

# CITY OF MCKINNEY COMPREHENSIVE PLAN 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.



- Legend**
- Existing and Future Thoroughfares
  - ⊞ Extraterritorial Jurisdiction
  - Rail Lines
  - 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

05 May 2015  
FIGURE 7.4

0 1 2 Miles

100 Acres

1 Square Mile

# CITY OF MCKINNEY COMPREHENSIVE PLAN

## FUTURE LAND USE PLAN MODULE DIAGRAM

\* 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.



### Legend

- Rail Line
- Existing and Future Thoroughfares
- Floodplain

### FUTURE LAND USE MODULES

- Estate Mix
- Suburban Mix
- Urban Mix
- Town Center
- Transit Village
- Community Village
- Regional Commercial
- Tollway Commercial
- Regional Employment
- Office Park
- Industrial
- Airport Industrial

### MODULE TYPE

- Existing Modules
- Future Modules

Source: City of McKinney Planning Department Data

05 May 2015  
FIGURE 7.5



# 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**



# CITY OF MCKINNEY COMPREHENSIVE PLAN

## HIKE AND BIKE TRAILS MASTER PLAN

### PARKS AND FACILITIES

1. A. Hardy Eubanks, Jr. Park
2. Al Ruschhaupt Soccer Complex
3. Alex Clark Disc Golf Course
4. Ash Woods Park
5. Aviator Park
6. Bonnie Wenk Park
7. Carey Cox Memorial Park
8. Central Park
9. Cottonwood Park
10. The Courts at Gabe Nesbitt
11. Day Labor Plaza
12. Dr. Charles B. McKissick Park
13. Dr. Glenn Mitchell Memorial Park
14. E. A. Randles Park
15. Erwin Park
16. Ezra Lee (Tinker) Taylor Park
17. Falcon Creek Park
18. Finch Park
19. Fitzhugh Park
20. Gabe Nesbitt Community Park
21. Hill Top Park
22. Horizon Park
23. Inspiration Park
24. Jim Ledbetter Park
25. John M. Whisenant Park
26. Katherine B. Winniford Park
27. Mary Will Craig Park
28. McKinney Community Center
29. McKinney Soccer Complex @ Craig Ranch
30. Mouzon Ball Fields
31. Murphy Park
32. North Park & Juanita Maxfield Swimming Pool
33. Oak Hollow Golf Course
34. Old Settlers Park & Recreation Center
35. Rowlett Creek Park
36. Senior Recreation Center
37. Serenity Park
38. Tom Allen Jr. Park
39. Towne Lake Disc Golf
40. Towne Lake Park
41. Valley Creek Park
42. Veterans Memorial Park
43. W. B. Finney Park
44. Wattle Park
45. Wilson Creek Nature Trail
46. Wilson Creek Softball Complex
47. World Collection of Cape Myrtles
48. Undeveloped/Open Space



- Bridge/Grade Crossing
- Extra-territorial Jurisdiction
- Hike and Bike Trail
- Six City Trail
- Equestrian Trail
- Roads
- Proposed Thoroughfare
- Railroad
- Creeks
- Lakes
- Park Property
- Flood Plain

▶ The arrows represent potential connections to future school sites with the intent of connecting all school sites with the main trails along major creeks.

\* Original Adoption 3-22-04 (Ordinance No. 2004-03-035)  
 \* Amendment #1: 10-18-05 - Revised sections of Ridge Road and Stonebridge Drive north of Bloomdale Road (Ordinance No. 05-10-133).  
 \* Amendment #2 4-4-06 - realigned the trail in the vicinity of the intersection of the Irving Water Distribution Line Easement and the East Fork of the Trinity River (Ordinance No. 2006-04-042).  
 \* Amendment #3 6-3-08 - Adding, relocating, and eliminating various hike and bike sections (Ordinance No. 2008-06-055).  
 \* Amendment #4 Adding, relocating and eliminating various hike and bike sections. (Ordinance No. 2012-12-064)

DATE December 2012

FIGURE 9.2



Source: City of McKinney GIS Department Data