

PLANNING AND ZONING COMMISSION

JULY 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, July 22, 2025 at 6:00 p.m.

City Council Present: Patrick Cloutier, Ernest Lynch and Rick Franklin

Commission Members Present: Chairman Steve Lebo, Vice-Chairman Woodard, Charles Wattley, James Craig III, and Gina Hammack

Alternate Commission Members Present; and participated in the meeting: Tim McWilliams and Mohamed Kacem

Commission Members Absent: Jesse Conrad and Russell Buettner

Staff Present: Director of Housing and Community Development Margaret Li; Planning Manager Caitlyn Strickland; Development Engineering Manager Taylor Schauwecker; Affordable Housing Administrator Cristel Todd; Chief Planner Kaitlin Sheffield; Planner II Jake Bennett and Araceli Botello; Planning Technician LaShawna Rich; and Audio/Video Technician Joshua Arias;

There were 28 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. Commission Member Hammack stated that there was a typographical error and the Commission Members absent should be included. The Commission unanimously approved the motion by Alternate Commission Member Kacem, 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:

25-2999 Minutes of the Planning and Zoning Commission Regular Meeting of July 8, 2025

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

24-0026Z2 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 Self-Storage and Commercial Uses and Modify the Development Standards, Located at 2250 South Central Expressway

Cait Strickland, Planning Manager for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Tyler Adams, Applicant, 100 N. Cottonwood Drive, Richardson, 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 III, seconded by Commission Member Wattley, 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 Alternate Commission Member McWilliams, seconded by Commission Member Hammack, the Commission unanimously voted to deny the request per Staff’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 August 5, 2025 meeting

24-0145Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “ML” – Light Manufacturing District to “PD” – Planned Development District, Generally to Allow for Multi-Family and Non-Residential uses and Modify the Development Standards, Located on the Northwest Corner of North Tennessee Street and East Heard Street

Araceli Botello, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Jason Rose, Applicant, 2120 Cosmos Way, Argyle, TX, explained the request and answered questions. Chairman Lebo opened the public hearing and called for comments. The following citizens spoke in opposition:

Adam Stewart, 720 N. Kentucky, McKinney, TX

William Kent, 802 N. Church, McKinney, TX

Paul Britt, 715 N. Kentucky, McKinney, TX

Jessie Gilchrist, 716 N. Kentucky, McKinney, TX

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

Matt Hostial, 803 West, McKinney, TX

Ronald Lustig, 208 S. Benge, McKinney, TX

On a motion by Commission Member Wattley, seconded by Alternate Commission Member Kacem, 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 Hammack, seconded by Commission Member Craig III, the Commission unanimously voted to reopen the public hearing and table the item to August 12, 2025, Planning and Zoning Commission meeting, with a vote of 7-0-0

25-0001Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” – Planned Development District to “C2” – Local Commercial District, Located on the East of North Custer Road and Approximately 690 Feet North of Easy Lane

Araceli Botello, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Stephen Smith, Applicant, 3505 Woodhaven, Farmers Branch, 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 III and seconded by Vice-Chairman Woodard, 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 August 5, 2025, meeting

25-0010Z 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 New and Unlisted Use (Multi-Family, Senior Living) and Modify the Development

Standards, Located on the South Side of McKinney Ranch Parkway and
Approximately 950 Feet West of South Lake Forest

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Bob Roeder, Applicant, 1700 Redbud, Suite 300, McKinney, TX, explained the request and answered questions. Chairman Lebo opened the public hearing and called for comments. Tom Huth, 13455 Noel, Dallas, TX, spoke in support. David Craig II, 6850 TPC Drive, Suite 104, McKinney, TX spoke in support. On a motion by Vice-Chairman Woodard, seconded by Alternate Commissioner Kacem, the Commission voted to close the public hearing and approve the request per the applicant's request, with a vote of 6-1-0. Commission Member Wattley voted to deny the proposed rezoning request. Chairman Lebo stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the August 19, 2025, meeting

25-0082Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request from the McKinney Housing Finance Corporation on Behalf of the City of McKinney to Rezone the Subject Property from "O1" – Office District to "PD" – Planned Development District, located on the West Side of North Lake Forest Drive and Approximately 135 Feet North of Bridgeport Road

Jacob Bennett, Planner II 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. Paul Lyman, 5332 Beard Valley, McKinney, TX, spoke in support. Cristel Todd, Affordable Housing Administrator for the City of McKinney explained the request and answered questions. On a motion by Commission Member Craig III and seconded by Commission Member Wattley, 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 August 19, 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 8:02 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, Meeting
Clerk

City of McKinney, Texas