

PLANNING AND ZONING COMMISSION

DECEMBER 9, 2025

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, December 9, 2025 at 6:00 p.m.

City Council Present: Patrick Cloutier

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

Commission Members Absent: Charles Wattley

Alternate Commission Members Present; however, did not participate in the meeting: Tim McWilliams

Staff Present: Director of Planning Lucas Raley; Planning Manager Cassie Bumgarner; Chief Planner Kaitlin Sheffield; Planner II Jacob Bennett; Planner I Emily Bell, Destinee Reynolds and Kyara Robinson; and Audio/Video Technician Joshua Arias

There were 8 guests present.

Chair Woodard called the meeting to order at 6:00 p.m. after 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 Alternate Commission Member Kacem, to approve the following Consent item as amended by Staff with the corrections noted, with a vote of 7-0-0.

25-3437 Minutes of the Planning and Zoning Commission Regular Meeting of November 11, 2025

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

25-0017SP Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan for Office and Indoor Commercial

Entertainment (Hope Dream Center), Located at 2765 Virginia
Parkway

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Daniel Franklin, Applicant, 1720 W. Virginia Street, 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.

25-0055SP Conduct a Public Hearing to Consider/Discuss/ Act on a Design
Exception(s) to a Site Plan (East End Lumber Yard)

Kyara Robinson, Planner I for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Randy Klein, Applicant, 4108 Candlenut Lane, Dallas, TX explained the request and answered questions. Luann McCaddon, Applicant, 5244 Stonegate, Dallas, TX explained the request and answered questions. Kaci Lyford, Applicant, 2304 Club Oaks Court, 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 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 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 6:24 p.m.

The video recording of the meeting is available online through the City of McKinney video archives.

SIGNED:

DEIDRE WOODARD,
Commission Chair
RUSSELL BUETTNER, Vice
Chair

ATTEST:

KAITLIN SHEFFIELD, Meeting
Clerk

City of McKinney, Texas