

..Title

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to “MR” – Mixed Residential District, Located on the North Side of Bloomdale Road and Approximately 540 Feet West of FM 1461

..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: January 13, 2026

DEPARTMENT: Development Services - Planning Department

CONTACT: Jake Bennett, Planner II
Caitlyn Strickland, AICP, Planning Manager
Lucas Raley, AICP, CNU-A, CFM, 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 February 3, 2026 meeting.

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

APPLICATION SUBMITTAL DATE: July 14, 2025 (Original Application)
September 8, 2025 (Revised Submittal)
September 29, 2025 (Revised Submittal)
October 29, 2025 (Revised Submittal)
December 3, 2025 (Revised Submittal)
December 8, 2025 (Revised Submittal)
December 10, 2025 (Revised Submittal)

ITEM SUMMARY: The applicant requests to rezone approximately 11.232 acres of land, generally for residential uses.

An associated voluntary annexation request (25-0008A) will be considered by the City Council at the February 3, 2026 meeting.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	N/A: City of McKinney ETJ	Single Family Residential
North	N/A: City of McKinney ETJ	Single Family Residential and Undeveloped Land
South	“PD” – Planned Development District (Single Family Residential Uses)	Heatherwood 3C Subdivision and Undeveloped Land
East	N/A: City of McKinney ETJ	Lake Forest Business Park
West	N/A: City of McKinney ETJ	Single Family Residential

PROPOSED ZONING: The applicant requests to rezone the subject property generally for residential uses.

The proposed zoning of “MR” – Mixed Residential allows for a multitude of residential products, each with their own set of development standards. Staff believes that this zoning allows for the further development of residential along the future US 380 Bypass corridor to support future business and buffer traditional single family residential development that may develop north of the subject property. Additionally, the subject property also has relatively limited frontage on the future bypass, which is not viable for meaningful commercial.

As such, Staff recommends approval of the proposed 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 rezoning request is generally in conformance with the Guiding Principle of “Diversity (Supporting our Economy and People)” established by the Comprehensive Plan. In particular, the proposed request has the potential to provide “[...]housing options and neighborhood choices that are accessible, attainable and appealing to people at all stages of their lives.”

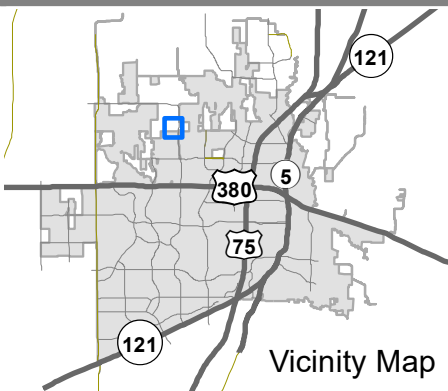
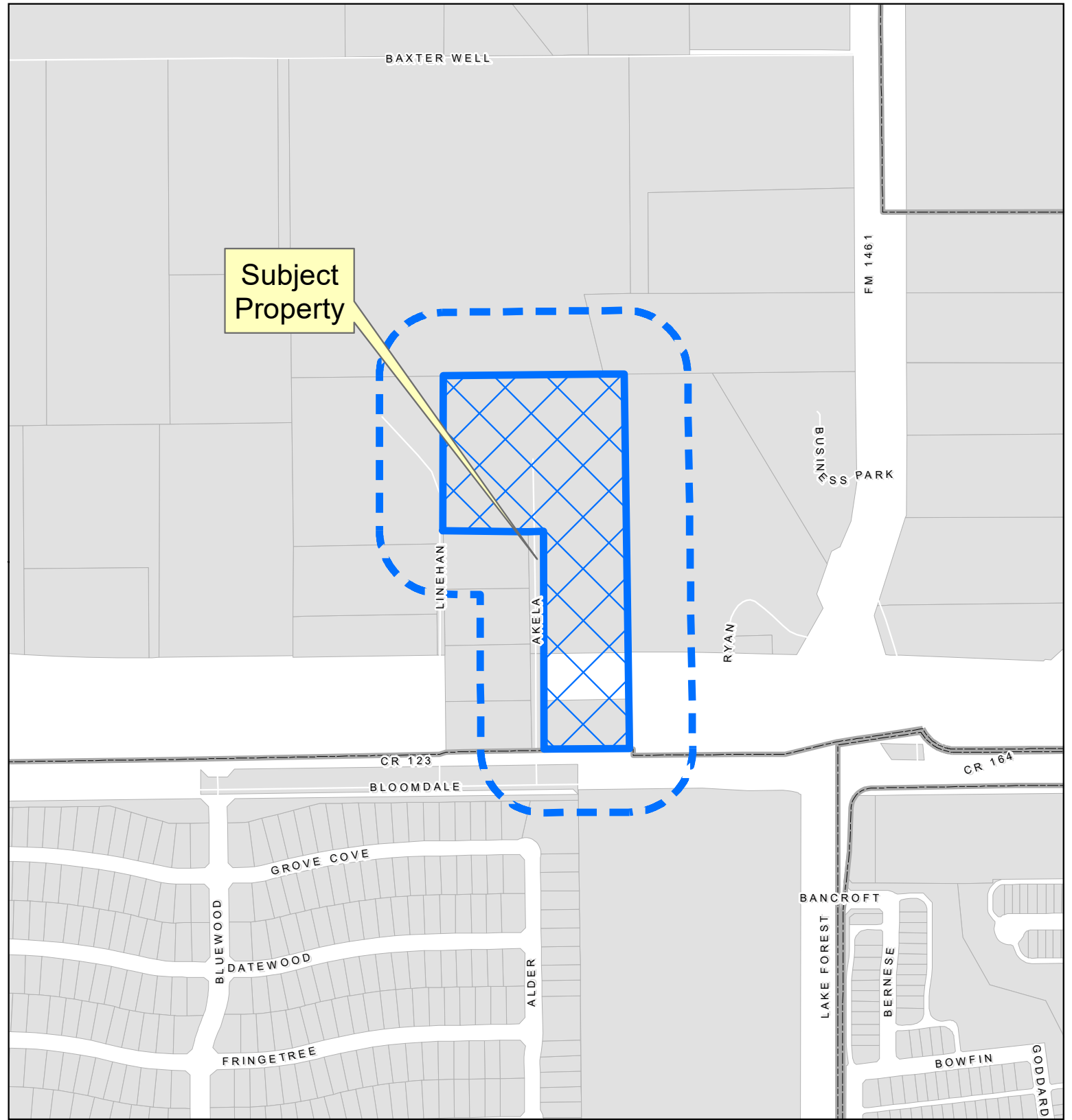
- Preferred Scenario and Land Use Diagram Characteristics:
Per the Preferred Scenario and Land Use Diagram, the subject property is located in the Northridge District and is designated as the Suburban Living placetype.

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 Northridge District, is in conformance with the Land Use Diagram and should be compatible with the surrounding properties.

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

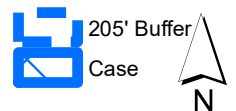
On January 13, 2026, the Planning and Zoning Commission voted 5-0 to continue the public hearing and table this item to the January 27, 2026 Planning and Zoning Commission meeting.



Location Map

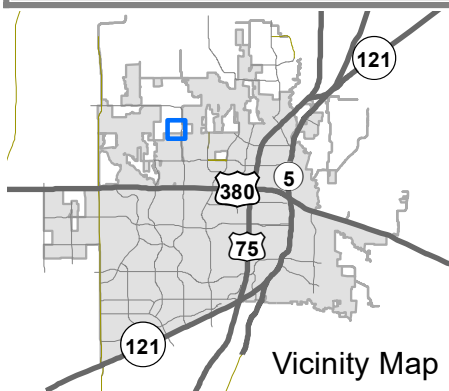
ZONE2025-0099

0 210 420 Feet



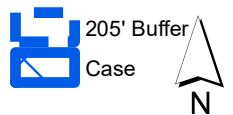
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.





Aerial Map ZONE2025-0099

0 210 420 Feet



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205' Buffer Case



T: 469.331.8566 | Firm: 11525 | W: triangle-engr.com | O: 1782 W McDermott Drive Allen, TX 75013

Date: 10.27.2025

Attn: City of McKinney – Planning & Development
211 N. Tennessee St.
McKinney, TX 75069

Ref: Annexation & Zoning (PD) for Mercy Court Homes.

STATEMENT OF INTENT

Application For Annexation & Zoning PD – City of McKinney.

To Whom It May Concern:

Triangle Engineer on behalf of OFS Ventures, LLC (the “Owner and Developer”) writing this letter to inform the City of McKinney of the intent to annex the property into the city limits contingent upon MR- Mixed Residential Zoning approval. The plan of intent is to construct studio apartments in the 9.280-acre tract of land, located on the North side of County Road 123, and approximately 900 feet West of FM 1461 in McKinney, TX. Property details are listed below:

- This property is currently platted as:
 - Lot No. 5-12 & Portion of Lot 13
- Site Area: 9.280 Acres
- Current Zoning District: City of McKinney ETJ
- Proposed Zoning: MR- Mixed Residential
- Proposed Use: Multi-family, cottage (Studio Apartments)
 - Height: 2 stories
 - Total Units: 65
 - Parking Spaces Provided: 286
- Special considerations: None

The site development is proposed to comply with all the required improvements that are set forth in the “MR- Mixed Residential Zoning Regulations”.

The owner/developer is determined to develop the property to meet the rising housing demand in the City of McKinney. We look forward to working with the city staff towards successful completion of our project.

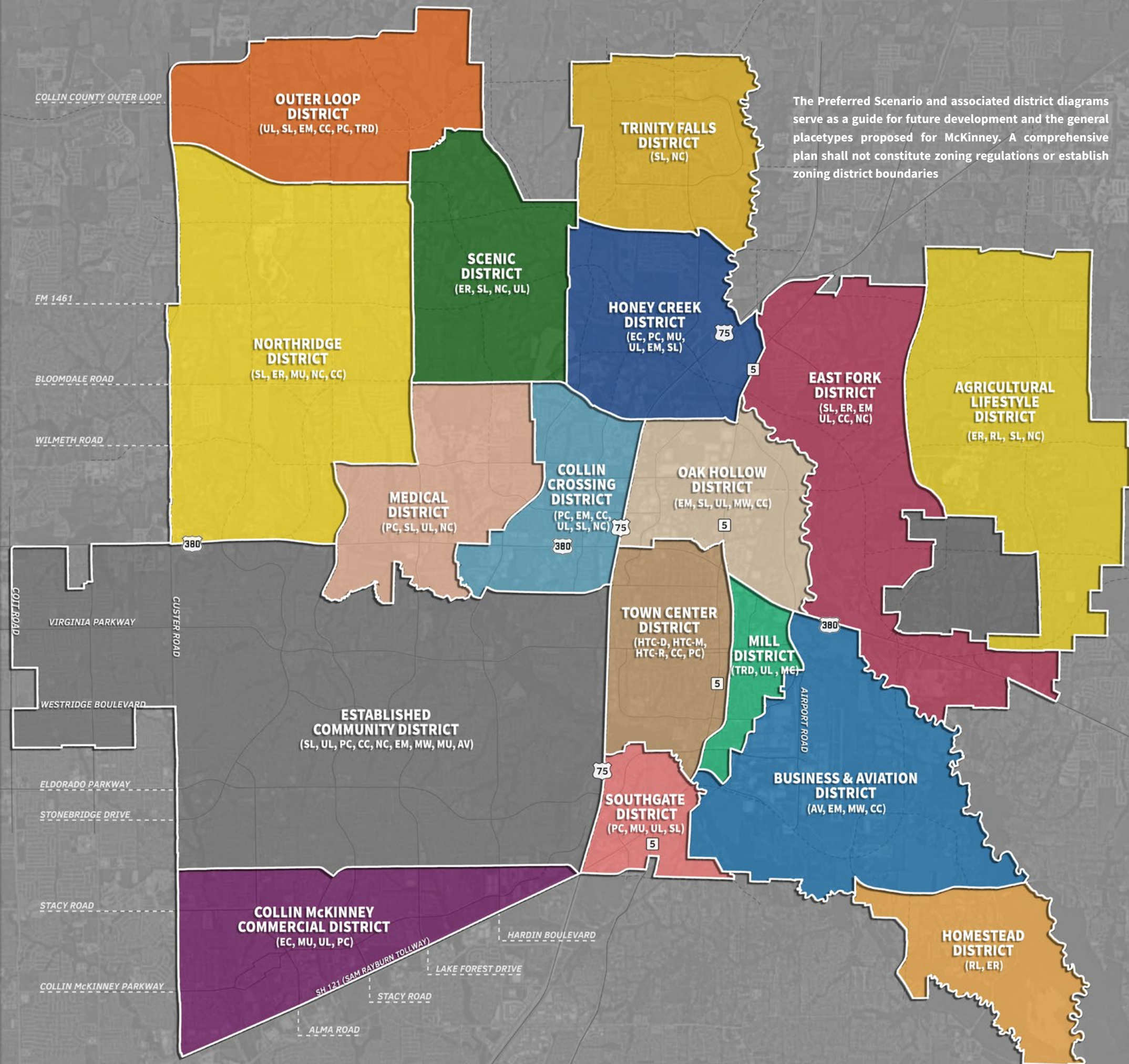
Sincerely,

Kartavya (Kevin) Patel

PREFERRED SCENARIO

PLACETYPES

- Aviation (AV)
- Commercial Center (CC)
- Employment Mix (EM)
- Entertainment Center (EC)
- Estate Residential (ER)
- Historic Town Center - Downtown (HTC-D)
- Historic Town Center - Mix (HTC-M)
- Historic Town Center - Residential (HTC-R)
- Manufacturing & Warehousing (MW)
- Mixed Use Center (MU)
- Neighborhood Commercial (NC)
- Professional Campus (PC)
- Rural Residential (RR)
- Suburban Living (SL)
- Transit-Ready Development (TRD)
- Urban Living (UL)



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

LAND USE DIAGRAM

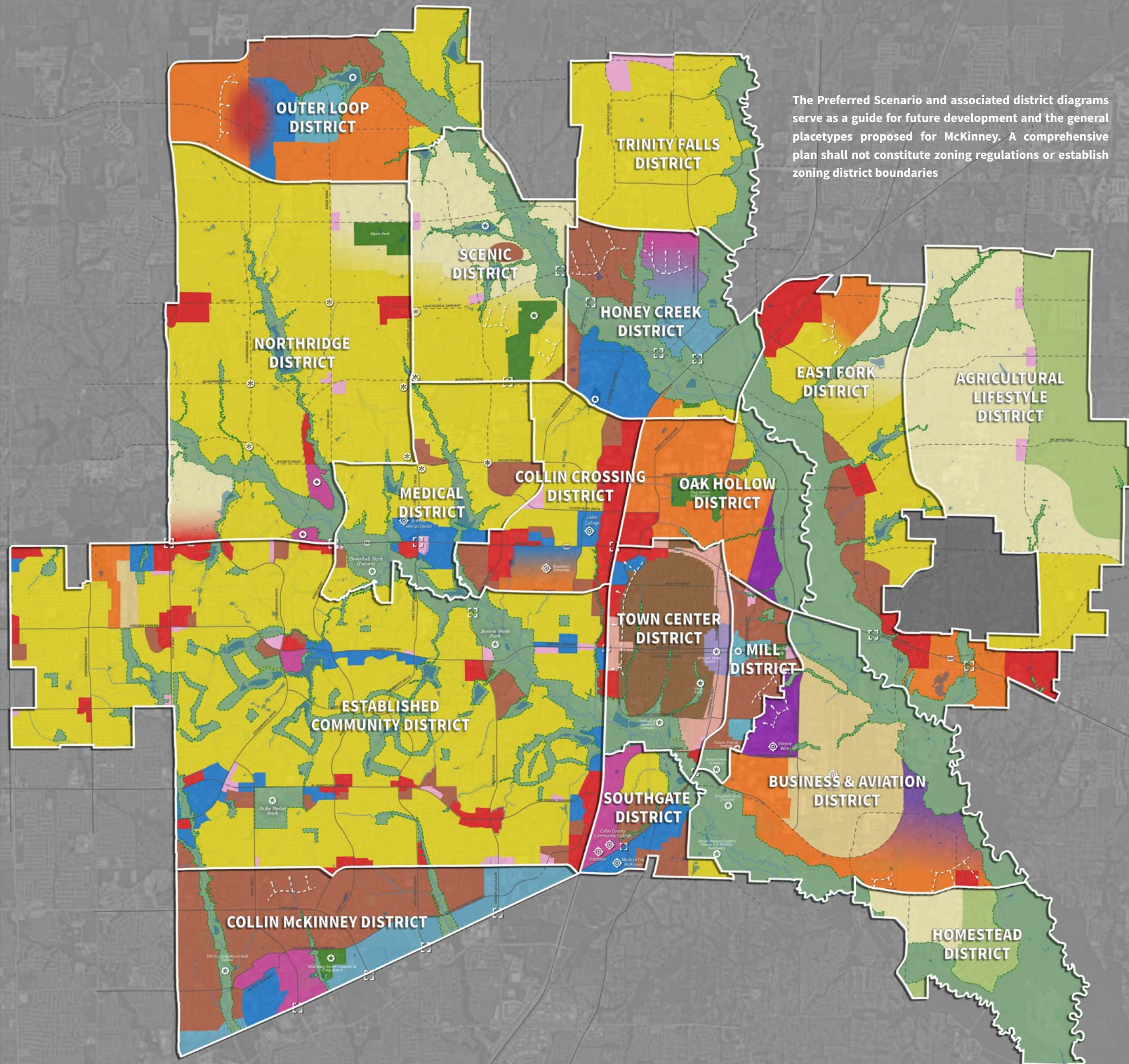
LEGEND

Placetypes

- Aviation
- Commercial Center
- Employment Mix
- Entertainment Center
- Estate Residential
- Historic Town Center - Downtown
- Historic Town Center - Mix
- Historic Town Center - Residential
- Manufacturing & Warehousing
- Mixed Use Center
- Neighborhood Commercial
- Professional Center
- Rural Residential
- Suburban Living
- Transit-Ready Deveopment
- Urban Living

Other Features

- Floodplain / Amenity Zone
- District Boundary

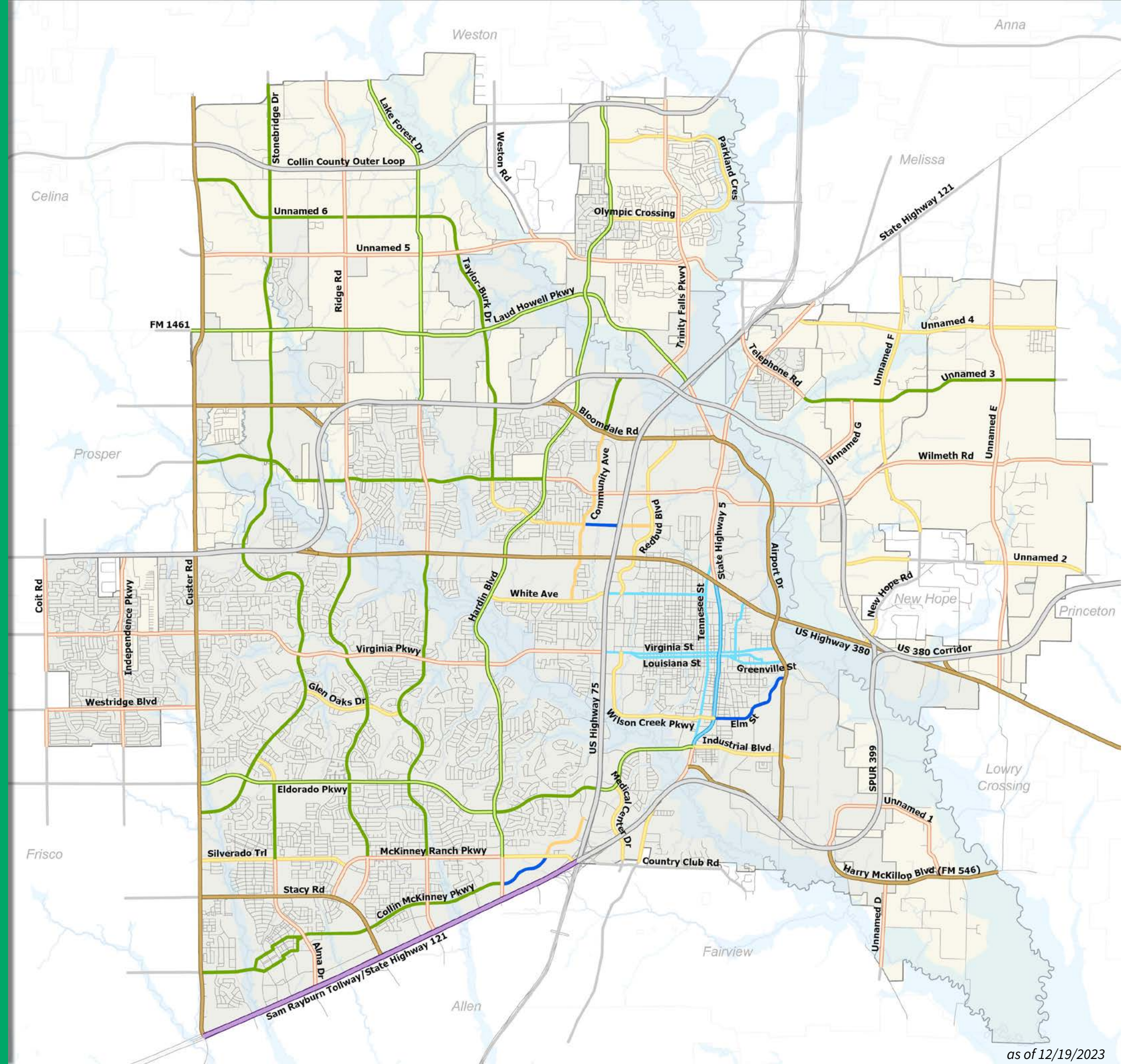


MASTER THOROUGHFARE PLAN

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.





NORTHBRIDGE DISTRICT

Intent - Anchored by an NRCS lake, new neighborhood developments in the Northridge District continue McKinney's high quality of life and housing choices.



DESCRIPTION

One of McKinney's strengths is its quality neighborhoods that are great places to raise families. By including neighborhoods developed over many decades, McKinney can offer families a choice of housing styles, neighborhood designs, public spaces and community character. These choices help the appeal to diverse families and households as times and needs change, and they enhance McKinney's long-term desirability and tax base stability of the City. The Northridge District builds on this strength and will play an important role in the future retaining this vitality since it will be the home of new family-oriented neighborhoods.

The character-defining Placetype of the Northridge District is Suburban Living. This is the District that continues the successful and popular pattern of single family neighborhoods found today in Stonebridge Ranch and Tucker Hill. With the largest amount of undeveloped land of any District, Northridge has the ability to accommodate new neighborhoods for many years to come. Most of the District is expected to reflect the character of the Suburban Living Placetype, with single family homes sited on individual lots. In addition to this neighborhood style, the Northridge District also includes some areas intended for Estate Residential development. Like Suburban Living, this Placetype features single family detached homes. It offers a larger lot size to appeal to households that may want more space for gardens, horses, outdoor entertaining or other pursuits; this Placetype also supports preservation of natural features and woodlands within new neighborhoods.

The Neighborhood Commercial Placetype includes the

ability to develop small retail, service and office centers to serve adjacent neighborhoods, but the scale of this District supports larger centers as well. In addition, Custer Road, Stonebridge Drive, Ridge Road and Lake Forest Drive are important commuter routes for McKinney and the cities to its north. The Northridge District includes Commercial Center and Neighborhood Commercial nodes at key intersections to capture the demands of the District's residents and those who drive through the District to and from work.

The Mixed-Use Center Placetypes provide an opportunity to establish a low intensity, village-style development pattern along the US 380 Corridor and adjacent to the Wilson and Stover Creek floodplains. This mixed-use development pattern contains a variety of uses, which can consist of residential, retail, service, and office uses, that integrate the surrounding natural features and walkability to enhance the character of the District.

Since the Northridge District is located in the city's Northwest Sector, it has been considered as McKinney plans its expansions of water, sewer and other infrastructure systems. Timing and phasing of these systems will be an important aspect of assuring a steady, fiscally-sustainable level of growth over time.

The Wilson Creek and Stover Creek floodplains give the District some opportunities to incorporate natural open space as an amenity for residents. Trail connections along these creeks help link these newer neighborhoods to the jobs in the Medical District and the people and amenities in Stonebridge Ranch and other existing neighborhoods.

“Larger lot size to appeal to households that may want more space”

The Northridge District is located in the planning area's northwest sector, benefiting from natural amenities including Wilson and Stover Creeks, and related open space. Planned improvements that will complement these ecological features include a system of trail amenities designed to connect neighborhoods and commercial centers. As the area's largest residential district, Northridge should provide a location for families and executives seeking access to urban services in a suburban setting.

Housing products should be primarily developed at estate and suburban residential densities. Residents will benefit from access to US Highways 75 and 380 (University Drive), which offer direct connections to local employment centers, as well as those in Frisco, Plano and Richardson. As

its residential population grows, the Northridge District will inevitably be a target for commercial center developments, particularly at key intersections such as Custer Road and FM 1461, Wilmeth Road and US 380 Corridor, and Lake Forest Drive and FM 1461.

The households that will find the Northridge District appealing can generally be described as family-centric, with moderate to high household incomes over the regional median, with professional jobs in the technology sector or other fields, and a preference for locating near family-oriented recreational activities. Northridge will be home to the area's "move up" market, with highly-amenitized neighborhoods and access to higher-end retail development enclaves.

MARKET ANALYSIS

LAND USE DIAGRAM

STRATEGIC DIRECTION

DEVELOPMENT PATTERN

1. **Suburban Living** is the character-defining placetype in this District. It is intended to provide significant areas for single family development that continue McKinney's reputation for high quality residential neighborhoods. The continuation of Stonebridge Drive and Ridge Road in this District will assist in branding the area as a predominantly residential District. Non-residential development consistent with the Neighborhood Commercial placetype could also be included within the Suburban Living areas at the neighborhood commercial corners to offer small-scale and supporting commercial developments compatible with suburban residential neighborhoods.

2. The **Estate Residential** placetype located in the northeastern portion of the District is intended to form a transition from Suburban Living to lower density residential placetypes in the adjacent Scenic District. The southwest corner of the Northridge District should continue to develop in this manner, as consistent with the existing neighborhoods in this area. Pockets of Estate Residential could also be appropriate within Suburban Living areas, especially around significant natural amenities (i.e. lakes, creeks, areas with major tree stands).

3. The **Mixed-Use Center** located in the southeastern portion of the district is intended to provide a unique destination spot to capture economic opportunities created by the 380 Corridor. This area is intended to be a low-intensity mixed-use area that fosters walkability and a strong sense of place and community through

the thoughtful integration of the natural and built environment. Residential uses in this area should incorporate a range of housing types that aligns with the character of the surrounding neighborhoods.

4. The **Commercial Center** placetype should be located where indicated by the Diagram, particularly at major intersections: FM 1461 at Custer Road, FM 1461 at Lake Forest Drive, Wilmeth Road at US 380 Corridor, and US 380 (University Drive) at Custer Road. These Commercial Centers are intended to provide retail amenities for residents in this District and neighboring communities.

5. 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 the 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.

6. 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



Character Defining Placetype
Suburban Living



Estate Residential



Mixed-Use Center



Neighborhood Commercial



Commercial Center

PSYCHOGRAPHICS

PP Professional Pride

SM Soccer Moms

BB Boomburbs

MB Middleburg

INDUSTRY TRENDS

Development Trends

- Suburban Centers
- Expanding Millennial Market
- Demand for "Third Places"

Business Trends

- Broad Retail Market

Residential Trends

- Starter & Retirement Homes



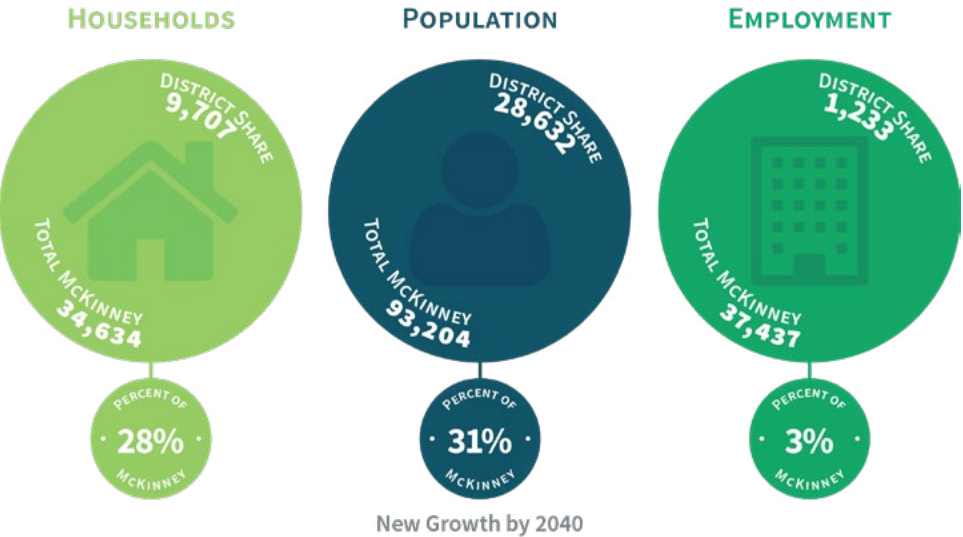
The Preferred Scenario and associated district diagrams serve as a guide for future development and the general Placetypes proposed for McKinney. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

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 Feature on the Diagram denotes an existing NRCS Lake (Natural Resource Conservation Service lake) that should be the focus of surrounding residential development in order to create neighborhoods that take advantage of this major amenity feature.
2. District Identity Features should be located along US 380 (University Drive) to serve as key gateways for the City of McKinney. These district identity features should establish an overall character and brand for the district. More information about these and other gateway features can be found in the Parks and Recreation Master Plan.
3. Multi-purpose trails should be located along the floodplain areas of Wilson Creek and Stover Creek to provide non-motorized connectivity to the rest of McKinney and to the region. These trails should serve the extensive residential development that is expected in this District.
4. Transportation, water, wastewater and stormwater infrastructure in this District should maximize compatibility with Wilson Creek and Stover 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 Northridge District. US 380 Corridor, FM 1461, Bloomdale Road, and Custer Road will be major commuter routes through the District.
6. The aesthetic style and appeal of existing Stonebridge Drive (i.e. enhanced landscaping, curvilinear alignment) should be continued as the road is extended north of US 380 (University Drive).

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

1. Creation of Gateways at US 380 (University Drive) and Custer Road and US 380 (University Drive) and Ridge Road.
2. Expansion of infrastructure that is phased, sized and timed to be adequate as development occurs.
3. Greenway Arterial design and streetscape improvements on FM 1461, Stonebridge Drive, Wilmeth Road, and Lake Forest Drive.
4. Trails and open space amenities along Wilson Creek and Stover Creek.

