

..Title

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to “R12” - Residential District, Located at 4905 County Road 317

..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 23, 2026

DEPARTMENT: Development Services - Planning Department

CONTACT: Jake Bennett, Planner II
Caitlyn Strickland, AICP, Planning Manager
Lucas Raley, AICP, CNU-A, CFM, Interim Director of Planning

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council at the July 21, 2026 meeting.

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

APPLICATION SUBMITTAL DATE: May 27, 2026 (Original Application)
June 11, 2026 (Resubmittal)

ITEM SUMMARY: Staff is requesting to zone approximately 56.6 acres of land, generally for residential uses.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	N/A (City of McKinney ETJ)	Undeveloped Land and Single-Family Residential
North	“R12” – Residential District and “C2” – Local Commercial District	Undeveloped Land

South	N/A (City of McKinney ETJ)	Single-Family Residential
East	N/A (City of McKinney ETJ) and Collin County	Undeveloped Land and Single-Family Residential
West	“R12” – Residential District and N/A (City of Fairview ETJ)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to zone the subject property to “R12” – Residential District.

The subject property is coupled with an annexation (ANNEX2026-0009), which will be presented to the City Council at the July 21, 2026 meeting.

The proposed “R12” – Residential District area is approximately 56.6 acres and is located south of future FM 546. This portion of the property is located within the Homestead District of the ONE McKinney 2040 Comprehensive Plan and is designated as the Estate Residential Placetype. The proposed zoning of “R12” – Residential District is compatible with the designation of the comprehensive plan and the surrounding properties.

As such, Staff is supportive of the proposed zoning.

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.

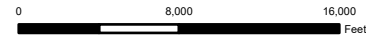
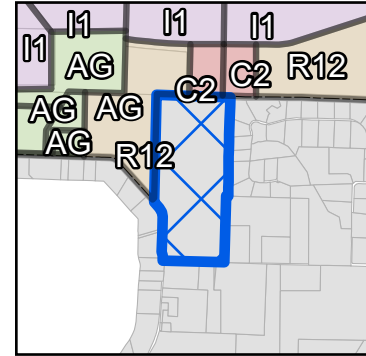
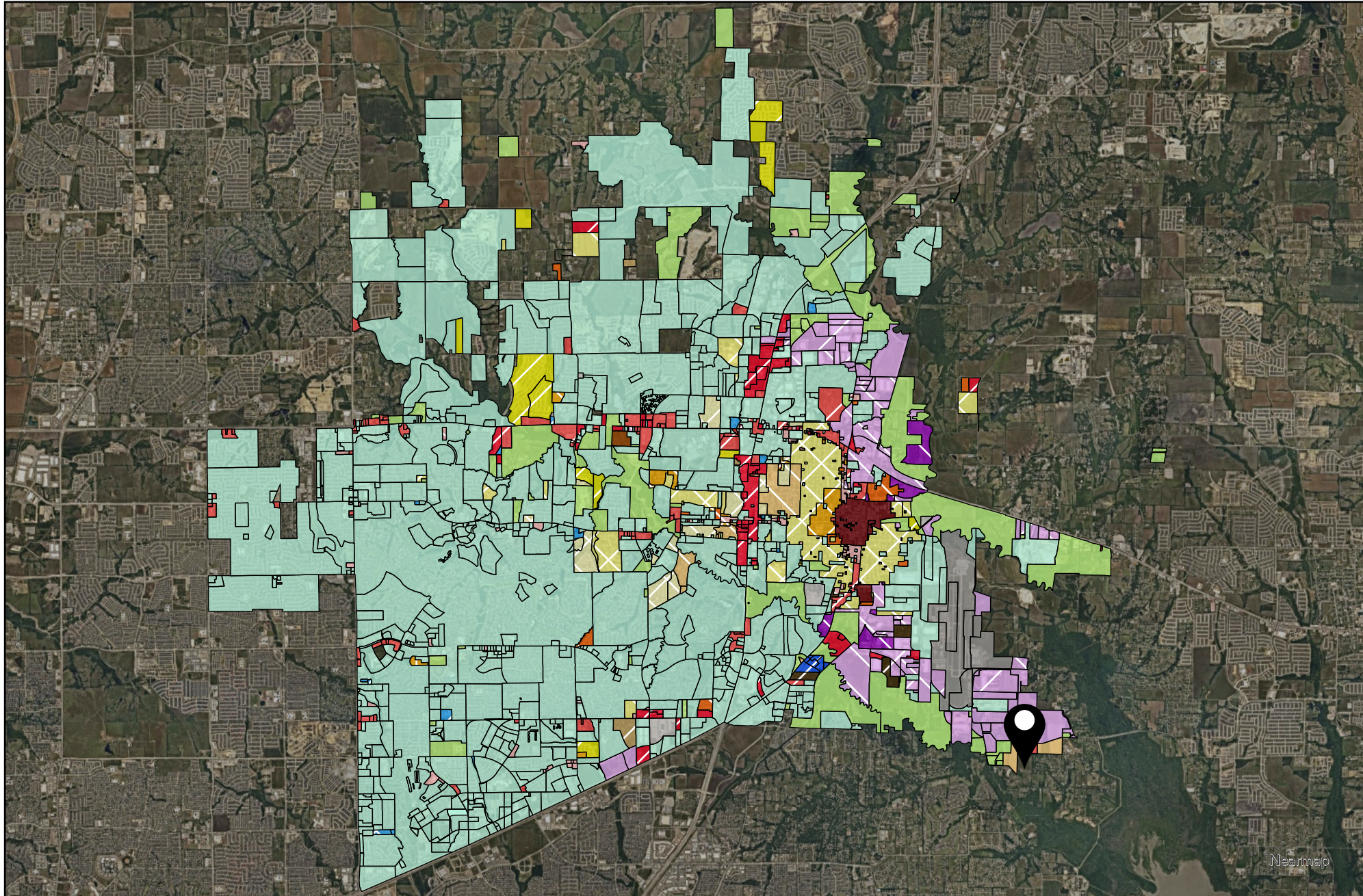
- Guiding Principles:
The proposed rezoning request is generally in conformance with the Guiding Principle of “Diversity (Supporting our Economy and People)” established by the Comprehensive Plan. In particular, the proposed request has the potential to provide “[...]housing options and neighborhood 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 located in the Business and Aviation District and the Homestead District and is designated as the Estate Residential Placetype.

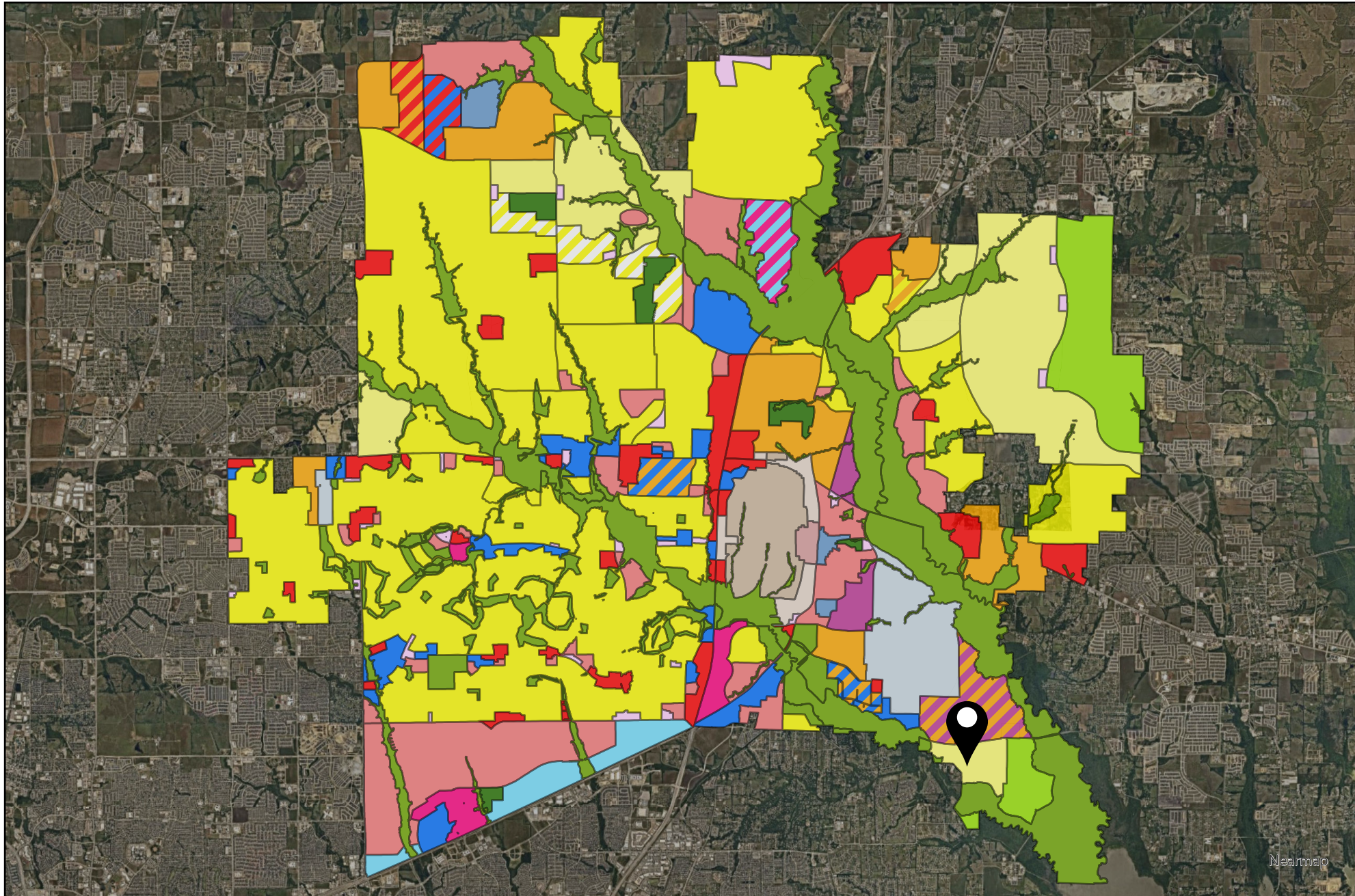
Estate Residential includes predominately large lot single-family housing development on the urban-rural fringe. Unlike the Rural Living Placetype, home sites are typically located in a subdivision layout with access to some utility services. Residential uses are oriented interior to the site and may not have farm and livestock restrictions in more rural locations of the Placetype. Lot sizes in the Estate Residential Placetype range from ½ acre to 2 acre lots.

- 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 Estate Residential Placetype of the Homestead District, is in conformance with the Land Use Diagram and should be compatible with the surrounding properties.

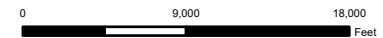
OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters of support to this request and no letters of opposition. This does not include emails or letters that may have been sent directly to members of the Council. As part of the Planning and Zoning Commission Public Hearing, Staff has not received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



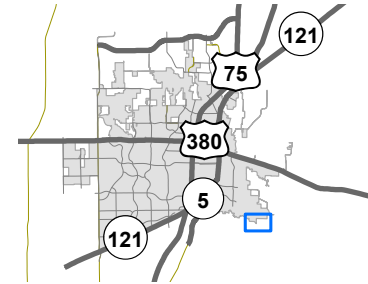
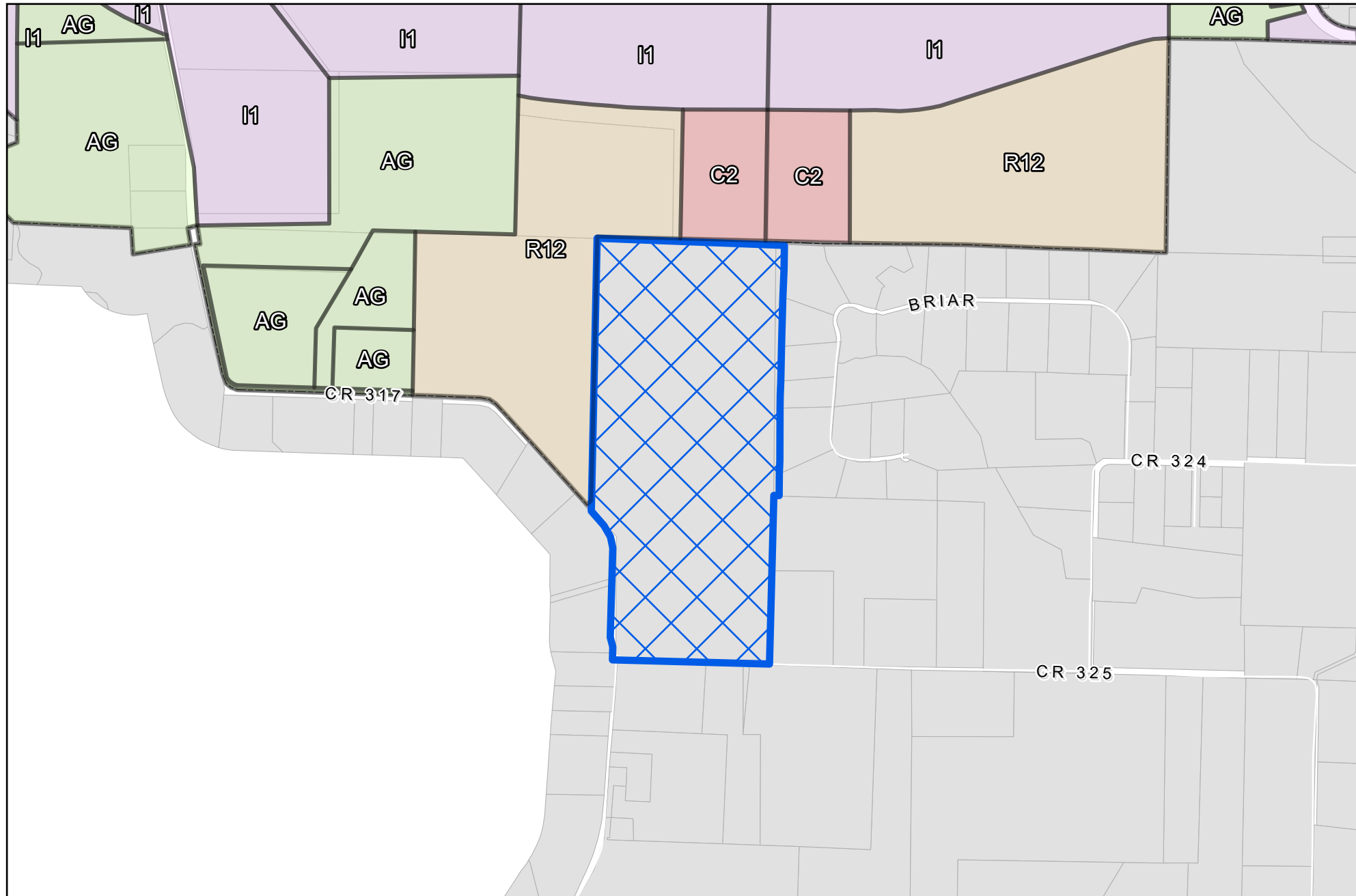
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- Placetype
- Aviation
 - Commercial Center
 - Employment Mix
 - Entertainment Center
 - Estate Residential
 - Historic Town Center - Downtown
 - Historic Town Center - Mix
 - Historic Town Center - Residential
 - Manufacturing & Warehousing
 - Mixed Use Center
 - Neighborhood Commercial
 - Professional Center
 - Professional Center
 - Rural Residential
 - Suburban Living
 - Transit-Ready Development
 - Urban Living
 - Floodplain / Amenity Zone
 - Floodplain / Amenity Zone
 - Park
 - Employment Mix / Commercial Center
 - Entertainment Center / Mixed Use Center
 - Manufacturing & Warehousing / Employment Mix
 - Suburban Living / Employment Mix
 - Suburban Living / Estate Residential
 - Professional Center / Commercial Center
 - Professional Center / Employment Mix
 - Professional Center / Commercial Center
 - Professional Center / Employment Mix
 - Manufacturing & Warehousing



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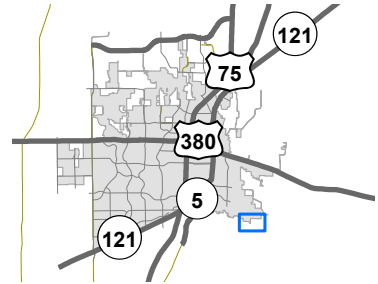
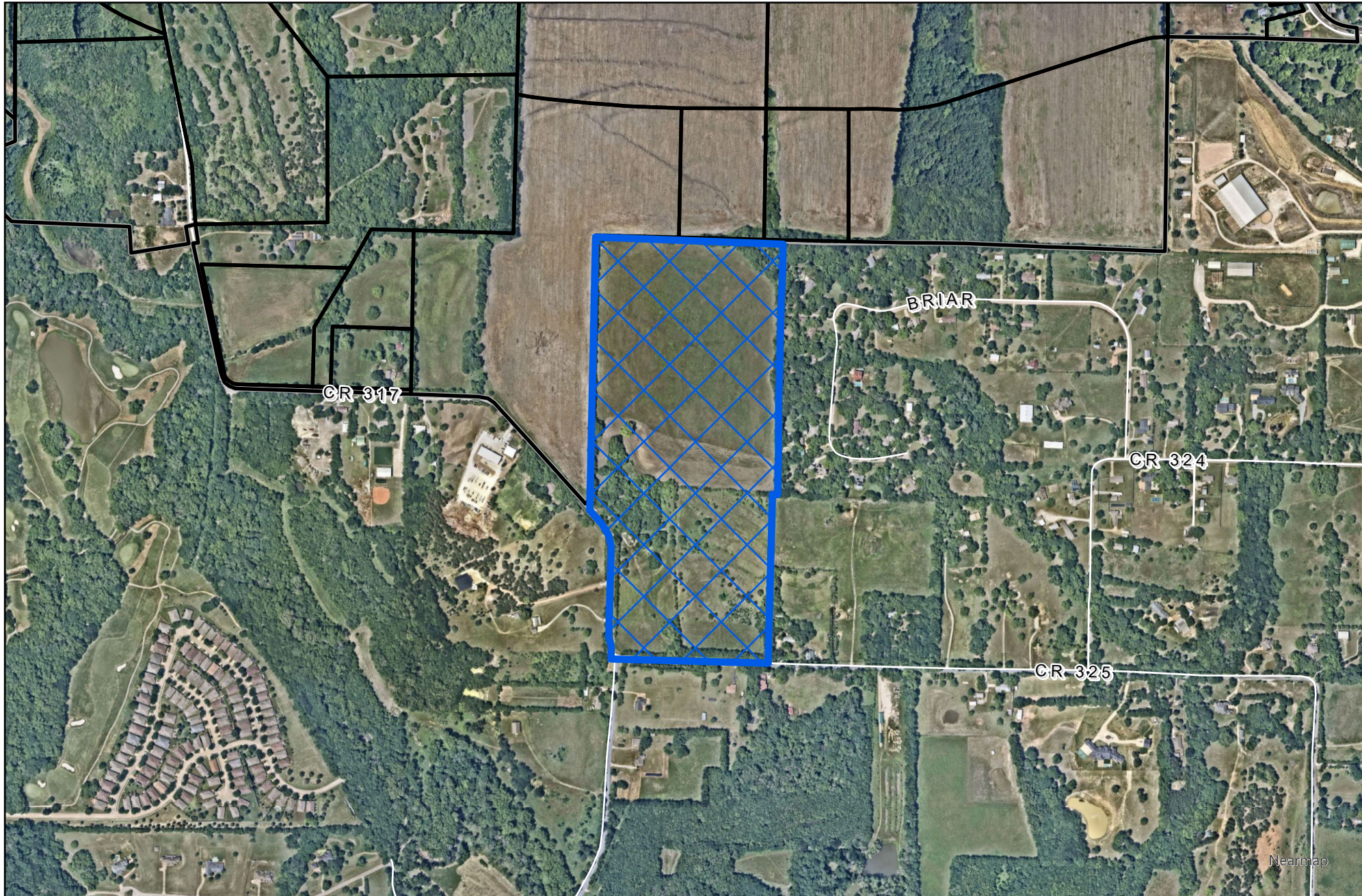
Vicinity Map

 ZONE2026-0058



0 650 1,300 Feet

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Vicinity Map

 ZONE2026-0058



0 650 1,300 Feet

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May 13, 2026

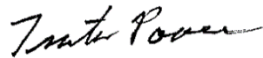
City of McKinney
Planning Department
401 E. Virginia St.
McKinney, TX 75069

RE: Letter of Intent

This letter of intent is for the straight zoning of the Stillwater Tract to R12 – Residential Single Family. This tract is approximately 56.600 acres with 115 proposed lots. This site is not currently within McKinney City Limits and is applying for annexation as well. This annexation aligns with the goals of the Comprehensive Plan for this region, helping to achieve Long Range Planning for the City.

Let us know if you need any additional information.

Regards,
SPIARS Engineering

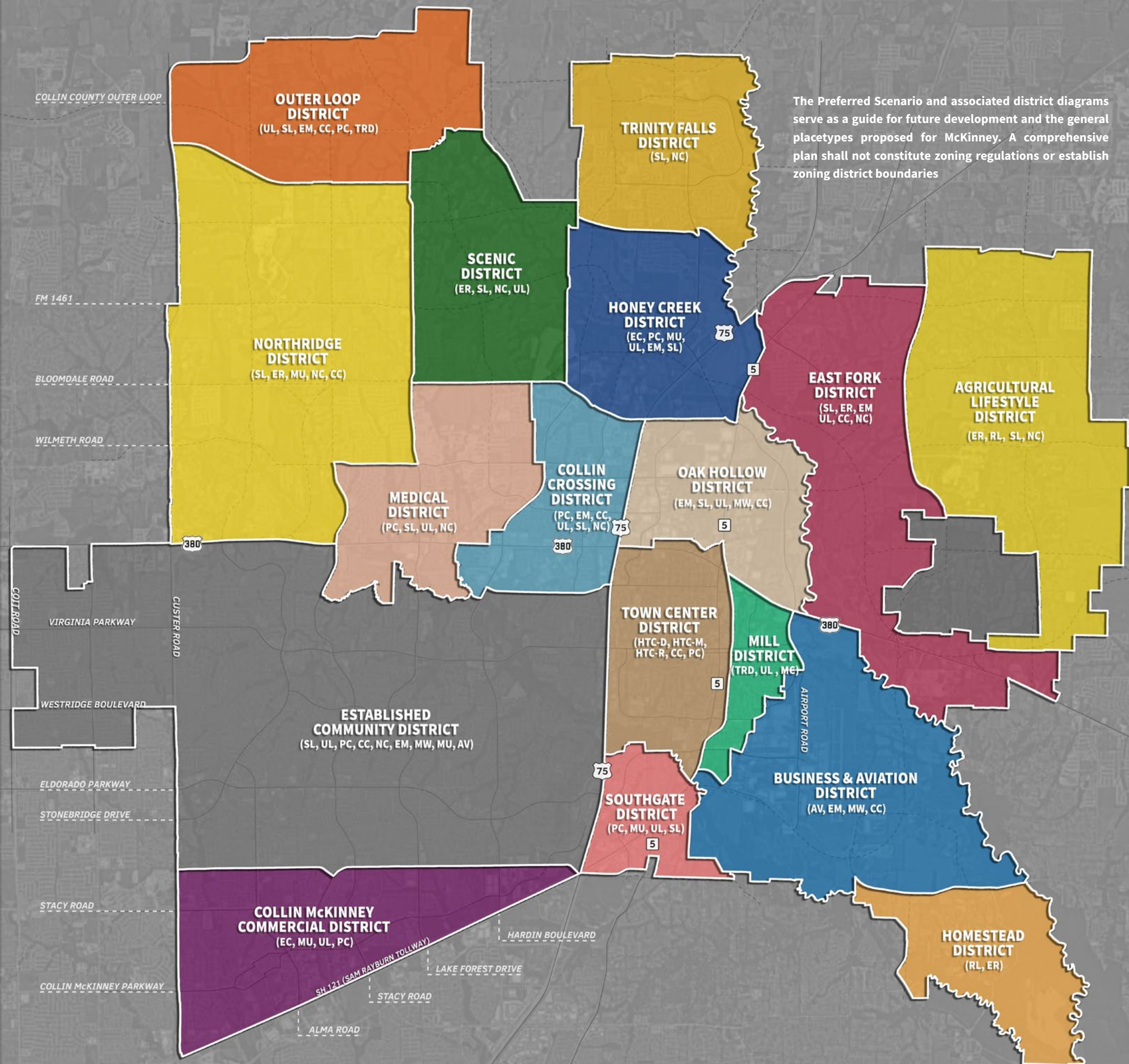


Tristan R. Poore, P.E.

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

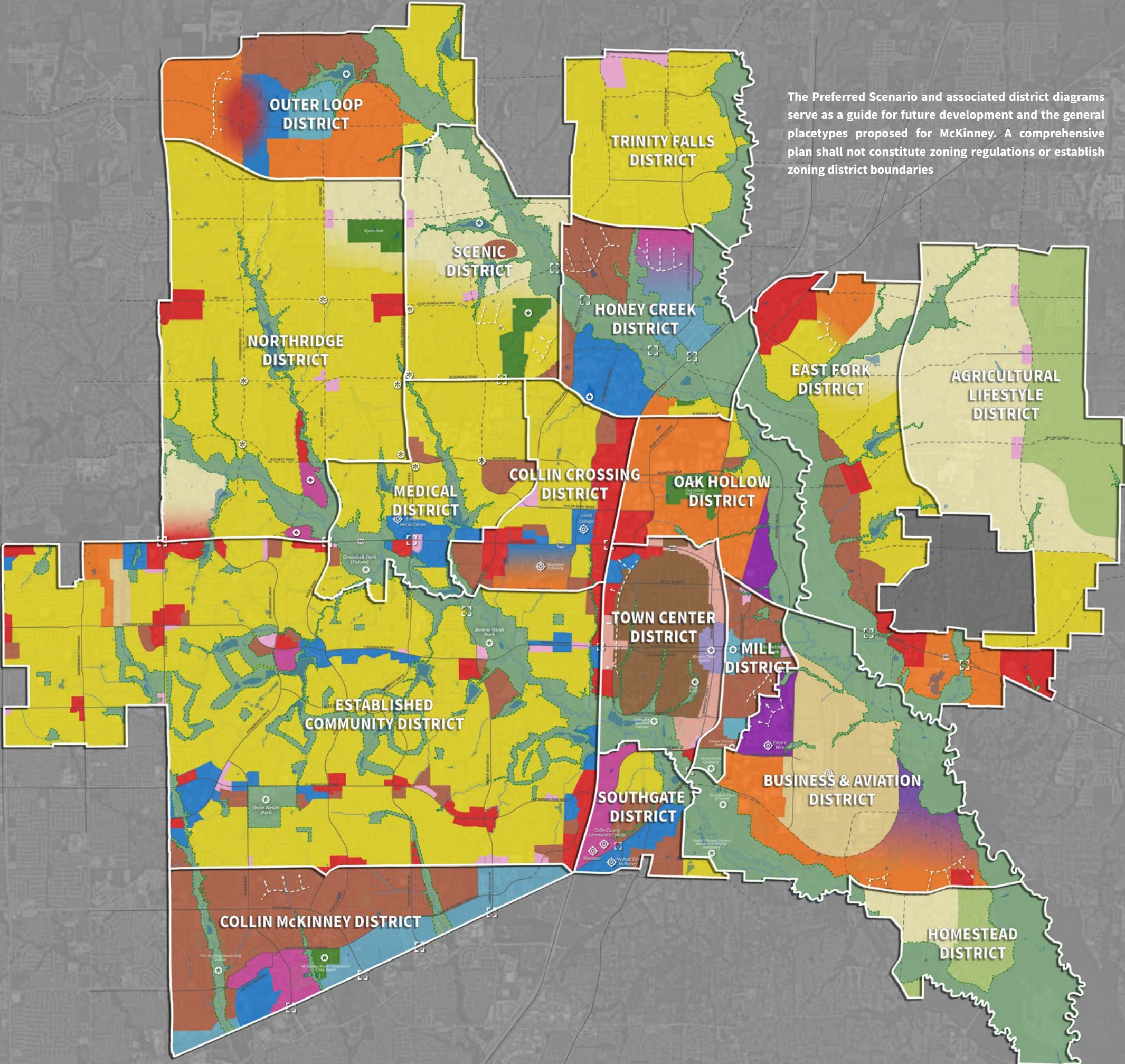
LEGEND

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

Other Features

- Floodplain / Amenity Zone
- District Boundary



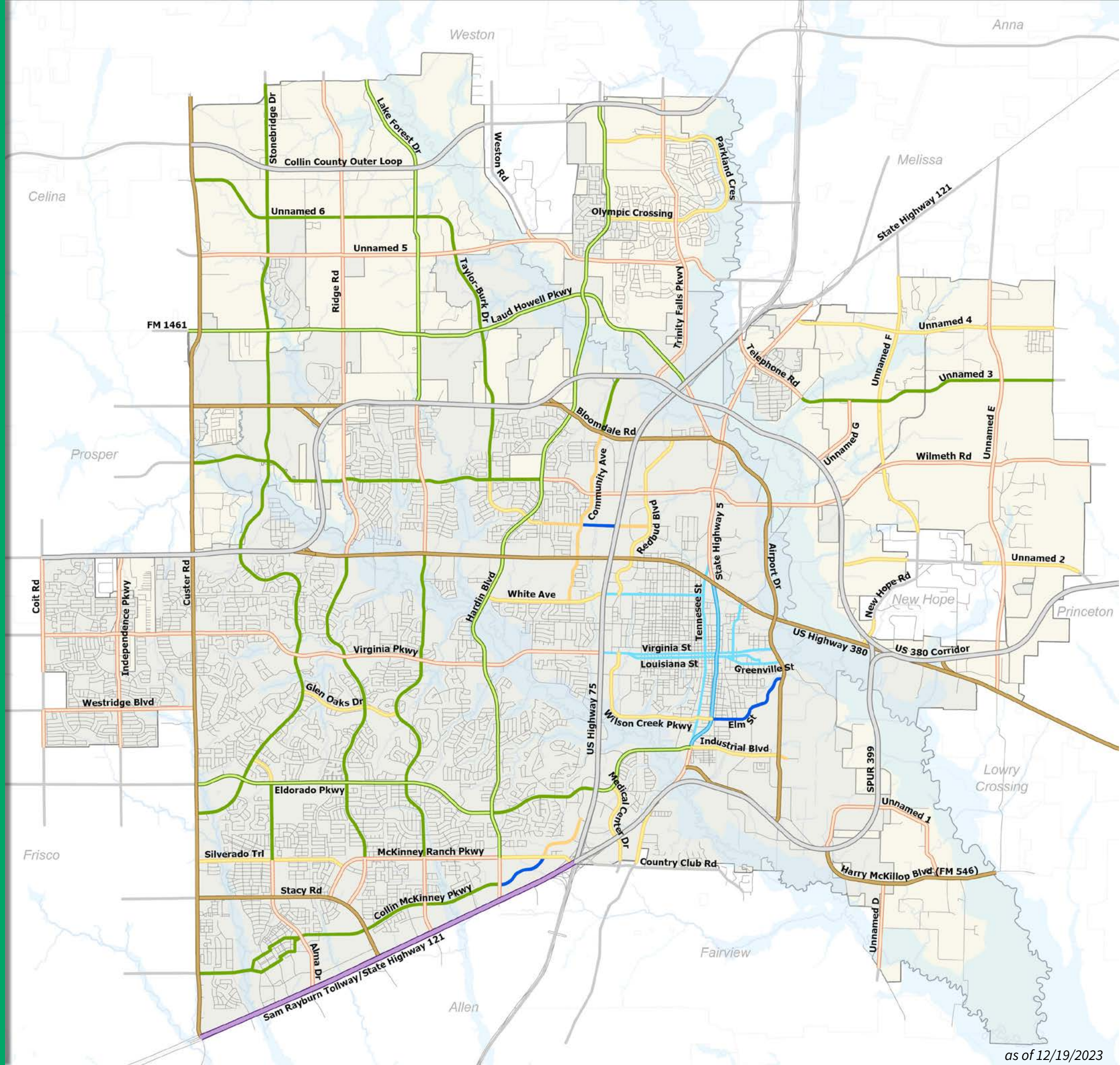
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MASTER THOROUGHFARE PLAN

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 (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. Alignmnets may shift as roads are engineered and designed to accomodate 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.





HOMESTEAD DISTRICT

Intent - This District provides a continued focus on the rural character and lifestyle that currently exists in the area today.



DESCRIPTION

This District contains agricultural uses and single family detached homes on large lots. Residents choose this area because of its estate and rural lot sizes and pastoral character. They travel to other parts of McKinney or the region for jobs and shopping. As such, the character-defining Placetype of this District is Rural Residential. Much of the area is expected to remain rural through 2040.

MARKET ANALYSIS

The Homestead District represents the planning area’s southeastern edge and pastoral lifestyle. As a fringe location within the community, and given the presence of natural open space and significant topographical features, the number of rural residential properties is expected to grow. New estate and rural homes will be located in low-intensity environments, concentrations and neighborhoods, with commercial service and employment centers aggregated in adjacent Districts to the north and west (including along the future expansion of FM 546). Complementing rural preferences among the District’s residents, is the presence of the East Fork of the Trinity River which represents an opportunity to both leverage its visual

appeal and provide for enhanced trail connections within a natural amenity. Yet significantly untested in the Dallas-Fort Worth Metroplex, the Homestead and Agricultural Lifestyle Districts afford the community and region with an ideal setting for a demonstration conservation subdivision and/or “agrihood” development.

Residents of the Homestead District can be described as family-centric with a desire for access to recreational activities, both natural and man-made. The rural lifestyle afforded within the District will be the primary motivator for the individuals and families that choose to live here.

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.

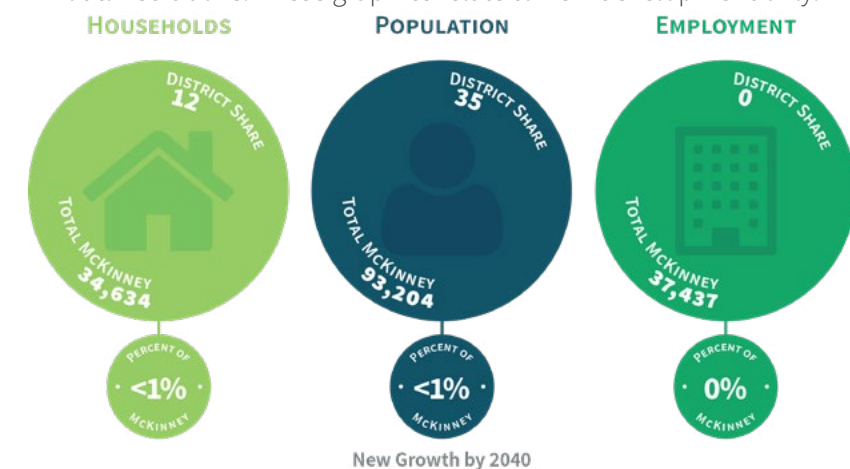
1. Multi-purpose trails should be located along the floodplain areas of the East Fork of the Trinity River to provide non-motorized connectivity to the rest of McKinney and to the region. This District should have additional trails connecting the adjacent neighborhoods to the regional systems.
2. Transportation, water, wastewater and stormwater infrastructure in this District should maximize compatibility with the East Fork of the Trinity River and related open space amenities.
3. Mobility networks in this District should focus on providing capacity to support the residential neighborhoods desired in the area while also focusing on creating character that brands the overall Homestead District as a rural area.

ANTICIPATED PUBLIC INVESTMENTS & INITIATIVES

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

1. Adoption of development and design standards that retain the pastoral character of this District’s rural and estate neighborhoods.
2. Investment in infrastructure appropriate to support and continue rural and estate development patterns.
3. Explore the opportunities for equestrian, hiking and similar outdoor recreational activities in the East Fork floodplain at the southerly end of the District; including partnerships with other organizations such as MISD.

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



STRATEGIC DIRECTION

DEVELOPMENT PATTERN

1. **Rural Living** is the character-defining Placetype in this District. It is intended to continue the trend of very low intensity residential or agricultural uses that currently exists in the area.
2. The **Estate Residential** Placetype is located adjacent to FM 546, and is intended to provide an appropriate transition in density from the non-residential uses located in the Business & Aviation District to the north. Adequate buffering from the future regional highways shown on the Master Thoroughfare Plan should be provided.

PLACETYPES



INDUSTRY TRENDS

- Employment Trends**
- Green Tendencies
- Residential Trends**
- Starter & Retirement Homes
 - Agrihoods Neighborhoods

PSYCHOGRAPHICS

- RC Retirement Communities**
- MB Middleburg**



Floodplain / Amenity Zone



District Boundary



District Identity Feature



Amenity Feature

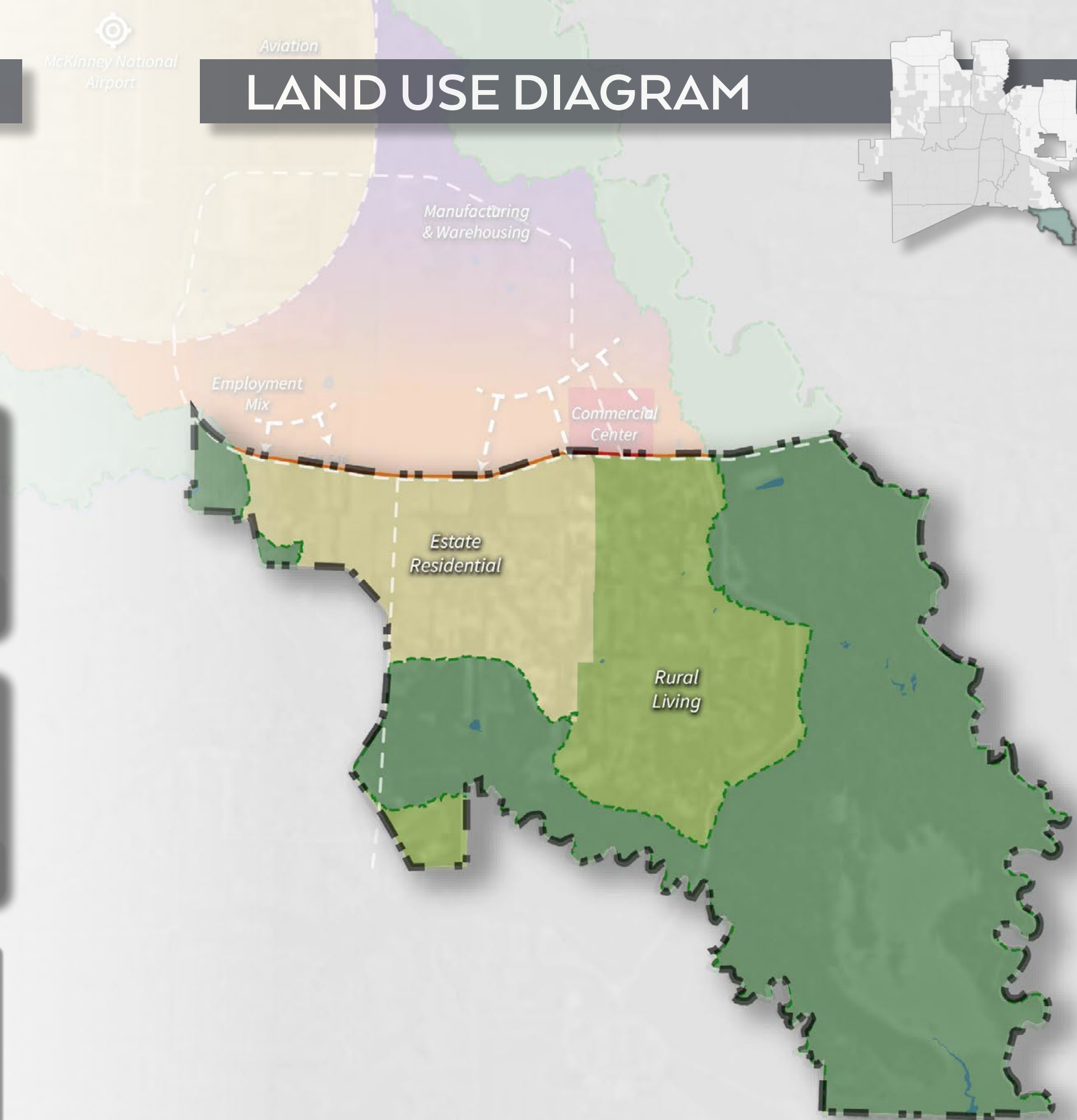


Community Asset



Intensity Transition

LAND USE DIAGRAM



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