

PLANNING AND ZONING COMMISSION

JUNE 24, 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, June 24, 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, Charles Wattley, and Gina Hammack

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

Alternate Commission Members Absent: Mohamed Kacem

Staff Present: Planning Manager Caitlyn Strickland; Chief Planner Kaitlin Sheffield; Planner II Jake Bennett Planning Technicians Brenda Cates and LaShawna Rich; Audio/Video Technician Justin Han

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

25-2906 Minutes of the Planning and Zoning Commission Regular Meeting of June 10, 2025

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

25-0060Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "AG" - Agriculture District, Located on the West

Side of Trinity Falls Parkway and Approximately 1,650 Feet North of
Laud Howell Parkway

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. There were none. On a motion by Commission Vice-Chairman Woodard, seconded by Commission Member Craig III, 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 July 15, 2025 meeting.

25-0063Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone
the Subject Property to “AG” - Agriculture District, Located Approximately
90 Feet East of Spur 195 and Approximately 2,200 Feet South of North
Central Expressway

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. There were none. On a motion by Commission Member Craig III, 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 July 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 Vice-Chairman Woodard, seconded by Commission Member Wattley 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 6:09 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