

Comprehensive Planning and the Development Process – Pt. 2

November 18, 2025



Summary

Developing the Plan

- Creation
- Components
- Implementation
- Future land use and zoning

Implementing the Plan

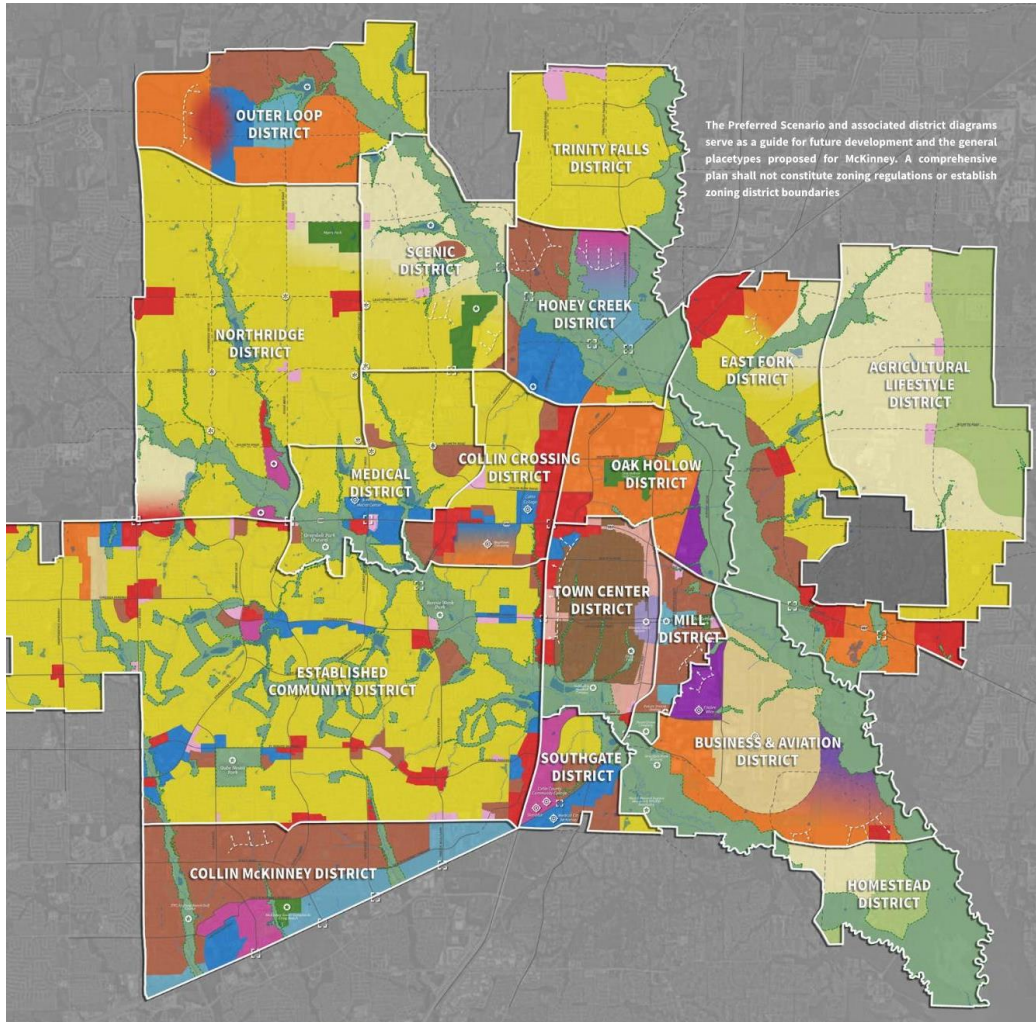
- Conformance with comprehensive plan
- Factors to consider in a staff recommendation
- Changing regulatory landscape

Objectives

- Foster a greater understanding of the process behind land use suitability determinations
- Illustrate how the Comprehensive Plan serves as our foundational guide and how we apply the vision
- Discuss the key decision-making criteria applied by staff
- Highlight current challenges: legislative changes, housing trends, and fiscal sustainability



Refresher: The Comp Plan as a Community Wide Vision



Opportunities and Challenges

- Strong Policy Framework
- Updated UDC
- Aligned Community Vision

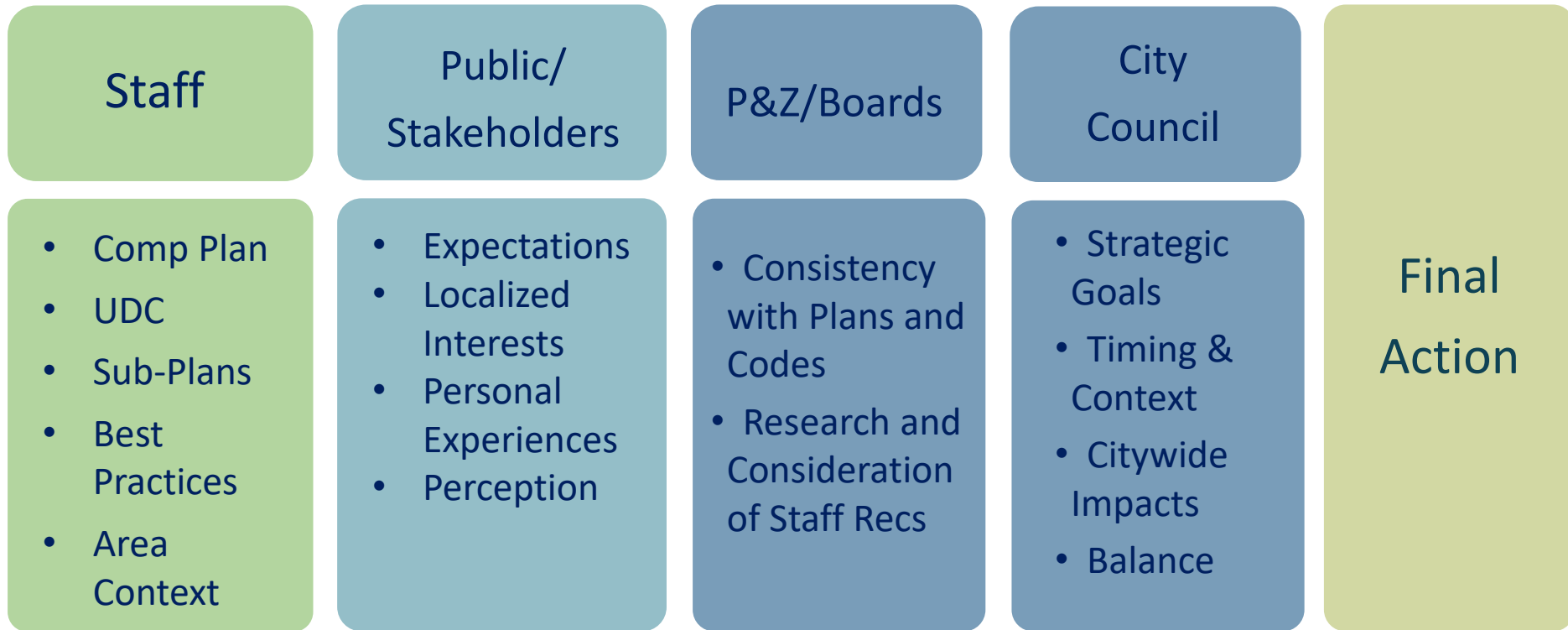
- State Preemption
 - Nationwide Trends and Repeat Bills
- Rapid Growth
- Demographic Changes
- Economic Shifts

ONE
MCKINNEY **2040**
comprehensive
plan

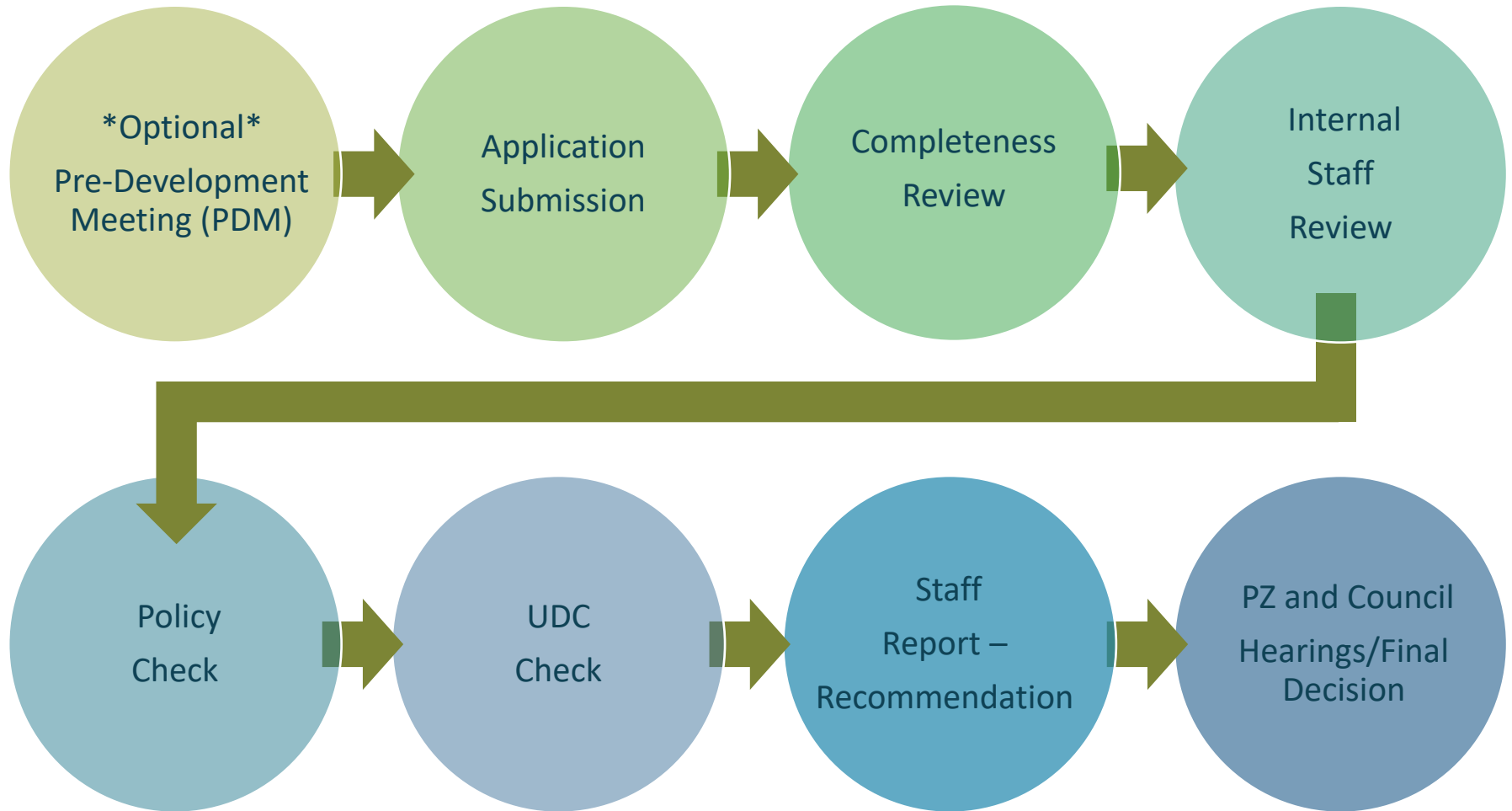


February 21, 2025
Number 7

Roles in the Development Process



The Development Process



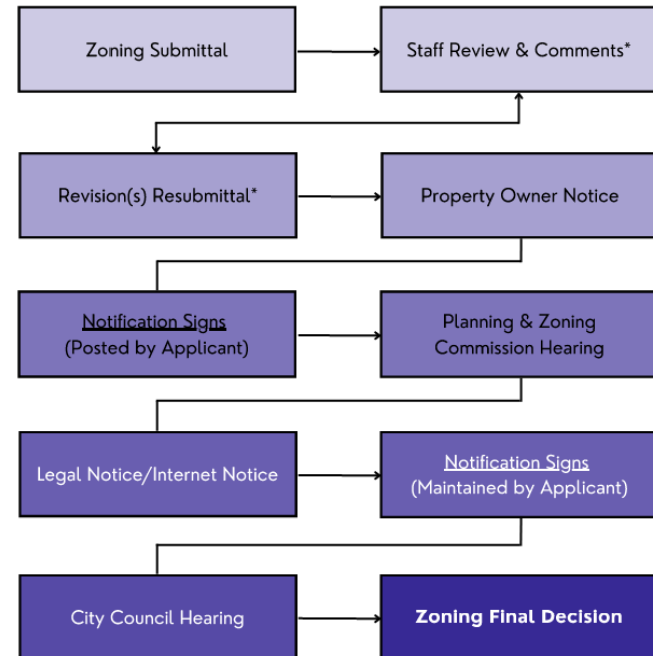
The Development Process

CITY OF MCKINNEY DEVELOPMENT GUIDE



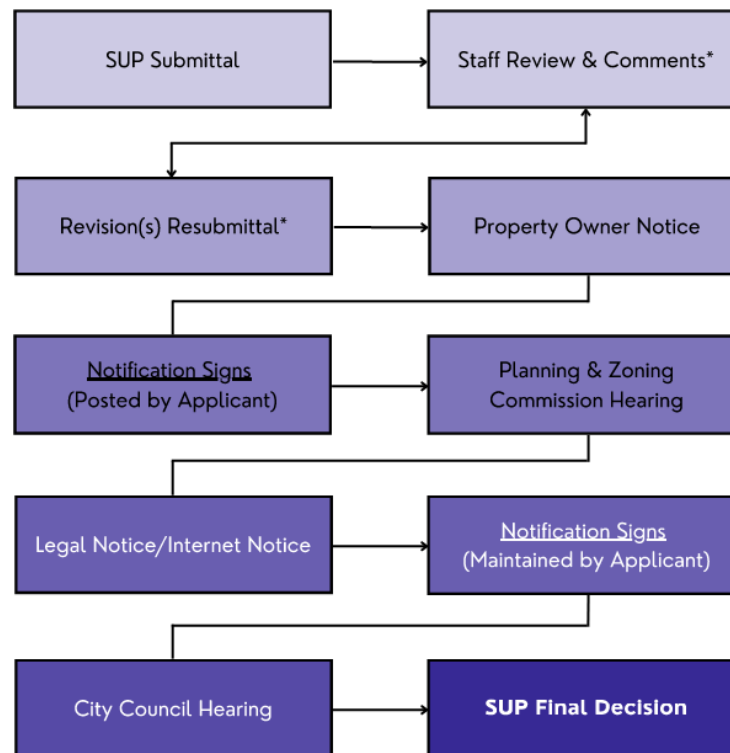
A GUIDE TO THE PLANNING DEPARTMENT'S
MOST COMMON PROCESSES

zoning approval procedure



The Development Process

specific use permit approval procedure



Decision-Making Criteria: A Multi-Layered Approach

- Seen in zoning requests
- Allows flexibility in the Land Use Diagram
- Emphasizes the citywide vision and the District's characteristics

CITYWIDE DECISION MAKING CRITERIA

In evaluating development proposals, capital investments and requests for financial participation in projects, the City should determine that a project meets the majority of the following criteria in order for it to be considered compatible with this Land Use Diagram.

The project should:

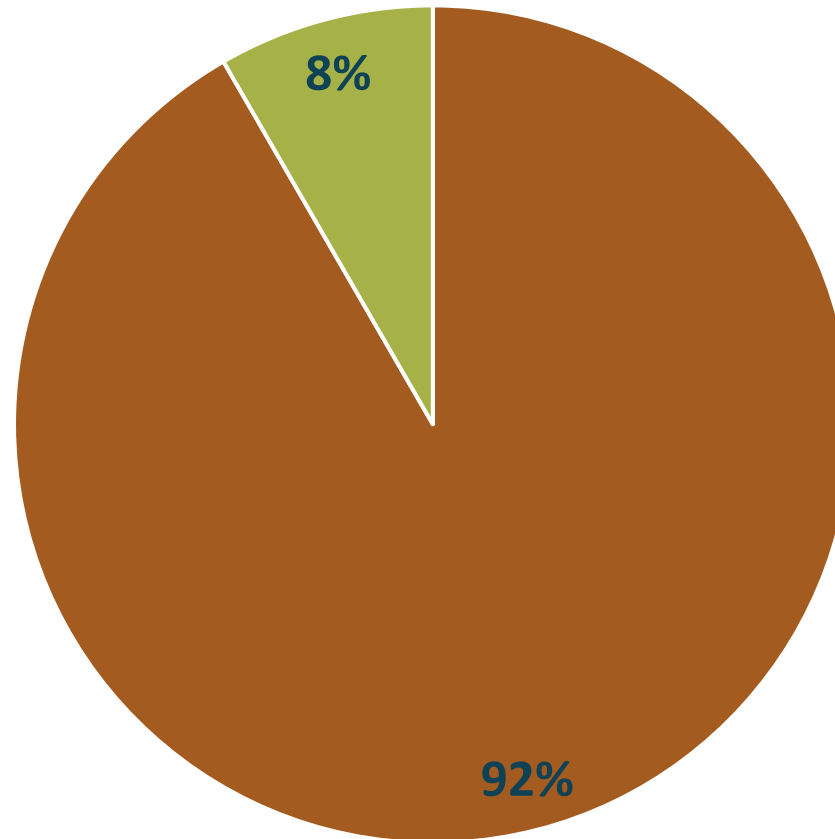
1. Help McKinney achieve the Comprehensive Plan's Vision and Guiding Principles;
2. Advance the District's intent;
3. Demonstrate compatibility with the District's identity and brand;
4. Include uses compatible with the Land Use Diagram;
5. Leverage and protect natural and built amenities and infrastructure;
6. Strengthen or create connections to activity centers within and beyond the District;
7. Create a positive fiscal impact for the City through the timeframe of the Plan (2040);
8. Demonstrate that the project's travel demand estimates can be accommodated by the planned transportation network;
9. Demonstrate that the project's demand on other public infrastructure can be accommodated by planned facilities; and
10. Demonstrate that the life-cycle costs to the public of constructing, maintaining and operating infrastructure included in the project is consistent with this plan's fiscal responsibility policies.

The Process Behind the Flow Charts



Tracking Outcomes: The Director's Report

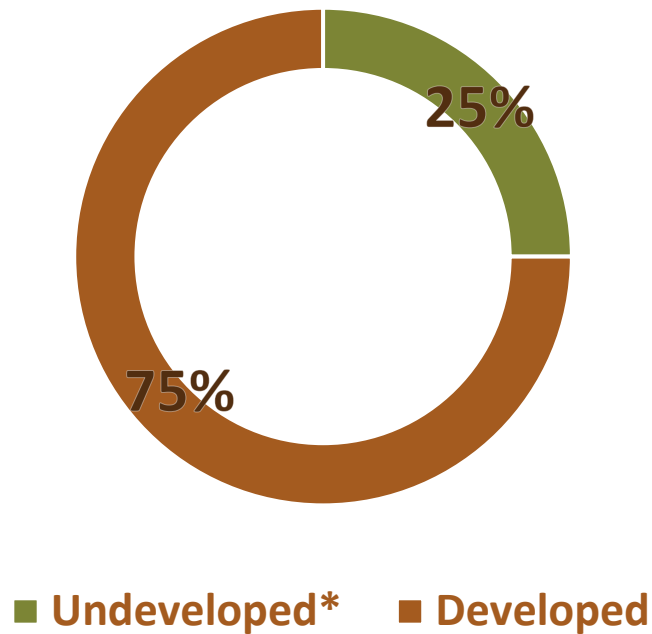
2025 Recommendation Alignment Data



■ P&Z and Council Action Aligns with Recommendation ■ Staff Recommendation and Resulting Action Differ

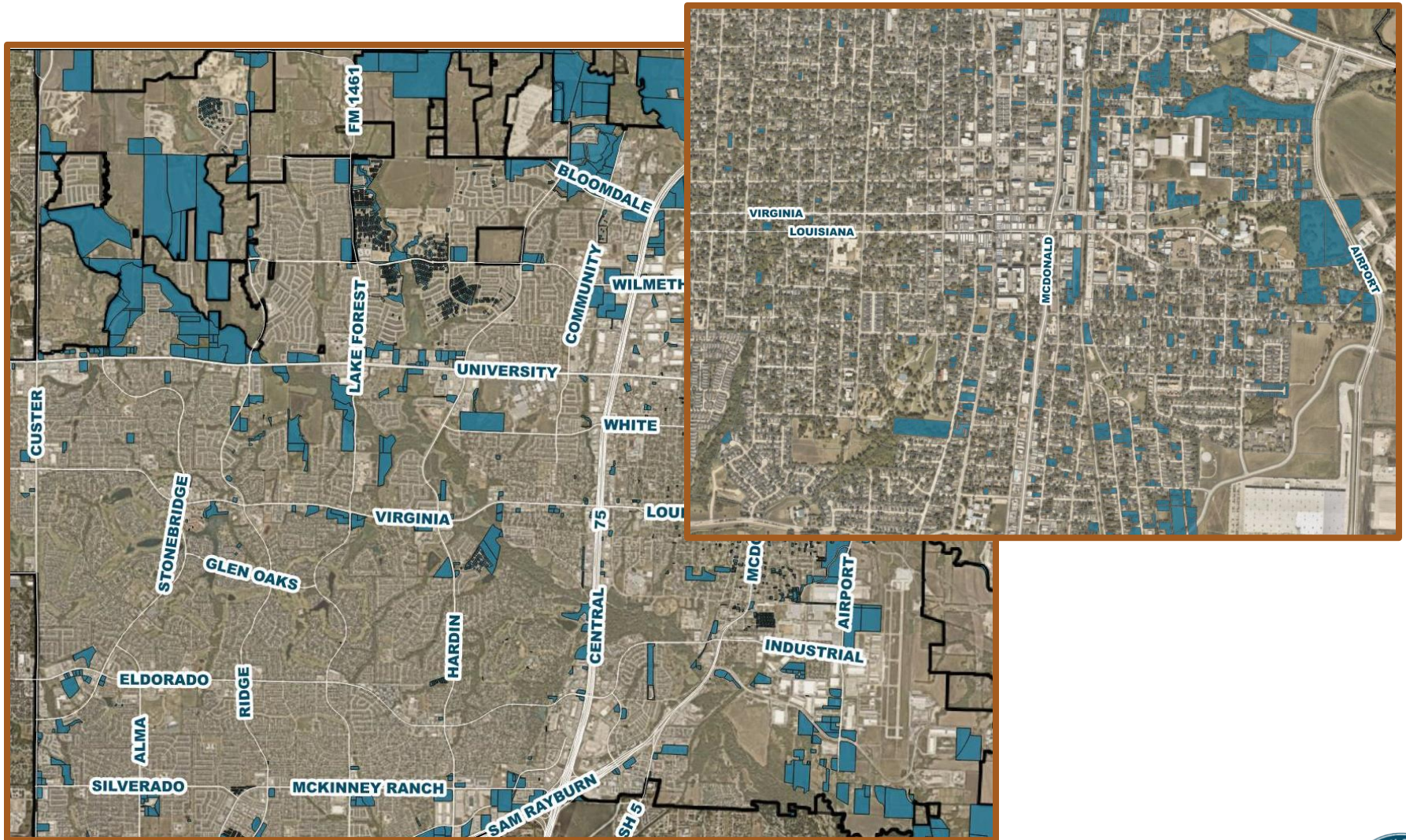
Putting it All Together: Current Development Landscape

City of McKinney Approximate Build-Out
Current City Limits



*Including Floodplain Area

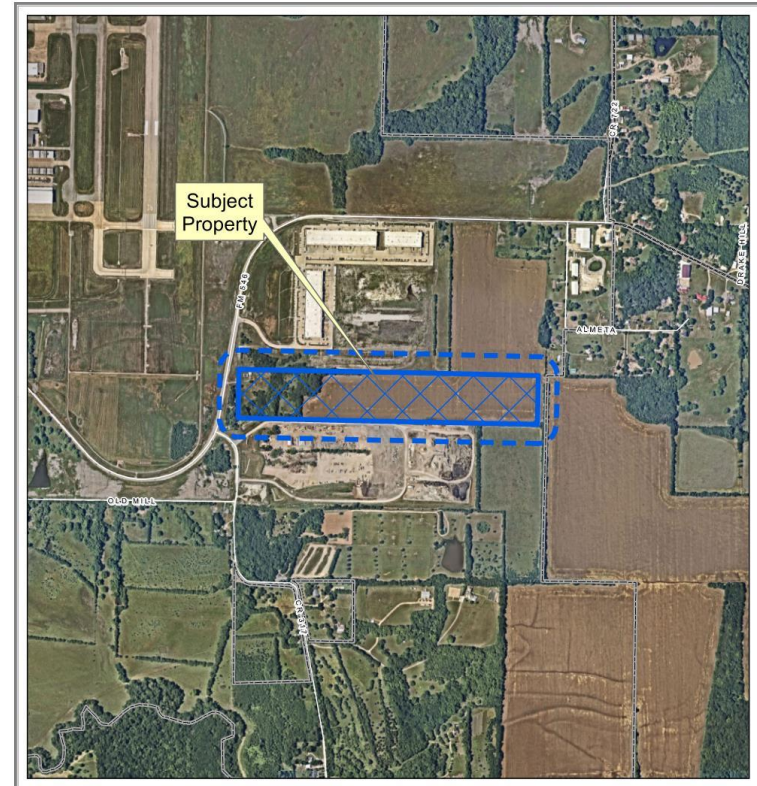
Development Opportunities: Infill and Outer Edge Development



Scenario One: Edge/Corridor Greenfield

- Agricultural Area
- Community Vision has more flexibility and adaptability
- No surrounding residents for protests/comments
- Staff/Applicant/Council have primary influence and control

- ✓ Comp Plan Alignment
- ✓ UDC Conformance
- ✓ Context Sensitive
- ✓ Best Practice
- ✓ Fiscally Beneficial



Aerial Map
ZONE2025-0102

0 490 980 Feet



205' Buffer
Case

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on the map by anyone else is at that party's risk and without liability to the City of McKinney. As officials or employees for any discrepancies, errors, or omissions which may result.

MCKINNEY
UNIQUE BY NATURE.

Scenario Two: Corridor Infill

- High Visibility to Residents and Visitors Alike
- High Volume of Adjacent Property Owners
- Public Input and Perception More Present and Involved

- ✓ Comp Plan Alignment
- ✓ UDC Conformance (MTC)
- ✓ Context Sensitive
- ✓ Best Practice
- ✓ Fiscally Beneficial



Scenario Two: Corridor Infill (cont.)

CITYWIDE DECISION MAKING CRITERIA

In evaluating development proposals, capital investments and requests for financial participation in projects, the City should determine that a project meets the majority of the following criteria in order for it to be considered compatible with this Land Use Diagram.

The project should:

1. Help McKinney achieve the Comprehensive Plan's Vision and Guiding Principles;
2. Advance the District's intent;
3. Demonstrate compatibility with the District's identity and brand;
4. Include uses compatible with the Land Use Diagram;
5. Leverage and protect natural and built amenities and infrastructure;
6. Strengthen or create connections to activity centers within and beyond the District;
7. Create a positive fiscal impact for the City through the timeframe of the Plan (2040);
8. Demonstrate that the project's travel demand estimates can be accommodated by the planned transportation network;
9. Demonstrate that the project's demand on other public infrastructure can be accommodated by planned facilities; and
10. Demonstrate that the life-cycle costs to the public of constructing, maintaining and operating infrastructure included in the project is consistent with this plan's fiscal responsibility policies.

Staff Report

CONFORMANCE TO ONE MCKINNEY 2040: A key aspect of the ONE McKinney 2040 Comprehensive Plan is to provide direction related to desired development patterns in the city and to inform decisions related to the timing and phasing of future infrastructure investments. To assist in guiding these decisions, the plan includes a set of Guiding Principles that provide overall guidance and a Preferred Scenario and Land Use Diagram that illustrates the desired development patterns in the city. The Preferred Scenario and Land Use Diagram are built upon a series of distinctive districts, each with a specific purpose, focus and market. Each district consists of a mix of placetypes that identify the predominate land uses and desired pattern of development for the district.

- **Guiding Principles:**

The proposed rezoning request is generally in conformance with the Guiding Principle of "Diversity (Supporting our Economy and People)" established by the Comprehensive Plan. In particular, the proposed request has the potential to provide "[...]housing options and neighborhood choices that are accessible, attainable and appealing to people at all stages of their lives."

- **Preferred Scenario and Land Use Diagram Characteristics:**

Per the Preferred Scenario and Land Use Diagram, the subject property is located in the Established Community District and is designated as the Urban Living placetype.

Urban Living supports a mix of housing options in a walkable development pattern. Urban neighborhoods are relatively compact and easy to get around by car, bike, or walking. They may contain one or more of the following housing types: small lot, single-family detached, townhomes, duplexes, condominiums, or apartments. The design and scale of the development in an urban neighborhood encourages active living, with a complete and comprehensive network of walkable streets. Although minimal, urban residential neighborhoods provide a small amount of local retail and services that serves the smaller and low intensity neighborhoods.

Land Use Diagram Compatibility: When considering land use decisions, the City should determine that a project aligns with the Land Use Diagram and/or meets a majority of the plan's established criteria to be considered compatible with the Land Use Diagram. The proposed rezoning request aligns with Urban Living placetype of the Established Community District, is in conformance with the Land Use Diagram and should be compatible with the surrounding properties.

Scenario Three: Infill Residential

- Legacy Neighborhoods
- Established Residents and Context
- High Volume of Adjacent Property Owners
- Public Input and Perception More Present and Involved

- ✓ Comp Plan Alignment
- ✓ UDC Conformance (MTC)
- ✓ Context Sensitive
- ✓ Best Practice
- ✓ Fiscally Beneficial



Wrapping Up and Moving Ahead

The Comprehensive Plan provides the citywide vision that guides every land use decision

Staff will apply the Comp Plan vision through the UDC, best practices, and context-sensitive review

As McKinney enters a more complex phase of Development, consistent and informed decision-making continues to be paramount

Infill Development will begin to make up a larger share of land use requests, resulting in more citizen and stakeholder engagement and feedback

Our shared goal: growth that reflects the community's vision and supports long-term sustainability

**Comments/
Questions?**

