

## PLANNING AND ZONING COMMISSION

APRIL 28, 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 28, 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

Council Members Absent: 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 Member(s) Present; however, did not participate in the meeting: Tim McWilliams

Alternate Commission Member(s) Absent: Mohamed Kacem

Staff Present: Director of Planning Lucas Raley; Planning Manager Caitlyn Strickland; Planning Manager Cassie Bumgarner; Chief Planner Kaitlin Sheffield; Planner II Jacob Bennett and Araceli Botello; Planner I Destinee Reynolds and Kyara Robinson; Planning Technician Charlotte Nelson; and Audio/Video Technician Joshua Arias

There were 10 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 Wattley, to approve the following Consent item as recommended by Staff, with a vote of 7-0-0.

**26-0363** Minutes of the Planning and Zoning Commission Regular Meeting of  
April 14, 2026

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

**23-0066SP** Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan for a Mixed Residential Development at the South Side of Fitzhugh Street and on the East and West Side of Murray Street

Kyara Robinson, Planner I for the City of McKinney, presented the item. The Commission asked questions that were addressed by Staff. Casey Gregory, Applicant, 2000 N McDonald 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 Vice-Chair Buettner, the Commission unanimously voted to close the public hearing and approve the item per Staff's recommendation, with a vote of 7-0-0.

**25-0082SP** Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan for a Proposed Dine-In Restaurant (Chuy's Fine Tex Mex), Located at 8405 West University Drive

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions that were addressed by Staff. McKayla Reeves, Applicant, 16775 Addison Rd, 550, Addison, 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 Conrad, seconded by Commission Member Craig, the Commission unanimously voted to close the public hearing and approve the item per Staff's recommendation, with a vote of 7-0-0.

**26-0011Z** 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, "MF36" - Multi-Family

Residential District, and "R5" - Residential District, Generally to Allow for Multi-family Residential, Single Family Residential, and Commercial Uses and to Modify the Development Standards, Located Approximately 260 Feet North of U.S. Highway 380 (University Drive) and Approximately 610 Feet East of North Lake Forest Drive

Araceli Botello, Planner II for the City of McKinney, presented the item. The Commission asked questions that were addressed by Staff. Glenn Lynch, Applicant, 9048 Quarry Hill Court, Fort Worth, TX, and Shane Lynch, Applicant, 7021 Castle Creek Dr, Fort Worth, TX, explained the request and answered questions. Chair Woodard opened the public hearing and called for comments. Elvin Turner, Resident, 4505 Rustic Ridge Dr, McKinney, TX, spoke in opposition. On a motion by Commission Member Wattley, seconded by Commission Member Craig, 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 Wattley, seconded by Commission Member Lebo, the Commission unanimously voted to approve the item per Staff's recommendation, 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 Wattley, 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 6:41 p.m.

SIGNED:

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DEIDRE WOODARD,  
Commission Chair  
RUSSELL BUETTNER, Vice  
Chair

ATTEST:

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Kaitlin Sheffield, Meeting Clerk

