

PLANNING AND ZONING COMMISSION

JUNE 23, 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, June 23, 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 Member(s) 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: Mohamed Kacem

Alternate Commission Member(s) Absent: Tim McWilliams

Staff Present: Director of Planning Lucas Raley; Planning Manager Caitlyn Strickland; Chief Planner Kaitlin Sheffield; Planner II Jacob Bennett; Planner I Emily Bell, Destinee Reynolds; Planning Technician Charlotte Nelson; and Audio/Video Technician Justin Han

There were 15 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 Commission Member Wattley, to approve the following Consent item as recommended by Staff, with a vote of 6-0-0.

26-0594 Minutes of the Planning and Zoning Commission Regular Meeting of
June 9, 2026

Commission Member Craig joined the meeting.

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

- 23-** Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions
0061SP2 to a Site Plan for Religious Assembly (The Parks Church), Located on the Northeast Corner of South Tennessee Street and East Davis Street (REQUEST TO BE TABLED)

Jacob Bennett, Planner II for the City of McKinney, stated that Staff recommends the public hearing be closed and the item tabled to the July 14, 2026 meeting, per the applicant's request. Chair Woodard opened the public hearing and called for public comments. There were none. On a motion by Commission Member Lebo, seconded by Commission Member Wattley, the Commission unanimously voted to continue the public hearing and table the item to the July 14, 2026 Planning and Zoning Commission meeting, with a vote of 7-0-0.

- 26-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0006SUP Permit Request for Auto, Motorcycle, Truck, or Boat, Rental or Sales (Enterprise), Located Approximately 650 feet South of Justice Road and on the East Side of James Pitts Drive,

Destinee Reynolds, Planner I for the City of McKinney, presented the item. The Commission asked questions that were addressed by Staff. Michael Dogett, Applicant, 1610 Mapleleaf Dr, Wylie, TX, explained the request and answered questions. Chair Woodard opened the public hearing and called for public 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.

- 26-0023Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, Generally to Allow Single Family and Modify the Development Standards, Located

on the West Side of County Road 161 and Approximately 1,350 feet
North of County Road 124

Lucas Raley, Director of Planning for the City of McKinney, presented the item. The Commission asked questions that were addressed by Staff. John Arnold, Applicant, 8214 Westchester Drive, Suite 900, Dallas, TX, explained the item and answered questions. Chair Woodard opened the public hearing and called for public comments. There were none. On a motion by Commission Member Craig, 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.

26-0030Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C2" - Local Commercial District, Located at 8301 W University Dr

Emily Bell, Planner I with the City of McKinney, presented the item. The Commission asked questions that were addressed by Staff. Alex Shur, Applicant, 5000 Thompson Terrace # 100 Colleyville, TX, explained the request and answered questions. Chair Woodard opened the public hearing and called for public comments. There were none. On a motion by Commission Member Craig, 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.

26-0041Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "ML" - Light Manufacturing District to "I2" - Heavy Manufacturing District, Located 1710 Couch Drive

Destinee Reynolds, Planner I with the City of McKinney, presented the item. The Commission asked questions that were addressed by Staff. Jarrod Tucker, 1710 Couch Dr, McKinney, TX, explained the request and answered questions. Chair Woodard opened the public hearing and called for public comments. There were none. On a motion by Commission Member Wattley, 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.

26-0058Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "R12" - Residential District, Located at 4905 County Road 317

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions that were addressed by Staff. Tristan Poore, 765 Custer Road Plano, TX, explained the request and answered questions. Chair Woodard opened the public hearing and called for public 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, 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 Vice-Chair Buettner, seconded by Commission Member Lebo, 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 6:57 p.m.

SIGNED:

DEIDRE WOODARD,
Commission Chair
RUSSELL BUETTNER, Vice
Chair

ATTEST:

CHARLOTTE NELSON,
Meeting Clerk

City of McKinney, Texas