

PLANNING AND ZONING COMMISSION

JULY 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, July 8, 2025 at 6:00 p.m.

City Council Present: Patrick Cloutier and Rick Franklin

Commission Members Present: Chairman Steve Lebo, Vice-Chairman Woodard, Russell Buettner, James Craig III, and Gina Hammack

Alternate Commission Members Present; and participate in the meeting: Tim McWilliams and Mohamed Kacem

Commission Members Absent: Jesse Conrad and Charles Wattley

Staff Present: Planning Manager Caitlyn Strickland; Chief Planner Kaitlin Sheffield; Planner II Jake Bennett and Araceli Botello; Planner I Stewart Starry; Planning Technicians Brenda Cates and LaShawna Rich; Audio/Video Technician Joshua Arias

There were 6 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 Hammack, seconded by Commission Member Buettner, to approve the following Consent item as recommended by Staff, with a vote of 6-0-0:

25-2946 Minutes of the Planning and Zoning Commission Regular Meeting of
June 24, 2025

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

24-0026Z 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 Self

Storage and Commercial Uses and Modify the Development Standards,
Located at 2250 South Central Expressway (REQUEST TO BE
TABLED)

Jacob Bennett, Planner II for the City of McKinney, stated that Staff recommends the public hearing be continued and the item tabled to the July 22, 2025, Planning and Zoning Commission meeting due to notification signs not being posted by the required deadline. On a motion by Commission Member Buettner, seconded by Commission Member Kacem, the Commission unanimously voted to continue the public hearing and table the item to the July 22, 2025 Planning and Zoning Commission meeting per Staff's recommendation, with a vote of 6-0-0.

Vice Chairman Woodard joined the meeting.

25-0001Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" – Planned Development District to "C2" – Local Commercial District, Located on the East of North Custer Road and Approximately 690 Feet North of Easy Lane (REQUEST TO BE TABLED)

Araceli Botello, Planner II for the City of McKinney, stated that Staff recommends the public hearing be continued and the item tabled to the July 22, 2025, Planning and Zoning Commission meeting due to notification signs not being posted by the required deadline. On a motion by Commission Member Craig III, seconded by Commission Member Hammack, the Commission unanimously voted to continue the public hearing and table the item to the July 22, 2025 Planning and Zoning Commission meeting per Staff's recommendation, with a vote of 7-0-0.

25-0082Z Conduct a Public Hearing to Consider/Discuss/Act on a Request from the McKinney Housing Finance Corporation on Behalf of the City of McKinney to Rezone the Subject Property from "O1" – Office District to "PD" – Planned Development District, located on the West Side of North Lake Forest Drive and Approximately 135 Feet North of Bridgeport Road (REQUEST TO BE TABLED)

Jacob Bennett, Planner II for the City of McKinney, stated that Staff recommends the public hearing be continued and the item tabled to the July 22, 2025, Planning and Zoning Commission meeting per the applicant's request. On a motion by Commission Member Craig III, seconded by Vice-Chairman Woodard, the Commission unanimously voted to continue the public hearing and table the item to the July 22, 2025 Planning and Zoning Commission meeting per Staff's recommendation, with a vote of 7-0-0.

25-0025SP Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan (The Learning Experience), Located at 1900 Aviation Way

Stewart Starry, Planner I for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Drew Donesky, Applicant, 3231 Harwood, Bedford 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 III, the Commission unanimously voted to close the public hearing and approve the request per Staff recommendation, with a vote of 7-0-0.

25-0017Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C2" – Local Commercial District to "PD" – Planned Development District, Located on the West Side of Trinity Falls Parkway and Approximately 3,400 feet North of the Intersection of the Trinity Falls Parkway and Laud Howell Parkway

Stewart Starry, Planner I for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Ralph Wyngarder, Applicant, 1428 Trailside Court NW, Grand Rapids, MI, 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 Commission Member Kacem, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. On a motion by Commission Member Buettner and seconded by Vice-Chairman Woodard, the Commission voted to approve the item per the Applicant's request, with a vote of 6-1-0. Chairman Lebo stated that the recommendation

of the Planning and Zoning Commission will be forwarded to the City Council for final action at the August 5, 2025 meeting.

25-0078Z 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 Uses and Modify the Development Standards, Located at 2901 McKinney Ranch Parkway

Araceli Botello, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Mitchell Hanzik, Applicant, 1523 Oakdale St., Houston, 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 and seconded by Commission Member Hammack, 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 the City Council for final action at the August 5, 2025 meeting.

Chairman Lebo called for Public Comments regarding matters not on the agenda. Pavan Vedere, Resident, 4220 Ridge Road, McKinney, TX informed the Commission of a new sports facility opening in the City of McKinney.

Chairman Lebo called for Commission and Staff Comments.

On a motion by Commission Member Hammack, 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 6:56 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:

Kaitlin Sheffield, Meeting Clerk

City of McKinney, Texas