

PLANNING AND ZONING COMMISSION

JUNE 9, 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 9, 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: Tim McWilliams and Mohamed Kacem

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

There were 4 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 Lebo, to approve the following Consent item as recommended by Staff, with a vote of 7-0-0.

26-0527 Minutes of the Planning and Zoning Commission Regular Meeting of
May 26, 2026

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

26-0036Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C3" - Regional Commercial District, Located on the East Side of Grassmere Lane and Approximately 180 Feet North of West University Drive (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 indefinitely, per the applicant's request. 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 Commission Member Wattley, the Commission unanimously voted to close the public hearing and table the item indefinitely per the applicant's request, with a vote of 7-0-0.

26-0002SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Auto, Motorcycle, Truck, or Boat, Rental or Sales (Lifted Trucks), Located at 900 N. Central Expressway

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions that were addressed by Staff. Ty Clark, Applicant, 900 N Central Expressway, 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, seconded by Commission Member Conrad, the Commission unanimously voted to close the public hearing and approve the item per Staff's recommendation, with a vote of 7-0-0.

26-0052Z2 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 Commercial Uses and a New and Unlisted Use (Non-Profit and Community Service Center) and to Modify the Development Standards,

Located Approximately 305 Feet North of West White Street and on the
East Side of Redbud Boulevard

Kyara Robinson, Planner I for the City of McKinney, 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 Craig, 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.

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 Lebo, 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 6:15 p.m.

SIGNED:

DEIDRE WOODARD,
Commission Chair
RUSSELL BUETTNER, Vice
Chair

ATTEST:

CHARLOTTE NELSON,
Meeting Clerk

City of McKinney, Texas