State Highway 5 Small Area Plan

City Council Work Session November 18, 2025



Summary

- Goal of a plan
- History and context
- Potential scope and outcomes
- Council direction on whether to pursue a plan



Scope and Goal

- Scope of Work:
 - Small area plan along State Highway 5
- Goal of Plan:
 - Create a cohesive, community driven vision for redevelopment
 - Identify development challenges and opportunities
 - Guide implementation efforts
- Estimated cost: \$200,000 \$300,000



Previous Plans & Studies







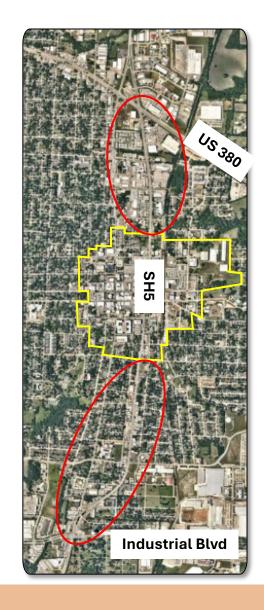
ONE McKinney 2040 Comprehensive Plan

- Adopted October 2018
- Incorporates aspects of the Town Center Study into respective districts
- Recommends
 consideration of a specific
 development code on SH 5
 Corridor



Area & Context

- Geographic area*
 - Commercial properties & transition
 - Exclusive of the MTC
- In the area
 - Public investment
 - Development constraints
 - Stakeholders
- Across the city
 - State law changes to land use & annexation

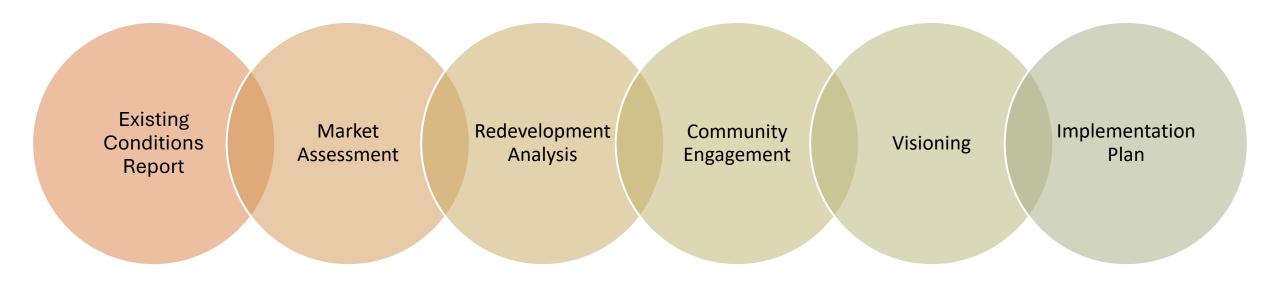


МТС

Potential Study Area



Potential Plan Components





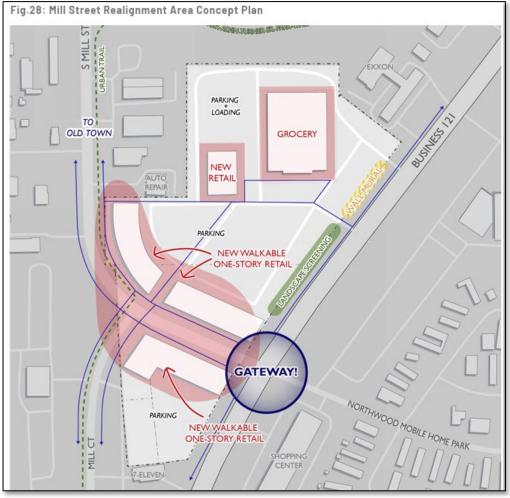
Possible Outcomes – Community vision



Town Center Study Phase 1 – McKinney, TX – 2008



Possible Outcomes – Catalyst sites



Business 121 Corridor Plan – Lewisville, TX – 2025



Possible Outcomes – Suggested development regulations



Table 2.1 Suggested Development Standards contains example development standards to implement the vision of the plan. These development standards should be used to assist in future ordinance amendments.

Table 2.1 Suggested Development Standards		
Area	Urban Center	Mixed Residential
Maximum Height	5 stories / 60-ft (above 5 stories with density/height bonus)	35-ft
Average Number of Stories	4	2
Vertical Mixed-Use	Encouraged	Not permitted.
Minimum Front Setback	20-ft minimum setback from the curb.	5-ft minimum setback.
Maximum Front Setback	If no parking is provided: maximum 15-ft. If a one-way drive aisle and single-loaded 45-degree angled parking are provided: maximum 50-ft. If a two-way drive aisle and double-loaded perpendicular parking is provided in front of the structure: maximum 100-ft.	25-ft maximum setback. Setbacks below 15-ft encouraged.

Northeast Gateway Redevelopment Plan – College Station, TX - 2023



Possible Outcomes – Expanded funding mechanisms



Design Downtown Denton - Denton, TX - 2024



Possible Outcomes – Placemaking efforts



South Cooper Street Corridor Strategy – Arlington, TX – 2021



Should Staff pursue funding for a small area plan along SH 5?

