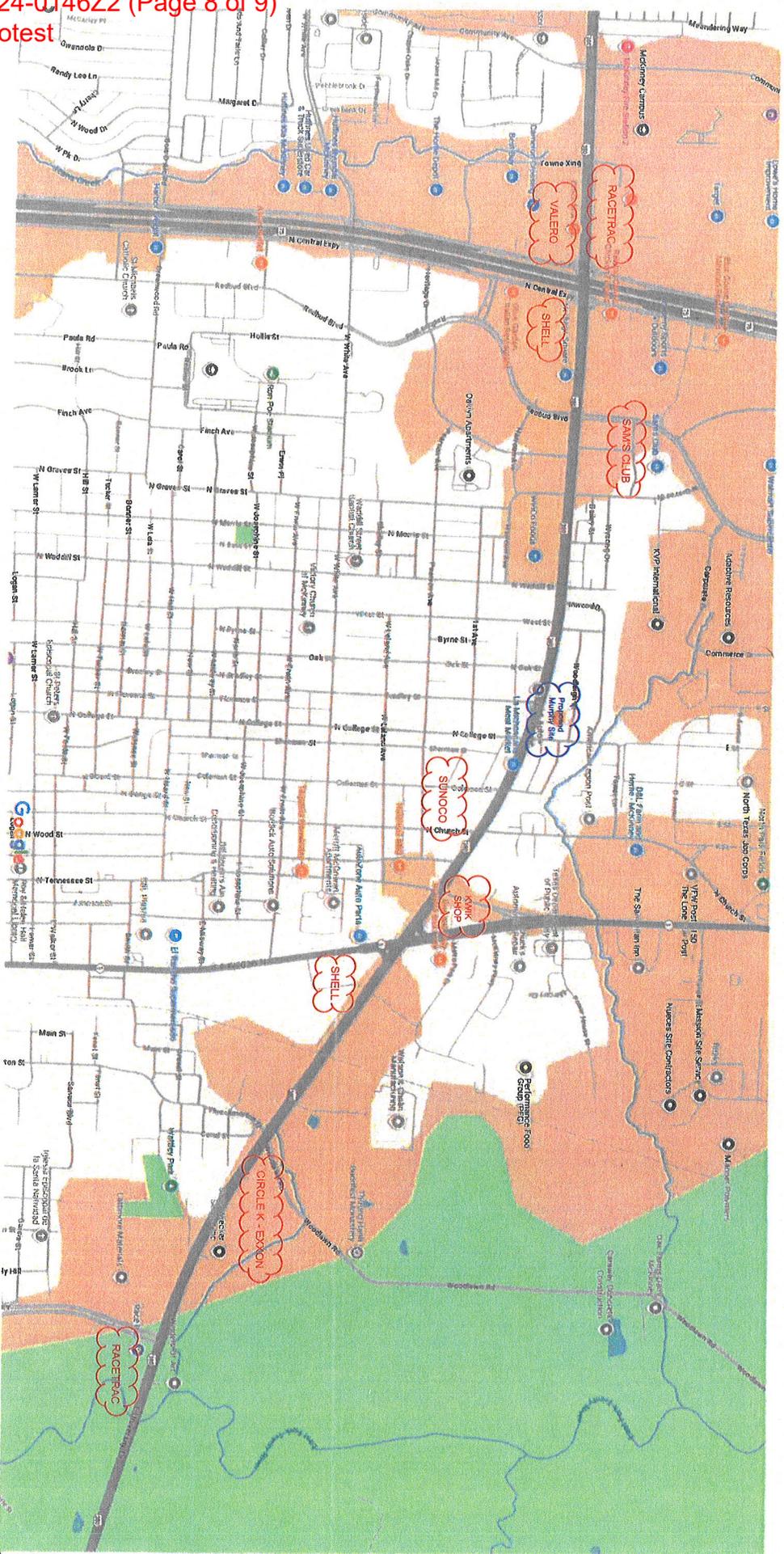
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| Printed Name           | Address                          | Signature  | Date      |
|------------------------|----------------------------------|--|-----------|
| Gina Yodice            | 1909 West Wray McKinney          |    | 3/23/2025 |
| Kim Rhodes             | 826 Inwood Dr.<br>McKinney 75069 |    | 3/23/2025 |
| Glenn + Karen Burnside | 817 Inwood Dr<br>McKinney 75069  |    | 3/23/25   |
| Curtis Skotko          | 834 Inwood Dr.<br>75069          |    | 3/23/2025 |
| Angie Davis            | 832 Inwood Dr.<br>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                   |  | 3/24/2025 |
| 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   |



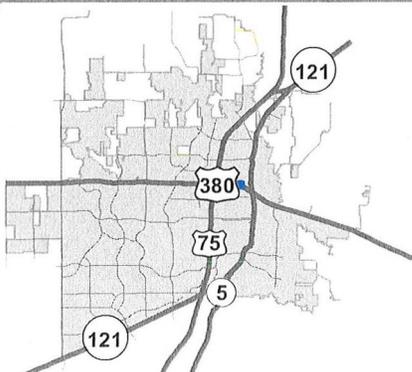
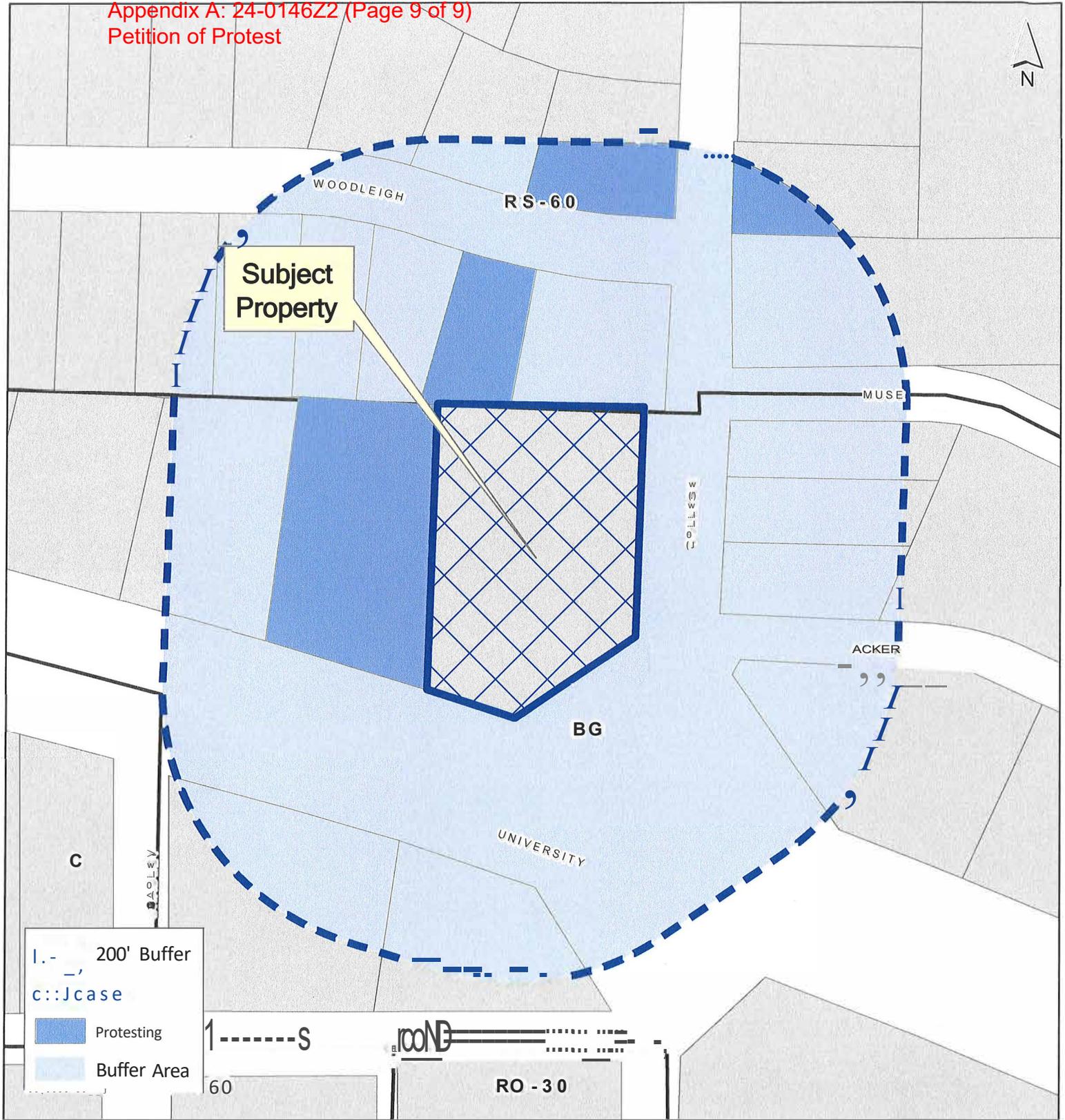




Map data ©2025 Google 500 ft

# Appendix A: 24-0146Z2 (Page 8 of 9) Petition of Protest

https://www.google.com/maps/@33.2111055,-96.6186339,16z?map=mt&g\_ep=59jMD11MDkOS4jKXMDScASAFQAW%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 | [sstarry@mckinneytexas.org](mailto:sstarry@mckinneytexas.org)

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

From: Bob Roeder <[rroeder@ABERNATHY-LAW.com](mailto:rroeder@ABERNATHY-LAW.com)>  
Sent: Saturday, March 29, 2025 9:47 AM  
To: Contact-Planning <[Contact-Planning@mckinneytexas.org](mailto: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](mailto: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.