

PLANNING AND ZONING COMMISSION

FEBRUARY 11, 2025

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, February 11, 2025 at 6:00 p.m.

City Council Present: Patrick Cloutier, and Rick Franklin

Commission Members Present: Chairman Steve Lebo, Vice-Chairmen Deidre Woodard, Russell Buettner, James Craig III, Jesse Conrad, Charles Wattley, Tim McWilliams - Alternate

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

Commission Members Absent: Gina Hammack

Staff Present: Director of Planning Jennifer Arnold; Chief Planner Kaitlin Sheffield; Planner IIs Jake Bennett, Roderick Palmer, and Araceli Botello; Planner I Stewart Starry; Planning Technician Natasha Lorenzo; and Audio/Video Technician Joshua Arias

There were 30 guests present.

Chairman Lebo called the meeting to order at 6:00 p.m. after determining a quorum was present.

Chairman Lebo called for public comments on non-public hearing agenda items. There were none.

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

25-2436 Minutes of the Planning and Zoning Commission Regular Meeting of January 28, 2025

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

24-0088SP Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions to a Site Plan (Mobile Mounting Solutions), Located at 406 Interchange Street

Stewart Starry, Planner I for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Sam Ellis, applicant, 1411 Rancho Viste, McKinney TX, explained the request and answered questions. Chairman Lebo opened the public hearing and called for comments. There were none. On a motion by Commission Member Buettner, seconded by Vice-Chairman Woodard, the Commission unanimously voted to close the public hearing and approve the request per Staff recommendation, with a vote of 7-0-0.

24-0005SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow a Stealth Telecommunication Structure, Located on the South Side of the Intersection of Stars Avenue and Wellness Way

Jake Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Ray Roman, applicant, 5151 Headquarters Drive, Suite 170, Plano TX, explained the request and answered questions. Chairman Lebo opened the public hearing and called for comments. There were none. On a motion by Vice-Chairman Woodard, seconded by Commission Member Craig, the Commission unanimously voted to close the public hearing and approve the request per Staff recommendation, with a vote of 7-0-0. Chairman Lebo stated that the recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the March 4, 2025 meeting.

24-0075Z2 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 for Multi-Family Residential, Single-Family Residential, and Commercial Uses, and to Modify the Development Standards, Located on the Southeast and Southwest corner of Custer Road and FM 1461

Roderick Palmer, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. David Palmer, applicant, 3102 Maple Avenue, Dallas TX, explained the request and answered questions.

Chairman Lebo opened the public hearing and called for comments. Gretchen Darby, 1820 Cornet Court, Prosper TX, spoke in opposition. Kari Willis, 4201 Tranquility Lane, Prosper TX, spoke in opposition. Kate Casper, 210 Collin Court, Prosper TX, spoke in opposition. Michelle Cagle, 1740 Cornet Court, Prosper TX, did not wish to speak but is in opposition of this item. Tilda Beasley, 4221 Tranquility Lane, Prosper TX, did not wish to speak but is in opposition of this item. John Turpen, 1720 Aspen Street, Prosper TX, did not wish to speak but is in opposition of this item. On a motion by Commission Member Buettner, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing with a vote of 7-0-0. On a motion by Commission Member Craig, seconded by Commission Member Wattley, the Commission unanimously voted to approve the request per Staff's recommendation, with a vote of 7-0-0. Chairman Lebo stated that the recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the March 4, 2025 meeting.

24-0103Z 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 Detached Accessory Structures and to Modify the Development Standards, Located at 2041 Redbud Boulevard

Jake Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Stephanie Cook, applicant, 333 Corey Way, South San Francisco CA, explained the request and answered questions.

Chairman Lebo opened the public hearing and called for comments. There were none. On a motion by Vice-Chairman Woodard, seconded by Commission Member Buettner, the Commission unanimously voted to close the public hearing and approve the request per Staff recommendation, with a vote of 7-0-0. Chairman Lebo stated that the

recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the March 4, 2025 meeting.

24-0125Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agriculture District to "R12" - Residential District, "C2" - Local Commercial District, and "I1" - Light Industrial District, Located Approximately 900 Feet Northwest of the Intersection of County Road 317 and County Road 325 and on the North Side of County Road 317

Jake Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Ryan Joyce, applicant, 767 Justin Road, Rockwall TX, explained the request and answered questions.

Chairman Lebo opened the public hearing and called for comments. There were none. On a motion by Commission Member Wattley, seconded by Commission Member Conrad, the Commission unanimously voted to close the public hearing and approve the request per Staff recommendation, with a vote of 7-0-0. Chairman Lebo stated that the recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the March 4, 2025 meeting.

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

Chairman Lebo called for Commission and Staff Comments.

On a motion by Vice-Chairman Woodard, seconded by Commission Member Buettner, the Commission unanimously voted to adjourn the meeting, with a vote of 7-0-0. There being no further business, Chairman Lebo declared the meeting adjourned at 7:22 p.m.

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

SIGNED:

STEVE LEBO, Commission Chair
DEIDRE WOODARD, Vice Chair

ATTEST:

NATASHA LORENZO, Meeting
Clerk

City of McKinney, Texas