

## PLANNING AND ZONING COMMISSION

SEPTEMBER 9, 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, September 9, 2025 at 6:00 p.m.

City Council Present: Patrick Cloutier and Rick Franklin

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

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

Commission Members Absent: Russell Buettner

Staff Present: Director of Planning Lucas Raley; Planning Manager Caitlyn Strickland and Hayley Angel; Chief Planner Kaitlin Sheffield; Planner I Stewart Starry, Planning Technician LaShawna Rich; and Audio/Video Technician Justin Han

There were 4 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 Alternate Commission Member Tim McWilliams, seconded by Commission Member Hammack, to approve the following Consent item as recommended by Staff, with a vote of 7-0-0:

**25-3131** Minutes of the Joint City Council and Planning and Zoning Commission  
Regular Meeting of August 19, 2025

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

**25-0046Z** – 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 Single Family Attached Residential uses and to Modify the Development Standards, Located Approximately 440 feet South of Standifer Street and on the East Side of Bumpas Street (REQUEST TO BE TABLED)

Stewart Starry, Planner I for the City of McKinney, stated that Staff recommends the public hearing be continued and the item tabled to the September 23, 2025 Planning and Zoning Commission meeting due to notification signs not be posted by the required deadline. Chairman Lebo 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 September 23, 2025, Planning and Zoning Commission meeting per Staff recommendation, with a vote of 7-0-0.

**25-0033SP2** – Conduct a Public Hearing to consider/Discuss/Act on Design Exception to a Site Plan (Custer Frontier Marketplace), Located on the Southeast Corner of Custer Road and Laud Howell Parkway (FM1461)

Stewart Starry, Planner I for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. David Palmer, Applicant, 3102 Maple Ave, Dallas, 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 III, seconded by Vice-Chairman Woodard, the Commission unanimously voted to close the public hearing and approve the item, with a vote of 7-0-0.

**25-0004M** – Conduct a Public Hearing to Consider/Discuss/Act on an Amendment to Chapter 150, entitled “Unified Development Code,” of the Code of Ordinances, City of McKinney, Texas, to: (a) Article 2 (Zoning Regulations) and particularly to Sections 203 (Procedures), 204 (Zoning Districts), 205 (Use Regulations), 206 (Development Standards), Appendix 2B (McKinney Town Center MTC), Appendix 2C (Regional Employment Center (REC)); and (b) Article 9 (Terms and Definitions) particularly to Section 902 (Definitions) to Chapter 150 (Unified Development Code)

Hayley Angel, Planning Manager for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Chairman Lebo opened the public hearing and called for comments. There were none. On a motion by

Vice-Chairman Woodard, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing and approve the item with modifications presented, with a vote of 7-0-0. Chairman Lebo stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the September 16, 2025, meeting.

Chairman Lebo called for consideration of the following Consent Item. The Commission unanimously approved the motion by Commission Member Criag III, seconded by Alternate Commission Member Tim McWilliams, to approve the following Consent item as corrected, with a vote of 7-0-0:

**25-3132** Minutes of the Planning and Zoning Commission Regular Meeting of  
August 26, 2025

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 Wattley, 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 6:40 p.m.

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

SIGNED:

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STEVE LEBO, Commission Chair  
DEIDRE WOODARD, Vice Chair

ATTEST:

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LASHAWNA RICH, Meeting  
Clerk

City of McKinney, Texas