

PLANNING AND ZONING COMMISSION

MAY 26, 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, May 26, 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: Rick Franklin

City Council Member(s) Absent: Justin Beller

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

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

Alternate Commission Members 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; Chief Planner Kaitlin Sheffield; Planner II Jacob Bennett; 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 Item.

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

26-0481 Minutes of the Planning and Zoning Commission Regular Meeting of
May 12, 2026

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

26-0036Z 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, presented the item and informed the Commission of a notification sign posting error on behalf of the applicant. Chair Woodard opened the public hearing and called for comments. There were none. On a motion by Alternate Commission Member McWilliams, seconded by Commission Member Craig, the Commission unanimously voted to continue the public hearing and table the item to the June 9th, 2026 Meeting, with a vote of 7-0-0.

26-0052Z 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 300 Feet North of West White Street and on the East Side of Redbud Boulevard (REQUEST TO BE TABLED)

Kyara Robinson, Planner I for the City of McKinney, presented the item and informed the Commission of a notification sign posting error on behalf of the applicant. Martin Sanchez, 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 Commission Member Wattley, the Commission unanimously voted to continue the public hearing and table the item to the June 9th, 2026 Meeting, with a vote of 7-0-0.

23-0067SP Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan (Remnant at Greenwood II) located at 905 North Throckmorton Street and 750 Throckmorton Place

Kyara Robinson, Planner I for the City of McKinney, presented the item. The Commission asked questions that were addressed by Staff. Sintareus Buentello, 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 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.

26-0027Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BN" - Neighborhood Business to "TR1.8" - Townhome Residential District, Located at 1001 North Kentucky Street

Kyara Robinson, Planner I for the City of McKinney, presented the item. The Commission asked questions that were addressed by Staff. Collins Adeagbo, 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 Craig, seconded by Alternate Commission Member McWilliams, 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 Lebo, 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 6:18 p.m.

SIGNED:

DEIDRE WOODARD,
Commission Chair
RUSSELL BUETTNER, Vice
Chair

ATTEST:

CHARLOTTE NELSON,
Meeting Clerk

City of McKinney, Texas