PLANNING AND ZONING COMMISSION

MARCH 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, March 10th, 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, Vice-Chair Russell Buettner, Jesserend Conrad, James Craig III, Gina Hammack, and Steve Lebo

Alternate Commission Members Present and participated in the meeting: Tim McWilliams

Commission Member(s) Absent: Charles Wattley

Alternate Commission Member(s) Absent: Mohamad Kacem

Staff Present: MEDC President Michael Kowski; Director of Planning Lucas Raley; Planning Manager Caitlyn Strickland; Engineering Manager Taylor Shauwecker; Chief Planner Kaitlin Sheffield; Planner II Jacob Bennet and Araceli Botello; Civil Engineer II Ryan Hunter; Planner I Emily Bell, Destinee Reynolds and Kyara Robinson; Urban Forester Hunter Worthy and Ian Erickson; Planning Technician Charlotte Nelson; and Audio/Video Technician Joshua Arias

There were 40 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 Hammack, seconded by Commission Member Craig III, to approve the following consent item with corrections noted, with a vote of 7-0-0:

26-0186 Minutes of the Planning and Zoning Commission Regular Meeting of February 24, 2026

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

25-0084SP2 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. Jose Gonzalez, Applicant, 5832 Copper Canyon Dr, The Colony, TX, explained the request and answered questions. Julia Kappelman, Landscape Architect, 13455 Noel Rd, 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 Alternate Commission Member McWilliams, the Commission unanimously voted to close the public hearing and approve the item with a vote of 7-0-0.

26-0001SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Drive-Through Restaurant, Located at 8360 West University Drive

Jacob Bennet, Planner II, presented the item. The Commission asked questions that were addressed by Staff. Alek Strimple, Applicant, 2805 Dallas Pkwy, Plano, 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 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 April 7, 2026 meeting.

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

Jacob Bennet, Planner II, presented the item. The Commission asked questions that were addressed by Staff. Rachel Henderson, Applicant, 1412 Timber Ridge Dr, Allen, TX, explained the request. Sam Lawrence, Applicant, 1255 W 15th St, Plano, TX, explained the request and answered questions. Chair Woodard opened the public hearing and called for comments. Venkatesa Gaduputi, Citizen, 5505 Demi Sec Dr, McKinney, TX, spoke in opposition.

The following citizens submitted comments in opposition but did not wish to speak:

Krishnagiri Seran, 5721 Demi Sec Dr, McKinney, TX

Sameer Mahajan, 5517 Demi Sec Dr, McKinney, TX

Sandeep Guttikonda, 5708 Demi Sec Dr, McKinney, TX

Dustin Lewis, 5813 Fuder Dr, McKinney, TX

On a motion by Commission Member Craig III, 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. Chair Woodard stated that the recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the April 7, 2026 meeting.

25-0176Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "R5" - Residential, Located on the South Side of FM1461 and Approximately 2,770 feet West of County Road 166

Araceli Botello, Planner II, presented the item. The Commission asked questions that were addressed by Staff. Randy Hullett, Applicant, 1700 Redbud Blvd, 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 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 April 7, 2026 meeting.

26-0014Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "AG" - Agriculture District, Located on Tract 2 of the Calvin Boles Survey

Jacob Bennet, Planner II, presented the item. The Commission asked questions that were addressed by Staff. Chair Woodard opened the public hearing and called for comments. Gary Jones, Citizen, 1245 Stacy Rd, Fairview, TX, spoke in opposition. Vinutha Kumaj, Citizen, 3843 County Rd 317, McKinney, TX, spoke in opposition. 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 April 7, 2026 meeting.

26-0015Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "AG" - Agriculture District, Located 4601 County Road 317

Jacob Bennet, Planner II, presented the item. The Commission asked questions that were addressed by Staff. Chair Woodard opened the public hearing and called for comments. There were none. On a motion by Vice-Chair Buettner, 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 April 7, 2026 meeting.

26-0016Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "AG" - Agriculture District, Located on Tract 5 of the Calvin Boles Survey

Jacob Bennet, Planner II, presented the item. The Commission asked questions that were addressed by Staff. Chair Woodard opened the public hearing and called for comments. There were none. On a motion by Commission Member Hammack, seconded

by Alternate Commission Member McWilliams, 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 April 7, 2026 meeting.

26-0017Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "I1" - Light Industrial District, "C2" - Local Commercial District, and "R12" - Residential District, Located on the West Side of FM 546 and Approximately 2,100 Feet West of County Road 324

Jacob Bennet, Planner II, presented the item. The Commission asked questions that 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 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 April 7, 2026 meeting.

26-0018Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "I1" - Light Industrial District, Located at 3843 County Road 317

Jacob Bennet, Planner II, presented the item. The Commission asked questions that were addressed by Staff. Chair Woodard opened the public hearing and called for comments. Gary Jones, Citizen, 1245 Stacy Rd, Fairview, TX, spoke in neither support nor opposition. 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 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 April 7, 2026 meeting.

26-0019Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "AG" - Agriculture District, Located on the West Side of FM 546 and Approximately 760 feet West of County Road 324

Jacob Bennet, Planner II, presented the item. The Commission asked questions that were addressed by Staff. Chair Woodard opened the public hearing and called for comments; there were none. On a motion by Vice-Chair Buettner, 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 April 7, 2026 meeting.

26-0020Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "I1" - Light Industrial District and "AG" - Agriculture District, Located at 3908 County Road 317

Jacob Bennet, Planner II, presented the item. The Commission asked questions that were addressed by Staff. Chair Woodard opened the public hearing and called for comments. Calvin Winchester, Owner, 214 Willow Creek Cir, Allen, TX, was in support but did not wish to speak. On a motion by Commission Member Lebo, 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 April 7, 2026 meeting.

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 Vice-Chair Buettner, 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 7:31 p.m.

SIGNED:

DEIDRE WOODARD,
Commission Chair
RUSSELL BUETTNER, Vice
Chair

ATTEST:

Kaitlin Sheffield, Meeting Clerk

City of McKinney, Texas