

**..Title**

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "C1" – Neighborhood Commercial District, Located on the East side of County Road 166 and Approximately 500 Feet South of County Road 168

**..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:** March 25, 2025

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Stewart Starry, Planner I  
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 for final action at the April 15, 2025 meeting.

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

**APPLICATION SUBMITTAL DATE:** January 06, 2025 (Original Application)  
March 03, 2025 (Revised Submittal)  
March 10, 2025 (Revised Submittal)

**ITEM SUMMARY:** The applicant requests to zone approximately 10.889 acres of land for commercial uses.

An associated voluntary annexation request (24-0008A) will be considered by the City Council at the April 15, 2025 meeting.

**EXISTING ZONING AND LAND USES:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	City of McKinney ETJ	Single Family Residential

North	City of McKinney ETJ	Agricultural and Ranching
South	City of McKinney ETJ	Undeveloped Land
East	PD – Planned Development (Non-residential)	Undeveloped Land
West	City of McKinney ETJ	Public Facility

**PROPOSED ZONING:** The applicant is requesting to zone the subject property as "C1" – Neighborhood Commercial District. The site currently contains a single-family residential building, which is not intended to remain. The property is located on the east side of County Road 166, approximately 500 feet south of its intersection with County Road 168.

The subject property is designated as Neighborhood Commercial and Estate Residential placetypes in the Comprehensive Plan. The Neighborhood Commercial placetype is intended to accommodate low intensity commercial uses that serve the needs of nearby residential areas. Given the Estate Residential designation in the surrounding area, future single-family development is anticipated, making neighborhood commercial uses appropriate for this location, particularly near an intersection.

The proposed C1 zoning aligns with the Comprehensive Plan's vision for the area and will complement the surrounding, as well as future, land uses.

Given these factors, staff recommends approval of the 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 zoning 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 these 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 Scenic District and is designated as the Neighborhood Commercial and Estate Residential placetypes.

**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.

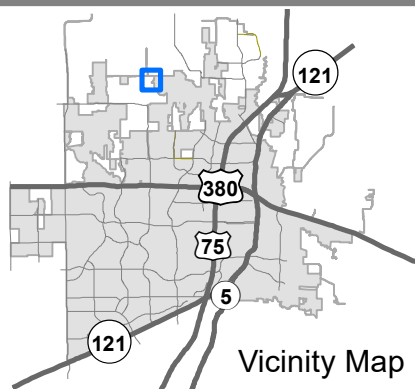
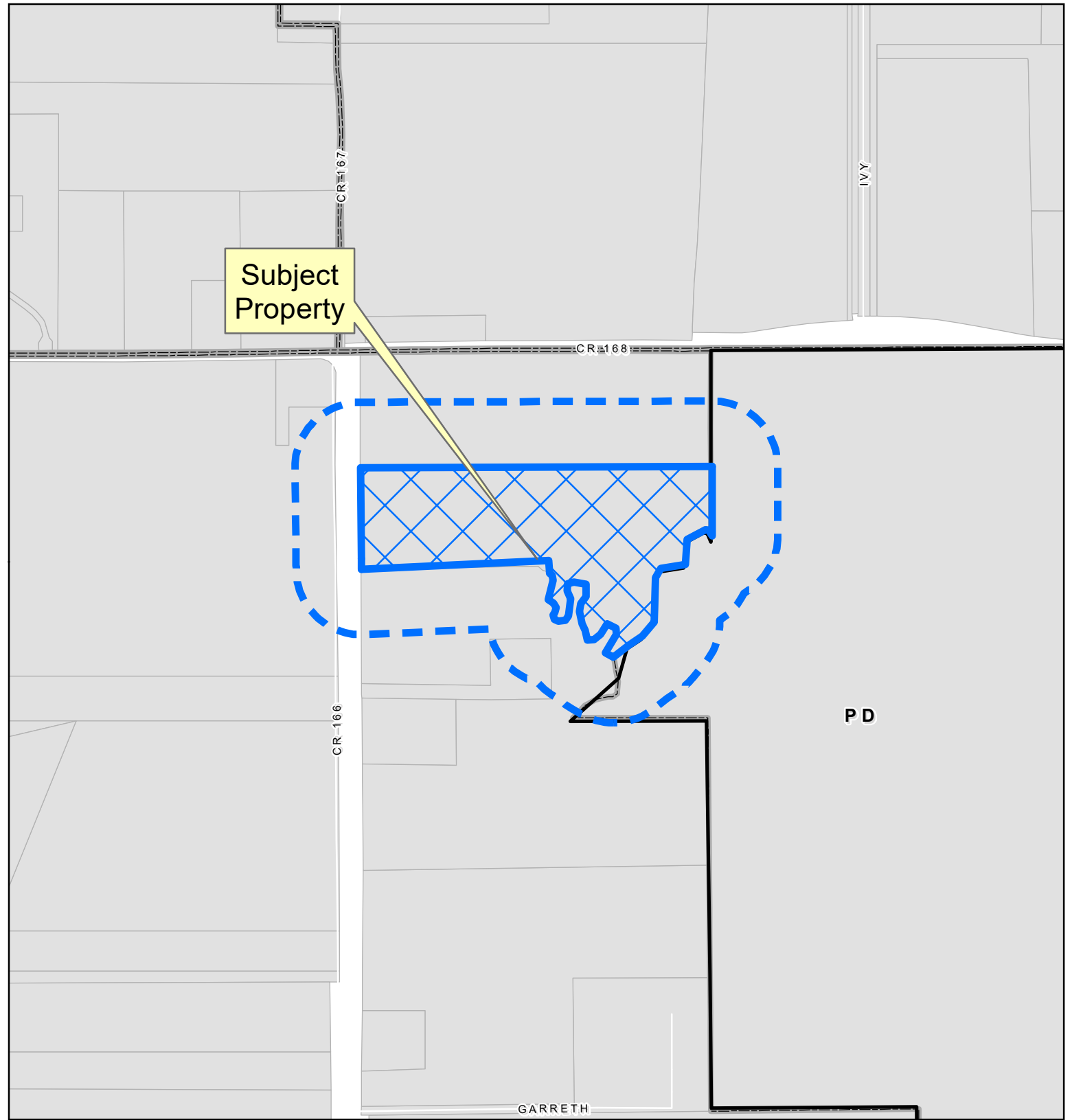
**Estate Residential** Predominately large lot single-family housing development on the urban-rural fringe. Unlike the Rural Living Placetype, home sites are typically located in a subdivision layout with access to some utility services. Residential uses are oriented interior to the site and may not have farm and livestock restrictions in more rural locations of the Placetype. Lot sizes in the Estate Residential Placetype range from 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 zoning request **aligns** with the Neighborhood Commercial placetype and is in conformance with the Land Use Diagram; however, it does **not align** with the Estate Residential placetype. Nonetheless, it should be compatible with the surrounding properties.

- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of \$656,188 for the 10.889-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. Staff has not received any citizen comments through the online citizen portal.



# Property Owner Notification Map

ZONE2025-0006

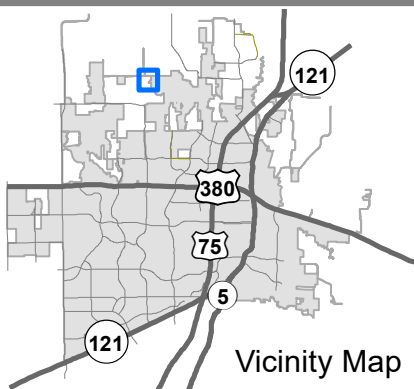
0 230 460 Feet



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.







## Aerial Map

ZONE2025-0006

0 225 450 Feet



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February 28, 2024

From:

Kishore Reddy Nandyala Veera Venkat & Praveena Gaddam

Owners

7082 County Rd 166, McKinney, TX 75071

To:

City of McKinney

Development Services Division

221 N. Tennessee St. McKinney, TX 75069

Re: Annexation and C1 Zoning Request for 10.88 Acres ("Subject Property")

Dear Planners:

We are submitting this letter of intent is submitted for the subject Property included in this application for annexation and C1 – neighborhood commercial zoning request.

The acreage of the Subject Property is 10.88 acres as described in Exhibit A of the Annexation Agreement. A map of the Subject Property and Zoning and Annexation Exhibits is also submitted herewith.

The Applicant requests that the Property be zoned as C1 – neighborhood commercial.

Development of the Property shall be subject to the Development Regulations attached hereto generally follow the C1 – Neighborhood Commercial regulations of the City's Unified Land Development Code (the "UDC").

The Subject Property is located on the east side of County Road 166 approximately 500' south of County Road 168 in McKinney ETJ, Collin County, Texas.

We request an appearance before the Planning and Zoning Commission and City Council at the earliest possible dates for consideration of this annexation and C1 Zoning request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kishore Reddy Nandyala Veera Venkat".

Kishore Reddy Nandyala Veera Venkat

A handwritten signature in blue ink, appearing to read "Praveena Gaddam".

Praveena Gaddam

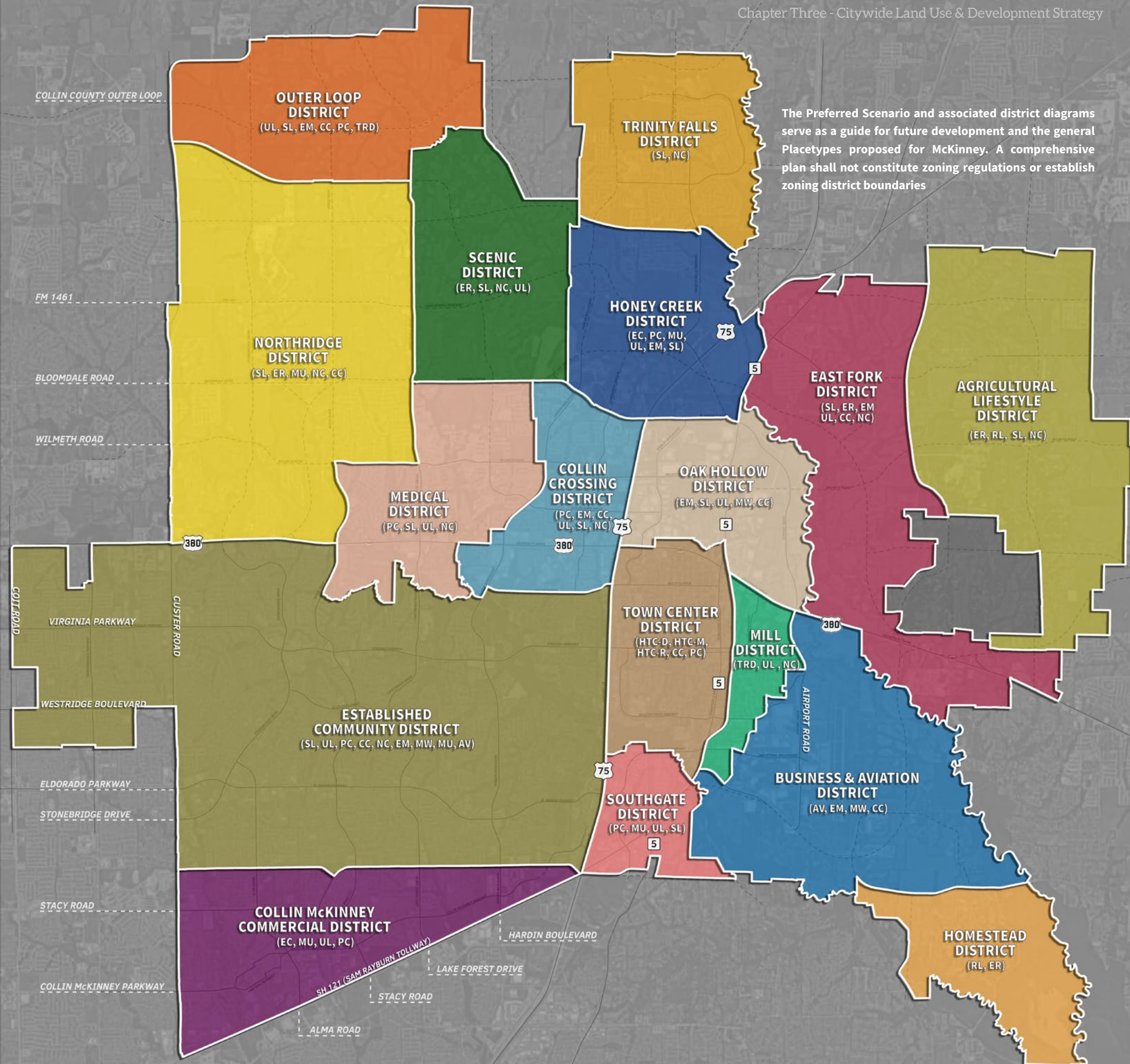
# STRATEGIC DIRECTION

## PREFERRED SCENARIO

The Preferred Scenario, has been developed based on numerous interactive work sessions with the community, Advisory Committee, City Council, and City Staff. It is the graphic depiction as it would exist if the vision and guiding principles are realized. As with the vision and guiding principles, the preferred scenario provides additional guidance for investors and decision-makers. By illustrating the general geographic development pattern the community hopes to achieve, the preferred scenario establishes the basic framework that is detailed in the strategies for individual areas.

The Preferred Scenario graphically depicts 17 unique Districts in McKinney, each with an opportunity to attract the different Psychographic Segments that will be attracted to live and work in McKinney in the future. The Preferred Scenario also identifies the different placetypes that reflect the type of built environment that is expected to locate in each District. The placetypes abbreviated with bold letters indicate the placetypes that will form the basic character envisioned for each District.

The following sections of this report further define the placetypes envisioned to occur in McKinney by 2040, and provide more detail related to the specific market, land use, infrastructure and implementation strategies envisioned for each District. Together, these materials should be used by the City to guide future decisions on proposed zoning, development and redevelopment applications, and development standards. The placetype descriptions, corresponding map colors and representative pictures on the next few pages are provided to clarify the various placetypes identified on the Preferred Scenario for future land use.



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.



# CITYWIDE DECISION MAKING CRITERIA

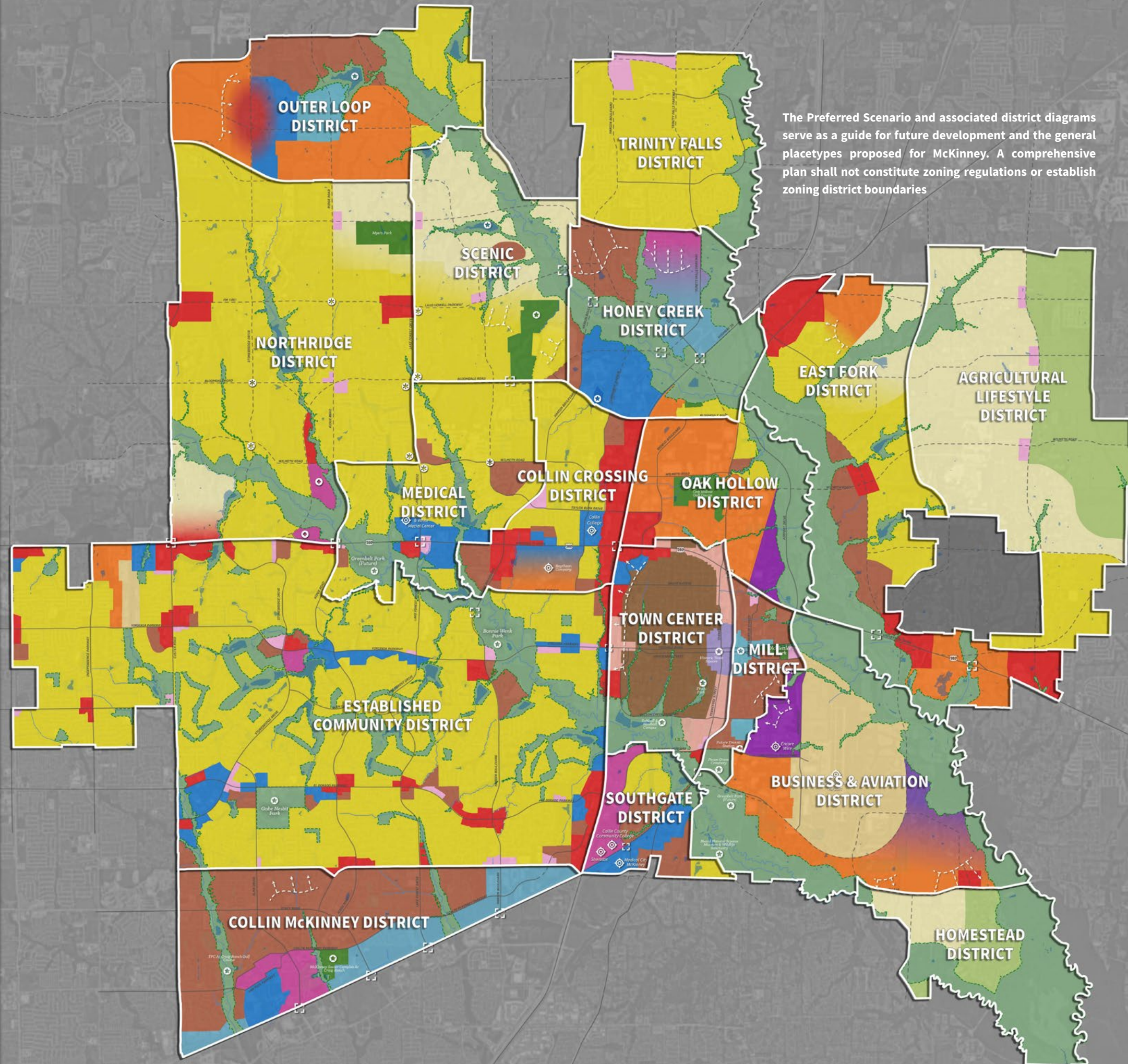
In evaluating development proposals, capital investments and requests for financial participation in projects, the City should determine that a project meets the majority of the following criteria in order for it to be considered compatible with this Land Use Diagram.

The project should:

1. Help McKinney achieve the Comprehensive Plan's Vision and Guiding Principles;
2. Advance the District's intent;
3. Demonstrate compatibility with the District's identity and brand;
4. Include uses compatible with the Land Use Diagram;
5. Leverage and protect natural and built amenities and infrastructure;
6. Strengthen or create connections to activity centers within and beyond the District;
7. Create a positive fiscal impact for the City through the timeframe of the Plan (2040);
8. Demonstrate that the project's travel demand estimates can be accommodated by the planned transportation network;
9. Demonstrate that the project's demand on other public infrastructure can be accommodated by planned facilities; and
10. Demonstrate that the life-cycle costs to the public of constructing, maintaining and operating infrastructure included in the project is consistent with this plan's fiscal responsibility policies.

*Projects proposing placetypes other than those shown in the Land Use Diagram may be deemed consistent with this plan if they meet a majority of the decision-making criteria identified above.*

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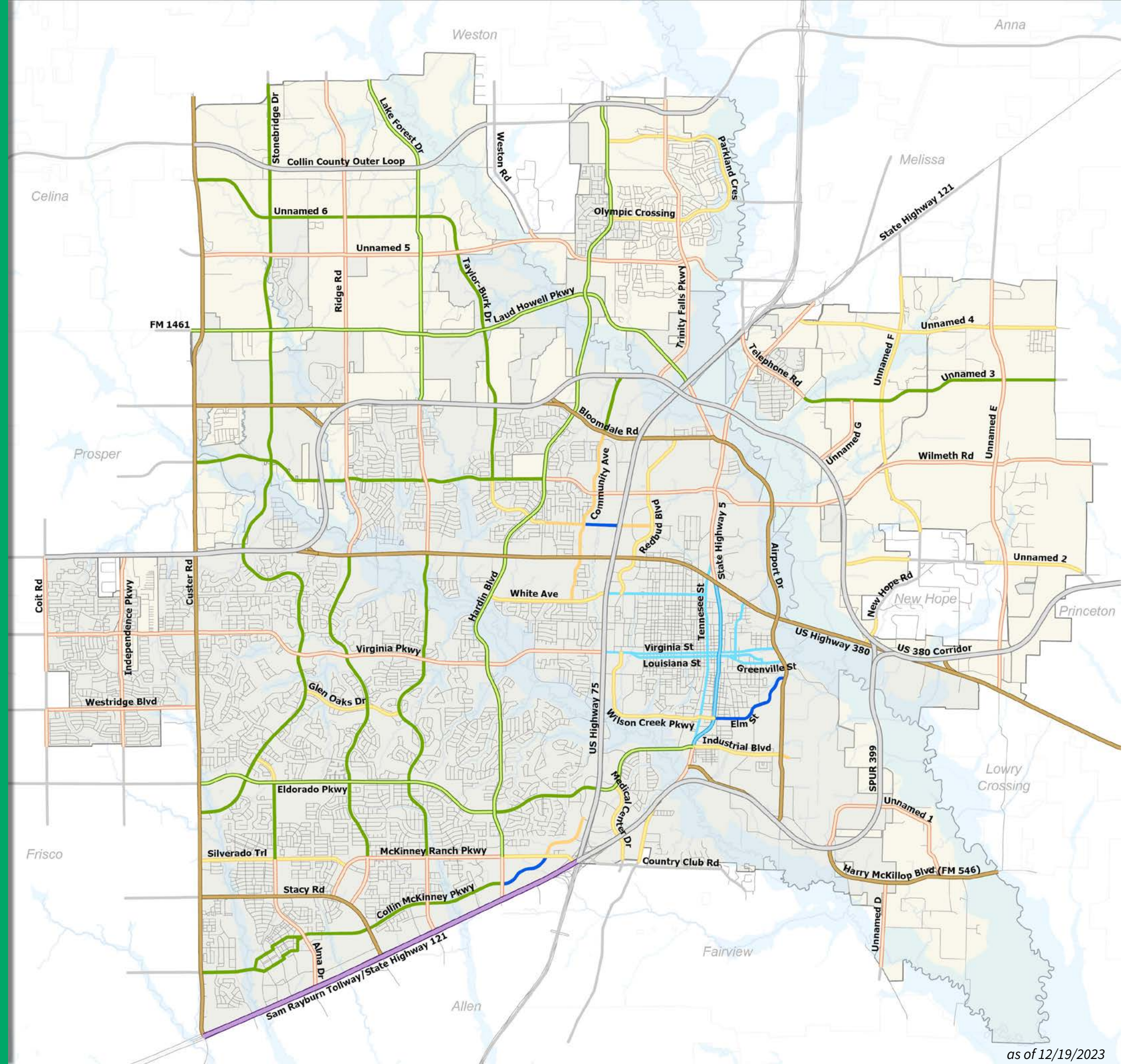


# MASTER THOROUGHFARE PLAN

## 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.







# SCENIC DISTRICT

*Intent - With distinctive topography, the city's largest park, and a significant creek corridor, the Scenic District offers a unique neighborhood character with convenient connections to destination activities and amenities.*





# DESCRIPTION

The Scenic District, anchored by Erwin Park and including an extensive natural area along Honey Creek, will host an expanded system of trails and other outdoor amenities. The natural beauty of this area and the range of recreational activities it offers make it a desirable location for unique neighborhoods. The character-defining Placetypes of this District are Suburban Living and Estate Residential. South of Laud Howell Parkway, most new development will be of suburban residential character, with neighborhoods of single family homes connected to Erwin Park through trails

and open space corridors and supported by local-service commercial uses. Neighborhoods north of Laud Howell Parkway will feature larger estate lots or development clustered to retain substantial areas of open space linked to the Honey Creek natural areas. In addition to the single family neighborhoods that will characterize much of the Scenic District, there is also the potential for small pockets or nodes of higher density Urban Living within the District located to capitalize on existing natural features.

*“Retain substantial areas of open space linked to the Honey Creek natural areas”*

The Scenic District is located in the north-central portion of the planning area and is recognized for its abundance of natural features, open spaces, rolling terrain, ponds and floodplains. Improvements planned to complement these ecological features should include enhancements where major roadways cross Honey Creek and at the entrance to Erwin Park; along with a multi-purpose system of trails located along the floodplain areas of Honey Creek, connecting neighborhoods within the District, as well as activity centers in the larger community.

While supporting a mix of uses and product types similar to those programmed in the Northridge District, the design of neighborhoods in the Scenic District should be consistent

with the natural setting. Emphasis should be placed on the quality, rather than quantity, of residential and non-residential development. Non-residential development should be limited to neighborhood-supporting services.

The households that will find the Scenic District appealing can generally be described as family-centric, with household incomes over the regional median and possessing professional jobs in the technology sector or other fields. Given its highly-amenitized neighborhoods and proximity to higher-end retail development enclaves, the Scenic District will host products considered desirable by the area’s “move-up” market.

# MARKET ANALYSIS



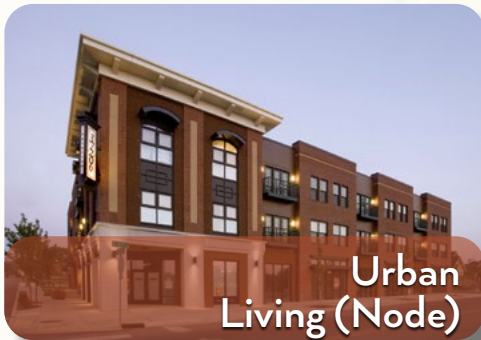
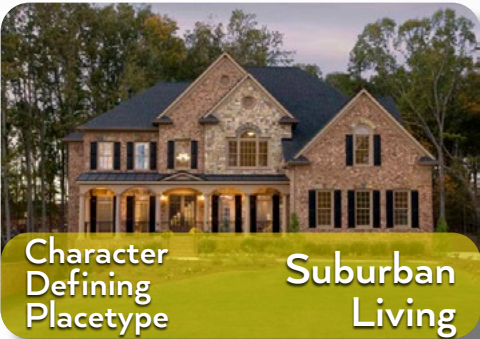
# STRATEGIC DIRECTION

## DEVELOPMENT PATTERN

1. **Suburban Living** is the first of two character-defining Placetypes in this District. It is intended to provide significant areas for single family development and support the housing needs of employees in the Medical District and Honey Creek District. The primary areas for the Suburban Living Placetype in this District are located south of Laud Howell Parkway and in the areas adjacent to the Honey Creek District. 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. The second character-defining Placetype in this District is **Estate Residential**. This Placetype is located primarily north of Laud Howell Parkway and is intended to take advantage of the significant scenic character presented in this area by rolling topography and existing ponds and floodplain areas. Like the Suburban Living Placetype, Estate Residential is intended to provide significant areas for single family development and support the housing needs of employees in the Medical District and Honey Creek District.

## PLACETYPES



3. A pocket or node of **Urban Living** is identified on the diagram in between the two lakes north of Laud Howell Parkway. Though not a predominate Placetype in this District, Urban Living in this location could provide a unique opportunity for active lifestyle housing choices of individuals who desire close proximity to the amenities of Erwin Park or the adjacent Honey Creek Entertainment District. 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. This Placetype is located in a manner that utilizes floodplain / amenity areas, and existing or future commercial developments as a transition to less intense development patterns. If market demand does not support walkable, pedestrian-friendly, active lifestyle urban living choices, this location should develop as Estate Residential.

# LAND USE DIAGRAM



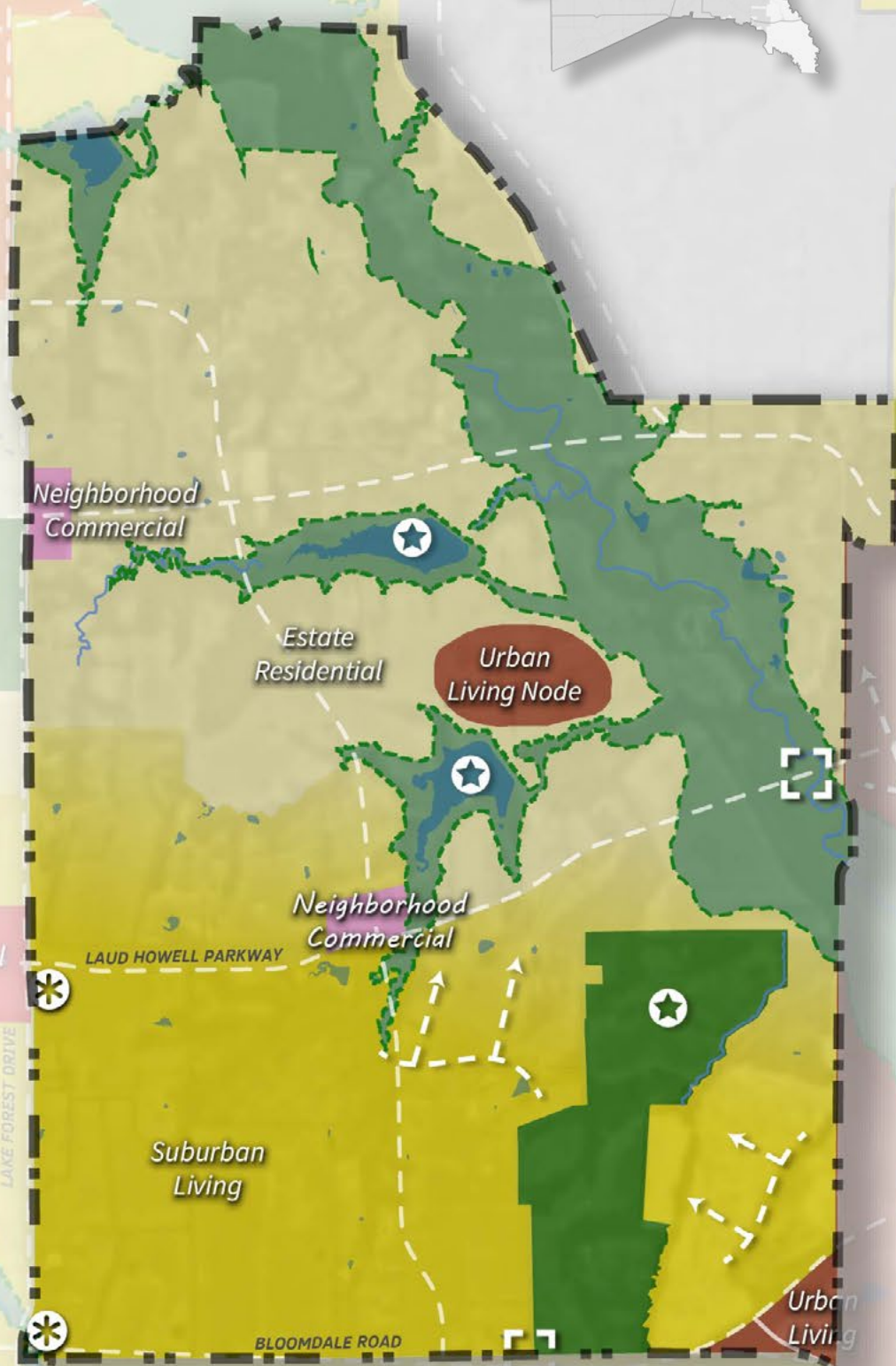
## PSYCHOGRAPHICS

- UPF Up & Coming Families
- PP Professional Pride
- BB Boomburbs

## INDUSTRY TRENDS

- Employment Trends
  - Green Tendencies
- Residential Trends
  - Starter & Retirement Homes

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.





# 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.

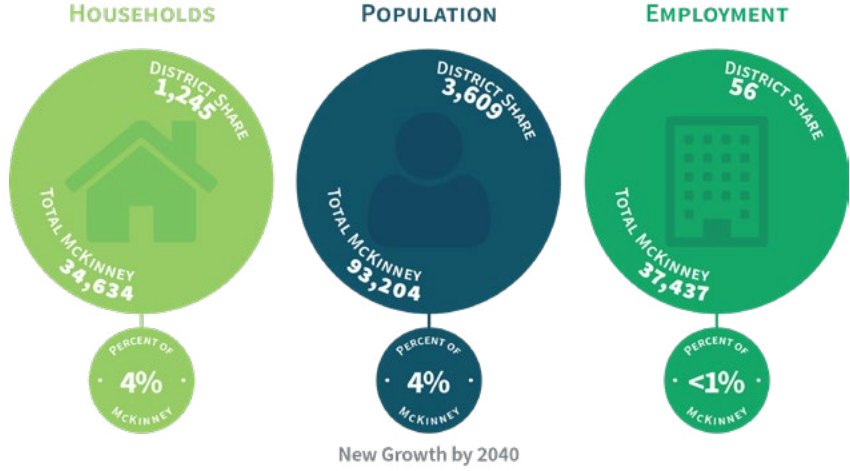
- 1. The Amenity Features on the Diagram denote existing Natural Resource Conservation Service lakes and Erwin Park, each of which should be the focus of surrounding residential development in order to create neighborhoods that take advantage of these major amenity features.
- 2. District Identity Features (including specially enhanced bridges) should be located where the District’s major roadways cross Honey Creek and at the entrance of Erwin Park along Bloomdale Road.
- 3. Multi-purpose trails should be located along the floodplain areas of Honey Creek 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.
- 4. Transportation, water, wastewater and stormwater infrastructure in this District should maximize compatibility with Honey Creek, and related open space amenities.
- 5. 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 Scenic District.

# ANTICIPATED PUBLIC INVESTMENTS & INITIATIVES

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

- 1. Greenway Arterial design and streetscape improvements on Laud Howell Parkway and other designated greenways.
- 2. Continue to maintain and enhance Erwin Park as a major asset for this District.
- 3. Creation of trails and other amenities in the Honey Creek natural areas.

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





# PLACETYPES FOR McKINNEY'S FUTURE

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



## RURAL LIVING

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

### IDENTIFYING FEATURES

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



## SUBURBAN LIVING

This Placetype is found in close proximity to neighborhood commercial and commercial centers. Suburban Living provides the population necessary to support the nearby commercial and professional office uses within the surrounding corridors. These neighborhoods generally feature a subdivision layout. Residential uses are typically self-contained with a buffer from non-residential developments through transitional uses and landscaped areas. Lot sizes in Suburban Living areas are consistently less than ½ 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 ½ acre to 2 acre lots.

### IDENTIFYING FEATURES

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

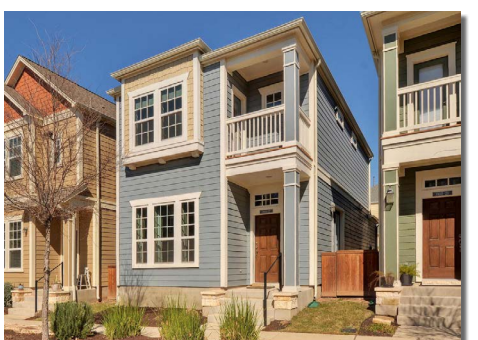


## URBAN LIVING

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

### IDENTIFYING FEATURES

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





# PLACETYPES FOR MCKINNEY'S FUTURE

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## TRANSIT READY DEVELOPMENT

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

### IDENTIFYING FEATURES

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



## COMMERCIAL CENTER

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

### IDENTIFYING FEATURES

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



## ENTERTAINMENT CENTER

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

### IDENTIFYING FEATURES

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

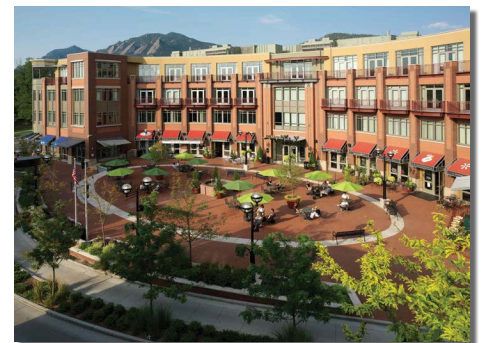


## MIXED-USE CENTER

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

### IDENTIFYING FEATURES

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





# PLACETYPES FOR MCKINNEY'S FUTURE

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## 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

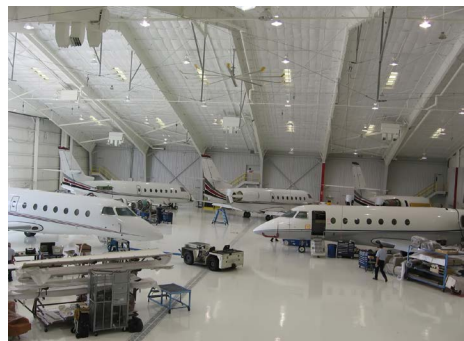


## AVIATION PLACETYPE

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





City of McKinney  
Fiscal Impact Model  
Dashboard Summary

Case: ZONE2025-0006

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C1 - Neighborhood Commercial		Scenic District: Estate Residential, Neighborhood Commercial
Annual Operating Revenues	\$698,372	\$0	\$82,823
Annual Operating Expenses	\$42,184	\$0	\$14,798
<b>Net Surplus (Deficit)</b>	<b>\$656,188</b>	<b>\$0</b>	<b>\$68,025</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$3,425,663
Residential Development Value (per unit)	\$0	\$0	\$718,997
Residential Development Value (per acre)	\$0	\$0	\$359,499
Total Nonresidential Development Value	\$29,882,465	\$0	\$2,665,872
Nonresidential Development Value (per square foot)	\$180	\$0	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$0	\$1,960,200

Projected Output			
Total Employment	183	0	21
Total Households	0	0	5

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	4.7%	0.0%	0.3%
% Office	0.0%	0.0%	0.1%
% 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%	0.4%
% Retail	1551.6%	0.0%	96.9%
% Office	0.0%	0.0%	111.3%
% 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.																					
P = Permitted use C = Addtl use-specific criteria Blank cell = Prohibited use S = Specific Use Permit required A = Accessory use T = Temporary use		SINGLE-FAMILY RESIDENTIAL						MULTI-FAMILY RESIDENTIAL				NON-RESIDENTIAL					INDUS-TRIAL		OTHER		
	Use Definition & Standards	R43	R12	R8	R6	R5	TR1.8	FR	MR	MF30	MHR	C1	C2	C3	O1	O2	I1	I2	GC	AG	AP
Residential Uses																					
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										C										
Multi-family, cottage	205D.7							P	P	P											
Multi-family, traditional	205D.8							S	P	P											
Independent living	205D.9							S	P	P		S	S	S	S	S					
Group Living																					
Assisted living facility	205E.1						S	P	P	P		P	P	P	S	S					
Community care home	205E.2	C	C	C	C	C	C	C	C	C	C										
Community care facility	205E.3											S	P	P			P	P			
Community transition facility	205E.4																S	P			
Crisis support home	205E.5	C	C	C	C	C	C	C	C	C											
Crisis support facility	205E.6													C			P	P			
Displacement shelter	205E.7													S			S	P			

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	Use Definition & Standards	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	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>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	P	<u>S</u>	P	P	P	P	P	P	P	P	<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			

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		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	S	P
Commercial entertainment, indoor	205F.19											S	P	P		P	P	P			
Commercial entertainment, outdoor	205F.20							S		S			S	S		S	P	P	P	S	
Commercial laundry	205F.21																P	P			
Community garden	205F.22	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Contractor’s yard	205F.23																S	P			
Cottage industrial	205F.24												C	C			C	C			
Country club	205F.25	P	P	P	P	P	P	P	P	P	P	C	C	C	C	C	C	C		C	
Data center	205F.26													S		P	P	P	P		
Day care center	205F.27										C	C	C	C	C	C	C	C			C
Dirt or topsoil extraction, sand or gravel mining or storage	205F.28																S	P		S	
Dispatch office	205F.29												C	C	C	C	C	C	C		C
Electric vehicle charging facility	205F.30												C	C		C	C	C	C		C
Fairgrounds or rodeo grounds	205F.31																P	P		S	
Farmers’ market, permanent	205F.32											S	P	P			P	P	P	P	
Food and beverage processing	205F.33																P	P			
Fuel sales, passenger vehicles	205F.34											S	C	C		S	C	C			
Fuel sales, truck	205F.35																S	S			

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		R43	R12	R8	R6	R5	TR1.8	FR	MR	MF30	MHR	C1	C2	C3	O1	O2	I1	I2	GC	AG	AP
Funeral home or mortuary	205F.36							S		S			S	P			P	P		S	
Government facilities (city, excluding airport uses)	205F.37	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.38												C	C		C	C	C	C	C	C
Greenhouse or plant nursery	205F.39												P	P			P	P		P	
Gun range, indoor	205F.40												C	P			P	P	P	S	
Gun range, outdoor	205F.41																	S	S		
Gym or fitness studio	205F.42											C	P	P	C	P	P	P			
Heavy machinery, rental, sales, and storage	205F.43													S			S	P			
Hospital	205F.44									P		S	P	P	S	P	P	P			
Hotel or motel	205F.45												P	P	P	P	P	P			P
Impound lot or yard	205F.46																P	P			
Junk or salvage yard	205F.47																	S			
Livestock auction	205F.48																P	P		P	
Manufacturing, heavy	205F.49																	P			
Manufacturing, light	205F.50																P	P			
Microbrewery, distillery, winery or cidery	205F.51												C	P			P	P		S	
Motor freight terminal	205F.52																P	P			
Office showroom/warehouse	205F.53												S	P		P	P	P			

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		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		S	P	P	S	P	P	P			P
Pawn shop	205F.56																P	P			
Personal service	205F.57											P	P	P	P	P	P	P			P
Power plant or electrical generating station	205F.58																P	P			
Radio or TV broadcast station	205F.59											C	C	P	C	P	P	P			
Railroad freight terminal	205F.60																P	P			
Reception or event center, indoor	205F.61												P	P	P	P	P	P		S	
Reception or event center outdoor	205F.62												S	C		S	P	P		S	
Recreation area, private	205F.63	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	
Recreational vehicles, rental or sales	205F.64													S			S	P			
Recycling facility	205F.65																C	P			
Refining or storage of petroleum, natural gas, butane, or propane	205F.66																	P			
Religious assembly	205F.67	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C
Restaurant, brew pub	205F.68											C	C	C	C	C	C	C			C
Restaurant, carry out and delivery only	205F.69											C	C	P		P	P	P			
Restaurant, dine-in	205F.70											C	C	C	C	C	C	C			C

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		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											S	C	C			C	C			
Retail sales	205F.72											C	C	C	S	S	C	C	C		
Sanitary landfill	205F.73																	S	S		
School, business or trade	205F.74											S	P	P	P	P	P	P		S	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												S	S			P	P			
Solar farm	205F.77																P	P		P	
Stable, commercial	205F.78													S			C	C		C	
Stockyard or slaughterhouse	205F.79																	P			
Storage, automobile	205F.80													S			P	P			
Storage, boat, truck, or recreational vehicle	205F.81																P	P			
Traders' village	205F.82																	P			
Transportation station	205F.83													S			S	S	S		
Truck stop	205F.84																	S			
Utility substation	205F.85	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Vehicle repair, major	205F.86													S			P	P			
Vehicle repair, minor	205F.87												S	P			P	P			
Warehouse	205F.88																P	P			
Water or wastewater treatment plant	205F.89																	P	P		

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	Use Definition & Standards	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								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		
Electric vehicle charging station	205G.2.e	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Helistop	205G.2.f												A	A	A	A	A	A	A	A	
Home occupation	205G.2.g	A	A	A	A	A	A	A	A	A	A								A		
Outdoor storage	205G.2.h											A	A	A	A	A	A	A	A	A	
Swimming pool	205G.2.i	A	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	
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	
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								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	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	
Warming station	205H.3.g	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	



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	Use Definition & Standards	R43	R12	R8	R6	R5	TR1.8	FR	MR	MF30	MHR	C1	C2	C3	O1	O2	I1	I2	GC	AG	AP
Special Uses																					
Bed & breakfast	205I.1	S	S	S	S	S														S	
Donation collection container	205I.2											A	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
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