

25-0177Z



TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” - Agriculture District to “I1” - Light Industrial District and “C2” - Local Commercial District, Located on Tracts 262 and 269 of the RH Locke Survey

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: April 14, 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 at the May 5, 2026 meeting.

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

APPLICATION SUBMITTAL DATE: December 30, 2025 (Original Application)

ITEM SUMMARY: Staff is requesting to zone approximately 25.081 acres of land, generally for light industrial and commercial uses.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“AG” - Agriculture District	Undeveloped Land
North	“I1” - Light Industrial District	Undeveloped Land
South	“AG” - Agriculture District	Undeveloped Land

East	"I1" - Light Industrial District and "AG" - Agriculture District	Undeveloped Land and Single-Family Residential
West	"AG" - Agriculture District	Undeveloped Land and Single-Family Residential

PROPOSED ZONING: The applicant is requesting to zone the subject property to "I1" - Light Industrial District and "C2" - Local Commercial District.

The proposed "I1" - Light Industrial District covers approximately 8.732 acres on the north side of future FM 546, a 6-lane Principal Arterial. It falls within the Business and Aviation District of the ONE McKinney Comprehensive Plan and is designated as the Manufacturing and Warehouse placetype and Employment Mix placetype, intended for industrial development. Surrounding properties to the north and east are already zoned for industrial uses and are anticipated to develop as such. Given its alignment with the comprehensive plan and neighboring properties, Staff supports the proposed light industrial zoning.

The proposed "C2" - Local Commercial District area is approximately 16.349 acres and is located on the south side of future FM 546. While this area is designated as the Estate Residential placetype in the Comprehensive Plan, Staff notes the location could support commercial opportunities that should serve the existing and future residents within the area. The property to the east, also along future FM 546, is also zoned "C2". As such, Staff is supportive of the local commercial zoning.

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 "[...] 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 Business and Aviation District and the Homestead District and is designated as the Manufacturing and Warehouse, Employment Mix, and Estate Residential placetypes.

Manufacturing and Warehouse 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.

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.

Estate Residential includes 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 rezoning request **aligns** with the Manufacturing and Warehousing, Employment Mix, and Estate Residential placetypes of the Business and Aviation District and Homestead 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. As part of the Planning and Zoning Commission Public Hearing, Staff has not received any citizen comments through the online citizen portal.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Business and Aviation District](#)
[Homestead District](#)

[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)