

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**September 25, 2025**

**CALL TO ORDER – Roll Call and Determination of a Quorum**

The Planning & Zoning Commission met on the above date. Chair Wright called the meeting to order at 4:00 PM.

Commissioners Present:				
X	Chair Russell Wright			Alternate Larkin Crutcher
	Vice Chair Joe Lozano			Alternate Jasmat Sutaria
X	Commissioner & Secretary Wei Wei Jeang		X	Alternate Rajiv Gaind
X	Commissioner Lucy Estabrook			
X	Commissioner Lynnette Ammar			
Staff/Others Present:				
X	Public Works Dir. Gary Machado		X	Liliana Jimenez, Public Works Admin.
	City Secretary Patti Scott Grey		X	Catherine Clifton, City Attorney

**APPOINTMENT OF ALTERNATE(S)**

Commissioner Gaind was appointed.

**PLEDGE OF ALLEGIANCE**

The pledges were recited.

**PUBLIC COMMENTS The Commission invites any person with business before the Commission to speak to the Commission. No formal action may be taken on these items at this meeting. Please keep comments to 3 minutes.**

No public comments were presented.

## INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR SEPTEMBER 4, 2025.

MOTION: Alternate Commissioner Gaind moved to approve the minutes. Commissioner Ammar seconded the motion. The motion carried 5-0.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MCCREARY ESTATES PRELIMINARY PLAT.

The Commissioners queried about certain items in the Engineering Plan. Directory Machado indicated that the majority of the issues indicated in the Engineering Plan Review have been addressed, and in any event these are not preliminary plat issues.

MOTION: Commissioner Jeang moved to recommend to the City Council to approve the Preliminary Plat for McCreary Estates. Alternate Commissioner Gaind seconded the motion. The motion carried 5-0.

3. DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL OF THE SPECIAL ACTIVITIES DISTRICT ORDINANCE TO THE PLANNING AND ZONING (P&Z) COMMISSION FOR REVIEW AND RECOMMENDATIONS FOR UPDATE/REVISION. [2025 0401 CC Review Referral, 2025 0724 P&Z 1st Review, 2025 0807 P&Z 2nd Review, and 2025 0904 P&Z 3rd Review]

City Attorney Clifton indicated that using the Special Use Permit (SUP) process to approve/disapprove exceptions to the Special Activities District (SAD) ordinance is not a good fit as none of the activities in the SAD ordinance is permitted. She recommended treating the remaining parcel as a Planned Development District (PDD). The Commissioners would like Director Machado to reach out to South Fork to understand which activities they intend to carry out on the reduced acreage, and to involve Attorney Clifton and the City Council in discussions.

4. DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL OF CHAPTER 153 REGARDING SIGNS TO THE PLANNING AND ZONING COMMISSION FOR REVIEW AND RECOMMENDATION. [2025 0401 CC Review Referral, 2025 0724 P&Z 1st Review, 2025 0807 P&Z 2nd Review, and 2025 0904 P&Z 3rd Review]

Regarding the proposal of putting a limit of three signs per candidate or ballot measure at city owned or controlled public property, Attorney Clifton indicated that the law concerning enforcement of limitations on political signage at the polling place is nuanced and not straight-forward. She indicated that she would need to do some legal research. Commissioner Ammar pointed out that there may easily be confusion among different laws on signage for different cities in Collin County. Commissioner Jeang re-stated her reluctance to limit or restrict political speech at the polling place. A first proposal discussed by the Commissioners is to provide the current amended language for §153.05(C)(5)(b)(1)(g) to the City Council and the City

Council can make a decision with Attorney's research and input. The Commissioners then discussed a second proposal of receiving the Attorney's researched input and then make a more educated and legally-sound recommendation to the City Council on the final amended language.

MOTION: Commissioner Estabrook moved to proceed according to the second proposal. Commissioner Gaird seconded the motion. The motion carried 5-0.

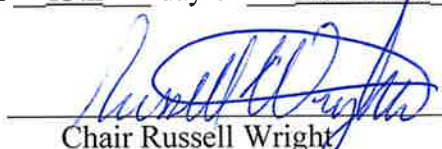
Chair Wright adjourned the meeting at 4:40 PM.



Attest and Prepared by:

  
Commissioner & Secretary Wei Wei Jeang

Minutes Approved on 13th day of November, 2025.

  
Chair Russell Wright