

ONE | COMMUNITY VISION

McKINNEY 2040



City Council Work Session

February 19, 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

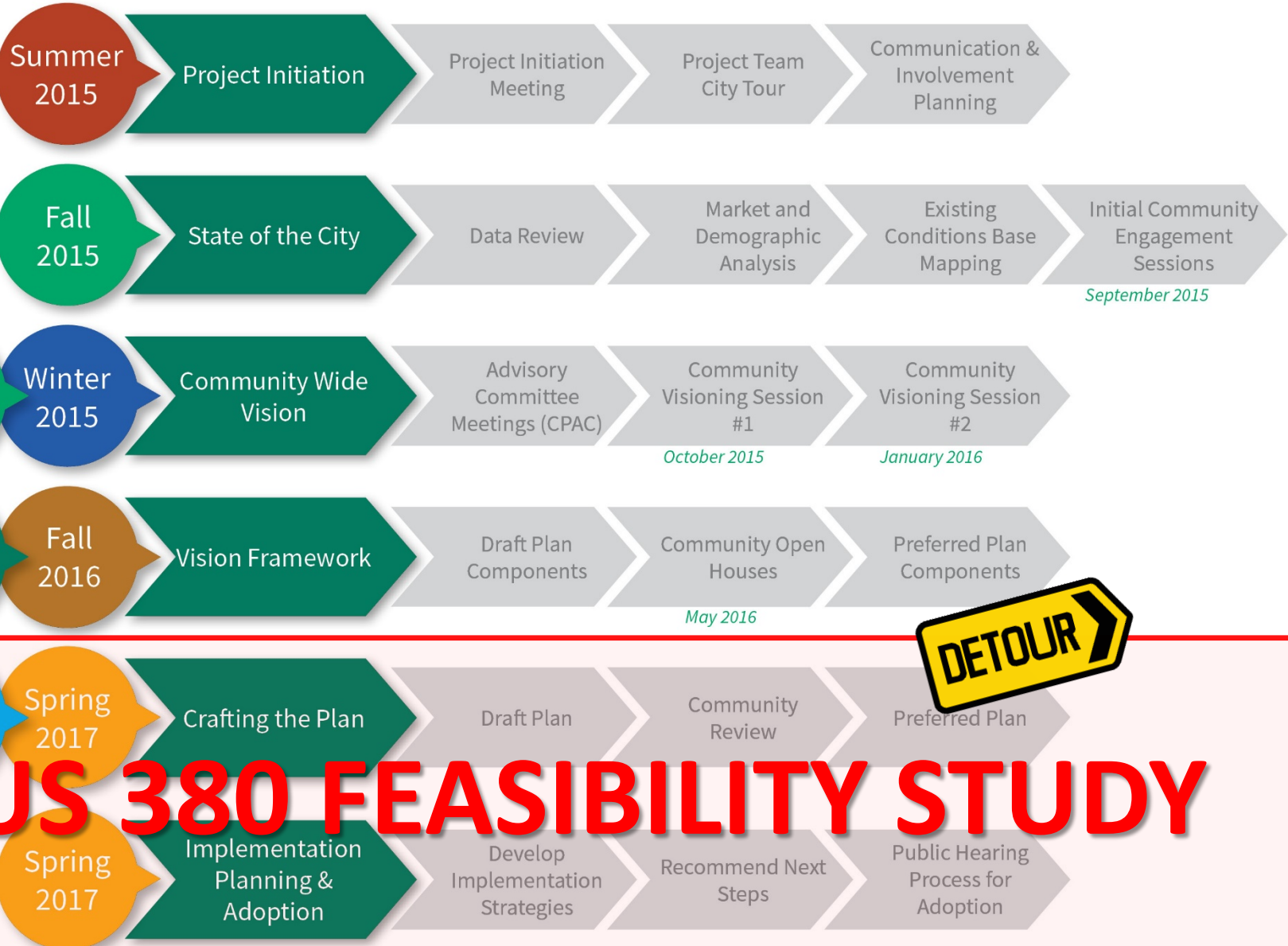
- Provides direction for the City's future growth and development
- Sets goals for many aspects of civic operations

How

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

ONE MCKINNEY 2040

Overall Scope and Process Timeline



ONE COMMUNITY. ONE VISION. ONE MCKINNEY 2040

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

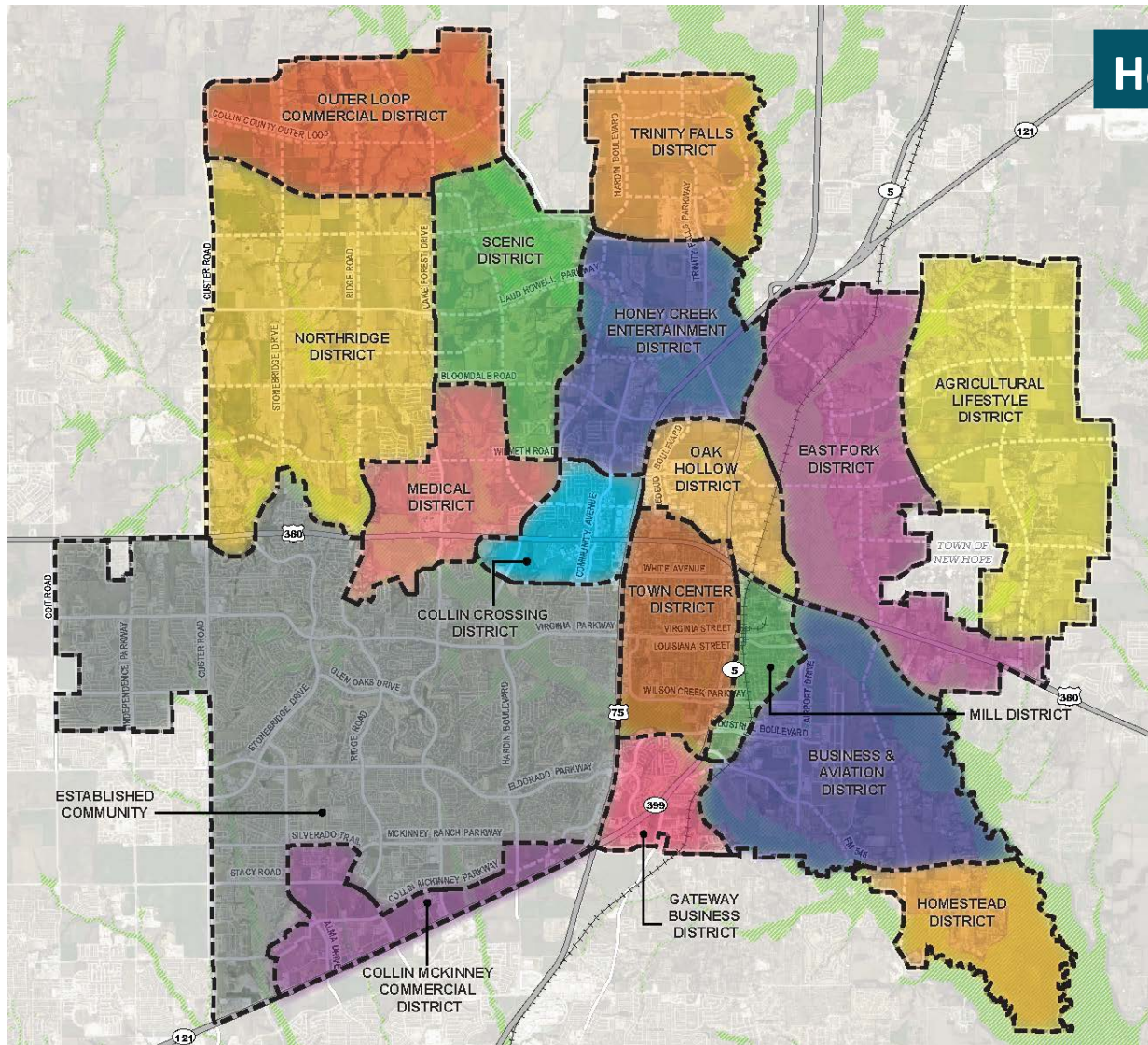


Policy Direction: Preferred Scenario

presented to CC
September 2016

How it works: *the Districts*

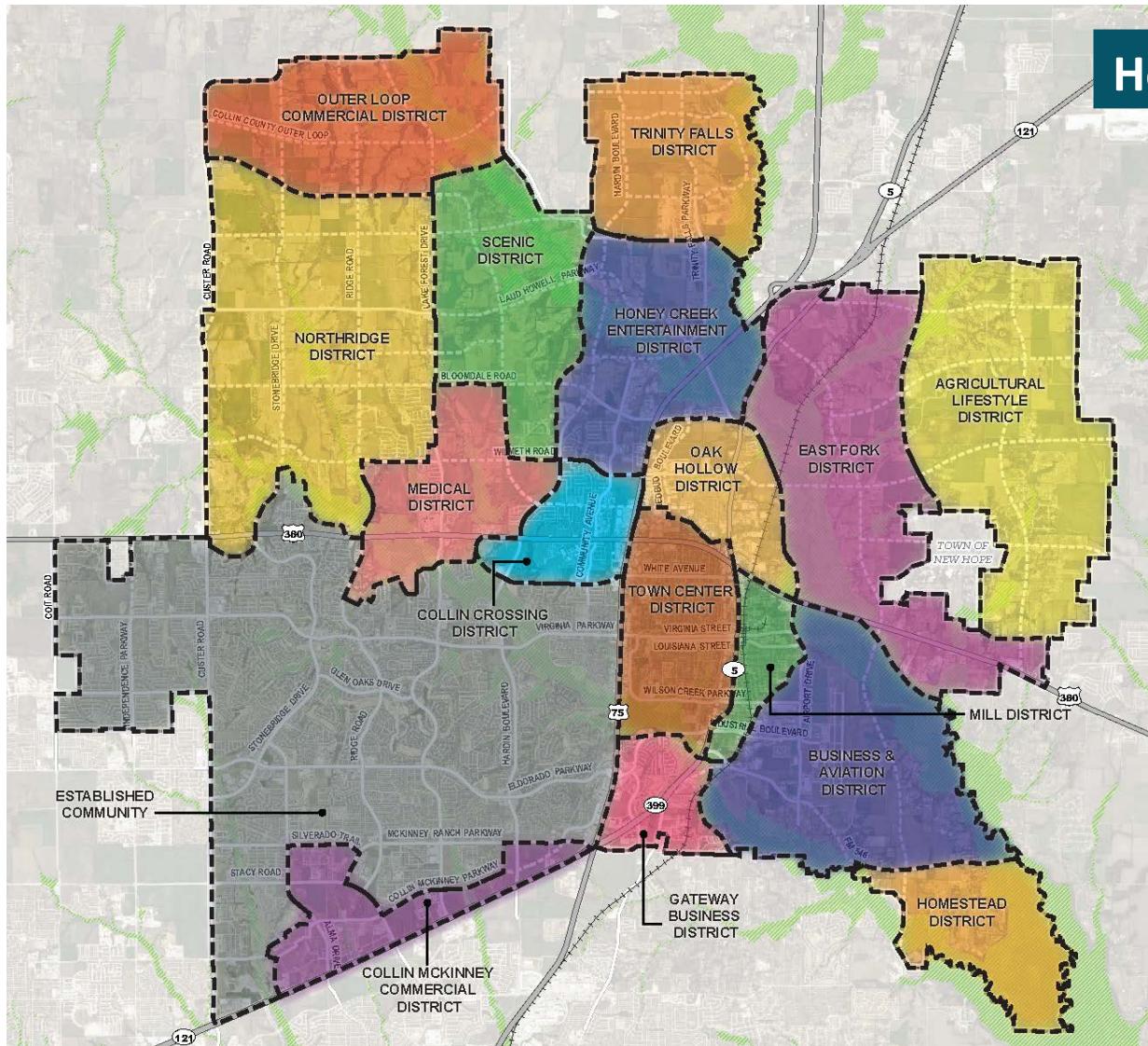
- Focuses on distinctive districts, each with a clear intent and market focus.
- Character-defining placetypes create and reinforce the desired identity of each district.
- Each district has a unique mix of placetypes



Policy Direction: Preferred Scenario

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How it works: *the Placetypes*



Rural Residential (RL)



Urban Living (UL)



Estate Residential (ER)



Entertainment Center (EC)



Suburban Living (SL)



Transit Ready Development (TRD)



Neighborhood Commercial (NC)



Historic Town Center (HTC)



Commercial Center (CC)



Professional Campus (PC)



Mixed-Use Center (MU)



Aviation (AV)



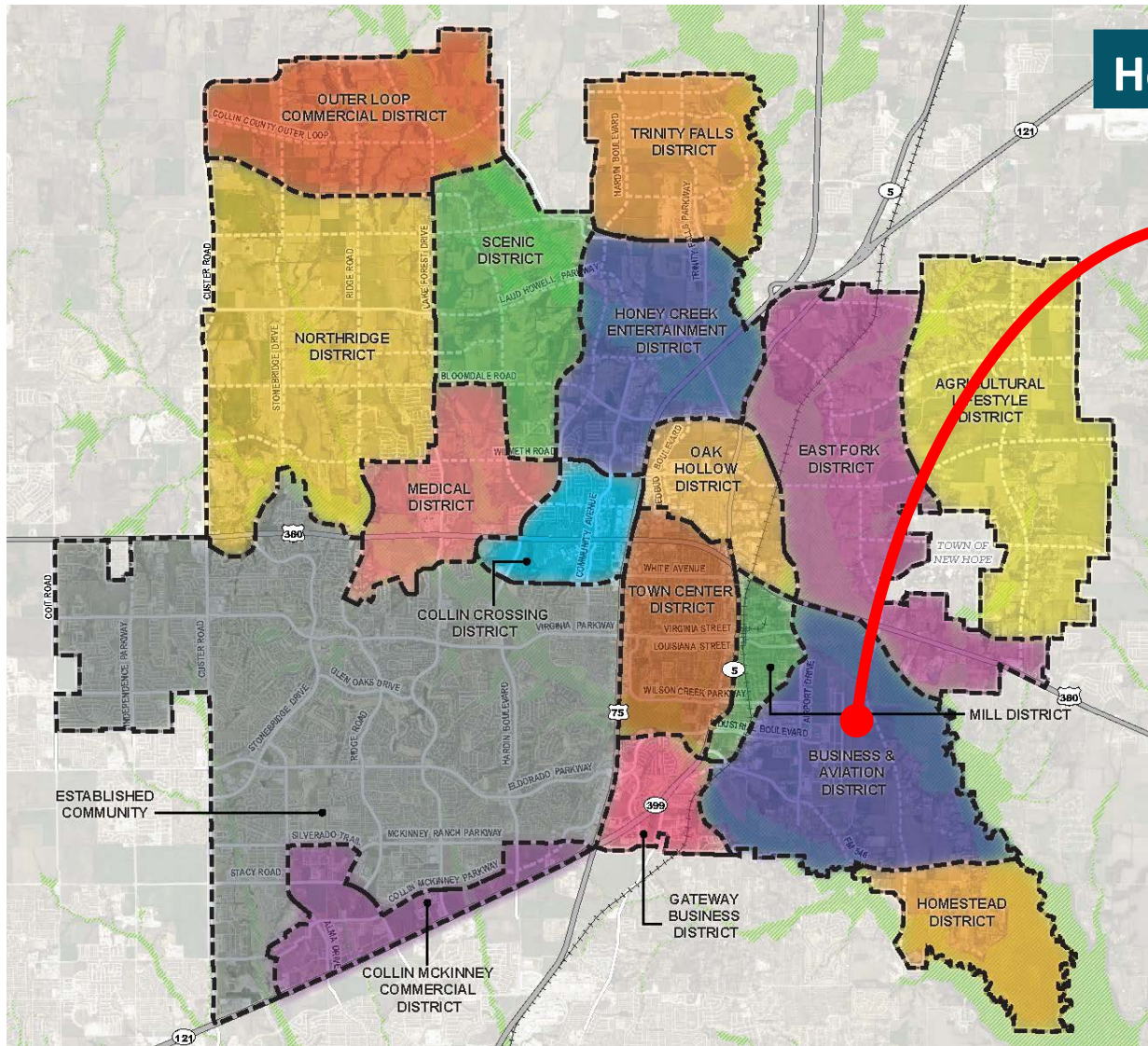
Employment Mix (EM)



Manufacturing & Warehouse (MW)

Preferred Scenario: District Diagrams

presented to CC
September 2016



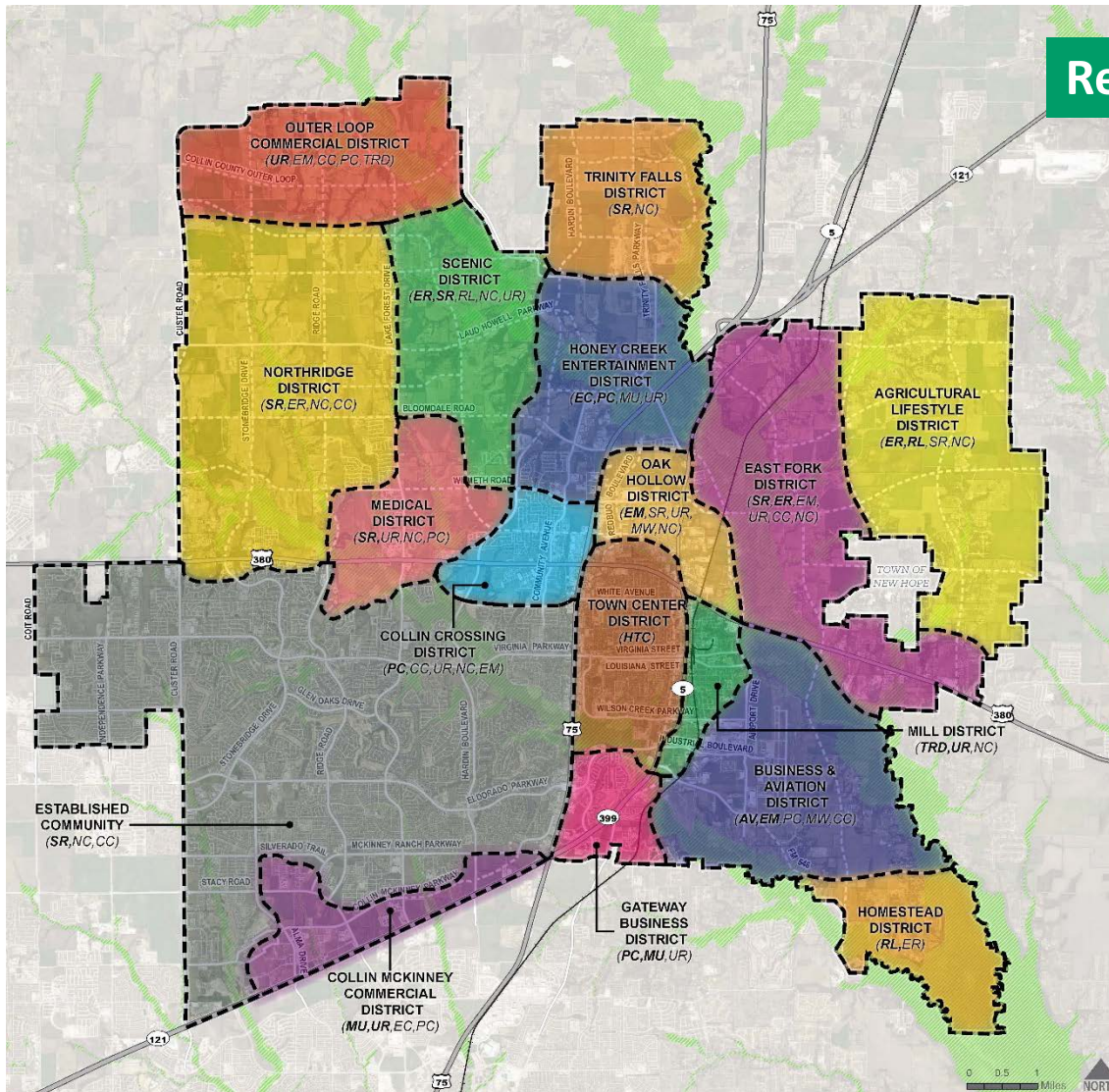
How it works: District Details



- Intent Statement
- Description
- Identity and Brand
- Economic & Market Support
- Strategic Direction
 - Development Pattern
 - Identity, Amenities & Infrastructure
 - Public Investments & Initiatives
 - Decision Making Criteria

Preferred Scenario: What it Means

presented to CC
September 2016



Results In...

2040 Population: **284,000**

2040 Total Employment: **139,000**

2040 Added Non-Res: **21.7MM sqft**

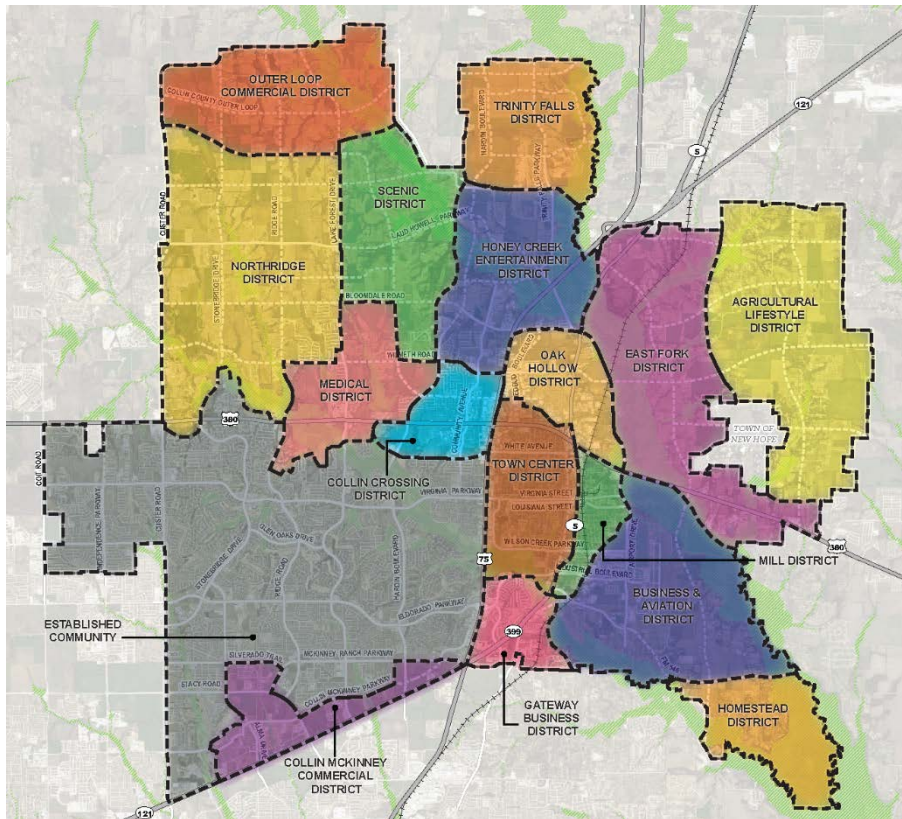
** will be refined/recalibrated with
the ONE McKinney 2040 relaunch*

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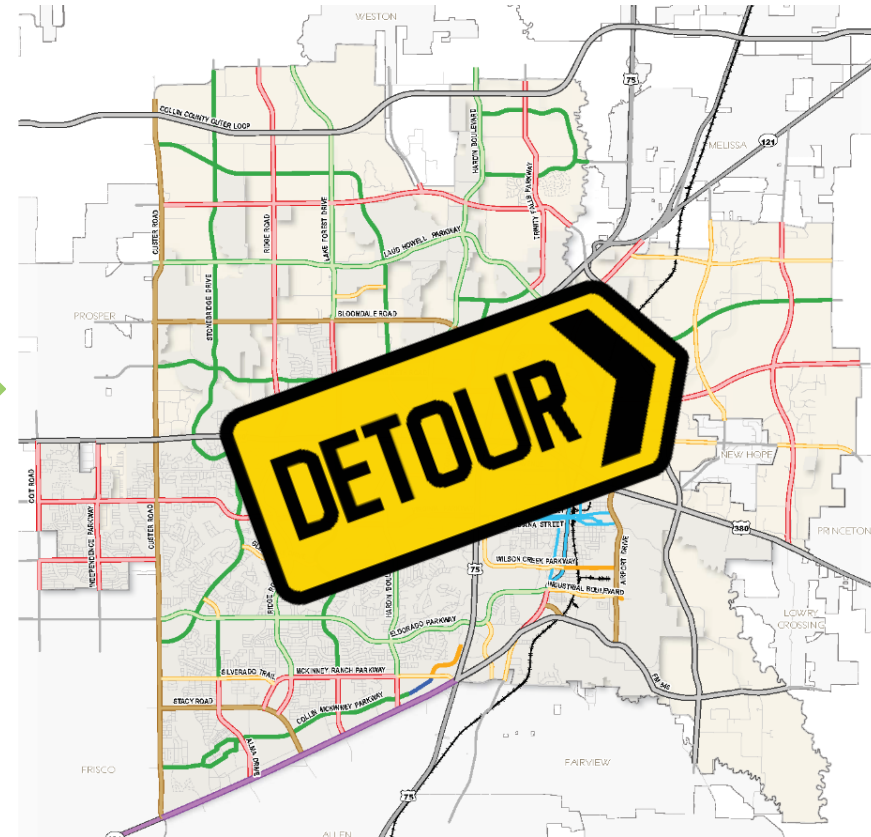
MCKINNEY 2040

Planning for Future Roadways

DRAFT Preferred Scenario



DRAFT Thoroughfare Plan (Aug. 2016)

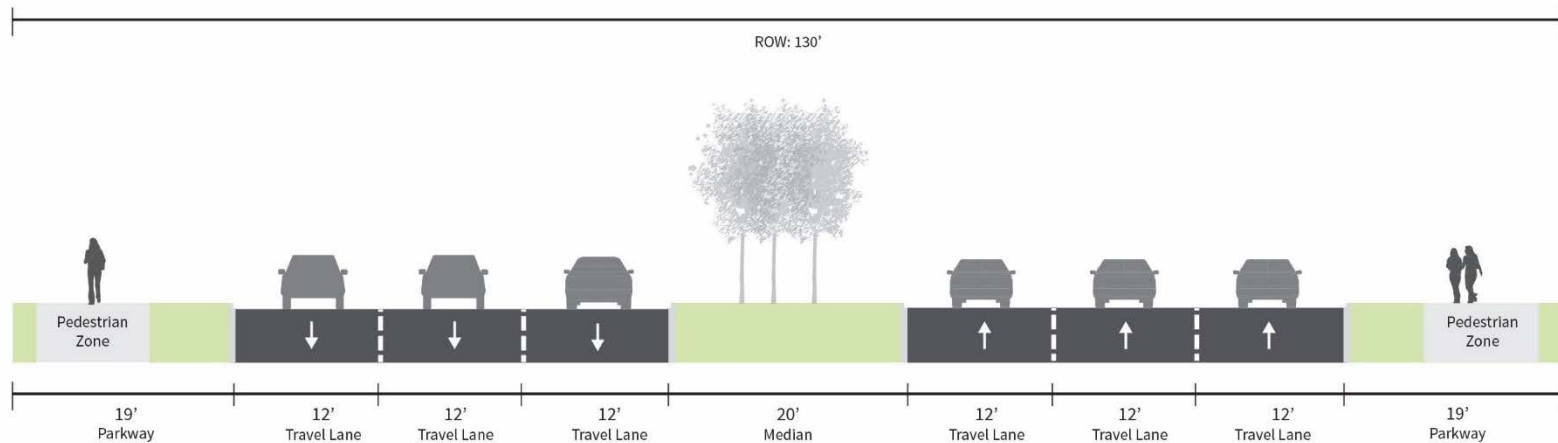


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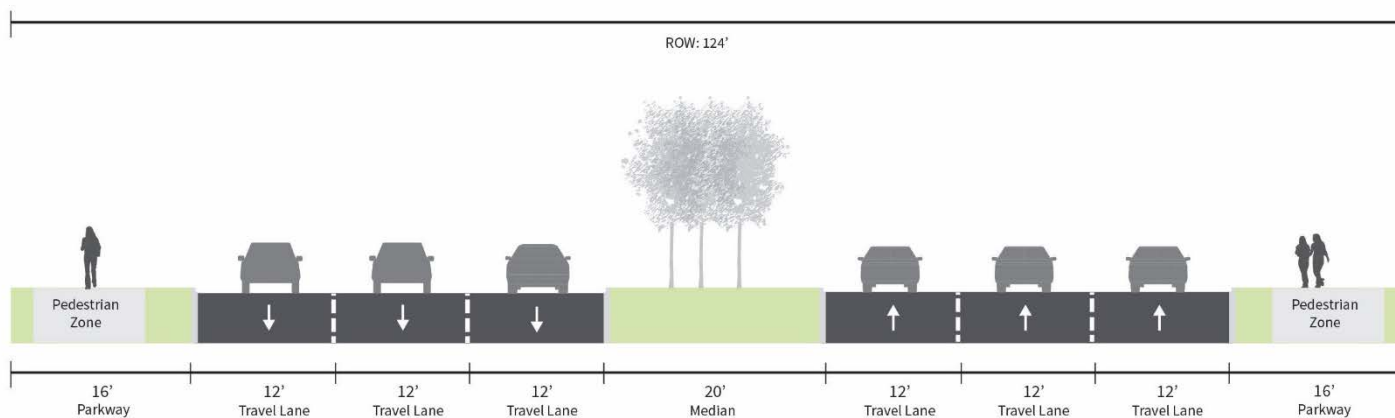
Transportation: Illustrative Cross-Sections

*presented to CC
August 2016*

P6D Principal Arterial (130')



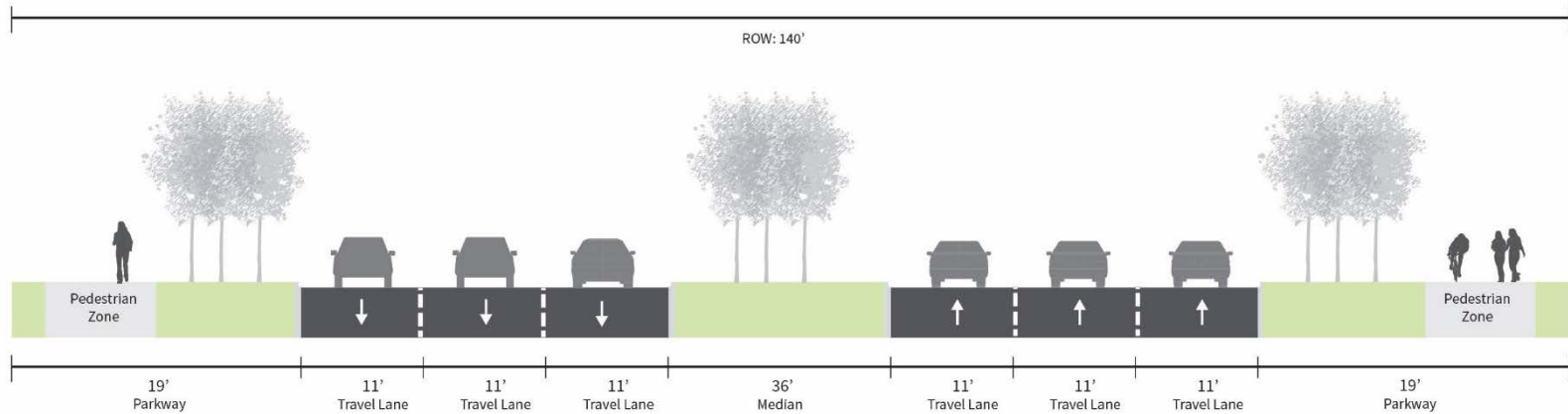
M6D Major Arterial (124')



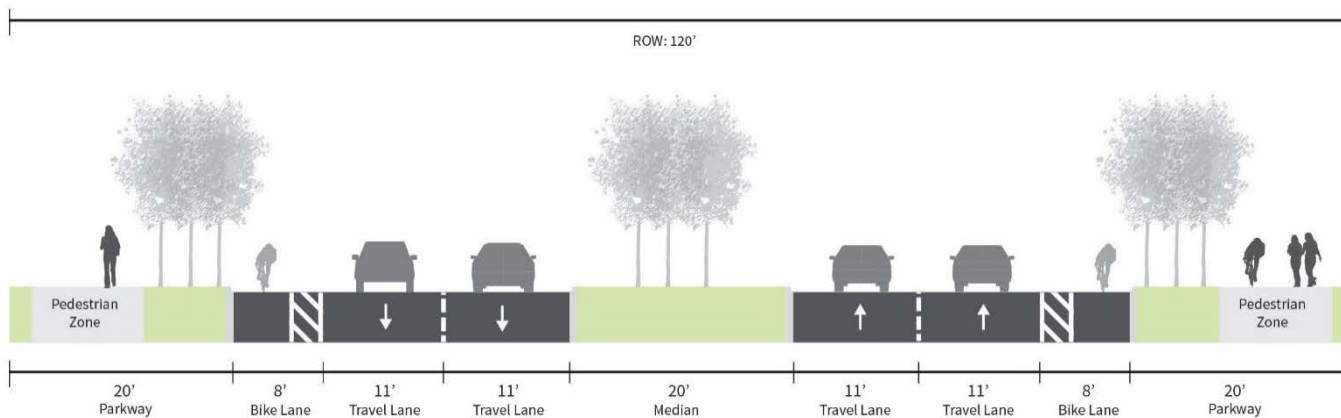
Transportation: Illustrative Cross-Sections

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August 2016*

G6D Greenway Arterial (140')



G4D Greenway Arterial (120')





TxDOT US 380 Feasibility Study

ONE McKinney 2040 Re-Launch...



Re-Engage

- City Council
- Planning and Zoning Commission
- Comprehensive Plan Advisory Committee
- Stakeholders

Re-Calibrate

- Host additional community event(s)
- Refine plan elements based on development changes since original launch
- Integrate US 380 alternatives into decision making*

Adopt & Implement

- Draft plan
- Public review and refinements
- Plan adoption
- Implementation considerations and actions



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



ONE McKinney 2040: Implementation

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.



ONE McKinney 2040: Implementation

What are we doing now?

- 2017 Annexation Policy ✓ *complete*
 - Established framework and criteria for considering annexations
- Infrastructure & Development Provisions in the ETJ (*in progress*)
 - Evaluation and integration of infrastructure and development provisions in the ETJ
- Fiscal Model (*in progress*)
 - Development of a fiscal model to evaluate the potential impacts associated with new development and redevelopment projects
- Engineering Design Manual Update (*near completion*)
 - Launched July 2016
 - Based on ONE McKinney 2040 draft cross-sections
 - Expected completion April 2018

