

PLANNING AND ZONING COMMISSION

MARCH 11, 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, March 11, 2025 at 6:00 p.m.

City Council Present: Patrick Cloutier and Rick Franklin

Commission Members Present: Chairperson Steve Lebo, Vice-Chairperson 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 Mohammed Kacem.

Commission Members Absent:

Staff Present: Director of Planning Jennifer Arnold; Planning Managers Caitlyn Strickland and Hayley Angel; Chief Planner Kaitlin Sheffield; Planner II Jake Bennett; Planner Is Stewart Starry and Cameron Christie; and Planning Technician Natasha Lorenzo

There were 20 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 Woodard, seconded by Commission Member Hammack, to approve the following Consent item as recommended by Staff, with a vote of 6-0-0.

25-2542 Minutes of the Planning and Zoning Commission Regular Meeting of February 25, 2025

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

24-0018Z 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 Multi-Family Residential Uses and Modify the Development Standards, Located on the South Side of Laud Howell Parkway and Located on the Northeast and Northwest Intersections of Laud Howell Parkway and Trinity Falls Parkway

Jake Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Tommy Mann, applicant, 2728 North Harwood Street, Dallas TX, explained the request and answered questions. Alex Bez, applicant, 1280 East Levee Street, Dallas TX, explained the request and answered questions.

Commission unanimously approved the motion by Commissioner Hammack, seconded by Commissioner Woodard, 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 31, 2025 meeting.

24-0146Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BG" - General Business District to "PD" - Planned Development District, Located at 500 W University Drive

Stewart Starry, Planner I, for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Chris Strickland, applicant, 1101 South Central Expressway, McKinney TX, explained the request and answered questions.

Chairman Lebo opened the public hearing and called for comments. Paul Griffin, resident, P.O. Box 65, Melissa, 45454, spoke in opposition. On a motion by Commission Member Hammack, 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 Wattley, the Commission unanimously voted to approve the request against 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 31, 2025 meeting.

- 24-0008M3** Conduct a Public Hearing to Consider/Discuss/Act on Certain Amendments to Chapter 150, entitled "Unified Development Code," of the Code of Ordinances, City of McKinney, Texas, to: (1) correct typographical errors and make nonsubstantive editorial changes to Article 2 (Zoning Regulations), including Appendix 2B (McKinney Town Center MTC); and (2) Make Certain Substantive Changes to Article 2 (Zoning Regulations), Specifically to Section 205 (Use Regulations) and Appendix 2B (McKinney Town Center MTC)

Cameron Christie, Planner I 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 Hammack, seconded by Vice-Chairman Woodard, 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 31, 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 Hammack, the Commission unanimously voted to adjourn the meeting, with a vote of 7-0-0. There being no further business, Chairman Cox declared the meeting adjourned at 7:42 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:

Natasha Lorenzo, Meeting Clerk

City of McKinney, Texas