

CITY OF MCKINNEY

COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

* 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.

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.

Legend

Existing and Future Thoroughfares
Extraterritorial Jurisdiction (ETJ)
Rail Line

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

02 June 2015
FIGURE 7.4

0 1 2 Miles

