

PLANNING AND ZONING COMMISSION

NOVEMBER 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, November 11, 2025 at 6:00 p.m.

City Council Present: Patrick Cloutier and Rick Franklin

Commission Members Present: Chair Deidre Woodard, Vice-Chair Russell Buettner, Steve Lebo, Gina Hammack, Jesserend Conrad, James Craig III and Charles Wattley

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

Staff Present: Director of Planning Lucas Raley; Planning Manager Caitlyn Strickland; Chief Planner Kaitlin Sheffield; Planner II Jacob Bennett and Araceli Botello; Planner I Emily Bell, Destinee Reynolds and Kyara Robinson; Planning Technician LaShawna Rich; and Audio/Video Technician Joshua Arias

There were 22 guests present.

Chair Woodard called the meeting to order at 6:00 p.m. after determining a quorum was present.

Chair Woodard called for public comments on non-public hearing agenda items. There were none.

Chair Woodard called for consideration of the following Consent Item. The Commission unanimously approved the motion by Commission Member Lebo, seconded by Vice-Chair Buettner, to approve the following Consent item as amended by Staff with the corrections noted, with a vote of 6-0-0.

25-3361 Minutes of the Planning and Zoning Commission Regular Meeting of
October 28, 2025

Chair Woodard continued the meeting with the Regular Agenda Items and Public Hearings on the Agenda.

25-0014SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
Permit Request for a Major Vehicle Repair Facility (Classic Collision),

Located on the Northwest Corner of Redbud Boulevard and Wilmeth Road

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Owen Bartlett, Applicant, 18333 Preston Road, Suite 350, Dallas, TX, explained the request and answered questions. Chair Woodard opened the public hearing and called for comments. There were none. On a motion by Commission Member Lebo, seconded by Commission Member Craig III, the Commission unanimously voted to close the public hearing and approve the item with a vote of 7-0-0. Chair Woodard stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the December 2, 2025 meeting.

25-0083Z 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 Commercial Uses and a New and Unlisted Use (Non-Profit and Community Service Center) and to Modify the Development Standards, Located Approximately 300 Feet North of West White Street and on the East Side of Redbud Boulevard

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Martin Sanchez, Applicant, 210 Adriatic Parkway, Suite 200, McKinney, TX explained the request and answered questions. Chair Woodard opened the public hearing and called for comments. There were none. On a motion by Commission Member Wattley, seconded by Vice-Chair Buettner, the Commission unanimously voted to close the public hearing and approve the item with a vote of 7-0-0. Chair Woodard stated that the recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the December 2, 2025 meeting.

25-0103Z 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 Commercial Uses and to Modify the Development Standards,
Located on the Northwest Corner of North Central Expressway
(U.S. Highway 75) and Laud Howell Parkway

Kaitlin Sheffield, Chief Planner for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Bob Roeder, Applicant, 1700 Redbud, Suite 300, McKinney, TX explained the request and answered questions. Chair Woodard opened the public hearing and called for comments. There were none. On a motion by Commission Member Craig III, seconded by Commission Member Conrad, the Commission unanimously voted to close the public hearing and approve the item with a vote of 7-0-0. Chair Woodard stated that the recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the December 2, 2025 meeting.

25-0108Z 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 and Commercial Uses, and to Modify the Development Standards, Located Approximately 940 Feet North of Laud Howell Parkway and on the East Side of Trinity Falls Parkway

Kaitlin Sheffield, Chief Planner for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Bob Roeder, Applicant, 1700 Redbud, Suite 300, McKinney, TX explained the request and answered questions. Chair Woodard opened the public hearing and called for comments. There were none. On a motion by Commission Member Craig III, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing and approve the item with a vote of 7-0-0. Chair Woodard stated that the recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the December 2, 2025 meeting.

25-0132Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to PD" - Planned Development District, Generally to Allow for Multi-Family Residential and Industrial Uses, Located at the

Northeast Corner of North Central Expressway (U.S. Highway 75) and
Spur 195

Araceli Botello, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Heather Shankle, Applicant, 322 W. Walnut Street, Suite 210, Celina, TX explained the request and answered questions. Chair Woodard opened the public hearing and called for comments. There were none. On a motion by Commission Member Lebo, seconded by Vice-Chair Buettner, the Commission unanimously voted to close the public hearing and approve the item with a vote of 7-0-0. Chair Woodard stated that the recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the December 2, 2025 meeting.

25-0133Z 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 Commercial and Auto Garage Uses (Luxury Auto Garages), and to Modify the Development Standards, Located Approximately 290 Feet South of Virginia Parkway and Approximately 220 Feet West of South Hardin Boulevard

Araceli Botello, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Tonianne Strohkirch, Applicant, 1205 W. Park Avenue, Gilbert, AZ, TX explained the request and answered questions. Chair Woodard opened the public hearing and called for comments. There were none. On a motion by Commission Member Craig III, seconded by Commission Member Hammack, the Commission unanimously voted to close the public hearing and approve the item with a vote of 7-0-0. Chair Woodard stated that the recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the December 2, 2025 meeting.

Chair Woodard called for Public Comments regarding matters not on the agenda. There were none.

Chair Woodard called for Commission and Staff Comments.

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On a motion by Commission Member Craig III, seconded by Commission Member Wattley, the Commission unanimously voted to adjourn the meeting, with a vote of 7-0-0. There being no further business, Chair Woodard declared the meeting adjourned at 6:53 p.m.

SIGNED:

DEIDRE WOODARD,
Commission Chair
RUSSELL BUETTNER, Vice
Chair

ATTEST:

KAITLIN SHEFFIELD, Meeting
Clerk

City of McKinney, Texas