



CITY OF MCKINNEY, TEXAS

Legislation Details (With Text)

File #: 26-0026Z **Name:** Honey Creek East R5 Rezone
Type: Agenda Item **Status:** Regular Agenda Item
In control: Planning & Zoning Commission
On agenda: 4/14/2026 **Final action:**
Title: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agriculture District to "R5" - Residential District, Located on the North Side of FM 543 and Approximately 150 Feet East of Lantana Drive
Indexes:
Attachments: 1. Location Map and Aerial Exhibit, 2. Letter of Intent, 3. Comprehensive Plan Maps, 4. Trinity Falls District, 5. Placetype Definitions, 6. Land Use Comparison Table, 7. Proposed Zoning Exhibit, 8. Metes and Bounds, 9. Presentation

Date	Ver.	Action By	Action	Result
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Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agriculture District to "R5" - Residential District, Located on the North Side of FM 543 and Approximately 150 Feet East of Lantana Drive

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 for final action at the May 5, 2026 meeting.

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

APPLICATION SUBMITTAL DATE: March 10, 2026 (Original Application)
March 26, 2026 (Revised Submittal)
April 1, 2026 (Revised Submittal)

ITEM SUMMARY: The applicant requests to rezone approximately 38.944 acres of land, generally for single-family residential uses.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"AG" - Agriculture District	Undeveloped Land
North	"SF5" - Single-Family Residential	Honey Creek Addition 1 Subdivision
South	"R5" - Residential District and City of McKinney ETJ	Shaded Tree 1 Subdivision and Undeveloped Land
East	City of McKinney ETJ	Weston Ridge 1 Subdivision
West	"PD" - Planned Development District	Preserve at Honey Creek 1 Subdivision

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

The ONE McKinney 2040 Comprehensive Plan designates the subject property as the Suburban Living placetype. Surrounding properties are all developed as single-family residential uses, including straight zonings that follow the R5 standards on the north and south. The proposed zoning of "R5" - Residential District meets the comprehensive plan designation and is compatible with the adjacent properties.

As such, Staff recommend approval of the proposed rezoning.

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 Trinity Falls 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 Trinity Falls 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.