

DIRECTOR'S REPORT (January - December 2024)

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
10/24/23 11/14/23 1/23/24	Wilmeth Central Addition Multi-Family	23-0069Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" Planned Development District and "C" Planned Center District to "PD" Planned Development District to Allow for Multi Family Residential Uses and to Modify the Development Standards, Located on the Southeast Corner of Wilmeth Road and Community Avenue	Table Table Approval	Table to 11/14 Table Indefinitely Approval	7-0-0 7-0-0 6-0-0	2/20/24	Table Indefinitely	7-0-0
12/12/23	Westridge Townhomes	23-0081Z	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 Attached Uses (Westridge Townhomes), Located Generally on the North Side of Virginia Parkway and Approximately 420 Feet West of North Independence Parkway	Approval	Approval	5-1-0	1/2/24	Approved	7-0-0
12/12/23	City Initiated Zoning	23-0103Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone a Portion of the Subject Property to "AG" Agricultural District, and Zone a Portion of the Subject Property to "R5" Residential District, Located on the Southeast Corner of FM 543 and County Road 202 and Located on the North Side of FM 543 and Approximately 160 Feet East of Lantana Drive	Approval	Approval	6-0-0	1/16/24	Approved	6-0-0
1/9/24 1/23/24	Bloomdale/Lake Forest Commercial	23-0104Z	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 at the Southwest corner of Bloomdale Road and North Lake Forest Drive	Table Approval	Table Indefinitely Approval	5-0-0 6-0-0	2/6/24	Approved	7-0-0
2/13/24	McKinney Municipal Facilities	23-0099Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" Planned Development District to "GC" Government Complex District, Located on 1400 S. College Street	Approval	Table Indefinitely	5-1-0	3/5/24	Table Indefinitely	7-0-0
2/27/24	McDonald's	23-0010SUP	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow a Restaurant with Drive Through (McDonalds), Located at 9010 Virginia Parkway	Approval	Approval	6-0-0	3/19/24	Approved	7-0-0
2/27/24	121 Dorsey Commercial	23-0105Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS60" Single Family Residence District to "C1" Neighborhood Commercial District, Located at 121 Dorsey Avenue	Approval	Approval	6-0-0	3/19/24	Approved	7-0-0
2/27/24	AHC McKinney Ranch Multi-Family	24-0009Z	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 Residential Uses, Located on the Southwest Corner of McKinney Ranch Parkway and Collin McKinney Parkway	Denial	Approval	6-0-0	3/19/24	Approved	4-3-0
3/12/24 3/26/24	Tivona Event Center	22-0020SP	Consider/Discuss/Act on a Site Plan for Indoor Commercial Amusement (Tivona Event Center), Located at the Southwest Corner of South Lake Forest Drive and Virginia Parkway	Approval Approval	Table to 3/26 Approval	7-0-0 7-0-0	4/2/24	Approved	5-0-0
3/12/24	McKinney 74 Residential	22-0119Z	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 Multi-Family Residential Uses and Single Family Attached Residential Uses, and to Modify the Development Standards, Located on the North Side of FM 1461 and Approximately 3,700 Feet East of FM 2478	Approval	Approval	7-0-0	4/2/24	Approved	5-0-0
3/12/24	Mixon US 380 Multi-Family	24-0011Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agriculture District and "HC" - Highway Commercial Overlay District to "C3" - Regional Commercial District, "MF30" - Multi-Family Residential District, and "HC" - Highway Commercial Overlay District, Located Approximately 450 Feet East of Terry Lane and on the South Side of West University Drive	Approval	Approval	7-0-0	4/2/24 4/16/24	Table to 4/16 Approved	5-0-0 7-0-0
3/26/24	Take 5 Oil Change	24-0002SUP	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Vehicle Repair, Minor (Take 5 Oil), Located at 8301 Eldorado Parkway	Denial	Approval	5-2-0	4/16/24	Approved	4-3-0
3/26/24 4/9/24	Luxury Elite Garages	24-0012Z	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 for Commercial and Auto Garage Uses (Luxury Elite Garages), Located Approximately 330 feet South of the Intersection of Virginia Parkway and Hardin Boulevard, and 220 feet West of Hardin Boulevard	Table Approval	Table Indefinitely Approval	7-0-0 7-0-0	4/16/24	Approved	7-0-0
5/28/24	McKinney Badminton Facility	24-0007SUP	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Outdoor Commercial Entertainment (McKinney Badminton Facility), Located at 8800 Silverado Trail	Approval	Approval	6-0-0	6/18/24	Approved	6-0-0

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5/28/24	Zoning Amendment BOA	24-0002M	Conduct a Public Hearing to Consider/Discuss/Act on an Amendment to Section 203 (Procedures) of the Zoning Regulations found in Chapter 150 (Unified Development Code) of the Code of Ordinances	Approval	Approval	6-0-0	6/4/24	Approved	6-0-0
6/25/24	Elevated Independent Living	24-0001SUP	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Independent Living (Elevated Independent Living), Located on the North Side of Silverado Trail and Approximately 1,300 Feet East of South Custer Road	Approval	Approval	7-0-0	7/16/24	Approved	6-0-0
06/25/24	1565 N. Hardin Commercial	24-0043Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezoning the Subject Property from "C2" - Local Commercial District to "C3" - Regional Commercial District, Located at 1565 North Hardin Boulevard	Table Approval	Table to 7/9 Approval	7-0-0 5-1-0	7/9/24 9/3/24	Table to 9/3 Denied	6-0-0
6/25/24	1443 N. Church Industrial	24-0049Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BG" General Business District to "I1" Light Industrial District, Located at 1443 North Church Street	Approval	Approval	7-0-0	7/16/24	Approved	6-0-0
7/9/24	McKinney Islamic Association C1 Rezone	24-0048Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, Located at 5353 Virginia Parkway	Approval	Denial	6-0-0	8/6/24	Withdrawn	
7/9/24	Lake Forest Retail	24-0055Z	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 at the Southeast Corner of McKinney Ranch Parkway and South Lake Forest Drive	Approval	Approval	6-0-0	7/16/24	Approved	5-0-1
07/23/24	Service Street Auto	24-0013SUP	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Minor Vehicle Repair (Service Street Auto), Located at 4051 South Lake Forest Drive	Approval	Approval	7-0-0	8/6/24	Approved	5-0-1
7/23/24 8/13/24	Custer Silverado C2	24-0053Z	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 at the Southeast Corner of Custer Road and Silverado Trail	Approval	Table to 8/13 Approval	7-0-0 7-0-0	8/20/24	Approved	7-0-0
8/13/24 9/10/24	Modera McKinney Ridge Concept Plan	23-0001CP	Consider/Discuss/Act on a Concept Plan for Modera McKinney Ridge Phase 2, Located on the East Side of Future Hardin Boulevard and Approximately 630 Feet North of Bloomdale Road	Approval	Table Indefinitely Approval	7-0-0 7-0-0	9/17/24	Approved	7-0-0
8/27/24	Honey Creek Zoning/Rezoning	23-0106Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone a Portion of the Subject Property to "PD" - Planned Development District, Generally for Residential and Commercial Uses; and Rezone a Portion of the Subject Property from "PD" - Planned Development District, "C" - Planned Center District, "O" - Office District, and "SF-5" - Single Family Residential District to "PD" - Planned Development District, Generally for Residential and Commercial Uses; the Subject Property being 1,649 Acres Generally Located East of FM 1461 (Future Lake Forest Drive) and County Road 166 and South of County Road 168 and FM 543	Approval	Approval	7-0-0	9/17/24	Approved	7-0-0
08/27/24	Highland Lakes Zoning	24-0054Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "R6" - Residential District, Located at 5082 County Road 1205	Approval	Approval	7-0-0	9/17/24 9/30/24	Table to 9/30 Approved	7-0-0 6-0-0
9/10/24	Old Mill Road Industrial Rezoning	23-0007Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "I1" - Light Industrial District, Located on the South Side of Old Mill Road and Approximately 720 Feet West of County Road 317	Approval	Approval	7-0-0	9/30/24	Approved	6-0-0
09/24/24	Trinity Falls Parkway C2 Rezoning	24-0051Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from AG - Agricultural District to "C2" - Local Commercial District, Located on the West Side of Trinity Falls Parkway and Approximately 3,400 feet North of the Intersection of the Trinity Falls Parkway and Laud Howell Parkway	Approval	Approval	6-0-0	11/5/24	Approved	7-0-0

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9/24/24 10/8/24	Leland Rezoning	24-0057Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BN" - Neighborhood Business District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow for Multi-Family and Commercial Uses	Table Denial	Table Indefinitely Approval	6-0-0 7-0-0	11/5/24	Approved	7-0-0
09/24/24	McKinney Ranch Parkway Industrial Rezoning	24-0063Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District to "PD" - Planned Development District, Generally to Allow for Industrial Uses, Located on the Southwest Corner of McKinney Ranch Parkway and South Hardin Boulevard	Denial	Approval	6-0-0	10/15/24	Approved	5-0-0
9/24/24	Brakes Plus N Lake Forest SUP	24-0015SUP	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Minor Vehicle Repair (Brakes Plus), Located on the West Side of North Lake Forest Drive and Approximately 1180 feet South of the Intersection of West University Drive and North Lake Forest Drive	Approval	Approval	6-0-0	10/15/24	Approved	5-0-0
10/8/24	McIntyre Light Industrial Rezone	24-0086Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Properties from AG - Agricultural District and ML - Light Manufacturing District to "I1" - Light Industrial District, Located on the South side of McIntyre Road and Approximately 200 feet East of the Intersection of North McDonald Street and McIntyre Road	Approval	Approval	7-0-0	11/5/24	Approved	7-0-0
10/8/24	One McKinney 2040 Comprehensive Plan Amendment	24-0003M	Conduct a Public Hearing to Consider/Discuss/Act on Amendments to the ONE McKinney 2040 Comprehensive Plan, Including Updates to the Future Land Use Plan, Land Use Diagrams, Placetype Definitions, Individual District Strategies, and Minor Text Updates	Approval	Approval	7-0-0	11/5/24 11/19/24	Table to 11/19 Approved	7-0-0
10/22/24 11/12/24	Unified Development Code Amendments	24-0004M	Conduct a Public Hearing to Consider/Discuss/Act on Certain Amendments to Chapter 150, entitled "Unified Development Code," of the Code of Ordinances, City of McKinney, Texas	Table Approval	Table to 11/12	7-0-0	11/19/24	Approved	7-0-0
10/22/24	Wilmeth Central Addition Multi-Family Rezone	24-0069Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "C" - Planned Center District to "PD" - Planned Development District to Allow for Multi-Family Residential Uses and to Modify the Development Standards, Located on the Southeast Corner of Wilmeth Road and Community Avenue	Approval	Approval	7-0-0	11/19/24	Approved	6-1-0
10/22/24	Collin McKinney and Piper Glen Rezone	24-0081Z	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 Allow for Commercial Uses, Located on the Northeast Corner of Collin McKinney Parkway and Piper Glen Road	Approval	Approval	7-0-0	11/5/24	Approved	7-0-0
10/22/24	CHI McKinney Light Industrial Rezone	24-0087Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Properties from PD - Planned Development District and AG - Agricultural District to "I1" - Light Industrial District, Located on the North Side of McIntyre Road and Approximately 1780 feet East of the Intersection of North McDonald Street and McIntyre Road	Approval	Approval	7-0-0	11/19/24	Approved	7-0-0
11/12/24	Major Vehicle Repair (Hendrick Automotive) Specific Use Permit	24-0012SUP	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Major Vehicle Repair and Automobile Storage (Hendrick Automotive), Located on the South Side of Wilmeth Road and Approximately 865 feet West of the Intersection of US Highway 75 and Wilmeth Road	Approval	Approval	7-0-0	12/3/24	Approved	7-0-0
11/12/24	Virginia Parkway Drive-Through (McDonalds) Specific Use Permit	24-0017SUP	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Drive-Through Restaurant (McDonalds), Located at 3300 Virginia Parkway.	Approval	Approval	7-0-0	12/3/24	Denied	4-3-0
11/12/24	Lovett Industrial I1 Rezone	24-0096Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Properties from "AG" - Agriculture District to "I1" - Light Industrial District, Located on the South Side of Bloomdale Road and Located on the East and West Side of Cypress Hill Drive	Approval	Approval	7-0-0	12/3/24	Approved	7-0-0
11/12/24	TKI Eastside Rezone	24-0100Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "ML" - Light Manufacturing District, and "AG" - Agriculture District to "AP" - Airport District, Located at 1915 FM 546 and Including Approximately 75 Acres of Land Located North and West of the Intersection of FM 546 and CR 317	Approval	Approval	7-0-0	12/3/24	Approved	7-0-0
12/10/24	Huffines Kia Expansion Specific Use Permit	24-0016SUP	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Auto, Motorcycle, Truck, or Boat, Rental or Sales (Huffines Kia McKinney), Located at the Southwest Corner of North Central Expressway and West White Avenue	Approval	Approval	7-0-0	12/17/24	Approved	7-0-0

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12/10/24	Franklin Tract Zoning Request	24-0073Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "R43" - Residential Estate District, Located at 4225 County Road 1006	Approval	Approval	7-0-0	12/17/24	Approved	6-0-1