

## PLANNING AND ZONING COMMISSION

FEBRUARY 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, February 25, 2025 at 6:00 p.m.

City Council Present: Patrick Cloutier, and Rick Franklin

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

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

Staff Present: Director of Planning Jennifer Arnold; Planner IIs Jake Bennett and Araceli Botello; Planner I Stewart Starry; Planning Technician Brenda Cates; Deputy City Secretary Tenitrus Parchman; and Audio/Video Technician Joshua Arias

There were 26 guests present.

Chairman Lebo called the meeting to order at 6:01 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 6-0-0.

**25-2478** Minutes of the Planning and Zoning Commission Regular Meeting of February 11, 2025

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

Commission Member James Craig III arrived.

**23-0099Z3** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” – Planned Development District to “GC” – Government Complex District, Located at 1400 S. College Street

Araceli Botello, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Jenny Baker, Parks Planning and Development Manager for the City of McKinney explained the request and answered questions.

Chairman Lebo opened the public hearing and called for comments. Lars Ray, 208 Wilson Creek Parkway, McKinney TX, spoke in opposition. On a motion by Commission Member Wattley, seconded by Commission Member Buettner, 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 March 18, 2025 meeting.

**24-0095Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “RS 84” – Single Family Residence to “TR1.8” – Townhome Residential District, Located at 1405 N Graves Street

Stewart Starry, Planner I for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Ahmed Helaluzzaman, applicant, 545 Coventry Drive, Grapevine TX, explained the request and answered questions.

Chairman Lebo opened the public hearing and called for comments. Leonard Edgar, 1403 North Graves Street, McKinney TX, spoke in opposition. Aaron Manley, 1407 North Graves Street, McKinney TX, spoke in opposition. Juan Cortes, 103 Belden Circle, McKinney TX, spoke in opposition. Susan Peabody, 1402 North Graves Street, McKinney TX, spoke in opposition. On a motion by Commission Member Wattley, seconded by Vice-Chairman Woodard, 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 Craig, seconded by Vice-Chairman Woodard, the Commission unanimously voted to approve the request per Staff's recommendation, with a vote of 4-3-0. Chairman Lebo stated that the recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the March 18, 2025 meeting.

**25-0005Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" – Agriculture District and "RED-2" – Residential Estate District to "I1" – Light Industrial District, Located on the Northwest Corner of Airport Drive and Old Mill Road

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Mike Redeker, applicant, 119 West Virginia Street, McKinney TX, explained the request and answered questions.

Chairman Lebo opened the public hearing and called for comments. Erik Santana, 1231 Old Mill Road, McKinney TX, spoke in opposition. Bryan Morris, 1620 Kerr Research Drive, Ada OK, spoke in opposition. Andrea Pitman, 1230 Old Mill Road, McKinney TX, spoke in opposition. On a motion by Vice-Chairman Woodard, seconded by Commission Member Hammack, the Commission unanimously voted to close the public hearing with a vote of 7-0-0. On a motion by Commission Member Buettner, seconded by Commission Member Hammack, the Commission unanimously voted 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 March 18, 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 Vice-Chairman Woodard, 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 7:09 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