



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 21-0004Z, **Version:** 1

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to “SF5” - Single Family Residential District, Located on the Southeast Quadrant of North Hardin Boulevard and Olympic Crossing Boulevard (County Road No. 228)

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

MEETING DATE: February 23, 2021

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Gibbon, Planner II
Caitlyn Strickland, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the March 16, 2021 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request.

APPLICATION SUBMITTAL DATE: January 12, 2021 (Original Application)

ITEM SUMMARY: The applicant is requesting to rezone approximately 74.6 acres of land, generally for single family uses.

An associated voluntary annexation request (21-0003A) has been submitted and will be considered by the City Council at the March 16, 2021 meeting.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	McKinney ETJ	Undeveloped Land
North	McKinney ETJ	Trinity Falls Planning Unit 8
South	McKinney ETJ	Undeveloped Land, Weston Ridge Phase 1
East	McKinney ETJ	Trinity Falls Planning Unit 1

West	"PD" - Planned Development District Ordinance No. 1703 (Single Family Residential, Multi-Family Residential, Office and Retail Uses)	Preserve at Honeycreek Phase 1, Undeveloped Land
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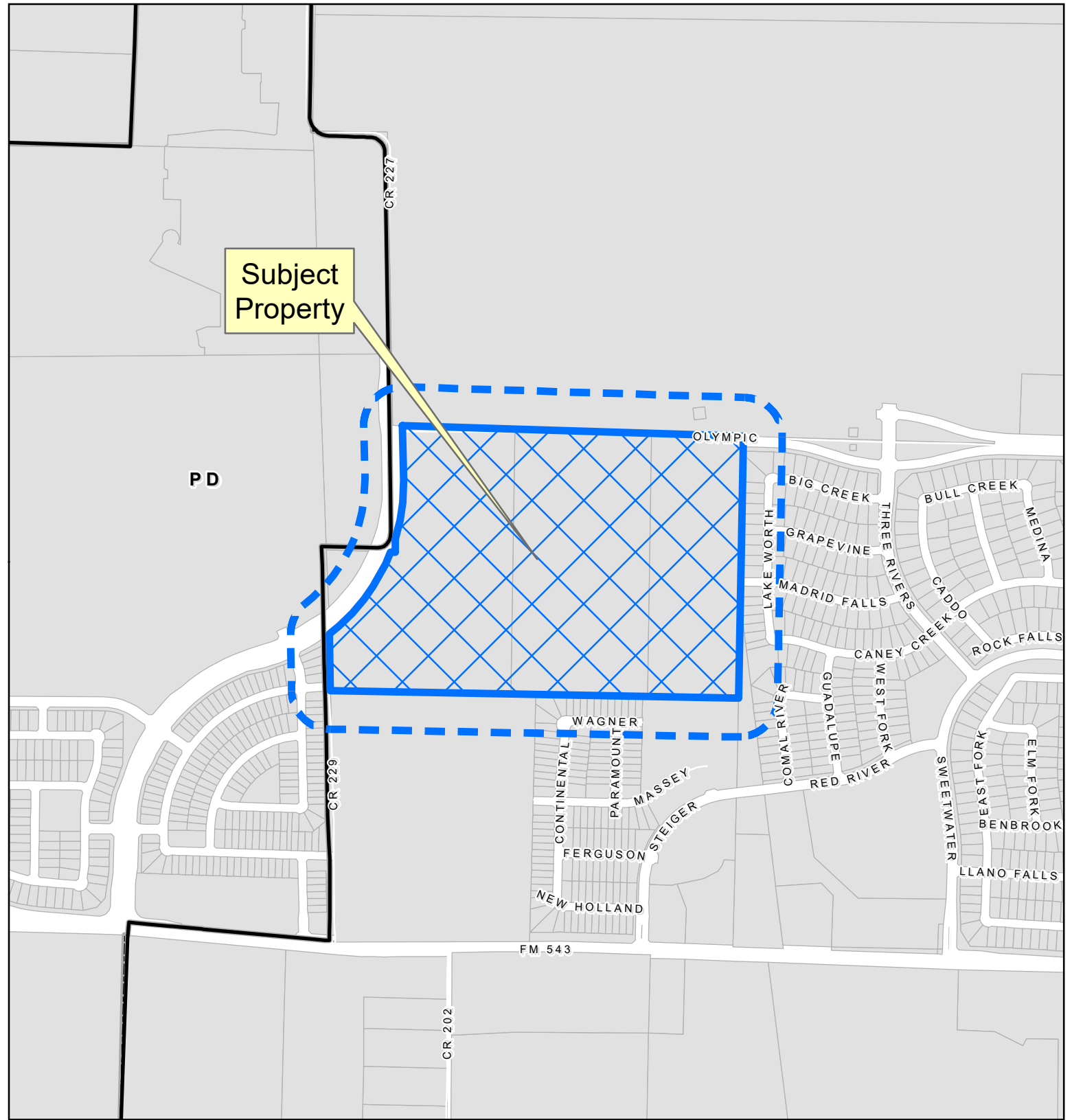
PROPOSED ZONING: The applicant is requesting to rezone the subject property to "SF5" - Single Family Residential District, generally for single family residential uses. This zoning request aligns with the suburban living placetype designated in the comprehensive plan. Staff feels that the proposed rezoning request will be compatible with the existing and proposed surrounding uses, and as such, recommends approval of the proposed rezoning request.

CONFORMANCE TO ONE MCKINNEY 2040: A key aspect of the ONE McKinney 2040 Comprehensive Plan is to provide direction related to the desired development patterns and to inform decisions related to the timing and phasing for future infrastructure investments in the City. To assist in guiding these decisions, the Preferred Scenario and series of Land Use Diagrams establish distinctive districts, each with a clear intent, market focus, and desired development patterns that are reinforced through character-defining placetypes.

Per the Preferred Scenario, the subject property is located in the Trinity Falls District and is designated as the 'Suburban Living' placetype. Other placetypes included in this district is the Neighborhood Commercial placetype.

- **Guiding Principles:** The proposed rezoning request is generally in conformance with Guiding Principle of "Diversity (Supporting our Economy and People)" established by the Comprehensive Plan. In particular, the proposed request has the potential to provide "private development, public investments, and community engagement support the people of McKinney by making available housing options and neighborhood choices that are accessible, attainable and appealing to people at all stages of their lives."
- **Land Use Diagram Compatibility:** In evaluating development requests, the City should determine that a project meets the majority of the established criteria to be considered compatible with the Land Use Diagram. The proposed rezoning request generally aligns with the Suburban Living placetype. Furthermore, the proposed request is compatible with the Land Use Diagram of the comprehensive plan and with the surrounding developments.
- **Fiscal Model Analysis:** The attached fiscal analysis shows a fiscal benefit of \$593,592 for the 74.6-acre property. It is important to note that the reason that the existing zoning analysis does not have a value is because this property is located within McKinney's extra territorial jurisdiction (ETJ).

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments or phone calls in support of or opposition to this request.



Subject Property

PD

OLYMPIC

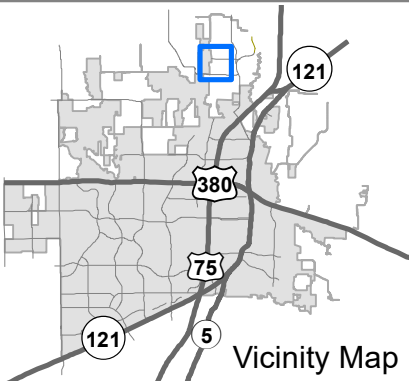
WAGNER

FM 543

CR 229

CR 227

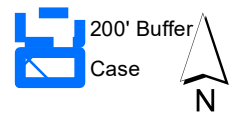
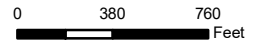
CR 202



Vicinity Map

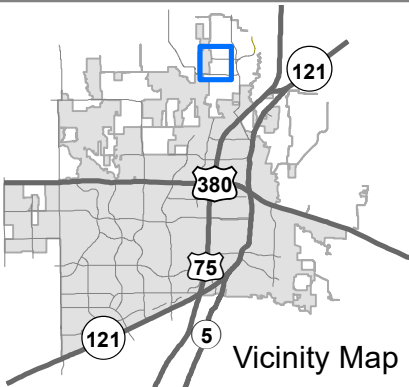
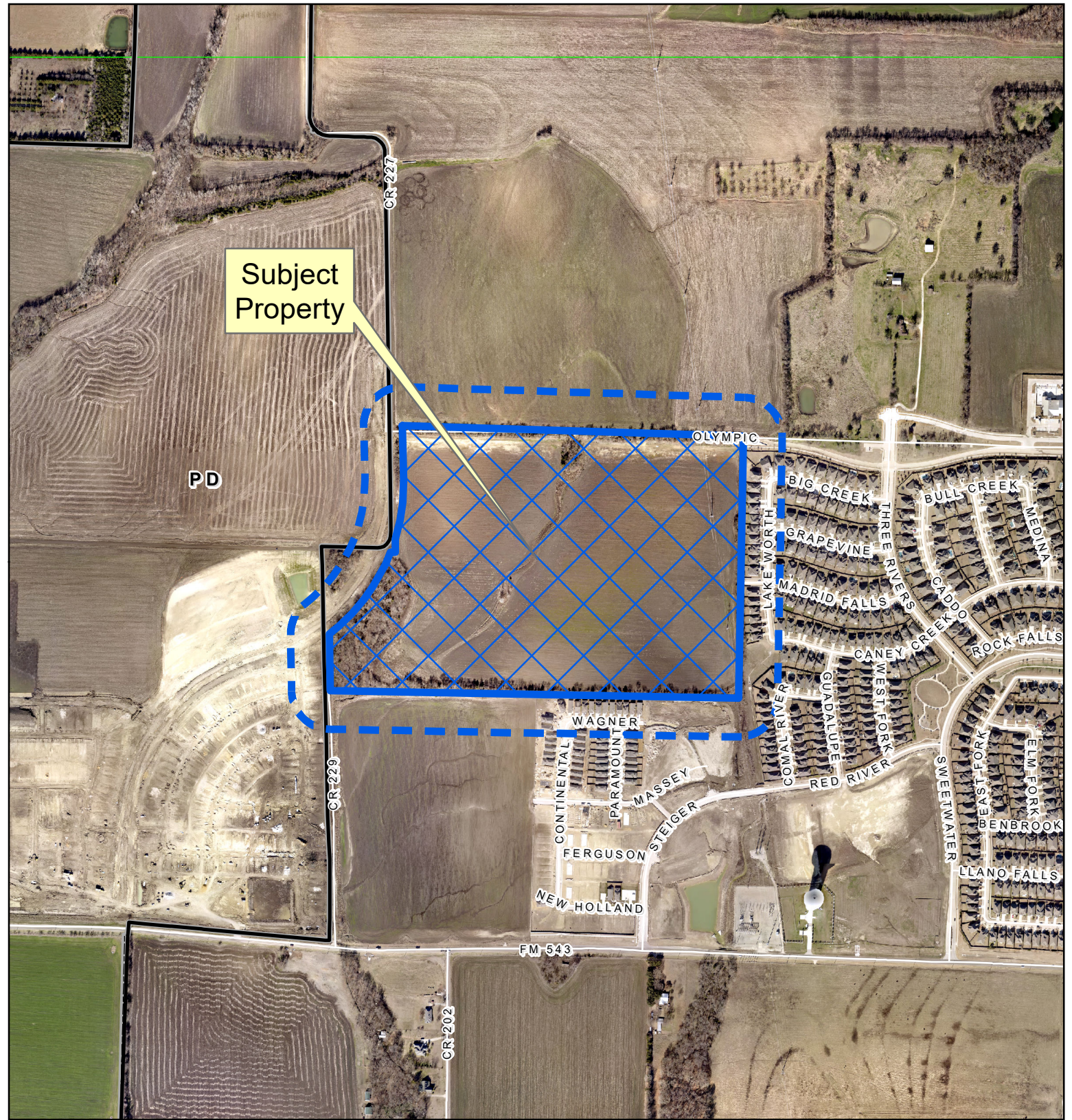
Property Owner Notification Map

ZONE2021-0004



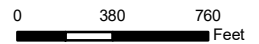
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Aerial Map

ZONE2021-0004



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January 11, 2021

City of McKinney
Development Services
221 N. Tennessee St.
McKinney, Texas 75069

RE: *Wilson Tract – Zoning Letter of Intent*

Brian Lockley, Director of Planning,

The letter accompanies the application for a zoning change submitted by me on behalf of the owners of the "Wilson Tract" and the applicant, Lennar, on January 11, 2021.

The +/- 73 acre property is located at the Southeast corner of Hardin Boulevard and Olympic Crossing Boulevard adjacent to the Preserve at Honey Creek and Trinity Falls single family developments. The future intersection of Hardin Boulevard and Olympic Crossing Boulevard is approximately 1,500 LF north of the intersection of Hardin Boulevard and FM 543 (Weston Road). The proposed development includes +/-254 single family detached lots and the associated HOA lots and City ROW to serve the development.

Because the property is currently in the ETJ, an existing zoning district is not assigned to the property. The applicant requests that the proposed zoning be SF5, with no variance requests.

The applicant will be submitting a development agreement and requests that the annexation petition, zoning, and development agreement be considered for approval at the earliest possible dates, but no later than the April 6th City Council Meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "P. E. McGee".

Peyton E. McGee, PE (TX)

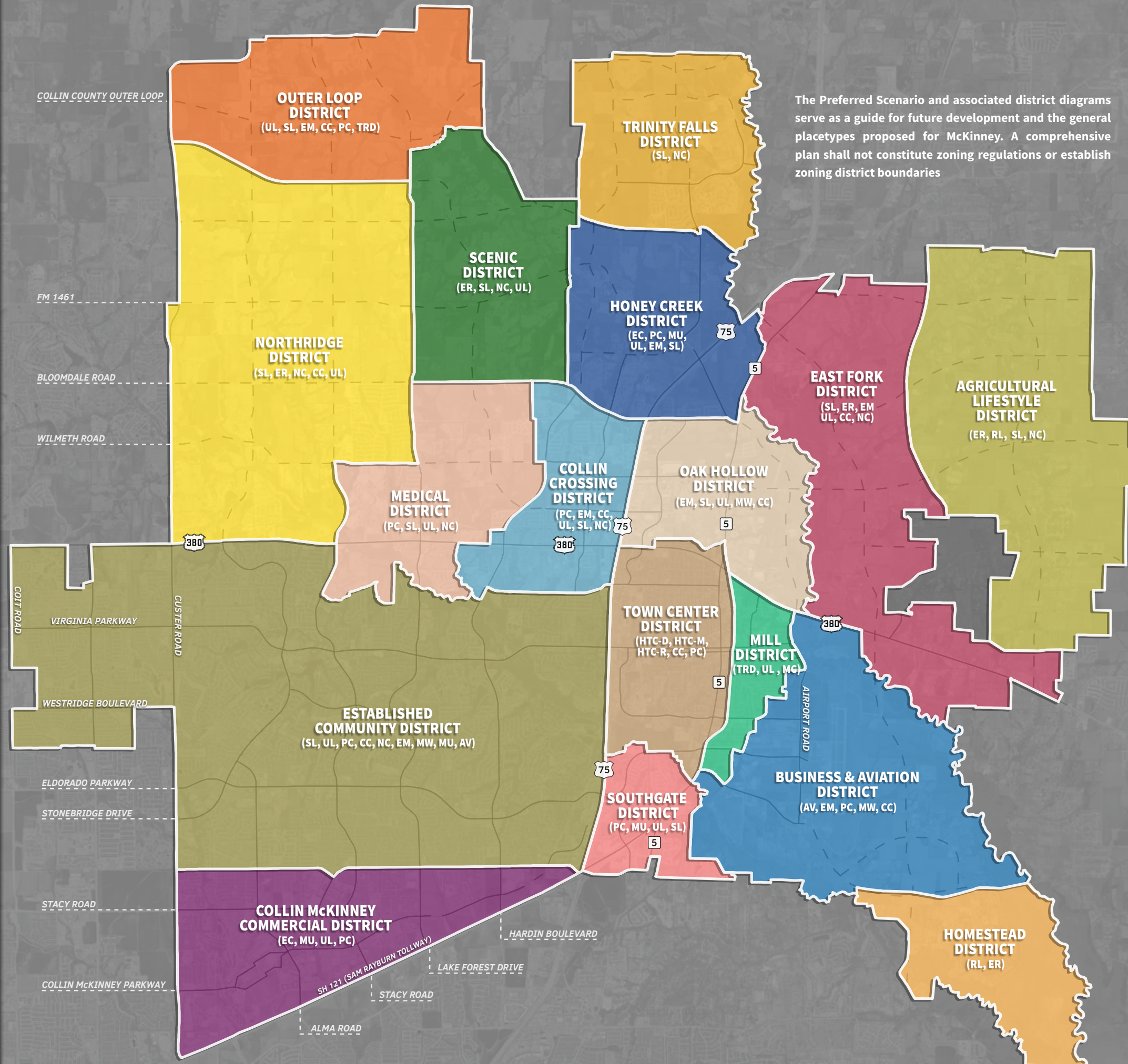
Kimley-Horn | 106 West Louisiana Street McKinney, TX 75069

Direct: 469-301-2595

PREFERRED SCENARIO

PLACETYPES

- Aviation (AV)
- Commercial Center (CC)
- Employment Mix (EM)
- Entertainment Center (EC)
- Estate Residential (ER)
- Historic Town Center - Downtown (HTC-D)
- Historic Town Center - Mix (HTC-M)
- Historic Town Center - Residential (HTC-R)
- Manufacturing & Warehousing (MW)
- Mixed Use Center (MU)
- Neighborhood Commercial (NC)
- Professional Campus (PC)
- Rural Residential (RR)
- Suburban Living (SL)
- Transit-Ready Development (TRD)
- Urban Living (UL)



The Preferred Scenario and associated district diagrams serve as a guide for future development and the general placetypes proposed for McKinney. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

LAND USE DIAGRAM

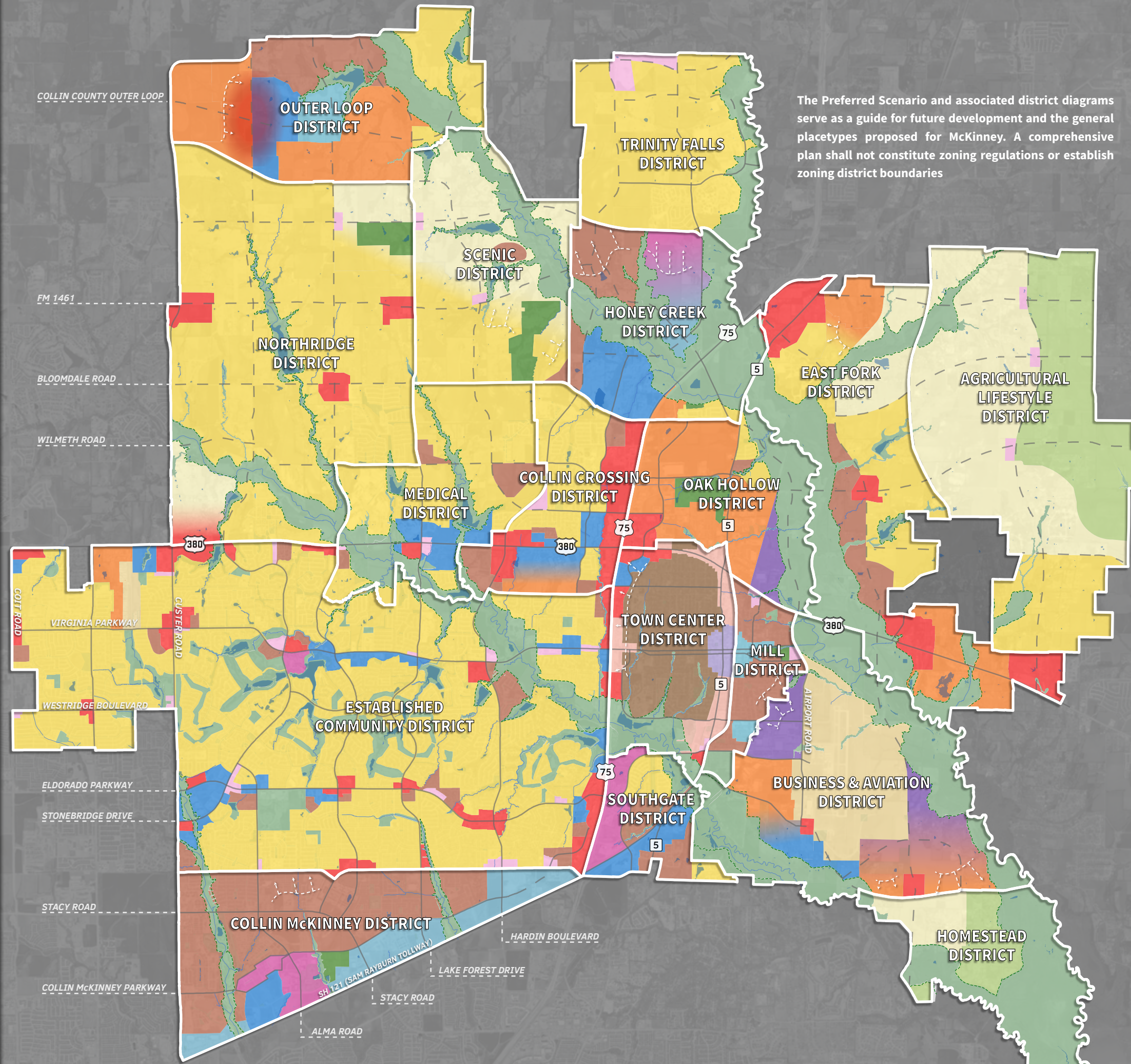
LEGEND

Placetypes

- Aviation
- Commercial Center
- Employment Mix
- Entertainment Center
- Estate Residential
- Historic Town Center - Downtown
- Historic Town Center - Mix
- Historic Town Center - Residential
- Manufacturing & Warehousing
- Mixed Use Center
- Neighborhood Commercial
- Professional Campus
- Rural Residential
- Suburban Living
- Transit-Ready Development
- Urban Living

Other Features

- Floodplain / Amenity Zone
- District Boundary

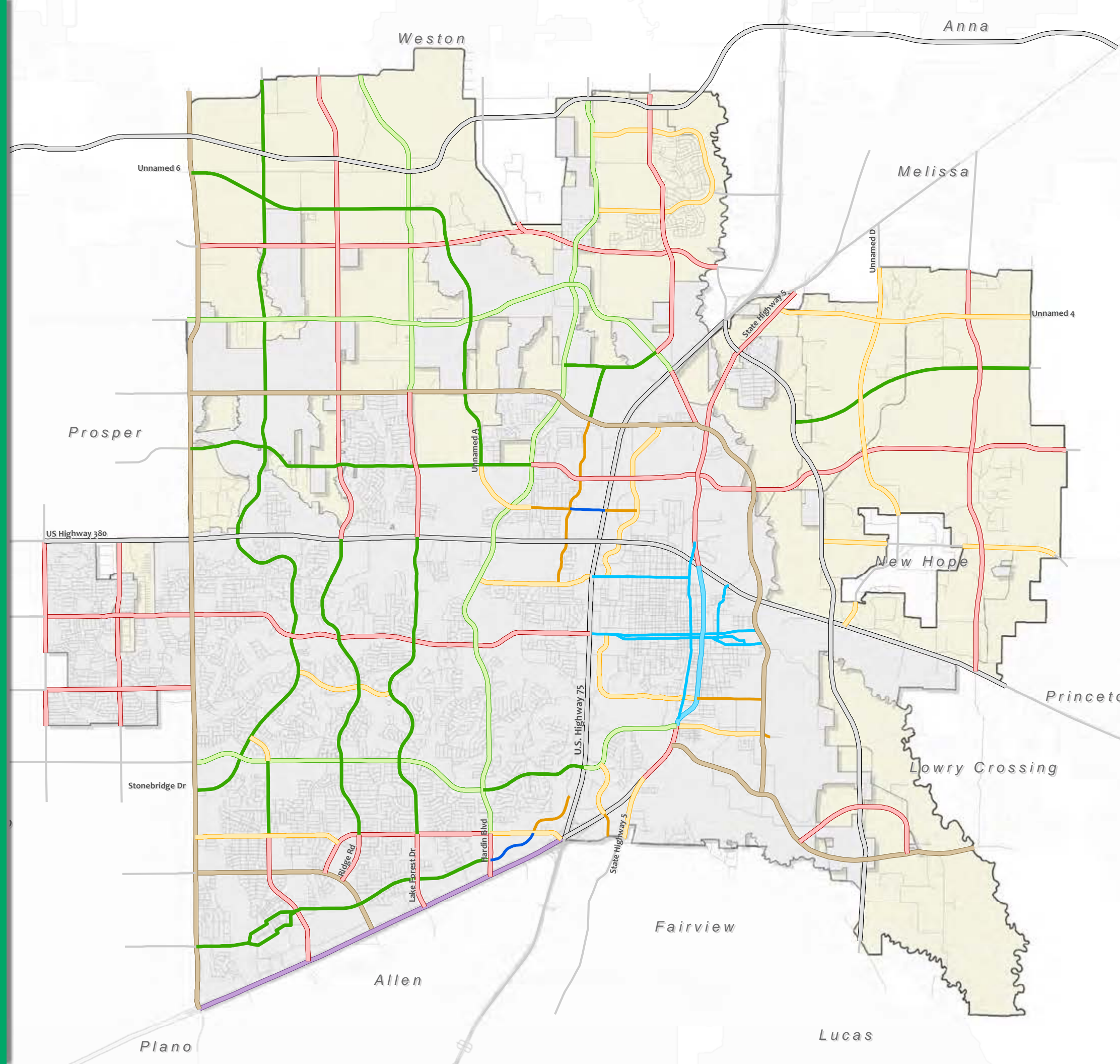


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MASTER THOROUGHFARE PLAN

LEGEND

-  Major Regional Highway/Multi-Modal
-  Tollway
-  Principal Arterial (130' - 6 lanes)
-  Major Arterial (124' - 6 lanes)
-  Greenway Arterial (140' - 6 lanes)
-  Greenway Arterial (120' - 4 lanes)
-  Minor Arterial (100' - 4 lanes divided)
-  Minor Arterial (80' - 4 lanes undivided)
-  Minor Arterial (70' - 3 lanes)
-  Town Thoroughfare (2 lanes)
-  Town Thoroughfare (2 lanes one way pairing)
-  McKinney City Limits
-  McKinney ETJ
-  Other Cities



Disclaimer: The Master Thoroughfare Plan provides generalized locations for future thoroughfares. Alignments may shift as roads are engineered and designed to accommodate floodplain areas and to meet sound engineering and urban planning principles. The Roadway lines shown on the plan are not precise (site specific) locations of future thoroughfares.



TRINITY FALLS DISTRICT

Intent - New development in this District reflects and supports the Trinity Falls Municipal Utility District master plan and also capitalizes on the natural features of the East Fork of the Trinity River.



DESCRIPTION

The Trinity Falls District reflects the development planned for the Trinity Falls Municipal Utility District (MUD) neighborhoods of single family detached homes with local-serving neighborhood commercial areas. The character-defining Placetype in this District is Suburban Living. Development throughout the District should continue this pattern whether or not the property is

included in the MUD. Residential development in this District should maximize the benefits offered by the abundant natural resources in the area, such as the Trinity River and varied topography. These features should be used to create unique open spaces within the traditional suburban development pattern.

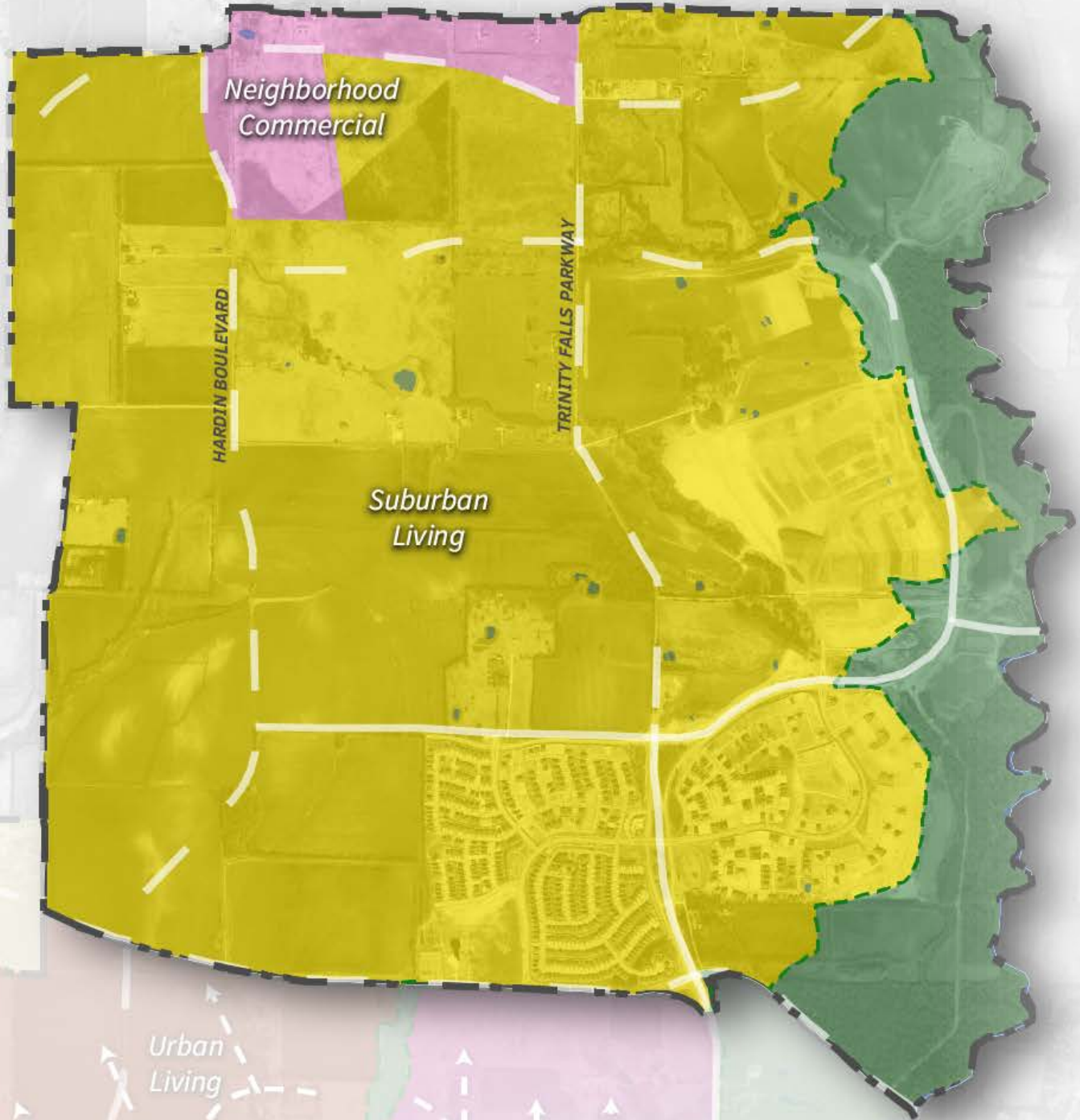
“Features should be used to create unique open spaces within the traditional suburban development”

The Trinity Falls District represents McKinney’s northernmost neighborhood-based District, providing concentrations of residential units across a fairly narrow spectrum of product types. Given its location within the planning area and proximity to Erwin Park, it will also draw the attention of builders serving buyers looking for move-up products in the McKinney market, with access to family-oriented resources. The Trinity Falls MUD will largely inform the types of housing products developed in the District. Although direct access to US 75 is not yet available, it is considered close enough to afford employees of businesses located outside and south of the market to choose housing alternatives in this northernmost District.

The households that will find the Trinity Falls District appealing can generally be described as family-centric, with moderate to high household incomes, relative to the regional median. They are equal parts one- and two-earners, with jobs requiring professional skills. Housing preferences among individuals in these groups are largely single family detached ownership units, with the majority living in their second, “move-up” residence.

MARKET ANALYSIS

LAND USE DIAGRAM



The Preferred Scenario and associated district diagrams serve as a guide for future development and the general Placetypes proposed for McKinney. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Entertainment /
Mixed Use Center

STRATEGIC DIRECTION

DEVELOPMENT PATTERN

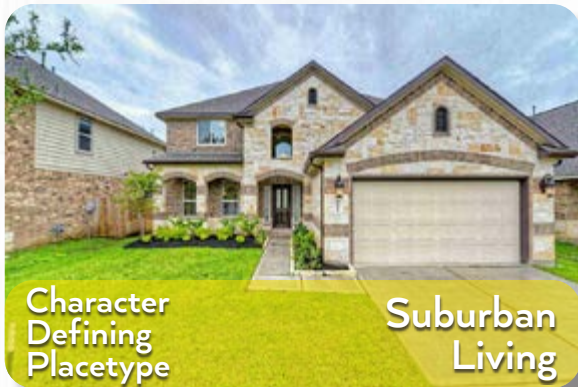
1. **Suburban Living** is the character-defining Placetype in this District. It is intended to continue the current development pattern already present in the District with additional single family neighborhoods that reinforce McKinney's reputation for high quality places to live. Non-residential development consistent with the Neighborhood Commercial Placetype could also be included within the Suburban Living areas at appropriate locations to offer small-scale, and supporting commercial developments compatible with suburban residential neighborhoods.

2. In addition to appropriate locations within the Suburban Living areas, **Neighborhood Commercial** should primarily be focused around the key intersections indicated on the Diagram and should provide supporting neighborhood

services for residents in the District. However, an over-concentration of these uses could create problems with viability and community character over time. As such, some deference should be shown to the market for determining the appropriate amount and specific location of this Placetype around these intersections. Commercial development should also be prioritized along the frontage of the future Collin County Outer Loop in order to capitalize on the visibility and access that this large-scale transportation facility provides.

3. Any infill development that occurs within these areas should be consistent and/or compatible with the existing built conditions and/or should demonstrate compatibility with the Placetypes and priorities shown in the Land Use Diagram.

PLACETYPES



Floodplain /
Amenity Zone



District
Boundary



District
Identity Feature



Amenity
Feature



Community
Asset



Intensity
Transition

PSYCHOGRAPHICS

UPF Up & Coming Families

PP Professional Pride

SM Soccer Moms

BB Boomburbs

INDUSTRY TRENDS

Social Trends

- Aging Baby Boomers

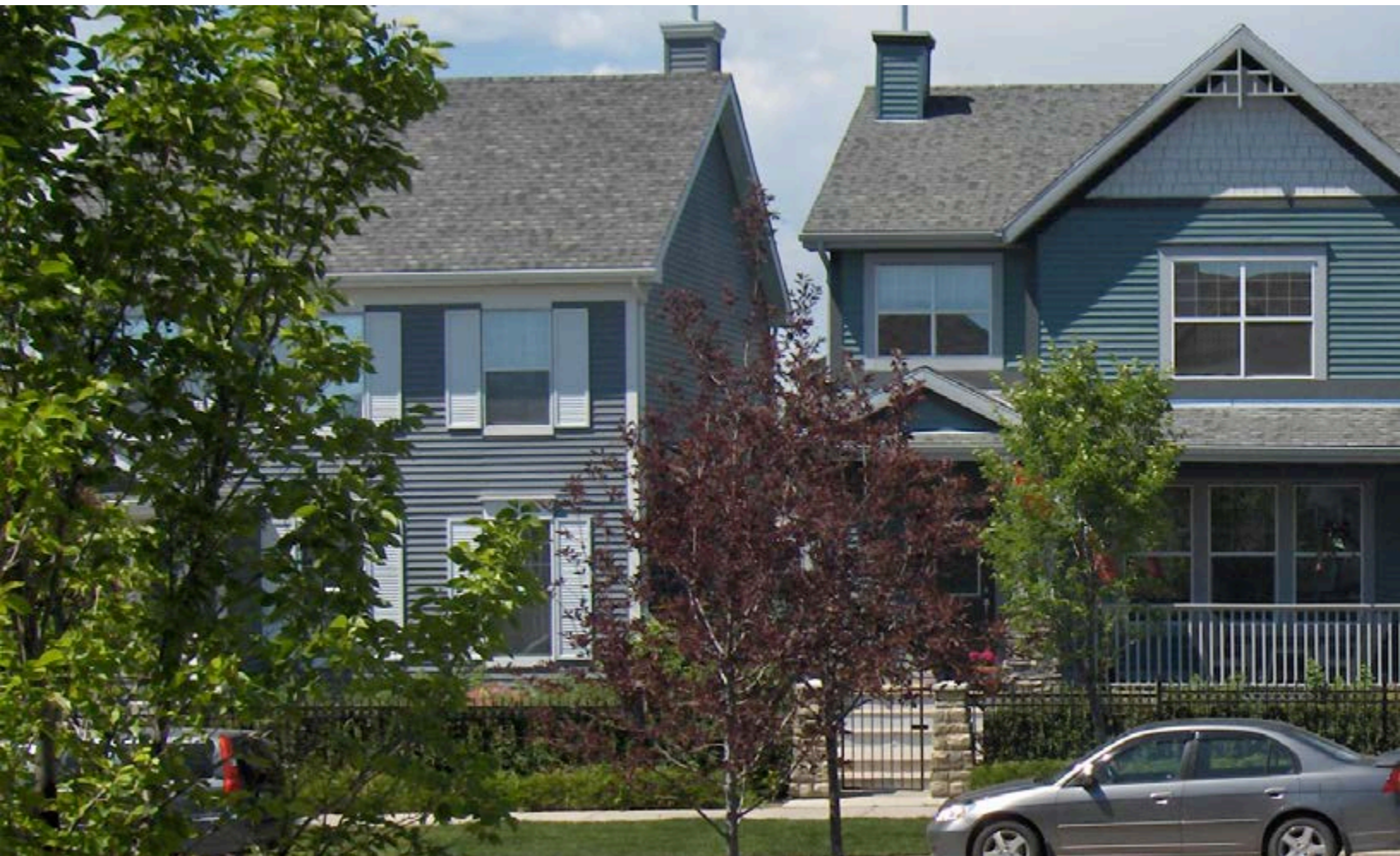
Residential Trends

- Starter & Retirement Homes

IDENTITY, AMENITIES, & INFRASTRUCTURE

Key identity and amenity features such as gateways, trails and parks are described in detail in the City of McKinney Parks and Recreation Master Plan. Additionally, the following considerations are key to reinforcing the vision for and intent of this District.

1. Multi-purpose trails should be located along the floodplain areas of the East Fork of the Trinity River to provide non-motorized connectivity to the rest of McKinney and to the region. This District should have additional trails connecting the adjacent neighborhoods to the regional systems.

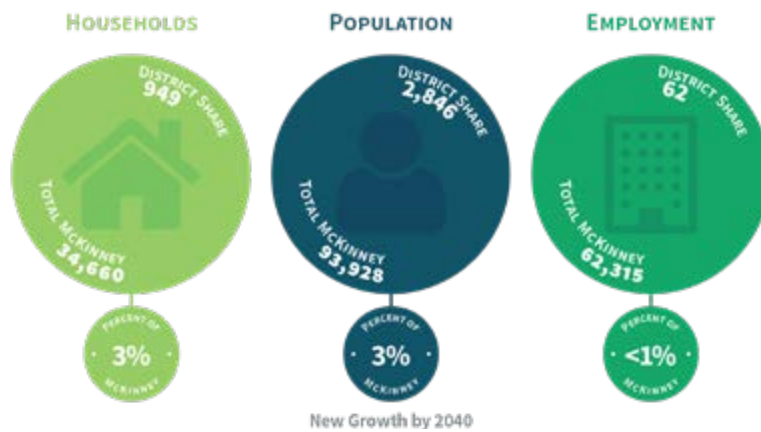


ANTICIPATED PUBLIC INVESTMENTS & INITIATIVES

The City of McKinney intends to consider the following major public investments to support the success of the Trinity Falls District.

1. Investment in trails and other amenities along the East Fork floodplain consistent with the Parks Master Plan.
2. Connectivity between the neighborhoods and commercial areas within the District for people walking or biking.

The graphic that follows provides a profile of the Trinity Falls District if the District develops as outlined above. These graphics relate to new development only.



PLACETYPES FOR MCKINNEY'S FUTURE

Placetypes represent the various categories of land use permitted in the city. Placetypes are assigned to general areas of the City that are expected to exhibit characteristics similar to those outlined below and consistent with the overarching policies and land planning policies which have been developed. The Preferred Scenario builds upon 14 different placetypes which are identified and described on the following pages.

RURAL LIVING

Rural Living areas are characterized by very large lots, abundant open space, pastoral views, and a high-degree of separation between buildings. The lots are typically larger than 2 acres and residential home sites are located randomly throughout the countryside. This type of development helps to maintain the rural character, scale, and scenic values of the surrounding area. This Placetype is intended to be the home of McKinney's farmland and pastureland.

IDENTIFYING FEATURES

1. Single-family Large Lots
2. Country Atmosphere
3. Agricultural Uses



SUBURBAN LIVING

This Placetype is found in close proximity to neighborhood commercial and commercial centers. Suburban Living provides the population necessary to support the nearby commercial and professional office uses within the surrounding corridors. These neighborhoods generally feature a subdivision layout. Residential uses are typically self-contained with a buffer from non-residential developments through transitional uses and landscaped areas. Lot sizes in Suburban Living areas are consistently less than 1/2 acre.

IDENTIFYING FEATURES

1. Single-family Mid-Size Lots
2. Parks & Amenities
3. Complements Neighborhood Commercial
4. Subdivision Orientation



ESTATE RESIDENTIAL

Predominately large lot single-family housing development on the urban-rural fringe. Unlike the Rural Living Placetype, home sites are typically located in a subdivision layout with access to some utility services. Residential uses are oriented interior to the site and may not have farm and livestock restrictions in more rural locations of the Placetype. Lot sizes in the Estate Residential Placetype range from 1/2 acre to 2 acre lots.

IDENTIFYING FEATURES

1. Single-family Large Lots
2. Open Spaces & Amenities
3. Subdivision Orientation
4. Suburban-Rural Transition



URBAN LIVING

Urban Living areas support a mix of housing options in a walkable development pattern. Urban neighborhoods are relatively compact and easy to get around by car, bike, or walking. They may contain one or more of the following housing types: small lot, single-family detached, townhomes, duplexes, condominiums, or apartments. The design and scale of the development in an urban neighborhood encourages active living, with a complete and comprehensive network of walkable streets. Although minimal, urban residential neighborhoods provide a small amount of local retail and services that serves the smaller and low intensity neighborhoods.

IDENTIFYING FEATURES

1. Compact Development
2. Mix of Residential Uses
3. Neighborhood Supporting Retail
4. Multi-modal Connectivity



PLACETYPES FOR MCKINNEY'S FUTURE

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TRANSIT READY DEVELOPMENT

Transit Ready Developments (TRD) are regional-serving areas of economic, entertainment, and community activity. The size of TRD makes it an employment center and shopping destination for surrounding areas. Its focus on being a transit hub makes it a regional destination. The design and scale of the development in a TRD area encourages active living, with a comprehensive and interconnected network of walkable streets. TRD areas should feature a higher density development to utilize the limited space surrounding transit centers.

IDENTIFYING FEATURES

1. Transit-Oriented Developments (TODs)
2. Mix of Land Uses
3. High Density
4. Walkable Streets



COMMERCIAL CENTER

The Commercial Center Placetype is characterized by big box stores or multi-tenant commercial uses. They are typically located at high volume intersections and along both sides of a highway or arterial. Commercial Centers are accessible primarily by one mode of travel, the automobile; though walkable pedestrian access should be encouraged wherever possible. Buildings are typically set back from the road behind large surface parking lots that may be prime locations for infill development.

IDENTIFYING FEATURES

1. Near Major Thoroughfares
2. Large Clusters of Commercial
3. Big Box Anchor, Small Outlots Around
4. Infill Potential



ENTERTAINMENT CENTER

Entertainment Centers are emerging commercial centers planned or developed with large-scale master plans. These centers include a horizontal mix of uses including destination retail, restaurants, employment opportunities, and commercial uses that serve a regional scale. Residential uses support these destination developments and offer a variety of urban housing products. The master plan for a regional entertainment center reinforces the interdependence of uses to create an experience for visitors in the development. The Entertainment Center may have a shopping center, lifestyle area, or something similar as a prominent feature.

IDENTIFYING FEATURES

1. Interdependent Land Uses
2. Master Planned Areas
3. Regional Destinations
4. Cultural & Community Amenities



MIXED-USE CENTER

A Mixed-Use Center offers people the ability to live, shop, work, and play in one community. They include a mixture of housing types and multiple residential housing choices within close proximity to the goods and services residents need on a daily basis. This Placetype typically includes a higher intensity of uses developed in an urban style that are supported by nodes of activity. The design and scale of development in a mixed-use center encourages active living, with a complete and comprehensive network of walkable streets enhanced by a vertical style of development.

IDENTIFYING FEATURES

1. High Density Development
2. Community & Amenity Spaces
3. Walkable Streets
4. Interdependent Land Uses



PLACETYPES FOR MCKINNEY'S FUTURE

Placetypes represent the various categories of land use permitted in the city. Placetypes are assigned to general areas of the City that are expected to exhibit characteristics similar to those outlined below and consistent with the overarching policies and land planning policies which have been developed. The Preferred Scenario builds upon 14 different placetypes which are identified and described on the following pages.

PROFESSIONAL CENTER

The Professional Center Placetype generally provides for office uses and jobs that keep people in the city during normal working hours. A Professional Center is typically well landscaped and provides opportunities for small general offices, as well as larger employment uses such as corporate headquarters, institutional facilities and medical campuses. More intense professional uses are typically seen near major transportation corridors, while smaller developments are typically within residential areas and are supportive in nature.

IDENTIFYING FEATURES

1. General Office Facilities
2. Corporate, Institutional & Medical Uses
3. Amenity Spaces
4. Employment Centers



MANUFACTURING & WAREHOUSE

Manufacturing and Warehouse areas provide basic jobs and keep people in the city during different working hours. The employee per square foot of building space is usually low in these areas due to the large buildings that are needed for storage and logistics. They are well distanced from any nearby residential and are typically located near major transportation corridors like highways and railways.

IDENTIFYING FEATURES

1. Employment Centers
2. Large Warehouse Structures
3. Non-Residential Adjacent
4. Major Thoroughfare Adjacent



AVIATION PLACETYPE

The Aviation Placetype emphasizes employment types and uses that are related to aviation. Proximity to airports is essential for the purpose of transportation needs and logistics. Aviation uses can range in scale and intensity and provide a variety of employment types. Large low-profile buildings and hangars may be seen in Aviation areas, but also small shops and aviation office services.

IDENTIFYING FEATURES

1. Local Airport Adjacent
2. Airport Supporting Uses
3. Employment Driven Developments
4. Large Low-Profile Structures



EMPLOYMENT MIX

Employment Mix includes professional and service uses typically on smaller sized parcels with lower intensities than a traditional business campus. This type of development may support a variety of occupations including general office, research and development facilities, medical clinics, light industrial, and business incubators. These uses are typically located with nearby access to arterial thoroughfares. These businesses have appealing street frontages with an increased level of aesthetics and landscaping.

IDENTIFYING FEATURES

1. Non-Residential Mix of Uses
2. Employment Driven Developments
3. Medium to Lower Intensity Uses
4. Large Low-Profile Structures





NEIGHBORHOOD COMMERCIAL

Neighborhood Commercial development is typically characterized as small, freestanding buildings containing one or more businesses. Unlike larger shopping centers that may attract regional commercial sites these primarily provide services for the surrounding neighborhoods. These developments may be accessed by a variety of transportation means. Business types may include restaurants, local retail, medical offices, banks, general offices, and other services.

IDENTIFYING FEATURES

1. Neighborhood Adjacent
2. Small Commercial Sites
3. Complementary Transitional Uses
4. Multi-Modal Accessibility



HISTORIC TOWN CENTER PLACETYPES

Town centers are locally serving areas of economic, entertainment, and community activity. The size of a town center makes it an employment core and shopping destination for surrounding mixed-use or urban neighborhoods. The design and scale of the development in a town center encourages active living, with a comprehensive and interconnected network of walkable streets.

The Historic Town Center is a group of sub-placetypes that are located solely within the Town Center District. There are three in total: Town Center - Downtown, Town Center - Mix, and Town Center - Residential. These sub-placetypes were created in order to better describe the nuances of the Historic Town Center—from bustling McKinney Square to the quiet residential streets that surround it—and plan and preserve the area’s assets appropriately.

Historic Town Center (HTC) - Downtown

Historic Town Center - Downtown is the sub-placetype that represents downtown: the city’s historic seat of government, commerce, and community activity. The size of downtown also makes it a major destination for shopping and entertainment for the surrounding neighborhoods, city, and region. The design and scale of development encourages active living and a mix of uses within a comprehensive and interconnected network of walkable streets. In addition to its role as the community’s traditional center of business and social life, downtown is also home to a burgeoning residential population. Residences are often intermingled within larger structures, and buildings typically stand two or more stories tall with condominiums or apartments over storefronts.

IDENTIFYING FEATURES

1. Walkable Streets
2. Shared Community Spaces
3. Historic Buildings
4. Cultural Destination



HISTORIC TOWN CENTER PLACETYPES

Town centers are locally serving areas of economic, entertainment, and community activity. The size of a town center makes it an employment core and shopping destination for surrounding mixed-use or urban neighborhoods. The design and scale of the development in a town center encourages active living, with a comprehensive and interconnected network of walkable streets.

Historic Town Center (HTC) - Mix

Historic Town Center - Mix represents a transitional area between the relatively intense use of land downtown and along the highway corridors and the surrounding, urban neighborhoods. These areas display an intermediate density in both residential and commercial offerings that transition from an urban to suburban development pattern as development approaches the HTC – Residential sub-placetype. Commercial buildings tend to be multi-tenant. Residential structures are typically compact. While less dense than HTC - Downtown, streets and sidewalks are still navigable on foot and scaled to the pedestrian experience.

IDENTIFYING FEATURES

1. Transition to Surrounding Residential
2. Mix of Land Uses
3. Walkable Development Style
4. Intermediate Density



Historic Town Center (HTC) - Residential

The Historic Town Center - Residential sub-placetype describes the established urban neighborhoods surrounding downtown. Medium-lot, single-family detached homes are the predominant use of land in this placetype. Attached residential structures, including townhomes, patio-homes, and duplexes, are less common but still a presence. Many of the community’s oldest and most historic homes are found here, requiring a layer of municipal protection so as to maintain their integrity and historic character.

IDENTIFYING FEATURES

1. Single-family Small/Medium Lot
2. Historic Character
3. Residential Housing Type
4. Grid Street Pattern



Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
		SF5 - Single Family Residential	n/a
Annual Operating Revenues	\$1,139,765	n/a	\$1,174,665
Annual Operating Expenses	\$546,173	n/a	\$640,046
Net Surplus (Deficit)	\$593,592	n/a	\$534,619

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$118,166,400	n/a	\$120,852,000
Residential Development Value (per unit)	\$495,000	n/a	\$360,000
Residential Development Value (per acre)	\$1,584,000	n/a	\$1,620,000
Total Nonresidential Development Value	\$0	n/a	\$0
Nonresidential Development Value (per square foot)	\$0	n/a	\$0
Nonresidential Development Value (per acre)	\$0	n/a	\$0

Projected Output			
Total Employment	0	n/a	0
Total Households	239	n/a	336

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.7%	n/a	1.0%
% Retail	0.0%	n/a	0.0%
% Office	0.0%	n/a	0.0%
% Industrial	0.0%	n/a	0.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	25.2%	n/a	35.4%
% Retail	0.0%	n/a	0.0%
% Office	0.0%	n/a	0.0%
% Industrial	0.0%	n/a	0.0%

*ONE McKinney 2040 Comprehensive Plan

Type of Use	AG	RED-1	RED-2	RS 120	RS 84	RS 72	RS 60	RS 45	RD 30	RG 27	RG 25	RG 15 [18]	MF-1	MF-2	MF-3	MP	NC	BN	BG	C	O-1	O	BC	ML	MH	AP	GC	PD	SF 12	SF 10	SF 8	SF 7.2	SF 5	DR	TH	SO	RO	C1	C2	C3	LI	HI									
Residential Uses																																																			
Bed and breakfast (See Ch. 138, Art. IV)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S		S									S	S	S	S	S																	
Boardinghouse or rooming house (17)											P		P	P	P			S	S	S				S																	S	S	S								
Dormitories					P	P	P	P	P	P	P	P	P	P	P			S	S	S				S																	P	P	P	P							
Independent living facility (retirement community) (56)											P	P	P	P	P				S	S	S	S													S	S	S	S	S	S	S										
Mobile home dwelling (68)																P																																			
Mobile home park (See Ch. 138, Art. III) (69)																P																																			
Multiple family dwelling (apartment) (71)											P	P	P	P	P																																				
Multiple family dwelling, senior (senior apartment) (72)											P	P	P	P	P																																				
Single family dwelling (attached) (104)										P	P	P	P	P	P																																				
Single family dwelling (detached) (105)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P															P	P	P	P	P		P	P														
Two family dwelling (duplex) (119)									P	P	P	P	P	P	P																																				
Watchman or caretaker quarters	P	P	P																					S	S	S														S	S	S	P	P							
Educational and Institutional Uses																																																			
Assisted living facility, nursing home, or rest home (10)											P	P	P	P			P	P	P	P	S	S																													
Cemetery	S																																																		
Church, rectory, or other places of worship including church-operated day-care facilities and pre-schools (25)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P															P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P			
Clinic (28)																	P	P	P	P	P	P																													
College or university	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P									P	P	P																									
Day-care (34)											P	P																			S	S	S	S	S		S	S	S	S	S	P	P								
Fraternal organization, lodge, civic club (47)												P	P	P	P										P	P	P																								
Halfway house									S	S	S	P	P	P	P										P	P	P																								
Hospital (53)												P	P	P	P										P	P	P																								
Museum, library, art gallery (public) (73)	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P									P	P	P																									
School, business or trade (99)																																																			
School, public, private or parochial (100)	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P																																				
Accessory, Utility and Incidental Uses																																																			
Accessory building or use (1)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P																																				
Electrical generating plant																									P	P																									
Home occupation (See Sec. 146-133) (52)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P																																				
Local utility line or utility distribution lines; Telephone exchange (no garage or shop)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P																																				
Public building (shop or yard) (90)	S																																																		
Servant's quarters (102)	P	P	P																																																
Sewage treatment plant																																																			
Utility business office																																																			
Utility shop or yard	S																																																		
Utility substation or regulating station	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S																																				
Water storage tank	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P																																				
Water treatment plant	S																																																		
Recreational and Entertainment Uses																																																			
Amusement, commercial (indoor) (4)																																																			
Amusement, commercial (outdoor) (5)																																																			

Green: Proposed Zoning

Type of Use	AG	RED-1	RED-2	RS 120	RS 84	RS 72	RS 60	RS 45	RD 30	RG 27	RG 25	RG 15 [18]	MF-1	MF-2	MF-3	MP	NC	BN	BG	C	O-1	O	BC	ML	MH	AP	GC	PD	SF 12	SF 10	SF 8	SF 7.2	SF 5	DR	TH	SO	RO	C1	C2	C3	LI	HI								
Carnival or circus (temporary)	T																		T	T		T	T	T	T	T	T											T		T	T	T	T							
Country club (31)	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P			P	P	P		P	P	P	P				P	P	P	P	P	P	P	P	S	S	S	S	S	S	S	S						
Fitness club, gymnasium, exercise area or similar use																		P	P	P				P	P	P												S	S	P	P	P	P	P						
Golf course (public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S	S	S	S	S	S	P	P					
Golf course (private)	S								S	S	S	S	S	S	S					P				P	P	P				P	P	P	P	P	P	P	P	S	S	S	S	S	S	S	S					
Park or playground (public) (81)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Playfield or stadium (public) (88)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Private club (See Ch. 138, Art. II; Sec. 146-41) (89)																				S	S			S															S	S	S	S	S	S	S					
Recreation area (private) (91)	P					S			S	S	S	P	P	P	P	P	P	P	P	P	S	P	P	P	P				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
Recreation center (public) (92)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
Sexually oriented business (See Ch. 138, Art. V)																										P																					P			
Swim or tennis club (112)	P								S	S	S	P	P	P	P	P			P	P	P		P	P	P														S	S	P	P	P	P	P	P				
Swimming pool (public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
Swimming pool (private) (113)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
Theater (indoor)																				P	P		P	P	P														S	P		P	P	P	P	P				
Theater (outdoor)																								P	P	P																	P	P	P	P				
Transportation, Automobile, and Related Uses																																																		
Airport or landing field, and aircraft hangar																											P																							
Auto painting or body shop																				P				P	P	P																	S	P	P					
Auto parts sales (indoor)																			P	P	P			P	P	P														S	S	S	P	P						
Automobile, trailer, light truck, tool rental																				P	P			P	P	P																	S	P	P					
Automobile, motorcycle, boat (sales, repair, or storage)																				S	S			S	S	S																	S	P	P					
Bus station																				P	P			P	P	P														S		S	S	P	P					
Car Wash (See Sec 146-41(11a)) (23)																			S	P	P			P	P	P														S	S	S	P	P						
Garage, auto repair (50)																				P	P			P	P	P																S	S	P	P					
Garage or lot, parking (private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
Garage or lot, parking (commercial)																				P	P		P	P	P														S	P	S	P	P	P	P	P				
Heliport or helistop	T																			T	T		T	T	T	T	P	T												P			P	P	P					
Motor freight terminal																								P	P	P																			P	P				
Parking, incidental to main use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
Parking lot (truck) (83)																								P	P	P																				P	P			
Private street development (See Ch. 142, Art. VII)		S	S	S	S	S	S	S	S	S	S	S																		S	S	S	S	S	S	S	S	S												
Railroad freight station																								P	P	P																				P	P			
Railroad team truck																								P	P	P																				P	P			
Railroad track or right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
Recreational vehicle sales																				S	S			S	S	S																			P	P	P			
Service station or motor vehicle fuel sales (subject to section 146-84 (103))																				P	P	P			P	P	P														S		S	S	P	P				
Taxi or shuttle service																									P	P	P																			S	P	P		
Tire recapping																									P		P																				P	P		
Truck Fueling Station (117)																									S	S																					S	S		
Truck sales, storage, or repair																								S	S	S																						P	P	
Truck Stop (118)																																																		
Commercial Type, Retail, and Service Uses																																																		
Bait shop	P																							P	P	P																				P	P	P	P	

Green: Proposed Zoning

Type of Use	AG	RED-1	RED-2	RS 120	RS 84	RS 72	RS 60	RS 45	RD 30	RG 27	RG 25	RG 15 [18]	MF-1	MF-2	MF-3	MP	NC	BN	BG	C	O-1	O	BC	ML	MH	AP	GC	PD	SF 12	SF 10	SF 8	SF 7.2	SF 5	DR	TH	SO	RO	C1	C2	C3	LI	HI									
Bakery or confectionery (retail)																		P	P	P			P	P	P														P	P	P	P	P								
Bakeries (wholesale)																			P					P	P	P															P	P	P	P	P						
Banks and financial institutions																		P	P	P	P	P	P	P	P	P											P	P	S	P	P	P	P	P							
Barber or beauty shops																		P	P	P	P		P	P	P	P														P	P	P	P	P	P						
Building materials sales or monument sales																				P	P			P	P	P																S	P	P	P	P					
Carpentry or sign shop																								P	P	P																		P	P	P	P	P			
Cleaning plant (laundry)																				P	P			P	P	P																	P	P	P	P	P				
Cleaning shop and pressing (small shop and pickup) (27)																		P	P	P	P			P	P	P															S	S	P	P	P	P	P				
Department or discount store																				P	P			P	P	P																S	P	P	P	P	P				
Drug-store or pharmacy																			P	P	P			P	P	P																S	P	P	P	P	P				
Exterminator																				P	P			P	P	P																	P	P	P	P	P				
Farmers market (40)	P																			P	P			P	P	P													S	S	S	P	P	P	P	P	P				
Florist or garden shop																			P	P	P			P	P	P																P	P	P	P	P	P				
Field office (43) or real estate sales office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T			
Food stores, groceries																			P	P	P			P	P	P																S	P	P	P	P	P	P			
Frozen food lockers																				P	P			P	P	P																		S	P	P	P	P	P		
Funeral homes and mortuaries												S	S	S	S					P	P			P	P	P																	S	P	P	P	P	P			
Furniture sales																				P	P			P	P	P																	P	P	P	P	P	P			
Greenhouse or plant nursery																				P	P			P	P	P																	P	P	P	P	P	P			
Hardware store (paint, plumbing, and related sales)																			P	P	P			P	P	P																S	P	P	P	P	P	P			
Heavy machinery sales and storage																								P	P	P																				P	P	P	P	P	
Hotel or motel (54)																				P	P			P																		S	S		S	P	P	P	P	P	
Household appliance sales (55)																			P	P	P			P	P	P		P																P	P	P	P	P	P		
Laboratories (medical, dental, science)																				P	P		P	P	P	P															S	P		P	P	P	P	P	P		
Mimeograph or letter shop																				P	P		P	P	P	P																			P	P	P	P	P		
Mobile home display and sales																						P		P	P	P																				P	P	P	P	P	
Office building												S						P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
Offices with showrooms																								P	P	P																			P	P	P	P	P	P	
Office use	P											P					P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Office supplies																		P		P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Paint and related sales																			P	P	P			P	P	P																				P	P	P	P	P	P
Pawnshops																				P	P			P	P	P																			S	P	P	P	P	P	
Personal service (86)																		P	P	P	P	P	P	P	P	P														S	P	P	P	P	P	P	P	P	P	P	
Pet store, kennel, animal boarding (no outside runs)																			P	P	P			P	P	P																		P	P	P	P	P	P		
Pet store, kennel, animal boarding (outside runs)	P																							P	P	P																		S	P	P	P	P	P		
Psychic/paranormal readings																			P	P	P			P	P	P																		S	P	P	P	P	P	P	
Radio or TV broadcast studio																								P	P	P																		S	P	S	P	P	P	P	P
Retail store (Indoor)																		P	P	P	P			P	P	P																			P	P	P	P	P	P	
Restaurant or cafeteria (carry-out only) (95)																		P	P	P	P			P	P	P																		S	P	P	P	P	P	P	
Restaurant or cafeteria (indoor service) (96)																		P	P	P	P		S	P	P	P																	S	P	P	P	P	P	P		
Restaurant or cafeteria (including drive-through window) (97a)																			S	P	P			P	P	P																	S	S	P	P	P	P	P	P	
Restaurant or cafeteria (drive-in service) (97b)																				P	S			P	P	P																			S	P	P	P	P	P	
Studios, photo, music, art, health, etc.																			P	P	P		P	P	P	P																		S	P	P	P	P	P	P	
Tattoo Parlor																								P	P																						P	P	P	P	P
Travel agent																		P	P	P	P	P	P	P	P	P																	P	P	P	P	P	P	P		
Upholstery shop																				P	P			P	P	P																			S	P	P	P	P	P	
Veterinarian (no outside runs)																				P	P			P	P	P																		P	P	P	P	P	P		
Veterinarian (with outside runs)	P																							P	P	P																			S	P	P	P	P	P	

Green: Proposed Zoning

Type of Use	AG	RED-1	RED-2	RS 120	RS 84	RS 72	RS 60	RS 45	RD 30	RG 27	RG 25	RG 15 [18]	MF-1	MF-2	MF-3	MP	NC	BN	BG	C	O-1	O	BC	ML	MH	AP	GC	PD	SF 12	SF 10	SF 8	SF 7.2	SF 5	DR	TH	SO	RO	C1	C2	C3	LI	HI							
Wholesale establishments																								P	P	P																P	P	P					
Industrial and Manufacturing Uses																																																	
Concrete or asphalt batch plant																										P																				P			
Contractor's yard																								P	P	P																			P	P			
Dirt or topsoil extraction; sand and gravel mining or storage	S																								S	S																		S	S				
Fat rendering, animal reduction																										P																				P			
Food processing																									P	P																			P	P			
Forestry, mining and oil/gas drilling uses	P																							P	P																				P	P			
Forge plant																										P																					P		
Indoor Gun Range (57)																									S	S																			S	S			
Industrial and manufacturing plants (apparel, drugs and pharmaceuticals, electronic, plastic, or similar products manufacture)																									P	P																				P	P		
Industrial and manufacturing plants (acid, cement, chemicals, fertilizer, gypsum, lime, paper or pulp, or similar products manufacture)																										P																					P		
Junk or salvage yard (58)																										P																						P	
Machine shop or welding																									P	P																					P	P	
Metal fabrication																									P	P	P																				P	P	
Mini-warehouse (See Sec. 146-41)																				S	S				P	P	P																		S	S	P	P	
Open storage (79)																									P	P																					P	P	
Paper or pulp manufacture																										P																						P	
Printing plant																									P	P																					P	P	
Refining or storage (petroleum products, gas, butane, propane)																										P																						P	
Sanitary landfill																									P	P																					S	P	
Smelting of ores or metals																										P																							P
Soft drink bottling plant																									P	P																					P	P	
Warehousing																									P	P	P																			S	P	P	
Agricultural and Related Uses																																																	
Agricultural and ranching uses	P	P	P	P	P	P		P	P	P	P	P				P		P	P	P		P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Community Garden (29)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Creamery (dairy products)																				P	P			P	P	P																					S	P	P
Fairgrounds or rodeo	S																								P	P	P	P																			P	P	
Farm implement sales and service																									P	P	P																					P	P
Farm, orchard or truck garden (40)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Hatchery (poultry), egg farm, feed lot	P																								P	P																					S	P	
Livestock auction (62)	P																								P	P																				S	P	P	
Stable, commercial (106)	P																								P	P																				S	P	P	
Stable, private	P	P	P																																														
Stockyards or slaughterhouse																										P																							P

Green: Proposed Zoning