

MEMORANDUM



To: Planning and Zoning Commission

Through: Brian Lockley, AICP, Director of Planning

From: Jennifer Arnold, Planning Manager

Date: February 23, 2016

Subject: P&Z Commission Training Series
[Topic 1: Comprehensive Planning and Its Influence on Development](#)

WHAT IS A COMPREHENSIVE PLAN

Governed by Chapter 213 of the Texas Local Government Code, a Comprehensive Plan is a policy document that is developed from community input and leadership in order to establish a statement of community values and ideals that lead to a singular vision. A Comprehensive Plan is typically comprised of a number of interrelated elements such as land use, transportation, utilities, public services, socio-economic and market realities, preservation, and open space. There is no requirement for a specific element; however, land use and transportation are the most common foundational elements of a Comprehensive Plan. In fact, in the 2004 McKinney Comprehensive Plan, the Master Thoroughfare Plan (MTP) and the Future Land Use Element (comprised of the Future Land Use Plan (FLUP) and Future Land Use Plan – Module Diagram (FLUP-MD)) are the most commonly referenced elements.

A Comprehensive Plan will typically include maps showing future land uses, transportation facilities and parks. It includes policies that address land use, housing, capital facilities, public facilities, utilities, transportation, the natural environment, and rural areas.

WHY HAVE A COMPREHENSIVE PLAN

A Comprehensive Plan is important because it provides a road map for how a community will (and desires to) grow. This “road map” helps city leaders and city staff ensure that the day-to-day decisions that are made contribute to the desired future for the city. This is specifically true for things like land use decisions, infrastructure planning, and capital investments.

HOW DO WE IMPLEMENT A COMPREHENSIVE PLAN

The three broad implementation tools for implementing a Comprehensive Plan (or study) include regulatory tools, fiscal tools, and policies/programs such as zoning

regulations, design standards, financing districts, land use policies, and capital investments.

THE COMMISSIONS ROLE IN THE MCKINNEY COMPREHENSIVE PLAN

Among other things, the Planning and Zoning Commission has been appointed to review the McKinney Comprehensive Plan. As such, the Commission will make recommendations to the City Council regarding amendments, updates and actions affecting the Comprehensive Plan.

Indirectly, however, it is the Commission's responsibility to review and consider the Comprehensive Plan when making decisions that impact land use, development, growth, and public services in McKinney.