

## PLANNING AND ZONING COMMISSION

FEBRUARY 10, 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 10, 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 Present: Justin Beller and Rick Franklin

Commission Members Present: Chair Diedre Woodard, Vice-Chair Russell Buettner, Jessrend Conrad, James Craig III, Gina Hammack, Steve Lebo, 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, and Destinee Reynolds; Planning Technician Charlotte Nelson; and Audio/Video Technician Joshua Arias

There were 15 guests present.

Chair Woodard called the meeting to order at 5:59 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 Hammack seconded by Commission Member Conrad, to approve the following Consent item with the corrections noted as recommended by Staff, with a vote of 7-0-0:

**26-0097** Minutes of the Planning and Zoning Commission Regular Meeting of January 27, 2026

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

**26-0001M** Conduct a Public Hearing to Consider/Discuss/Act on Certain Amendments to Chapter 150, entitled "Unified Development Code," of the Code of Ordinances, City of McKinney, Texas to: (a) Article 1 (General Provisions) and particularly to Sections 106 (Transition from Previous Ordinances), 108 (Maintenance, Enforcement, and Penalties), (b) Article 2 (Zoning Regulations) and particularly to Sections 201 (Administration), 203 (Procedures), 204 (Zoning Districts), 205 (Use Regulations), 206 (Development Standards), (c) Appendix 2A (Approved Plant List), (d) Article 4 (Tree Preservation) and particularly to Sections 402 (Tree Preservation Standards), 403 (Tree Protection Measures), 404 (Tree Removal Procedures), 405 (Tree Mitigation and Replacement), and (e) Article 9 (Terms and Definitions) particularly to Section 902 (Definitions)

Kaitlin Sheffield, Chief Planner for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Chair Woodard opened the public hearing and called for comments. There were none. On a motion by Commission Member Lebo, 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.

**25-0094SP** Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan for Restaurant Uses, Located at 8515 and 8525 West University Drive

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Seth Atkins, Applicant, 6750 Hillcrest Plaza Dr. 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 Vice-Chair Buettner, seconded by Commission Member Lebo, the Commission unanimously voted to close the public hearing and approve the item with a vote of 7-0-0.

- 25-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use  
**0018SUP** Permit Request for a Drive-Through Restaurant, Located Approximately  
1,030 Feet West of North Custer Road and on the South Side of US  
Highway 380 (West University Drive)

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Navaz Ebrahim, Applicant, 1801 N Lamar St. Dallas, TX, explained the request and answered questions. Richard Palpam, Applicant, 1801 N. Lamar Dallas, TX, explained the request and answered questions. Albert Enterprises, Applicant, explained the request and answered questions. Chair Woodard opened the public hearing and called for comments. One resident spoke in opposition to the request. On a motion by Commission Member Hammack, seconded by Commission Member Wattley, 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 Carig III, seconded by Vice-Chair Buettner, the Commission voted to approve the item with a vote of 5-2-0.

- 25-0170Z** 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 a New  
and Unlisted Use (Hangar Home) and to Modify the Development  
Standards, Located Approximately 515 Feet North of Virginia Parkway  
and Approximately 550 Feet West of Virginia Hills Drive and Located 830  
Feet North of Virginia Parkway and Approximately 640 feet West of  
Virginia Hills Drive

Araceli Botello, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Brian Umberger, Applicant, 4888 Pecan Place Drive, 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 Commission Member Conrad, the Commission unanimously voted to close the public hearing and approve the item with a vote of 7-0-0.

**26-0001Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agriculture District and "PD" - Planned Development District to "C2" - Local Commercial District, Located on the Southwest Corner of Virginia Parkway and South Jordan Road

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. RKM Engineers, Applicant, 1113 Collins Blvd Richardson, TX explained the request and answered questions. Chair Woodard opened the public hearing and called for comments. Gary Davis, Resident, 2904 Rockhill Rd. McKinney, TX, spoke in opposition. On a motion by Commission Member Craig, seconded by Commission Member Hammack, 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 Lebo, seconded by Commission Member Hammack, the Commission voted to approve the item with a vote of 5-2-0.

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 Wattlely, 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, Chairman Lebo declared the meeting adjourned at 7:02 p.m.

SIGNED:

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DEIDRE WOODARD,  
Commission Chair  
RUSSELL BUETTNER, Vice  
Chair

ATTEST:

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Kaitlin Sheffield, Meeting Clerk

City of McKinney, Texas