

## DIRECTOR'S REPORT (2021)

*Below is a summary of Public Hearing items that have been acted on by the City Council following Planning and Zoning recommendation/action*

P&Z Meeting Date	Project Name	Agenda No.	Project Description	Staff Recommendation	P&Z Recommendation	P&Z Vote	Council Meeting Date	Council Action	Council Vote
12/8/2020	Popeye's	20-0008SUP	Conduct a Public Haring to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Restaurant Including a Drive-Through Winow (Popeye's), Located on the South Side of Eldorado Parkwy an Approximately 395 Feet West of Hudson Crossing	Approval	Approval	7-0-0	1/5/2021	Approved	7-0-0
12/8/2020	COM Public Works Rezone	20-0118Z	Conduct a Public Haring to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "LI" - Light Industrial District and "CC" - Corridor Commercial Overlay District, Located on the Southwest Corner of Justice Road and U.S. Highway 75 (Central Expressway)	Approval	Approval	7-0-0	1/5/2021	Approved	7-0-0
12/8/2020	1105 West University Rezone	20-0067Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District and "TMN" - Traditional McKinney Neighborhood Overlay District to "C1" - Neighborhood Commercial District and "TMN" - Traditional McKinney Neighborhood Overlay District, Located at 1105 West University Drive	Approval	Approval	7-0-0	1/5/2021	Approved	7-0-0
12/8/2020	1005 West University Rezone	20-0098Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District and "TMN" - Traditional McKinney Neighborhood Overlay District to "C1" - Neighborhood Commercial District and "TMN" - Traditional McKinney Neighborhood Overlay District, Located at 1005 West University Drive	Approval	Approval	7-0-0	1/5/2021	Approved	7-0-0
5/11/2021	Painted Tree	20-0109Z	Conduct a Public Hearing to Consider/Discuss, Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "AG" - Agricultural District, and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards and to Allow for Single Family Residential, Multi-Family Residential, and Commercial Uses, Located on the South Side of County Road 943 (Future Wilmeth Road) and the East and West Sides of Hardin Boulevard	Approval	Approval	7-0-0	1/5/2021	Approved	7-0-0
12/8/2020	Master Malco	20-0108Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" - Light Industrial District, Located at 2462 E. University Drive	Approval	Approval	7-0-0	1/5/2021	Approved	7-0-0
1/12/2021	Zoning Ordinance Amendment (Noise)	20-0011M	Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 (Zoning Regulations), Section 146-134 (Performance Standards - Noise) of the Code of Ordinances	Approval	Approval	7-0-0	1/19/2021	Approved	6-1-0
1/12/2021	Davis Storage	20-0009SUP	Conduct a Public Hearing to Consider/Discuss/Act/ a Specific Use Permit to Allow for a Self-Storage Facility (Davis Group Storage), Located 900 Feet North of Whtie Avenue and Approximately 270 Feet East of Hardin Boulevard	Approval	Approval	7-0-0	2/2/2021	Approved	7-0-0
1/12/2021	McKinney Urban Village	20-0127Z	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 Modify the Development Standards and to Allow for Multi-Family and Commercial Uses, Located on the Northwest Corner of Frisco Road and State Hghwy 5 (McDonald Street), and on the Southwest Corner of Spur 399 and State Highway 5 (McDonald Street)	Denial	Approval	5-2-0	2/2/2021	Approved	6-1-0
1/12/2021	SEC Hardin and Virginia Multi-Family	20-0140Z	Conduct a Public Hearing to Consider/Discuss/Act/ on a Request to Rezone the Subject Property from "C2" - Local Commercial District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow Multi-Family Uses, Located on the Southeast Corner of Hardin Boulevard and Virginia Parkway	Denial	Approval	4-3-0	3/2/2021	No Action Withdrawn by Applicant	N/A

P&Z Meeting Date	Project Name	Agenda No.	Project Description	Staff Recommendation	P&Z Recommendation	P&Z Vote	Council Meeting Date	Council Action	Council Vote
1/12/2021	McKinney Dodge	20-0011SUP	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Automobile Sales, Repair, and Storage Uses (McKinney Dodge), Located on the Northwest Corner of Rockhill Road an U.S. Highway 75 (Central Expressway)	Denial	Approval	7-0-0	2/2/2021	Approved	6-1-0
1/12/2021	GMAX Entertainment	20-0007SUP	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Automobile Sales, Repair, and Storage Uses (McKinney Dodge), Located on the Northwest Corner of Rockhill Road an U.S. Highway 75 (Central Expressway)	Approval	Tabled Indefinitely Case Withdrawn	7-0-0	N/A	N/A	N/A
2/9/2021 5/25/2021	Mill Stream Apartments	20-0141Z	Conduct a Public hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RG-25" - General Residence District and "C" - Planned Center District to "PD" - Planned Development District to Allow for Multi-Family Residential Uses and to Modify the Development Standards	Approval	Tabled Indefinitely Approval	7-0-0 5-1-0	3/2/2021 6/15/2021	Tabled Indefinitely Approved	7-0-0 5-2-0
2/9/2021 2/23/2021 3/9/2021	Meadow Ranch Offices	21-0005Z	Conduct a Public hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "AG" - Agricultural District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Meadow Ranch Road	Approval	Tabled to 2/23 Tabled to 3/9 Approval	7-0-0 7-0-0 7-0-0	3/2/2021 9/7/2021 10/4/2021 11/2/2021	Tabled Indefinitely Tabled to 10/4 Tabled to 11/2 Tabled to 11/16 Approved	7-0-0 7-0-0 7-0-0 6-0-0 6-0-0
2/9/2021	Bingham House	20-0090Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District to "C2" - Local Commercial District, Located at 800 South Chestnut Street	Withdrawn by Applicant	Withdrawn by Applicant	N/A	N/A	N/A	N/A
2/9/2021	Virginia Self-Storage	20-0010SUP	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Self-Storage Facility (Virginia Self-Storage), Located on the North Side of Virginia Parkway and Approximately 515 Feet West of Jordan Road	Approval	Approval	6-0-1	3/2/2021	Approved	7-0-0
2/23/2021	Storybook	20-0137Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planne Development District, to Allow for Multi-Family Residential and Commercial Uses and to Modify the Development Standards, Located Approximately 550 Feet South of Stonebridge Drive and on the East Side of Custer Road	Denial	Approval	6-1-0	3/16/2021 5/18/2021 6/15/2021	Tabled Indefinitely Tabled to 6/15 Approved	7-0-0 7-0-0 7-0-0
2/23/2021	Erwin Farms Phase 4	21-0022Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property from "PD" - Planned Development District, Generally to Modify th Development Standards and to Allow Single Family Residential Uses, Located Approximately 1,300 Feet East of County Road 943 and on the South Side of Bloomdale Road	Approval	Approval	7-0-0	3/16/2021	Approved	7-0-0
2/23/2021	Wilson Tract	21-0004Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "SF5" - Single Family Residence District, Located on the Southeast Quadrant of North Hardin Boulevard and Olympic Crossing (County Road 228)	Approval	Approval	7-0-0	3/16/2021	Approved	7-0-0
2/9/2021 2/23/2021	Zoning Regulations Section 146-130 (Vehicle Parking)	20-0013M	Conduct a Public Hearing to Consider/Discuss,Act on a Request by the City of McKinney to Amend Chapter 146 (Zoning Regulations), 146-131 (Off-Street Loading) of the Code of Ordinances	Approval	Tabled to 2/23 Approval	7-0-0 7-0-0	3/16/2021	Approved	7-0-0
3/9/2021 3/23/2021	Oasis Car Wash	20-0012SUP	Conduct a Public Haring to Consider/Discuss/Act on a Specific Use Permit to Allow for a Car Wash, Located on the Southwest Corner of Collin McKinney Parkway and Lake Forest Drive	Approval	Tabled to 3/23 Approval	7-0-0 7-0-0	4/6/2021	Approved	7-0-0
3/23/2021	Merano Multi-Family	21-0019Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development to "PD" - Planned Development District, Generally to Modify the Development Standards, Located South of Pearson Avenue and Heritage Drive, and Approximately 160 Feet East of Redbud Boulevard	Approval	Approval	7-0-0	4/20/2021	Approved	7-0-0

P&Z Meeting Date	Project Name	Agenda No.	Project Description	Staff Recommendation	P&Z Recommendation	P&Z Vote	Council Meeting Date	Council Action	Council Vote
3/23/2021 4/13/2021	Piper Glen/Collin McKinney Commercial	21-0034Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "C2" - Local Commercial District, Located on the Northeast Corner of Collin McKinney Parkway and Piper Glen Road	Approval	Tabled to 4/13 Case Withdrawn	7-0-0	N/A	N/A	N/A
3/23/2021	Burnside Heating and Air	20-0080Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "RS 60" - Single Family Residence District and "TMN" - Traditional McKinney Neighborhood Overlay District to "PD" - Planned Development District and "TMN" - Traditional McKinney Neighborhood Overlay District, to Allow for Commercial and Industrial Uses and to Modify the Development Standards, Located on the Southwest Corner of Coleman Street and Barry Avenue	Denial	Approval	6-1-0	4/20/2021	Approved	7-0-0
4/13/2021	McKinney Trade Center PH II	21-0036Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" - Light Industrial District, Located on the North Side of Wilmeth Road and Approximately 1,130 Feet West of State Highway 5 (McDonald Street)	Approval	Approval	6-0-1	5/4/2021	Approved	7-0-0
4/13/2021	Sun Auto McKinney	21-0001SUP	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Garage Auto Repair (Sun Auto McKinney), Located on the South Side of Virginia Parkway and Approximately 315 Feet West of Hardin Boulevard	Approval	Approval	7-0-0	5/4/2021	Approved	6-1-0
4/27/2021	Wilson District Mixed Use	20-147Z	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 for Mixed Uses Including Commercial, Retail, Office, Multi-Family Residential, and Open Space, Generally Located North of the Intersection of Laud Howell Parkway (FM 543) and U.S. Highway 75 (Central Expressway)	Approval	Approval	7-0-0	5/18/2021	Approved	7-0-0
4/27/2021	Verizon Wireless	21-0041Z	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 Modify the Development Standards and to Allow for a Telecommunications Tower, Located on the Southeast Corner of Bluestem Drive and Hidden Haven Drive	Approval	Approval	7-0-0	5/18/2021 7/6/2021	Tabled to 7/6 Denied	7-0-0 4-3-0
4/27/2021	Desi District	21-0003SUP	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Grocery Store (Desi District), Located at 5400 Collin McKinney Parkway	Approval	Approval	7-0-0	5/18/2021	Approved	7-0-0
5/11/2021	Airport Trade Center	21-0039Z 21-005A2	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "LI" - Light Industrial District, Located Approximately 750 Feet West of Alemta Lane and on the South Side of Harry McKillop Boulevard (F.M. 546)	Approval	Approval	7-0-0	6/1/2021 7/20/21	Tabled Indefinitely Approved	7-0-0 7-0-0
5/11/2021	Stover Creek	21-0040Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "SF5" - Single Family Residential District to "PD" - Planned Development District, to Allow for Single Family Residential, Townhome, Multi-Family and Commercial Uses	Approval	Approval	6-1-0	6/1/2021	Approved	4-2-1
5/11/2021	Vista Commercial	21-0051Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "C2" - Local Commercial District, Located on the Northeast Corner of Collin McKinney Parkway and Alma Road	Approval	Approval	6-1-0	6/1/2021	Approved	7-0-0
5/11/2021 5/25/2021	712 N Tennessee St	21-0049Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BN" - Neighborhood Business District, "ML" - Light Manufacturing District, and "TMN" - Traditional McKinney Neighborhood Overlay District to "SF5" - Single Family Residential District and "TMN" - Traditional McKinney Neighborhood Overlay District	Approval	Tabled to 5/25 Approval	7-0-0 6-0-0	6/15/2021	Approved	7-0-0
6/8/2021	Painted Tree North	21-0054Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow for Single Family Residential, Multi-Family Residential, and Commercial Uses, Located on the Southeast Corner of Bloomdale Road and Lake Forest Drive	Approval	Approval	6-0-1	7/6/2021	Approved	7-0-0

P&Z Meeting Date	Project Name	Agenda No.	Project Description	Staff Recommendation	P&Z Recommendation	P&Z Vote	Council Meeting Date	Council Action	Council Vote
6/22/2021	Tupps Brewery	21-0004SUP	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for an Outdoor Amusement Facility (Tupps Brewery), Located at 402 East Louisiana Street	Approval	Approval	7-0-0	7/20/2021	Approved	7-0-0
6/8/2021 6/22/2021	380 South Retail	21-0058Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BG" - General Business District "AG" - Agricultural District, and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located at the Southwest Corner of U.S. Highway 380 (University Drive) and Bois D'Arc Road	Approval Approval	Tabled to 6/22 Approval	7-0-0 7-0-0	7/20/2021	Approved	6-1-0
6/22/2021	Seeing Stars Mixed Use	21-0068Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "DP" - Planned Development District to "PD" - Planned Development District, to Allow for Single Family Residential and Commercial Uses and to Modify the Development Standards, Located on the Northeast Corner of Bloomdale Road and Custer Road	Approval	Approval	7-0-0	7/20/2021	Approved	7-0-0
7/13/2021	The Flour Mill	21-0005SUP	Conduct a Public Haring to Consider/Discuss/Act on a Specific Use Permit to Allow for Outdoor Amusement Facility (The Flour Mill), Located at 501 East Louisiana Street	Approval	Approval	6-0-0	8/3/2021	Approved	7-0-0
7/13/2021	Bingham House	21-0035Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS-60" - Single Family Residence District and "TMN" - Traditional McKinney Neighborhood Overlay District to "PD" - Planned Development District and "TMN" - Traditional McKinney Neighborhood Overlay District, Generally to Modify the Uses and Development Standards, Located at 800 South Chestnut Street	Approval	Approval	6-0-0	8/3/2021	Approved	6-1-0
7/13/2021	Urban Garages Zoning and Annexation	21-0074Z 21-0007A	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone a Portion of the Subject Property from "AG" - Agricultural District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, and Zone a Portion of the Subject Property to "C2" - Local Commercial District, Located on the Northwest Corner of University Drive (U.S. Highway 380) and County Road 856	Approval	Approval	6-0-0	8/3/2021	Approved	7-0-0
7/13/2021	MTC Map Amendment	21-0006M	Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 *(Zoning Regulations), Appendix G-1 (MTC - McKinney Town Center Regulating Plan) of the Code of Ordinances	Approval	Tabled	6-0-0	8/3/2021	Tabled Indefinitely	7-0-0
7/13/2021	East Louisiana Street Parking Lot I	21-0080Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS-60" - Single Family Residence District and "TMN" - Traditional McKinney Neighborhood Overlay District to "MTC" - McKinney Town Center District and "TMN" - Traditional McKinney Neighborhood Overlay District, Located at 511 Green Street and 701 Anthony Street	Approval	Tabled	6-0-0	8/3/2021	Tabled Indefinitely	7-0-0
7/27/2021	East Louisiana Street Parking Lot II	21-0095Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS-60" - Single Family Residence District and "TMN" - Traditional McKinney Neighborhood Overlay District to "GC" - Government Center District and "TMN" - Traditional McKinney Neighborhood Overlay District, Located at 511 Green Street and 701 Anthony Street	Approval	Approval	6-0-0	8/17/2021	Approved	7-0-0
7/13/2021 8/10/2021	West Grove	21-0046Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards, Located on the South Side of U.S. Highway 380 (University Drive) and Approximately 500 Feet East of Custer Road	Tabled Approval	Tabled Indefinitely Approval	6-0-0 6-1-0	9/7/2021	Approved	5-2-0
8/10/2021	Barons Creek Vineyard	21-0008SUP	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for a Private Club (Barons Creek Vineyard), Located at 301 W Louisiana Street	Approval	Approval	7-0-0	9/7/2021	Approved	7-0-0