

# Minor Amendments to Comprehensive Plan

15-045M2



# Recent REC Amendments

- Earlier this year, the Planning and Zoning Commission and City Council acted on substantive amendments to the Comprehensive Plan in order to modify the vision for the Regional Employment Center (REC). These amendments were approved by City Council at the May 5, 2015 meeting.
- In order to minimize possible distractions from the important REC discussions happening at that time, other minor amendments were not included in the May 5, 2015 action.
- Staff is now proposing non-substantive minor amendments to refine outdated text and recently completed planning/engineering studies. ***These proposed minor amendments are not related to the recent REC amendments.***

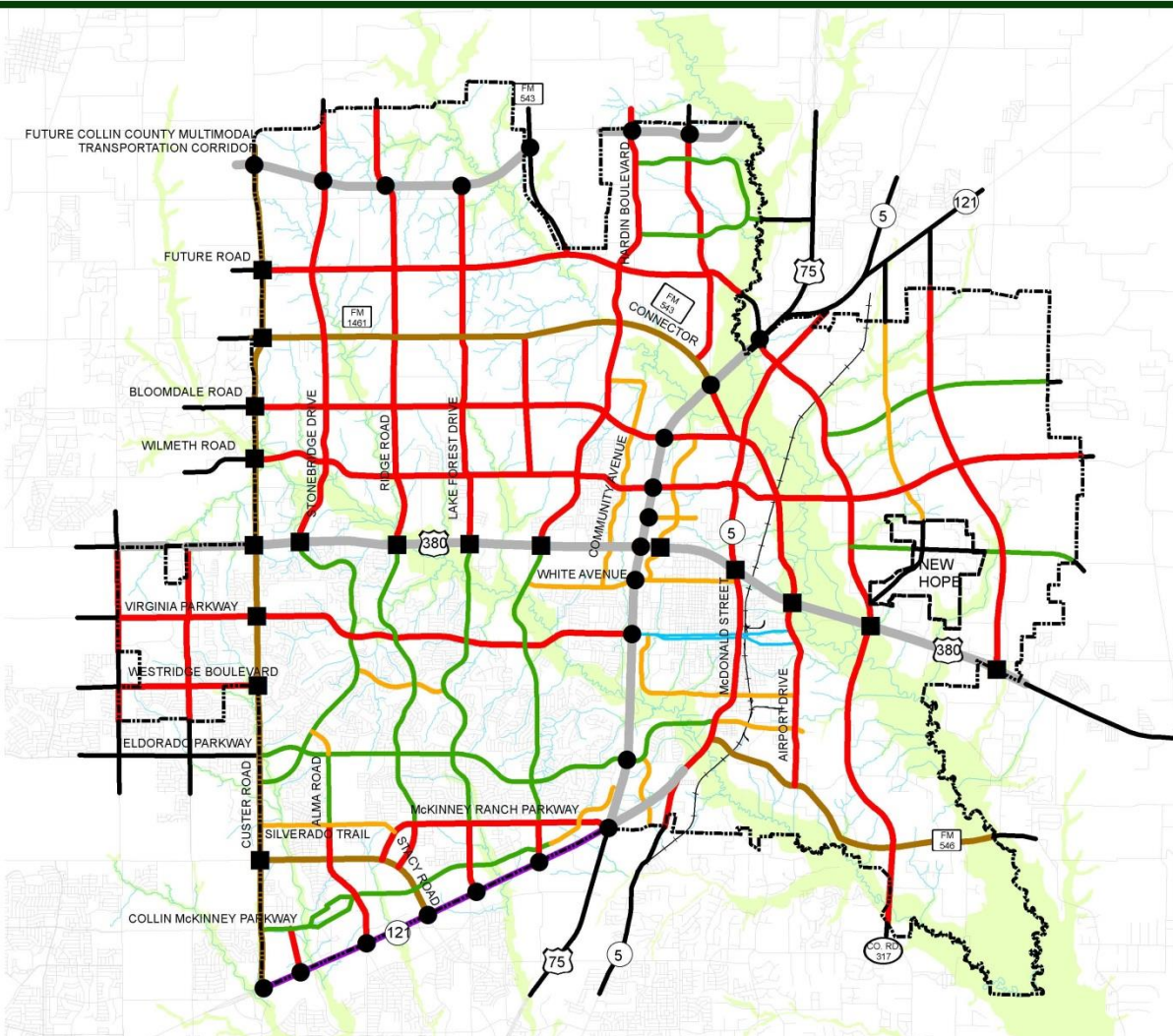
# Proposed Minor Amendments

- Updating the Master Thoroughfare Plan as a result of recently engineered projects/plans and/or roadway construction.
  - Reclassification of Craig Ranch Parkway, located south of Collin McKinney Parkway and east of Custer Road, from an arterial roadway to a collector road.
  - Reclassification of a segment of McKinney Ranch Parkway east of Hardin Boulevard to an M4D Minor Arterial (4 lanes).
  - Renaming the FM 543 Connector to Laud Howell Parkway.
  - Renaming FM 543 to Trinity Falls Parkway.
  - Minor alignment adjustments to Laud Howell Parkway generally from County Road 1006 to US Highway 75.
  - Minor alignment adjustments to Lake Forest Drive at the intersection of Bloomdale Road.
  - Minor alignment adjustments to Ridge Road, generally from FM 1461 to US 380 (University Drive).
  - Other minor updates to reflect the actual alignment of recently constructed roadways.

# Existing Master Thoroughfare Plan



## CITY OF MCKINNEY COMPREHENSIVE PLAN MASTER THOROUGHFARE PLAN



- High Capacity at Grade Intersections
- Grade Separated Intersections
- ▭ Extraterritorial Jurisdiction (ETJ)
- Rail Lines
- ▭ Floodplain

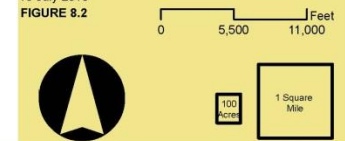
### Roadway Classifications

- Major Regional Highway / Multi-Modal
- Tollway
- Principal Arterial - 130' ROW (6 lanes)
- Major Arterial (6 lanes)
- Minor Arterial (4 lanes)
- Greenway Arterial (4 lanes)
- Town Thoroughfare
- Road By Others

\* Original Adoption (Ordinance No. 2004-03-035)  
 \* Amendment #1 (Ordinance No. 2005-10-133) Revised to reflect changes to Ridge Road and Stonebridge Drive north of Bloomdale Road.  
 \* Amendment #2 (Ordinance No. 2010-01-001) Revised to reflect actual alignments of recently built roads, the Future Collin County Multimodal Transportation Corridor alignment, the Trinity Falls Municipal Utility District, assorted roadway classification changes, and boundary changes between McKinney, Fairview and Princeton.  
 \* Amendment #3 (Ordinance No. 2012-11-160) Revised to reflect new Custer Rd. /Wilmeth Rd. Alignment.  
 \* Amendment #4 (Ordinance No. 2013-07-070) Revised to reflect actual alignments of recently built roads, the Future Collin County Multimodal Transportation Corridor alignment, the Trinity Falls Municipal Utility District, Custer Rd. north of U.S. 380, Stonebridge Dr. north of U.S. 380, Hardin Blvd. north of U.S. 380, FM 546, and assorted roadway classification changes.

Source: City of McKinney GIS Department Data

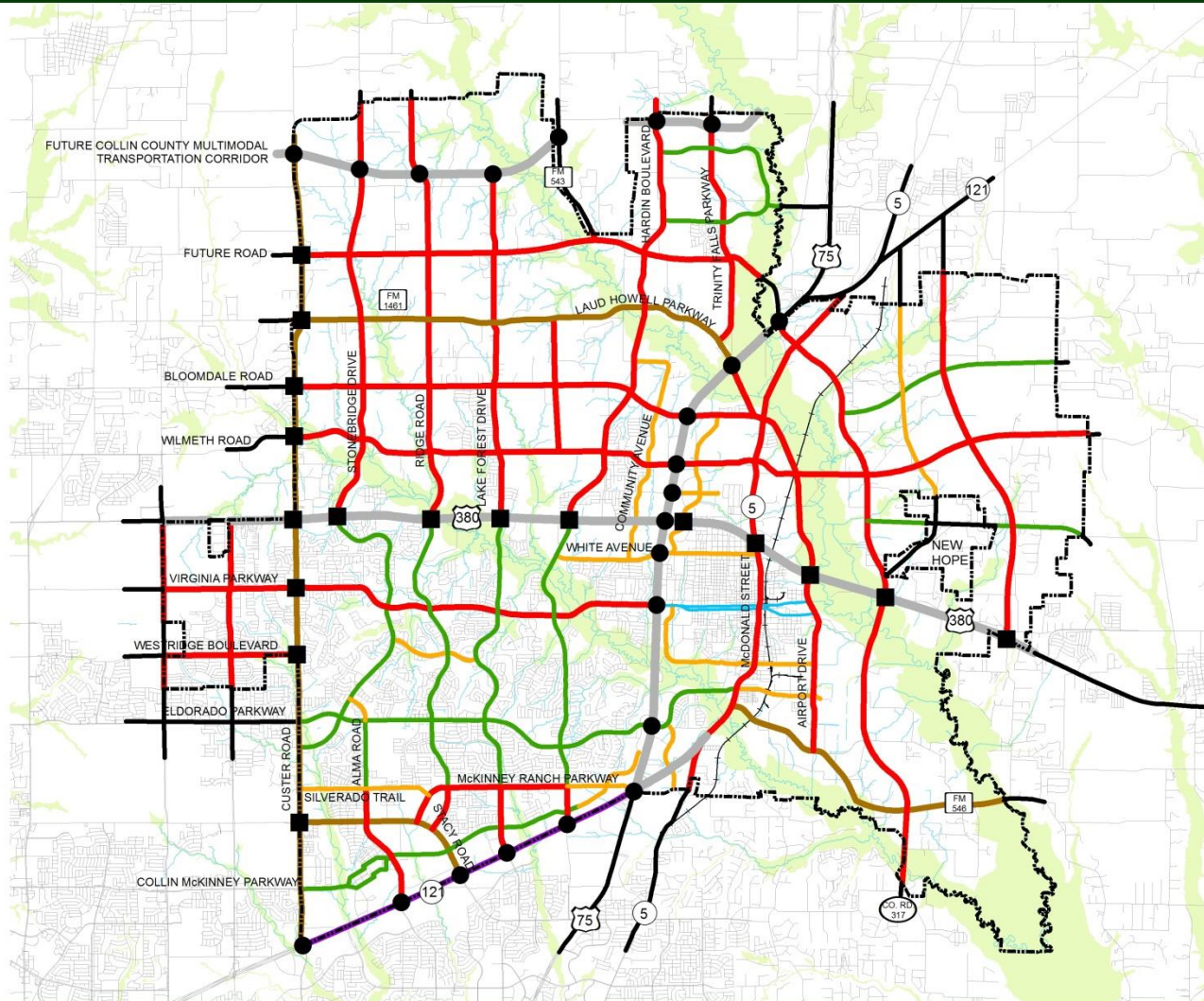
16 July 2013  
FIGURE 8.2



# Proposed Master Thoroughfare Plan



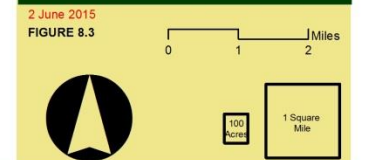
## CITY OF MCKINNEY COMPREHENSIVE PLAN MASTER THOROUGHFARE PLAN PROPOSED



- High Capacity at Grade Intersections
  - Grade Separated Intersections
  - ⬜ Extraterritorial Jurisdiction (ETJ)
  - Rail Line
  - ⬜ Floodplain
- Roadway Classifications**
- Major Regional Highway / Multi-Modal
  - Tollway
  - Principal Arterial: (P6D - 130'-150' ROW, 6 lanes)
  - Major Arterial: (M6D - 120' ROW, 6 lanes)
  - Minor Arterial: (M4D, M5U, M4U, M3U)
  - Greenway Arterial: (G4D - 120' ROW, 4 lanes)
  - Town Thoroughfare
  - Road By Others

\* Original Adoption (Ordinance No. 2004-03-035)  
 \* Amendment #1 (Ordinance No. 2005-10-133) Revised to reflect changes to Ridge Road and Stonebridge Drive north of Bloomdale Road.  
 \* Amendment #2 (Ordinance No. 2010-01-001) Revised to reflect actual alignments of recently built roads, the Future Collin County Multimodal Transportation Corridor alignment, the Trinity Falls Municipal Utility District, assorted roadway classification changes, and boundary changes between McKinney, Fairview and Princeton.  
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 \* Amendment #5 (Ordinance No. 2015-XX-XXX) Revised to reflect actual alignment of recently built roads, changes to the Ridge Rd., Lake Forest Dr. and Laud Howell Pkwy alignments, assorted roadway classification changes, boundary changes between McKinney and Fairview, and floodplain changes.

Source: City of McKinney GIS Department Data



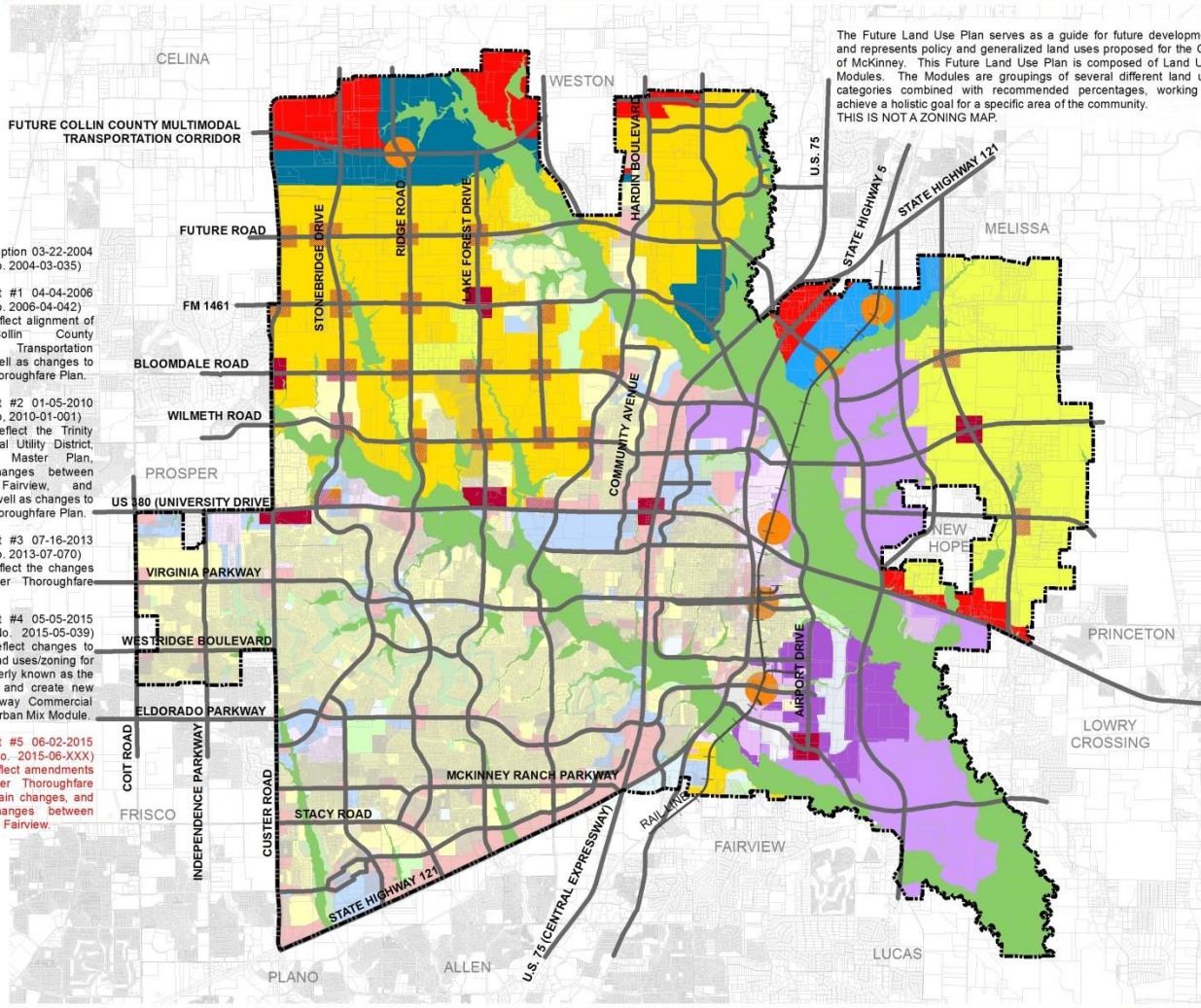
# Proposed FLUP



## CITY OF MCKINNEY COMPREHENSIVE PLAN FUTURE LAND USE PLAN PROPOSED

The Future Land Use Plan serves as a guide for future development and represents policy and generalized land uses proposed for the City of McKinney. This Future Land Use Plan is composed of Land Use Modules. The Modules are groupings of several different land use categories combined with recommended percentages, working to achieve a holistic goal for a specific area of the community. THIS IS NOT A ZONING MAP.

- \* Original Adoption 03-22-2004 (Ordinance No. 2004-03-035)
- \* Amendment #1 04-04-2006 (Ordinance No. 2006-04-042) Revised to reflect alignment of Future Collin County Multimodal Transportation Corridor as well as changes to the Master Thoroughfare Plan.
- \* Amendment #2 01-05-2010 (Ordinance No. 2010-01-001) Revised to reflect the Trinity Falls Municipal Utility District, the Airport Master Plan, boundary changes between McKinney, Fairview, and Princeton as well as changes to the Master Thoroughfare Plan.
- \* Amendment #3 07-16-2013 (Ordinance No. 2013-07-070) Revised to reflect the changes to the Master Thoroughfare Plan.
- \* Amendment #4 05-05-2015 (Ordinance No. 2015-05-039) Revised to reflect changes to anticipated land uses/zoning for the area formerly known as the REC Module and create new modules: Tollway Commercial Module and Urban Mix Module.
- \* Amendment #5 06-02-2015 (Ordinance No. 2015-06-XXX) Revised to reflect amendments to the Master Thoroughfare Plan, floodplain changes, and boundary changes between McKinney and Fairview.



- Legend**
- Existing and Future Thoroughfares
  - Extraterritorial Jurisdiction (ETJ)
  - Rail Line
  - Floodplain
- FUTURE LAND USE MODULES**
- Estate Mix
  - Suburban Mix
  - Urban Mix
  - Town Center
  - Transit Village (1/4 mile radius)
  - Community Village
  - Regional Commercial
  - Tollway Commercial
  - Regional Employment
  - Office Park
  - Industrial
  - Airport Industrial
  - Potential Commercial within the Residential Module (Based on Locational Criteria)
- ANTICIPATED LAND USES / ZONING**
- Floodplain
  - Golf Course
  - Parks/Open Space
  - Government/Schools
  - Airport
  - Heavy Manufacturing
  - Light Manufacturing
  - Commercial Historic
  - Commercial
  - Neighborhood Business
  - Mixed Use
  - Office
  - Residential/Low Density
  - Residential/Medium Density
  - Residential/High Density
  - Residential/Urban High Density

Source: City of McKinney Planning Department Data

02 June 2015  
FIGURE 7.4

1 Square Mile

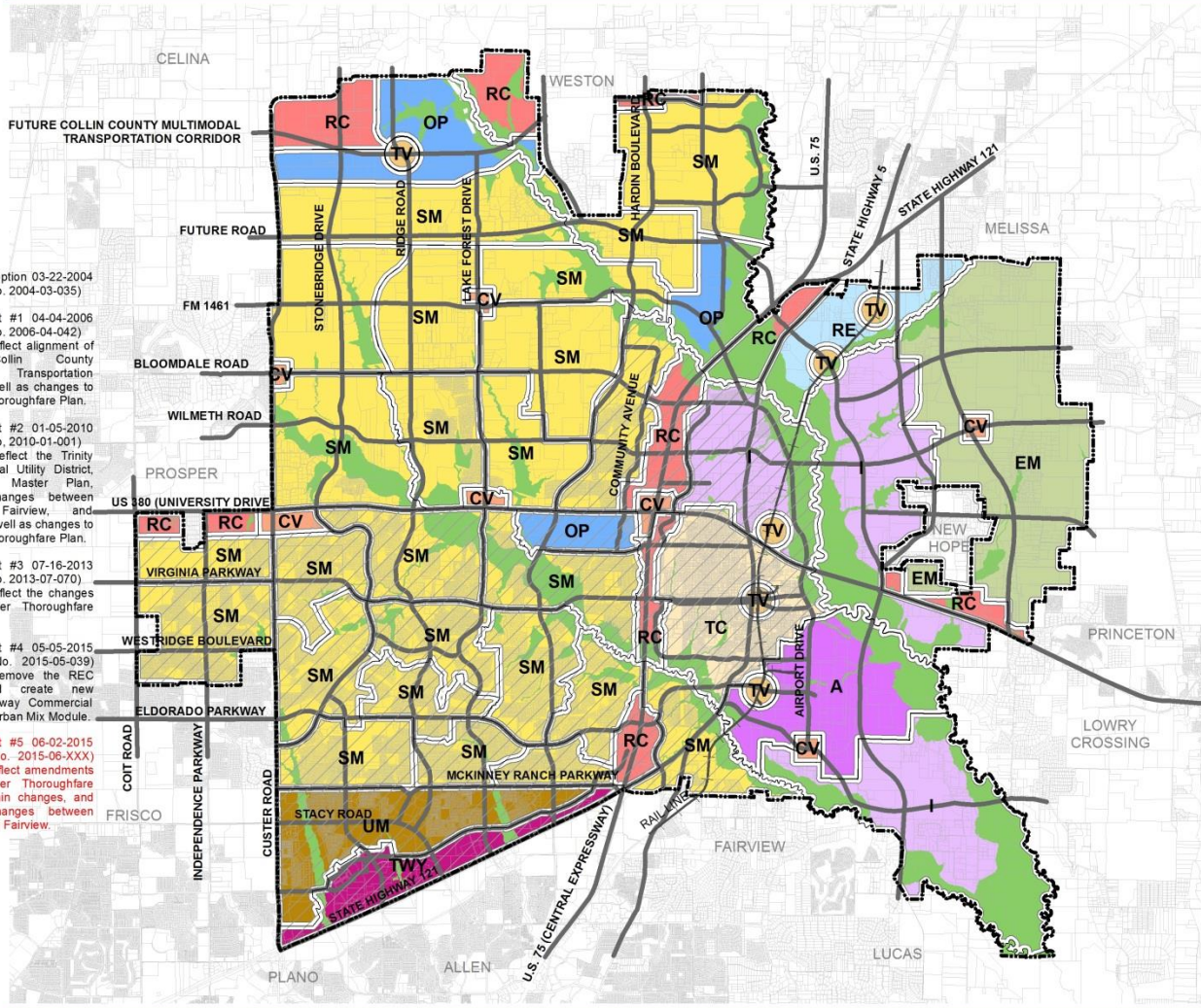
100 Acres

# Proposed FLUP MD



## CITY OF MCKINNEY COMPREHENSIVE PLAN FUTURE LAND USE PLAN MODULE DIAGRAM PROPOSED

- \* Original Adoption 03-22-2004 (Ordinance No. 2004-03-035)
- \* Amendment #1 04-04-2006 (Ordinance No. 2006-04-042) Revised to reflect alignment of Future Collin County Multimodal Transportation Corridor as well as changes to the Master Thoroughfare Plan.
- \* Amendment #2 01-05-2010 (Ordinance No. 2010-01-001) Revised to reflect the Trinity Falls Municipal Utility District, the Airport Master Plan, boundary changes between McKinney, Fairview, and Princeton as well as changes to the Master Thoroughfare Plan.
- \* Amendment #3 07-16-2013 (Ordinance No. 2013-07-070) Revised to reflect the changes to the Master Thoroughfare Plan.
- \* Amendment #4 05-05-2015 (Ordinance No. 2015-05-039) Revised to remove the REC Module and create new modules: Tollway Commercial Module and Urban Mix Module.
- \* Amendment #5 06-02-2015 (Ordinance No. 2015-06-XXX) Revised to reflect amendments to the Master Thoroughfare Plan, floodplain changes, and boundary changes between McKinney and Fairview.



**Legend**

- Rail Line
- Existing and Future Thoroughfares
- Floodplain
- Extraterritorial Jurisdiction (ETJ)

**FUTURE LAND USE MODULES**

- EM Estate Mix
- SM Suburban Mix
- UM Urban Mix
- TC Town Center
- TV Transit Village
- CV Community Village
- RC Regional Commercial
- TWY Tollway Commercial
- RE Regional Employment
- OP Office Park
- I Industrial
- AI Airport Industrial

**MODULE TYPE**

- Existing Modules
- Future Modules

Source: City of McKinney Planning Department Data

02 June 2015  
FIGURE 7.5

1 Square Mile  
100 Acres

# Proposed Minor Amendments

- Updating the Master Thoroughfare Plan as a result of recently engineered projects/plans and/or roadway construction.
- Correcting typographical errors that have been found throughout the Comprehensive Plan
- Updating outdated text, graphics and figures to reflect current conditions (i.e. population, school district information, boundary changes, etc.)
- Integrating recently completed engineering/planning studies and models such as the **Northwest Sector Study** and the **SH 5 Corridor Master Plan**.

