

ONE | COMMUNITY VISION

MCKINNEY 2040

Planning & Zoning Commission

February 13, 2018



What is a Comprehensive Plan?



What

- A Comprehensive Plan is a statement of the community's vision now and for the future.
- Typically comprised of a number of interrelated elements such as land use, transportation, utilities, public services, socio-economic, preservation, and open space elements.

Why

- Provides direction for the City's future growth and development
- Sets goals for many aspects of civic operations

How

- Authorized by Chapter 213 and applied through Chapter 211 of the Texas Local Government Code.

Current Comprehensive Plan



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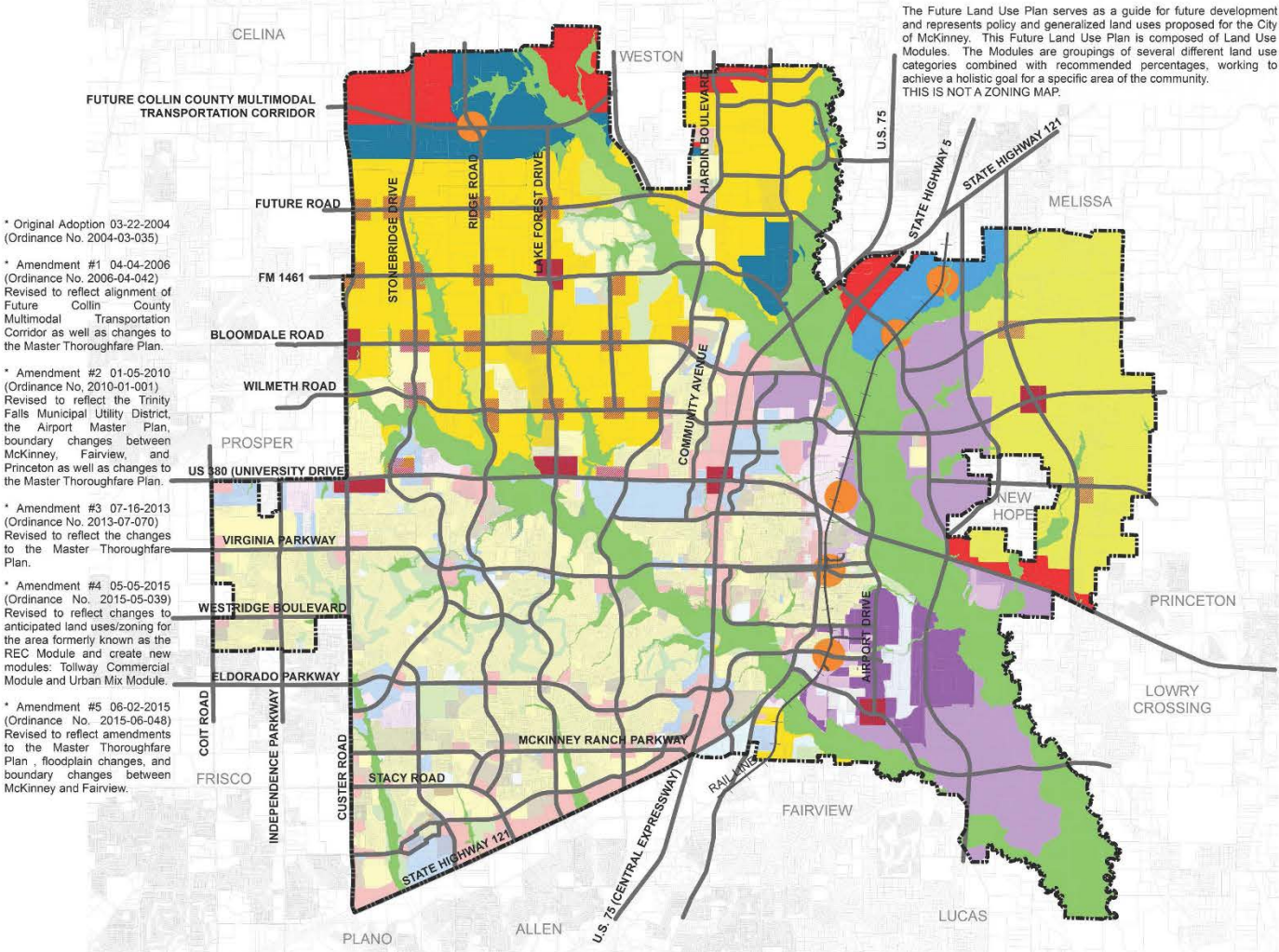
INPUTS



OUTPUTS



Future Land Use Plan



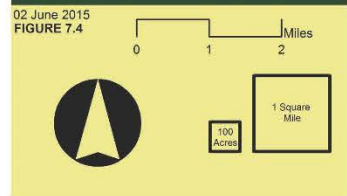
The Future Land Use Plan serves as a guide for future development and represents policy and generalized land uses proposed for the City of McKinney. This Future Land Use Plan is composed of Land Use Modules. The Modules are groupings of several different land use categories combined with recommended 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. 2015-06-048) Revised to reflect amendments to the Master Thoroughfare Plan, floodplain changes, and boundary changes between McKinney and Fairview.

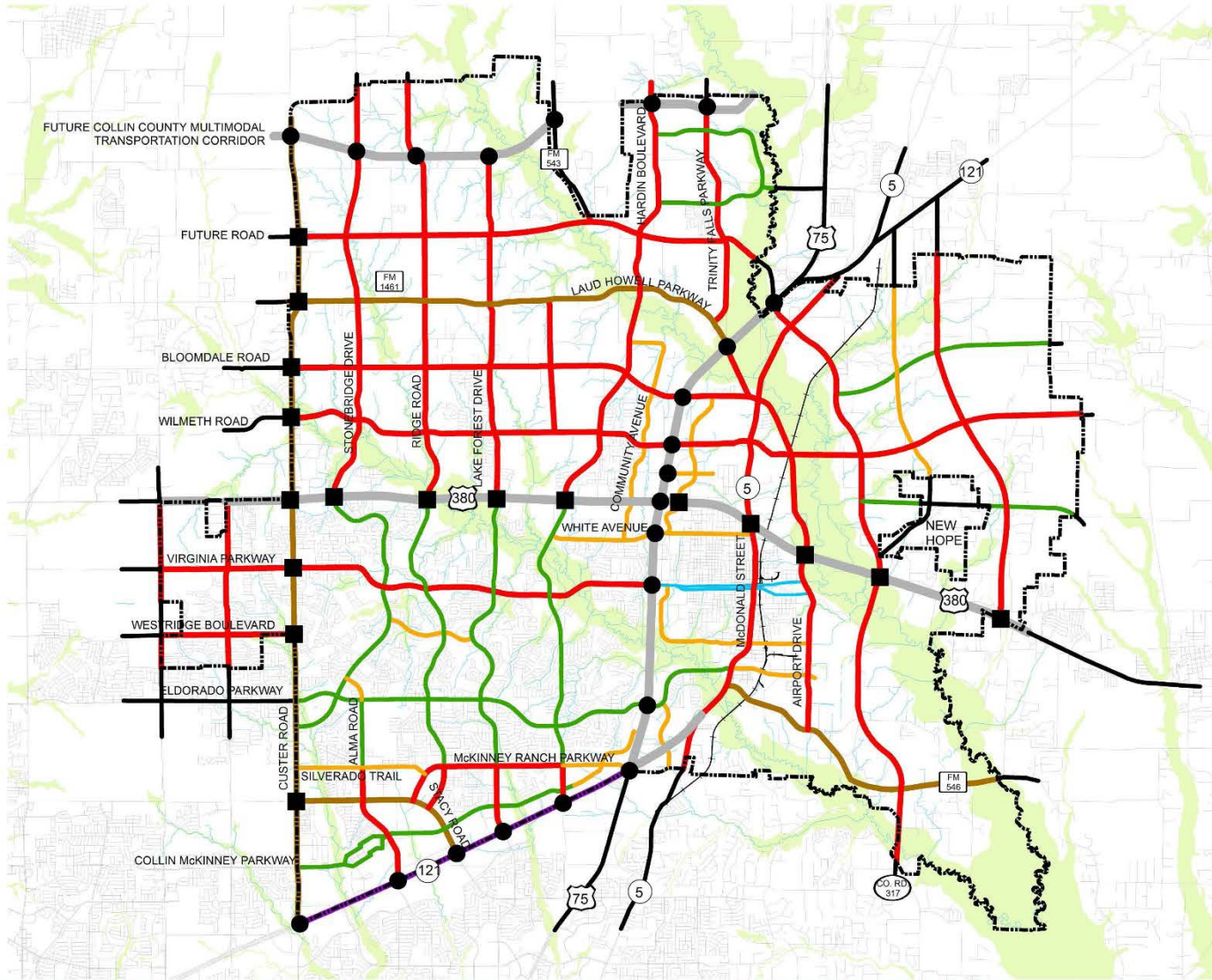
CITY OF MCKINNEY COMPREHENSIVE PLAN FUTURE LAND USE PLAN

- 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



Master Thoroughfare Plan



CITY OF MCKINNEY COMPREHENSIVE PLAN MASTER THOROUGHFARE PLAN

- High Capacity at Grade Intersections
 - Grade Separated Intersections
 - ⋯ Extraterritorial Jurisdiction (ETJ)
 - Rail Line
 - Light Green Floodplain
- ### Roadway Classifications
- Grey Major Regional Highway / Multi-Modal
 - Purple Tollway
 - Brown Principal Arterial: (P6D - 130'-150' ROW, 6 lanes)
 - Red Major Arterial: (M6D - 120' ROW, 6 lanes)
 - Orange Minor Arterial: (M4D, M5U, M4U, M3U)
 - Green Greenway Arterial: (G4D - 120' ROW, 4 lanes)
 - Blue Town Thoroughfare
 - Black 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.
 * Amendment #5 (Ordinance No. 2015-06-048) 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

2 June 2015
 FIGURE 8.3

0 1 2 Miles

100 Acres 1 Square Mile

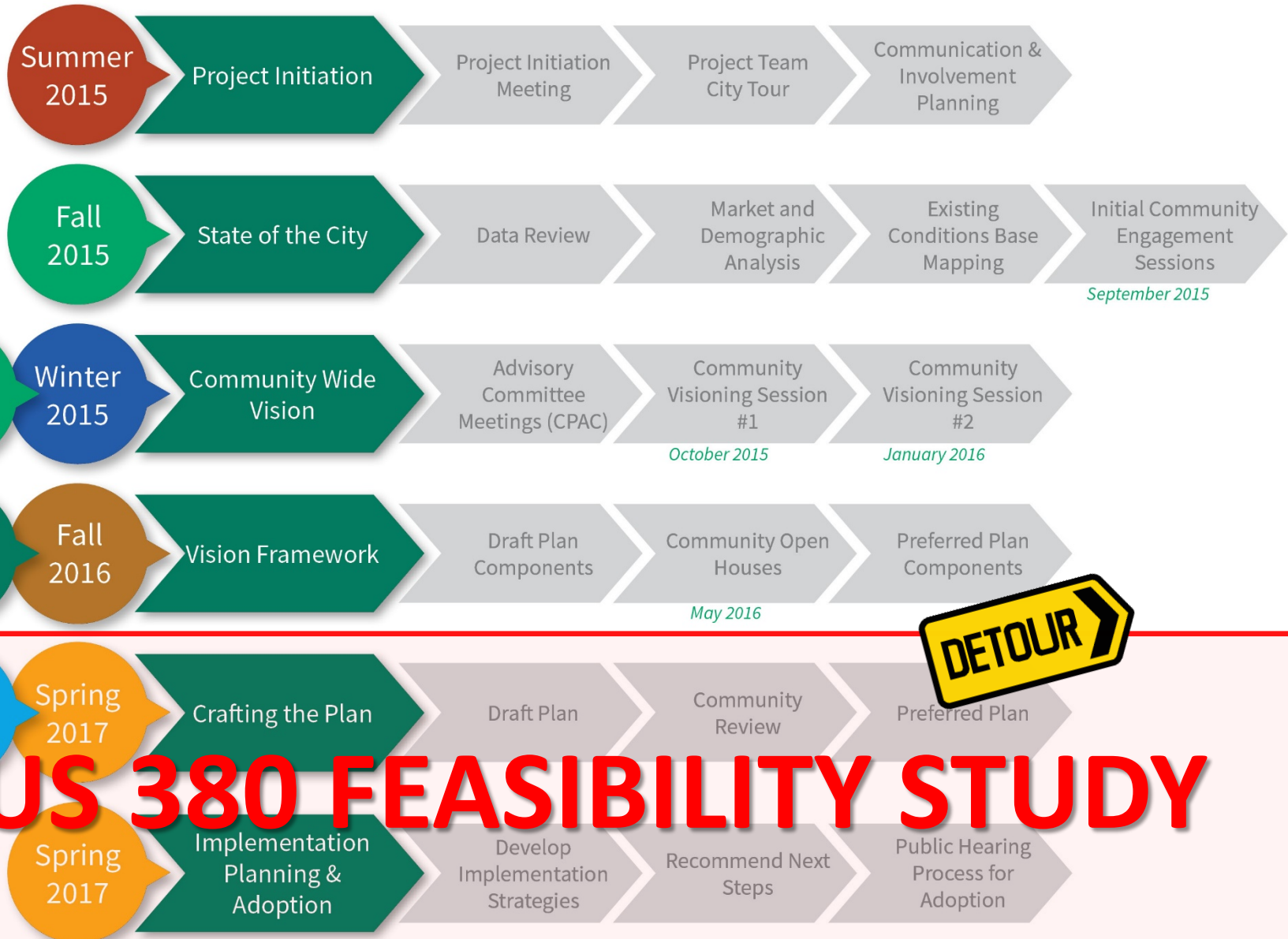
Why Update the Comprehensive Plan?

Comprehensive Plan Update **ONE MCKINNEY 2040**

- Current Comprehensive Plan was adopted in 2004, much has changed in the past 11 years
- Population growth to almost 180,000 residents
- High level of development has taken place
- Provides direction for the City's future growth and development
- Sets goals for many aspects of civic operations
- Texas Local Government Code requires zoning regulations to be adopted in accordance with a comprehensive plan.

ONE MCKINNEY 2040

Overall Scope and Process Timeline



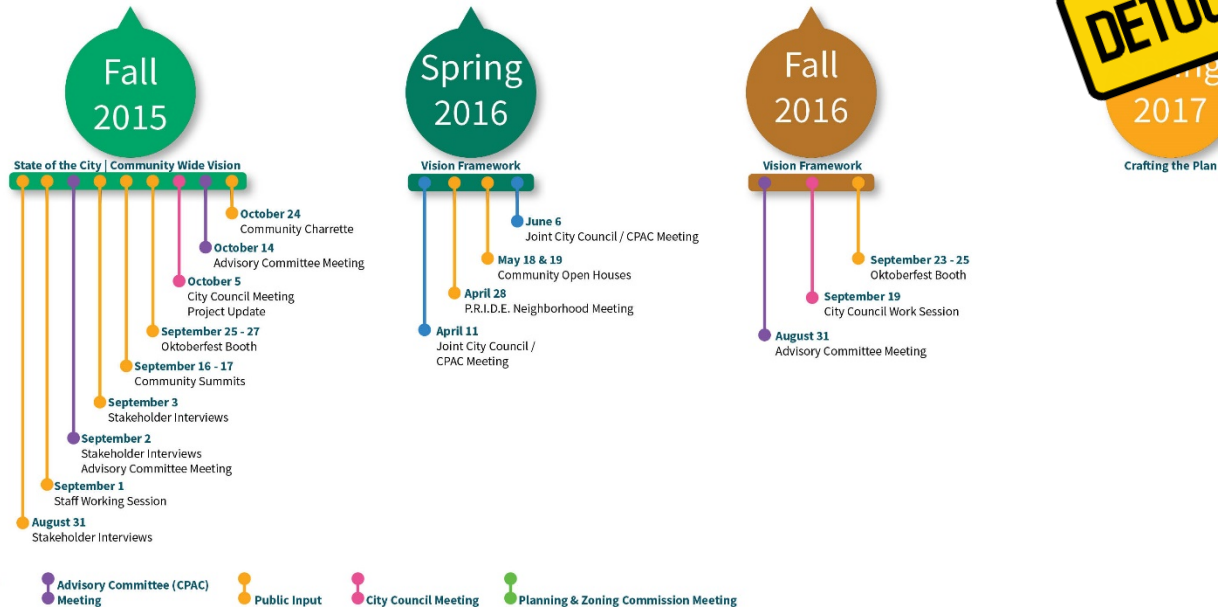
ONE COMMUNITY. ONE VISION. ONE MCKINNEY 2040

Engagement Overview

- Individual and Small Group Interviews (Fall 2015)
- Staff Working Session (Fall 2015)
- Comprehensive Plan Advisory Committee (ongoing)
- Community Summits (Fall 2015)
- Community Charrette (Fall 2015)
- Community Workshop (Winter 2015)
- CC/CPAC DFW Tour (Winter 2015)
- Community Open Houses (Spring 2016)
- Oktoberfest (Fall 2015 & Fall 2016)
- Online Surveys (ongoing)
- www.onemckinney2040.com



ONE MCKINNEY 2040 Public Outreach Summary



- Joint City Council / Other Body Meeting
- Advisory Committee (CPAC) Meeting
- Public Input
- City Council Meeting
- Planning & Zoning Commission Meeting



General Approach for ONE McKinney Plan

- Vision

- Describes where we want to go (*i.e., the result, not the process to get there*)
- Succinct and memorable

- Guiding Principles

- Cover issues that provide overall guidance across plan elements

- Plan Elements

- Topical focus
- Each includes specific principles
- Land Use Diagram is a graphic representation of this direction based on the Preferred Scenario

VISION STATEMENT

We are **ONE McKinney** – a united community that supports the *diversity* of its economy and people. We celebrate our natural and cultural *assets*, and invite private developments that create *places* of lasting value. Smart public and private *investments* ensure that McKinney remains a top choice for people to live, work, play and visit through 2040 and beyond.

GUIDING PRINCIPLES

DIVERSITY [supporting our economy and people]

ASSETS [celebrating our culture and landscape]

PLACES [to live, work, play, and visit]

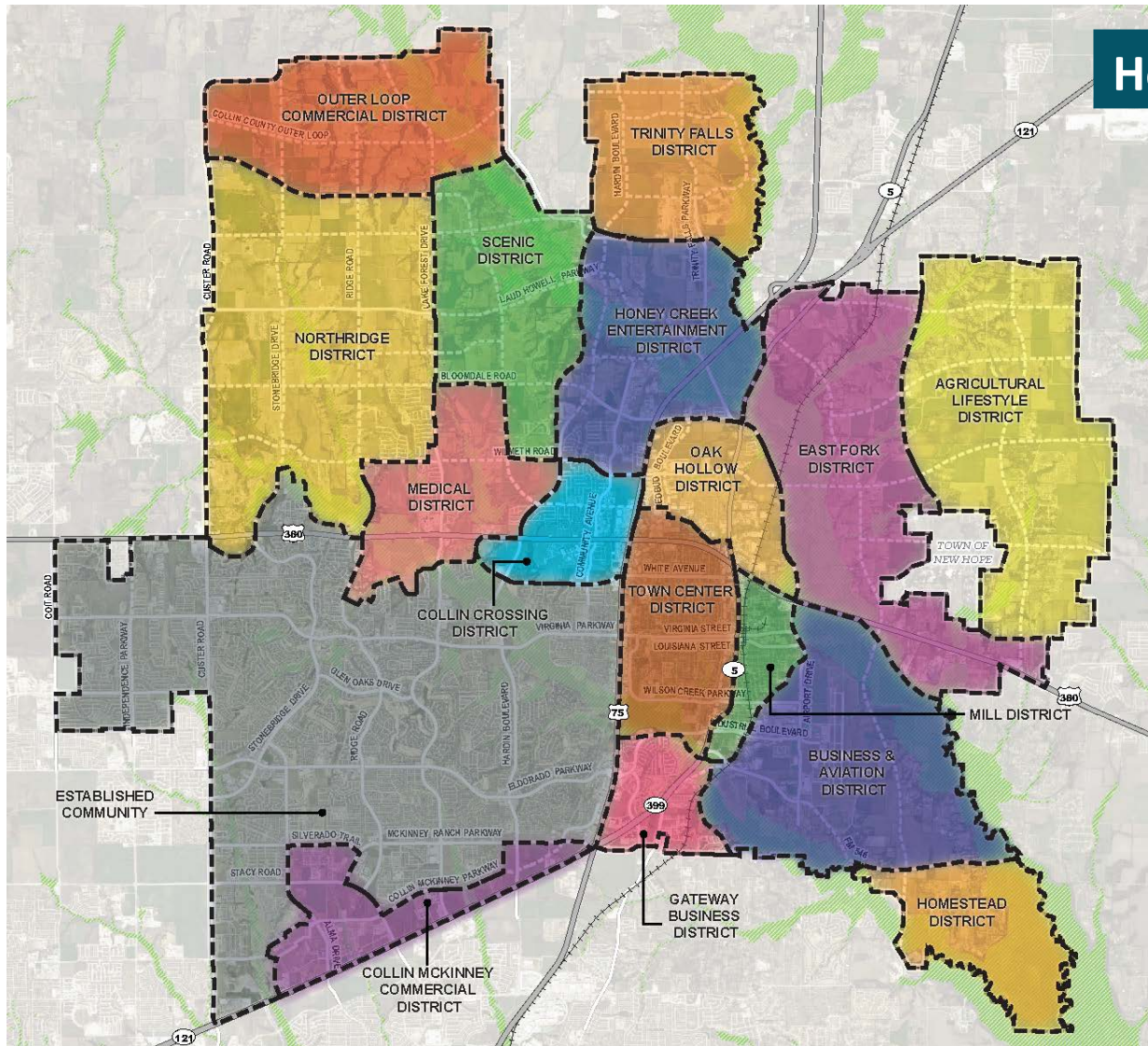
INVESTMENTS [creating lasting value]

Policy Direction: Preferred Scenario

presented to PZ
August 2016

How it works: *the Districts*

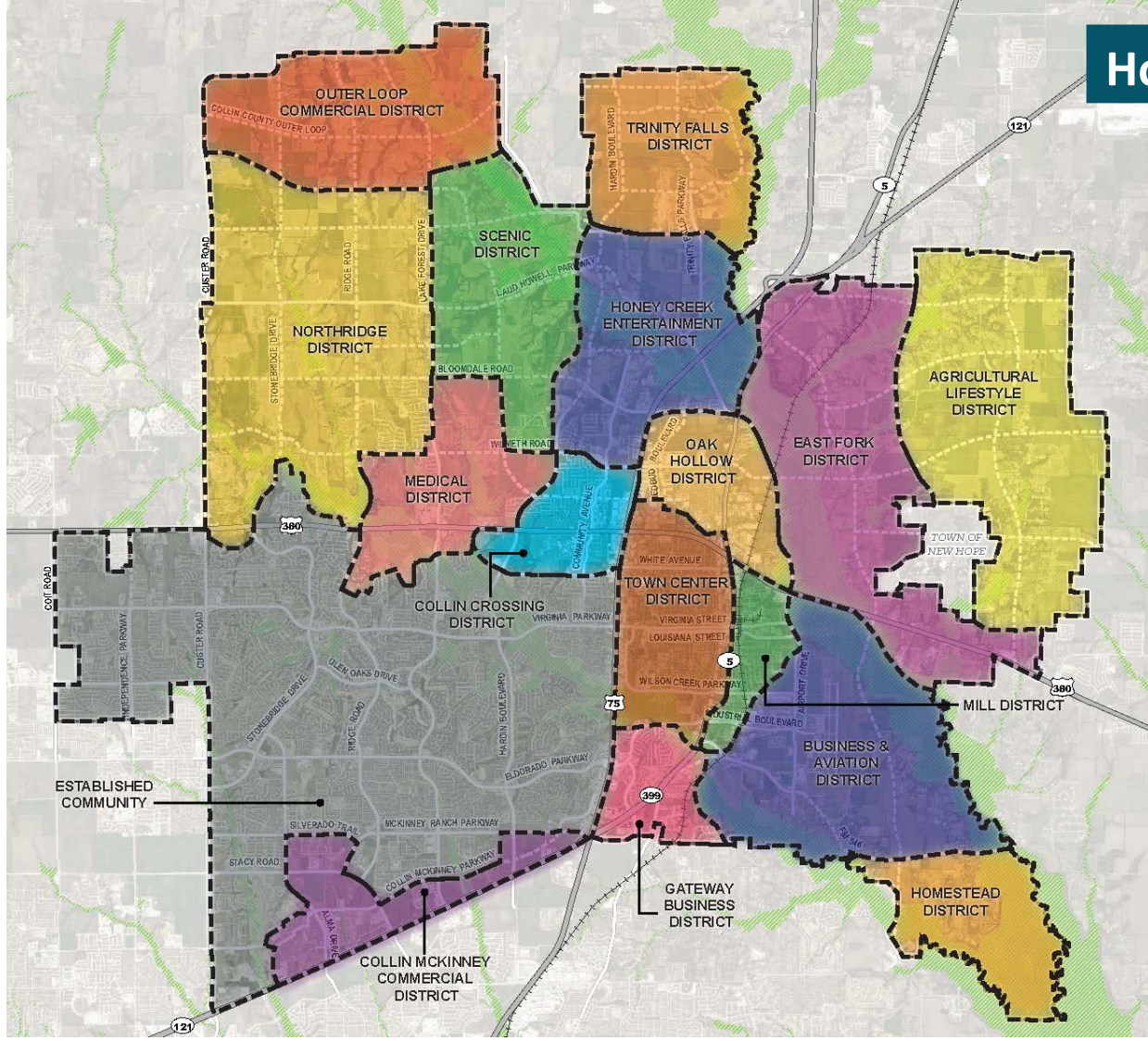
- Focuses on distinctive districts, each with a clear intent and market focus.
- Character-defining placetypes create and reinforce the desired identity of each district.
- Each district has a unique mix of placetypes



Policy Direction: Preferred Scenario

presented to PZ
August 2016

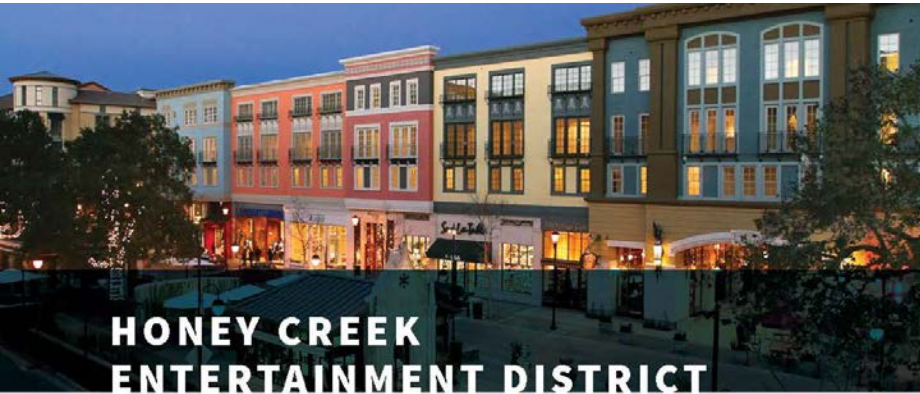
How it works: *the Placetypes*



	Rural Living (RL)		Urban Residential (UR)
	Estate Residential (ER)		Entertainment Center (EC)
	Suburban Residential (SR)		Transit Ready Development (TRD)
	Neighborhood Commercial (NC)		Historic Town Center (HTC)
	Commercial Center (CC)		Professional Campus (PC)
	Mixed-Use Center (MU)		Aviation (AV)
	Employment Mix (EM)		Manufacturing & Warehouse (MW)

Presented to PZ
August 2016

Preferred Scenario: Land Use Diagrams



STRATEGY COMPONENTS:

- Intent Statement

This area is designated to become a major new center for activity, including shopping, entertainment, recreation, restaurants, and other regional attractions that are programmed together in a mixed-use environment.

- Description

- Identity and Brand

- Economic & Market Support

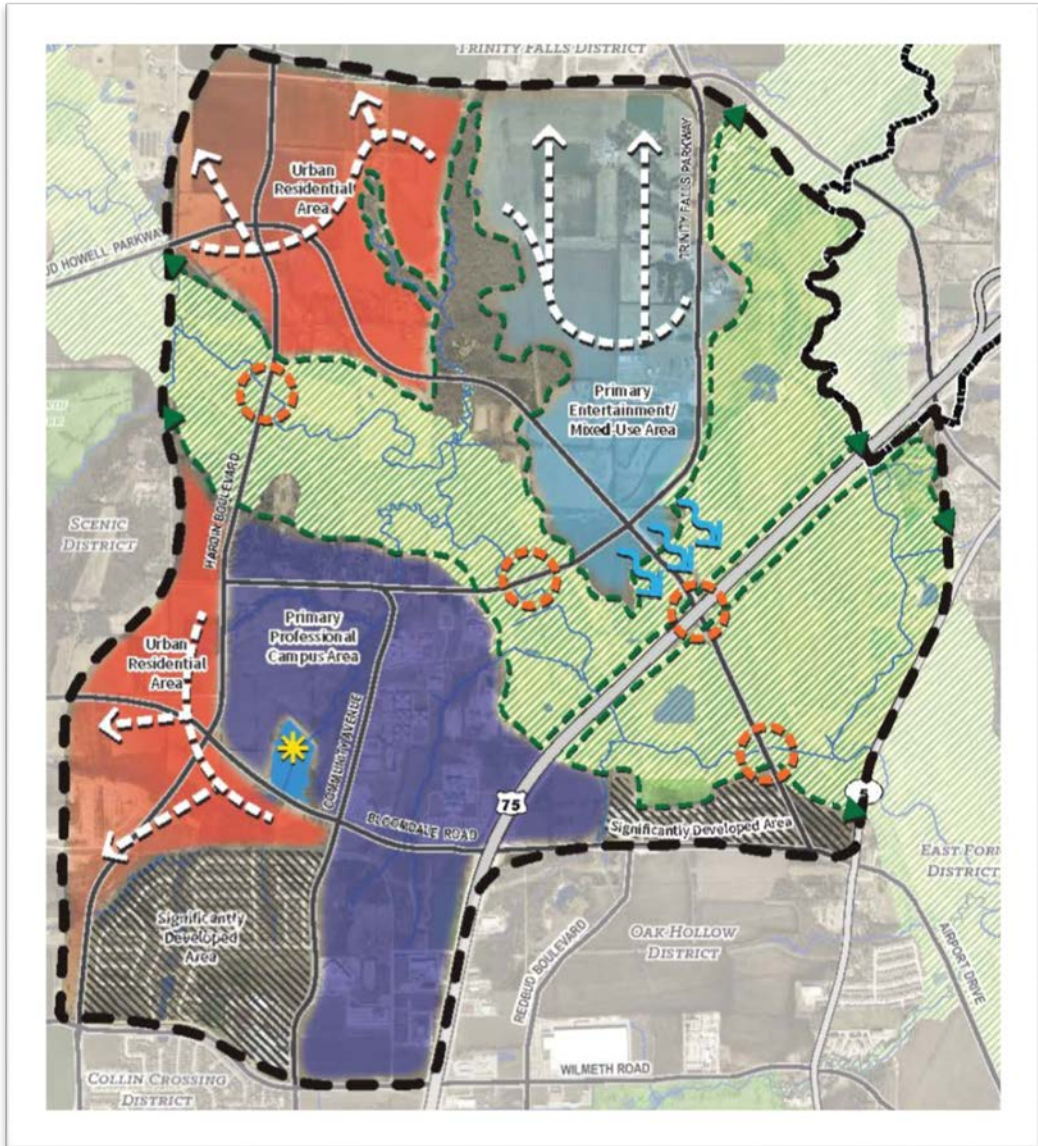
- *Psychographics*
- *Market Analysis*

- Strategic Direction

- *Development Pattern*
- *Identity, Amenities and Infrastructure*
- *Anticipated Public Investments & Initiatives*
- *Decision Making Criteria*

Preferred Scenario: Land Use Diagrams

presented to PZ
August 2016



Placetype Mix

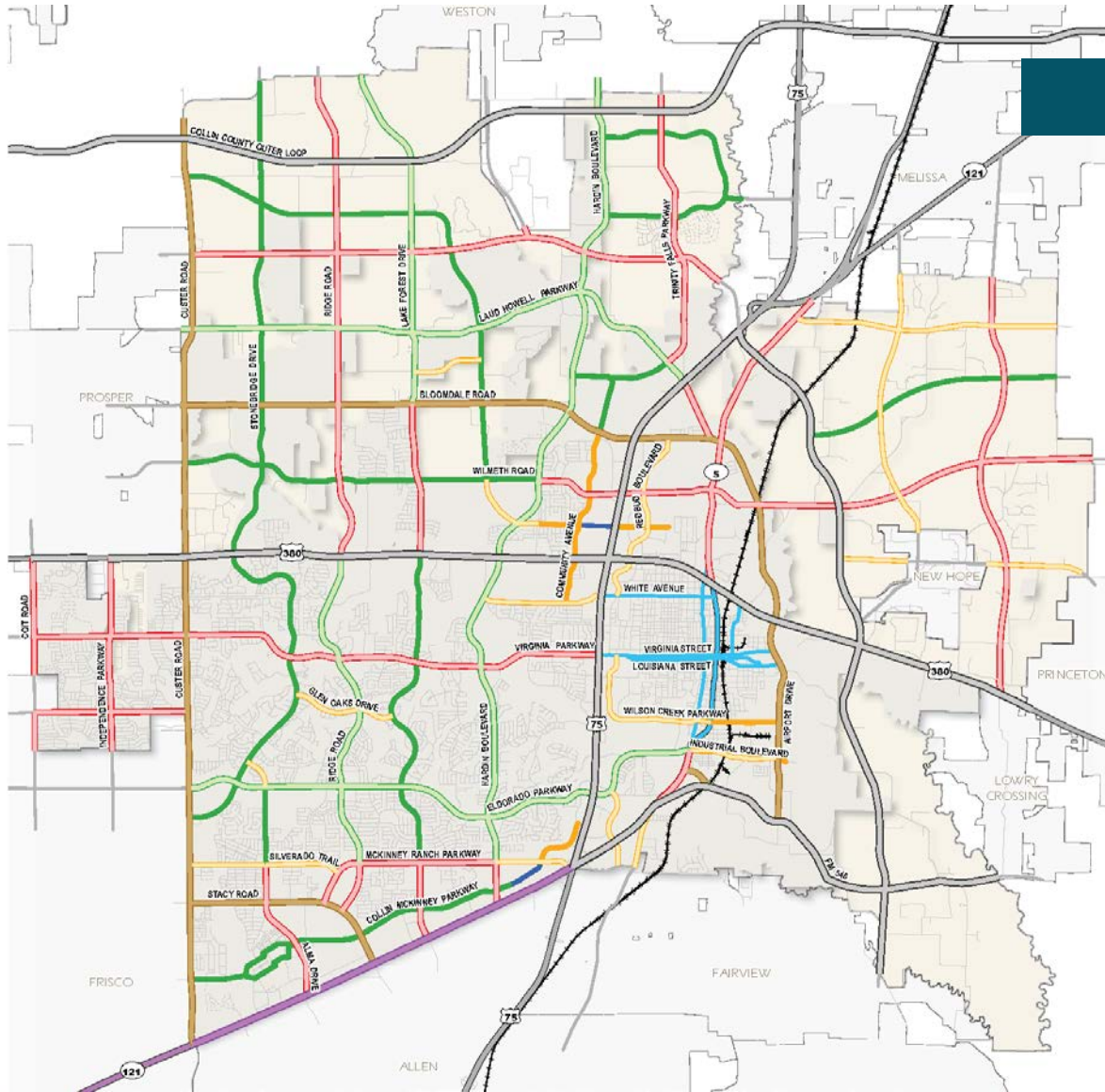
- Entertainment Center*
- Professional Campus*
- Mixed-Use Center
- Urban Residential

*character-defining Placetypes

- ETJ BOUNDARY
- NEIGHBORING DISTRICTS
- DISTRICT IDENTITY FEATURE
- AMENITY ZONE
- AMENITY FEATURE



Transportation: Draft MTP



Roadway Classifications

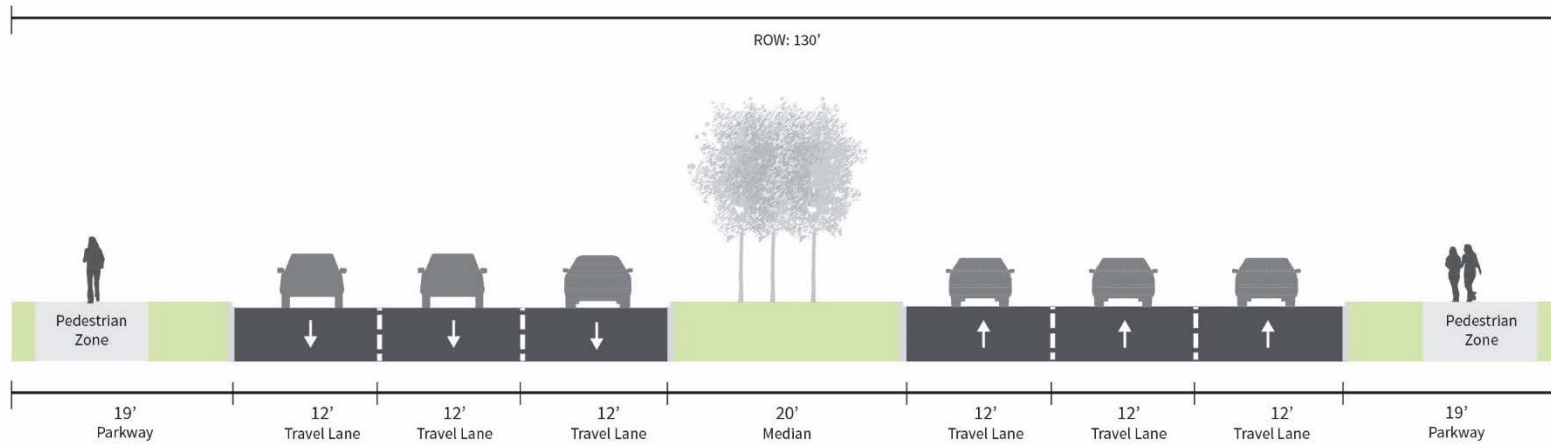
Draft Thoroughfare Plan 2016

- Major Regional Highway / Multi-Modal
- Tollway
- Principal Arterial - 130' ROW (6 Lanes)
- Major Arterial (6 Lanes)
- Greenway Arterial (6 Lanes)
- Greenway Arterial (4 Lanes)
- Minor Arterial (4 Lanes Divided)
- Minor Arterial (4 Lanes Undivided)
- Minor Arterial (3 Lanes)
- Town Thoroughfare
- Road By Others

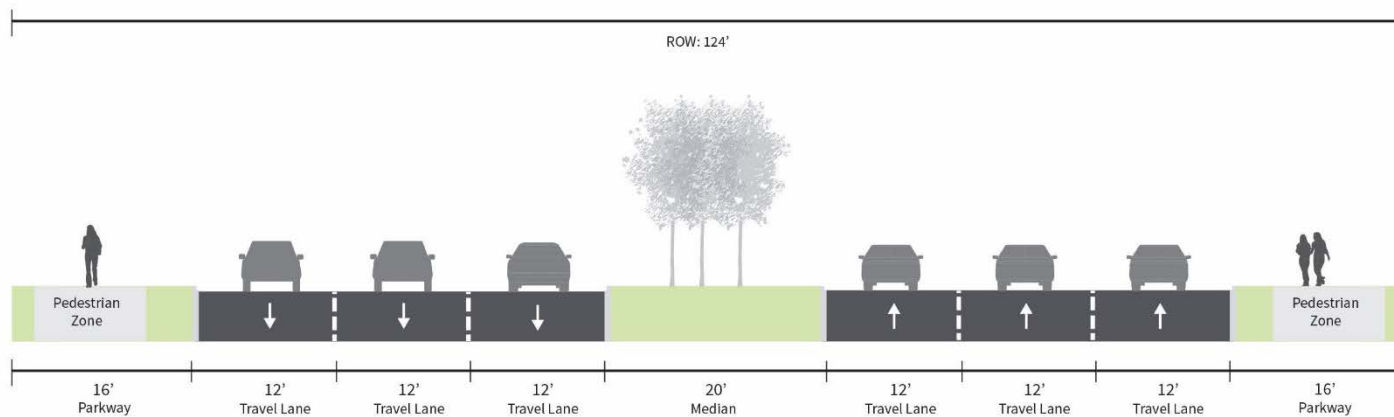
*Draft from
August 2016*

Transportation: Illustrative Cross-Sections

P6D Principal Arterial (130')



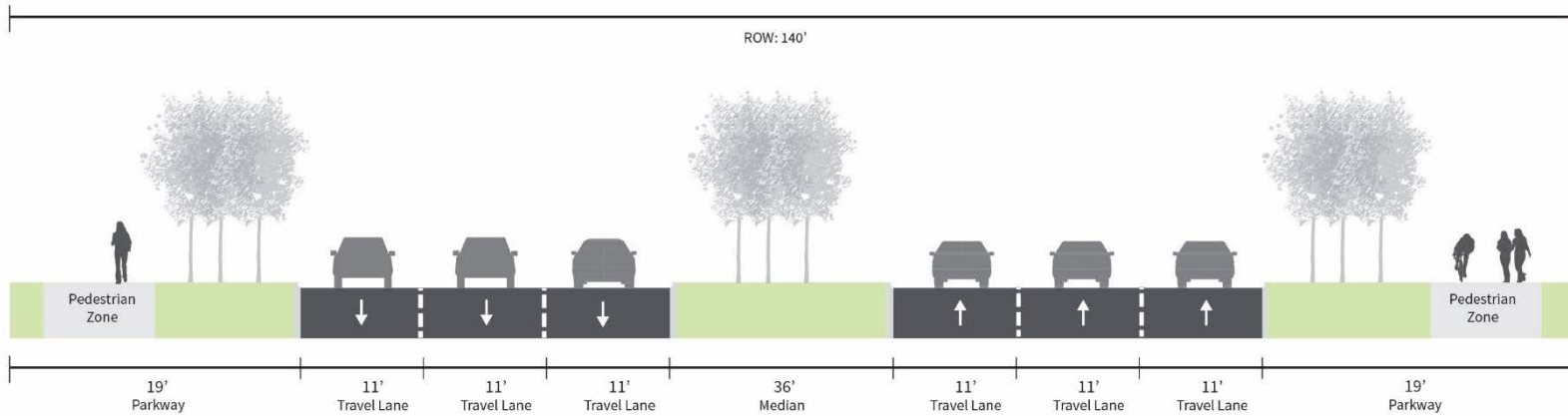
M6D Major Arterial (124')



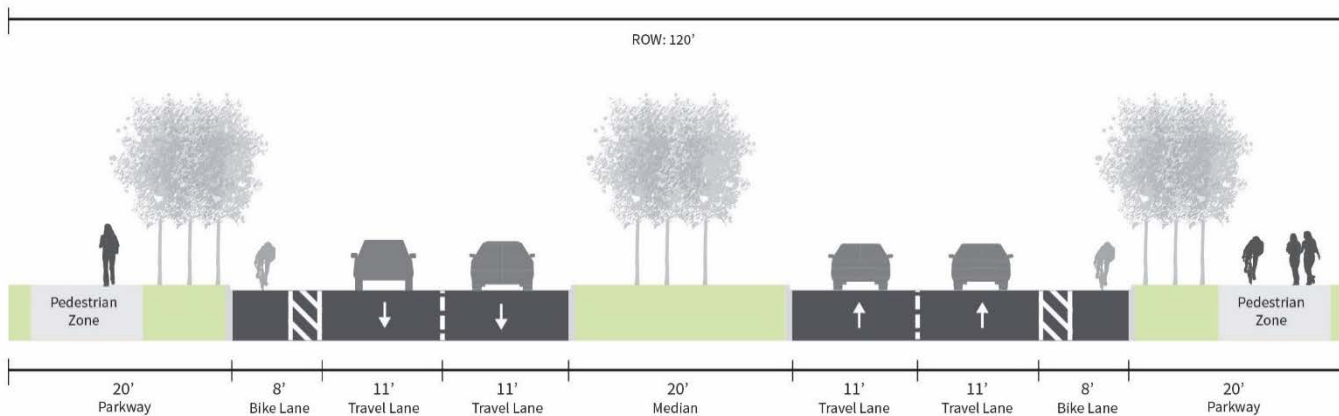
Draft from August 2016

Transportation: Illustrative Cross-Sections

G6D Greenway Arterial (140')

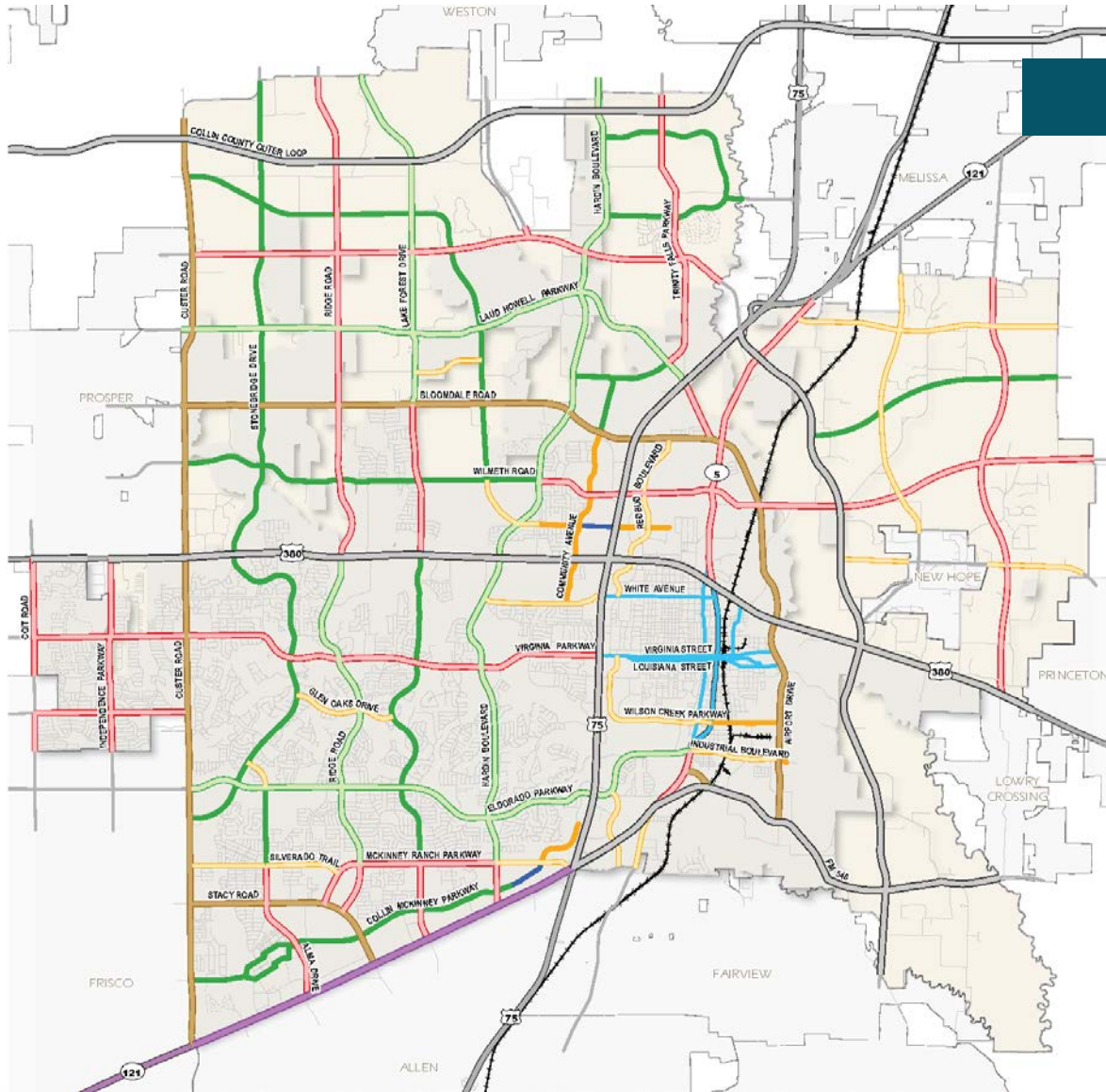


G4D Greenway Arterial (120')



*Draft from
August 2016*

Transportation: Draft MTP



Roadway Classifications

Draft Thoroughfare Plan 2016

- Major Regional Highway / Multi-Modal
- Tollway
- Principal Arterial - 130' ROW (6 Lanes)
- Major Arterial (6 Lanes)
- Greenway Arterial (6 Lanes)
- Greenway Arterial (4 Lanes)
- Minor Arterial (4 Lanes Divided)
- Minor Arterial (4 Lanes Undivided)
- Minor Arterial (3 Lanes)
- Town Thoroughfare
- Road By Others

*Draft from
August 2016*



TxDOT US 380 Feasibility Study

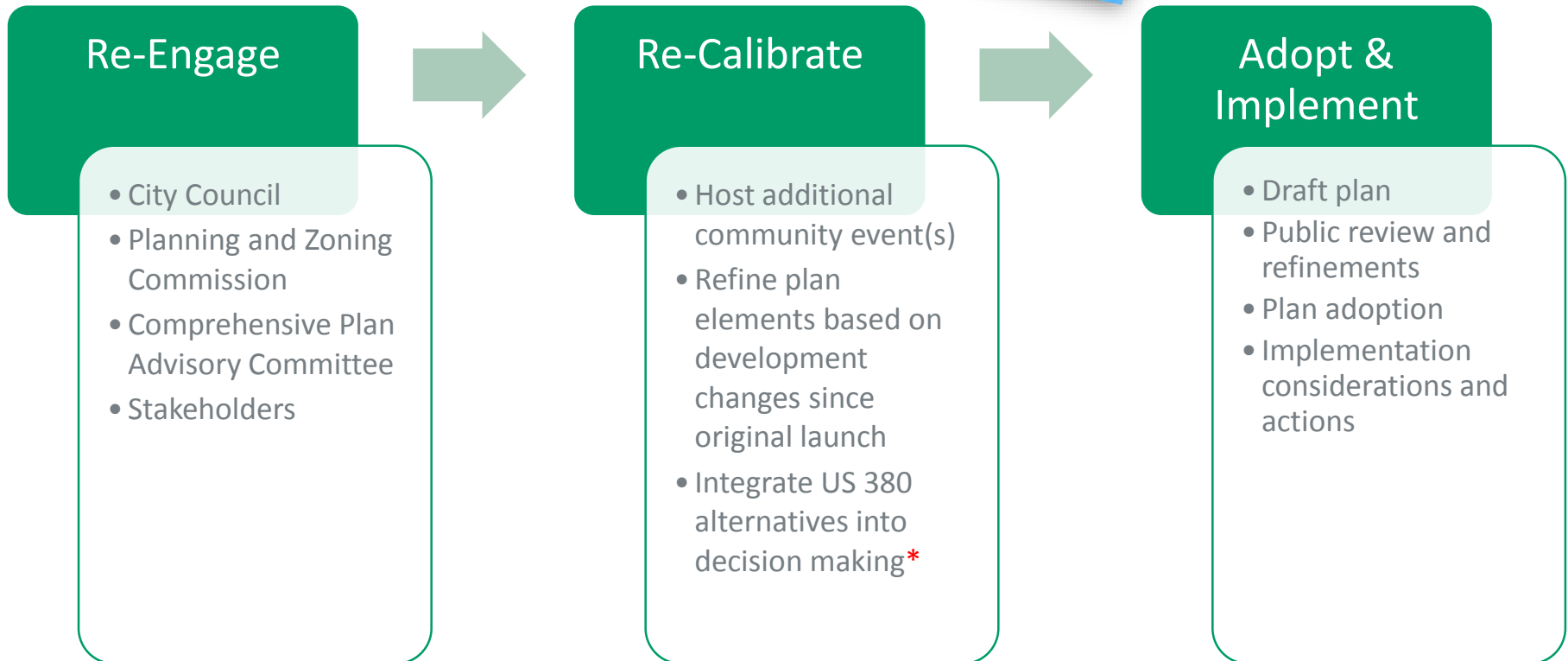
- **LAUNCH:** Summer 2017
- **FOCUS:** Analyze potential roadway alternatives, including the existing alignment and new alignments, for US 380 through Collin County from the Denton County line to the Hunt County line.
- **OUTREACH:** Public open houses expected Spring 2018 and late Summer 2018
- **OUTCOME:** Identify recommended alignment(s)

www.keepitmovingdallas.com

The screenshot shows the 'Keep It Moving Dallas' website with a navigation menu including Home, Interstate (Highway), US Highways, State Highways, FM Roads, Other Roads, Public Hearings/Meetings, Contact Us, Business Districts / CIP, Key Projects (Dallas Planning), and CityMAP. A search bar is located in the top right. The main content area features a form titled 'US 380 Feasibility Study' with the following fields: Name, Email Address, Address, City, State, Zip, and Phone. A 'Submit' button is at the bottom of the form. The footer contains the text 'Contact Us | Privacy Policy | About Us | TxDOT Enclosures' and 'Copyright 2016 TxDOT'.

US 380 Feasibility Study and the Comp Plan

ONE McKinney 2040 Re-Launch...

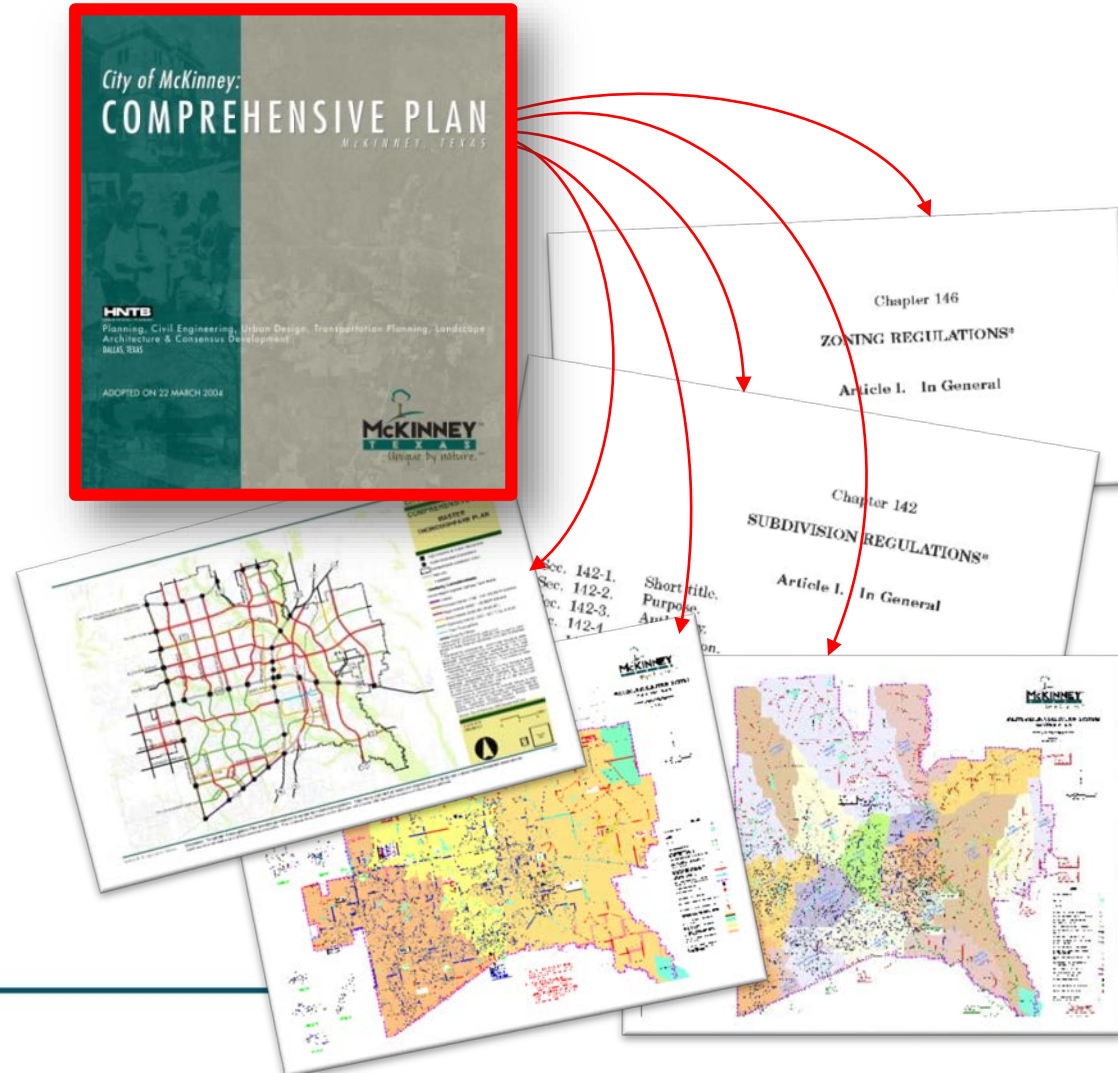


* May or may not include US 380 bypass concept. TxDOT progress dependent.

2004 Comprehensive Plan

How is the Comprehensive Plan Used?

- Used to coordinate and guide the establishment of development regulations.
- Used to provide a basis for future zoning decisions.
- Guides public investments in transportation and other infrastructure improvements.



2004 Comprehensive Plan

How is the Comprehensive Plan Used?

- Guides public investments in transportation and other infrastructure improvements.

Engineering Design Manual Updates

- Launched July 2016
- Based on ONE McKinney 2040 draft cross-sections
- Expected completion April 2018

