

PLANNING AND ZONING COMMISSION

JANUARY 28, 2025

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, January 28, 2025 at 6:00 p.m.

City Council Present: Patrick Cloutier

Commission Members Present: Vice-Chairman Steve Lebo, Russell Buettner, Jesse Conrad, Ginna Hammack, Charles Wattley, Deidre Woodard and James Craig III

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

Staff Present: Director of Planning Jennifer Arnold; Chief Planner Kaitlin Sheffield; Planner IIs Roderick Palmer, Araceli Botello, and Jake Bennett; Planner I Stewart Starry, Audio/Video Technician Joshua Arias; and Planning Technician Brenda Cates.

There were 14 guests present.

Jennifer Arnold, Director of Planning with the City of McKinney, called the meeting to order at 6:03 p.m. after determining a quorum was present.

Jennifer Arnold called for public comments on non-public hearing agenda items. There were none.

Jennifer Arnold called for election of the Chair. The Commission unanimously approved the motion made by the Commission Member Wattley, seconded by Commission Member Woodard, to elect Steve Lebo as Chairman of the Planning and Zoning Commission, with a vote of 6-0-1. Vice-Chairman Lebo abstained.

Chairman Lebo called for election of the Vice-Chair. The Commission unanimously approved the motion made by the Commission Member Buettner, seconded by Commission Member Wattley, to elect Deidre Woodard as Vice-Chairman of the Planning and Zoning Commission, with a vote of 6-0-1. Commission Member Woodard abstained.

25-2405 Election of the Chair and Vice-Chair

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

25-2406 Minutes of the Planning and Zoning Commission Regular Meeting of January 14, 2025

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

24-0075Z 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 Multi-Family Residential, Single-Family Residential, and Commercial Uses, and to Modify the Development Standards, Located on the Southeast and Southwest corner of Custer Road and FM 1461 (REQUEST TO TABLE)

Roderick Palmer, Planner II for the City of McKinney, stated that Staff recommends the public hearing be continued and the item tabled to the February 11, 2025 Planning and Zoning Commission meeting due to notification signs not being posted by the required deadline. Chairman Lebo opened the public hearing and called for comments. There were none. On a motion by Commission Member Hammack, seconded by Commission Member Conrad, the Commission unanimously voted to continue the public hearing and table the item to the February 11, 2025 Planning and Zoning Commission meeting per Staff's recommendation, with a vote of 7-0-0.

24-0086SP Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Modera Multi-Family Development, Located on the East Side of Hardin Boulevard and Approximately 1,400 Feet North of Bloomdale Road

Araceli Botello, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Michael Blackwell, applicant, 8845

Fenchurch 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 Vice-Chairman Woodard, seconded by Commission Member Craig, the Commission unanimously voted to close the public hearing and 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 February 18, 2025 meeting.

24-0129Z 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, Located at 6633 Virginia Parkway

Jake 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 Buettner, seconded by Vice-Chairman Woodard, the Commission unanimously voted to close the public hearing and 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 February 4, 2025 meeting.

24-0142Z 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 Modify the Development Standards and Allow for Multi-family Residential Uses, Located on the Northeast Corner of Lake Forest Drive and Future Collin McKinney Parkway

Araceli Botello, Planner II with the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Sam Franklin, applicant, 11069 W Erwin, McKinney TX, explained the request and answered questions. Eric Little, applicant, 5618 Vanderbilt Ave, 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 Hammack, seconded by Commission Member Woodard, the Commission unanimously voted to close the public hearing and approve the request per Staff's recommendation, with a vote of 6-0-1. Commission Member Conrad abstained. Chairman Lebo stated that the recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the February 18, 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 6:36 p.m.

SIGNED:

STEVE LEBO, Commission Chair
DEIDRE WOODARD, Vice Chair

ATTEST:

BRENDA CATES, Meeting Clerk

City of McKinney, Texas