

PLANNING AND ZONING COMMISSION

JULY 14, 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 14, 2026 at 6:30 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

Alternate Commission Member(s) Absent: Mohamed Kacem

Staff Present: City Secretary Empress Drane; Director of Planning Lucas Raley; Assistant Director of Engineering Tracy Lund; Planning Manager Caitlyn Strickland and Cassie Bumgarner; CIP Manager Todd Strouse; Chief Planner Kaitlin Sheffield; Assistant to the City Manager Nimra Zubair; Senior Planner Jacob Bennett; Planner II Araceli Botello and Cameron Christie; Planner I Emily Bell, Destinee Reynolds and Kyara Robinson; Planning Technician Charlotte Nelson; and Audio/Video Technician Joshua Arias

There were 50 guests present.

Chair Woodard called the meeting to order at 6:30 p.m. upon determining whether a quorum was present.

Chair Woodard called for Public Comments on non-public hearing agenda items. The following Citizens spoke in support of Consent Agenda item 25-0081SP:

Mehdi Elofir, 1000 Navajo Dr, McKinney, TX 75072

Atique Rehman, 11507 Alexander Ln, Frisco, TX 75035

Imadedeer S. Al-Tirhi, 15483 Plum Ln, McKinney, TX 75072

Chair Woodard called for consideration of the Consent Items.

The Commission unanimously approved the motion by Commission Member Wattley, seconded by Commission Member Conrad, to approve the following Consent item as recommended by Staff, with a vote of 7-0-0:

26-0664 Minutes of the Planning and Zoning Commission Regular Meeting of June 23, 2026

Chair Woodard called for consideration of the following Consent Item:

25-0081SP Consider/Discuss/Act on a Site Plan for Religious Assembly (McKinney Islamic Association), Located at 5301, 5311, and 5321 Virginia Parkway

On a motion by Commission Member Wattley, seconded by Commission Member Hammack, the commission unanimously voted to approve the item with a vote of 7-0-0.

The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the August 4, 2026 meeting.

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

26-0041Z2 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 (REQUEST TO BE TABLED)

Araceli Botello, Planner II for the City of McKinney, stated that Staff recommends the public hearing be continued and the item tabled to the July 28, 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 Vice-Chair Buettner, to continue the public hearing and table the item to the July 28, 2026 Planning and Zoning Commission meeting, with a vote of 7-0-0.

The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the August 4, 2026 meeting.

- 23-** Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions
0061SP3 to a Site Plan for Religious Assembly (The Parks Church), Located on
the Northeast Corner of South Tennessee Street and East Davis Street

Cassie Bumgarner, Planning Manager for the City of McKinney, presented the item. The Commission asked questions that were addressed by Staff. Jim Wilson, Applicant, 416 W Louisiana Street 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 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.

- 24-0061SP** Conduct a Public Hearing to Consider/Discuss/Act on a Design
Exception to a Site Plan for a Office and Warehouse (Simpson Strong
Tie), Located on the Northeast Corner of Airport Road and Harry
McKillop Boulevard

Destinee Reynolds, Planner I for the City of McKinney, presented the item. The Commission asked questions that were addressed by Staff. Tim Minor, Applicant, 2151 S. Airport Drive 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 Craig, seconded by Commission Member Lebo, 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-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0004SUP Permit Request for a Passenger Vehicles Fuel Sales (QuikTrip), Located
at 1601 W University Drive

Kyara Robinson, Planner I for the City of McKinney, presented the item. The Commission asked questions that were addressed by Staff. Tommy Vilbig, Applicant, 517 W Woodard St, Denison, TX 75020, 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 James Craig, seconded by Commission Member

Charles Wattley, the Commission unanimously voted to close the public hearing and approve the item per Staff's recommendation, with a vote of 7-0-0.

The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the August 4, 2026 meeting.

26-0031Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District, "RS-60" - Single Family Residential, "SF5" - Single Family Residential to "MR" - Mixed Residential District, Located on the Northwest corner of Airport Drive and Greenville Road, and on the South side of Greenville Road, Approximately 90 Feet West of Enloe Road

Kyara Robinson, Planner I for the City of McKinney, presented the item. The Commission asked questions that were addressed by Staff. Greg Coutant, Applicant, 2300 N Field St, Dallas, TX 75201, explained the request and answered questions. Lucas Raley, Director of Planning for the City of McKinney, addressed questions from the Commission. Chair Woodard opened the public hearing and called for public comments. The following Citizens spoke in Opposition:

Kristal Jimenez, 1318 Greenville Rd, McKinney, TX 75069

Dax Bevely, 1500 Greenville Rd, McKinney, TX 75069

Desiree Rose, 1502 Greenville Rd, McKinney, TX 75069

Alex Bevely, 1500 Greenville Rd, McKinney, TX 75069

Justin Rose, 1502 Greenville Rd, McKinney, TX 75069

Aria Rose, 1502 Greenville Rd, McKinney, TX 75069

The following Citizens did not wish to speak, however, were in opposition:

Diana Garza, 1328 Greenville Rd, McKinney, TX 75069

Maria Jaimez, 1314 Greenville Rd, McKinney, TX 75069

On a motion by Commission Member Craig, seconded by Commission Member Wattley, the Commission unanimously approved the motion to close the public hearing. The Commission continued their discussion. On a motion by Commission Member Craig, seconded by Commission Member Lebo, the Commission voted to approve the item per

Staff's recommendation, with a vote of 5-2-0. Commission Member Wattley and Vice-Chair Buettner voted to recommend denial of the proposed rezoning request.

The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the August 4, 2026 meeting.

26-0073Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agriculture District to "I1" - Light Industrial District, Located on the South Side of Old Mill Road and Approximately 760 Feet West of South Airport Drive

Jacob Bennett, Senior Planner for the City of McKinney, presented the item. The Commission asked questions that were addressed by Staff. Kaylie Flynn, Applicant, 2380 Performance Dr, Building C, Suite 150, Richardson, 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 per Staff's recommendation, with a vote of 7-0-0.

The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the August 4, 2026 meeting.

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 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 7:53 p.m.

SIGNED:

DEIDRE WOODARD,
Commission Chair
RUSSELL BUETTNER, Vice
Chair

ATTEST:

CHARLOTTE NELSON,
Meeting Clerk

City of McKinney, Texas