



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 23-0103Z, Version: 1

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

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: December 12, 2023

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Sheffield, CNU-A, Senior Planner
Caitlyn Strickland, AICP, 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 January 16, 2024 meeting.

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

APPLICATION SUBMITTAL DATE: June 20, 2023 (Original Application)

ITEM SUMMARY: The city proposes to zone the subject property, generally for single family residential and agricultural uses.

An associated city-initiated annexation request (23-0004A) for the approximately 127 acres of land will be heard at the January 2, 2024 City Council meeting and will be considered for adoption by City Council at the January 16, 2024 meeting.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	McKinney ETJ	Shaded Tree Addition, Undeveloped Land
North	“SF5” - Single Family Residential District (Residential Uses)	Honey Creek Addition
South	McKinney ETJ	Undeveloped Land

East	McKinney ETJ	Weston Ridge Addition, Luxe Addition, Undeveloped Land
West	“PD” - Planned Development District Ordinance No. 1703 (Residential Uses), McKinney ETJ	Preserve at Honeycreek Addition, Single Family Residents, Undeveloped Land

PROPOSED ZONING: The city proposes to zone the subject property as follows:

- Staff recommends zoning the 84-acre portion of the property known as tracts 37 and 42 in the Meredith Hart Survey - Abstract Number 371 located on the southeast corner of FM 543 and County Road 202 to “R5” - Residential District, generally for single family residential uses. The proposed zoning aligns with the Urban Living and Suburban Living placetype designated in the comprehensive plan, as well as the existing Annexation and Development Agreement, approved in December 2021.
- Staff recommends zoning the 38-acre portion of the property known as tract 43 in the John Emberson Survey - Abstract Number 294 located on the north side of FM 543 and approximately 160 feet east of Lantana Drive to the “AG” - Agricultural District, generally for agricultural uses. Although the proposed zoning does not strictly align with the Urban Living and Suburban Living placetypes designated in the comprehensive plan, Staff feels that the proposed zoning allows for use of the property similar to what is seen in the immediate area, until such time that future development of the site occurs.
- As such, Staff recommends approval of the proposed zoning request.

CONFORMANCE TO THE ONE MCKINNEY 2040 COMPREHENSIVE PLAN: A key aspect of the ONE McKinney 2040 Comprehensive Plan is to provide direction related to desired development patterns in the city and to inform decisions related to the timing and phasing of future infrastructure investments. To assist in guiding these decisions, the plan includes a set of Guiding Principles that provide overall guidance and a Preferred Scenario and Land Use Diagram that illustrates the desired development patterns in the city. The Preferred Scenario and Land Use Diagram are built upon a series of distinctive districts, each with a specific purpose, focus and market. Each district consists of a mix of placetypes that identify the predominate land uses and desired pattern of development for the district.

- Guiding Principles:
The proposed rezoning request is generally in conformance with the Guiding Principle of “Diversity (Supporting our Economy and People)” established by the Comprehensive Plan. In particular, the proposed request has the potential to provide “[...]housing options and neighborhood choices that are accessible, attainable and appealing to people at all stages of their lives.”
- Preferred Scenario and Land Use Diagram Characteristics:
Per the Preferred Scenario and Land Use Diagram, the subject property is partially located in the Trinity Falls District and is designated as the Suburban Living placetype and is partially located in the Honey Creek District and is designated as the Urban Living placetype.

Suburban Living 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 ½ acre.

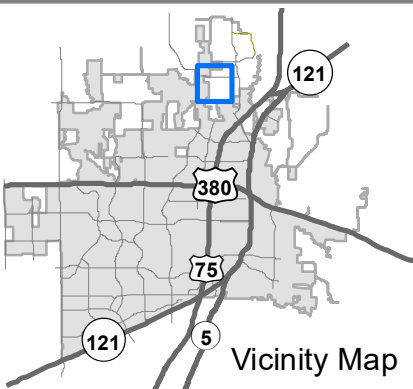
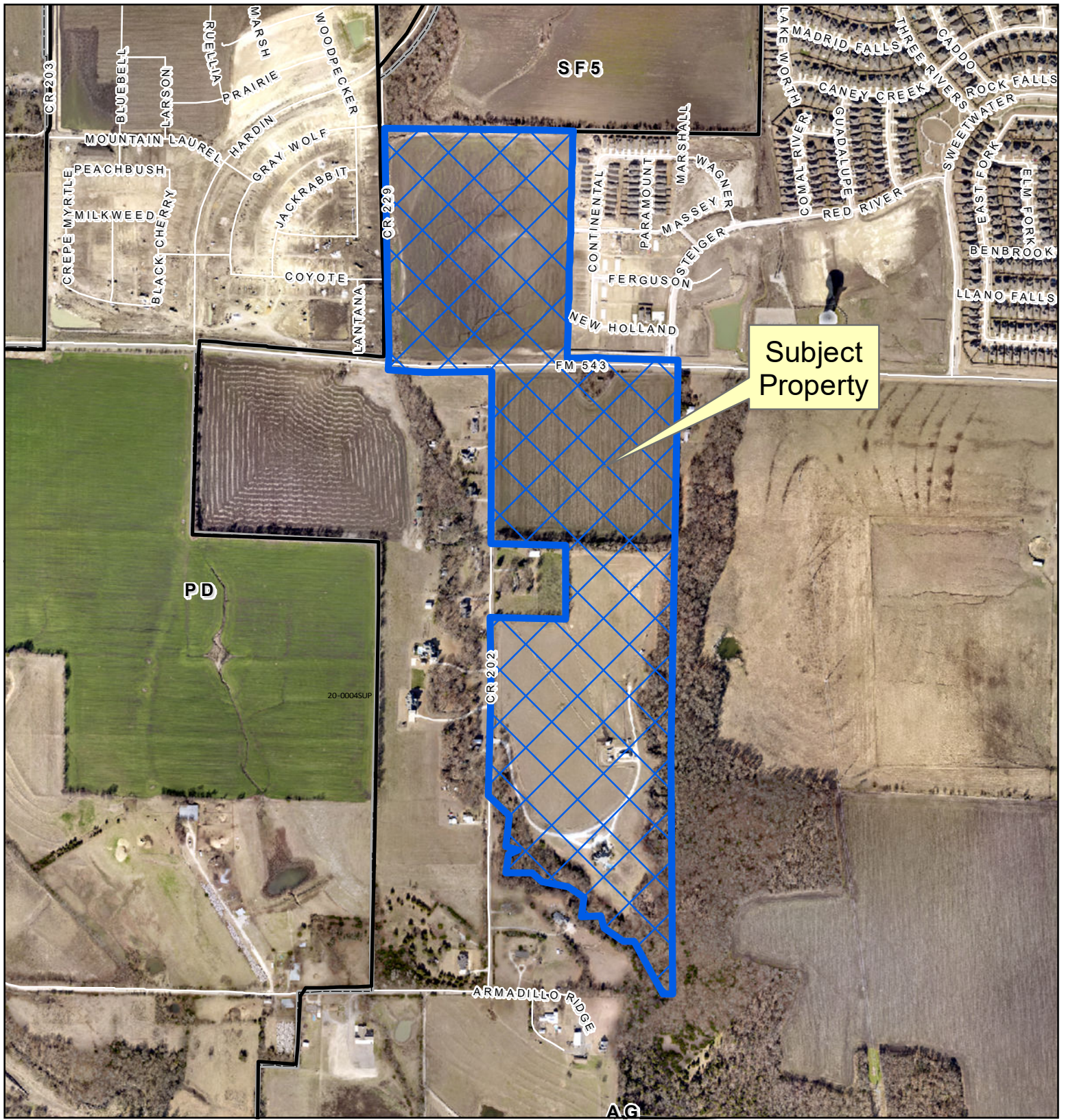
Urban Living supports a mix of housing options in a walkable development pattern. Urban neighborhoods are relatively compact and easy to get around by car, bike, or walking. They may contain one or more of the following housing types: small lot, single-family detached, townhomes, duplexes, condominiums, 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.

- Land Use Diagram Compatibility:

When considering land use decisions, the City should determine that a project aligns with the Land Use Diagram and/or meets a majority of the plan's established criteria to be considered compatible with the Land Use Diagram. The proposed zoning generally **aligns** with the Suburban Living placetype of the Trinity Falls District and the Urban Living placetype in the Honey Creek District and meets a majority of the plan's established criteria, and should be compatible with the surrounding properties.

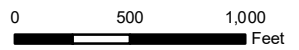
- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of approximately \$941,000 for the 127-acre property, which should contribute to achieving an overall fiscal balance in the city. It is important to note that the reason the existing zoning analysis does not have a value is because this property is located within McKinney's Extraterritorial Jurisdiction (ETJ).

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters of support to this request and no letters of opposition. This does not include emails or letters that may have been sent directly to members of the Council. As part of the Planning and Zoning Commission Public Hearing (s), Staff has not received any citizen comments through the online citizen portal.



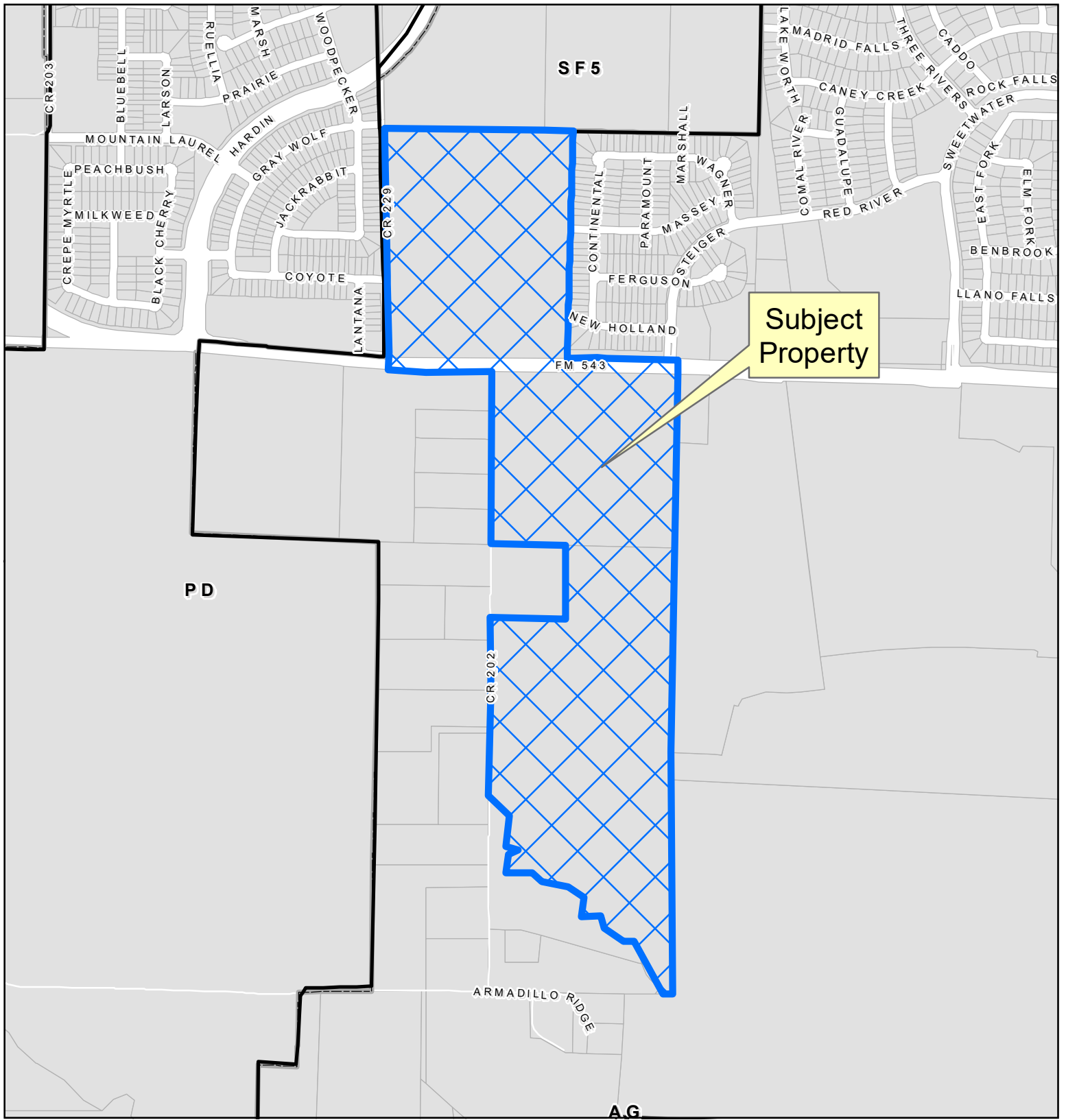
Location Map

R-6294-001-0430-1
 R-6371-001-0420-1
 R-6371-001-0370-1

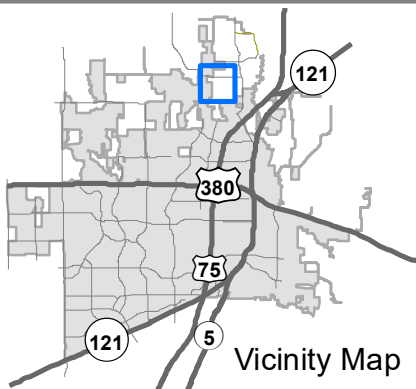


DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



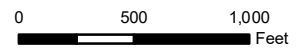


Subject Property



Location Map

R-6294-001-0430-1
 R-6371-001-0420-1
 R-6371-001-0370-1



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Letter of Intent

Upon annexation into the city limits, the request is to zone the following described three tracts of land together with the abutting portions of Farm-to-Market Road 543 ("FM 543") and County Road 202 ("CR 202"):

- (a) a tract of land identified as Block 1, Tract 43 in the John Emberson Survey, Abstract 294, containing approximately 38.9480 acres of land to "AG" – Agricultural District;
- (b) a tract of land identified as Sheet 1, Tract 42 in the Meredith Hart Survey, Abstract 371 containing approximately 29.839 acres of land to "R5" – Residential District; and
- (c) a tract of land identified as Sheet 1, Tract 37 in the Meredith Hart Survey, Abstract 371 containing approximately 54.205 acres of land to "R5" – Residential District.

Sincerely,

City of McKinney

221 North Tennessee Street

McKinney, Texas 75069

LAND USE DIAGRAM

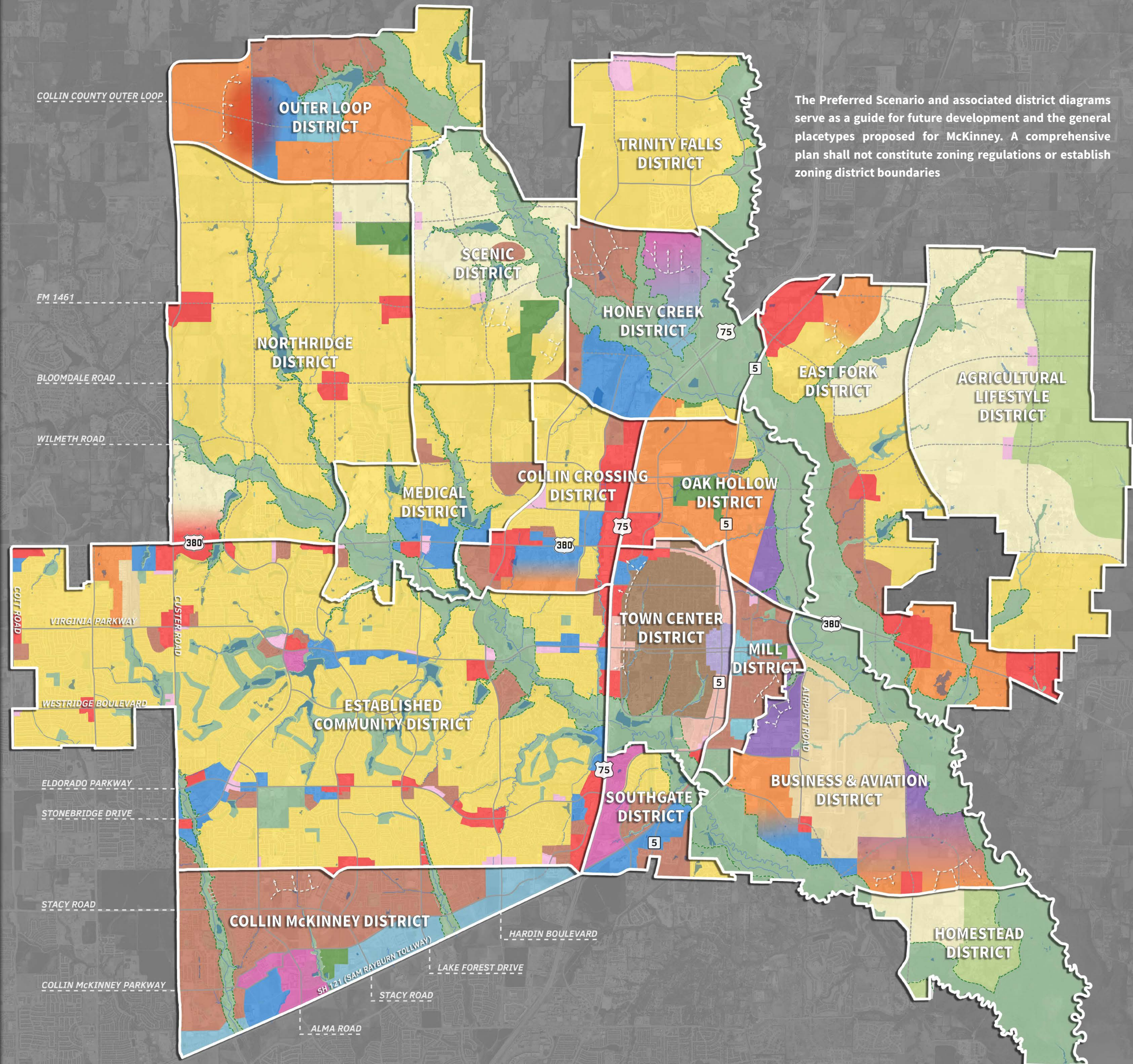
LEGEND

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 Center
- Rural Residential
- Suburban Living
- Transit-Ready Development
- Urban Living

Other Features

- Floodplain / Amenity Zone
- District Boundary

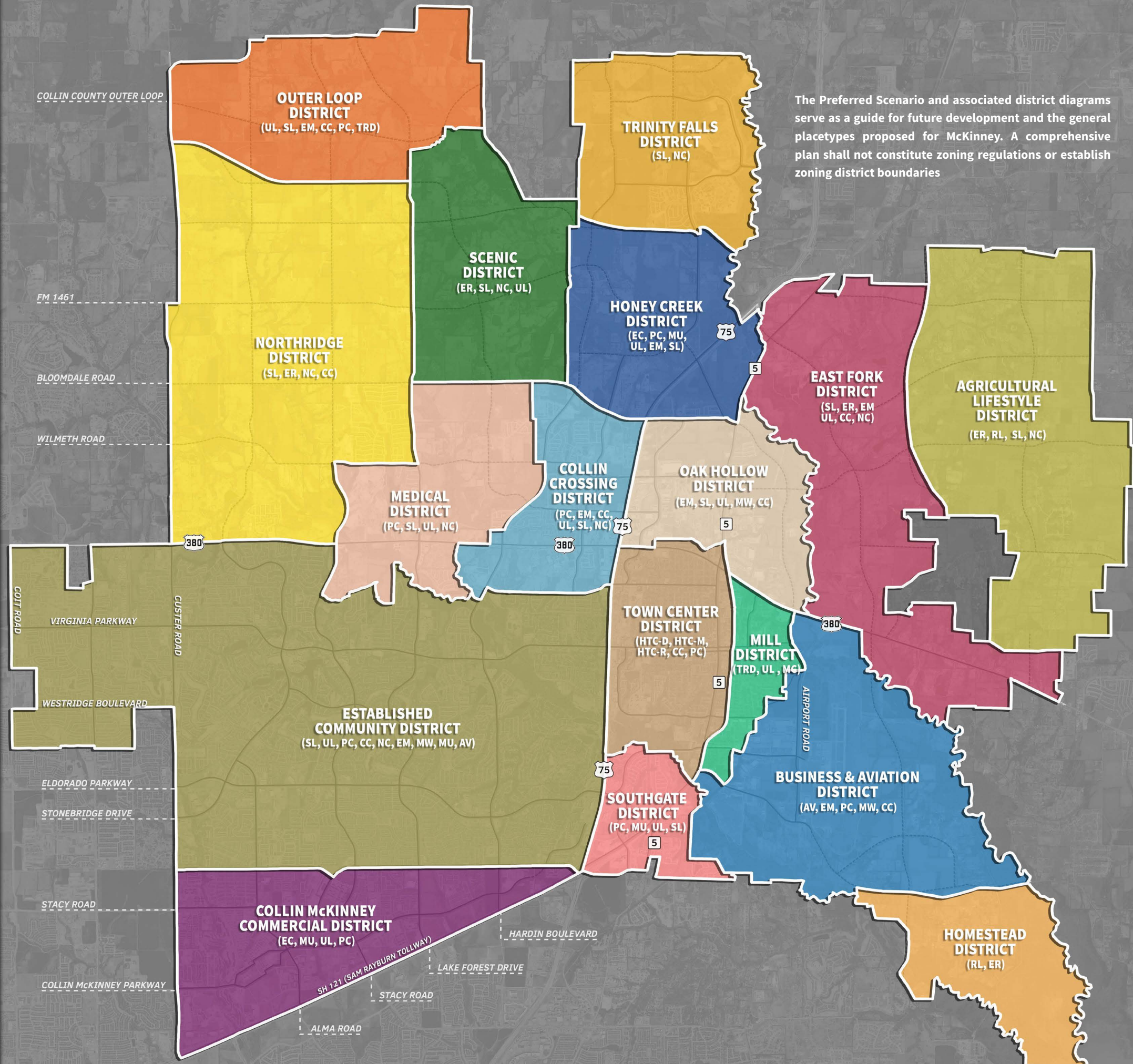


The Preferred Scenario and associated district diagrams serve as a guide for future development and the general placetypes proposed for McKinney. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

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 Center (PC)
- Rural Residential (RR)
- Suburban Living (SL)
- Transit-Ready Development (TRD)
- Urban Living (UL)

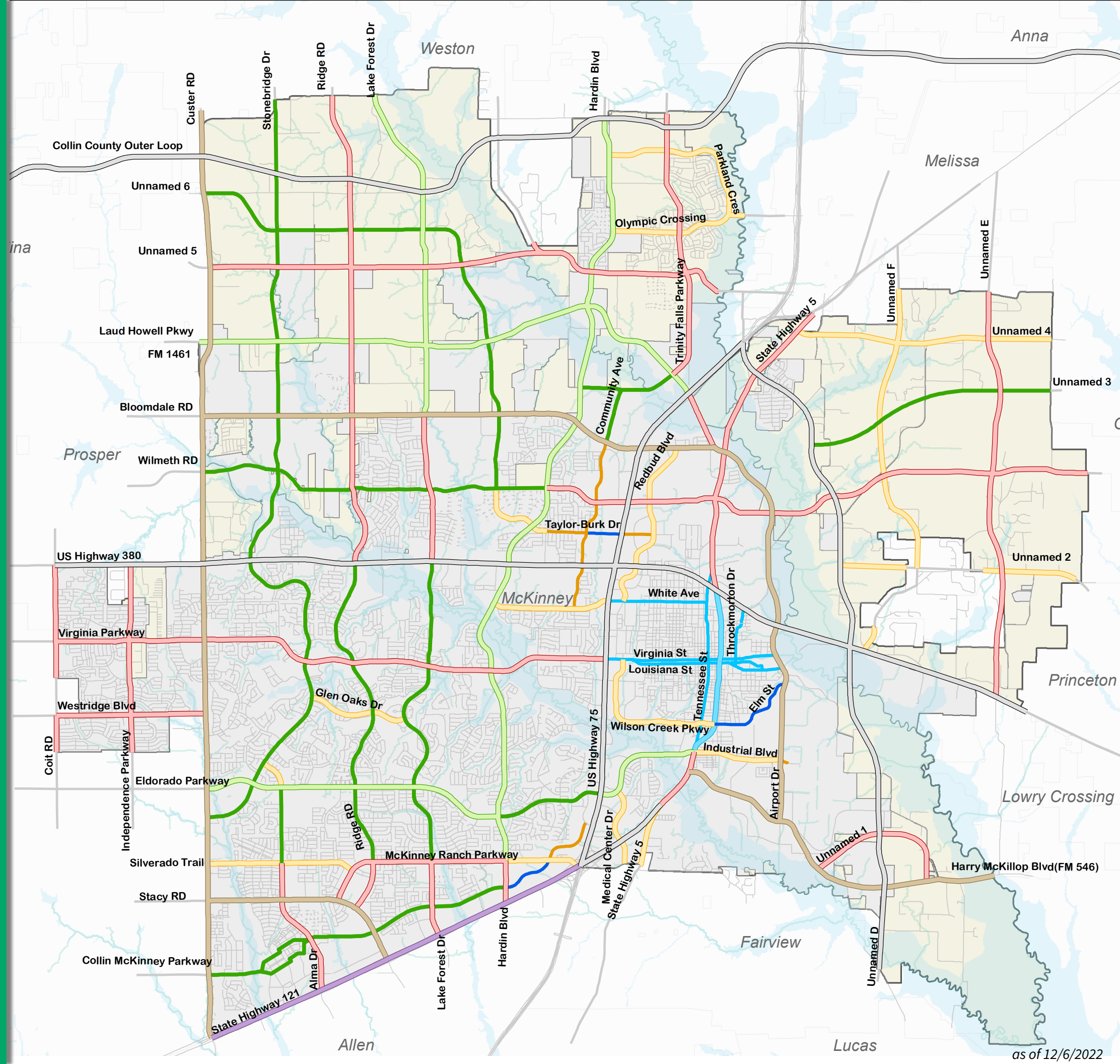


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MASTER THOROUGHFARE PLAN

LEGEND

-  Major Regional Highway/Multi-Modal (min 124' ROW)
-  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 (4 lanes)
-  Town Thoroughfare (2-3 lanes)
-  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.

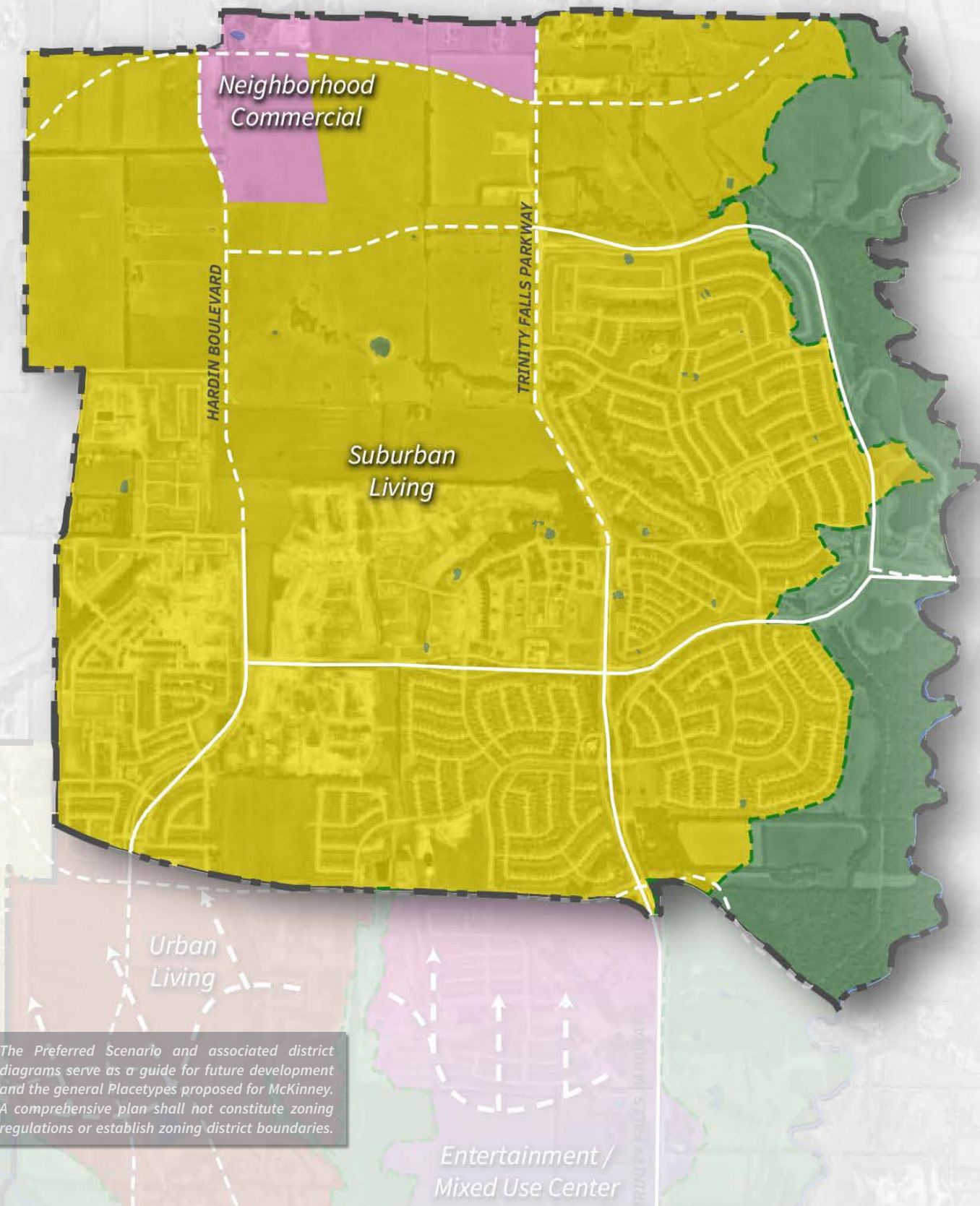
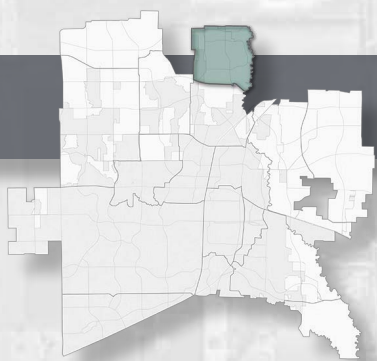
“Features should be used to create unique open spaces within the traditional suburban development”

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.

STRATEGIC DIRECTION

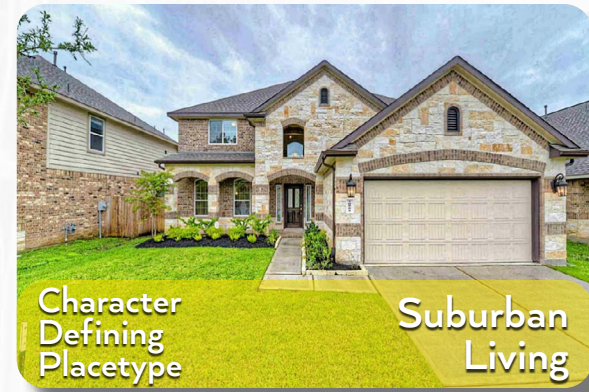
DEVELOPMENT PATTERN

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

- Up & Coming Families
- Professional Pride
- Soccer Moms
- 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.

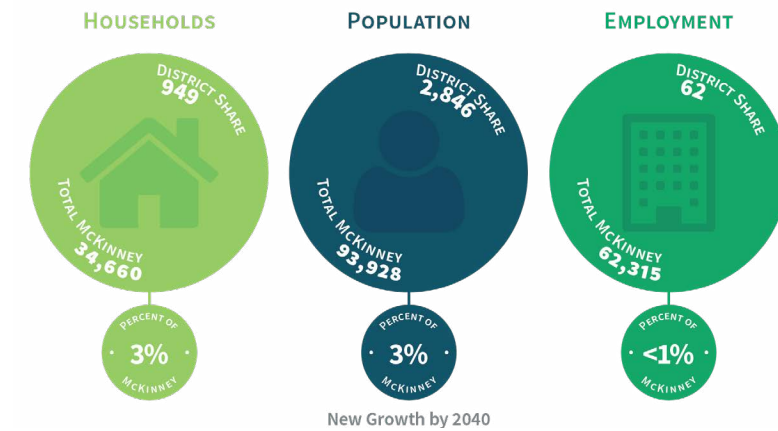
1. Multi-purpose trails should be located along the floodplain areas of the East Fork of the Trinity River to provide non-motorized connectivity to the rest of McKinney and to the region. This District should have additional trails connecting the adjacent neighborhoods to the regional systems.

ANTICIPATED PUBLIC INVESTMENTS & INITIATIVES

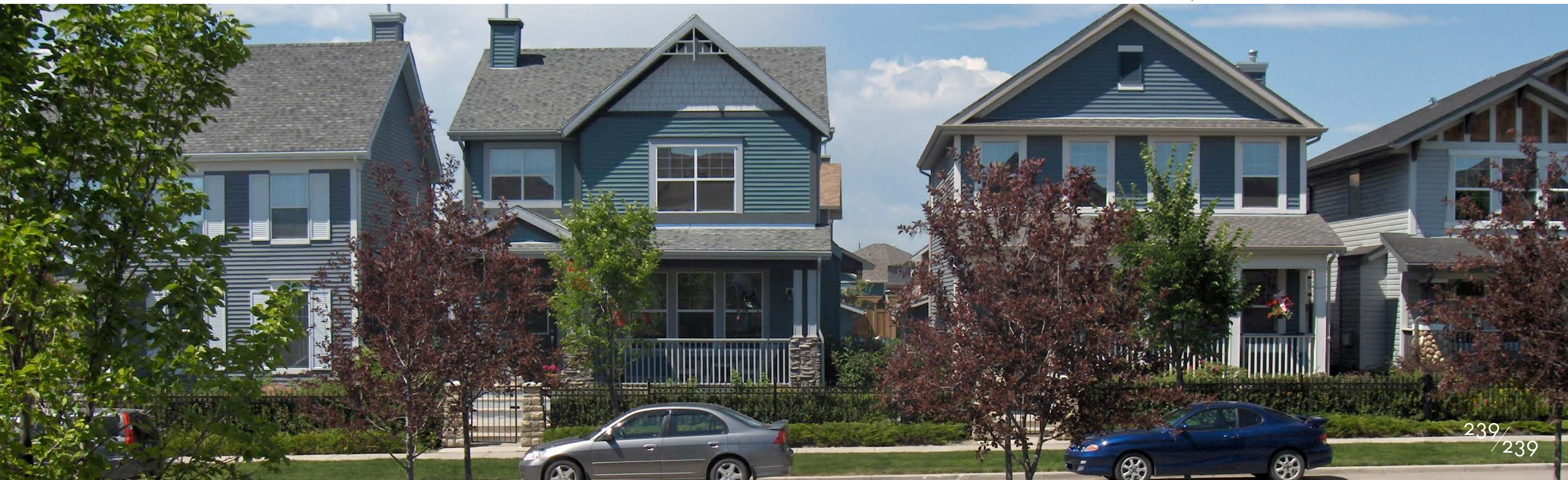
The City of McKinney intends to consider the following major public investments to support the success of the Trinity Falls District.

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.



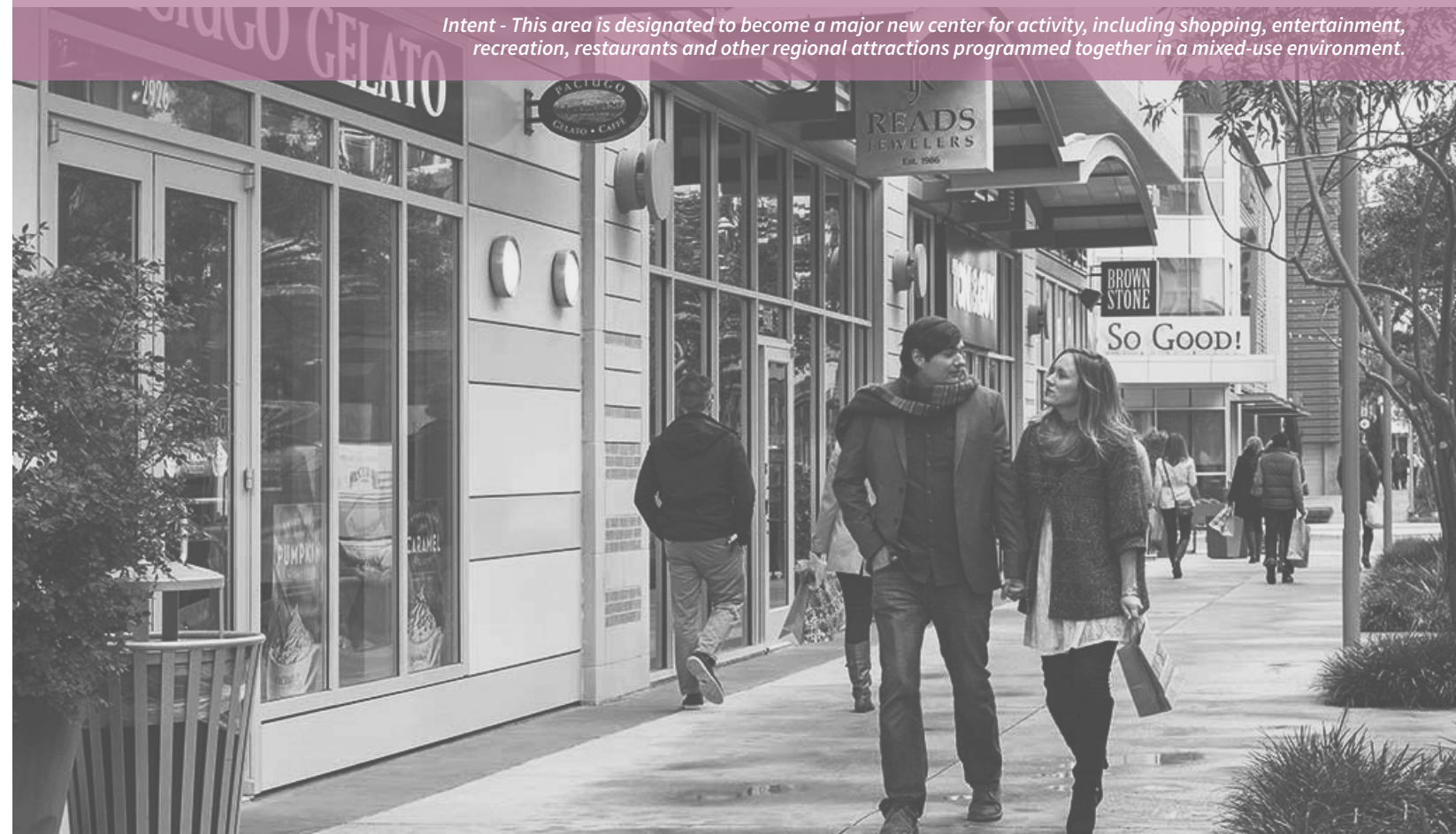
New Growth by 2040





HONEY CREEK ENTERTAINMENT DISTRICT

Intent - This area is designated to become a major new center for activity, including shopping, entertainment, recreation, restaurants and other regional attractions programmed together in a mixed-use environment.



DESCRIPTION

The Honey Creek Entertainment District will be comprised of two character-defining areas – a mixed-use entertainment center and a Professional Center area.

Within the Mixed-Use entertainment center, private and public uses (including cultural and recreational offerings) appeals to a diverse range of residents and visitors. While many of McKinney’s current entertainment, recreational and cultural offerings appeal to families with children, uses in this District will attract young and retiring professionals as well as entrepreneurs. Supporting uses include retail stores, restaurants, office spaces and residences for individuals employed within the Entertainment Center

or Professional Center areas. Commercial uses include free-standing stores visible from US 75, as well as smaller spaces, vertically and horizontally integrated with office and residential uses.

The Professional Center area is centered southwest of the mixed-use entertainment center, near the intersection of US 75 and Bloomdale Road. Low- and moderate-profile buildings (single- and multi-tenant) will be found here along with corporate headquarters, all supported by local- and region-serving natural and built amenities.

“Uses in this District will attract young and retiring professionals”

Retail and service tenants in the Entertainment Center area will draw consumers from markets beyond McKinney, including those in Prosper and Sherman, portions of Frisco and Allen, and points north to the state line. Residential areas will include a variety of products at densities that support Mixed-Use and entertainment centers.

Businesses which locate in the Professional Center area will be seeking an attractive setting with connections to US 380 and US 75 and proximity to the Collin County Government Center, Raytheon and the Baylor, Scott & White Medical

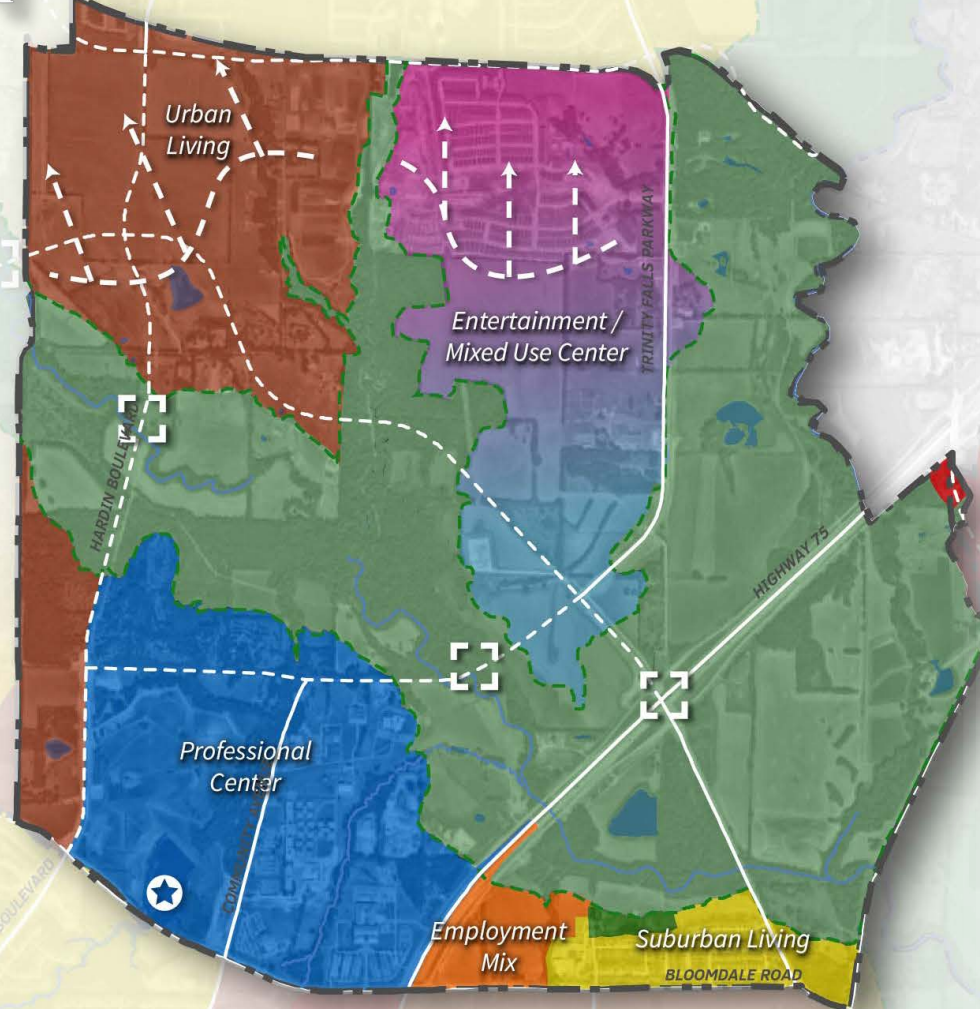
Center. Retail stores and restaurants will primarily serve the area’s daytime population and supplement commercial developments located within the entertainment center.

The households that will find this district appealing can generally be described as smaller households of single and married individuals, with jobs requiring professional and semi-professional skills, with incomes above the regional median, and a preference to rent or own in either established neighborhoods or urban centers.

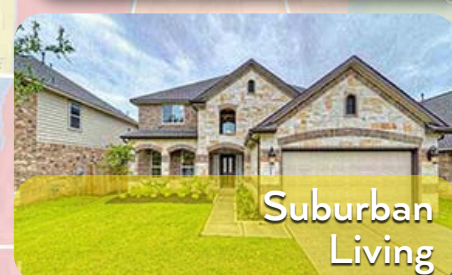
MARKET ANALYSIS

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.



PLACETYPES



STRATEGIC DIRECTION

DEVELOPMENT PATTERN

- Entertainment Center** is the first of two character-defining Placetypes. Its success is most critical to Honey Creek's desired character. The primary focal point for this Placetype should be located along Laud Howell Parkway, between Trinity Falls Parkway and US 75. Depending on market support, the mixed-use Placetype would be appropriate to locate in the northernmost areas if they are not supportable as entertainment center. The color gradient in the Entertainment Center and Mixed-Use Area on the diagram indicates that the darker shaded areas should have the highest intensity of uses, with a transition to less intense products in the lighter shaded areas next to adjoining single-family residential Districts.
- Three sides of the **Entertainment Center** area are bounded by floodplain. Future development at and around the intersection of US 75 and Laud Howell Parkway should integrate these natural areas into project design and development. Any floodplain reclamation or modification in this area should be designed to enhance the Entertainment Center Placetype and its natural setting. Due to this desired integration, no other Placetypes should be allowed to locate between the Entertainment Center and the amenity zone.
- Professional Center** is the second character-defining Placetype in this District. It is intended to attract companies that want proximity to the Entertainment Center as part of their identity or because of their customer base. This is a unique location for businesses interested in sites near natural amenities, for companies desiring close proximity to the Collin County Government Center, and for companies whose employees want nearby choices for urban living. Design standards and technology infrastructure should be enhanced to compete for these employers.

- 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.
- The **Urban Living** Placetype offers residential choices for people who work in the Entertainment Center or who choose to live close to its attractions. The design and density of Urban Living development should create a walkable, pedestrian-friendly environment in the public and private spaces between the residential structures. While it includes a mix of housing types, lower-density and auto-oriented residential uses do not take full advantage of the area's potential and thus should be a minor part of the development pattern and should only be considered as a means by which to transition to existing residential uses. Accordingly, the color gradient in the Urban Living areas on the diagram indicates that the darker shaded areas should have the highest density of Urban Living uses, with a transition to less dense products in the lighter shaded areas next to adjoining single-family residential neighborhoods.
- The Entertainment Center and the Urban Living areas should share adjoining open space amenities and should be connected with streets and pathways that encourage walking and biking between the two areas.

- Floodplain / Amenity Zone
- District Boundary
- District Identity Feature
- Amenity Feature
- Community Asset
- Intensity Transition

INDUSTRY TRENDS

- Development Trends**
- Mixed-Use Environments
 - 18-Hour Environments
- Employment Trends**
- Mobile Workforce
 - High-Growth High-Tech
- Social Trends**
- Expanding Millennial Market
- Residential Trends**
- Starter & Retirement Homes
 - Renting By Choice

PSYCHOGRAPHICS

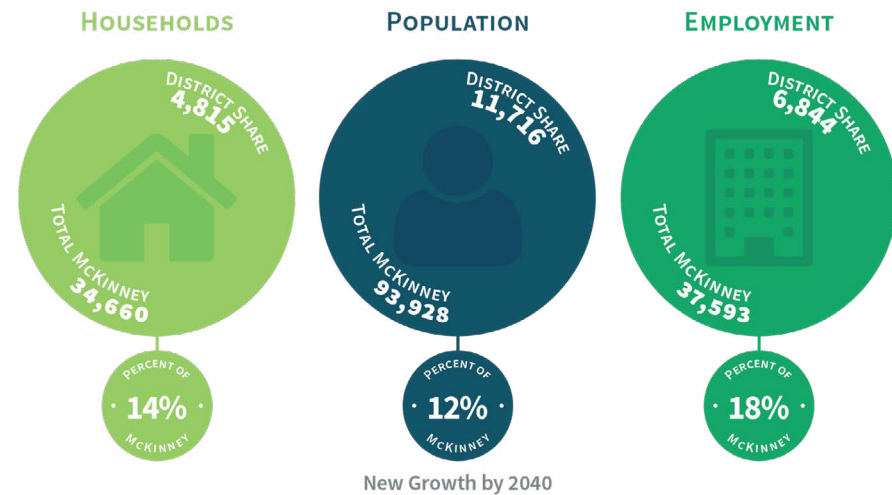
- EP** Enterprising Professionals
- BYP** Bright Young Professionals
- UPF** Up & Coming Families
- FA** Fresh Ambitions

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. District Identity Features (including specially enhanced bridges) should establish an overall character and brand for the Honey Creek District. Specifically, the feature identified at US 75 and Laud Howell Parkway should serve as a major gateway and should focus on creating an overall character and brand for the City and / or the Honey Creek Entertainment District. More information about this and other gateway features can be found in the Parks and Recreation Master Plan.
2. The Amenity Feature on the Diagram denotes an existing lake that should be maximized as an amenity feature for future developments in this area.
3. Transportation, water, wastewater and stormwater infrastructure in this District should maximize compatibility with the creeks and related open space amenities, as well as the mixed-use development context of the District.
4. Mobility networks in this District should balance two different objectives. The major thoroughfares must provide adequate capacity to meet vehicular travel demand to regional destinations. At the same time, a network of streets and paths should provide convenient and inviting choices for non-auto travel between destinations within the District. This balance is particularly critical in this District because its compact, mixed-use character results in a high number of short trips, which will be feasible on foot or by bike if the area's design is appropriate and appealing.
5. The design of roadways in this District should enhance the visibility and community value of the floodplain and open space areas. For example, single-loaded roadways along the District's creeks could provide amenity value to those using the roads and higher property value to the properties facing the road and amenity.

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



ANTICIPATED PUBLIC INVESTMENTS & INITIATIVES

The City of McKinney intends to consider the following major public investments to support the success of the Honey Creek Entertainment District.

1. Introduction of cultural venues and community amenities that diversify the entertainment mix in McKinney.
2. Design and finance of Identity Features at public locations within the District (i.e., creek crossings), consistent in design and character with those in adjacent private projects.
3. Investigate the use of special districts or other mechanisms that fund the costs associated with public improvements requiring higher service levels than provided citywide.
4. Consider the creation of a specific development code or other mechanism to ensure the desired development pattern within this District.



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

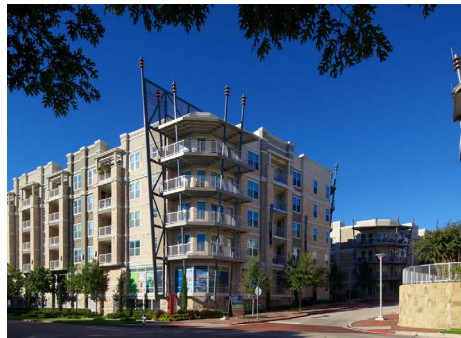


URBAN LIVING

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

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.



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
		R5 Residential, AG Agricultural	n/a
Annual Operating Revenues	\$1,735,428	n/a	\$2,579,666
Annual Operating Expenses	\$794,371	n/a	\$2,295,542
Net Surplus (Deficit)	\$941,057	n/a	\$284,124

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$186,738,915	n/a	\$304,412,839
Residential Development Value (per unit)	\$367,481	n/a	\$171,781
Residential Development Value (per acre)	\$1,518,301	n/a	\$2,475,062
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	508	n/a	1,772

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	1.5%	n/a	5.1%
% 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	10.6%	n/a	36.8%
% 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

Land Use	R5	AG
Accessory building, detached	A	A
Accessory dwelling unit	A	A
Accessory structure	A	
Agricultural and ranching, private or wholesale	P	P
Agricultural and ranching, retail		S
Airport termil		
Airport, heliport, landing field, and aircraft hangar		
Amenity center, neighborhood	P	
Animal care and services, indoor only		P
Animal care and services, outdoor area		P
Animal care and services, outdoor boarding		S
Arts or cultural center	S	S
Assisted living facility		
Auto, motorcycle, truck, or boat, rental or sales		
Banks and fincial services		
Batch plant		
Batch plant (outdoor), temporary	T	T
Bed & breakfast	S	S
Body art studio		
Car wash		
Caretaker's or watchman's quarters		A
Cemetery		S
Civic club or fraterl organization		
Clinic, medical or dental		
College or university		S
Commercial entertainment, indoor		
Commercial entertainment, outdoor		S
Commercial laundry		
Community care facility		
Community care home	C	
Community garden	C	C
Community transition facility		
Construction field office	T	T
Contractor's yard		
Cottage industrial		
Country club	P	C
Crisis support facility		
Crisis support home	C	
Data center		
Day care center		
Dirt or topsoil extraction, sand or gravel mining or storage		S
Dispatch office		
Displacement shelter		
Dotion collection container		
Duplex		

Electric vehicle charging facility		
Electric vehicle charging station	A	A
Fairgrounds or rodeo grounds		S
Farmers' market, permanent		P
Food and beverage processing		
Food trucks, operation sites, and food truck courts		S
Fuel sales, passenger vehicles		
Fuel sales, truck		
Funeral home or mortuary		S
Government facilities (city, excluding airport uses)	P	P
Government or public facility (non-city)		C
Greenhouse or plant nursery		P
Gun range, indoor		S
Gun range, outdoor		
Gym or fitness studio		
Heavy machinery, rental, sales, and storage		
Helistop		A
Home occupation	A	A
Hospital		
Hotel or motel		
Impound lot or yard		
Independent living		
Junk or salvage yard		
Livestock auction		P
Manufactured home		
Manufacturing, heavy		
Manufacturing, light		
Microbrewery, distillery, winery or cidery		S
Model home	T	
Motor freight termil		
Multi-family, cottage		
Multi-family, traditiol		
Office		P
Office showroom/warehouse		
Oil and tural gas well drilling and operations		
Outdoor storage		A
Parking garage or lot, paid or private		
Pawn shop		
Persol service		
Portable storage container	T	T
Power plant or electrical generating station		
Private club		S
Quadplex		
Radio or TV broadcast station		
Railroad freight termil		
Reception or event center outdoor		S
Reception or event center, indoor		S

Recreatiol vehicles, rental or sales		
Recreation area, private	P	P
Recycling facility		
Refining or storage of petroleum, tural gas, butane, or propane		
Religious assembly	C	C
Religious or philanthropic uses	T	T
Restaurant, brew pub		
Restaurant, carry out and delivery only		
Restaurant, dine-in		
Restaurant, drive-in or drive-through		
Retail sales		
Sanitary landfill		
School, business or trade		S
School, public, private or parochial	P	P
Seasol sales	T	T
Self-storage		
Sexually-oriented business		
Single-family attached		
Single-family detached	P	P
Solar farm		P
Stable, commercial		C
Stockyard or slaughterhouse		
Storage, automobile		
Storage, boat, truck, or recreatiol vehicle		
Swimming pool	A	A
Telecommunication Structure, High Rise		
Telecommunication Structure, Low Rise	C	C
Telecommunication Structure, Stealth	C	C
Traders' village		
Transportation station		
Triplex		
Truck stop		
Utility substation	S	S
Vehicle repair, major		
Vehicle repair, minor		
Warehouse		
Warming station	T	T
Water or wastewater treatment plant		
Wind energy conversion system (WECS)		C