



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 18-0002M4      **Name:** ONE McKinney 2040 Comprehensive Plan  
**Type:** Agenda Item      **Status:** Regular Agenda Item  
**In control:** City Council Regular Meeting  
**On agenda:** 10/2/2018      **Final action:**  
**Title:** Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Adopt the ONE McKinney 2040 Comprehensive Plan, Including but Not Limited to, the Future Land Use Plan and Master Thoroughfare Plan

**Indexes:**

**Attachments:** 1. Draft 9.11.2018 P&Z Minutes, 2. Chapter 1 Introduction, 3. Chapter 2 Developing the One McKinney Plan, 4. Chapter 3 Land Use & Development, 5. Chapter 4 Mobility, 6. Chapter 5 Economic Development, 7. Chapter 6 Fiscal Health, 8. Chapter 7 Public Investment, 9. Chapter 8 Individual District Strategies, 10. Chapter 9 Implementation, 11. Appendix

Date	Ver.	Action By	Action	Result
9/25/2018	2	Planning & Zoning Commission	Approved and Referred	Pass
9/11/2018	1	Planning & Zoning Commission	Tabled to Another Meeting	Pass

Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Adopt the ONE McKinney 2040 Comprehensive Plan, Including but Not Limited to, the Future Land Use Plan and Master Thoroughfare Plan

**COUNCIL GOAL:** Direction for Strategic & Economic Growth  
(1E: Increase community involvement and participation within local government / community)

**MEETING DATE:** September 25, 2018

**DEPARTMENT:** Planning

**CONTACT:** Aaron Bloxham, Planner II  
Jennifer Arnold, AICP, Interim Planning Director

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the October 2, 2018 meeting.

**STAFF RECOMMENDATION:** Staff recommends adoption of the ONE McKinney 2040 Comprehensive Plan.

**ITEM SUMMARY:** During the August 28<sup>th</sup> Planning and Zoning Commission Work Session, Staff presented a 90% draft of the ONE McKinney 2040 Comprehensive Plan for discussion and feedback from the Planning and Zoning Commission. Staff also presented the 90% draft of the Plan to the City Council during the August 20 Work Session. Both the Planning and Zoning Commission and the City Council were generally supportive of the draft document.

Following the work session discussions in August, Staff presented a near final draft of the Comprehensive Plan document to the Planning and Zoning Commission on September 11<sup>th</sup>; however, requested to table the item to allow additional time to ensure that the final document is of exceptional quality.

Staff is now pleased to present a complete draft of the ONE McKinney 2040 Comprehensive Plan for your consideration.

**BACKGROUND INFORMATION:** A Comprehensive Plan is a statement of the community's vision for today and tomorrow. It represents the desires of the citizens and their goals for the community.

A Comprehensive Plan focuses on outlining a physical plan and business plan for the City. It is typically comprised of a number of interrelated elements such as land use, transportation, utilities, public services, socio-economic, and open space elements.

Upon adoption, a Comprehensive Plan provides the basis for Zoning and Subdivision Regulations. The plan should also be referred to in capital improvement planning, zoning changes, annexation actions, and other choices made by the City.

The current McKinney Comprehensive Plan was adopted in 2004 after a lengthy public input process and planning effort. When the 2004 Comprehensive Plan was adopted, the McKinney population was roughly 86,000. Today, the City is home to an estimated 180,000 people. With this significant growth comes a change to the physical environment around us and the needs and desires of the community.

On June 16, 2015, City Council approved a project scope and contract with Kimley-Horn and Associates for professional services in support of an update to the Comprehensive Plan.

An important element to the Comprehensive Plan Update was the creation of a consistent theme and message for the goal of the Initiative. As such, the project has been promoted as **One Community. One Vision. ONE McKinney 2040**. More information about the ONE McKinney 2040 Comprehensive Plan Update can be found on the project's website [www.onemckinney2040.com](http://www.onemckinney2040.com) <<http://www.onemckinney2040.com>>.

Since 2015, the city has hosted and attended numerous public outreach events as part of the ONE McKinney 2040 Initiative, including:

- Community Summits (September 2015)
- Community Charrette (October 2015)
- Community Workshop (January 2016)
- Community Open Houses (May 2016)
- Informational Meeting (April 2018)
- Community Open House (June 2018)
- Community Open House (August 2018)

Since 2016, many of the key elements of the ONE McKinney 2040 Plan have been in draft form. However, in late 2016, regional discussions about transportation and, specifically, the US 380 corridor became a major topic for Collin County. The result of these discussions was the launch of the

US 380 Feasibility Study by the Texas Department of Transportation (TxDOT) to determine the feasibility and potential location(s) for limited access roadways (LARs) in Collin County.

Given the potential impacts of this on the ONE McKinney 2040 Comprehensive Plan, the City of McKinney temporarily suspended progress on the ONE McKinney 2040 Initiative in order to participate and, ultimately, integrate the regional choices regarding US 380 into the draft ONE McKinney 2040 Comprehensive Plan.

As progress on the US 380 Feasibility Study has moved forward, the City relaunched progress on the ONE McKinney 2040 Initiative in early 2018. Following a number of public outreach events in early 2018, the project team has developed a draft plan document, which includes considerations of the impacts of a US 380 limited access roadway in McKinney.