

Legislative Updates

Land Use & Zoning

August 19, 2025

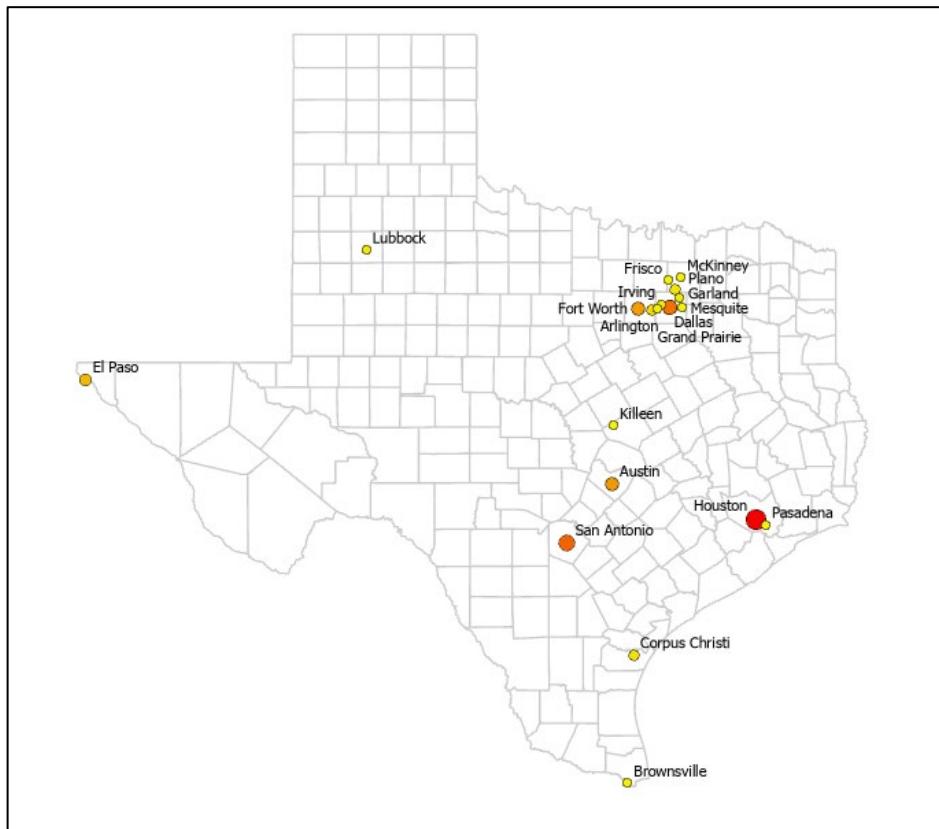
Background

- 89th legislative session adopted three primary bills that impact land use and zoning
 - Senate Bill 840* – mixed use and multifamily uses
 - Senate Bill 15* – single-family uses and “small lots”
 - House Bill 24 – zoning protest petitions
- Research and coordination
- Development of guiding principles and best practices

*Only applies to municipalities with a population over 150,000 in a county with a population over 300,000



Municipalities Impacted by SB 840 & SB 15



*Only applies to municipalities with a population over 150,000 in a county with a population over 300,000

Senate Bill 840 – Multi-Family and Mixed-Use

Land Use Regulations

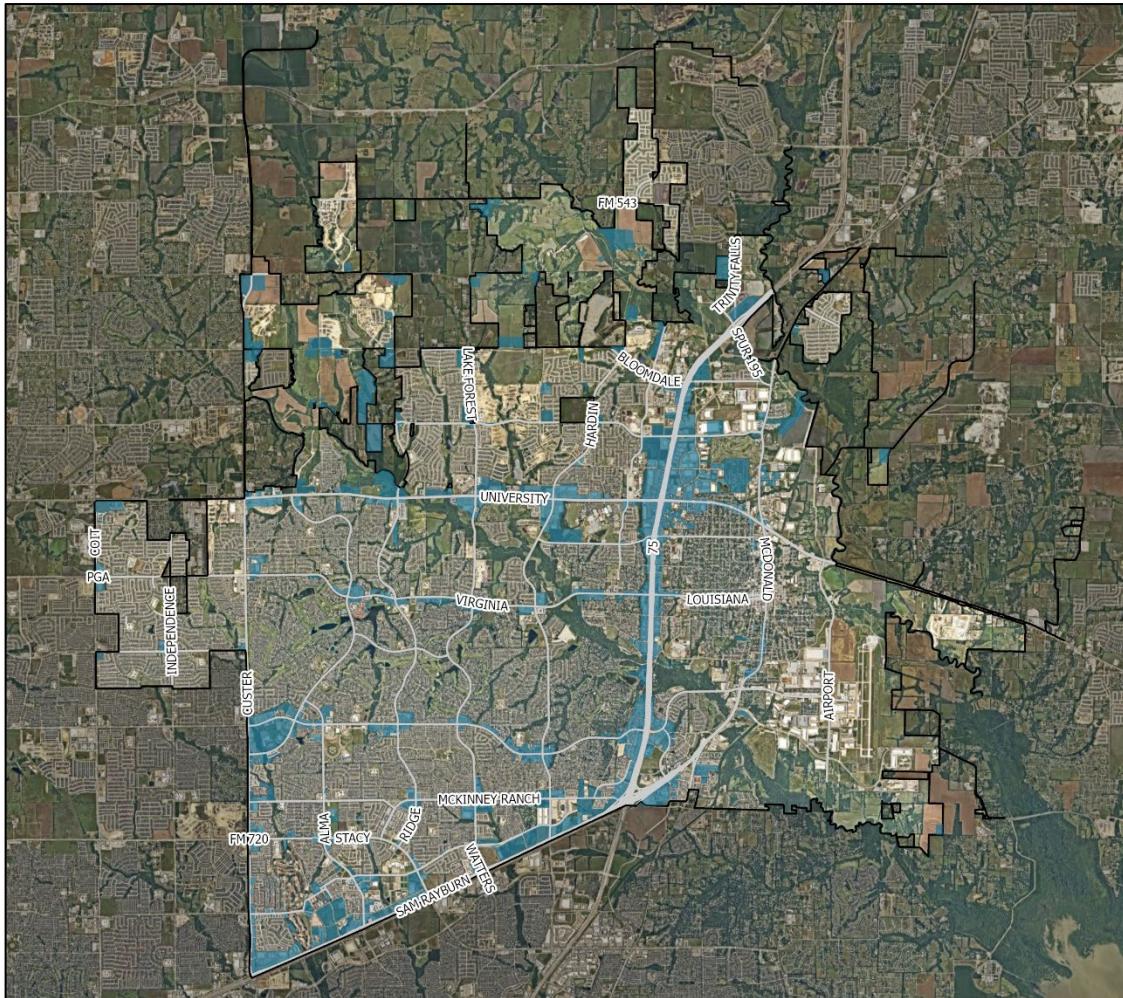
- Must allow multi-family and mixed use where office, commercial, retail, warehouse, and similar uses are allowed

Development Standards

- Limits cities' ability to regulate density, building height, setbacks, and parking requirements for multi-family and mixed use in any zoning district

Other Provisions

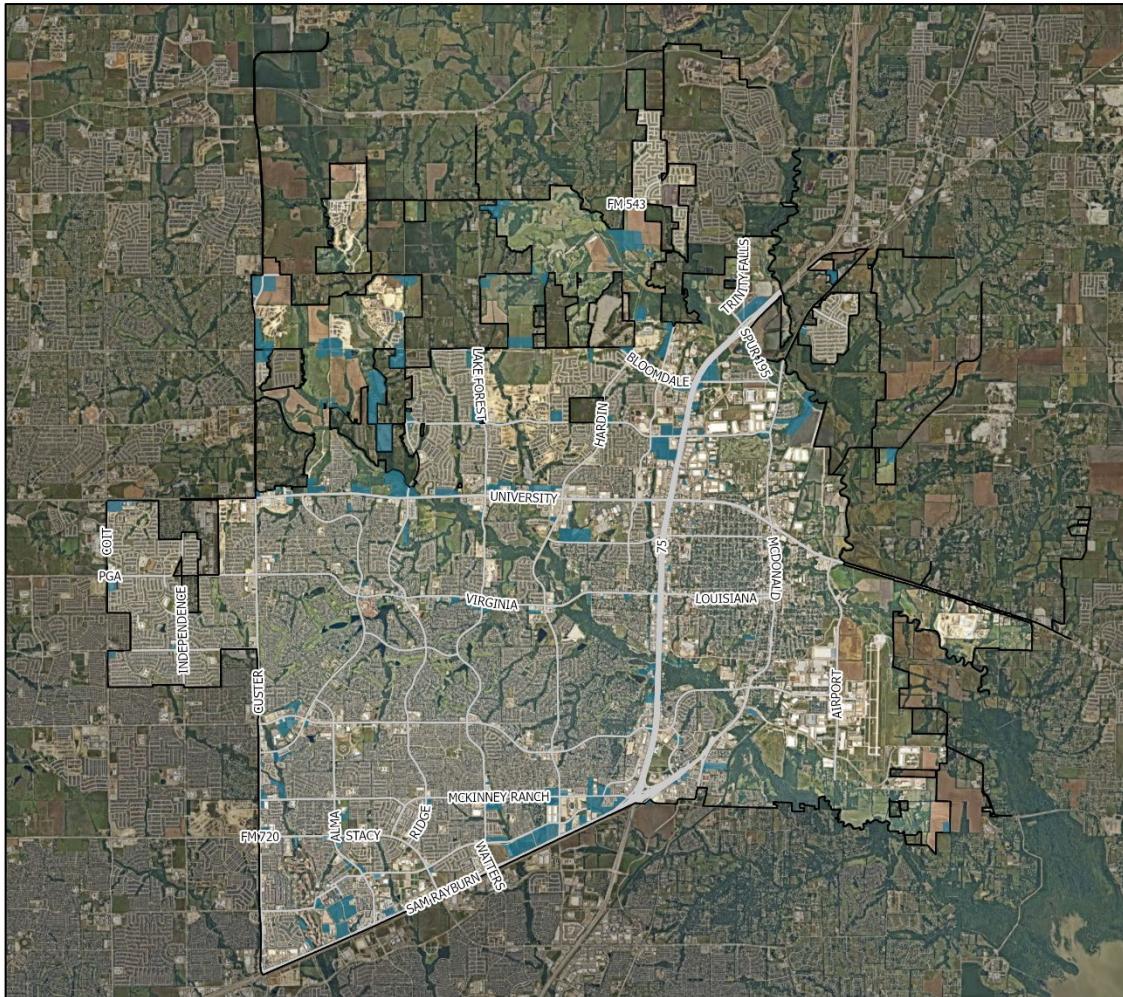
- Areas around airports and heavy industrial uses are exempt
- In the case of conversion to multi-family or mixed-use, restricts ability to require certain engineering studies and development standards



Does not include city-owned or other properties owned by governmental entities

Potential Impact

- Zoned for non-residential uses & subject to SB840

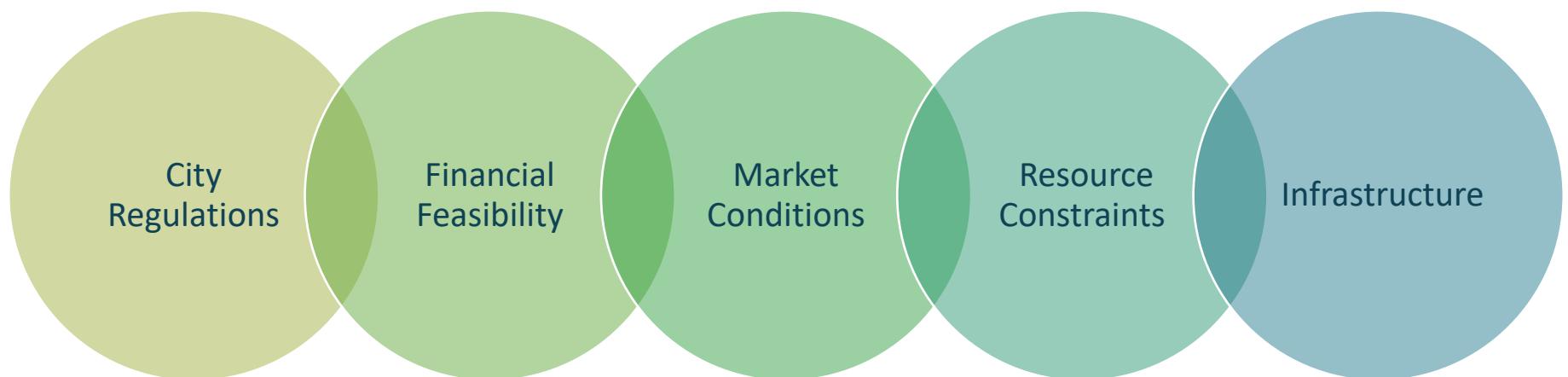


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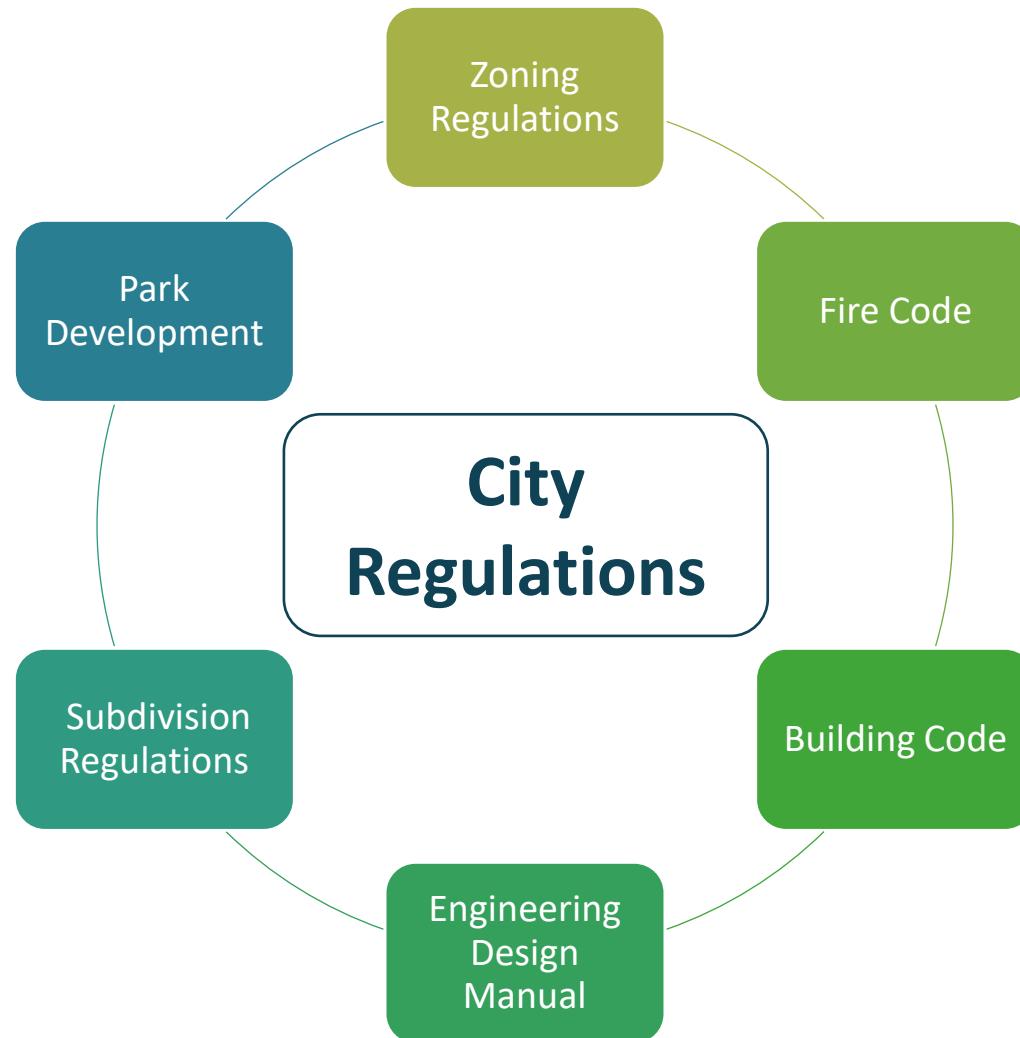
Potential Impact

- Zoned for non-residential uses & subject to SB840
- Vacant

Contributing Factors to Development



Contributing Factors to Development



Objectives for Response

1. Maintain a compatible development pattern
2. Continue to require high-quality development
3. Preserve opportunities for commercial development
4. Provide options for developments to follow today's standards

Objective 1: Compatible Development Pattern

Comprehensive Plan: *"Establish a land-use and development pattern that **establishes transitions between land uses...** while providing flexibility to respond to the real estate markets."*

Number of attached units in a single building

Balconies within a certain distance of single-family residential

Objective 2: High-Quality Development

Comprehensive Plan: “Private sector development... meet McKinney’s **expectations for excellence in design** and create places with market support and long-term economic viability.”

Minimum building heights that increase with the intensity of the district

Units accessed from interior corridors

Increased amenity and site enhancement requirements for non-residential districts



Objective 3: Create Opportunity for Commercial Uses

Comprehensive Plan: *“Establish a land-use and development pattern that establishes transitions between land uses... while providing flexibility to respond to the real estate markets.”*

Minimum first floor height to allow commercial uses

Updating screening requirements to match context

Objective 4: Options for Today's Development Standards

Comprehensive Plan: “Private sector development... meet McKinney’s **expectations for excellence in design** and create places with market support and long-term economic viability.”

Credit for standards
we can no longer
require as amenities

Balance multi-family
zoning district design
standards with new
requirements

Senate Bill 15 – Small Lot Subdivisions

Applicability

- Zoned for single-family residential uses
- Has no recorded plat
- Five acres or more

Lot Size Restrictions

- 3,000 sq. ft.
- 30 feet wide*
- 75 feet deep

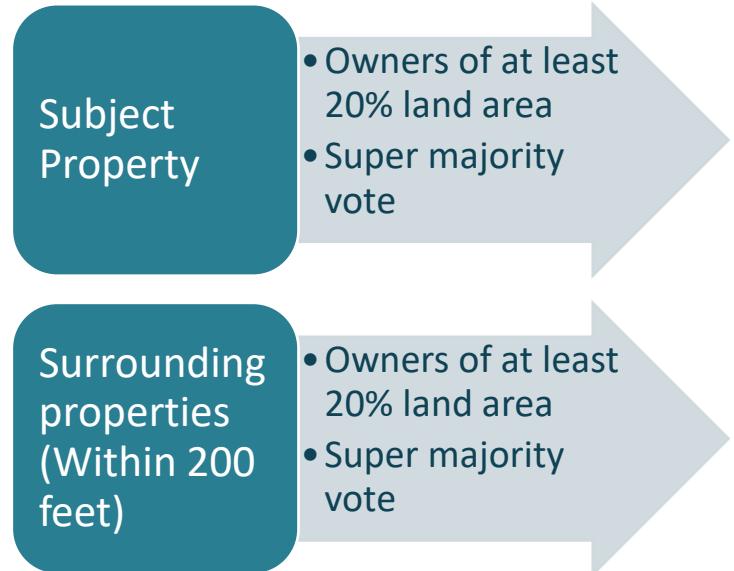
Development Standards

- Front yard setback no greater than 15 feet
- Side yard setback no greater than 5 feet
- Rear yard setback no greater than 10 feet
- Maximum of 1 required parking space
- Cannot require covered or off-site parking
- Minimum three stories

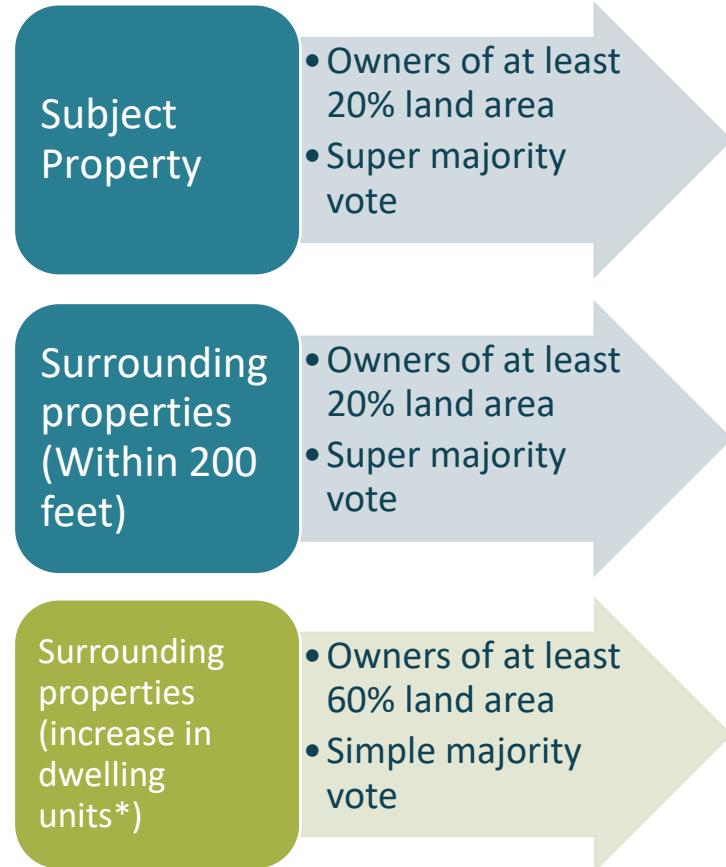
**Lots less than 50 feet require rear access via alleys*

House Bill 24 – Zoning Protest Petitions

Current Requirement



New Requirement (as of Sept. 1st)



**and no industrial or commercial uses (except for certain mixed-use development)*

Next Steps

August 19th – Joint Work Session

September 9th – Planning and Zoning Commission

September 16th – City Council



Questions?

