

PLANNING AND ZONING COMMISSION

APRIL 22, 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, April 22, 2025 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: Planning Manager Caitlyn Strickland; Planning Manager Hayley Angel; Chief Planner Kaitlin Sheffield; Planner II Araceli Botello, Planner I Cameron Christie; Audio/Video Technician Joshua Arias

There were 2 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 the following Information Sharing Item. Caitlyn Stickland, Planning Manager with the City of McKinney, presented the item.

25-2677 Director's Report

Chairman Lebo called for consideration of the following Consent Item. The Commission unanimously approved the motion by Vice-Chairman Woodard, seconded by Commissioner Member Hammack, to approve the following Consent item as recommended by Staff, with a vote of 7-0-0:

25-2678 Minutes of the Planning and Zoning Commission Regular Meeting of April 8, 2025

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

25-0031Z 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 Industrial Uses and to Modify the Development Standards, Located on the Northeast Corner of Industrial Boulevard and Airport Drive (REQUEST TO BE TABLED)

Araceli Botello, Planner II for the City of McKinney, stated that Staff recommends the public hearing be closed and the item tabled indefinitely. Chairman Lebo opened the public hearing and called for comments. There were none. On a motion by Commission Member Hammack, seconded by Commission Member Craig, the Commission unanimously voted to close the public hearing and table the item indefinitely per Staff's recommendation, with a vote of 7-0-0.

25-0001M Conduct a Public Hearing to Consider/Discuss/Act on an Amendment to Chapter 150, entitled "Unified Development Code," of the Code of Ordinances, City of McKinney, Texas, to make Certain Substantive Changes to Article 2 (Zoning Regulations) and specifically to Section 205 (Use Regulations) and to Section 206 (Development Standards)

Cameron Christie, Planner I for the City of McKinney, presented the first part of the item. Kaitlin Sheffield, Chief Planner for the City of McKinney, presented the second part of the item. The Commission asked questions which were addressed by Staff. Chairman Lebo opened the public hearing and called for comments. Robert Hernandez, resident, 812 South McDonald Street, McKinney TX spoke in favor. On a motion by Commission Member Craig, 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 Vice-Chairman Woodard, seconded by Commission Member Buettner, 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 would be forwarded to the City Council for consideration at the May 6, 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 Hammack, seconded by Commission Member Conrad, 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 6:59 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