

PLANNING AND ZONING COMMISSION

JULY 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, July 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.

City Council Member(s) Present: Justin Beller

City Council Member(s) Absent: Rick Franklin

Commission Members Present: Chair Deidre Woodard, Jesserend Conrad, James Craig III, Gina Hammack, and Charles Wattley

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

Commission Member(s) Absent: Vice-Chair Russell Buettner and Steve Lebo

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

There were 3 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 Items.

The Commission unanimously approved the motion by Commission Member Wattley seconded by Alternate Commission Member Kacem, to approve the following Consent items as recommended by Staff, with a vote of 7-0-0.

26-0737 Minutes of the Planning and Zoning Commission Regular Meeting of July 14, 2026

26-0738 Minutes of the Planning and Zoning Commission Under Its Authority as the City of McKinney Tree Board Meeting of July 14, 2026

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

26-0012SP Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan for a proposed Multi-Family Development (Henry Street Multi-Family), Located at 320 W Henry Street

Kyara Robinson, Planner I for the City of McKinney, presented the Item. The Commission asked questions that were addressed by Staff. Casey McBroom, Applicant, 1720 W Virginia St, McKinney, TX 75069, 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 close the public hearing and approve the item with a vote of 7-0-0.

26-0041Z4 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “ML” – Light Manufacturing District to “I2” - Heavy Industrial District, Located 1710 Couch Drive

Araceli Botello, Planner II for the City of McKinney, presented the item. The Commission asked questions that were addressed by Staff. Jarrod Tucker, Applicant, 1710 Couch Dr, McKinney, TX 75069, explained the request and answered questions. Chair Woodard opened the public hearing and called for public comments. There were none. On a motion by Alternate Commission Member McWilliams, seconded by Alternate Commission Member Kacem, 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 Commission Member Hammack, seconded by Commission Member Wattley, 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 6:10 p.m.

SIGNED:

DEIDRE WOODARD,
Commission Chair
RUSSELL BUETTNER, Vice
Chair

ATTEST:

CHARLOTTE NELSON,
Meeting Clerk

City of McKinney, Texas