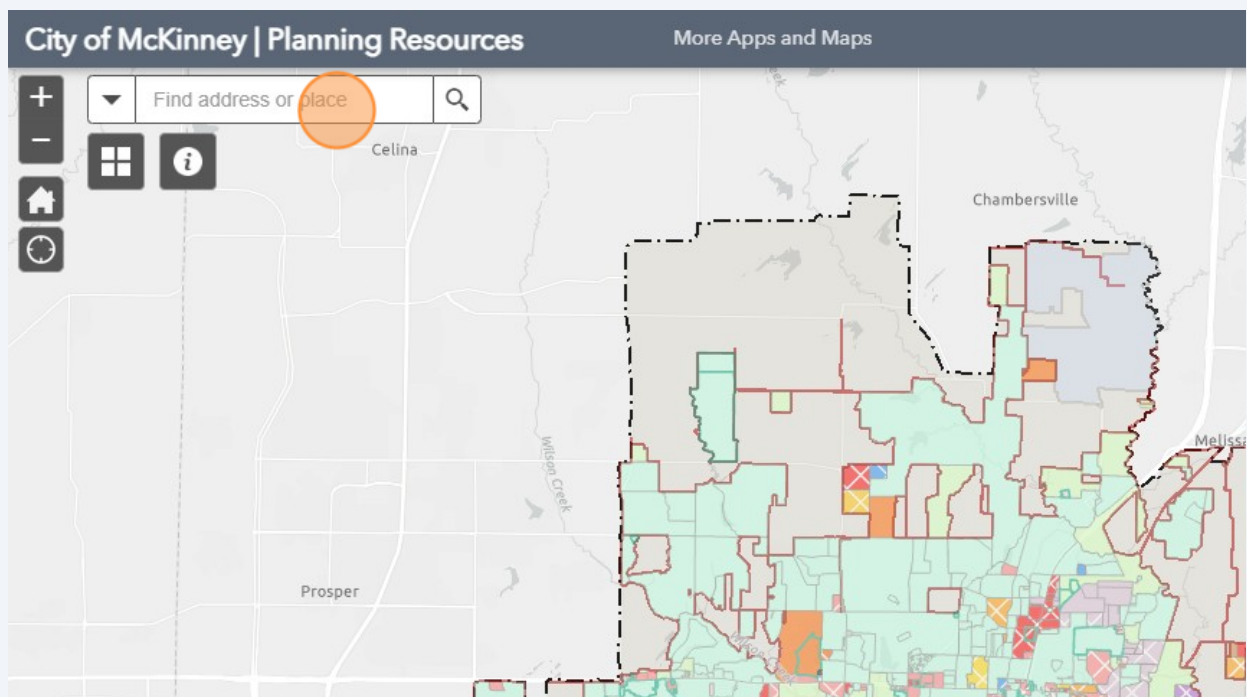


A Step by Step Guide to:

The Planning Resources Map Interactive Tool

1 Navigate to <https://mck.maps.arcgis.com/apps/webappviewer/index.html?id=b436d202225433d84f69347c9efc8b4>

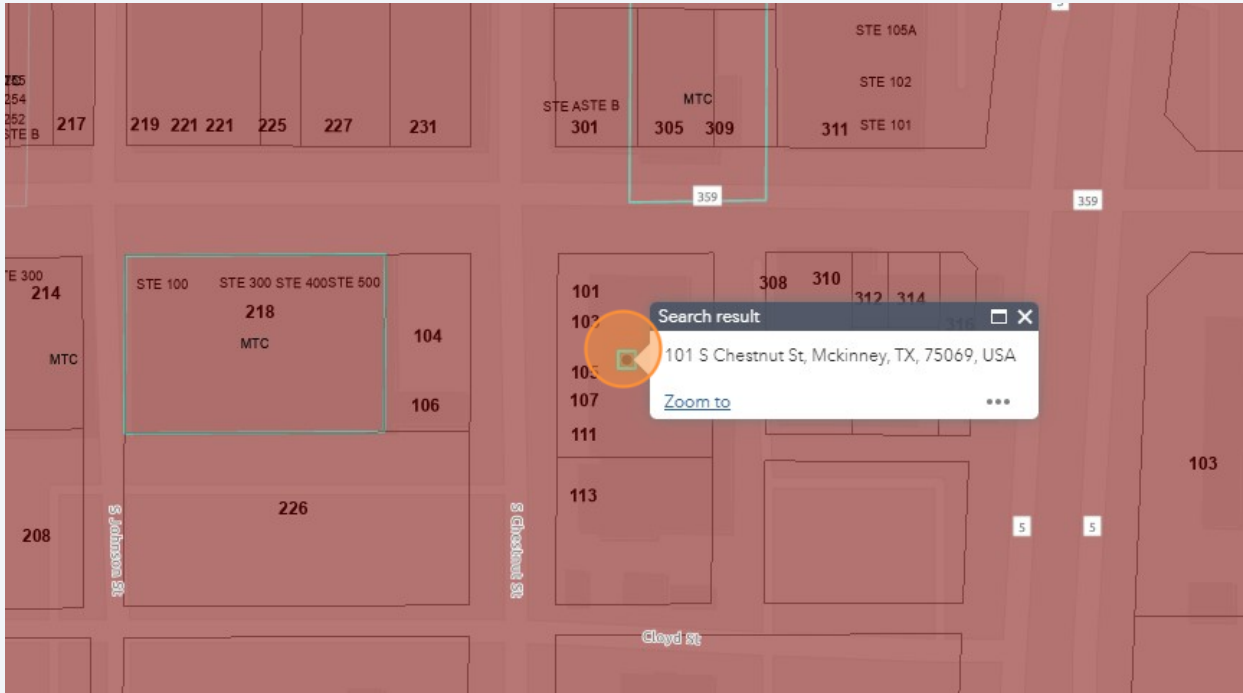
2 Click the "Find address or place" field. Then type the address you want to view. For this exercise, we will look at a property the HPAB review last year - 101 S Chestnut St.



3 Type "101 S Chestnut St, McKinney **enter**"

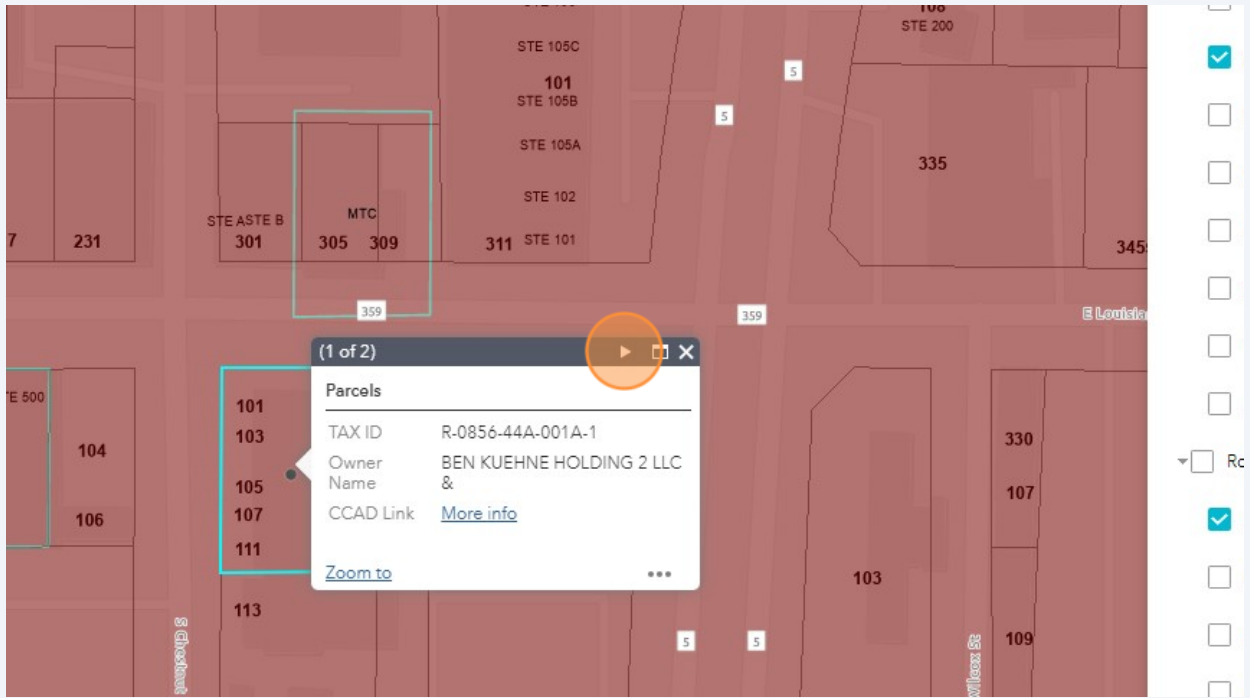
4

The map will zoom to the address and show a black dot. The default layer turned on for this map is the zoning layer. You'll notice the marron color overlaying the map- this corresponds to the McKinney Town Center (MTC) zone. We'll look at the more specific "character district" within the MTC later. For now, lets see what attributes we can learn about the property without changing any layers.



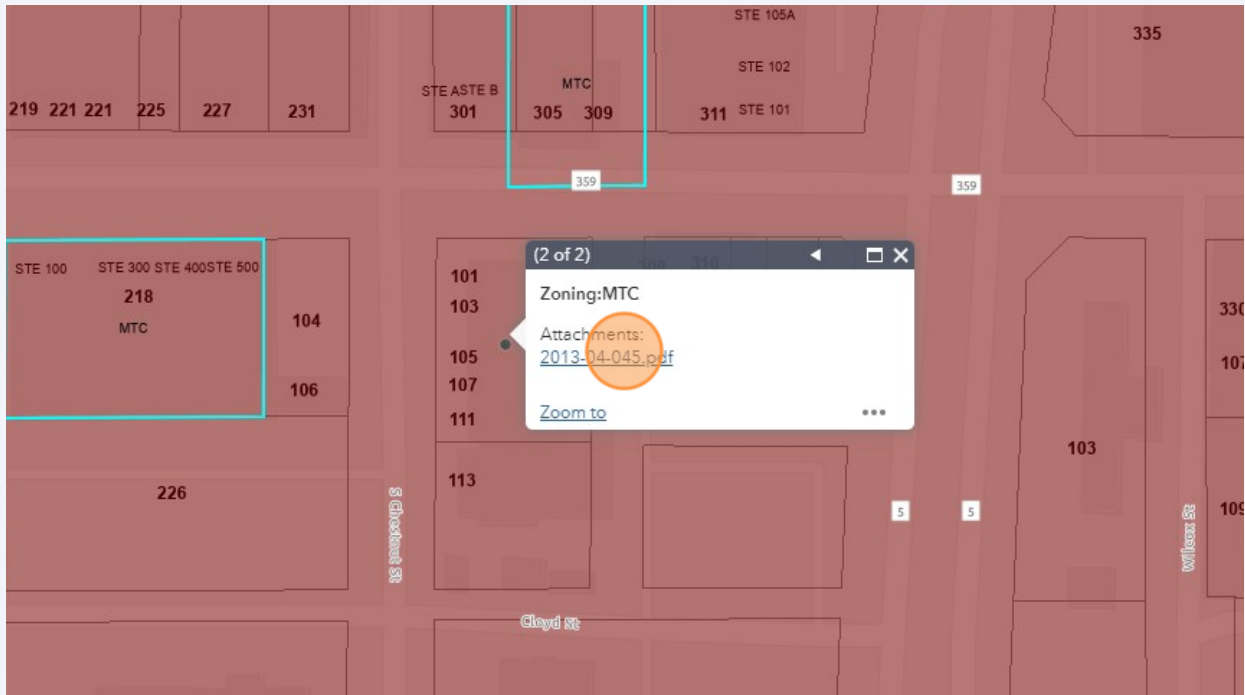
5

Once you have clicked the black dot you'll see the attribute table shows a "(1 of 2)" in the upper left an arrow in the upper right. This means there are two sets of data to see with this layer. The one you see below refers to the information you can find on the Collin County Appraisal District webpage - the Tax ID and the owner. Click the arrow to see what's next.



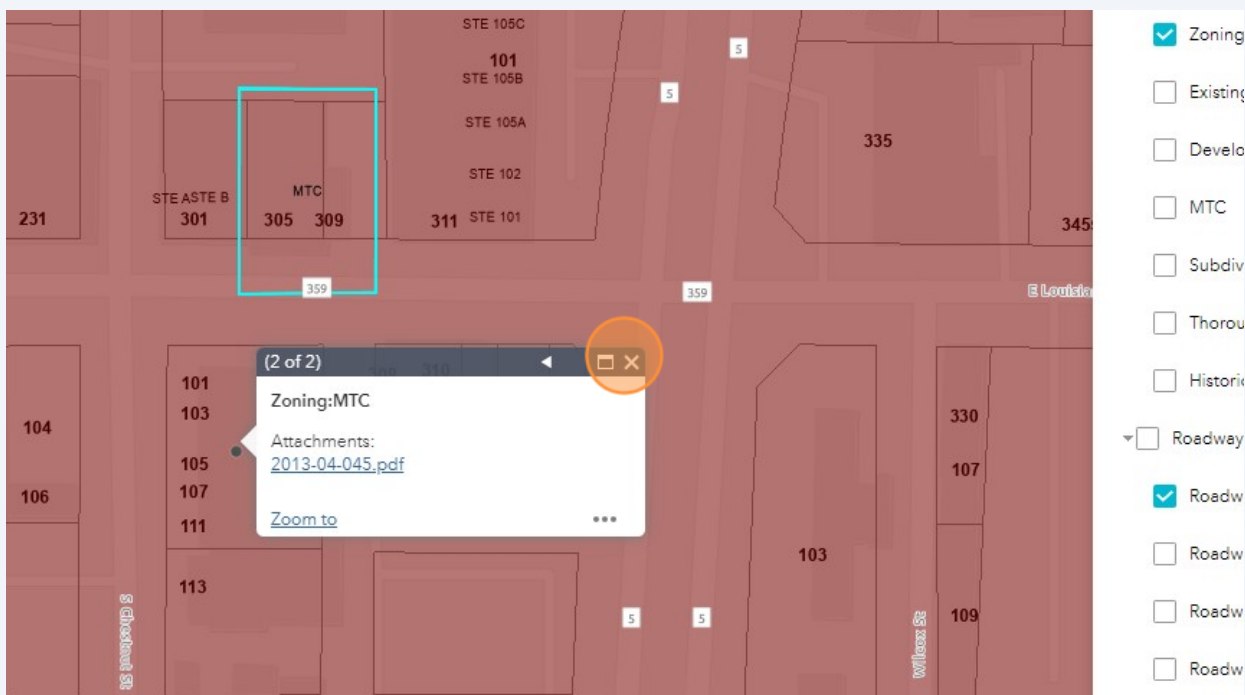
6

A new table appears with the zoning data for this parcel. This zoning is MTC. Click "2013-04-045.pdf" to see a copy of the MTC zoning ordinance. (This may show you the original MTC zoning ordinance. The updated MTC zoning ordinance can be found here: <https://mcclibrary.blob.core.usgovcloudapi.net/codecontent/14250/415104/Chapter 150 - Unified Development Code.pdf#page=210>)



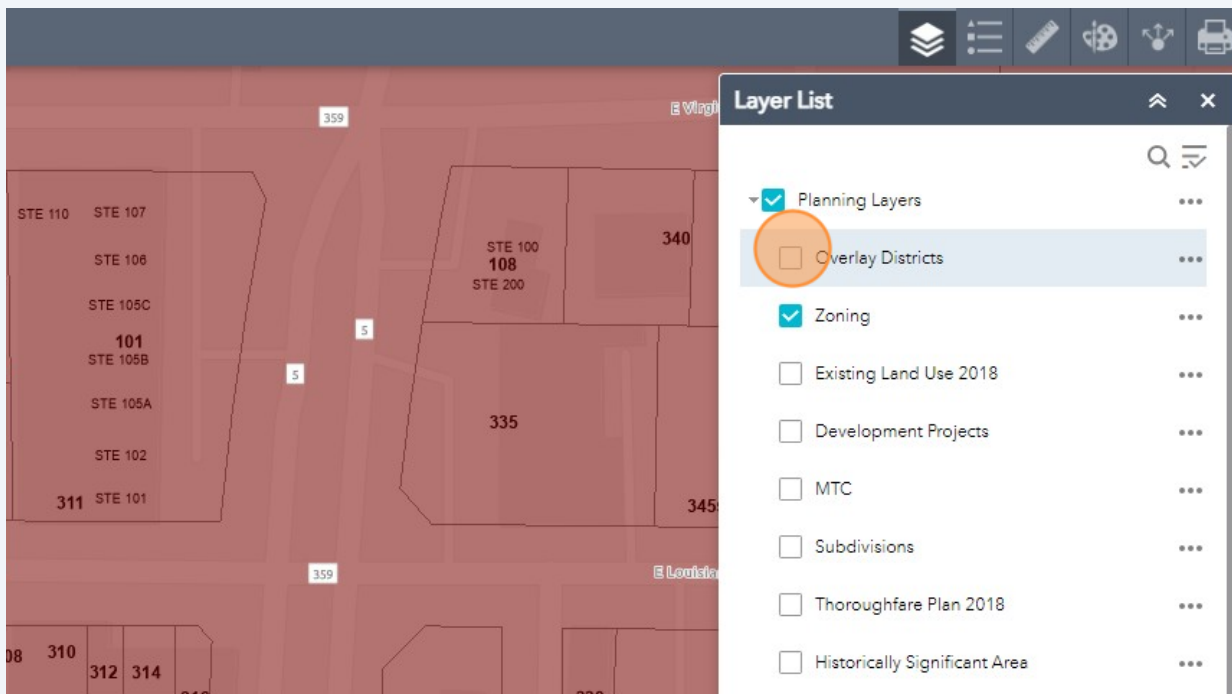
7

Click the X to close this table.



8

You can turn layers on or off using the layer list that drops down from the right tool bar. We'll first look at Overlay Districts. You can click the zoning layer off when you turn on the Overlay layer to make it easier to read.



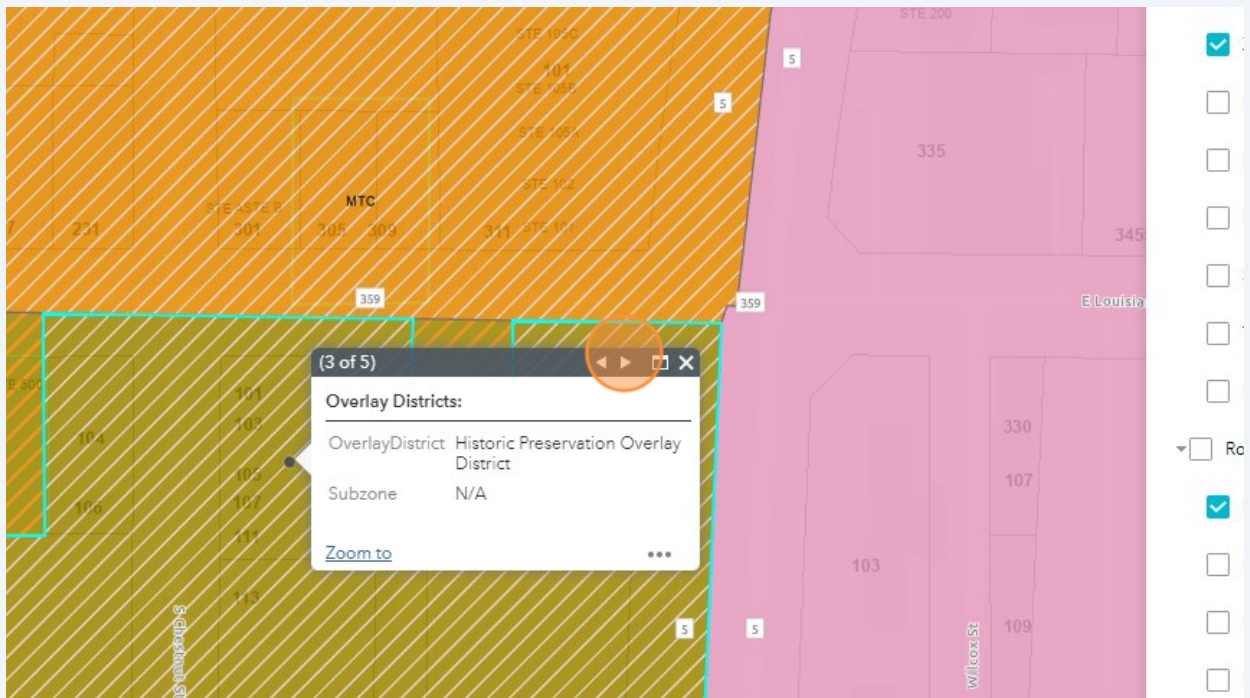
9

You can see below that when you turn on the Overlay Districts layer new colors and patterns populate the map. Click the dot over the property to bring up a new attribute table for this layer.



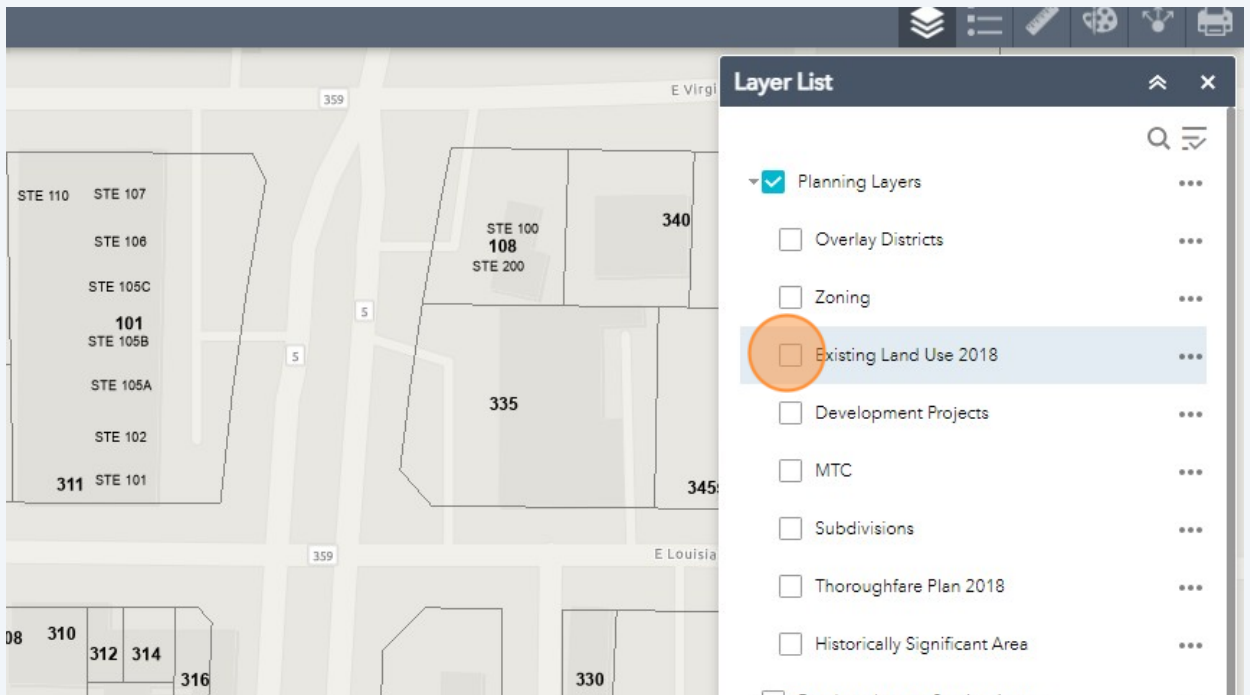
10

Again, click the arrows to navigate between the various tables available on this layer.



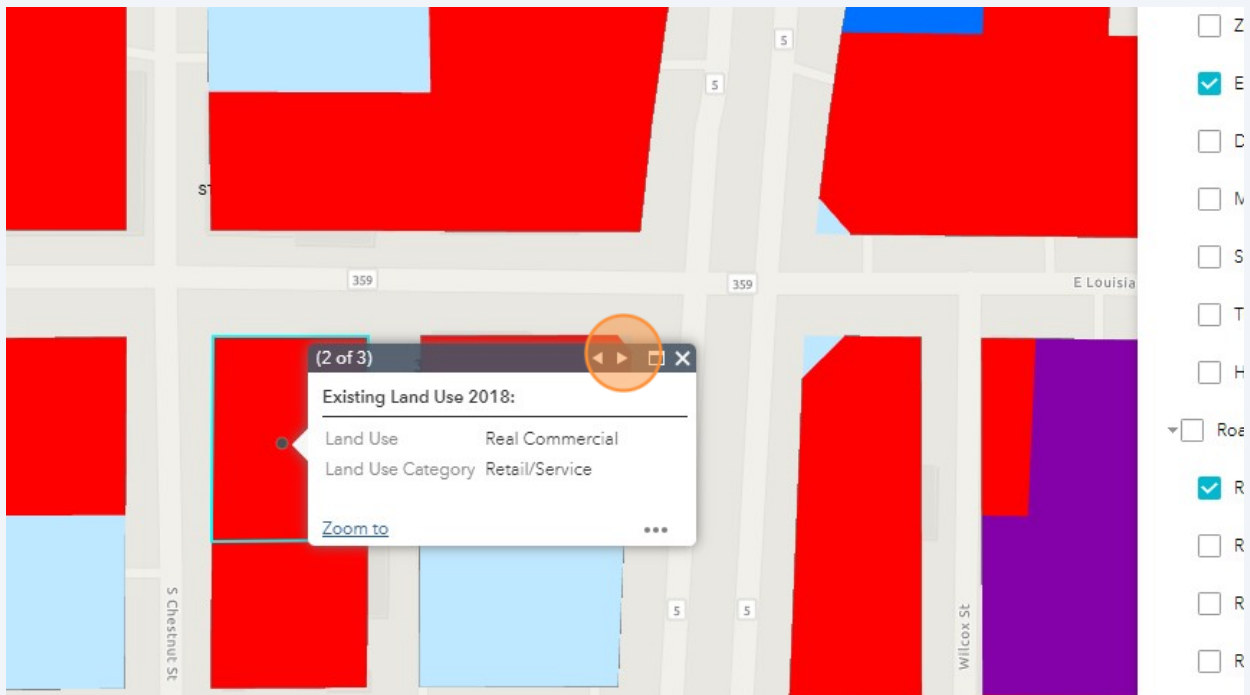
11

To see the existing land use of the property, turn on the Existing Land Use 2018. A caution about this layer; data here is from 2018 so the land use may have changed.



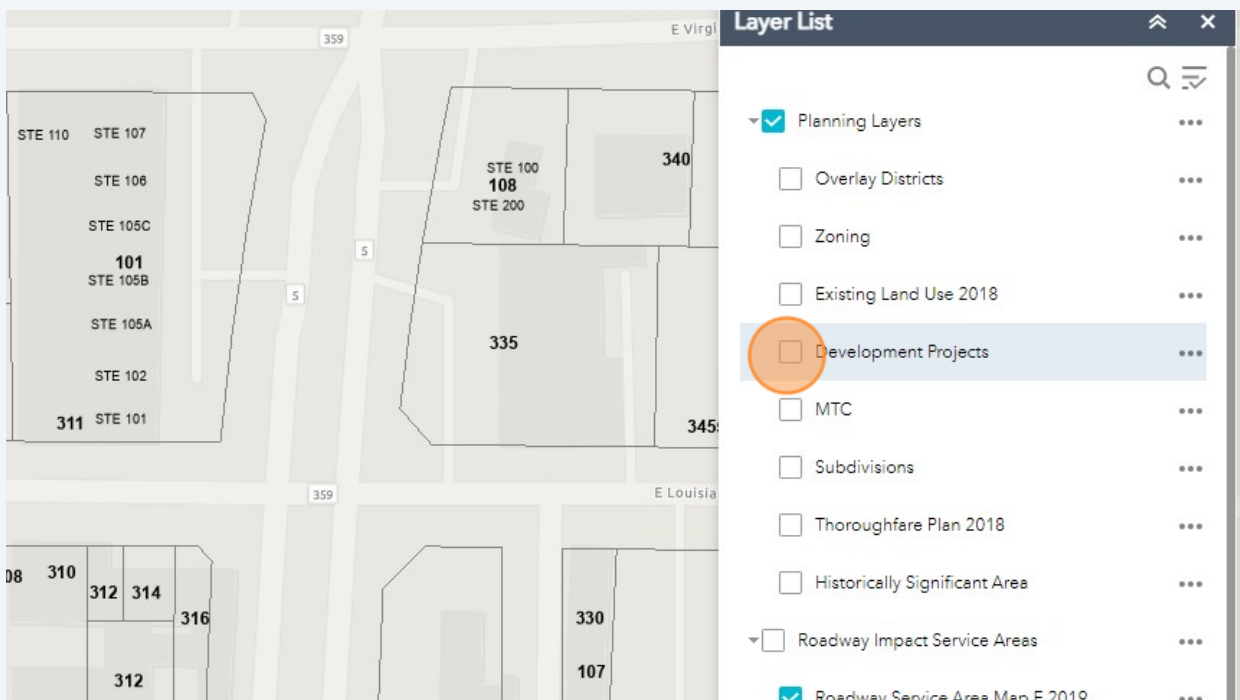
12

Looking at the 101 S Chestnut parcel on the Existing Land Use layer, you can see that the parcel was used for retail/commercial in 2018.



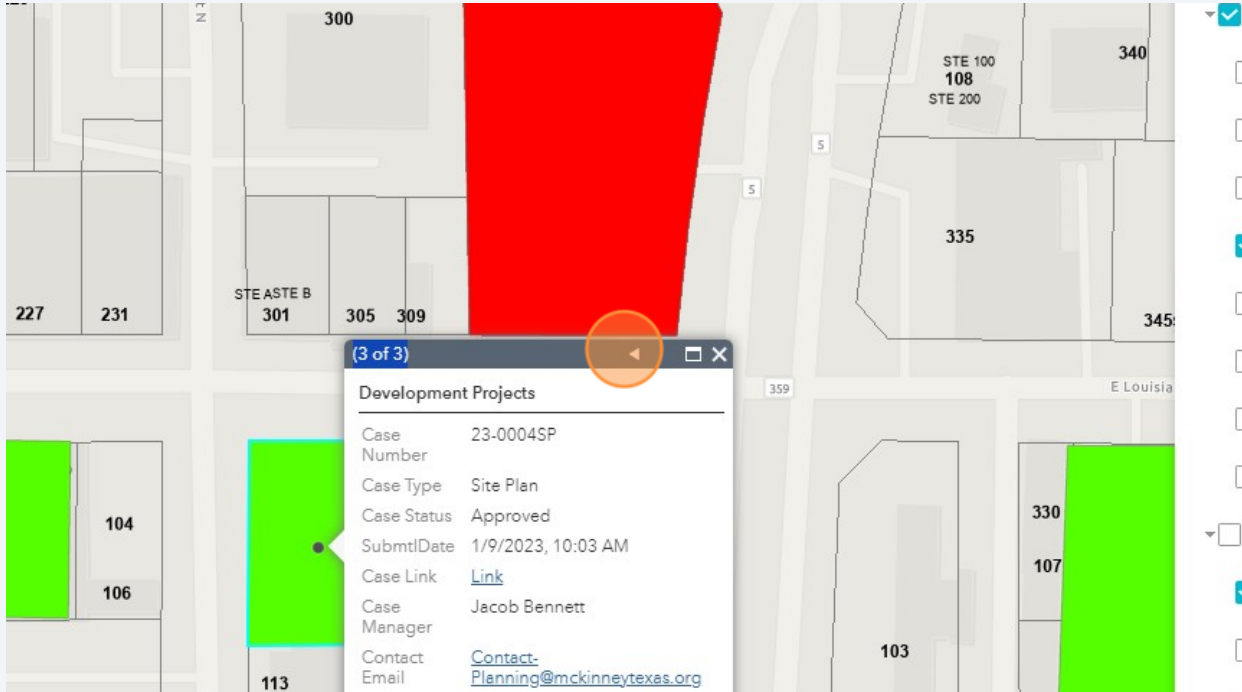
13

Turn on the "Development Projects" layer to see what development projects may be coming to a property.



14

Click through the arrows till you find the plat, site plan, or SUP for this site. Here at 101 S Chestnut there is a site plan approval from January of 2023. Click the case link to see documents from the case like the site plan, the façade plans, and the letter of intent. A caution for this layer is to remember that the plans you see are not always the final plans approved. If the project went to Planning and Zoning or City Council you can see the approved plans at the McKinney Meetings page with the materials from the meeting at which they were approved.



15

Once you click the link, a google drive folder will open. To see the initial elevations click "Facade Plan Renderings.pdf" The Certificate of Appropriateness is not usually here. To see the COA check out this page: McKinneyTexas.org/COAMap

Drive

Search in Drive

My Drive > 2023 Planning Cases > SITE2023-0004 -

Type People Modified

Name	Owner
Facade Plan Renderings.pdf	me
Site Plan.pdf	me
Topo Exhibit.pdf	me
Letter of Intent.pdf	me

.25 GB of 15 GB used

Get more storage

16

Click "Site Plan.pdf" to see the initial site plan submitted.

My Drive > 2023 Planning Cases > SITE2023-000

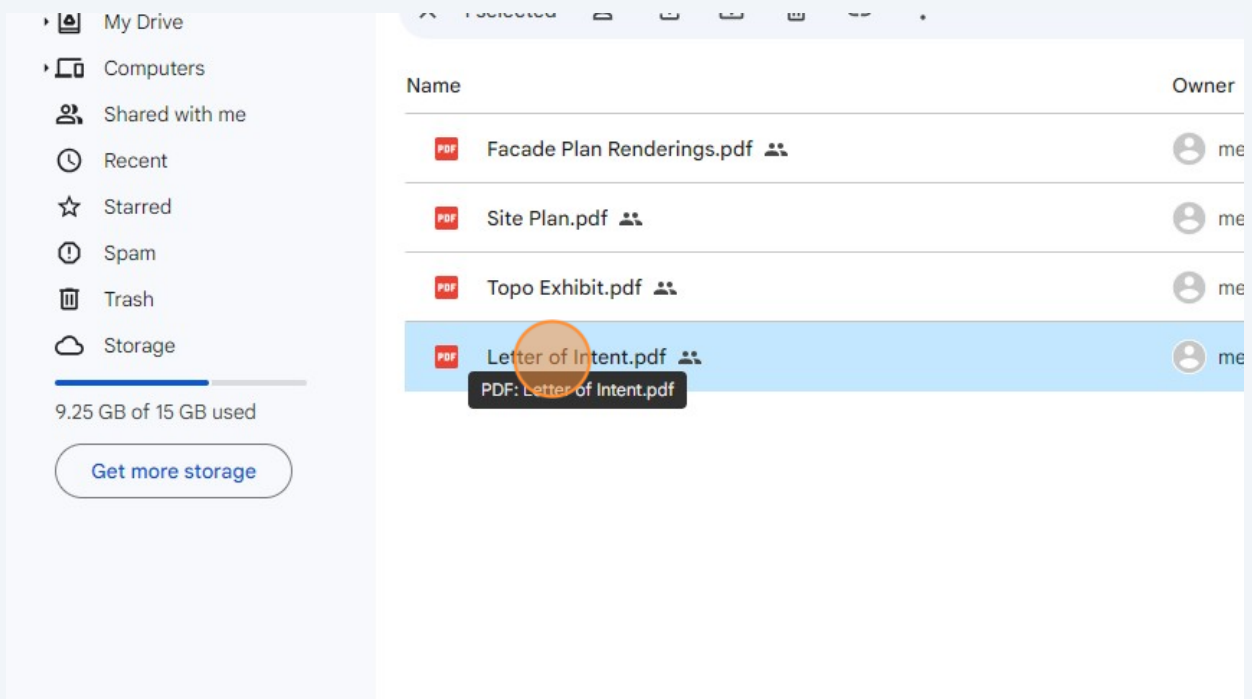
1 selected

Name	Owner
Facade Plan Renderings.pdf	me
Site Plan.pdf	me
Topo Exhibit.pdf	me
Letter of Intent.pdf	me

9.25 GB of 15 GB used

Get more storage

17 Click "Letter of Intent.pdf"

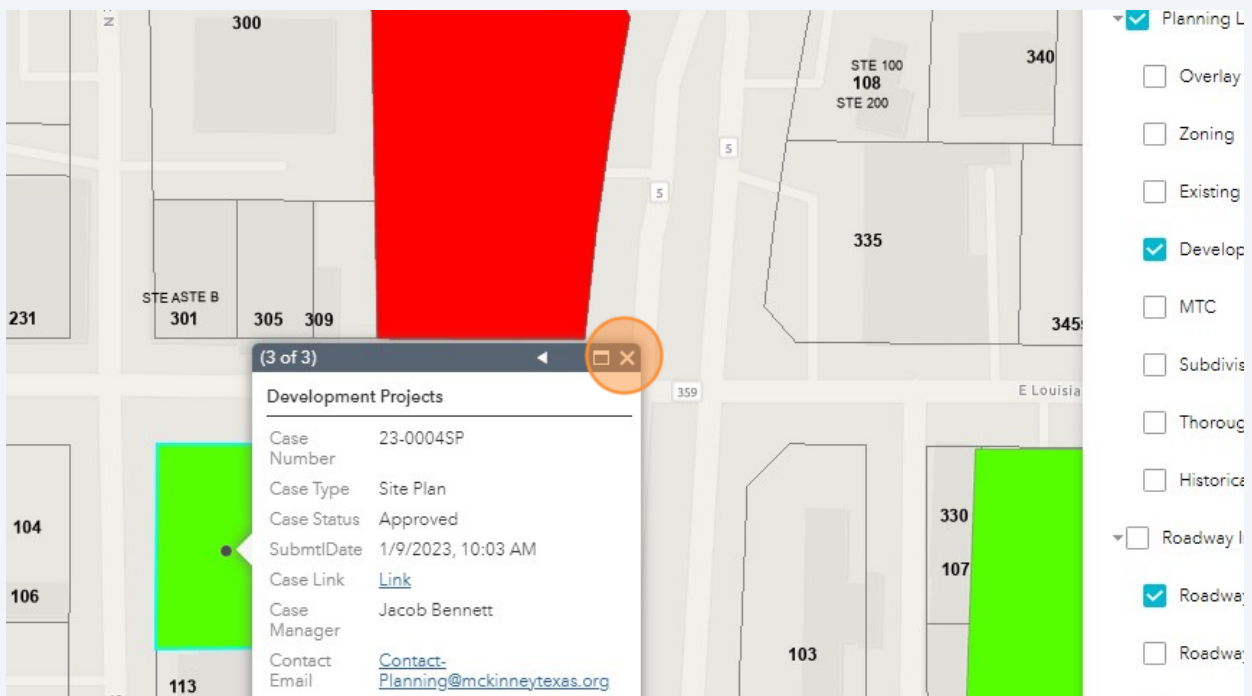


A screenshot of a Google Drive interface. On the left is a sidebar with navigation options: My Drive, Computers, Shared with me, Recent, Starred, Spam, Trash, and Storage. Below the sidebar, it shows '9.25 GB of 15 GB used' and a 'Get more storage' button. The main area displays a table of files:

Name	Owner
Facade Plan Renderings.pdf	me
Site Plan.pdf	me
Topo Exhibit.pdf	me
Letter of Intent.pdf	me

The file 'Letter of Intent.pdf' is highlighted in blue. A tooltip is visible over the file name, showing 'PDF: Letter of Intent.pdf'. An orange circle highlights the file name in the table.

18 Click the x to close this table.



A screenshot of a web application showing a map of land parcels. A large red polygon highlights a specific parcel. A table overlay is positioned over the map, displaying details for a development project. The table has a close button (an 'x' in a square) highlighted with an orange circle. To the right of the map is a legend with various planning categories and checkboxes.

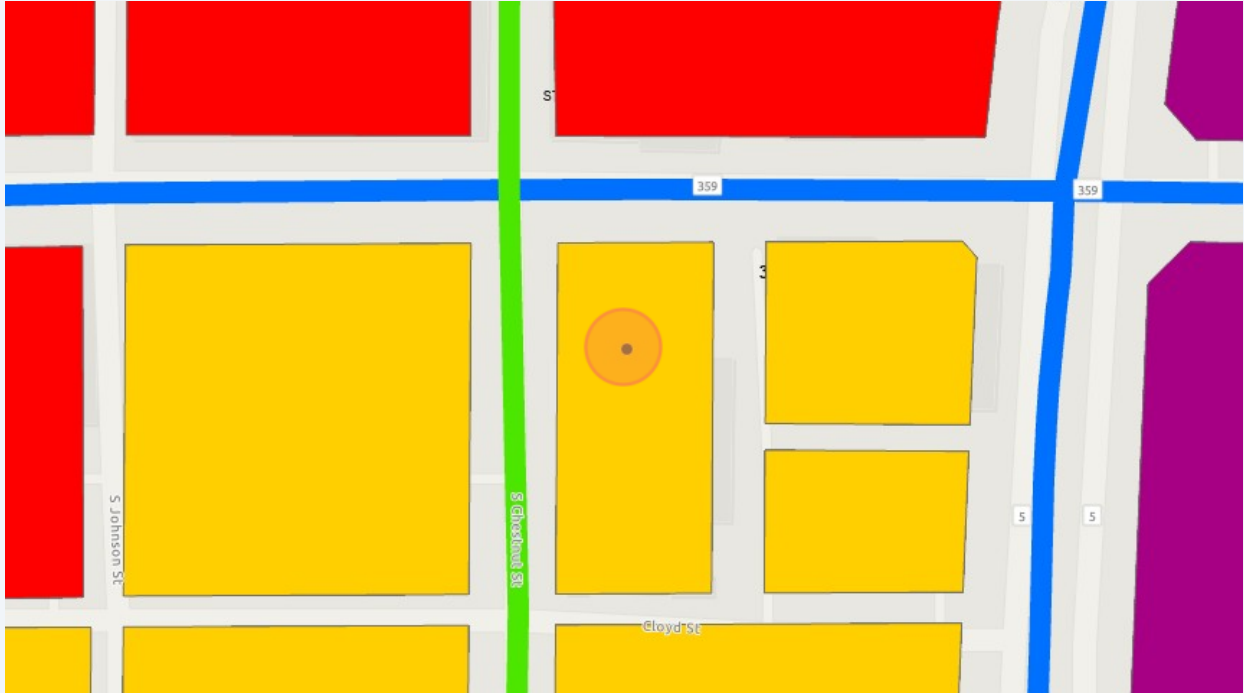
Development Projects	
Case Number	23-0004SP
Case Type	Site Plan
Case Status	Approved
SubmtlDate	1/9/2023, 10:03 AM
Case Link	Link
Case Manager	Jacob Bennett
Contact Email	Contact-Planning@mckinneytexas.org

Legend items on the right:

- Planning L
- Overlay
- Zoning
- Existing
- Develop
- MTC
- Subdivis
- Thorough
- Historic
- Roadway I
- Roadwa
- Roadwa

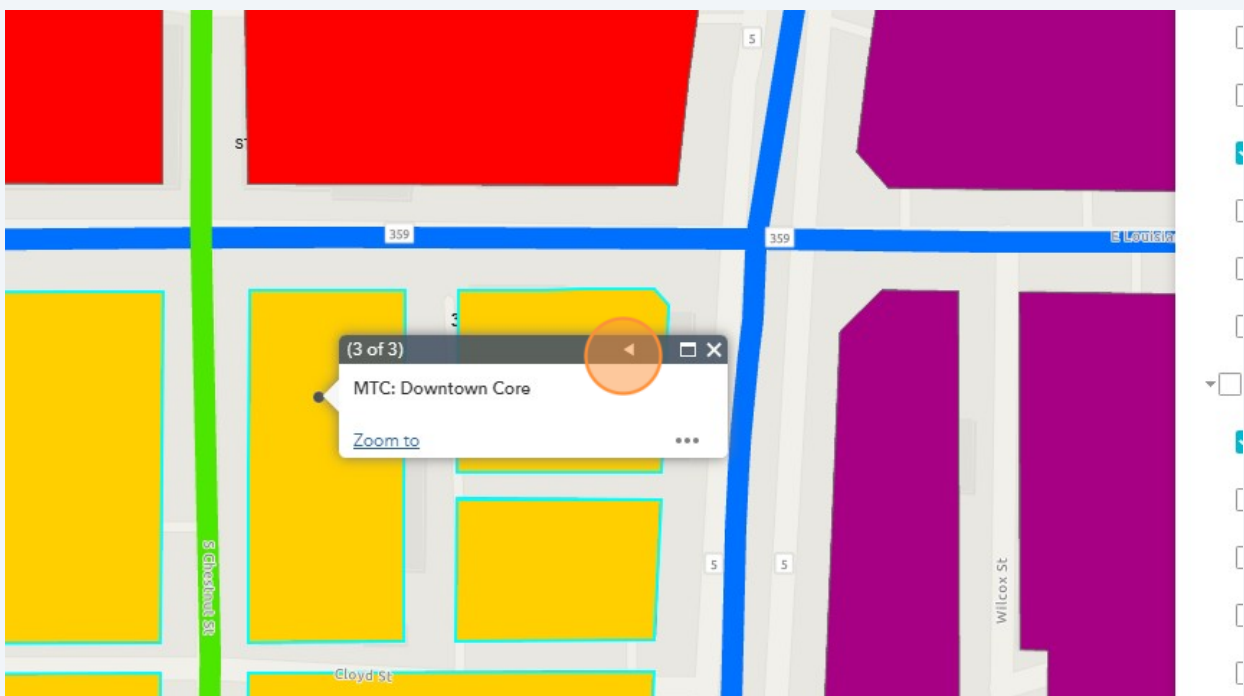
19

To see the MTC Character Districts, turn on the "MTC" layer in the layer list. The MTC is divided into specific Character Districts. These districts specify design guidelines for projects within the district. The guidelines change as you move out from the Square. The property at 101 S Chestnut St is in the Downtown Core character district. The red you see just north on the map is the Historic Core. The Historic Core follows the boundaries of the Commercial area of the Historic District and the boundaries of the National Register Historic Commercial District.



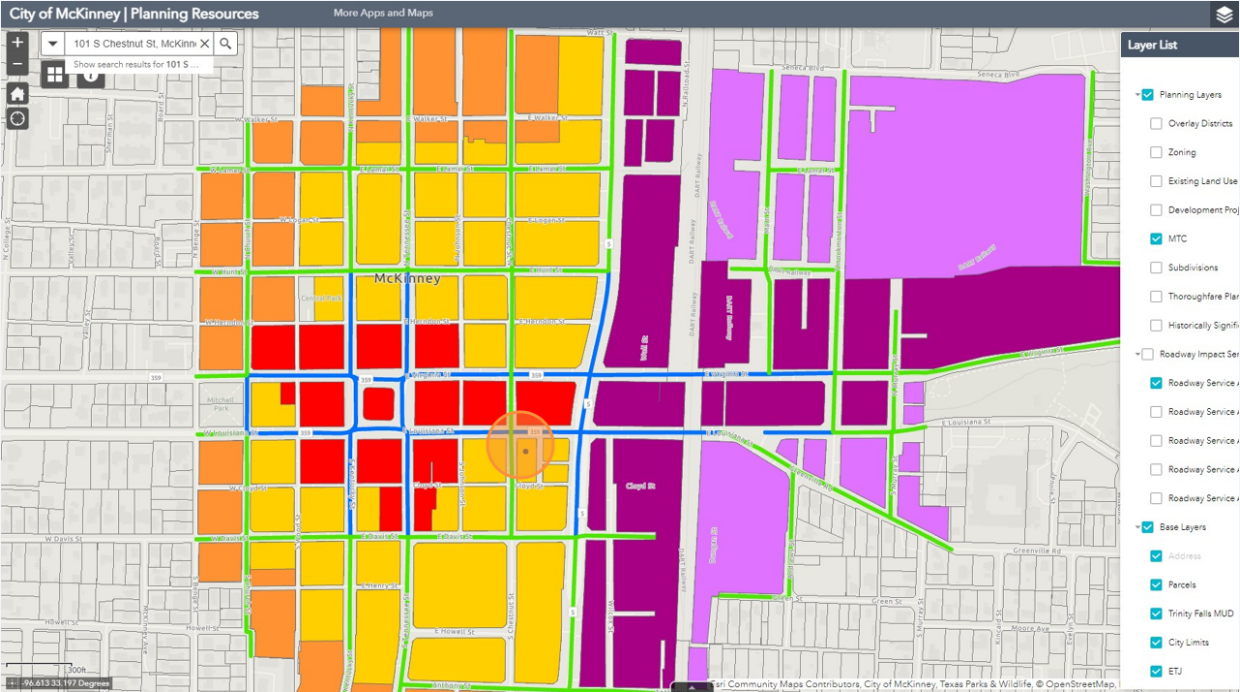
20

By clicking through the arrows in the table you'll see the character district spelled out.



21

Zooming out on the map shows all of the character districts within the MTC. The blue and green streets which are designated as priorities for pedestrian traffic. There are guidelines to support the active used of these areas for pedestrians.



22

The base map is a blank street map however, you can see an aerial by turning on the Aerial layers in the layer list.

