

PLANNING AND ZONING COMMISSION

APRIL 8, 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, April 08, 2025 at 6:00 p.m.

City Council Present: Patrick Cloutier, and Rick Franklin

Commission Members Present: Chairman Steve Lebo, Vice-Chairman Deidre Woodard, Russell Buettner, James Craig III, Jesse Conrad, Gina Hammack, and Tim McWilliams - Alternate

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

Commission Members Absent: Charles Wattley

Staff Present: Planning Manager Caitlyn Strickland; Chief Planner Kaitlin Sheffield; Planner II Araceli Botello; Planning Technician Brenda Cates; and Audio/Video Technician Joshua Arias

There were 5 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 Vice-Chairman Woodard, seconded by Commissioner Member Hammack, to approve the following Consent item as recommended by Staff, with a vote of 7-0-0.

25-2626 Minutes of the Planning and Zoning Commission Regular Meeting of
March 25, 2025

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

23-0093Z 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, Single Family Residential, and Commercial Uses and Modify the Development Standards, Located on the South Side of Bloomdale Road and Approximately 2,050 Feet West of County Road 161

Kaitlin Sheffield, Chief Planner for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Jerry Sylo, applicant, 2121 Midway, Suite 300, Carrollton TX, explained the request and answered questions. Lucy Billingsley, applicant, 1722 Routh Street Suite 770, Dallas TX, explained the request and answered questions. Chairman Lebo opened the public hearing and called for comments. Gail Parks, resident, 2600 Addison Street, McKinney TX spoke in opposition. On a motion by Vice-Chairman Deidre 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 April 15, 2025 meeting.

24-0110Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS-60" - Single Family Residence to "PD" - Planned Development District, Generally to Allow for Trade School Uses and to Modify the Development Standards, Located on the Northeast Corner of Andrews Street and Green Street

Araceli Botello, 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 Street, 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 Craig, 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 April 15, 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 Hammack, 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 6:55 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:

BRENDA CATES, Meeting Clerk

City of McKinney, Texas