

PLANNING AND ZONING COMMISSION

APRIL 14, 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, April 14, 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.

Council Members Present: Justin Beller and Rick Franklin

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

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

Alternate Commission Member(s) Absent: Tim McWilliams

Staff Present: MEDC President Michael Kowski; Director of Planning Lucas Raley; Planning Manager Caitlyn Strickland; Chief Planner Kaitlin Sheffield; Planner II Jacob Bennett; Planner I Destinee Reynolds; Planning Technician Charlotte Nelson; and Audio/Video Technician Joshua Arias

There were 13 guests present.

Chair Woodard called the meeting to order at 6:00 p.m. upon determining whether 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 recommended by Staff, with a vote of 6-0-0.

26-0301 Minutes of the Planning and Zoning Commission Regular Meeting of
March 24, 2026

Chair Woodard continued the meeting with the Regular Agenda Items and Public Hearings on the Agenda. Commission Member Craig arrived at the meeting.

25-0131Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C3" - Regional Commercial District and "PD" - Planned Development District to "PD" - Planned Development District, Located on the Northeast Corner of Stacy Road and State Highway 121 (Sam Rayburn Tollway)

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions that were addressed by Staff. Sam Lawrence, Applicant, 5709 Bedrock Dr, 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 Hammack, seconded by Commission Member Conrad, the Commission unanimously voted to close the public hearing and approve the item per Staff's recommendation, with a vote of 7-0-0.

25-0177Z 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 and "C2" - Local Commercial District, Located on Tracts 262 and 269 of the RH Locke Survey

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions that were addressed by Staff. Joel Field, Applicant, 551 San Gabriel Way, 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 Vice-Chair Buettner, seconded by Commission Member Lebo, the Commission unanimously voted to close the public hearing and approve the item per Staff's recommendation, with a vote of 7-0-0.

26-0026Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agriculture District to "R5" - Residential District, Located on the North Side of FM 543 and Approximately 150 Feet East of Lantana Drive

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions that were addressed by Staff. Jake Thomas, Applicant, 3017 W 7th St, Fort Worth, TX, explained the request and answered questions. Chair Woodward opened the public hearing and called for comments. Robert d'Angelo, 7040 Lantana Dr, McKinney, TX and Ethan McPeck, 7032 Lantana Dr, McKinney TX, spoke in opposition. On a motion by Commission Member Craig, seconded by Commission Member Lebo, 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 Commission Member Craig, seconded by Commission Member Wattley, the Commission voted to approve the item per Staff's recommendation, with a vote of 6-1-0. Chair Woodard opposed.

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 Lebo, 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, Chair Woodard declared the meeting adjourned at 6:26 p.m.

SIGNED:

DEIDRE WOODARD,
Commission Chair
RUSSELL BUETTNER, Vice
Chair

ATTEST:

Kaitlin Sheffield, Meeting Clerk
City of McKinney, Texas