



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 21-0107Z, **Version:** 1

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone a Portion of the Subject Property from "PD" - Planned Development District and to "C2" - Local Commercial District and Zone a Portion of the Subject Property to "C2" - Local Commercial District, Located on the Southeast Corner of Ridge Road and Wilmeth Road

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: November 8, 2022

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Sheffield, CNU-a, Senior Planner
Caitlyn Strickland, Planning Manager
Jennifer Arnold, AICP, 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 December 6, 2022 meeting.

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

APPLICATION SUBMITTAL DATE: August 3, 2021 (Original Application)
August 22, 2022 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone/zone the subject property for local commercial uses. A portion of the subject property (approximately 2.6419 acres) is currently located in the city limits, while the remainder (approximately 1.0989 acres) is currently located in McKinney's Extraterritorial Jurisdiction (ETJ).

An associated voluntary annexation request (21-0009A) for the 1.09 acres of land will be considered by the City Council at the December 6, 2022 meeting.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	"PD" - Planned Development District Ordinance No. 2013-12-113 (Commercial Uses) and McKinney ETJ	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2013-12-113 (Commercial Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2013-12-113 (Residential Uses)	Wilmeth Ridge South Addition
East	"PD" - Planned Development District Ordinance No. 2013-12-113 (Residential Uses)	Wilmeth Ridge South Addition
West	"PD" - Planned Development District Ordinance No. 2013-12-113 (Commercial Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone approximately 2.64 acres (currently located in the city limits) from "PD" - Planned Development District to "C2" - Local Commercial District. The applicant is also requesting to zone approximately 1.09 acres (currently located in the ETJ) to "C2" - Local Commercial District upon annexation into the city limits, generally for commercial uses.

The request for commercial zoning on the subject property aligns with the Suburban Living placetype designated in the comprehensive plan and should provide much needed neighborhood services for the existing and proposed surrounding uses on the hard corner of two major arterial roadways. The current zoning for the portion of the subject property that is within the city limits follows the "BG" - General Business legacy district, which is similar to the modern day "C2" - Local Commercial District being requested.

As such, Staff recommends approval of the proposed rezoning and 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 and 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

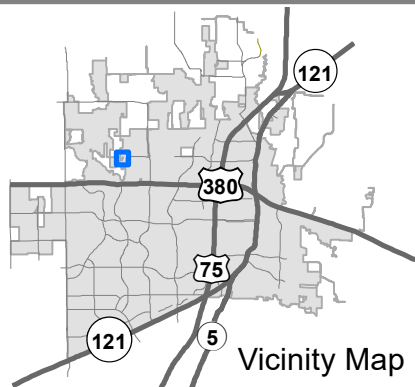
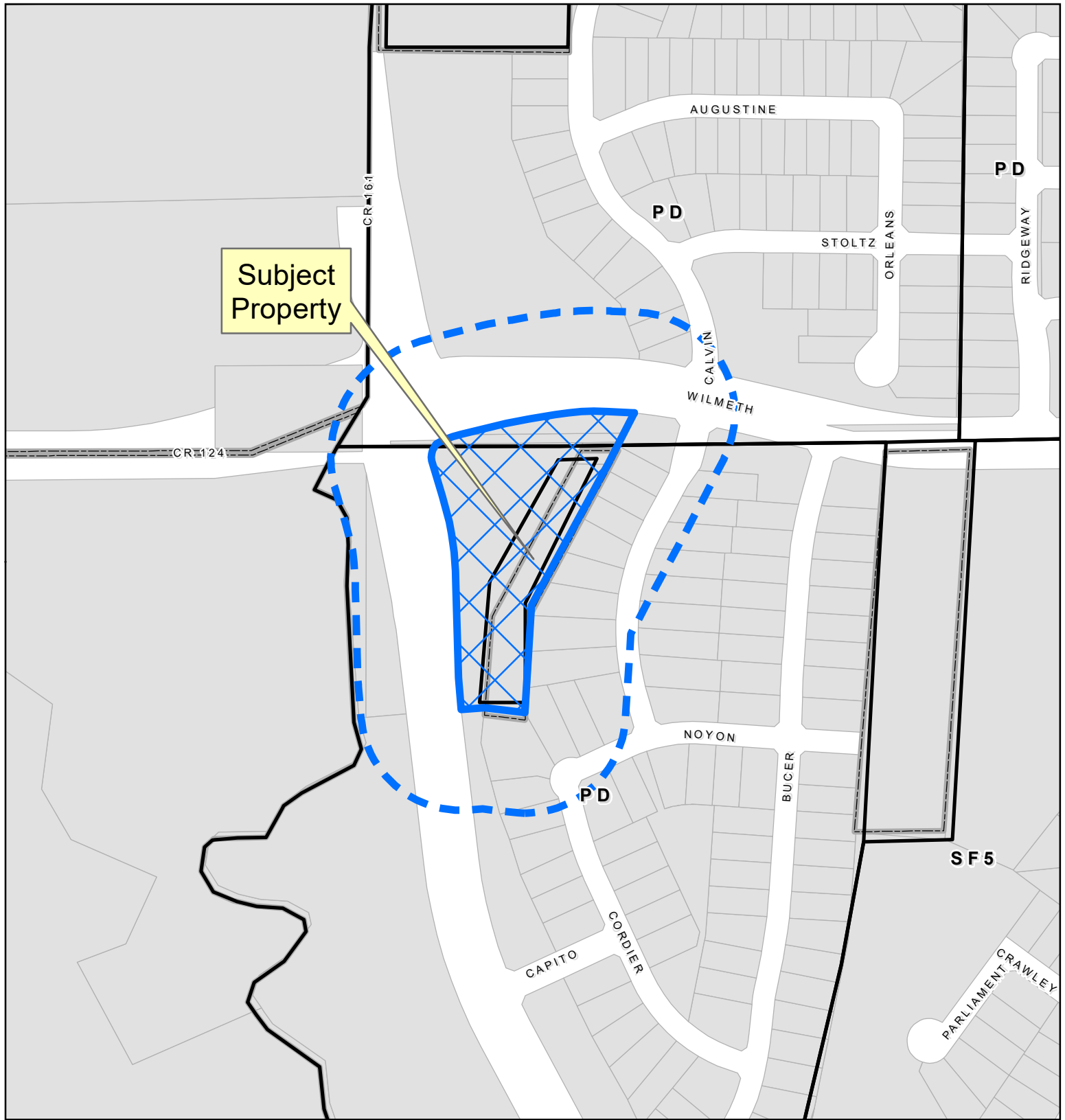
make the city's economy more adaptable and resilient.”

- Preferred Scenario and Land Use Diagram Characteristics:
Per the Preferred Scenario and Land Use Diagram, the subject property is located in the Medical District and is designated as the Suburban Living placetype.

Suburban Living 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.

- 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 Suburban Living placetype of the Medical 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 approximately \$222,000 for the 3.7-acre property, which should contribute to achieving an overall fiscal balance in the city. The proposed request is also poised to capture a significant share of the commercial (retail) market for the Medical District. It should be noted that the “Existing Zoning” section of the Fiscal Analysis is reflective of the fact that a portion of the subject property is currently outside the city limits.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters of support or letters of opposition to this request. 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(s), Staff has not received any citizen comments through the online citizen portal.



Property Owner Notification Map

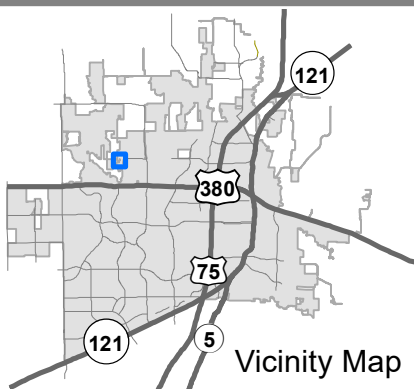
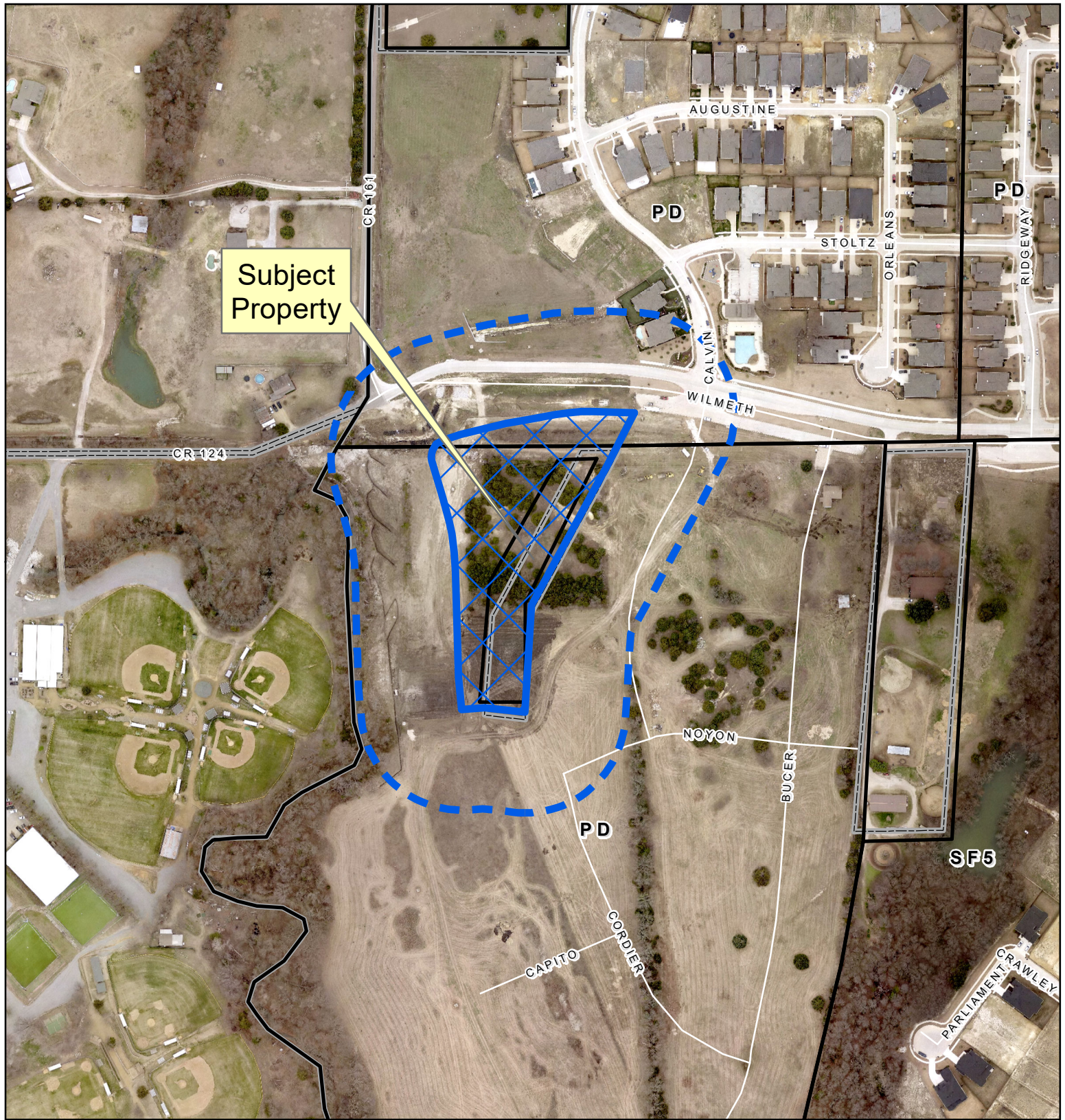
ZONE2021-0107

0 140 280 Feet



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Aerial Map

ZONE2021-0107

0 140 280 Feet



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August 15, 2022

City of McKinney – Planning Department
221 N. Tennessee St.
McKinney, TX 75069

RE: *Letter of Intent*
Wilmeth Ridge Addition - Rezoning
McKinney, TX

To Whom It May Concern:

The purpose of this letter is to request a rezoning for existing tracts of land located at the southeast corner of the intersection of CR 161 and CR 124. The Tracts to be re-zoned are tracts 3, 13 & 25 of the Malachi Tucker Survey Abstract 904 and Tracts 12 & 41 of the Andrew Stapp Survey Abstract 833 totaling approximately 4.13 acres. The existing zoning of these tracts are PD and AG (after the annexation of tracts 13 & 25. The developer desires to re-zone these tracts to C2 Zoning. The reason for this re-zoning would be to clean up the corner tract and have a single zoning type for all of the tracts outside of the single family development to the south and east of the proposed tracts to be re-zoned.

Please contact me at (469) 301-2581 or Anthony.loeffel@kimley-horn.com should you have any questions.

Thank you,

KIMLEY-HORN AND ASSOCIATES, INC. (Firm No. F-928)

A handwritten signature in blue ink, appearing to read "Anthony Loeffel".

Anthony Loeffel, P.E.

LAND USE DIAGRAM

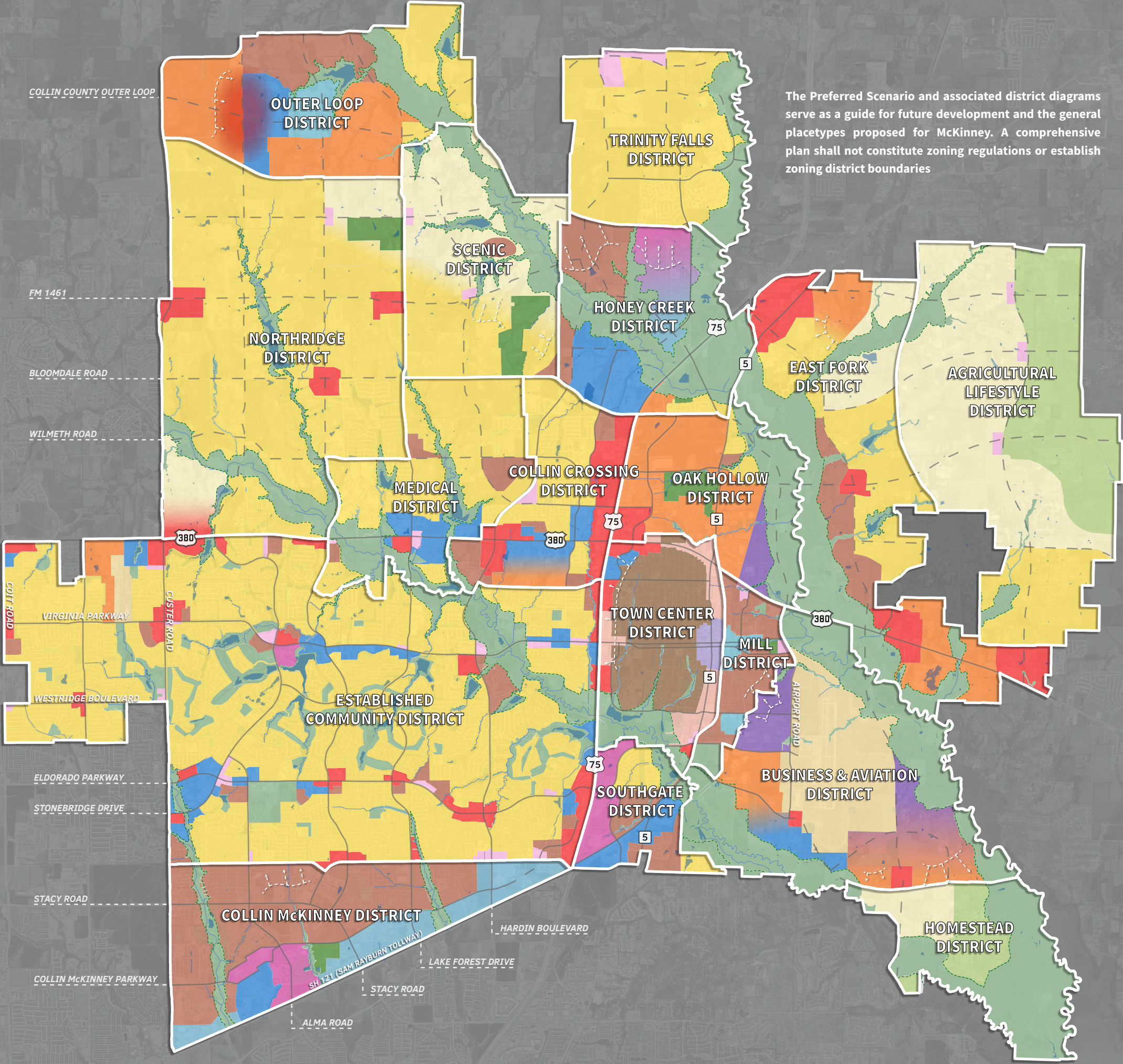
LEGEND

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 Campus
- Rural Residential
- Suburban Living
- Transit-Ready Development
- Urban Living

Other Features

- Floodplain / Amenity Zone
- District Boundary

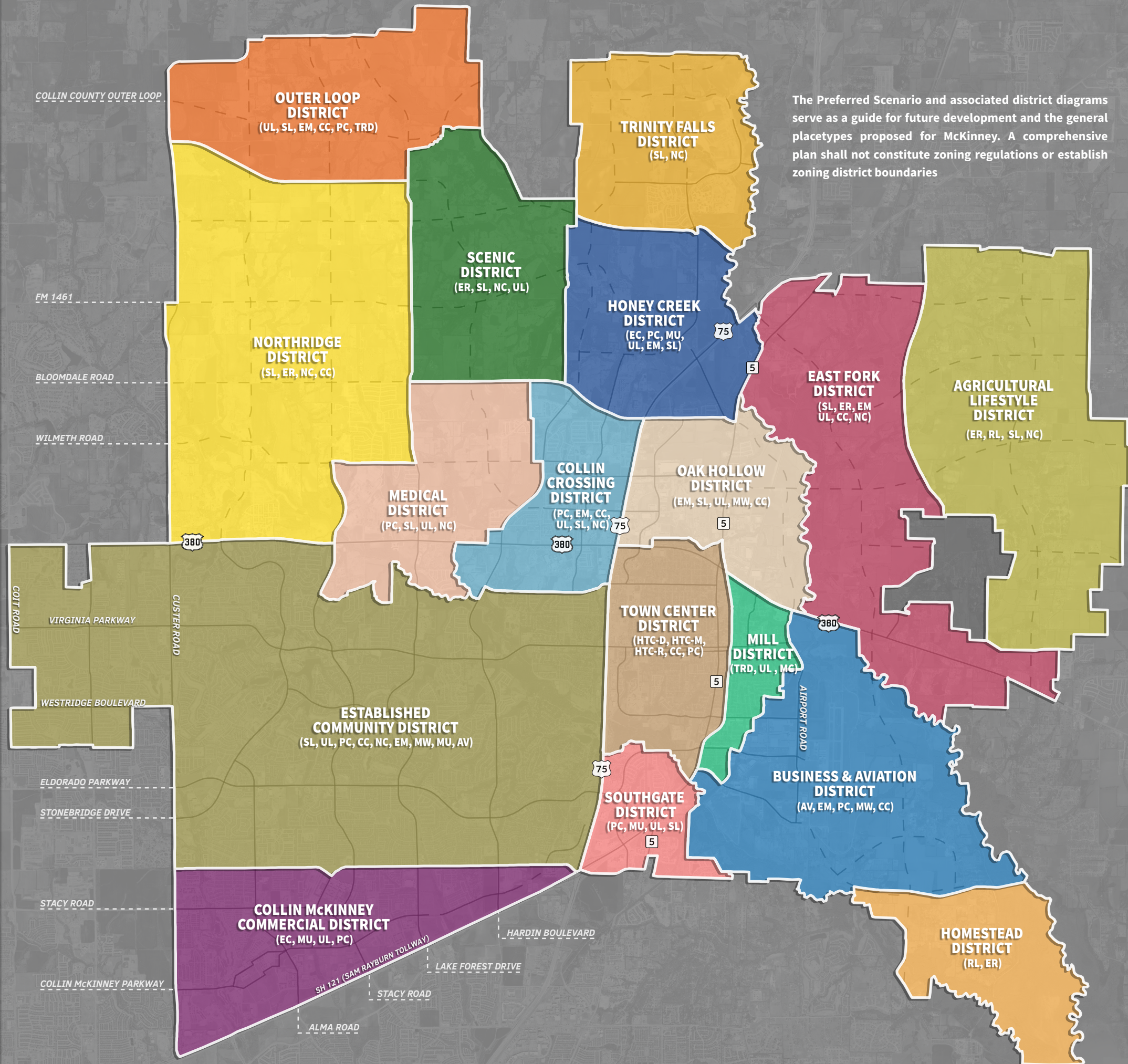


The Preferred Scenario and associated district diagrams serve as a guide for future development and the general placetypes proposed for McKinney. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

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)

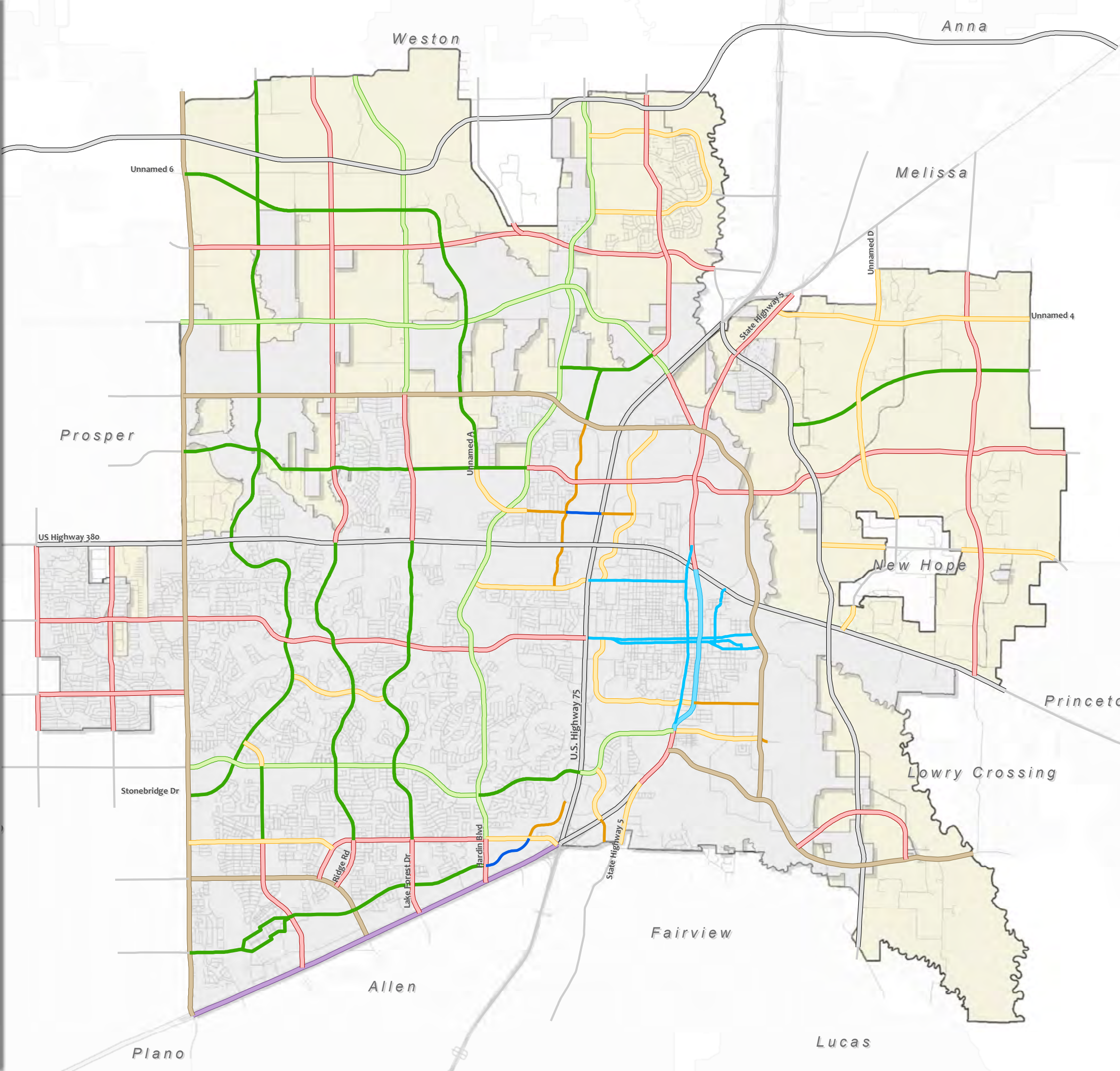


MASTER THOROUGHFARE PLAN

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 (2 lanes)
- Town Thoroughfare (2 lanes one way pairing)
- 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.





MEDICAL DISTRICT

Intent - With Baylor, Scott & White Medical Center as an anchor, the Medical District provides jobs in the fast-growing health care industry, locations for medical facilities and their support services and housing options for the people who work in these facilities.



DESCRIPTION

The Medical District will evolve as a multi-use health District with a mix of medical, commercial, business, institutional and residential uses in a supportive built environment. At its center is the Baylor, Scott & White Medical Center. Close to the Medical Center are areas for Professional Center development. While this Placetype is used in many Districts, it is intended to have a specific medical focus here. These areas should provide locations for smaller medical offices, specialty clinics, labs, health and wellness facilities and similar businesses that provide conveniently-located services to the Medical Center's patients and practitioners.

A number of neighborhoods already exist in this District. These existing housing choices will be supplemented by new housing in areas that are currently undeveloped. The character-defining Placetype of this District is Suburban

Living. New Suburban Living neighborhoods should add to McKinney's supply of housing and should provide the opportunity for people who work at the Medical Center or nearby businesses to live close to their jobs. Urban Living uses are also envisioned in this District. These should appeal to the health care professionals in the early stages of their career.

Several large floodplain areas cross this District. These areas will provide an amenity to residents and employees. They should include trails and facilities that support wellness and exercise initiatives. Similarly, the District should be well-connected with mobility choices in addition to automobile travel. Medical Center employees who live in the District should be able to get to work without adding vehicle trips to the major roadways that cross this District.

“Suburban Living neighborhoods should add to McKinney’s supply of housing”

Capitalizing on a growing trend among medical facility developers and operators, the Baylor, Scott & White Medical Center will serve as an anchor to an environment of related and supporting operators and facilities, surrounded by enclaves of housing designed and priced to meet the needs of employees within multiple income groups and consumers of medical services who will benefit from their proximity. Developments within the District will reflect the overall theme of “healthy living” with ample public improvements that promote non-vehicular mobility and outdoor recreation. A significant portion of the District’s residential base will be comprised of empty nesters and older individuals who have left their single family detached homes for a maintenance free, yet highly-amenitized, housing alternative. Another significant portion will include medical employees, both professional and service workers, the former either in the early years of their profession or still in school. Commercial stores, restaurants and lodging facilities will serve the District’s day- and nighttime populations, including residents, visitors and as medical service consumers and providers.

Residential product types include urban apartments and independent living facilities within a compact, urbane setting and both attached and detached single family products at densities most typical of those found in similar suburban locations. Although the Medical District is located fairly close to the community’s central core, it will eventually become an infill location once development on the fringe of the community accelerates. By 2040, housing development within this District will be neither among the highest or lowest, but rather average; while non-residential development activity will be among the highest, compared to similar activity in other Districts.

The households that will find the Medical District appealing can generally be described as a mix of younger and older households, diverse in their ethnic profile and mostly one- or two-person. Regardless of age, residents in these groups are active, with advanced degrees and currently or once employed in professional position, and they prefer physical connections between residential and non-residential land uses.

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.

Floodplain / Amenity Zone

District Boundary

District Identity Feature

Amenity Feature

Community Asset

Intensity Transition

PSYCHOGRAPHICS

- EP** Enterprising Professionals
- BYP** Bright Young Professionals
- RC** Retirement Communities
- UPF** Up & Coming Families
- PP** Professional Pride
- FA** Fresh Ambitions
- SM** Soccer Moms
- BB** Boomburbs

INDUSTRY TRENDS

Development Trends

- Mixed-Use Environments
- 18-Hour Environments
- Urban Centers & Proximity

Employment Trends

- Mobile Workforce
- Encore Careers
- Office Space Contraction

Business Trends

- High-Growth High-Tech
- Changing Service Market

Social Trends

- Traditional Neighborhood Design
- Aging Baby Boomers
- Demand for "Third Places"

Residential Trends

- Starter & Retirement Homes
- Renting By Choice

STRATEGIC DIRECTION

DEVELOPMENT PATTERN

1. **Suburban Living** is the character-defining Placetype in this District. It is intended to provide for a variety of single-family housing products to support the needs of the employees at Baylor, Scott & White Medical Center and supporting medical facilities. 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 **Professional Center** Placetype is located along US 380 in close proximity to the Baylor, Scott & White Medical Center, the major employer in this District. It is intended to attract medical oriented businesses of all sizes that would typically support major hospitals. Design standards and technology infrastructure should be enhanced to support the needs of the medical center and supporting businesses.

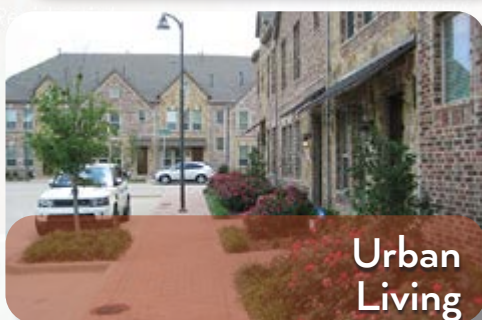
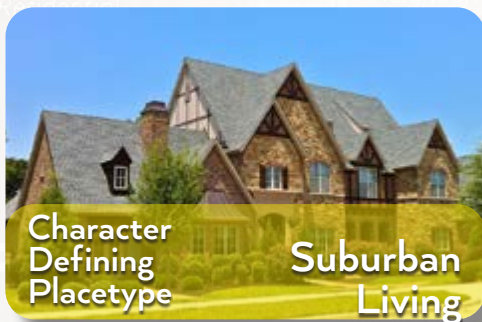
3. The **Urban Living** Placetype is located along Wilmet Road adjacent to Franklin Branch, and is intended to provide an additional housing choice for healthcare professionals working in this District. The design and density of Urban Living development should create a walkable, pedestrian-friendly environment in the public and private spaces between the residential structures. The

color gradient in the Urban Living Areas on the diagram indicates that the darker shaded areas should have the highest density of Urban Living uses, with a transition to less dense products in the lighter shaded areas next to adjoining Suburban Living development. Non-residential development consistent with the Neighborhood Commercial Placetype could also be included within the Urban Living areas at appropriate locations that offer support and integration with urban residential development types.

4. In addition to appropriate locations within the Suburban Living areas, **Neighborhood Commercial** should primarily be focused around the key intersections indicated on the Diagram and should provide supporting neighborhood services for residents in this District. However, an over-concentration of these uses could create problems with viability and community character over time. As such, some deference should be shown to the market for determining the appropriate amount and specific location of this Placetype around these intersections.

5. 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.

PLACETYPES

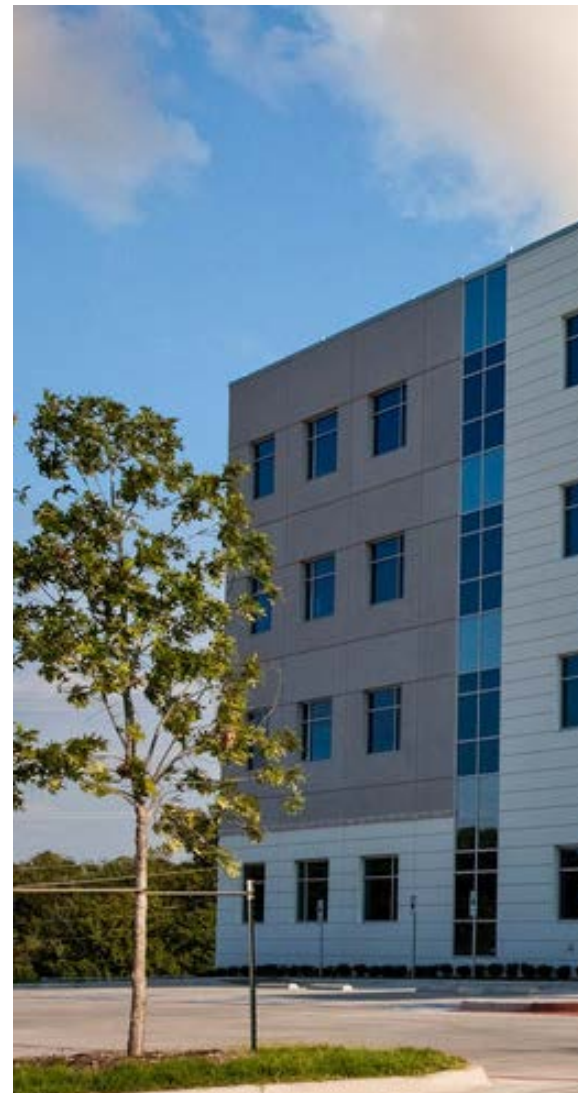
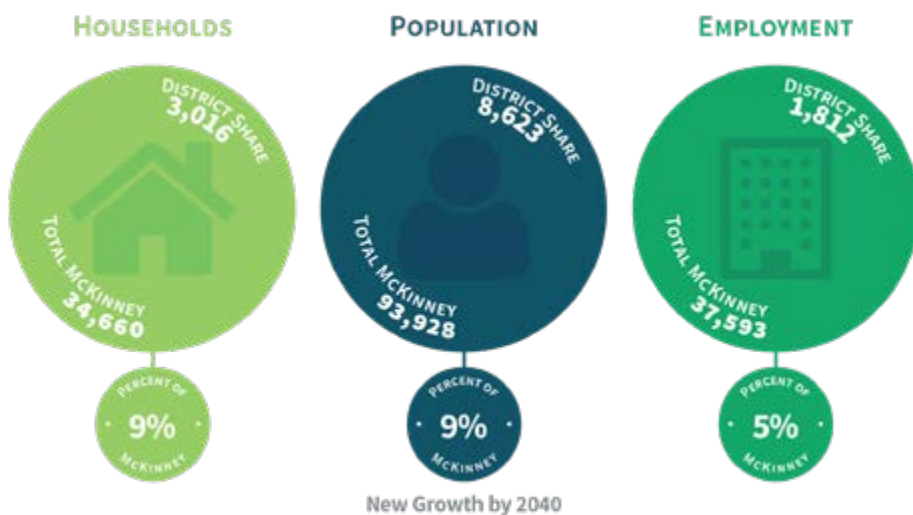


IDENTITY, AMENITIES, & INFRASTRUCTURE

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 Community Asset on the Diagram denotes Baylor, Scott & White Medical Center which is the primary employment driver in the District.
2. A District Identify Feature should be located at the intersection of US 380 and Lake Forest Drive. This feature should serve as a key gateway and should establish an overall character and brand for the district. More information about this and other gateway features can be found in the Parks and Recreation Master Plan.
3. Transportation, water, wastewater, stormwater, and other infrastructure in this District should maximize compatibility with Wilson Creek and Franklin Branch and related open space amenities. Infrastructure should also support new development similar to that of Baylor, Scott & White Medical Center.
4. Mobility networks in this District should focus on providing capacity to support the employment base desired in the area while also focusing on creating character that brands the overall Medical District.

The graphic that follows provides a profile of the Medical 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 Medical District.

1. Creation of a gateway at US 380 and Lake Forest Drive.
2. Construction of streetscape improvements on Wilmeth Road.
3. Construction of connected trails, bikeways paths and other facilities to encourage residents and employees of this District to use these travel modes.
4. Partnerships between Baylor, Scott & White Medical Center, MISD, Collin College, the City of McKinney, and other organizations and the City to offer job training and placement, mentoring and similar opportunities so District residents can benefit from job opportunities in the health and wellness industry.



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



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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: 21-0107Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C2 - Local Commercial	PD - Planned Development (Retail)	Medical District: Suburban Living
Annual Operating Revenues	\$245,434	\$173,335	\$149,014
Annual Operating Expenses	\$22,472	\$15,871	\$13,644
Net Surplus (Deficit)	\$222,962	\$157,464	\$135,370

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$0
Residential Development Value (per unit)	\$0	\$0	\$0
Residential Development Value (per acre)	\$0	\$0	\$0
Total Nonresidential Development Value	\$10,265,803	\$7,250,113	\$6,232,809
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$2,744,280	\$1,666,170

Projected Output			
Total Employment	88	62	54
Total Households	0	0	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	1.6%	1.2%	1.0%
% Office	0.0%	0.0%	0.0%
% 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%	0.0%
% Retail	101.7%	71.8%	61.7%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan

<i>Type of Use</i>	BG	C2
<i>Residential Uses</i>		
Bed and breakfast (See Ch. 138, Art. IV)	S	
Boardinghouse or rooming house (17)	S	S
Dormitories	S	P
Independent living facility (retirement community) (56)	S	S
Mobile home dwelling (68)		
Mobile home park (See Ch. 138, Art. III) (69)		
Multiple family dwelling (apartment) (71)		
Multiple family dwelling, senior (senior apartment) (72)		
Single family dwelling (attached) (104)		
Single family dwelling (detached) (105)		
Two family dwelling (duplex) (119)		
Watchman or caretaker quarters		S
<i>Educational and Institutional Uses</i>		
Assisted living facility, nursing home, or rest home (10)	P	P
Cemetery		
Church, rectory, or other places of worship including church-operated day-care facilities and pre-schools (25)	P	P

Yellow: Existing Zoning

Green: Proposed Zoning

Clinic (28)	P	P
College or university	P	P
Day-care (34)	P	P
Fraternal organization, lodge, civic club (47)	P	P
Halfway house	P	S
Hospital (53)	P	P
Museum, library, art gallery (public) (73)	P	P
School, business or trade (99)	P	P
School, public, private or parochial (100)	P	P
<i>Accessory, Utility and Incidental Uses</i>		
Accessory building or use (1)	P	P
Electrical generating plant		
Home occupation (See Sec. 146-133) (52)	P	
Local utility line or utility distribution lines; Telephone exchange (no garage or shop)	P	P
Public building (shop or yard) (90)		
Servant's quarters (102)		
Sewage treatment plant		
Utility business office	P	P

Yellow: Existing Zoning

Green: Proposed Zoning

Utility shop or yard		
Utility substation or regulating station	S	S
Water storage tank	P	P
Water treatment plant		
<i>Recreational and Entertainment Uses</i>		
Amusement, commercial (indoor) (4)	P	P
Amusement, commercial (outdoor) (5)		S
Carnival or circus (temporary)	T	T
Country club (31)	P	S
Fitness club, gymnasium, exercise area or similar use	P	P
Golf course (public)	P	S
Golf course (private)	P	S
Park or playground (public) (81)	P	P
Playfield or stadium (public) (88)	P	P
Private club (See Ch. 138, Art. II; Sec. 146-41) (89)	S	S
Recreation area (private) (91)	P	P
Recreation center (public) (92)	P	P
Sexually oriented business (See Ch. 138, Art. V)		
Swim or tennis club (112)	P	P

Yellow: Existing Zoning

Green: Proposed Zoning

Swimming pool (public)	P	P
Swimming pool (private) (113)	P	P
Theater (indoor)	P	P
Theater (outdoor)		
Transportation, Automobile, and Related Uses		
Airport or landing field, and aircraft hangar		
Auto painting or body shop	P	
Auto parts sales (indoor)	P	S
Automobile, trailer, light truck, tool rental	P	
Automobile, motorcycle, boat (sales, repair, or storage)	S	
Bus station	P	S
Car Wash (See Sec 146-41(11a)) (23)	P	S
Garage, auto repair (50)	P	S
Garage or lot, parking (private)	P	P
Garage or lot, parking (commercial)	P	P
Heliport or helistop	T	
Motor freight terminal		
Parking, incidental to main use	P	P
Parking lot (truck) (83)		
Private street development (See Ch. 142, Art. VII)		

Yellow: Existing Zoning

Green: Proposed Zoning

Railroad freight station		
Railroad team truck		
Railroad track or right-of-way	P	P
Recreational vehicle sales	S	
Service station or motor vehicle fuel sales (subject to section 146-84 (103))	P	S
Taxi or shuttle service		
Tire recapping		
Truck Fueling Station (117)		
Truck sales, storage, or repair		
Truck Stop (118)		
Commercial Type, Retail, and Service Uses		
Bait shop	P	P
Bakery or confectionery (retail)	P	P
Bakeries (wholesale)	P	P
Banks and financial institutions	P	P
Barber or beauty shops	P	P
Building materials sales or monument sales	P	
Carpentry or sign shop		
Cleaning plant (laundry)	P	
Cleaning shop and pressing (small shop and pickup) (27)	P	P
Department or discount store	P	P

Yellow: Existing Zoning

Green: Proposed Zoning

Drug-store or pharmacy	P	P
Exterminator	P	P
Farmers market (40)	P	P
Florist or garden shop	P	P
Field office (43) or real estate sales office	T	T
Food stores, groceries	P	P
Frozen food lockers	P	
Funeral homes and mortuaries	P	S
Furniture sales	P	P
Greenhouse or plant nursery	P	P
Hardware store (paint, plumbing, and related sales)	P	P
Heavy machinery sales and storage		
Hotel or motel (54)	P	S
Household appliance sales (55)	P	P
Laboratories (medical, dental, science)	P	P
Mimeograph or letter shop	P	
Mobile home display and sales		
Office building	P	P
Offices with showrooms		P
Office use	P	P
Office supplies	P	P

Yellow: Existing Zoning

Green: Proposed Zoning

Paint and related sales	P	P
Pawnshops	P	
Personal service (86)	P	P
Pet store, kennel, animal boarding (no outside runs)	P	P
Pet store, kennel, animal boarding (outside runs)		S
Psychic/paranormal readings	P	S
Radio or TV broadcast studio	P	P
Retail store (indoor)	P	P
Restaurant or cafeteria (carry-out only) (95)	P	P
Restaurant or cafeteria (indoor service) (96)	P	P
Restaurant or cafeteria (including drive-through window) (97a)	P	P
Restaurant or cafeteria (drive-in service) (97b)	P	S
Studios, photo, music, art, health, etc.	P	P
Tattoo Parlor		
Travel agent	P	P
Upholstery shop	P	S
Veterinarian (no outside runs)	P	P
Veterinarian (with outside runs)		S
Wholesale establishments		
Industrial and Manufacturing Uses		
Concrete or asphalt batch plant		
Contractor's yard		

Yellow: Existing Zoning

Green: Proposed Zoning

Dirt or topsoil extraction; sand and gravel mining or storage		
Fat rendering, animal reduction		
Food processing		
Forestry, mining and oil/gas drilling uses		
Forge plant		
Indoor Gun Range (57)		
Industrial and manufacturing plants (apparel, drugs and pharmaceuticals, electronic, plastic, or similar products manufacture)		
Industrial and manufacturing plants (acid, cement, chemicals, fertilizer, gypsum, lime, paper or pulp, or similar products manufacture)		
Junk or salvage yard (58)		
Machine shop or welding		
Metal fabrication		
Mini-warehouse (See Sec. 146-41)	S	S
Open storage (79)		
Paper or pulp manufacture		
Printing plant		
Refining or storage (petroleum products, gas, butane, propane)		
Sanitary landfill		
Smelting of ores or metals		
Soft drink bottling plant		

Yellow: Existing Zoning

Green: Proposed Zoning

Warehousing		
<i>Agricultural and Related Uses</i>		
Agricultural and ranching uses	P	P
Community Garden (29)	P	P
Creamery (dairy products)	P	
Fairgrounds or rodeo		
Farm implement sales and service	P	
Farm, orchard or truck garden (40)	P	P
Hatchery (poultry), egg farm, feed lot		
Livestock auction (62)		
Stable, commercial (106)		
Stable, private		
Stockyards or slaughterhouse		

Yellow: Existing Zoning

Green: Proposed Zoning