

**..Title**

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to “AG” – Agriculture District, Located on the West Side of Trinity Falls Parkway and Approximately 1,650 Feet North of Laud Howell Parkway

**..Summary**

**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:** June 24, 2025

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Jake Bennett, Planner II  
Caitlyn Strickland, AICP, Planning Manager  
Hayley Angel, AICP, Interim Director of Planning

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council at the July 15, 2025 meeting.

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

**APPLICATION SUBMITTAL DATE:** May 5, 2025 (Original Application)

**ITEM SUMMARY:** Staff is requesting to zone approximately 16.86 acres of land, generally for agricultural uses.

**EXISTING ZONING AND LAND USES:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	City of McKinney ETJ	Undeveloped Land
North	“PD” – Planned Development District (Residential and Commercial Uses)	Single Family Residence, Retail, Office

South	“AG” – Agriculture District	Undeveloped Land
East	“AG” – Agriculture District and “PD” – Planned Development District (Residential and Commercial Uses)	Undeveloped Land
West	“AG” – Agriculture District	Undeveloped Land

**PROPOSED ZONING:** The applicant is requesting to zone the subject property to “AG” – Agriculture District.

The subject property is party to a pre-annexation agreement from 2015 that allows the City to annex and zone the property into the city limits after ten years.

The proposed zoning district of “AG” – Agriculture allows the property to continue operating as it currently exists, and rezoning will be required in the future for any use not permitted in the “AG” District.

The proposed zoning should not negatively impact the existing property or any neighboring properties. 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 “[...] new businesses and developments that support economic engines, broaden the tax base, and make the city’s economy more adaptable and resilient.”

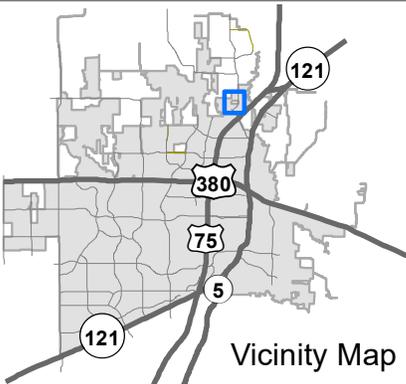
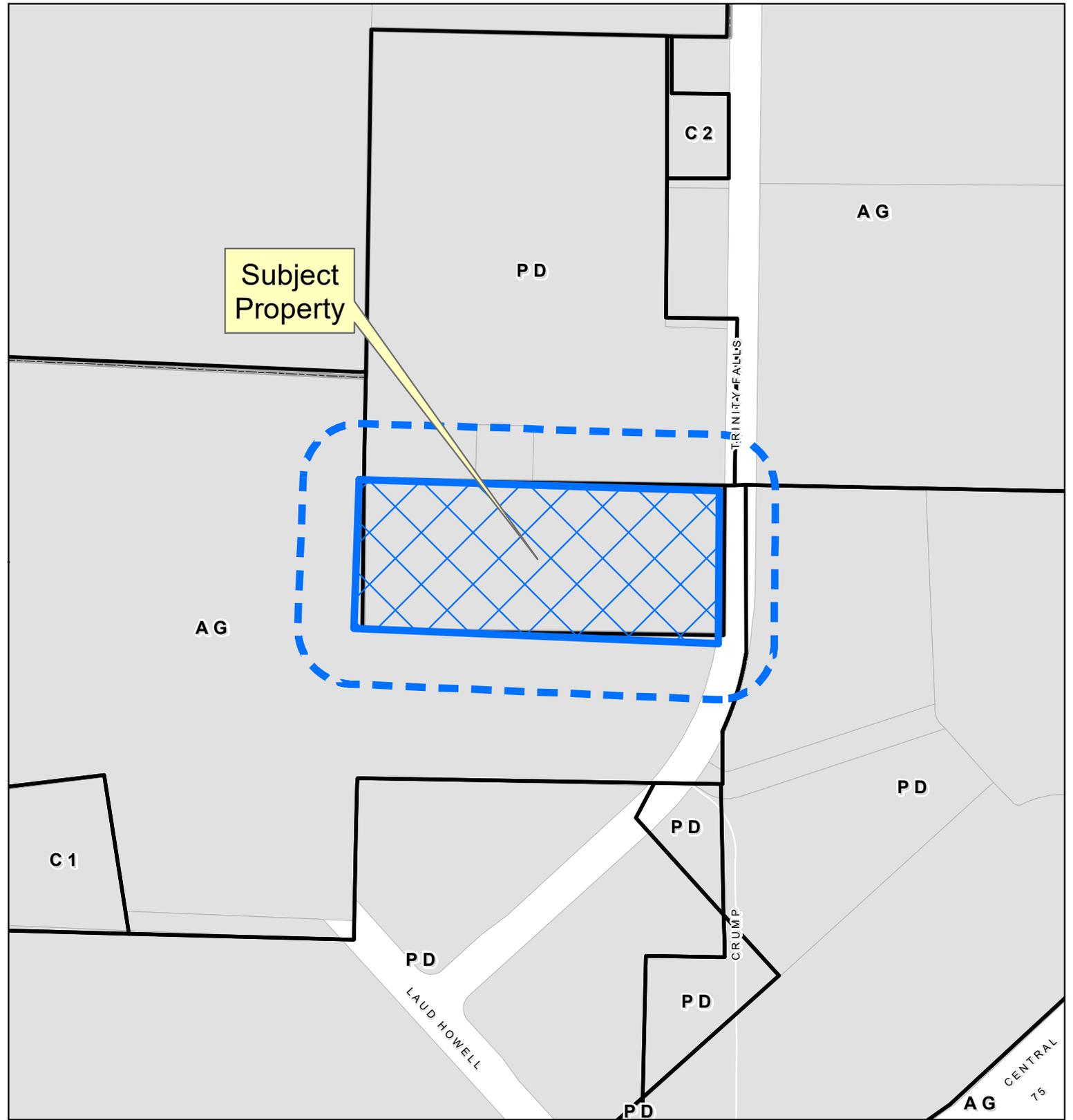
- Preferred Scenario and Land Use Diagram Characteristics:  
Per the Preferred Scenario and Land Use Diagram, the subject property is located in the Honey Creek District and is designated as the Entertainment Center placetype.

**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.

- 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 rezoning request **aligns** with the Entertainment Center placetype of the Honey Creek District, is in conformance with the Land Use Diagram and should be compatible with the surrounding properties.

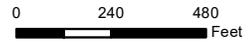
Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of \$8,963 for the 16.86-acre property, which should contribute to achieving an overall fiscal balance in the city.

**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, Staff has not received any citizen comments through the online citizen portal.



## Location Map

### ZONE2025-0060

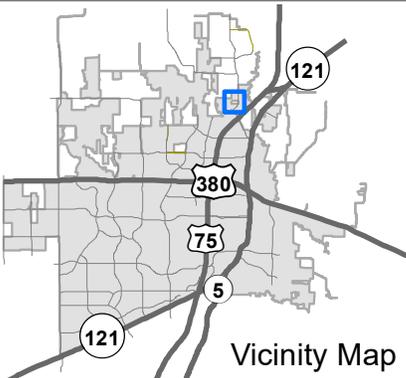


**DISCLAIMER:** This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances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





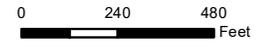
Subject Property



Vicinity Map

# Aerial Map

## ZONE2025-0060



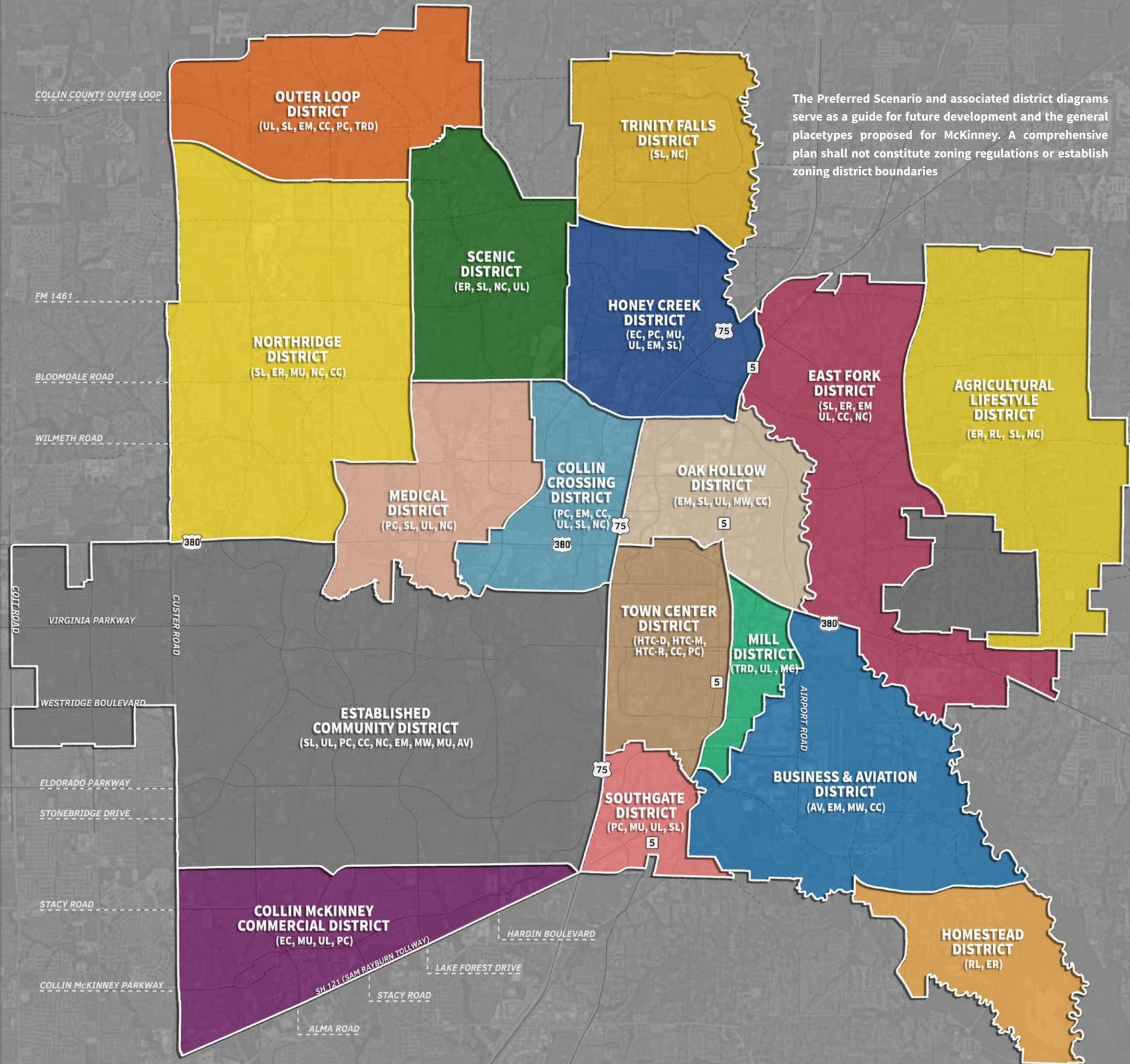
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# PREFERRED SCENARIO

## 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)



# LAND USE DIAGRAM

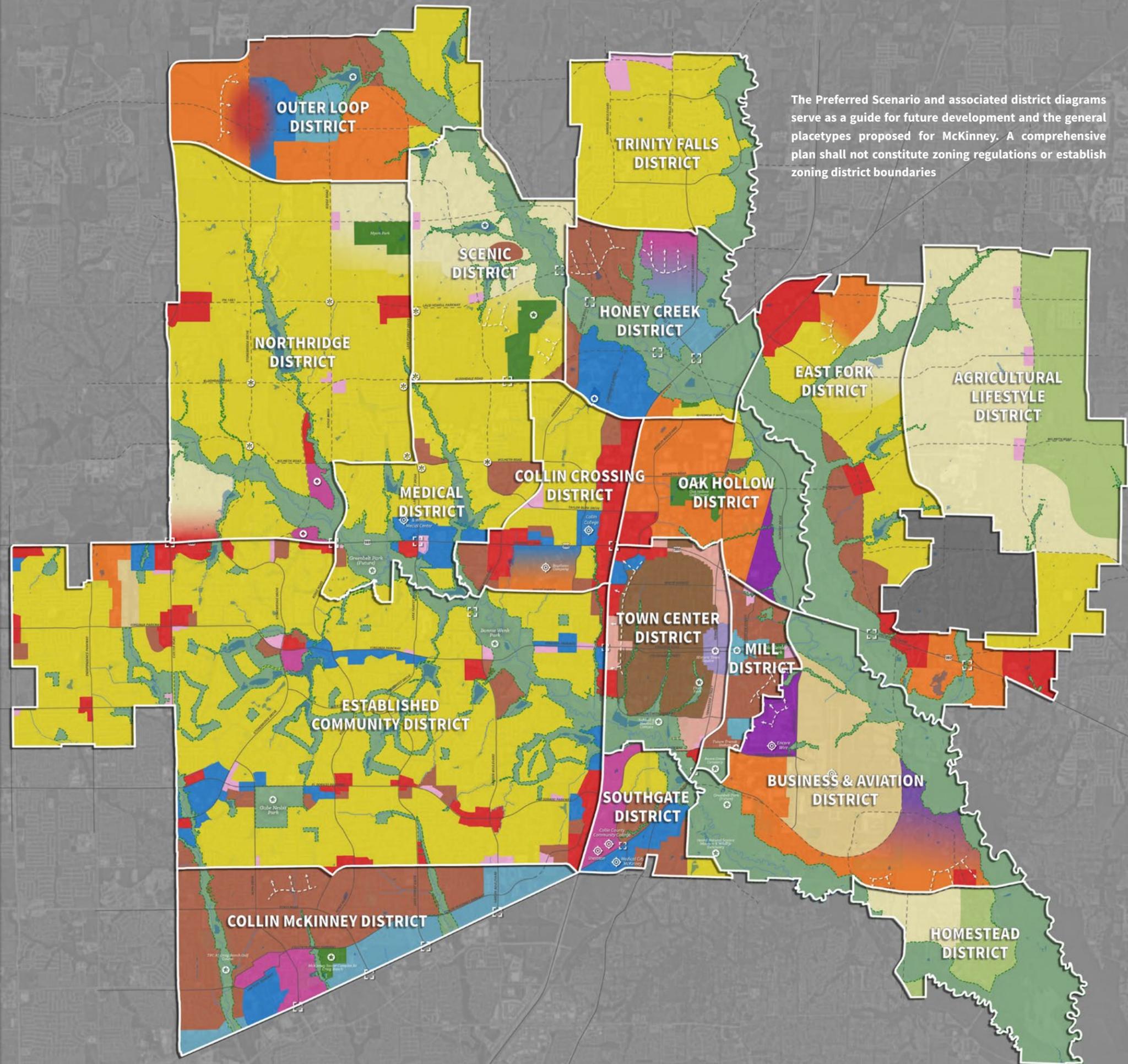
## LEGEND

### 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

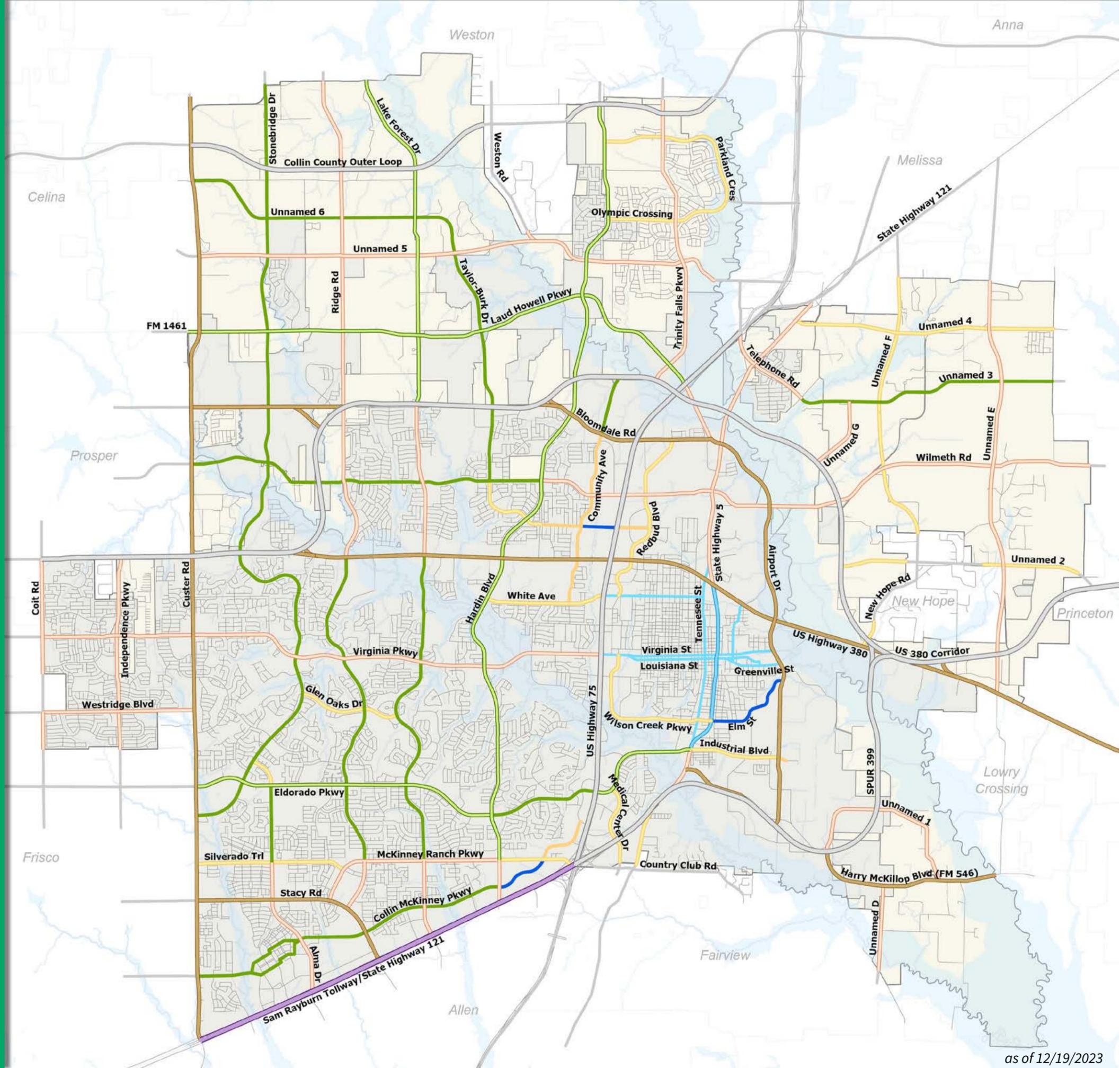


The Preferred Scenario and associated district diagrams serve as a guide for future development and the general placetypes proposed for McKinney. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

# 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 (4 lanes)
-  Town Thoroughfare (2-3 lanes)
-  McKinney City Limits
-  McKinney ETJ
-  Other Cities

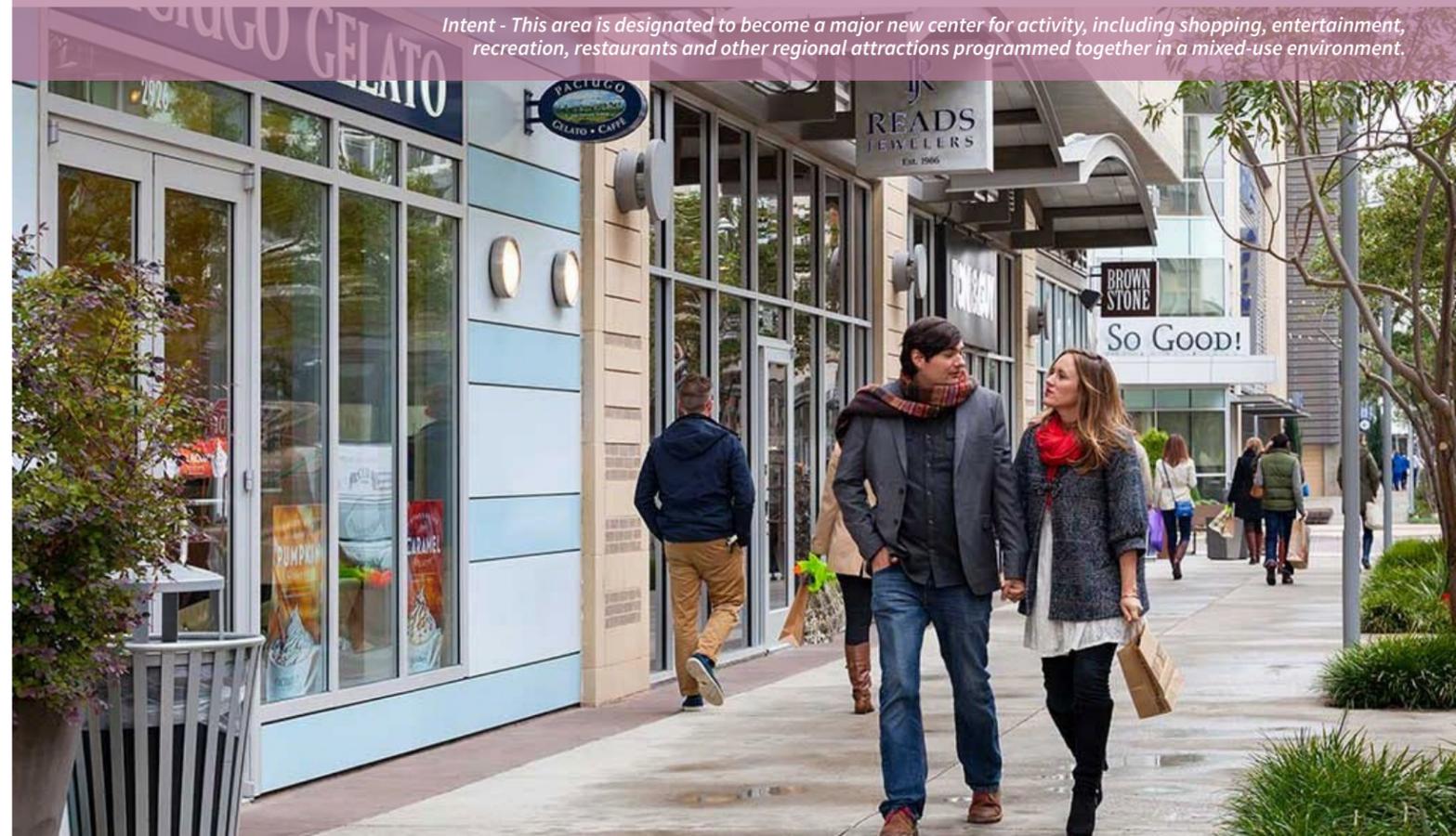


Disclaimer: The Master Thoroughfare Plan provides generalized locations for future thoroughfares. Alignments may shift as roads are engineered and designed to accommodate floodplain areas and to meet sound engineering and urban planning principles. The Roadway lines shown on the plan are not precise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



# 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 with visibility from or access to 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 with access to the US 380 Corridor. 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 the US 380 Corridor and US 75 and proximity to the Collin County Government Center, Raytheon and the Baylor,

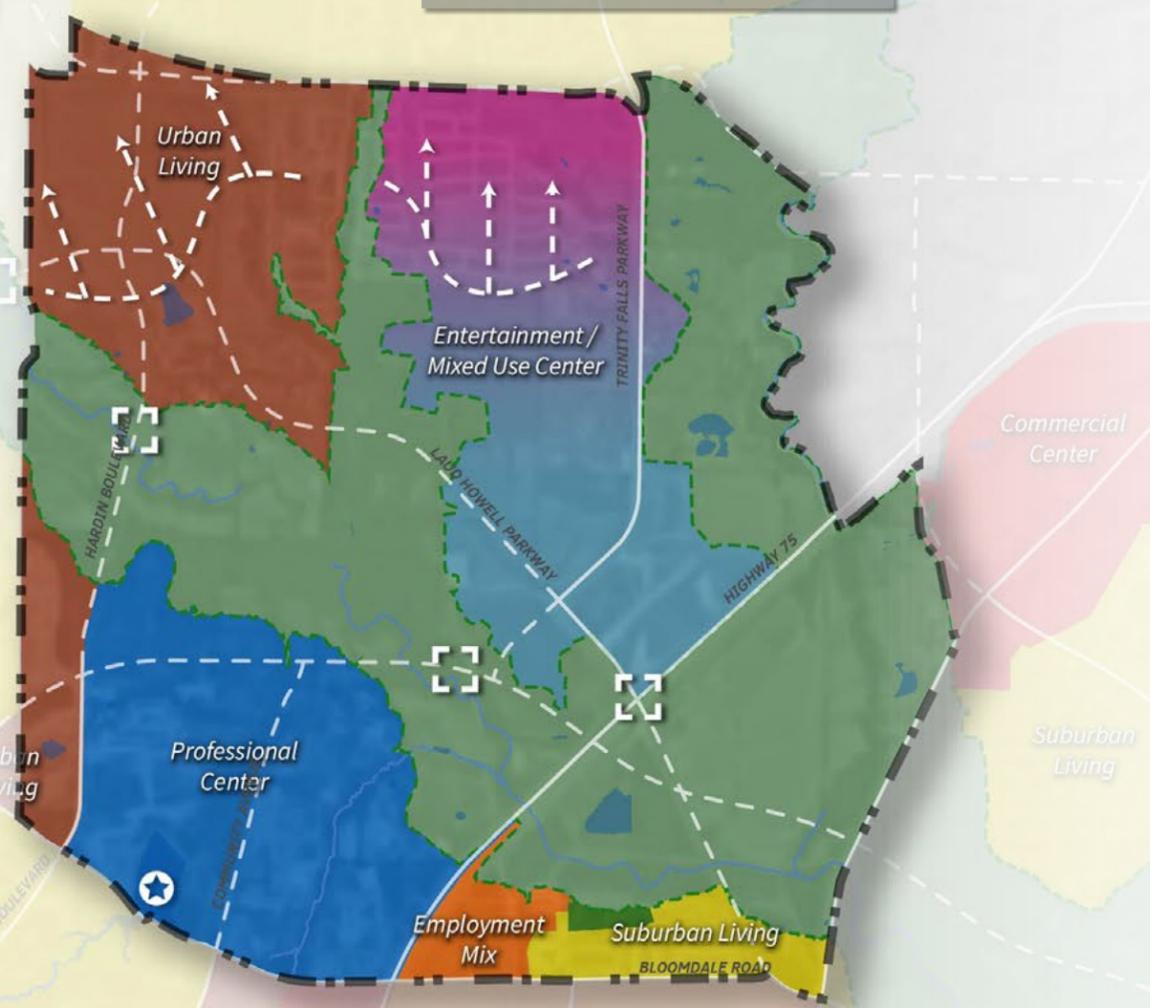
Scott & White Medical Center. Retail stores and restaurants will primarily serve the area’s daytime population and supplement commercial developments located within the entertainment center.

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.

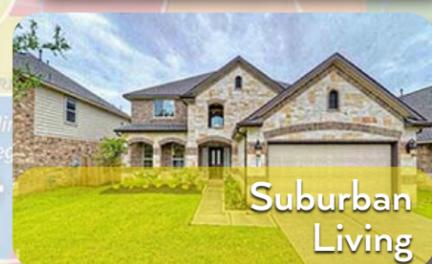
# MARKET ANALYSIS

# 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 Entertainment Center and Mixed-Use Center area on the diagram indicates an intensity transition from the highest intensity of uses to less intense products as these placetypes approach adjoining single-family residential placetypes to the North.
- 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. Additional 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 Urban Living areas on the diagram indicate that an intensity transition from the highest density of Urban Living uses to less dense products as this placetype approaches the 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.



## 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

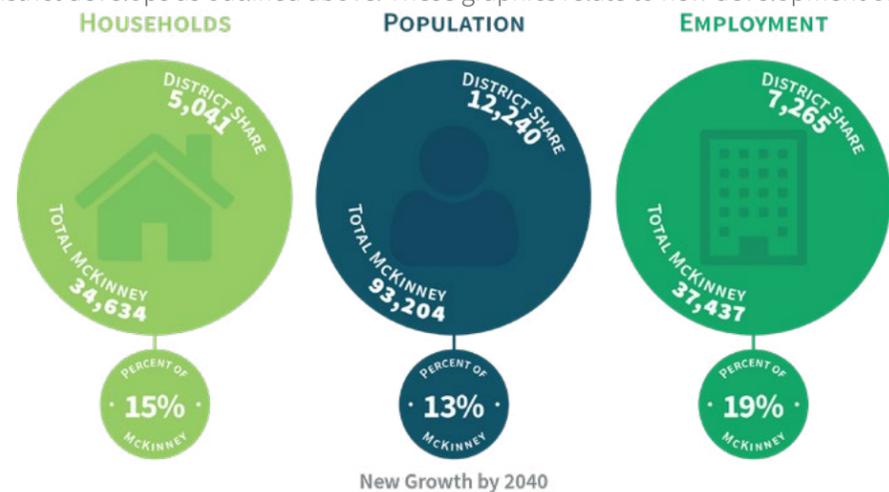
- EP Enterprising Professionals
- BYP Bright Young Professionals
- UPF Up & Coming Families
- FA Fresh Ambitions

# 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. Additional gateways should mark the crossing of the Honey Creek waterway and transition of major land uses from entertainment and mixed-use to large scale professional offices. 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.



Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	AG Agricultural		Honey Creek Entertainment District: Entertainment Center
Annual Operating Revenues	\$13,121	\$0	\$803,213
Annual Operating Expenses	\$4,158	\$0	\$235,787
<b>Net Surplus (Deficit)</b>	<b>\$8,963</b>	<b>\$0</b>	<b>\$567,425</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$1,437,995	\$0	\$12,139,200
Residential Development Value (per unit)	\$718,997	\$0	\$144,000
Residential Development Value (per acre)	\$85,290	\$0	\$3,600,000
Total Nonresidential Development Value	\$0	\$0	\$52,878,355
Nonresidential Development Value (per square foot)	\$0	\$0	\$180
Nonresidential Development Value (per acre)	\$0	\$0	\$3,920,400

Projected Output			
Total Employment	0	0	566
Total Households	2	0	84

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.2%
% Retail	0.0%	0.0%	2.1%
% Office	0.0%	0.0%	4.0%
% Industrial	0.0%	0.0%	0.0%

\*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	1.8%
% Retail	0.0%	0.0%	9.6%
% Office	0.0%	0.0%	20.0%
% Industrial	0.0%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan

## 205 Use Regulations

### A. Purpose

This section identifies the land uses allowed in McKinney's zoning districts and establishes standards that apply to certain uses with unique characteristics or impacts.

### B. Table of Uses

#### 1. Explanation of Use Permission Abbreviations

**a. Uses Permitted By-Right**

"P" in a cell indicates that the use is permitted by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of the Code.

**b. Uses Permitted By-Right, in Compliance with Use-Specific Criteria**

"C" in a cell indicates that the use is permitted by right in the respective zoning district, provided that it meets the additional use-specific criteria that are described in this section of this Code.

**c. Uses Permitted by Specific Use Permit**

"S" in a cell indicates that the use is permitted in the respective zoning district only if a Specific Use approval is granted pursuant to the procedure described in §203C.3, *Specific Use Permit*. Approved specific uses continue to be subject to all other applicable regulations of this Code.

**d. Prohibited Uses**

A blank cell indicates that the use is prohibited in the respective zoning district.

**e. Accessory Uses**

"A" in a cell indicates that the use is only permitted in the respective zoning district as an accessory use.

**f. Temporary Uses**

"T" in a cell indicates that the use is only permitted in the respective zoning district as a temporary use.

#### 2. Table Organization

In Table 2-26: Table of Uses, land uses and activities are classified into general use categories and specific use types based on common functional or physical characteristics. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts. This classification does not list every use or activity that may appropriately exist within each use category.

#### 3. Use for Other Purposes Prohibited

All uses not specifically listed are prohibited and shall be unlawful unless the Director of Planning has determined an appropriate use type for the unlisted use pursuant to the procedure in §205B.4 below.

#### 4. Classification of New and Unlisted Uses

New types of land uses will develop over time and such uses may seek to locate within the City. The following procedure shall apply if an application is submitted for a use type that is not specifically listed in Table 2-26: Table of Uses. Submission and approval of such an application shall be required prior to approval of any other permit or development approval associated with the use.

**a. Review and Approval Process**

- I. The Director of Planning shall review the new and unlisted use to determine if it is materially similar to a listed use type by considering characteristics including the following: whether it includes dwellings, sales, processing, or storage; employment and operational characteristics; potential nuisances; requirements for public utilities; and transportation requirements.
- II. If the Director determines that the new and unlisted use is materially similar to a listed use type, the new and unlisted use type shall be treated as being the same as the listed use type to which it is materially similar.
- III. If the Director determines that the new and unlisted use is not materially similar to any listed use type, the application shall be forwarded to the Planning and Zoning Commission for

- recommendation and to the City Council for a decision. The referral from the Director shall include recommendations regarding the following:
- a. The zoning district(s) in which the use type should be allowed;
  - b. The parking ratio, existing or new, that should be applied to the use type;
  - c. The definition for the proposed use type; and
  - d. Any other conditions or standards that should be adopted to ensure the proper development of the use type.
- IV.** New and unlisted uses which are approved by the City Council shall be adopted by resolution until the approved new and unlisted use can be formally incorporated into this Article through the procedure outlined in §203C.1, *Code Text Amendment*.

5. Table of Uses

Table 2-26: Table of Uses

NOTE: See Appendix 2B: MTC – McKinney Town Center for MTC use table.

Use Definition & Standards	Use Definition & Standards	SINGLE-FAMILY RESIDENTIAL						MULTI-FAMILY RESIDENTIAL				NON-RESIDENTIAL					INDUS-TRIAL		OTHER		
		R43	R12	R8	R6	R5	TR1.8	FR	MR	MF30	MHR	C1	C2	C3	O1	O2	I1	I2	GC	AG	AP
<b>Residential Uses</b>																					
Single-family detached	205D.1	P	P	P	P	P			P											P	
Single-family attached	205D.2						P		P												
Duplex	205D.3						P		P												
Triplex	205D.4						P		P												
Quadplex	205D.5						P		P												
Manufactured home	205D.6																				
Multi-family, cottage	205D.7							P	P	P											
Multi-family, traditional	205D.8							<u>S</u>	P	P											
Independent living	205D.9							<u>S</u>	P	P		<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>					
<b>Group Living</b>																					
Assisted living facility	205E.1						<u>S</u>	P	P	P		P	P	P	<u>S</u>	<u>S</u>					
Community care home	205E.2	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>										
Community care facility	205E.3											<u>S</u>	P	P			P	P			
Community transition facility	205E.4															<u>S</u>	P				
Crisis support home	205E.5	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>											
Crisis support facility	205E.6													<u>C</u>		P	P				
Displacement shelter	205E.7													<u>S</u>		<u>S</u>	P				

**Table 2-26: Table of Uses**

**NOTE: See Appendix 2B: MTC – McKinney Town Center for MTC use table.**

P = Permitted use C = Add'l use-specific criteria Blank cell = Prohibited use S = Specific Use Permit required A = Accessory use T = Temporary use	Use Definition & Standards	SINGLE-FAMILY RESIDENTIAL						MULTI-FAMILY RESIDENTIAL				NON-RESIDENTIAL					INDUS-TRIAL		OTHER		
		R43	R12	R8	R6	R5	TR1.8	FR	MR	MF30	MHR	C1	C2	C3	O1	O2	I1	I2	GC	AG	AP

**Non-Residential Uses**

Agricultural and ranching, private or wholesale	205F.1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agricultural and ranching, retail	205F.2												<u>S</u>			P	P		<u>S</u>		
Airport, heliport, landing field, and aircraft hangar	205F.3																<u>S</u>				P
Airport terminal	205F.4																				P
Amenity center, neighborhood	205F.5	P	P	P	P	P	P	P	P	P											
Animal care and services, indoor only	205F.6											P	P	P	P		P	P		P	
Animal care and services, outdoor area	205F.7											<u>S</u>	<u>S</u>	P			P	P		P	
Animal care and services, outdoor boarding	205F.8												<u>S</u>			P	P		<u>S</u>		
Arts or cultural center	205F.9	<u>S</u>	P	<u>S</u>	P	P	P	P	P	P	P	<u>S</u>	<u>S</u>	<u>S</u>							
Auto, motorcycle, truck, or boat, rental or sales	205F.10												<u>S</u>			<u>S</u>	P				
Banks and financial services	205F.11											P	P	P	P	P	P	P			
Batch plant	205F.12																P				
Body art studio	205F.13													<u>C</u>			P	P			
Car wash	205F.14											<u>S</u>	<u>C</u>	<u>C</u>			P	P			
Cemetery	205F.15																<u>S</u>		<u>S</u>		
Civic club or fraternal organization	205F.16							P	P	P		<u>S</u>	P	P	<u>S</u>	P	P	P			

**Table 2-26: Table of Uses**

**NOTE: See Appendix 2B: MTC – McKinney Town Center for MTC use table.**

	Use Definition & Standards	SINGLE-FAMILY RESIDENTIAL						MULTI-FAMILY RESIDENTIAL				NON-RESIDENTIAL					INDUS-TRIAL		OTHER		
		R43	R12	R8	R6	R5	TR1.8	FR	MR	MF30	MHR	C1	C2	C3	O1	O2	I1	I2	GC	AG	AP
Clinic, medical or dental	205F.17											P	P	P	P	P	P	P			
College or university	205F.18							P	P	P			P	P	P	P	P	P	P	<u>S</u>	P
Commercial entertainment, indoor	205F.19											<u>S</u>	P	P		P	P	P	P		
Commercial entertainment, outdoor	205F.20							<u>S</u>		<u>S</u>			<u>S</u>	<u>S</u>		<u>S</u>	P	P	P	<u>S</u>	
Commercial laundry	205F.21															P	P				
Community garden	205F.22	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
Contractor's yard	205F.23															<u>S</u>	P				
Cottage industrial	205F.24												<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>				
Country club	205F.25	P	P	P	P	P	P	P	P	P	P	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>	
Craft Consumables	205F.26												<u>C</u>	P			P	P		<u>S</u>	
Data center	205F.27													<u>S</u>		P	P	P	P		
Day care center	205F.28										<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>			<u>C</u>
Dirt or topsoil extraction, sand or gravel mining or storage	205F.29															<u>S</u>	P			<u>S</u>	
Dispatch office	205F.30												<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>
Electric vehicle charging facility	205F.31												<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>
Fairgrounds or rodeo grounds	205F.32															P	P			<u>S</u>	
Farmers' market, permanent	205F.33											<u>S</u>	P	P			P	P	P	P	
Food and beverage processing	205F.34															P	P				
Fuel sales, passenger vehicles	205F.35											<u>S</u>	<u>C</u>	<u>C</u>		<u>S</u>	<u>C</u>	<u>C</u>			

Table 2-26: Table of Uses

NOTE: See Appendix 2B: MTC – McKinney Town Center for MTC use table.

	Use Definition & Standards	SINGLE-FAMILY RESIDENTIAL						MULTI-FAMILY RESIDENTIAL				NON-RESIDENTIAL					INDUS-TRIAL		OTHER		
		R43	R12	R8	R6	R5	TR1.8	FR	MR	MF30	MHR	C1	C2	C3	O1	O2	I1	I2	GC	AG	AP
Fuel sales, truck	205F.36															<u>S</u>	<u>S</u>				
Funeral home or mortuary	205F.37							<u>S</u>		<u>S</u>			<u>S</u>	P			P	P		<u>S</u>	
Government facilities (city, excluding airport uses)	205F.38	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Government or public facility (non-city)	205F.39												<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
Greenhouse or plant nursery	205F.40												P	P			P	P		P	
Gun range, indoor	205F.41												<u>C</u>	P			P	P	P	<u>S</u>	
Gun range, outdoor	205F.42																<u>S</u>	<u>S</u>			
Gym or fitness studio	205F.43											<u>C</u>	P	P	<u>C</u>	P	P	P			
Heavy machinery, rental, sales, and storage	205F.44													<u>S</u>			<u>S</u>	P			
Hospital	205F.45									P		<u>S</u>	P	P	<u>S</u>	P	P	P			
Hotel or motel	205F.46												P	P	P	P	P	P			P
Impound lot or yard	205F.47															P	P				
Junk or salvage yard	205F.48																<u>S</u>				
Livestock auction	205F.49															P	P		P		
Manufacturing, heavy	205F.50																P				
Manufacturing, light	205F.51															P	P				
Motor freight terminal	205F.52															P	P				
Office showroom/warehouse	205F.53												<u>S</u>	P		P	P	P			

**Table 2-26: Table of Uses**

**NOTE: See Appendix 2B: MTC – McKinney Town Center for MTC use table.**

	Use Definition & Standards	SINGLE-FAMILY RESIDENTIAL						MULTI-FAMILY RESIDENTIAL				NON-RESIDENTIAL					INDUS-TRIAL		OTHER		
		R43	R12	R8	R6	R5	TR1.8	FR	MR	MF30	MHR	C1	C2	C3	O1	O2	I1	I2	GC	AG	AP
Office	205F.54											P	P	P	P	P	P	P		P	P
Parking garage or lot, paid or private	205F.55							P		P		<u>S</u>	P	P	<u>S</u>	P	P			P	
Pawn shop	205F.56															P	P				
Personal service	205F.57											P	P	P	P	P	P			P	
Power plant or electrical generating station	205F.58															P	P				
Radio or TV broadcast station	205F.59											<u>C</u>	<u>C</u>	P	<u>C</u>	P	P	P			
Railroad freight terminal	205F.60															P	P				
Reception or event center, indoor	205F.61												P	P	P	P	P		<u>S</u>		
Reception or event center outdoor	205F.62												<u>S</u>	<u>C</u>		<u>S</u>	P	P		<u>S</u>	
Recreation area, private	205F.63	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		
Recreational vehicles, rental or sales	205F.64													<u>S</u>		<u>S</u>	P				
Recycling facility	205F.65															<u>C</u>	P				
Refining or storage of petroleum, natural gas, butane, or propane	205F.66																P				
Religious assembly	205F.67	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>	
Restaurant, brew pub	205F.68											<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>			<u>C</u>	
Restaurant, carry out and delivery only	205F.69											<u>C</u>	<u>C</u>	P		P	P				
Restaurant, dine-in	205F.70											<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>			<u>C</u>	

**Table 2-26: Table of Uses**

**NOTE: See Appendix 2B: MTC – McKinney Town Center for MTC use table.**

	Use Definition & Standards	SINGLE-FAMILY RESIDENTIAL						MULTI-FAMILY RESIDENTIAL				NON-RESIDENTIAL					INDUS-TRIAL		OTHER		
		R43	R12	R8	R6	R5	TR1.8	FR	MR	MF30	MHR	C1	C2	C3	O1	O2	I1	I2	GC	AG	AP
Restaurant, drive-in or drive-through	205F.71											<u>S</u>	<u>C</u>	<u>C</u>			<u>C</u>	<u>C</u>			
Retail sales	205F.72											<u>C</u>	<u>C</u>	<u>C</u>	<u>S</u>	<u>S</u>	<u>C</u>	<u>C</u>	<u>C</u>		
Sanitary landfill	205F.73																<u>S</u>	<u>S</u>			
School, business or trade	205F.74											<u>S</u>	P	P	P	P	P	P		<u>S</u>	P
School, public, private or parochial	205F.75	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Self-storage	205F.76												<u>S</u>	<u>S</u>			P	P			
Solar farm	205F.77															P	P		P		
Stable, commercial	205F.78													<u>S</u>			<u>C</u>	<u>C</u>		<u>C</u>	
Stockyard or slaughterhouse	205F.79																P				
Storage, automobile	205F.80													<u>S</u>			P	P			
Storage, boat, truck, or recreational vehicle	205F.81															P	P				
Traders' village	205F.82																P				
Transportation station	205F.83													<u>S</u>			<u>S</u>	<u>S</u>	<u>S</u>		
Truck stop	205F.84																<u>S</u>				
Utility substation	205F.85	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
Vehicle repair, major	205F.86													<u>S</u>			P	P			
Vehicle repair, minor	205F.87												<u>S</u>	P			P	P			
Warehouse	205F.88															P	P				
Water or wastewater treatment plant	205F.89																P	P			

**Table 2-26: Table of Uses**

**NOTE: See Appendix 2B: MTC – McKinney Town Center for MTC use table.**

P = Permitted use C = Add'l use-specific criteria Blank cell = Prohibited use S = Specific Use Permit required A = Accessory use T = Temporary use	Use Definition & Standards	SINGLE-FAMILY RESIDENTIAL						MULTI-FAMILY RESIDENTIAL				NON-RESIDENTIAL					INDUS-TRIAL		OTHER		
		R43	R12	R8	R6	R5	TR1.8	FR	MR	MF30	MHR	C1	C2	C3	O1	O2	I1	I2	GC	AG	AP

**Accessory Uses**

*Note: for all allowed accessory uses, specific requirements shall apply; see section 205G.*

Accessory building, detached	205G.2.a	A	A	A	A	A	A	A	A	A										A	
Accessory dwelling unit	205G.2.b	A	A	A	A	A	A													A	
Accessory structure	205G.2.c	A	A	A	A	A	A	A	A	A										A	
Caretaker's or watchman's quarters	205G.2.d												A	A			A	A		A	
Drone delivery	205G.2.e										A	A	A			A	A				
Electric vehicle charging station	205G.2.f	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Helistop	205G.2.g											A	A	A	A	A	A	A	A	A	A
Home occupation	205G.2.h	A	A	A	A	A	A	A	A	A										A	
Outdoor storage	205G.2.i										A	A	A	A	A	A	A	A	A	A	A
Swimming pool	205G.2.j	A	A	A	A	A	A	A	A	A										A	

**Temporary Uses**

*Note: for all allowed Temporary uses, specific requirements shall apply; see section 205H.*

Batch plant (outdoor), temporary	205H.3.a	I	I	I	I	I	I						I		I	I	I	I	I	I	I
Construction field office	205H.3.b	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I
Model home	205H.3.c	I	I	I	I	I	I														
Portable storage container	205H.3.d	I	I	I	I	I	I	I	I	I										I	
Religious or philanthropic uses	205H.3.e	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I			I	I
Seasonal sales	205H.3.f	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I

**Table 2-26: Table of Uses**

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	Use Definition & Standards	SINGLE-FAMILY RESIDENTIAL						MULTI-FAMILY RESIDENTIAL				NON-RESIDENTIAL					INDUS-TRIAL		OTHER		
		R43	R12	R8	R6	R5	TR1.8	FR	MR	MF30	MHR	C1	C2	C3	O1	O2	I1	I2	GC	AG	AP
Warming station	205H.3.g	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I
<b>Special Uses</b>																					
Bed & breakfast	205I.1	S	S	S	S	S														S	
Donation collection container	205I.2											A	A	A	A	A	A				
Food truck courts	205I.3								S	S	S	S	S	S	S	C	C	C	S		
Food truck operation sites	205I.4						C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Oil and natural gas well drilling and operations	205I.5																P				
Private club	205I.6										S	S	S		S	S	S		S	S	
Sexually-oriented business	205I.7																C				
Telecommunication Structure, High Rise	205I.8								S		S	S	S	S	S	S	S	S		S	
Telecommunication Structure, Low Rise	205I.9	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Telecommunication Structure, Stealth	205I.10	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Wind energy conversion system (WECS)	205I.11						C	C	C		C	C	C	C	C	C	C	C	C	C	C