

PLANNING AND ZONING COMMISSION

SEPTEMBER 23, 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 23, 2025 at 6:00 p.m.

City Council Present: Rick Franklin

Commission Members Present: Chairman Steve Lebo, Vice-Chair Diedre Woodard, Russell Buettner, Jesserend Conrad, James Craig III, Charles Wattley and Mohamed Kacem - Alternate

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

Commission Members Absent: Gina Hammack

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

There were 13 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 Wattley, seconded by Vice-Chairman Woodard, to approve the following Consent item as recommended by Staff, with the corrections noted, with a vote of 7-0-0:

25-3198 Minutes of the Planning and Zoning Commission Regular Meeting of
September 9, 2025

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

25-0046Z2 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

Stewart Starry, Planner I for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Casey Gregory, Applicant, 200 N McDonald Street, 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 Vice-Chairman Woodard, seconded by Alternate Commission Member Kacem, the Commission unanimously voted to close the public hearing and approve the item 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 October 21, 2025 meeting.

25-0084Z 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 a New and Unlisted Use (Hangar Home) and to Modify the Development Standards, Located Approximately 1,120 Feet North of Virginia Parkway and Approximately 640 Feet West of Virginia Hills Drive

Araceli Botello, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Jeanie Cline, Applicant, 383 County Road 1691, Sunset, 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 Wattley, seconded by Commission Member Conrad, the Commission unanimously voted to close the public hearing and approve the item 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 October 21, 2025 meeting.

25-0093Z 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 to Modify the Development Standards, Located Approximately 690 Feet West of Collin McKinney Parkway and on the North Side of McKinney Ranch Parkway

Stewart Starry, Planner I for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Zachary Johnston, Applicant, 100 Crescent Court, Suite 1225, Dallas, TX, explained the request and answered questions. Chairman Lebo opened the public hearing and called for comments. The following citizens spoke in opposition:

Megan Law, 3421 Steamboat Drive, McKinney, TX

Angela Walston, 3425 Telluride Drive, McKinney, TX

The following citizens were in support of the item, but did not wish to speak:

Javier Jaramillo, 700 N. Pearl Street, Dallas, TX

On a motion by Commission Member Craig III, 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 III, seconded by Commission Member Wattley, the Commission unanimously voted to approve the item 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 October 21, 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 Craig III, 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 6:47 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:

LASHAWNA RICH, Meeting
Clerk

City of McKinney, Texas