

## PLANNING AND ZONING COMMISSION

**MAY 27, 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, May 27, 2024 at 6:00 p.m.

City Council Present: None

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

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

Staff Present: Interim Planning Director Hayley Angel; Planning Manager Cassie Bumgarner; Chief Planner Kaitlin Sheffield; Planner II Jake Bennett; Planning Technician LaShawna Rich; and Audio/Video Technician Joshua Arias

There were 12 guests present.

Chairman Lebo called the meeting to order at 6:03 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 Commission Member Wattley, to approve the following Consent item as recommended by Staff, with a vote of 7-0-0:

**25-2834** Minutes of the Planning and Zoning Commission Regular Meeting of May 13, 2025

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

**25-0039SP** Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions to a Site Plan for a Government Facility (Roy & Helen Hall Memorial

Library), Located on the Northwest Corner of Hunt Street and Tennessee Street

Kaitlin Sheffield, Chief Planner 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 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.

**25-0036Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "R5" - Residential, Located North of County Road 124 and Approximately 2,850 feet West of County Road 161

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Sam Franklin, Applicant, 1650 West Virginia Steet, Suite 110, 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 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 June 03, 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 6:16 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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Kaitlin Sheffield, Chief Planner  
  
City of McKinney, Texas