

# Legislative Updates

Land Use & Zoning

August 19, 2025

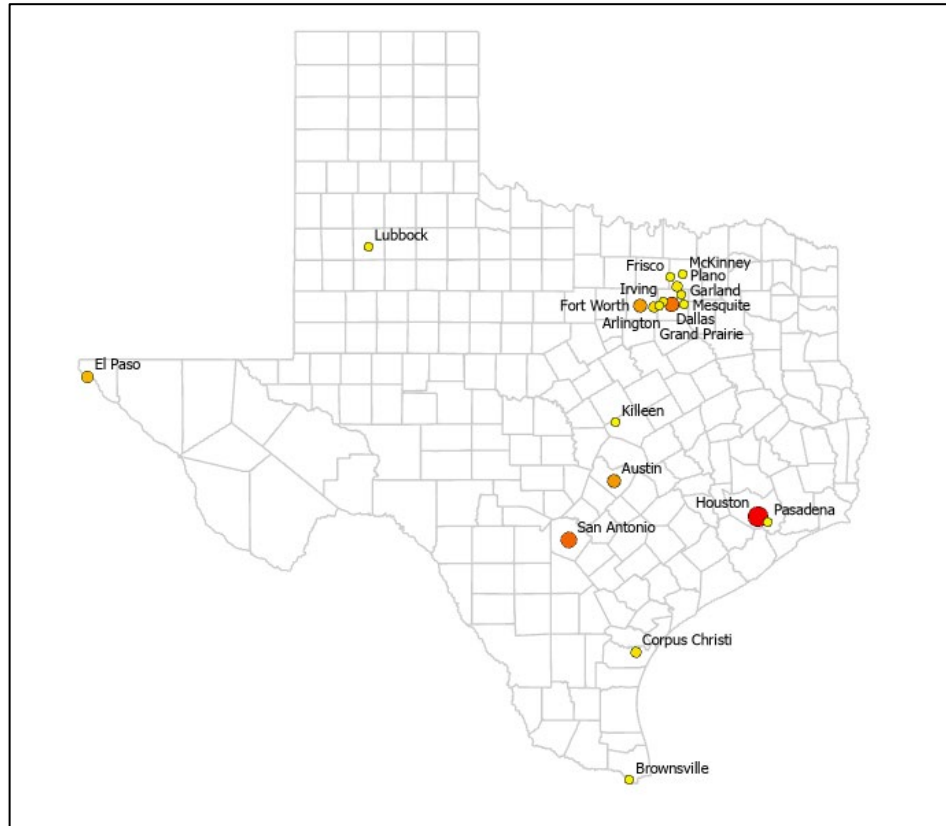
## Background

- 89<sup>th</sup> 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

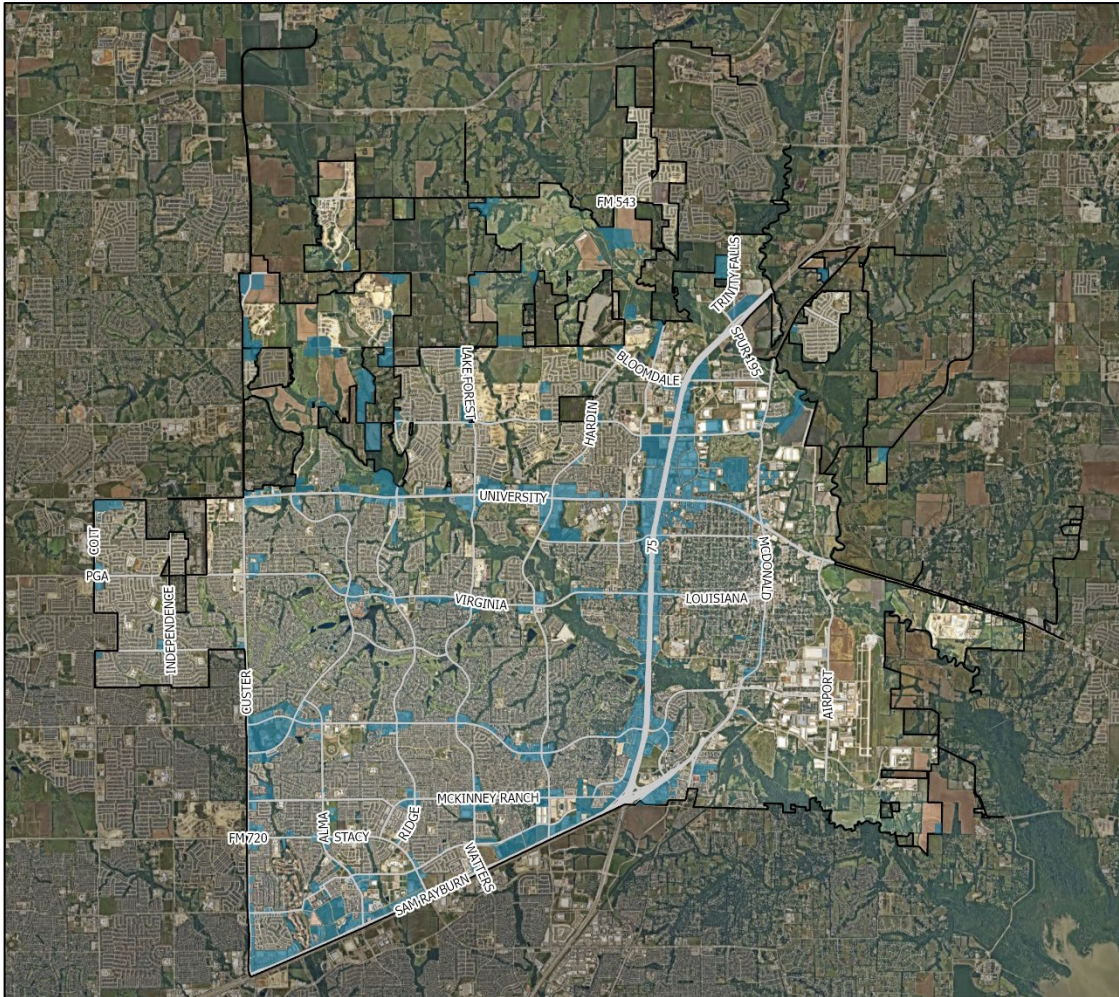
- Must allow multi-family and mixed use where office, commercial, retail, warehouse, and similar uses are allowed

## 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

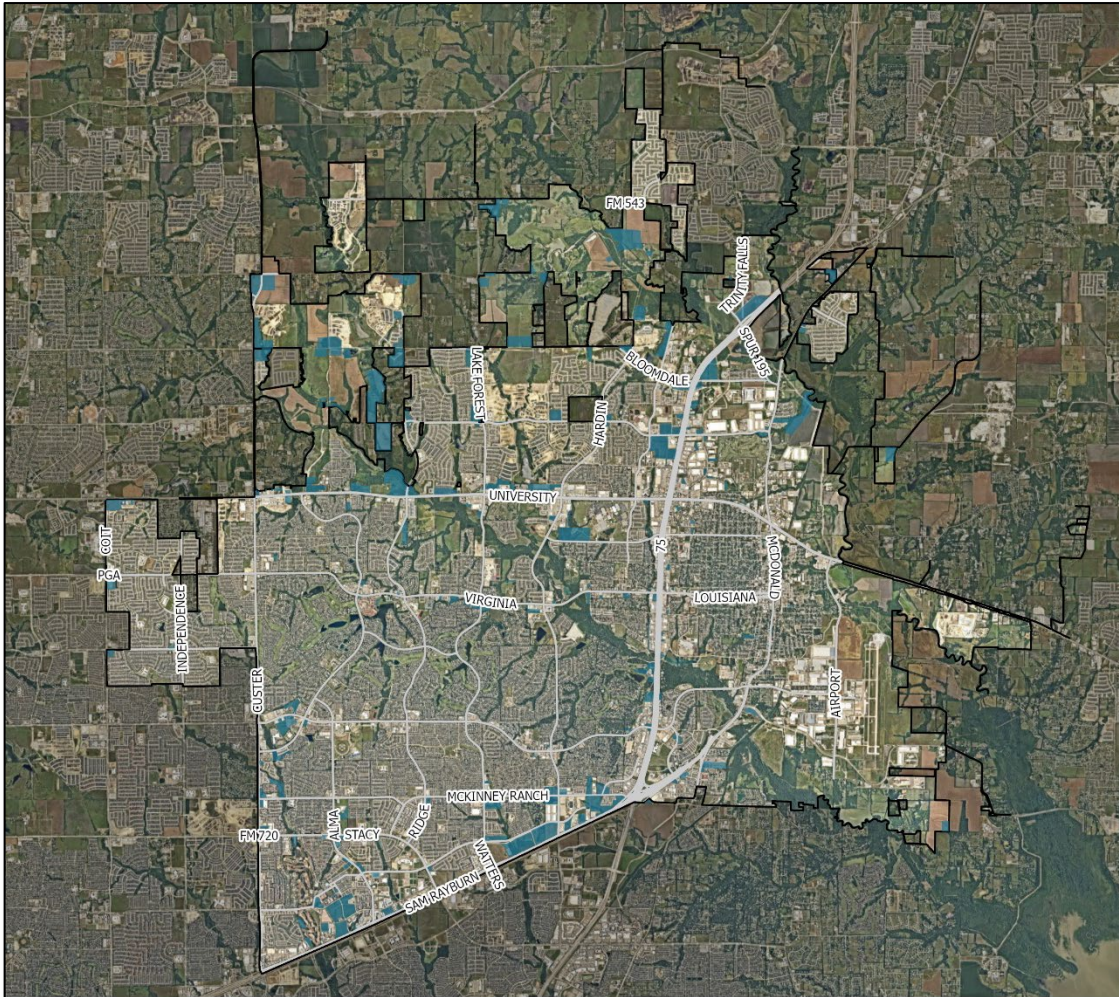


*Does not include city-owned or other properties owned by governmental entities*

## Potential Impact

- Zoned for non-residential uses & subject to SB840



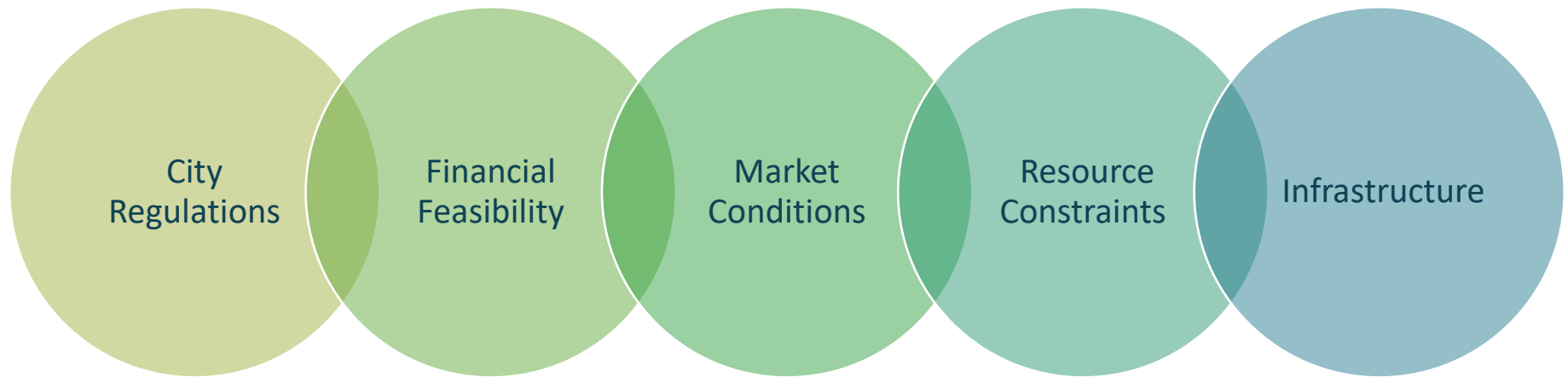


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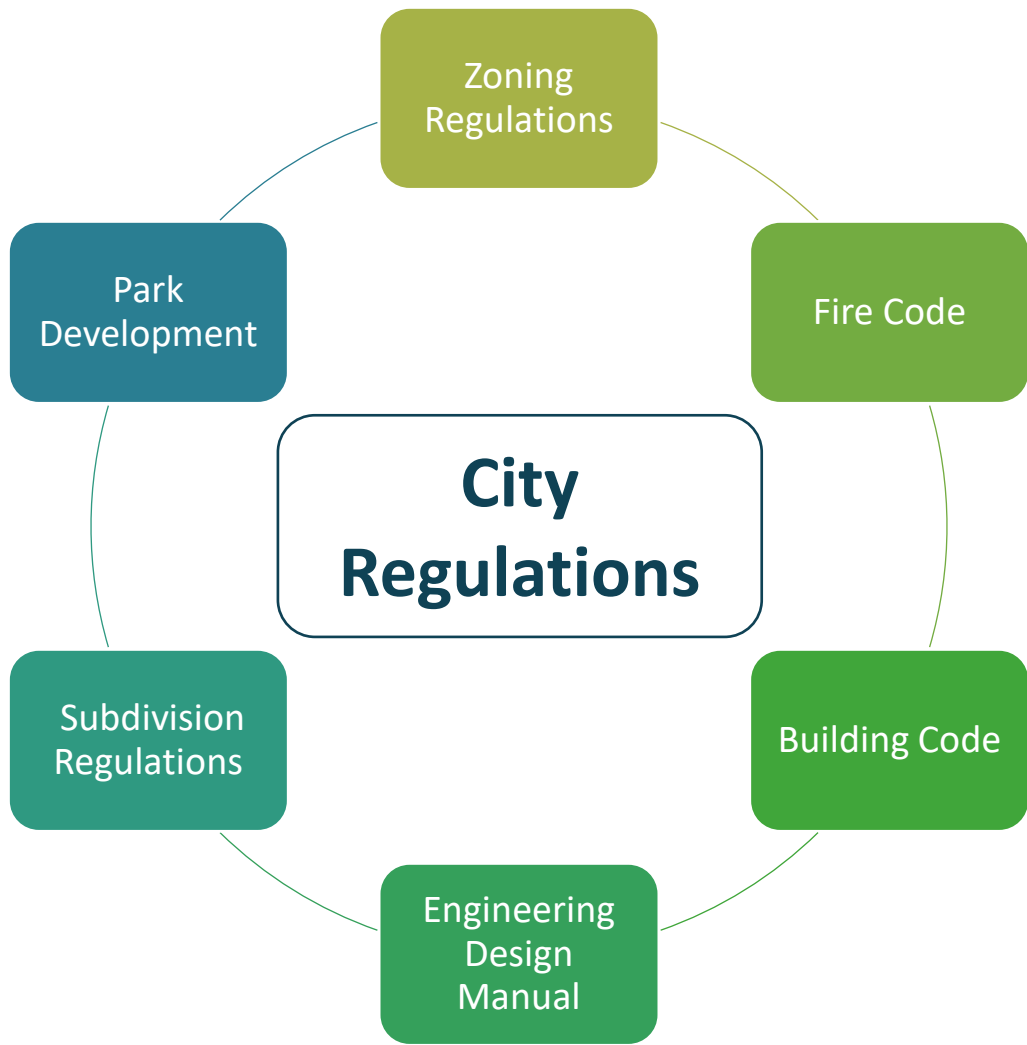
## Potential Impact

- 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

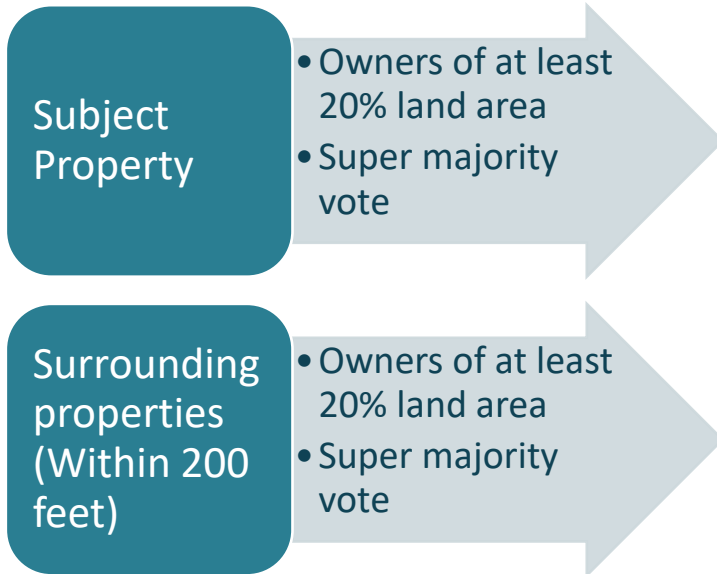
*\*Lots less than 50 feet require rear access via alleys*

### Development Standards

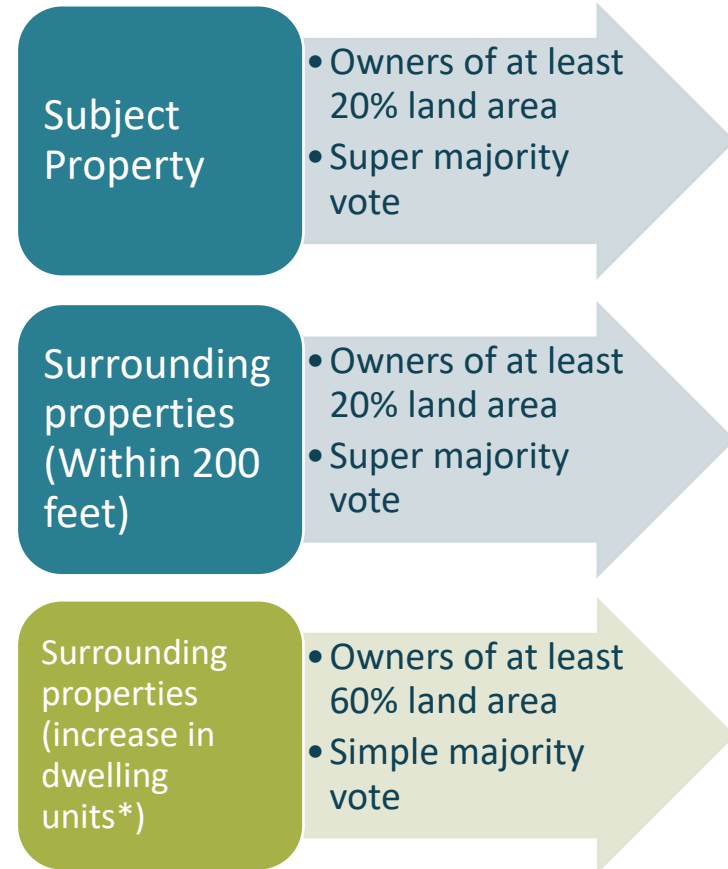
- Front yard setback no greater than 15 feet
- Side yard setback no greater than 5 feet
- Rear yard setback no greater than 10 feet
- Maximum of 1 required parking space
- Cannot require covered or off-site parking
- Minimum three stories

# House Bill 24 – Zoning Protest Petitions

## Current Requirement



## New Requirement (as of Sept. 1<sup>st</sup>)



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

## Next Steps

August 19<sup>th</sup> – Joint Work Session

September 9<sup>th</sup> – Planning and Zoning Commission

September 16<sup>th</sup> – City Council

# Questions?