

ONE | COMMUNITY VISION

McKINNEY 2040

McKinney Convention & Visitors Bureau

July 26, 2016



What is a Comprehensive Plan?

- A document that states a community's desired vision for the future.
- Consists of a single plan or coordinated set of plans organized by subject and geographic area.
- Includes but is not limited to provisions for future land use, transportation and public facilities.

*While a comprehensive plan states the community's vision for the future, it does **not** constitute zoning regulations or establish zoning district boundaries.*

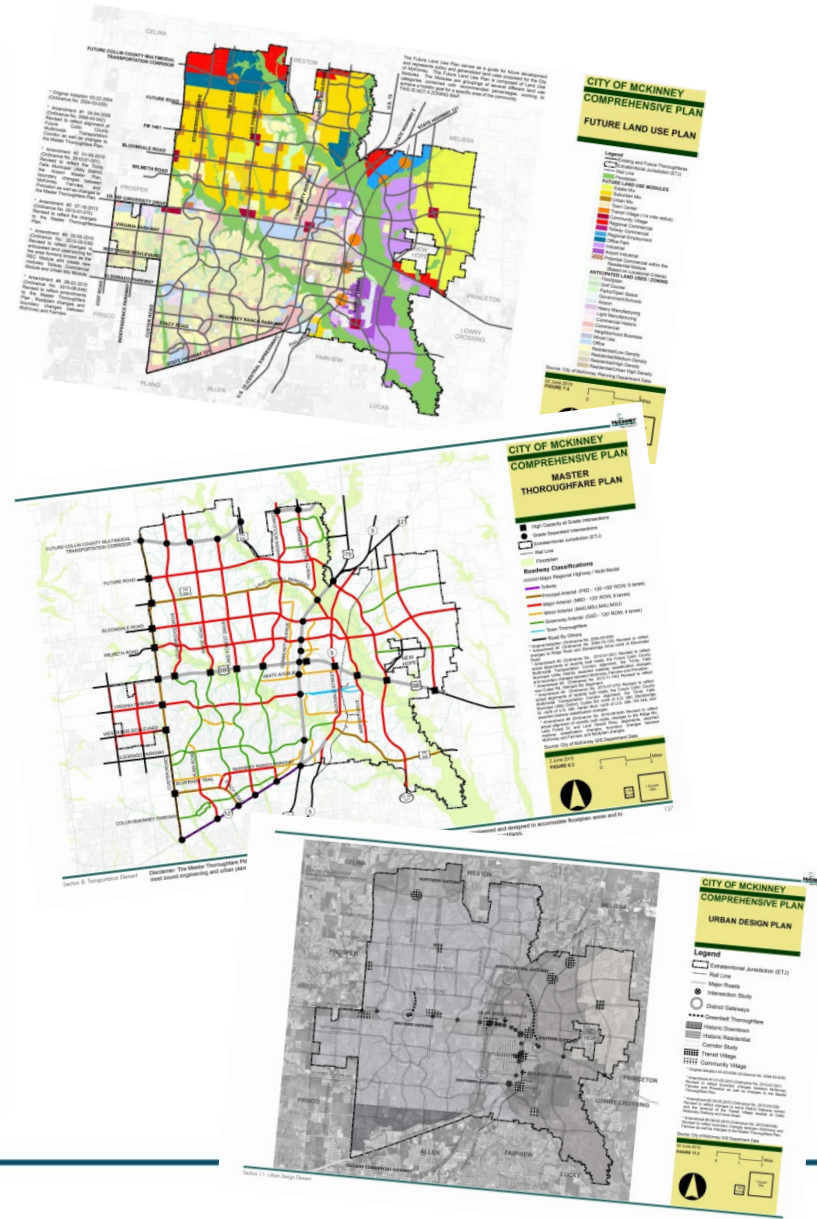
2004 McKinney Comprehensive Plan

City of McKinney: COMPREHENSIVE PLAN McKINNEY, TEXAS

HNTB
URBAN DESIGN + PLANNING

Planning, Civil Engineering, Urban Design, Transportation Planning, Landscape
Architecture & Consensus Development
DALLAS, TEXAS

ADOPTED ON 22 MARCH 2004



How is a Comprehensive Plan Used?

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



Comprehensive Plan Update

ONE MCKINNEY 2040



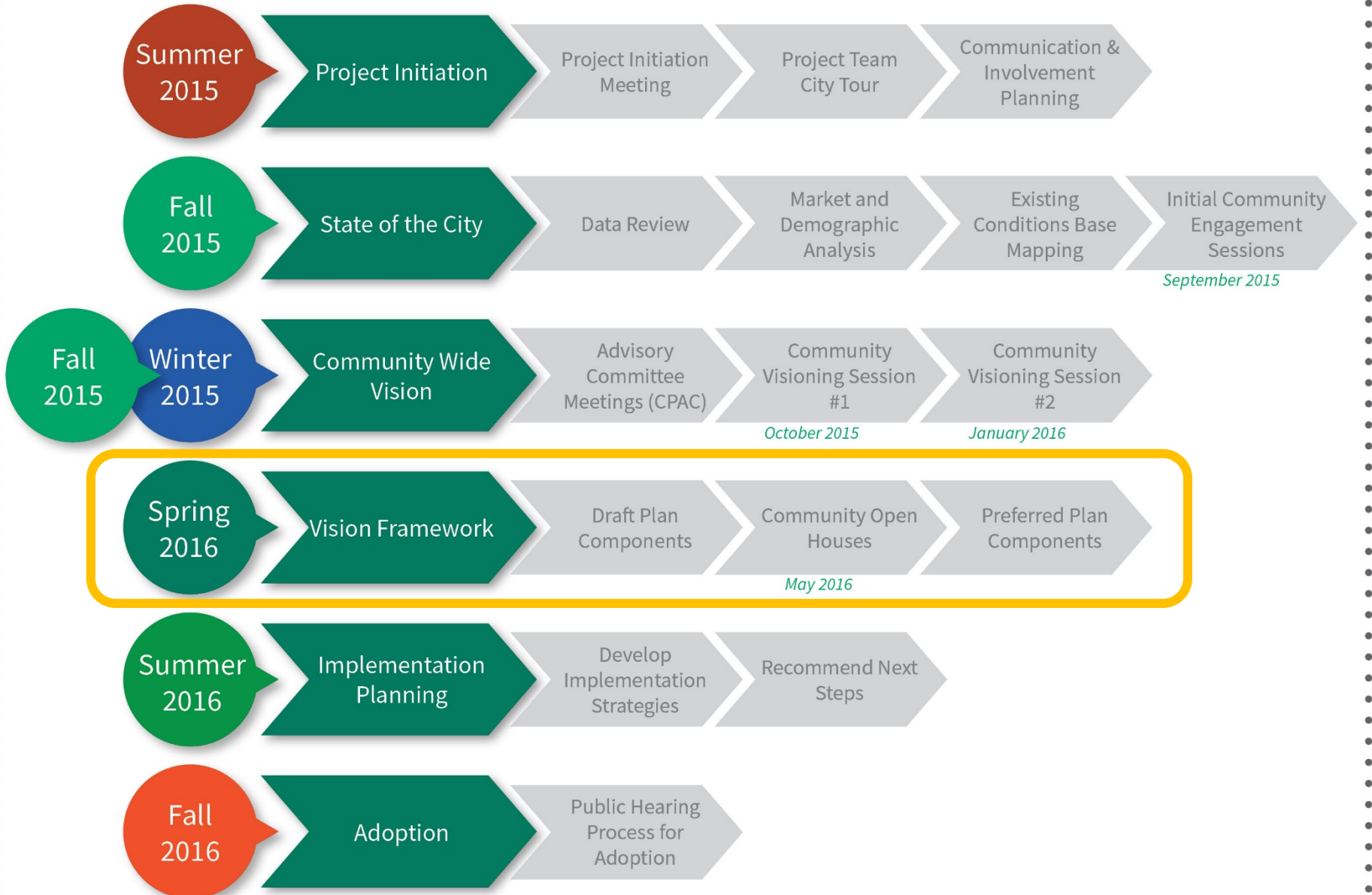
Why are we updating the Comprehensive Plan?

- McKinney's City Charter requires a Comprehensive Plan
- Current Comprehensive Plan was adopted in 2004, much has changed in the past 12 years
- Population growth to over 160,000 residents
- High level of development has taken place
- Texas Local Government Code requires zoning regulations to be adopted in accordance with a comprehensive plan.

ONE COMMUNITY. ONE VISION. ONE MCKINNEY 2040

ONE MCKINNEY 2040

Overall Scope and Process Timeline



ONE COMMUNITY. ONE VISION. ONE MCKINNEY 2040

ONE MCKINNEY 2040

Public Outreach Summary

June 16
City Council Meeting
Budget and Scope Approval

August 18
City Council Meeting
Advisory Committee Appointed

Project Initiation



November 5
State of the City Booth

November 16
Joint City Council / P&Z Meeting
Project Update

December 9
Joint City Council / CPAC Workshop

Community Wide Vision



April 11
Joint City Council / CPAC Meeting

May 18 & 19
Community Open Houses

June 6
Joint City Council / CPAC Meeting

Vision Framework



State of the City | Community Wide Vision

August 31
Stakeholder Interviews

September 1
Staff Working Session

September 2
Stakeholder Interviews
Advisory Committee Meeting

September 3
Stakeholder Interviews

September 16 - 17
Community Summits

September 25 - 27
Oktoberfest Booth

October 5
City Council Meeting
Project Update

October 14
Advisory Committee Meeting

October 24
Community Charrette



Community Wide Vision

January 4
City Council Work Session

January 8
Joint City Council / CPAC
DFW Tour

January 21
Community Workshop

February 18
Advisory Committee Meeting



Implementation Planning



- Joint City Council / Advisory Committee Meeting
- Advisory Committee (CPAC) Meeting
- Public Input
- City Council Meeting

ONE McKinney 2040 Plan Document Outline

- **Executive Summary and Overview**
 - Brief background to what this plan is and how it was created
- **Citywide Strategy**
 - Vision Statement and Guiding Principles
 - Preferred Scenario
 - Direction on key topics that affect the entire city (*i.e. economic development, preservation, etc*)
- **District Strategies**
 - Direction specific to each individual district
 - The first 'District' is the developed city
- **Implementation**
 - Priority action steps to carry out the plan
- **Appendices**
 - Detailed background information for someone needing more detail on the plan's preparation and analysis



Preferred Scenario



Creating a Preferred Scenario

Community Charrette

*CommunityViz Growth Mapping Exercise
11 Table Maps (Several with Common Threads)*

Joint City Council / CPAC Workshop #1

*Scenario Frameworks for Development of 3
Alternative Scenarios*

Community Workshop

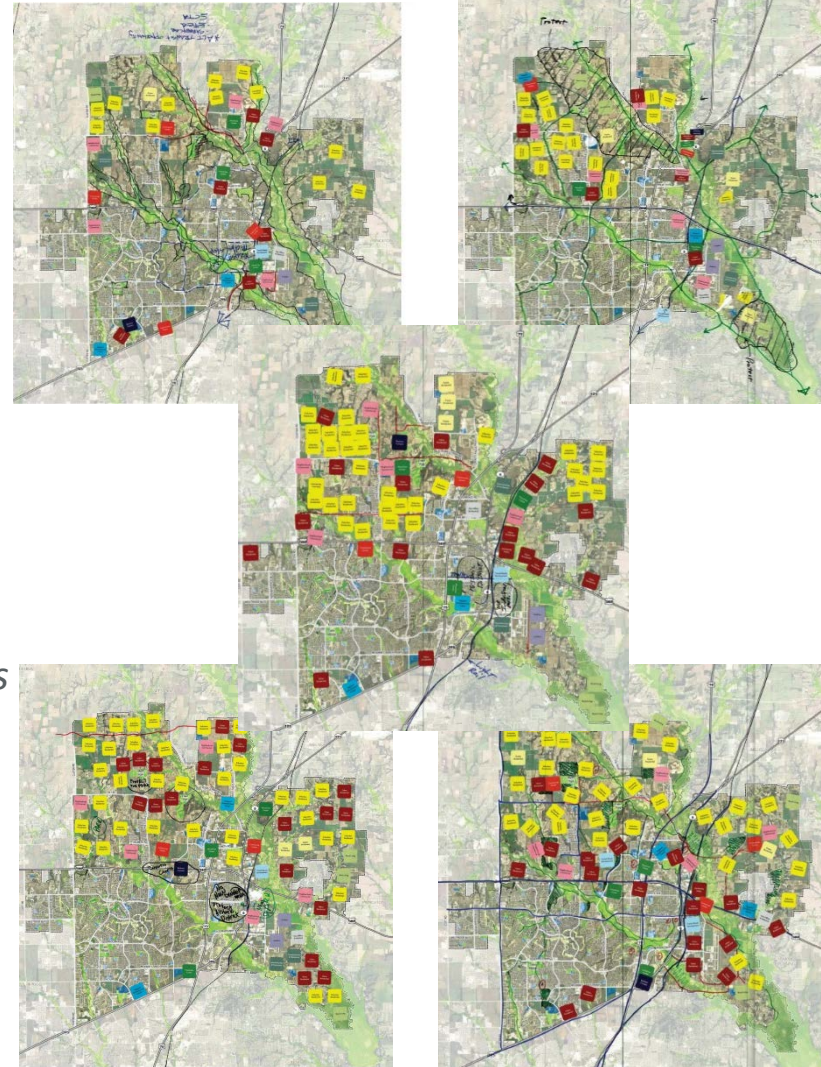
*Feedback on 3 Alternative Scenarios
Current Trend, Distinctive Districts & Focused Options*

CPAC Meeting

Develop Single CPAC Preferred Scenario

Joint City Council / CPAC Workshop #2

*Develop Consensus on a Preferred Scenario for
Community Review / Comment*



Development of a Preferred Scenario

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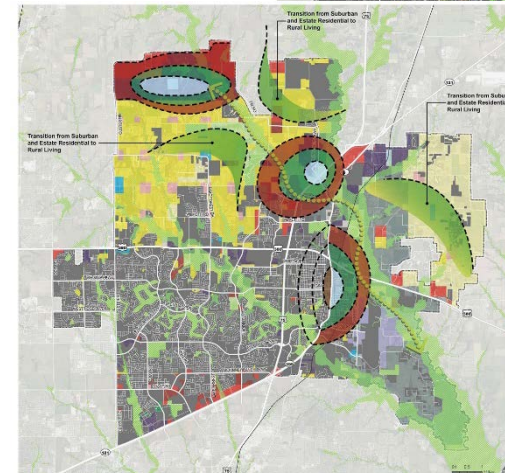
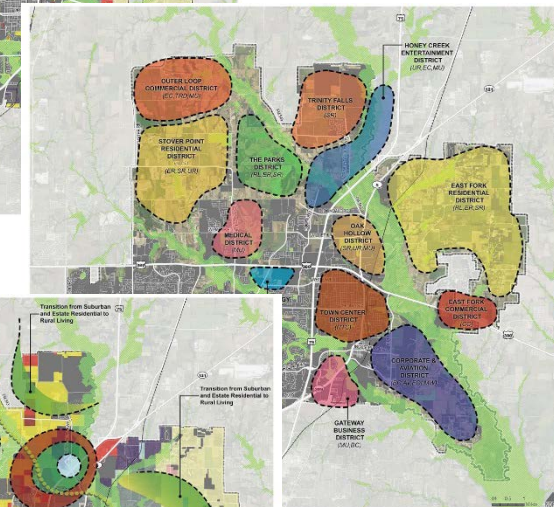
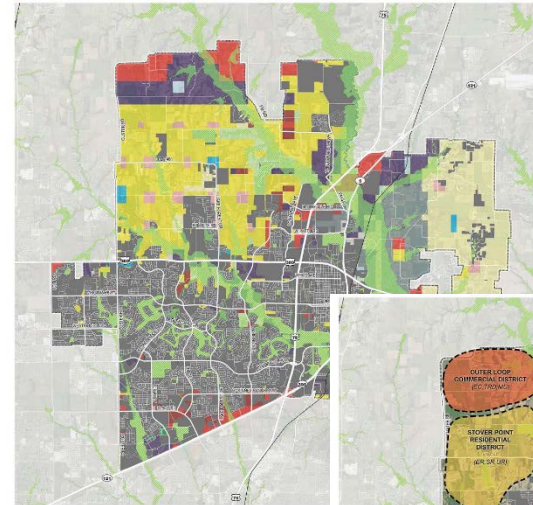
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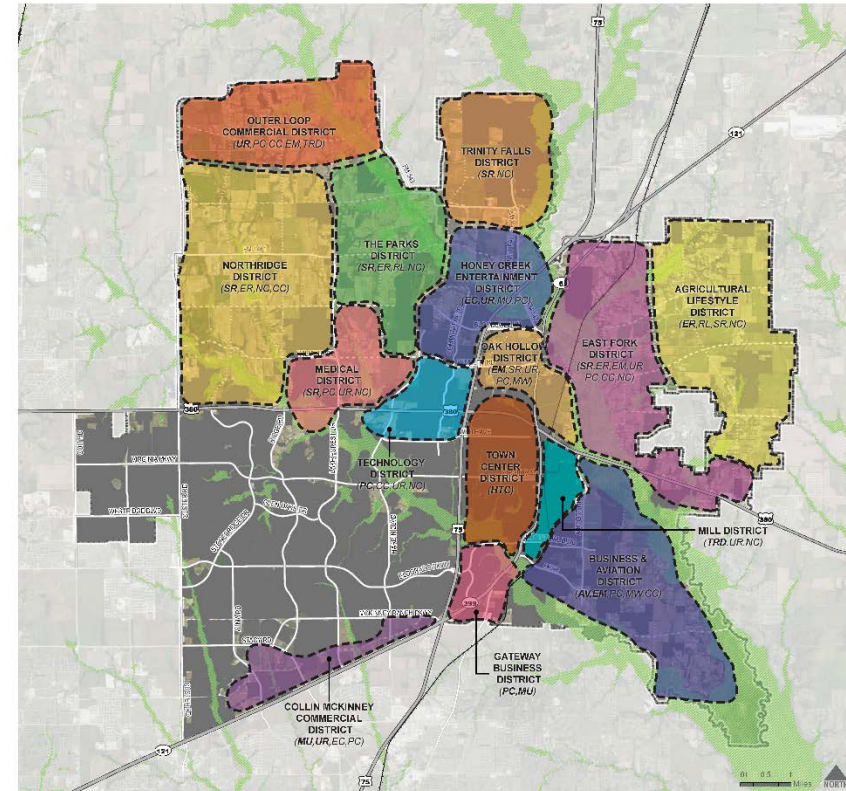
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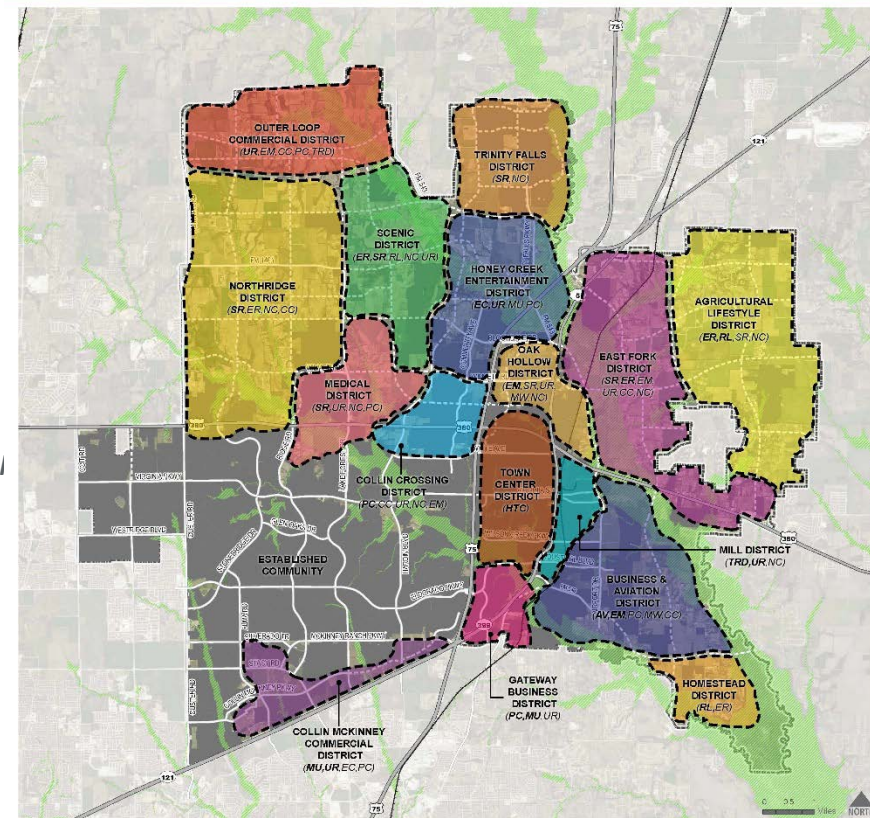
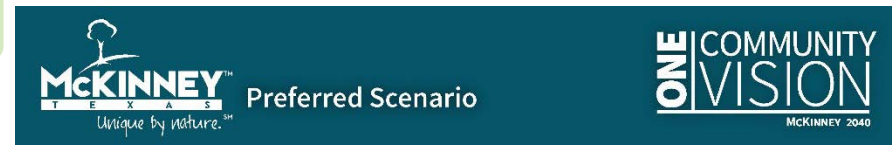
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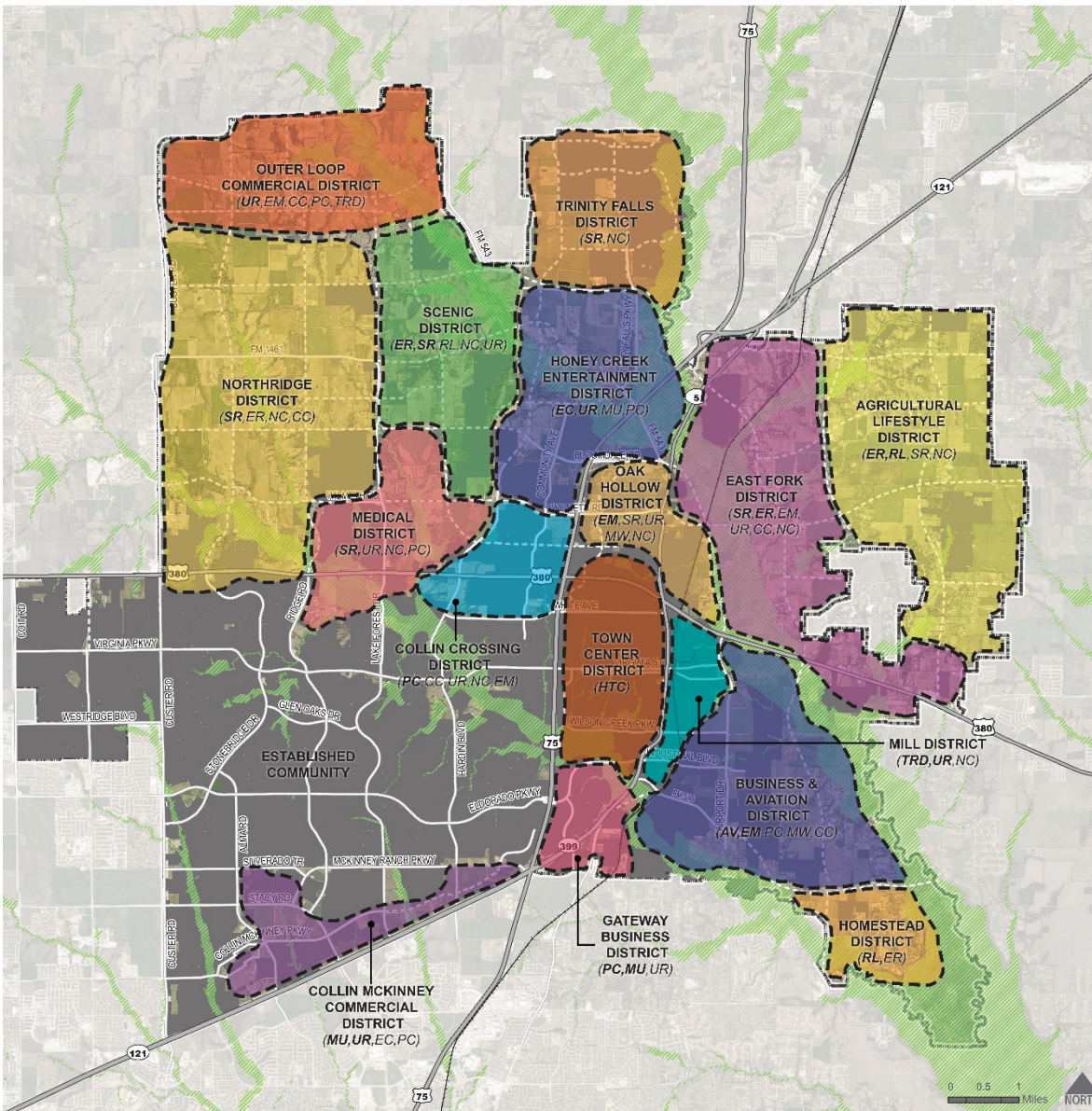
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Preferred Scenario



- Scenario based on PlaceTypes instead of land uses.
- City divided into 16 Districts centered on existing natural assets, economic drivers, or other features.
- Each has a unique mix of PlaceTypes.

Place Types – the Scenario ‘Palette’



Rural Living
(RL)



Urban Residential
(UR)



Neighborhood
Commercial
(NC)



Estate Residential
(ER)



Entertainment
Center
(EC)



Commercial Center
(CC)



Suburban
Residential
(SR)



Transit Ready
Development
(TRD)



Mixed-Use Center
(MU)



Historic Town Center
(HTC)



Employment Mix
(EM)



Professional
Campus
(PC)

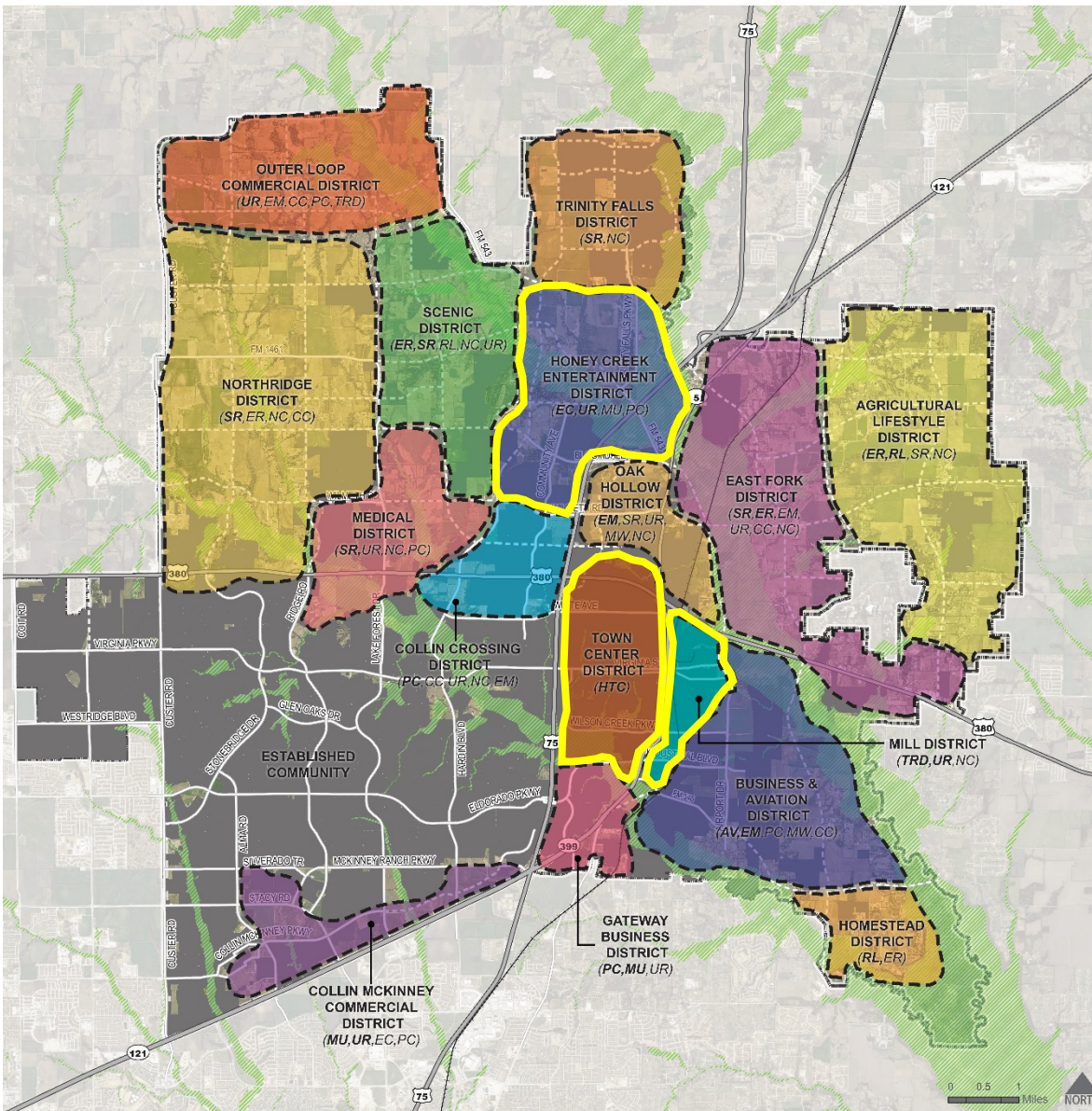


Manufacturing &
Warehouse
(MW)



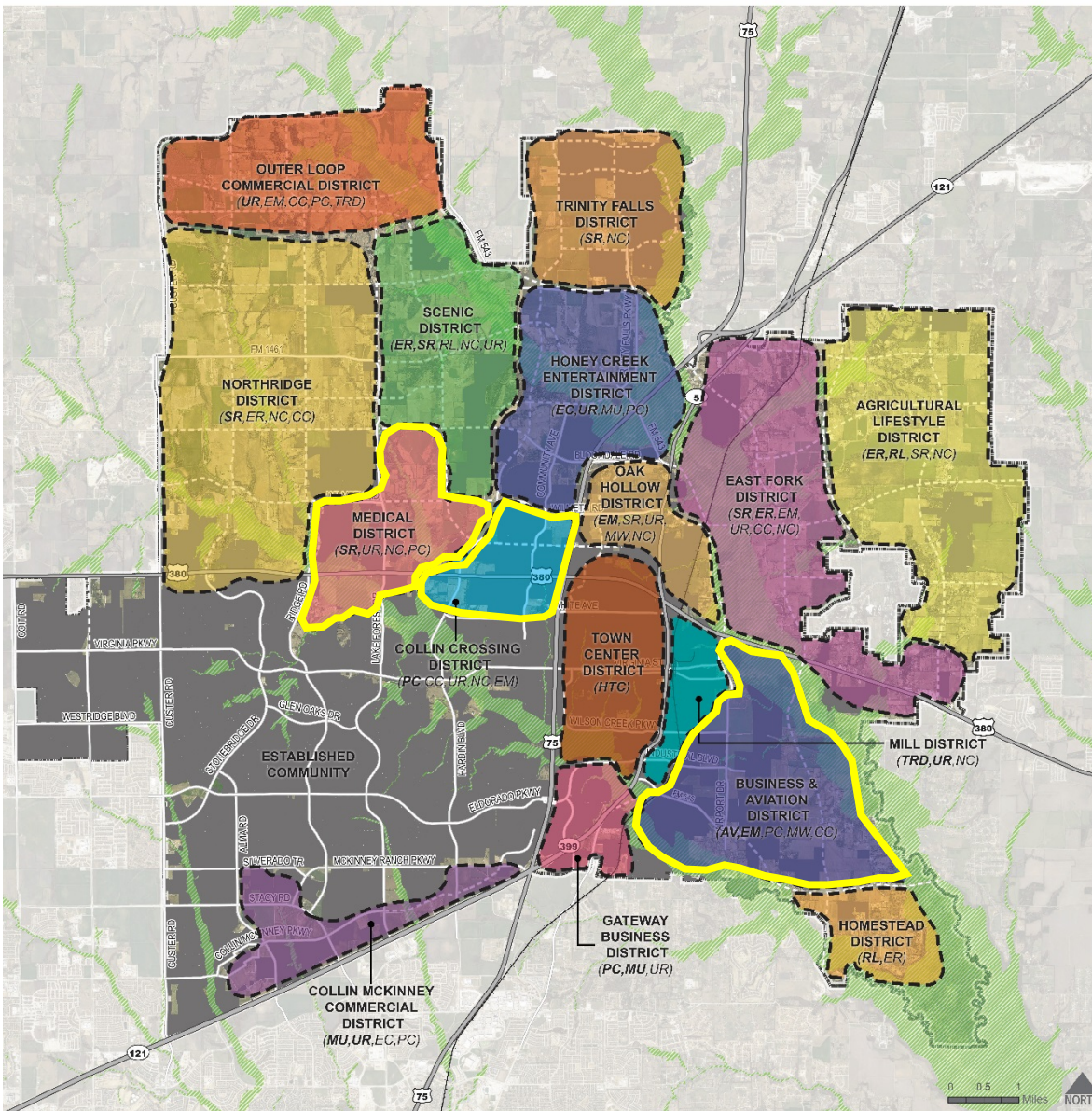
Aviation
(AV)

Preferred Scenario



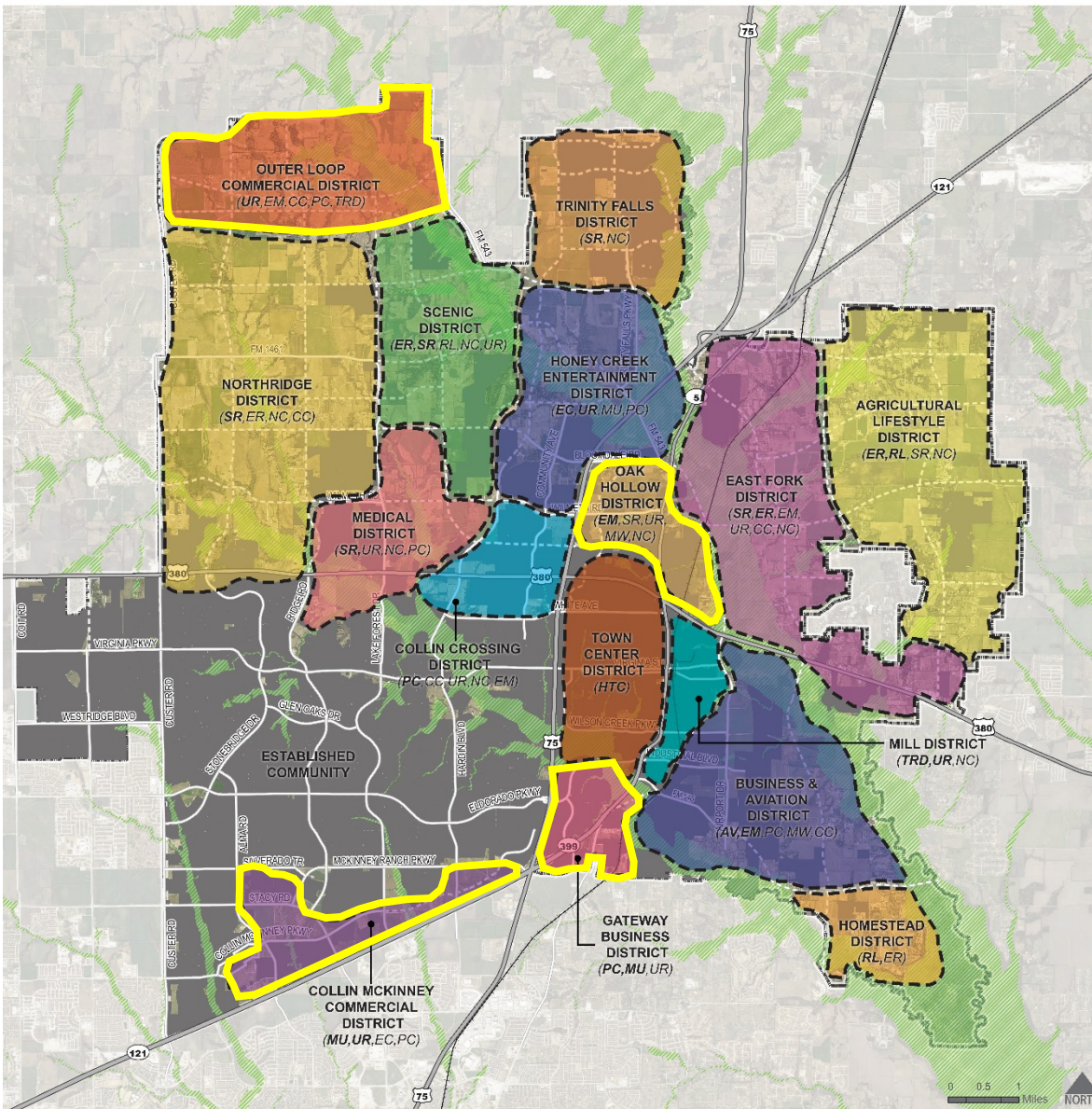
- Grouped into five sets of similar Districts.
 - **Cultural & Entertainment**
 - Economic Assets
 - Transportation-Focused
 - Housing & Neighborhood
 - Natural Assets

Preferred Scenario



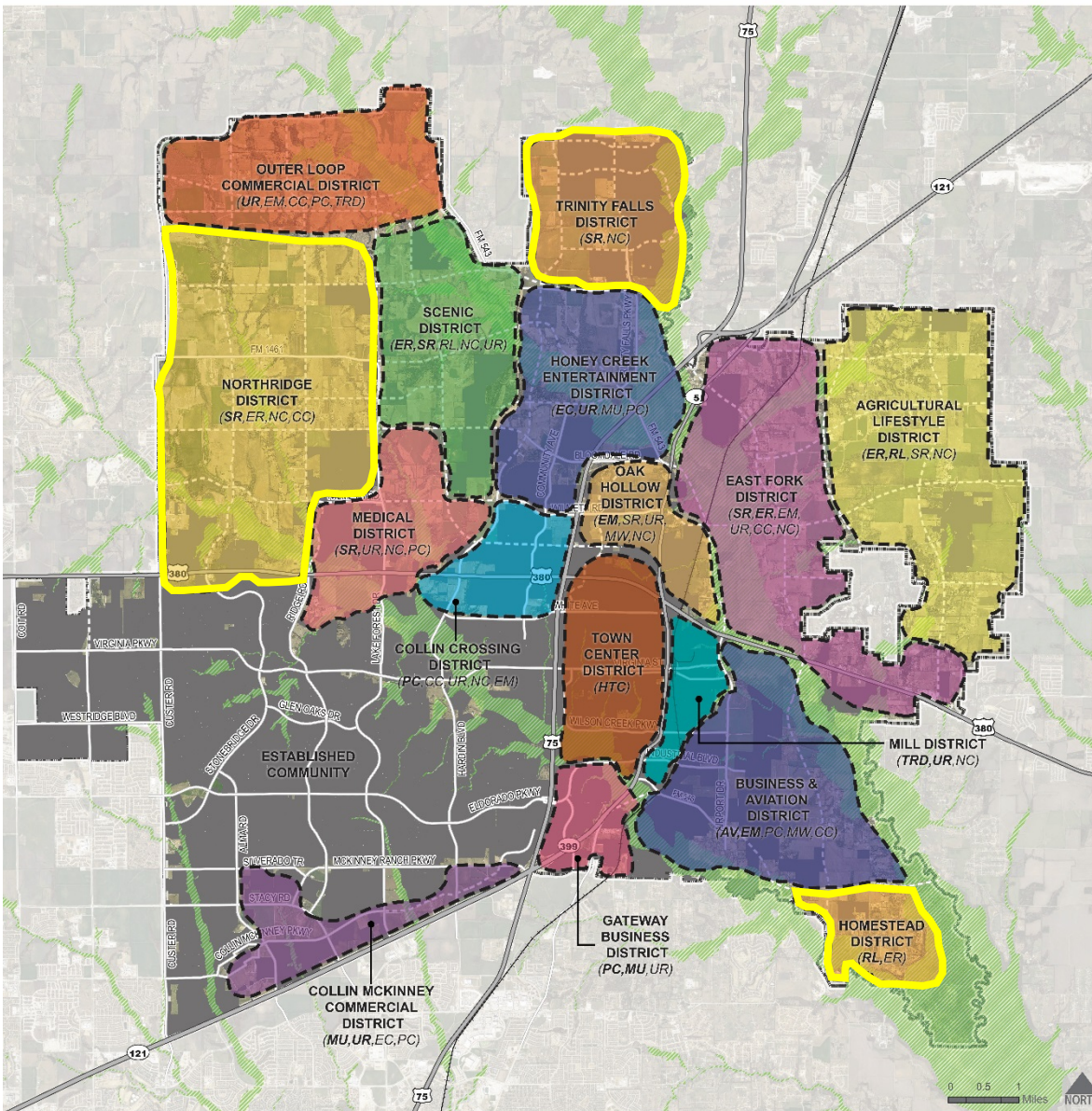
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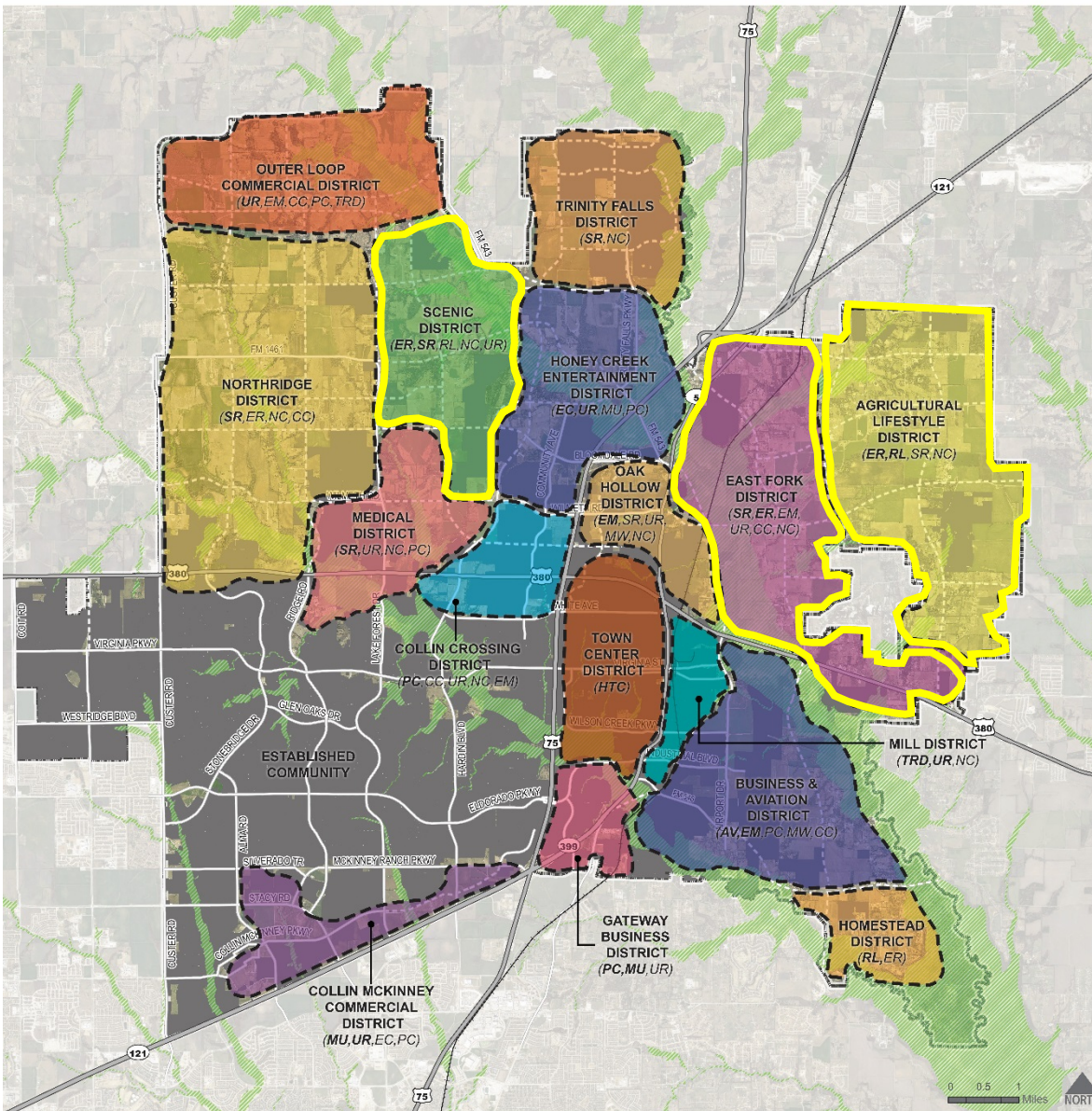
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 - Housing & Neighborhood
 - Natural Assets

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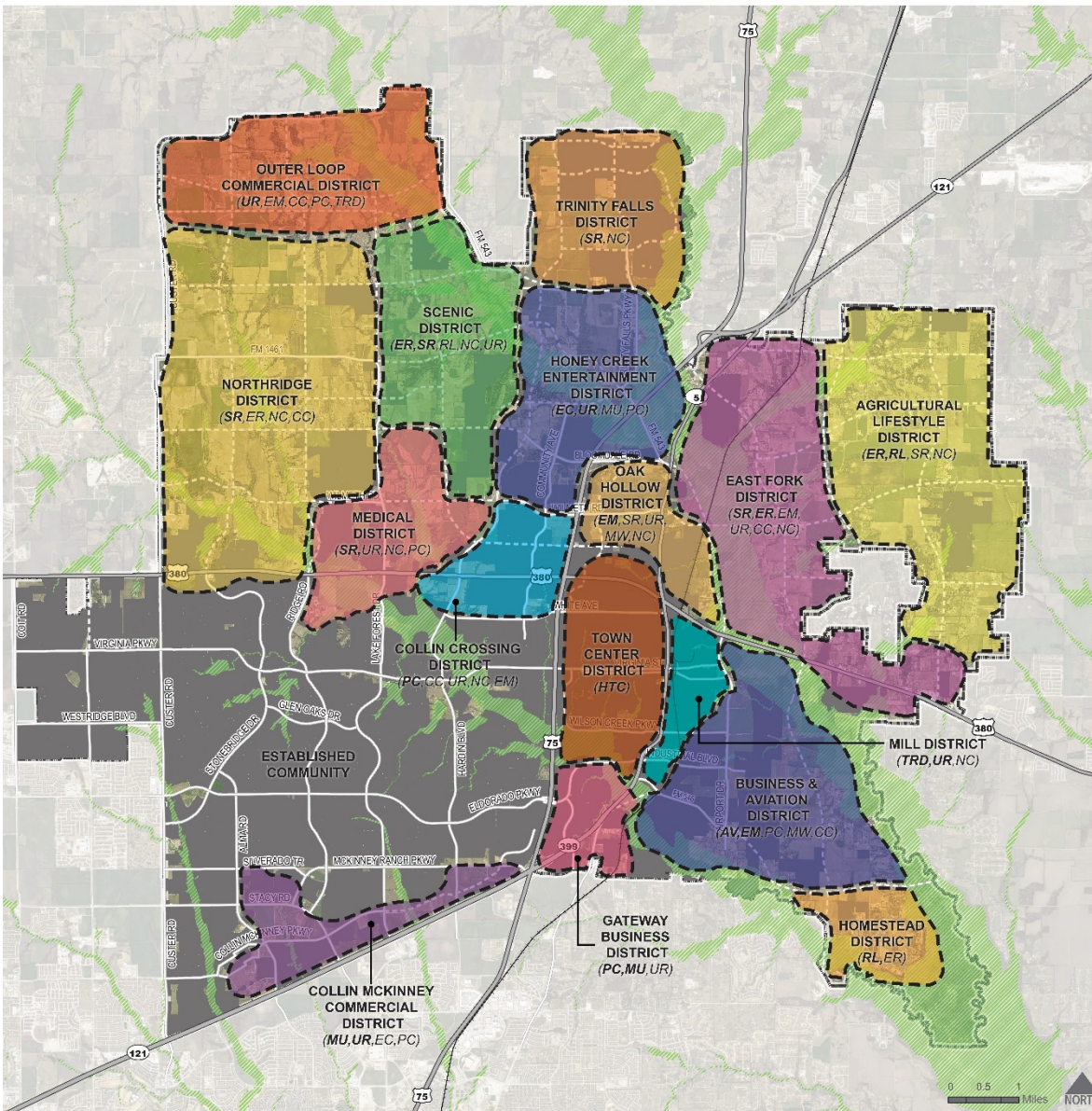
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 - **Housing & Neighborhood**
 - Natural Assets

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 - **Natural Assets**

Preferred Scenario



Results In...

2040 Population: **284,000**

2040 New Residential Units: **54,900**

Housing Type	Added Units	% Market Share
Low-Density	30,700	24%
Medium-Density	13,200	25%
High-Density	11,000	25%

2040 Total Employment: **138,000**

2040 Added Non-Res: **26.8MM sq ft**

Employment Type	Added SQFT	% Market Share
Retail	7.7 MM	54%
Office	11 MM	51%
Industrial	8.1 MM	14%

More detailed information available at <http://onemckinney2040.com/pages/events/openhouse.html>

Next Steps

- Continue Developing Plan Components
- City Council Work Sessions
 - July 25

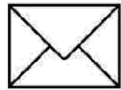
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www.onemckinney2040.com



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VISION

Questions?