

PLANNING AND ZONING COMMISSION

JANUARY 27, 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, January 27, 2026 at 6:00 p.m.

City Council Present: Justin Beller

City Council Absent: Rick Franklin

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

Commission Members Absent: Vice-Chair Russell Buettner, Steve Lebo

Alternate Commission members Present: Tim McWilliams

Alternate Commission Members Absent: Mohamad Kacem

Staff Present: Director of Planning Lucas Raley; Planning Manager Caitlyn Strickland; Planner II Jacob Bennett; Planner I Kyara Robinson; and Audio/Video Technician Joshua Arias

There were 25 guests present.

Chair Woodard called the meeting to order at 6:00 p.m. after determining 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 Craig, seconded by Commission Member Wattley, to approve the following Consent item, with a vote of 6-0-0.

26-0082 Minutes of the Planning and Zoning Commission Regular Meeting of January 13, 2026

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

25-0016SP Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions to a Site Plan (Texas Sage Dentistry Expansion)

Kyara Robinson, Planner I for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Barret Davidson, Applicant, 314 Paula Rd. McKinney, TX and Jason Kilpatrick, Applicant, 550 S. Edmonds Ln. Lewisville, 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 6-0-0.

25-0099Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to “MR” - Mixed Residential District, Located on the North Side of Bloomdale Road and Approximately 540 Feet West of FM 1461

Jacob Bennett, Planner II for the City of McKinney, presented the item. Chair Woodard opened the public hearing and called for comments. There were none. On a motion by Commission Member Hammack, seconded by Commission Member Conrad, the Commission unanimously voted to continue the public hearing and approve the item with a vote of 6-0-0. Chair Woodard stated that the recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the February 17, 2026 meeting.

25-0165Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” – Planned Development District, “BG” - General Business District, and “AG” - Agriculture District to “I1” - Light Industrial District, Located on the Southwest Corner of State Highway 5 (North McDonald Street) and Wilmeth Road

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which 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 Commission Member Conrad, the Commission unanimously voted to close the public hearing and approve the item with a vote of 6-0-0. Chair Woodard

stated that the recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the February 17, 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 Hammack, seconded by Commission Member Wattley, the Commission unanimously voted to adjourn the meeting, with a vote of 6-0-0. There being no further business, Chair Woodard declared the meeting adjourned at 6:19 p.m.

SIGNED:

DEIDRE WOODARD,
Commission Chair
RUSSELL BUETTNER, Vice
Chair

ATTEST:

CAITLYN STRICKLAND, Meeting
Clerk

City of McKinney, Texas