

PLANNING AND ZONING COMMISSION

MARCH 25, 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, March 25, 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 Charles Wattley.

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

Alternate Commission Members Absent: Mohammed Kacem

Staff Present: Planning Manager Caitlyn Strickland; Chief Planner Kaitlin Sheffield, Planner IIs Jake Bennett and Araceli Botello; Planner I Stewart Starry; Planning Technician Natasha Lorenzo; and Audio/Video Technician Joshua Arias

There were 19 guests present.

Chairman Lebo called the meeting to order at 6:08 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 Commission Member Hammack, to approve the following Consent item as recommended by Staff, with a vote of 7-0-0.

25-2596 Minutes of the Planning and Zoning Commission Regular Meeting of
March 11, 2025

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

24-0083Z 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 a High-Rise Telecommunication Structure and to Modify the Development Standards, Located at 4877 West University Drive

Jake Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. David Prejean, applicant, 5600 West Lovers Lane, Dallas TX, explained the request and answered questions. K.D. Burdette, applicant, 2301 Romelle Street, Aledo TX explained the request and answered questions. Chairman Lebo opened the public hearing and called for comments. The following citizens spoke in opposition:

Rick McDaniel, resident, 1841 Meadow Ranch Road, McKinney TX

Mark Rutledge, resident, 1830 Meadow Ranch Road, McKinney TX

Vincent Gun, resident, 1911 Meadow Ranch Road, McKinney TX

On a motion by Vice-Chairman Woodard, seconded by Commission Member Buettner, the Commission unanimously voted to close the public hearing with a vote of 6-1-0. Chairman Lebo called for Commission comments. On a motion by Commission Member Buettner, seconded by Commission Member Wattley, the Commission unanimously voted to approve the request per applicant's request, with a vote of 5-2-0. 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.

24-0131Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BN" - Neighborhood Business District to "R5" - Residential District, Located on the Northeast Corner of South Tennessee Street and Christian Street

Araceli Botello, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Casey Gregory, applicant, 210 Adriatica Parkway, Suite 200, McKinney TX explained the request and answered questions. Chairman Lebo opened the public hearing and called for comments. There were none. The Commission unanimously approved the motion by Commission Member

Wattley, seconded by Vice-Chairman Woodard, 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 April 15, 2025 meeting.

25-0006Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "C1" - Neighborhood Commercial District, Located on the East side of County Road 166 and Approximately 500 Feet South of County Road 168

Stewart Starry, Planner I for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Travis Mondok, applicant, 5163 Willow Bend Lane Sachse 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 Commission Member Craig, the Commission unanimously voted to close the public hearing with a vote of 7-0-0. Chairman Lebo called for Commission comments. On a motion by Commission Member Buettner, seconded by Commission Member Hammack, the Commission unanimously voted to approve the request per applicant's request, 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, 2025 meeting.

25-0030Z 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. Ryan Trimball, applicant, 8912 Lockhaven Drive Dallas TX, explained the request and answered questions. Steph Kirk, applicant, 333 South Courier Way San Francisco CA, explained the request and answered questions. Chairman Lebo opened the public hearing and called for comments. There were none. The Commission unanimously approved the motion by Vice-Chairman

Woodard, seconded by Commissioner Hammack, 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 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 Commission Member Wattley, 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 7:13 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, Chief Planner
City of McKinney, Texas