

Director's Report (September 2022)

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
11/9/2021 12/14/2021 1/11/2022	Wilson Creek Plaza	20-0146Z	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, to Allow Multi-Family Uses and to Modify the Development Standards, Located on the North Side of Wilson Creek Parkway and Approximately 150 Feet West of Big Bend Drive	Denial	Tabled Indefinitely Tabled to 1/11 Denial	7-0-0 7-0-0 7-0-0	2/1/2022	Withdrawn by Applicant	N/A
4/13/21 11/9/2021 12/14/2021	Willow Wood, Phase 8	21-0021Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property to "PD" - Planned Development District, to Allow for Single Family Residential Uses and to Modify the Development Standards, Located on the South Side of County Road 278 and Approximately 1,800 Feet East of State Highway 5 (McDonald Street)	Approval	Tabled Indefinitely Tabled to 12/14 Approval	7-0-0 7-0-0 7-0-0	1/4/2022	Approved	7-0-0
1/11/2022 1/25/2022	Carlisle Place	21-0006Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C1" - Neighborhood Commercial District to "PD" - Planned Development District, Generally to Modify the Development Standards and to allow Multi-Family and Commercial Uses, Located on the Northwest Corner of Carlisle Street and Virginia Parkway	Denial	Tabled to 1/25 Approval	7-0-0 5-2-0	2/1/2022 2/15/2022	Tabled 2/15	6-0-0
1/11/2022 1/25/2022	McKinney SFR	21-0129Z	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 Single Family Uses and to Modify the Development Standards, Located Approximately 265 Feet North of Plateau Drive and on the East Side of S Tate Highway 5 (McDonald Street)	Denial	Tabled to 1/25 Approval	7-0-0 5-2-0	2/15/2022	Approved	4-3-0
1/11/2022 1/25/2022	616 Finch Avenue	21-0154Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS-120" - Single Family Residence District to "PD" - Planned Development District, Located at 616 Finch Avenue	Denial Approval	Tabled to 1/25 Approval	7-0-0 7-0-0	2/15/2022	Approved	7-0-0
1/11/2022	Watermere McKinney	21-0015SUP	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for an Independent Living Facility (Watermere at McKinney), Located on the Southeast Corner of Hardin Boulevard and Virginia Parkway	Denial	Approval	5-2-0	2/1/2022 2/15/2022	Tabled 2/15 Approved	6-0-0 4-3-0
1/11/2022	Kriss McKinney	21-0177Z	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 Southeast Corner of State Highway 5 and McIntyre Road	Approval	Approval	7-0-0	2/1/2022	Approved	6-0-0
1/25/2022	401 S College Street	21-0193Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS-60" - Single Family Residence District, "H" - Historic Preservation Overlay District, and "TMN" - Traditional McKinney Neighborhood Overlay District to "PD" - Planned Development District, "H" - Historic Preservation Overlay District, and "TMN" - Traditional McKinney Neighborhood Overlay District, Generally to Allow Single Family Residential Uses and to Modify the Development Standards, Located on the Southeast Corner of College Street and Howell Street	Approval	Approval	7-0-0	2/15/2022	Approved	7-0-0
2/8/2022	Hwy 5 Commercial and Multi-Family	21-0004A/ 21-0038Z	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, to Allow Multi-Family Uses and to Modify the Development Standards, Located on the East Side of State Highway 5 (McDonald Street) and Approximately 600 Feet North of the Intersection of County Road 278 and Fannin Road	Approval	Approval	7-0-0	3/1/2022 4/5/2022	Tabled Indefinitely Denied/Failed	7-0-0 3-3-0
2/8/2022	Kriss USA McKinney	21-0017SUP	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for an Indoor Gun Range, Located at 2100 North McDonald Street	Approval	Approval	7-0-0	3/15/2022	Withdrawn by Applicant	N/A
3/8/2022	Authentic Thai Massage Therapy	22-0001SUP	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Personal Service Use (Authentic Thai Massage Therapy), Located at 8751 Collin McKinney Parkway	Approval	Approval	7-0-0	4/5/2022	Approved	6-0-0
3/8/2022	Verizon Eldorado-Custer	21-0188Z	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 at 3109 South Custer Road	Approval	Approval	7-0-0	4/5/2022 5/3/2022 6/21/2022	Tabled 5/3 Tabled 6/6 Approved	6-0-0 6-0-0 7-0-0
3/22/2022	Dutch Bros Coffee	22-0002SUP	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Restaurant with Drive-Through Window (Dutch Bros Coffee), Located at 1605 Eldorado Parkway	Approval	Approval	6-0-0	4/19/2022	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
3/22/2022	SPCA Multi-Family	21-0117Z	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, Generally to Modify the Development Standards and to Allow Single Family, Multi-Family and Commercial Uses, Located on the South Side of Stacy Road and Approximately 1,550 Feet East of Custer Road	Approval	Approval	6-0-0	4/19/2022	Approved	7-0-0
4/12/2022	MTC Amendment	22-0002M2	Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 (Zoning Regulations), Appendix G (MTC-McKinney Town Center Zoning District) of the Code of Ordinances	Approval	Approval	7-0-0	5/3/2022	Approved	6-0-0
4/12/2022	Best Price Auto Group	22-0003SUP	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit for Automobile Dealership Sales (Best Price Auto Group), Located at 751 North Central Expressway	Denial	Approval	5-2-0	5/3/2022	Approved	4-2-0
4/12/2022	TCI McKinney Ranch Residential	21-0187Z	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 Single Family Residential and Commercial Uses and to Modify the Development Standards, Located on the North Side of Stacy Road and on the East Side of McKinney Ranch Parkway	Denial	Approval	5-2-0	5/3/2022	Approved	6-0-0
4/12/2022	Kirby Smith Machinery	21-0010A-0012Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, Generally to Allow for Commercial and Heavy Machinery Sale and Storage Uses, Located on the West Side of State Highway 5 (McDonald Street) and Approximately 2,800 Feet North of Telephone Road	Approval	Approval	7-0-0	5/3/2022	Approved	4-0-0
4/12/2022	Hemphill Telecommunications Tower	22-0026Z	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 North Side of Hidden Haven Drive and Approximately 640 Feet West of Independence Parkway	Approval	Approval	7-0-0	5/3/2022	Approved	5-0-0
4/12/2022	Hemphill Telecommunications Tower	22-0005SUP	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Telecommunications Tower Uses, Located on the North Side of Hidden Haven Drive and Approximately 640 Feet West of Independence Parkway	Approval	Approval	7-0-0	5/3/2022	Approved	6-0-0
4/26/2022	Rowlett-Stacy Retail Building	22-0004SUP	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Street Development (Aster Park), Located on the North Side of FM 1461 and Approximately One Mile East of FM 2478	Approval	Approval	6-0-0	5/17/2022	Approved	6-0-1
4/26/2022 5/10/2022	DHI Westridge Commercial	22-0021Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located on the Southeast Corner of Virginia Parkway and Coit Road	Approval	Tabled Approval	6-0-0 7-0-0	6/7/2022	Approved	6-0-0
5/10/2022	CIP for Roadway and Utility Impact Fees	22-0004M	Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees	Approval	Approval	7-0-0	6/7/2022	Approved	6-0-0
6/14/2022	Avanterra Lake Forest MF	22-0015Z	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, to Allow Multi-Family Uses and to Modify the Development Standards, Located on the Northeast Corner of S. Lake Forest Drive and Future Collin McKinney Parkway	Denial	Approval	6-1-0	6/21/2022	Approved	7-0-1
6/14/2022	McKinney Industrial Park No. 2	22-0056Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "ML" - Light Manufacturing District to "LI" - Light Industrial District, Located at 1901 Couch Drive	Approval	Approval	7-0-0	6/21/2022	Approved	7-0-0
6/14/2022	College Street Manor	22-0041Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "H" - Historic Preservation Overlay District, and "TMN" - Traditional McKinney Neighborhood Overlay District to "PD" - Planned Development District, "H" - Historic Preservation Overlay District, and "TMN" - Traditional McKinney Neighborhood Overlay District, Generally to allow for Single Family Residential Uses and to Modify the Development Standards, Located on the Southeast Corner of College Street and Howell Street	Approval	Approval	7-0-0	7/19/2022	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
6/14/2022	Mariposa Apts. Homes	22-0003Z	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, to Allow for Multi-Family Residential Uses and to Modify the Development Standards, Located Approximately 510 Feet North of Virginia Parkway and Approximately 260 Feet West of Joplin Road	Denial	Tabled Indefinitely	7-0-0			
6/28/2022	AllTrades	22-0043Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District to "LI" - Light Industrial District, Located Approximately 1,150 Feet North of Wilmeth Road and Approximately 420 Feet East of U.S. Highway 75 (Central Expressway)	Approval	Approval	6-0-0	7/19/2022	Approved	7-0-0
6/28/2022	380 Villas (Sphinx)	22-0050Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "ML" - Light Manufacturing District to "PD" - Planned Development District, to Allow for Multi-Family Residential and Commercial Uses, and to Modify the Development Standards, Located on the Southwest Corner of U.S. Highway 380 (University Drive) and Throckmorton Street	Approval	Approval	6-0-0	7/19/2022	Approved	7-0-0
6/28/2022	Fairfield MF	22-0016Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RG-18" - General Residence District to "PD" - Planned Development District, to Allow for Townhome, Multi-Family and Commercial Uses, Located on the North Side of McKinney Ranch Parkway and Approximately 1,110 Feet West of Collin McKinney Parkway	Approval	Approval	6-0-0	7/19/2022	Approved	6-1-0
6/28/2022 7/12/2022	McKinney Industrial Airport Drive	20-0054Z	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 Approximately 698 Feet South of Harry McKillop Boulevard and West of Country Lane	Approval Approval	Tabled Approval	6-0-0 7-0-0	7/19/2022	Tabled Approved	7-0-0 7-0-0
7/12/2022	7-Eleven	20-006SUP	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Convenience Store Fuel Sales (7-Eleven), Located on the Southwest Corner of Wilmeth Road and Hardin Boulevard	Approval	Approval	5-2-0	8/2/2022	Approved	5-2-0
7/12/2022	Painted Tree East	22-0063Z	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 Single Family Residential Uses, Located Approximately 1,430 Feet South of Future Wilmeth Road and on the West Side of Future Taylor Burke Drive	Approval	Approval	7-0-0	8/2/2022	Approved	7-0-0
7/12/2022	Painted Tree North	22-0064Z	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 Single Family Residential Uses, Located Approximately 480 Feet North of Future Wilmeth Road and Approximately 650 Feet West of County Road 943	Approval	Approval	7-0-0	8/2/2022	Approved	7-0-0
7/26/2022	Amend Chapter 146 Zoning Regulations	22-0005M	Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 (Zoning Regulations), Section 146-130 (Vehicle Parking) and Section 146-134 (Performance Standards) of the Code of Ordinances	Approval	Approval	7-0-0	8/16/2022	Approved	7-0-0
7/26/2022	Craig Ranch Adult Living	22-0040Z	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 "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow for Multi-Family Residential and Commercial Uses, Located on the Southwest Corner of Collin McKinney Parkway and Alma Road	Approval	Approval	7-0-0	8/16/2022	Approved	5-2-0
7/26/2022	McKinney Ranch and Silverado Townhomes	21-0072Z	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 "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow Single Family Residential and Commercial Uses, Located on the Northwest Corner of McKinney Ranch Parkway and Silverado Trail	Approval	Approval	7-0-0	8/16/2022 9/6/2022	Tabled 9/6/2022 Approved	7-0-0 6-0-0
8/23/2022	Redbud Industrial	22-0062Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District and "CC" - Corridor Commercial Overlay District to "LI" - Light Industrial District and "CC" - Corridor Commercial Overlay District	Approval	Approval	7-0-0	9/20/2022	Tabled 10/3/2022 Tabled Indefinitely	6-0-0 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
8/23/2022	Tomes Collision	22-0074Z	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 and to Allow for Commercial and Auto Related Uses, Located Approximately 330 Feet South of North Brook Drive and on the West Side of U.S. Highway 75 (Central Expressway).	Approval	Approval	7-0-0	9/20/2022	Approved	6-0-0
8/23/2022	SWC Virginia & Independence	22-0087Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located on the Southwest Corner of Virginia Parkway and South of Independence Parkway	Approval	Approval	7-0-0	9/20/2022	Approved	6-0-0
8/23/2022	JG Fitzhugh Duplexes	22-0079Z	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 "DR" - Duplex Residence District and "TMN" - Traditional McKinney Neighborhood Overlay District, Located Approximately 250 Feet North of Jefferson Street and on the East Side of Rockwall Street.	Approval	Denial	4-3-0	10/3/2022	Denied	6-1-0
9/13/2022	Seven Brew Coffee	22-0013SUP	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Restaurant with Drive-Through Window (Seven Brew Coffee), Located on the Northwest Corner of U.S. Highway 380 (University Drive) and Sharon Lane	Approval	Approval	6-0-0	10/3/2022	Approved	7-0-0
9/13/2022	North Texas Municipal Water District	22-0009SUP	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Pump Station (North Texas Municipal Water District), Located at 3701 Redbud Boulevard	Approval	Approved	6-0-0	10/3/2022	Approved	7-0-0
9/13/2022	Carrie Radish Wax Company	22-0016SUP	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Personal Service (Carrie Radish Wax Company), Located at 8751 Collin McKinney Parkway, Suite 1803	Approval	Approval	6-0-0	10/3/2022	Approved	7-0-0
9/13/2022	Underdog Kennels	22-0083Z	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 Commercial uses and Pet Sote, Kennel, Animal Boarding (Outdoor Runs) Use, Located at 9446 Virginia Parkway	Approval	Approval	6-0-0	10/3/2022	Approved	7-0-0
9/13/2022	Pinehurst Townhomes	22-0084Z	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 Single Family Attached Residential Uses, Located on the North Side of Wilson Creek Parkway and Approximately 150 Feet West of Big Bend Drive	Approval	Approval	6-0-0	10/3/2022	Approved	7-0-0
9/13/2022	AA Truck Repair & Storage	20-0089Z	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 Approximately 2,950 Feet East of SM 1827 and on the South Side of U.S. Highway 380 (University Drive)	Approval	Approval	6-0-0	10/3/2022	Approved	7-0-0