

PLANNING AND ZONING COMMISSION

MAY 13, 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, May 13, 2024 at 6:00 p.m.

City Council Present: Patrick Cloutier and Rick Franklin

Commission Members Present: Chairman Steve Lebo, Vice-Chairman Deidre Woodard, Gina Hammack, Charles Wattley, James Craig III, Tim McWilliams and Mohamed Kacem – Alternates

Commission Members Absent: Jesse Conrad and Russell Buettner

Staff Present: Planning Manager Caitlyn Strickland and Hayley Angel; Chief Planner Kaitlin Sheffield; Planner IIs Jake Bennett, Roderick Palmer, and Araceli Botello; Planner I Cameron Christie; Planning Technician Brenda Cates; City Secretary Empress Drane; Audio/Video Technician Joshua Arias; and Service Desk Technician II Justin Han

There were 16 guests present.

Chairman Lebo called the meeting to order at 6:01 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. Empress Drane, City Secretary with the City of McKinney, presented the item.

25-2771 Update on 2025 McKinney Board & Commission Member Appointments

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

25-2772 Minutes of the Planning and Zoning Commission Regular Meeting of April 22, 2025

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

24-0098SP Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions to a Site Plan for a Traditional Multi-Family Development, Located at 4401 West University Drive

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Matthew Crow, Applicant, 9001 Cypress Waters Boulevard, Suite 2A, Dallas TX, explained the request and answered questions. Chairman Lebo opened the public hearing and called for comments. Debbie Tesch, Resident, 4056 Angelina Drive, McKinney TX, spoke in opposition. Tiffany Tesch, Resident, 4056 Angelina Drive, McKinney TX, spoke in opposition. Chris Vock, Resident, 1613 Canadian Lane, McKinney TX, spoke in opposition. Matthew Vintey, Applicant, 5217 Alpha Road, Suite 140, Dallas TX, did not speak but is in favor of this item. On a motion made by Commission Member Wattley, seconded by Vice-Chairman Woodard, the Commission unanimously voted to close the public hearing with a vote of 6-1-0. On a motion by Vice-Chairman Woodard, seconded by Alternate Commission Member Mohamed Kacem, the Commission unanimously voted to deny the request per Staff's recommendation, with a vote of 7-0-0.

25-0031Z3 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "AG" Agricultural 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

Araceli Botello, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Greg Gerbk, Applicant, 7557 Rambler Road, Dallas 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 Wattley, seconded by Commission Member Hammack, 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 May 20, 2025 meeting.

25-0034Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agriculture District to "I1" - Light Industrial District, Located on the South Side of Old Mill Road and Approximately 1,500 Feet West of County Road 317

Roderick Palmer, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Clint Richardson, Applicant, 10950 Research Road, Frisco TX, explained the request and answered questions. Chairman Lebo opened the public hearing and called for comments. There were none. On a motion by Vice-Chairman Woodard, seconded by Alternate Commission Member Kacem, 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 June 03, 2025 meeting.

25-0002M 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: (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 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 Vice-Chairman Woodard, 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 consideration at the May 20, 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 Lebo declared the meeting adjourned at 6:55 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