

PLANNING AND ZONING COMMISSION

JUNE 10, 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 10, 2025 at 6:00 p.m.

City Council Present: Patrick Cloutier, and Rick Franklin

Commission Members Present: Chairman Steve Lebo, Russell Buettner, James Craig III, Jesse Conrad, Gina Hammack, Charles Wattley, and Tim McWilliams - Alternate

Alternate Commission Members Present; however, did not participate in the meeting: Mohamed Kacem

Commission Members Absent: Vice-Chairman Deidre Woodard

Staff Present: Planning Manager Caitlyn Strickland; Planner II Jacob Bennet; Planner I Stewart Starry; Planning Technicians Brenda Cates and LaShawna Rich; Deputy City Secretary Tenitrus Parchman; and Service Desk Technician II Justin Han

There were 21 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 consideration of the following Consent Item. The Commission unanimously approved the motion by Commission Member Hammack, seconded by Commission Member Conrad, to approve the following Consent item as recommended by Staff, with a vote of 7-0-0:

25-2869 Minutes of the Planning and Zoning Commission Regular Meeting of May 27, 2025

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

25-0060Z 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 (REQUEST TO BE TABLED)

Jacob Bennett, Planner II for the City of McKinney, stated that Staff recommends the public hearing be continued and the item tabled to the June 24, 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 Craig, seconded by Commission Member Buettner, the Commission unanimously voted to continue the public hearing and table the item to the June 24, 2025 Planning and Zoning Commission meeting per Staff's recommendation, with a vote of 7-0-0.

25-0063Z 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 (REQUEST TO BE TABLED)

Jacob Bennett, Planner II for the City of McKinney, stated that Staff recommends the public hearing be continued and the item tabled to the June 24, 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 Craig, seconded by Commission Member Wattley, the Commission unanimously voted to continue the public hearing and table the item to the June 24, 2025 Planning and Zoning Commission meeting per Staff's recommendation, with a vote of 7-0-0.

24-0098SP2 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 Watters Boulevard, Suite 2A, 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 Craig, seconded by Commission

Member Conrad, the Commission unanimously voted to close the public hearing and approve the request per Staff recommendation, with a vote of 7-0-0.

25-0028Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "C1" - Neighborhood Commercial District, Located on the Northwest corner of Alma Road and Wessex Court

Stewart Starry, Planner I for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Steven Remy, Applicant, 1929 Pembroke Lane, McKinney 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 Buettner, seconded by Commission Member Craig, the Commission unanimously voted to close the public hearing and approve the request per Staff recommendation, with a vote of 7-0-0.

25-0048Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "R6" - Residential District, Located on the West Side of County Road 168 and Approximately 2,600 Feet North of Coughlin Parkway

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Sandra Lee, Applicant, 5601 Democracy Drive, Suite 300, Plano TX, explained the request and answered questions. Bryan Moody, Applicant, 13455 Noel Road, Suite 700, Dallas TX, did not wish to speak but is in support of this item. Chairman Lebo opened the public hearing and called for comments. There were none. On a motion by Commission Member Craig, 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 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 Buettner, seconded by Commission Member Conrad, 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 6:29 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