

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



Town Center Study

- Adopted March 2008
- Lead to the creation of the MTC
- Informs TIRZ No. 1 Project Plan



SH5 Corridor Context Sensitive Master Plan

- Adopted June 2014
- Primarily addresses design in the right-of-way

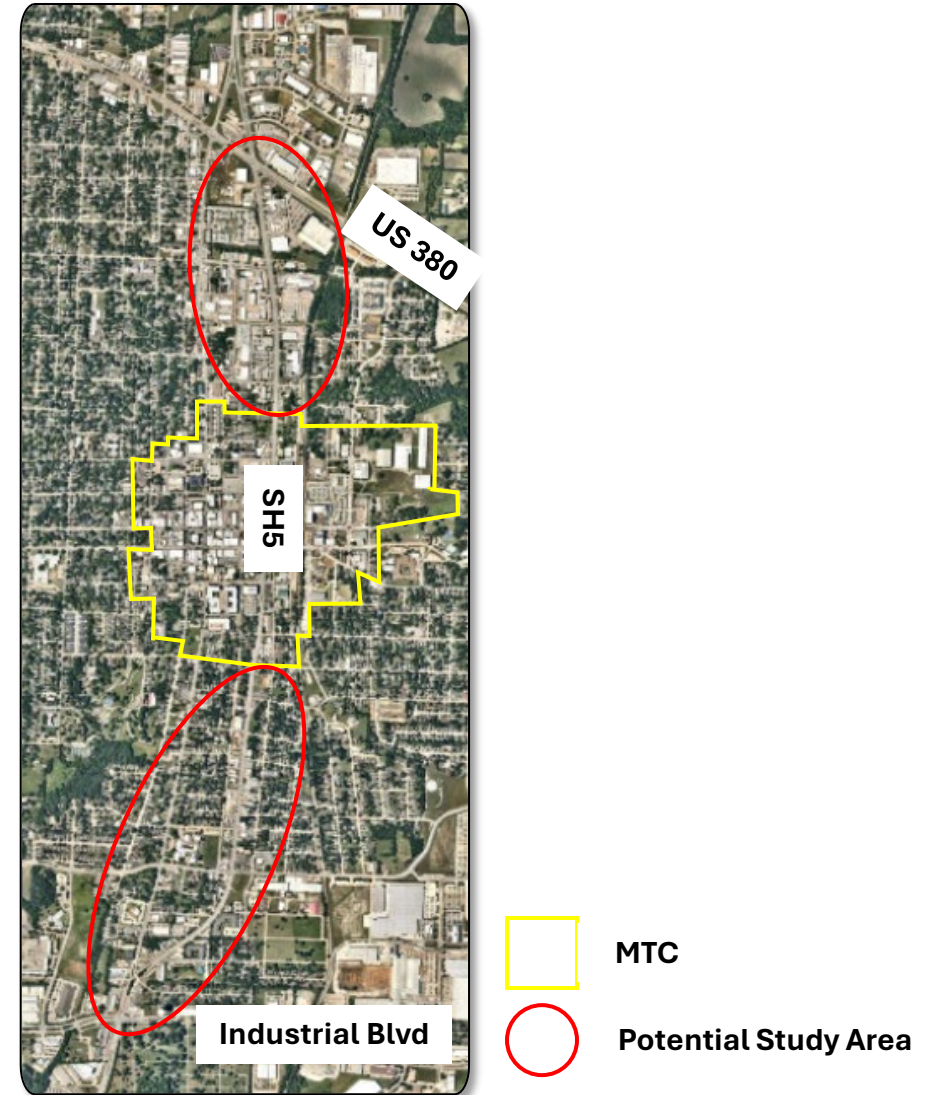


ONE McKinney 2040 Comprehensive Plan

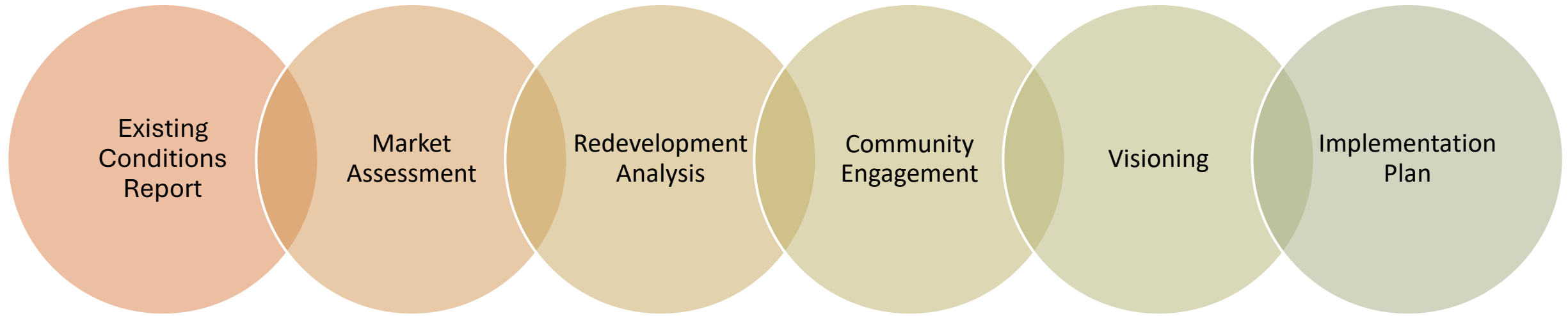
- Adopted October 2018
- Incorporates aspects of the Town Center Study into respective districts
- Recommends consideration of a specific development code on SH 5 Corridor

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



Potential Plan Components

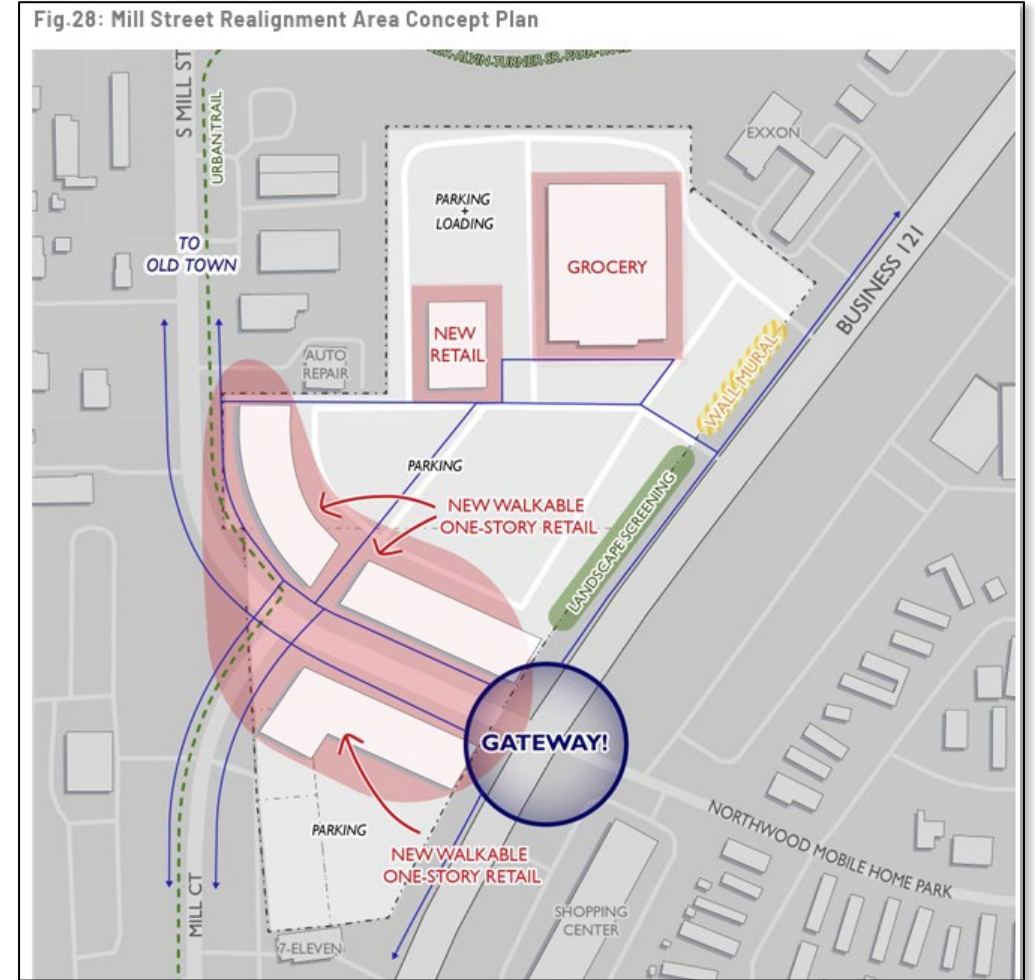


Possible Outcomes – *Community vision*



Town Center Study Phase 1 – McKinney, TX – 2008

Possible Outcomes – *Catalyst sites*



Business 121 Corridor Plan – Lewisville, TX – 2025

Possible Outcomes – *Suggested development regulations*

Century Square is a mixed-use development west of the planning area. 100 Park provides needed housing units next to Texas A&M University and customers for the surrounding commercial uses.

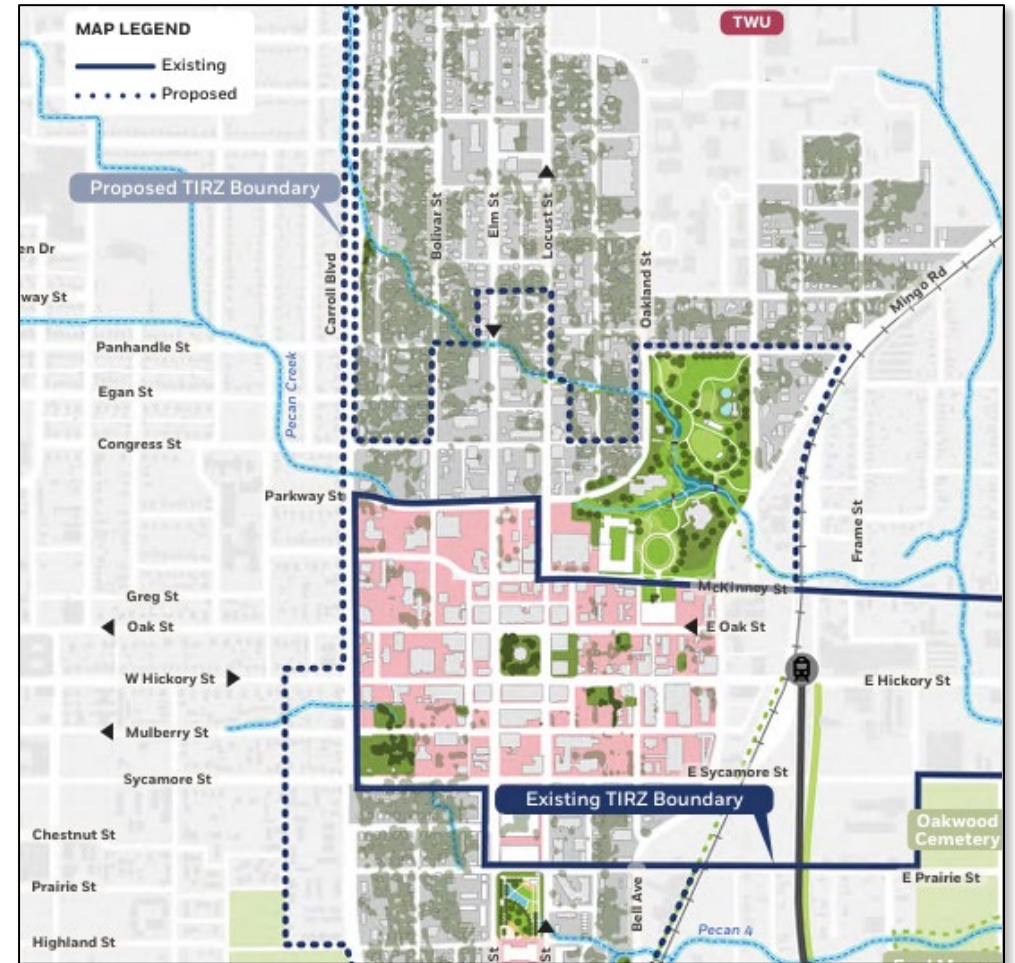


Table 2.1 Suggested Development Standards contains example development standards to implement the vision of the plan. These development standards should be used to assist in future ordinance amendments.

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.

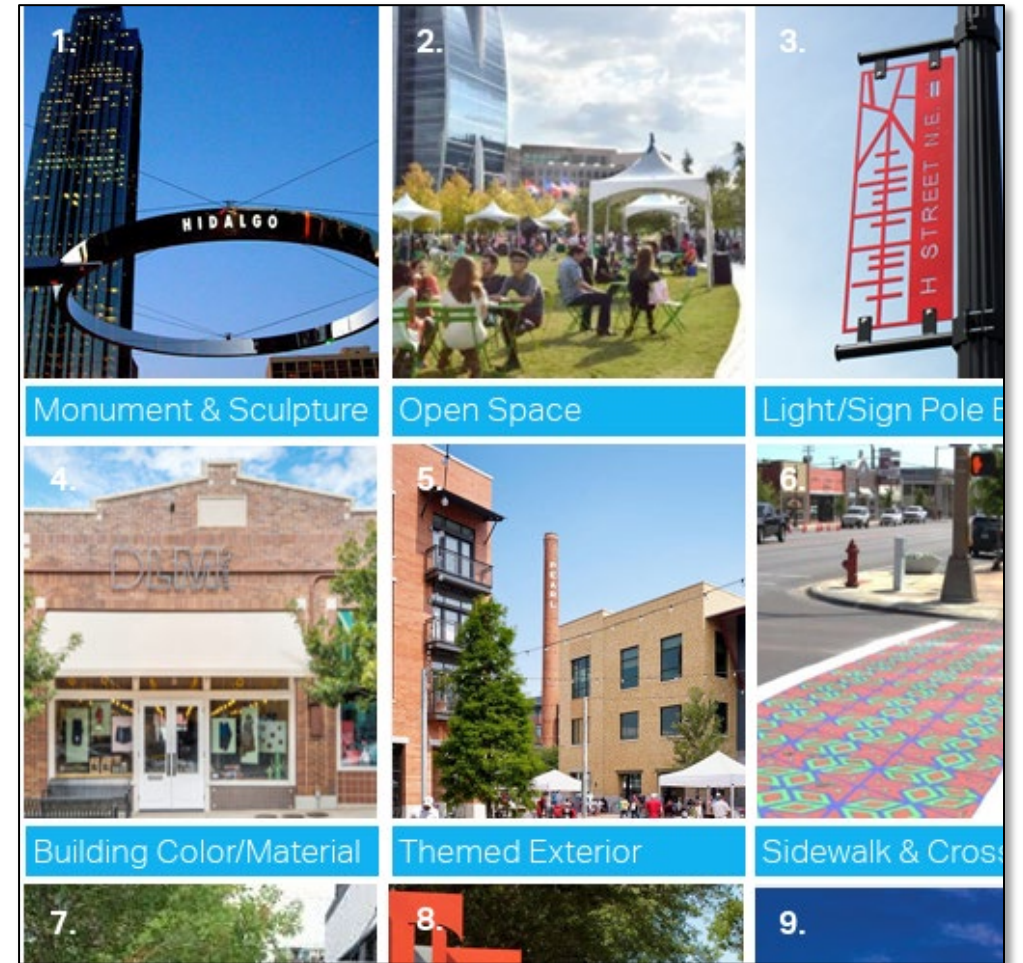
Northeast Gateway Redevelopment Plan – College Station, TX - 2023

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?