

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Jennifer Arnold, Planning Manager

FROM: Steven Doss, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Make Amendments to Various Sections of the Comprehensive Plan, Including References to the Northwest Sector Study Phase 1 Report and State Highway 5 Corridor Master Plan, and Minor Amendments to the Master Thoroughfare Plan and Corresponding Amendments to the Future Land Use Plan and Future Land Use Plan Module Diagram

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council on June 2, 2015.

STAFF RECOMMENDATION: Staff recommends approval of this item.

ITEM SUMMARY: As stated in the Implementation Section of the Comprehensive Plan, periodic refinements are necessary to keep the Comprehensive Plan up-to-date and calibrated to community changes. The current Comprehensive Plan underwent a major update in 2003-2004 and has also undergone several amendments since that time.

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) for today's market conditions. These amendments were approved by City Council at the May 5, 2015 meeting.

Staff is now proposing non-substantive minor amendments to the Comprehensive Plan, including updates to the Master Thoroughfare Plan, minor text amendments to refine outdated text, and integration of recently completed engineering/planning studies such as the Northwest Sector Study and State Highway 5 Master Plan. These minor amendments were not originally included in the May 5, 2015 Council action in order to minimize possible distractions from the important REC discussions happening at that time.

In the coming months, the City of McKinney will launch a major Comprehensive Plan Update that is anticipated to result in a new Comprehensive Plan for the City of McKinney. Therefore, the proposed minor amendments included with this Staff Report will likely serve as the final amendments to the 2004 Comprehensive Plan.

PROPOSED MINOR AMENDMENTS: The Master Thoroughfare Plan illustrates the roadway alignments of built thoroughfares and conceptual alignments of future or planned thoroughfares. At the time that a thoroughfare is built or engineered, it becomes necessary to update the Master Thoroughfare Plan to reflect the engineered or built alignment of the thoroughfare.

The following are proposed updates to the Master Thoroughfare Plan resulting from recently engineered projects/plans and/or roadway construction. **All proposed amendments reflect previous policy-based decisions.**

- 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.

Staff is also proposing a list of relatively minor text and graphic amendments as described below. **All proposed amendments reflect previous policy-based decisions.**

- Correcting typographical and formatting errors that have been discovered throughout the Comprehensive Plan.
- Refining outdated text and graphics in Section 1 (Introduction) to reflect current conditions.
- Refining outdated text and charts in Section 4 (Existing Conditions) to reflect current population and demographic conditions.

- Integrating recently completed and approved engineering and planning studies such as the Northwest Sector Study and the State Highway 5 Corridor Sensitive Master Plan into Section 7 (Land Use), Section 8 (Transportation), and Section 11 (Urban Design).
- Refining outdated text, maps, and charts in Section 12 (Educational Facilities and Services) to reflect current conditions in student populations and School District boundary changes.
- Refining the Future Land Use Plan (Figure 7.4) and Future Land Use Plan Module Diagram (Figure 7.5) to reflect boundary changes and proposed updates to the Master Thoroughfare Plan.
- Refining the Urban Design Plan (Figure 11.2) to reflect boundary changes and proposed updates to the Master Thoroughfare Plan.
- Refining the Preservation Plan (Figure 9.1) to reflect boundary changes and proposed updates to the Master Thoroughfare Plan.
- Refining the Hike and Bike Trails Master Plan (Figure 9.2) to reflect boundary changes and proposed updates to the Master Thoroughfare Plan.
- Updating the School Districts in McKinney and Its ETJ map (Figure 12.1) to reflect boundary changes to Princeton ISD and McKinney ISD.