

PLANNING AND ZONING COMMISSION

FEBRUARY 24, 2026

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, February 24, 2026 at 6:00 p.m.

The meeting was streamed online at <https://mckinneytx.new.swagit.com/views/130>. A video recording of the meeting is available to the public through the City of McKinney meeting archive.

City Council Members Present: Justin Beller and Rick Franklin

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

Alternate Commission Member(s) Present and participated in the meeting: Tim McWilliams

Commission Member(s) Absent: Vice-Chair Russel Buettner

Alternate Commission Member(s) Absent: Mohamad Kacem

Staff Present: Director of Planning Lucas Raley; Planning Manager Caitlyn Strickland; Chief Planner Kaitlin Sheffield; Planner II Jacob Bennett and Araceli Botello; Urban Forester Ian Erickson and Hunter Worthy; Planning Technician Charlotte Nelson; and Audio/Video Technician Joshua Arias

There were 21 guests present.

Chair Woodard called the meeting to order at 6:00 p.m. upon 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 Commission Member Hammack, to approve the following consent item with corrections noted, with a vote of 7-0-0:

26-0136 Minutes of the Planning and Zoning Commission Regular Meeting of February 10, 2026

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

25-0084SP Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan for a Warehouse (McKinney Airport Crossroads), Located Approximately 285 Feet North of Country Road 317 and on the East and West Side of Future Spur 399

Araceli Botello, Planner II, presented the Item. The Commission asked questions that were addressed by Staff. Rocco Cuci, Applicant, 5717 Legacy Dr, Plano, TX, explained the request and answered questions. Jose Gonzalez, Applicant, 13455 Noel Rd, Dallas, TX, explained the request and answered questions. Ian Erickson, Urban Forester, answered questions asked by the Commission. Lucas Raley, Director of Planning, answered questions asked by the Commission. 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 with a vote of 7-0-0. Chair Woodard called for further discussion. On a motion by Chair Woodard, seconded by Commission Member Craig III, the Commission unanimously voted to reopen the public hearing with a vote of 7-0-0. On a motion by Commission Member Wattley, seconded by Commission Member Hammack, the commission unanimously voted to table the item to the March 10, 2026 Planning and Zoning Commission meeting, with a vote of 7-0-0.

24-0104Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "MF36" - Multi-Family Residential District, Located on the West Side of County Road 161 and Approximately 2,050 feet North of County Road 124

Kaitlin Sheffield, Chief Planner, presented the item. The Commission asked questions that were addressed by Staff. Bob Roeder, Applicant, 1700 Redbud Blvd, McKinney, TX, explained the request and answered questions. Eric Jeskie, Applicant, 260 Davis St, 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 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.

24-0148Z 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 at 2906 Woodlawn Road

Jacob Bennett, Planner II, presented the item. The Commission asked questions that were addressed by Staff. Steve Caraway, Applicant, 858 Belmont Ln, Van Alstyne, TX, explained the request and answered questions. Chair Woodward 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 called for Public Comments regarding matters not on the agenda. There were none.

Chair Woodard called for Commission and Staff Comments.

On a motion by Commission Member Hammack, 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, Chair Woodard declared the meeting adjourned at 7:11 p.m.

SIGNED:

DEIDRE WOODARD,
Commission Chair
RUSSELL BUETTNER, Vice
Chair

ATTEST:

KAITLIN SHEFFIELD, Meeting
Clerk

City of McKinney, Texas