

HISTORIC PRESERVATION ADVISORY BOARD

AUGUST 7, 2025

The Historic Preservation Advisory Board of the City of McKinney, Texas met in regular session in the Council Chambers at 401 E. Virginia Street on Thursday, August 7, 2025 at 5:30 p.m.

The meeting was broadcast live on television Spectrum Channel 16 and AT&T U-Verse Channel 99; and online at <https://mckinneytx.new.swagit.com/views/130>. A video recording of the meeting is available to the public through the City of McKinney meeting archive.

Board Members Present: Vice-Chairperson Meagan Escamilla, Betty Petkovsek, Kari Kennedy, James West, Kimberly Wolfe – Alternate and Marsha Prior-Robertson – Alternate

Board Member Absent: Chairperson Tom Pence, Johanna Friedel, Jimmy Don Burris

Staff Present: Executive Director of Development Services Michael Quint, Planning Manager Cassie Bumgarner, Chief Planner Kaitlin Sheffield, Historic Preservation Planner Rayna Alam, Planning Technician LaShawna Rich, and Audio/Video Technician Joshua Arias

There were 5 guests present.

Vice-Chairperson Escamilla called the meeting to order at 5:37 p.m. upon determining a quorum was present.

Vice-Chairperson Escamilla called for Public Comments for non-public hearing agenda items. There were none.

Vice-Chairperson Escamilla called for consideration of the information sharing items.

25-3003 Consider and discuss an update regarding the redevelopment of city-owned properties in Historic Downtown

Michael Quint, Executive Director of Development Services for the City of McKinney, presented the application. The Board asked questions which were addressed by Staff.

Vice-Chairperson Escamilla called for consideration of the Consent Agenda. The Board unanimously approved the motion by Board Member Petkovsek, seconded by Alternate Board Member Prior-Robertson, to approve the following consent item as recommended by Staff, with a vote of 6-0-0:

25-3002 Minutes of the Historic Preservation Advisory Board Regular Meeting of
July 3, 2025

Vice-Chairperson Escamilla called for consideration of the Regular Agenda Items.

HP2025-0057 Consider/Discuss/Act on a Request by Owner Robert and Kelly Sheriff
to demolish the carriage house located at 612 W Virginia Street

Rayna Alam, Historic Preservation Planner I for the City of McKinney, presented the application. The Board asked questions which were addressed by Staff. Robert Sheriff, Applicant, 612 W Virginia Street, McKinney, TX was in support but did not speak. The Board unanimously approved the motion by Alternate Board Member Prior-Robertson, seconded by Board Member Petkovsek, to approve the request, with a vote of 6-0-0.

HP2025-0028.3 Consider/Discuss/Act on a Request by Owner Brian Miller for a
Certificate of Appropriateness for rehabilitation of the residential
structure located at 401 N Bradley Street

Rayna Alam, Historic Preservation Planner I for the City of McKinney, presented the application. The Board asked questions which were addressed by Staff. Mark McReynolds, Applicant, 218 University Avenue, Waxahachie, TX, explained the request and answered questions. The Board approved the motion by Board Member Petkovsek, seconded by Board Member Kennedy, to approve the request, with a vote of 4-2-0. Vice-Chairperson Escamilla and Alternate Board Member Prior-Robertson voted to deny the request.

Board Member West left the meeting.

HP2025-0055 Consider/Discuss/Act on a Request by Owner Dawn and Dan Dillard for a Certificate of Appropriateness for the rehabilitation of the residence located at 609 N Benge Street

Rayna Alam, Historic Preservation Planner I for the City of McKinney, presented the application. The Board asked questions which were addressed by Staff. Mark McReynolds, Applicant, 218 University Avenue, Waxahachie, TX, explained the request and answered questions. The Board approved the motion by Board Member Kennedy, seconded by Board Member Petkovsek, to approve the request, with a vote of 4-1-1. Alternate Board Member Prior-Robertson voted to deny the request. Board Member West abstained.

Board Member West returned.

Vice-Chairperson Escamilla called for public comments regarding matters not on the agenda. There were none.

On a motion by Board Member Kennedy, seconded by Alternate Board Member Wolf, the Board unanimously voted to adjourn the meeting, with a vote of 6-0-0. There being no further business, Vice-Chairperson Escamilla declared the meeting adjourned at 6:44 p.m.

The video recording of the meeting is available online through the City of McKinney video archives.

SIGNED:

THOMAS PENCE
Board Chairperson
MAEGAN ESCAMILLA
Board Vice Chairperson

ATTEST:

KAITLIN SHEFFIELD
Meeting Clerk

City of McKinney, Texas