



20-0836

TITLE: Consider/Discuss the Proposed Infrastructure and Parking Improvements Around the Historic Flour Mill in East McKinney

COUNCIL GOAL: Enhance the Quality of Life in McKinney
(5D: Promote reinvestment activities in McKinney's historic downtown that balance the historic character and current market needs)

MEETING DATE: September 22, 2020

DEPARTMENT: City Manager's Office

CONTACT: Barry Shelton, AICP, Assistant City Manager

ITEM SUMMARY:

- This item is a discussion of the upcoming public improvements planned within the Mill District, including the reconstruction of streets, water and sewer lines, and the construction of public parking.

BACKGROUND INFORMATION:

- The City of McKinney conducted the Town Center Study in 2006-2007. Phase 1 of the Town Center Study established a starting point for the development of an overall revitalization plan for the town center. The study consisted of the following:
 - Observing and documenting existing conditions
 - Engaging stakeholders
 - Creating a shared illustrative vision of preferred concepts and ideas
 - Identifying and clarifying the significant obstacles to realizing the vision
 - Establishing a general framework for moving forward
- Phase 2 of the Town Center Study focused on evaluating, crafting and phasing appropriate implementation components into a comprehensive action plan. Major tasks of Phase 2 include:
 - Market feasibility analysis
 - Downtown parking analysis
 - Creation of the Town Center Tax Increment Reinvestment Zone (TIRZ)

no.1)

- Creation of the McKinney Town Center (MTC) Zoning District
- While the Town Center Study included a larger area, one area of focus was the “Transit Village”, which is the area of aging industrial properties centered on the historic flour mill.
- The district is now beginning to redevelop, with restaurants and businesses locating primarily along Louisiana and Virginia Streets. The City has also chosen to locate its future new city hall north of the flour mill.

SUPPORTING MATERIALS:

[Presentation](#)