

PLANNING AND ZONING COMMISSION

MAY 12, 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 12, 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.

Council Members Present: Justin Beller, Patrick Cloutier, and Rick Franklin

Commission Members Present: Chair Deidre Woodard, Vice-Chair Russell Buettner, Jesserend Conrad, James Craig III, Steve Lebo, and Charles Wattley

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

Alternate Commission Members Present; however, did not participate in the meeting: Tim McWilliams

Commission Member(s) Absent: Gina Hammack

Staff Present: Director of Planning Lucas Raley; Deputy City Secretary Tenitrus Parchman; Planning Manager Caitlyn Strickland and Cassie Bumgarner; Chief Planner Kaitlin Sheffield; Planner I Emily Bell, Destinee Reynolds and Kyara Robinson; Planning Technician Charlotte Nelson; and Audio/Video Technician Joshua Arias

There were 8 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 Information Sharing Items.

26-0410 Updates on 2026 McKinney Board & Commission Member Appointments

Tenitrus Parchman, Deputy City Secretary for the City of McKinney, presented the item. The Commission asked questions that were addressed by Staff.

Chair Woodard called for consideration of the following Consent Item.

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

26-0411 Minutes of the Planning and Zoning Commission Regular Meeting of
April 28, 2026

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

26-0021SP Conduct a Public Hearing to Consider/Discuss/Act on a Design
Exception to a Site Plan for a Proposed Warehouse (McKinney Couch
Drive Industrial), Located Approximately 105 ft. North of Recovery Way
and on the East side of Couch Dr.

Destinee Reynolds, Planner I for the City of McKinney, presented the item and informed the Commission that the item had been withdrawn by the applicant. Chair Woodard opened the public hearing and called for comments. There were none.

On a motion by Vice-Chair Buettner, seconded by Commission Member Conrad, The Commission unanimously voted to close the public hearing and table the item indefinitely with a vote of 7-0-0.

26-0027Z 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
Tennessee Street.

Kyara Robinson, Planner I for the City of McKinney, presented the item. The Commission asked questions that were addressed by Staff. Casey Gregory, 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 Lebo, the Commission unanimously voted to close the public hearing and approve the item with a vote of 7-0-0.

Commission Member Craig recused himself from discussion and voting on the following item.

26-0037Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "MF36" - Multi-Family Residential District, Located Approximately 1,100 Feet East of Custer Road and Approximately 280 Feet South of Eldorado Parkway

Kaitlin Sheffield, Chief Planner with the City of McKinney, presented the item. The Commission asked questions that were addressed by Staff. Bob Roeder, Applicant, 1700 Redbud Blvd, 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 Conrad, seconded by Alternate Commission Member Kacem, the Commission unanimously voted to close the public hearing and approve the item with a vote of 6-0-0. Commission Member Craig returned to the 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 Vice-Chair Buettner, seconded by Commission Member Lebo, 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 6:21 p.m.

SIGNED:

DEIDRE WOODARD,
Commission Chair
RUSSELL BUETTNER, Vice
Chair

ATTEST:

CHARLOTTE NELSON,
Meeting Clerk

City of McKinney, Texas