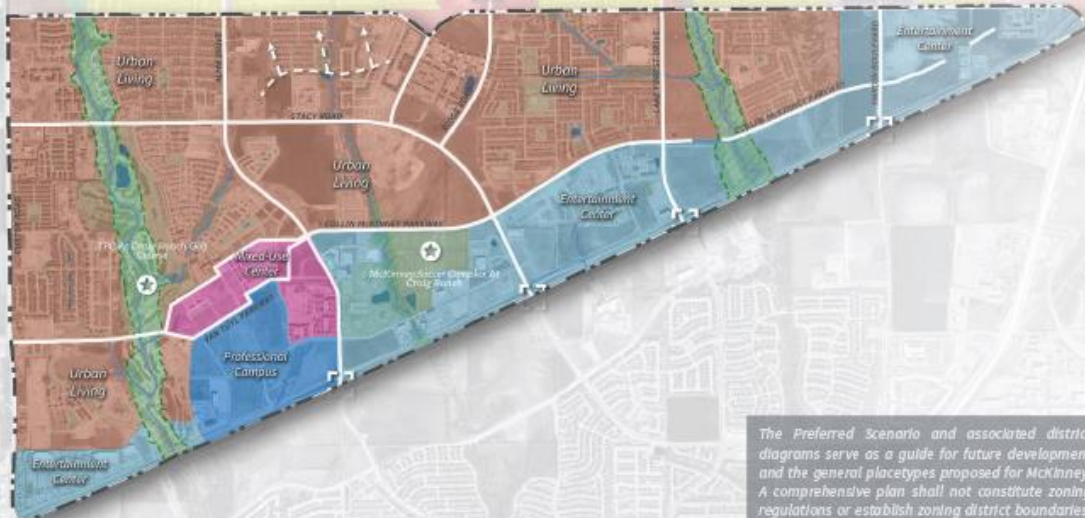


Existing Zoning in the Collin McKinney Commercial District and the SH 121 Corridor

April 15, 2019 City Council Work Session

LAND USE DIAGRAM

PLACETYPES



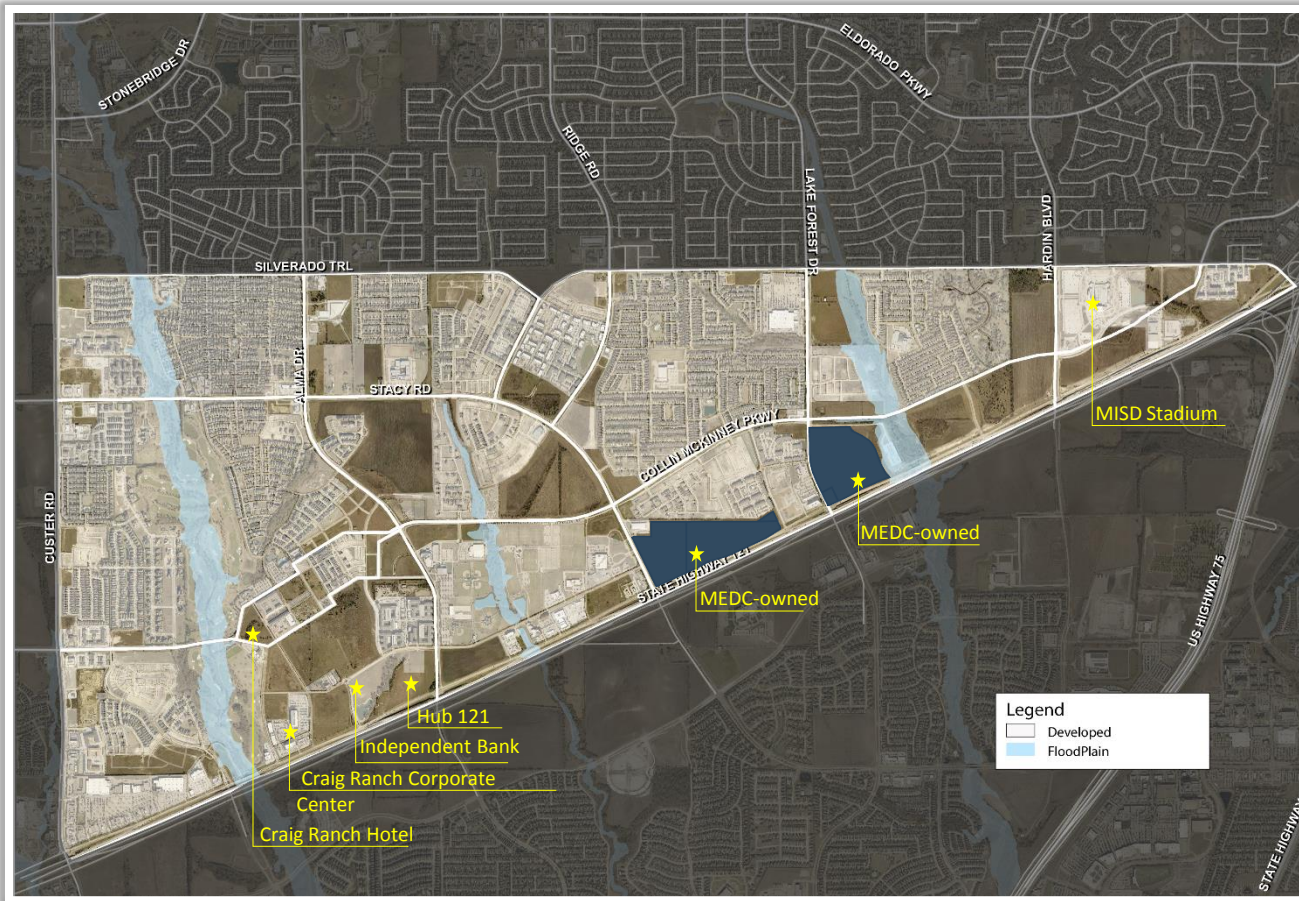
The Preferred Scenario and associated district diagrams serve as a guide for future development and the general placetypes proposed for McKinney. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Collin McKinney Commercial District

District Intent:

to provide a highly desirable location for major corporations, regional retail centers and other businesses that prefer a location along a major regional highway and to offer McKinney residents substantial job opportunities and many choices for shopping, dining and entertainment.

Collin McKinney Commercial District: Developed v. Undeveloped Properties

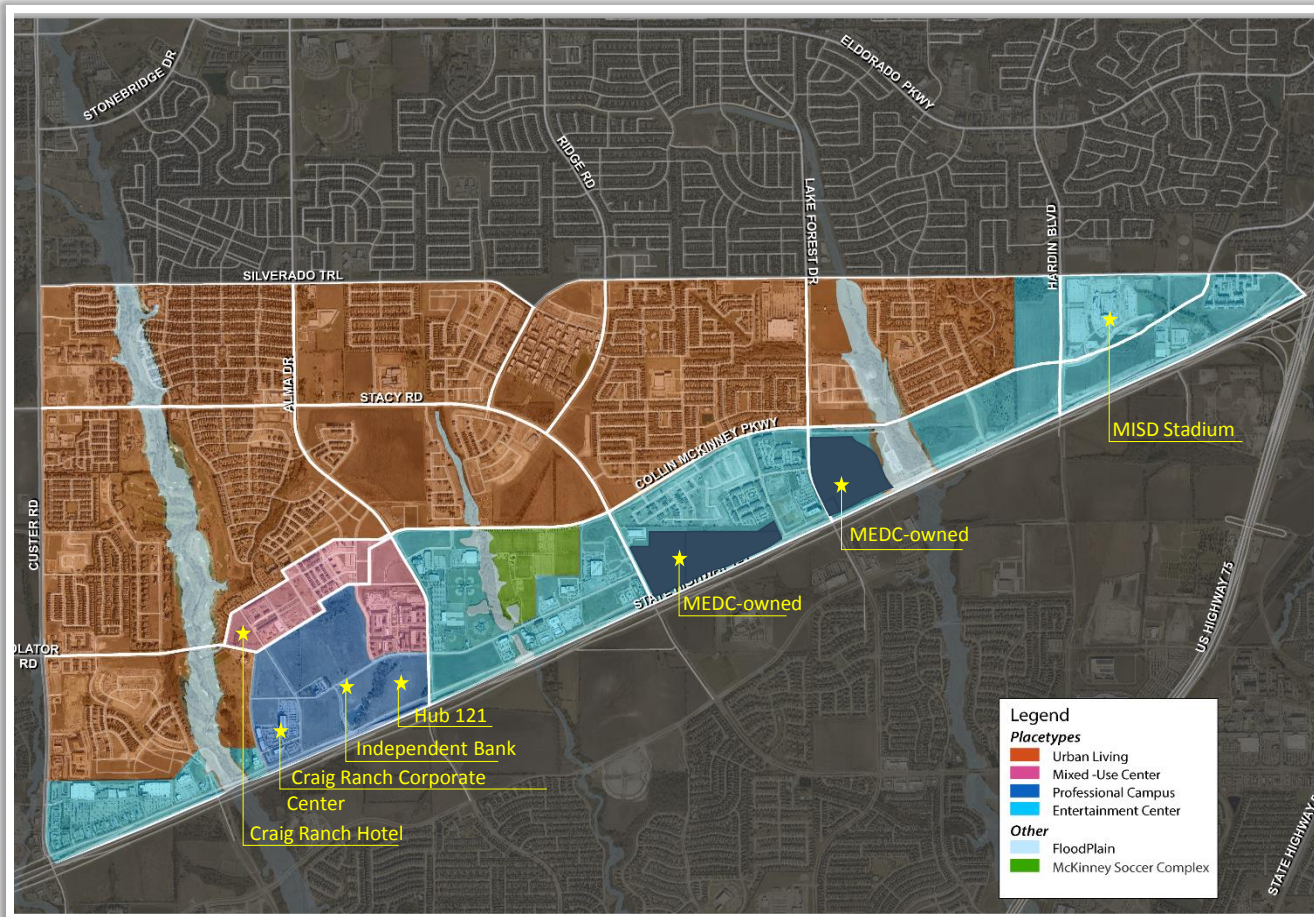
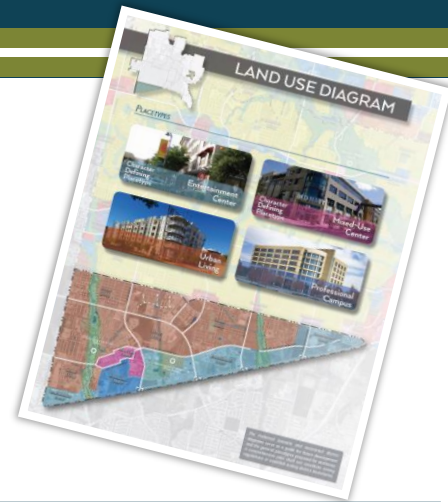


	Area*	%
Developed	2,331	71%
Undeveloped	969	29%
Total	3,300	100%

*in acres (minus roadways)

**MEDC-owned:
105 Acres**

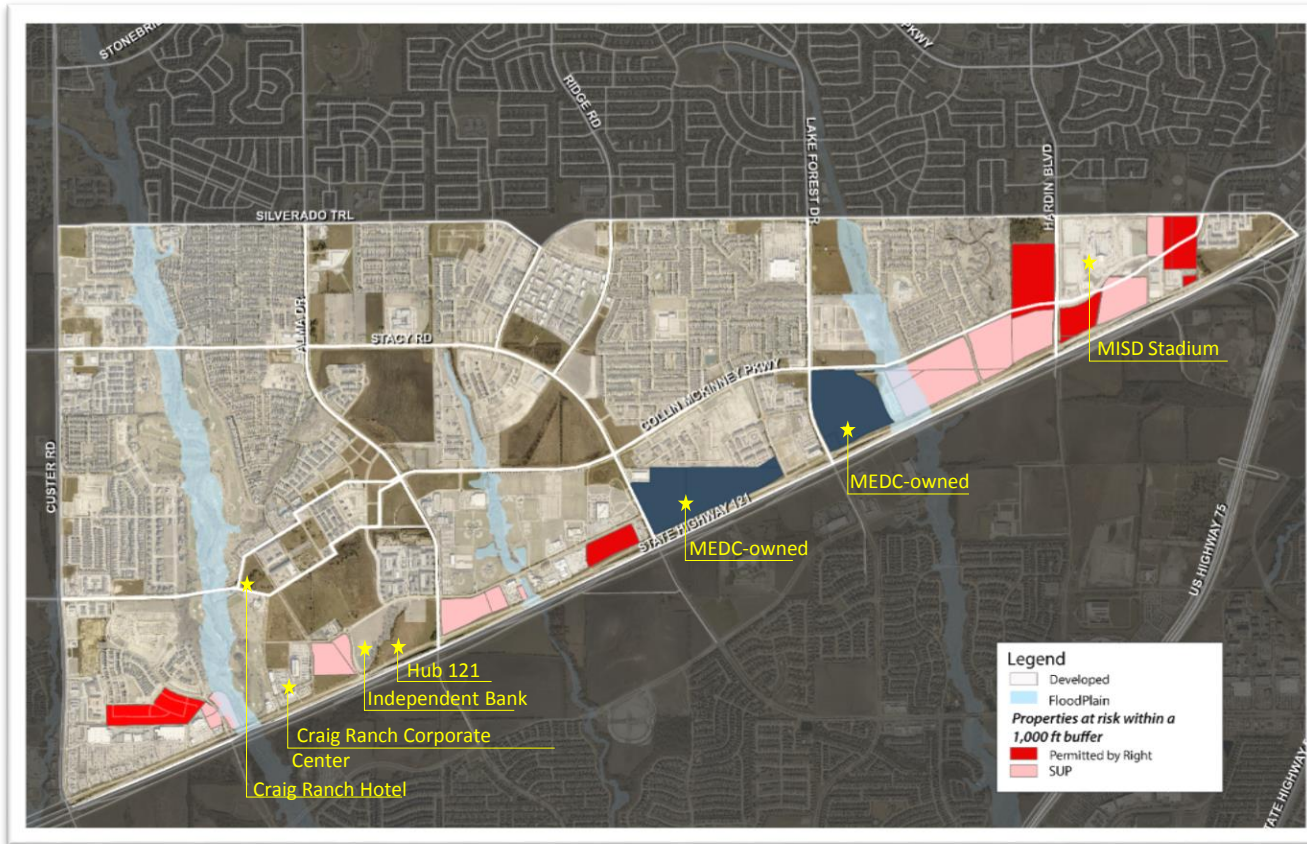
Collin McKinney Commercial District: ONE McKinney 2040 Placetypes



	Area*	%
Urban Living	1,984	66%
Entertainment Center	806	26%
Professional Campus	116	4%
Mixed Use	114	4%
Total	3,070	100%

*in acres (minus ROW & floodplain)

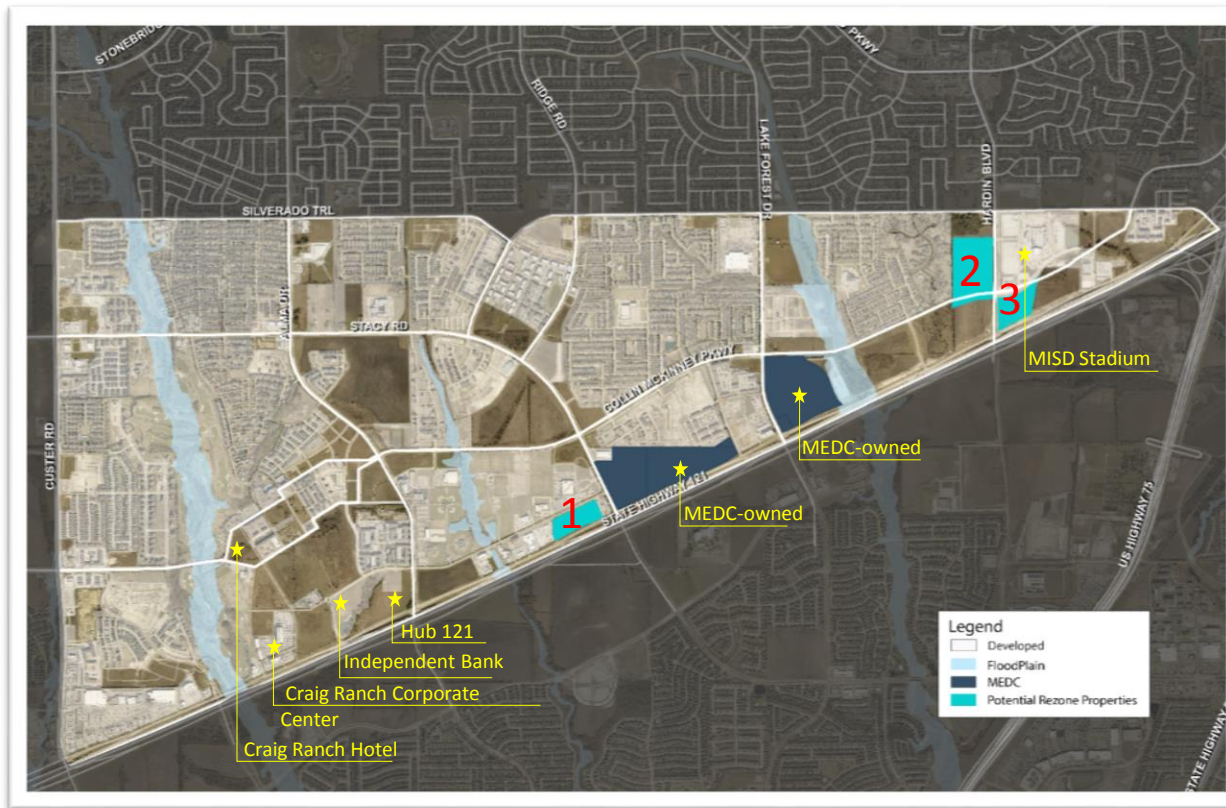
Collin McKinney Commercial District: Developed v. Undeveloped Properties



Lacks Conformance by RIGHT

Lacks Conformance by SUP

Collin McKinney Commercial District: Properties to Consider



1. PD 1726 (1987)

ML – Light Mfg.
~60 acres

2. PD 1578 (1985)

ML – Light Mfg.
~33 acres

3. PD 1575 (1985)

PD 1578 (1985)

ML – Light Mfg.
~18 acres

 Properties to Consider

RECOMMENDED ACTION

City-Initiated Rezoning (Tailored Approach)

Pros

- ✓ Expires incompatible zonings
- ✓ Allows for targeted uses and development standards
- ✓ Allows for a tailored partnership with property owners

Cons

- City-initiated; effects property rights
- Administration of PD can be cumbersome

Consideration Points

- Cost to City is approximately \$3,200 (unbudgeted)

NEXT STEPS

APRIL – MAY

Conduct One-on-One Meetings with Affected Property Owners

Draft tailored zoning standards

LATE MAY-JULY

Planning and Zoning Consideration
City Council Action