

# Comprehensive Plan Amendment

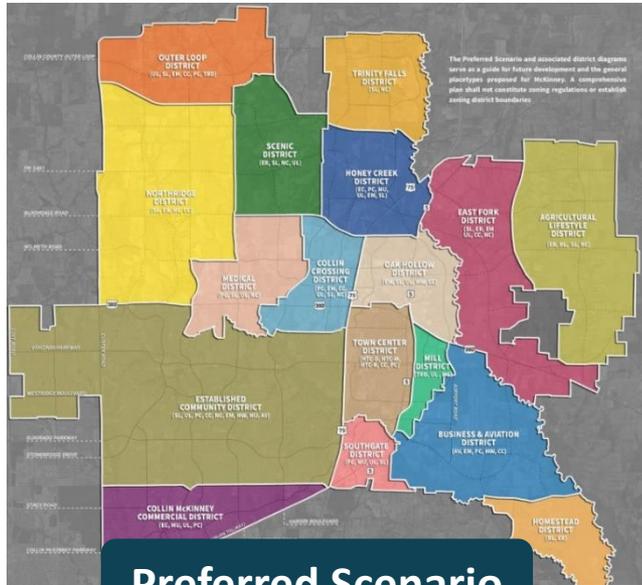
24-0003M

# Comprehensive Plan

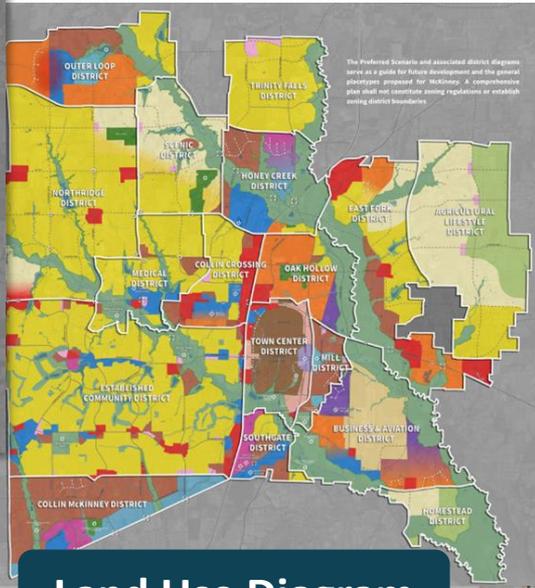
We are **ONE MCKINNEY** - a united community that supports the **DIVERSITY** of its economy and people. We celebrate our natural & cultural **ASSETS** & invite private developments that create **PLACES** of lasting value. Smart public & private **INVESTMENTS** ensure that McKinney remains a top choice for people to live, work, play & visit through 2040 & beyond.

- Outlines the community's vision of McKinney's future
- Provides direction for the growth and development of the City through 2040
- Includes land use, transportation, utilities, public services, open space, and other elements
- Amendments make minor changes while maintaining the overall vision

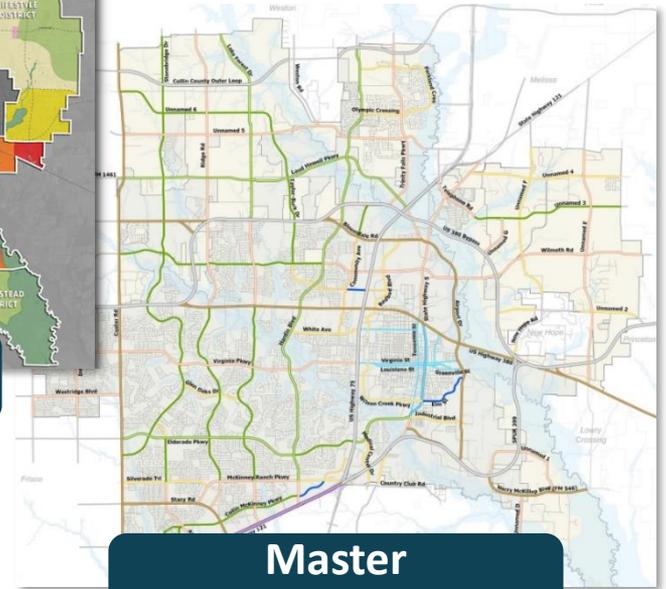
# Comprehensive Plan



**Preferred Scenario**

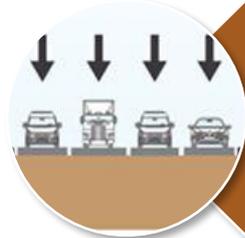


**Land Use Diagram**



**Master Thoroughfare Plan**

# Proposed Changes



380 Corridor



Changing trends  
(Professional Center)

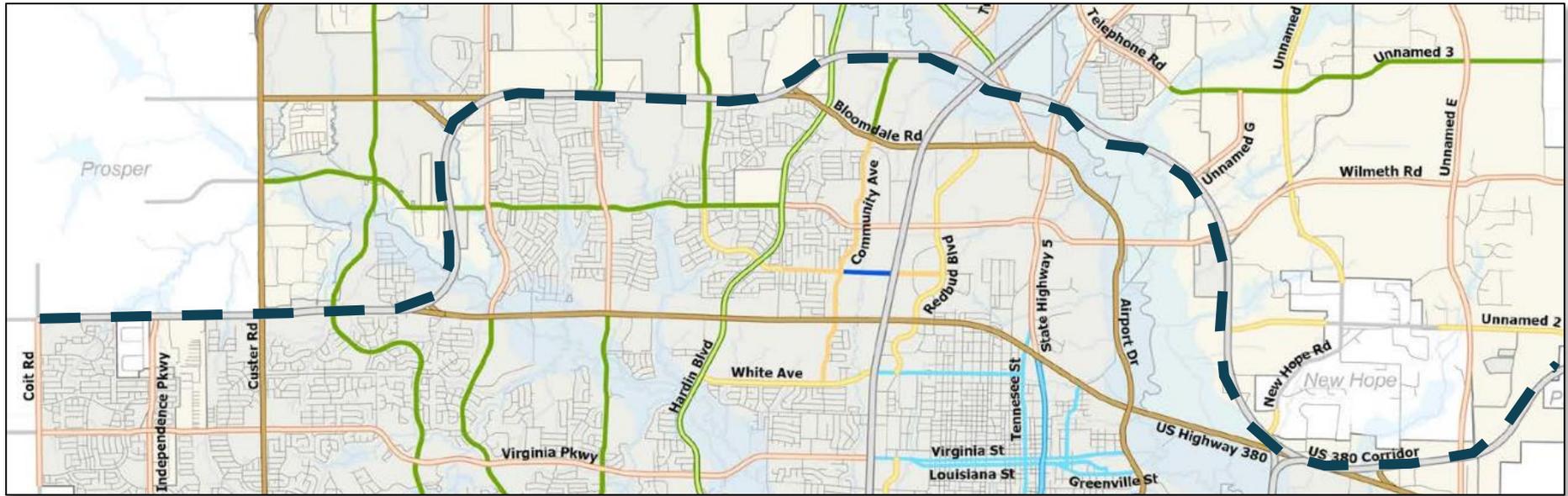


Routine  
Amendments

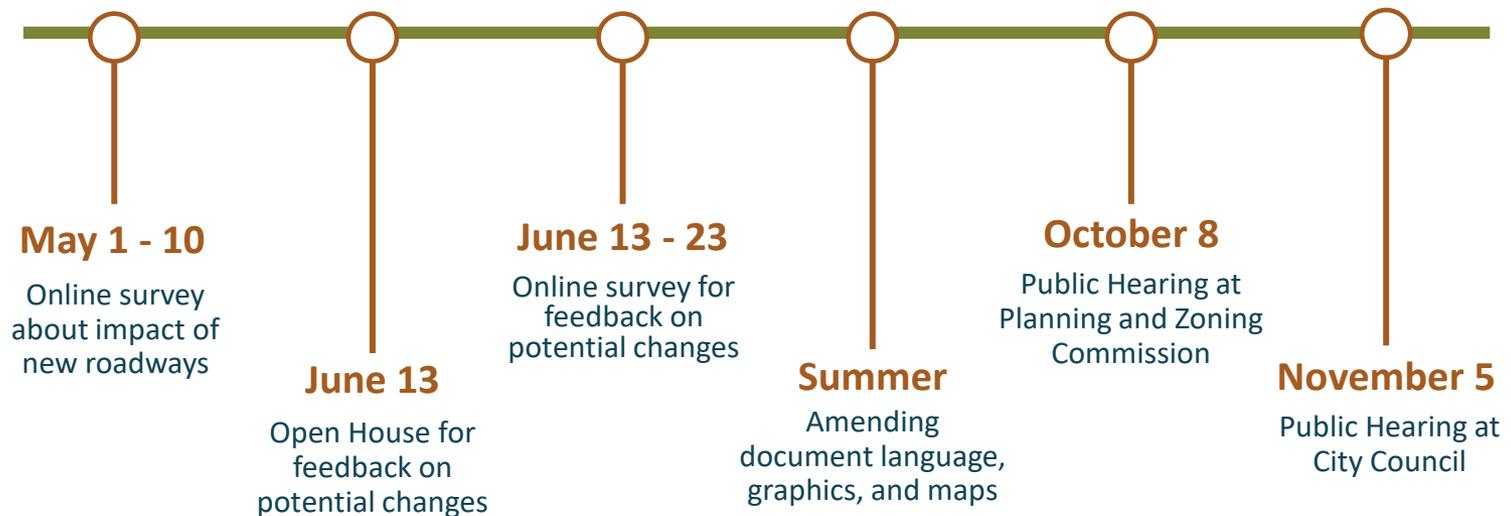
## 380 Corridor Timeline

- 2017 – Texas Department of Transportation (TxDOT) process began
- Fall 2018 – Comprehensive Plan Update adopted
- Fall 2023 – Record of Decision with alignment filed by TxDOT
- December 2023 – Master Throughfare Plan amended with alignment

# 380 Corridor Alignment



# Process and Timeline

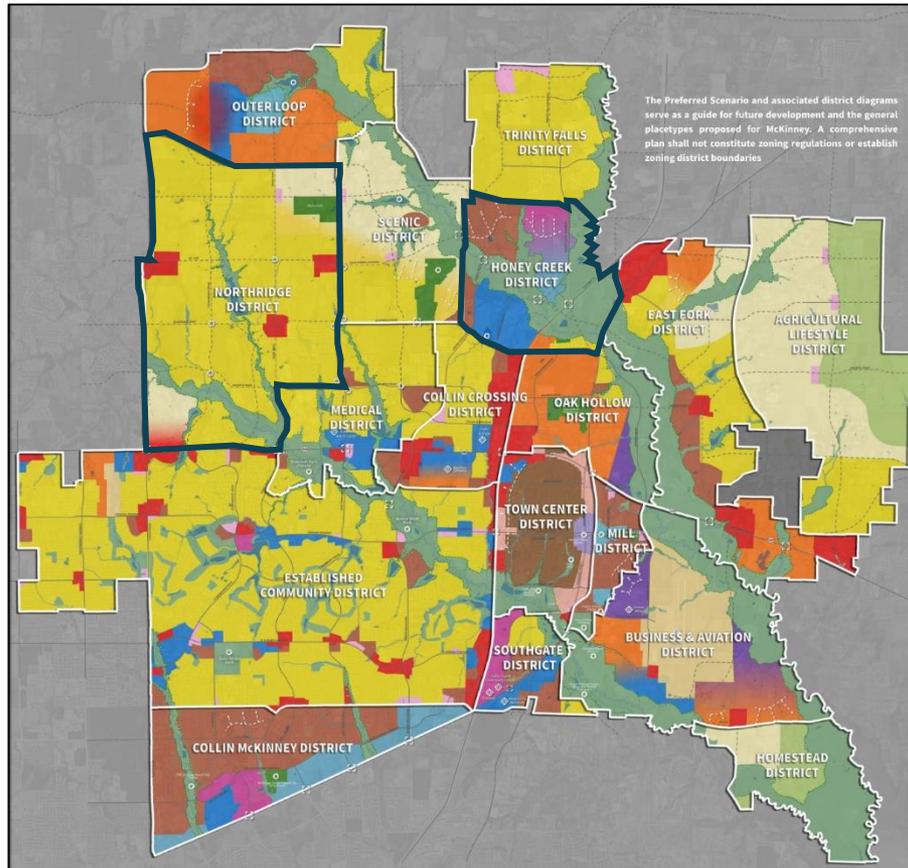


# Public Engagement

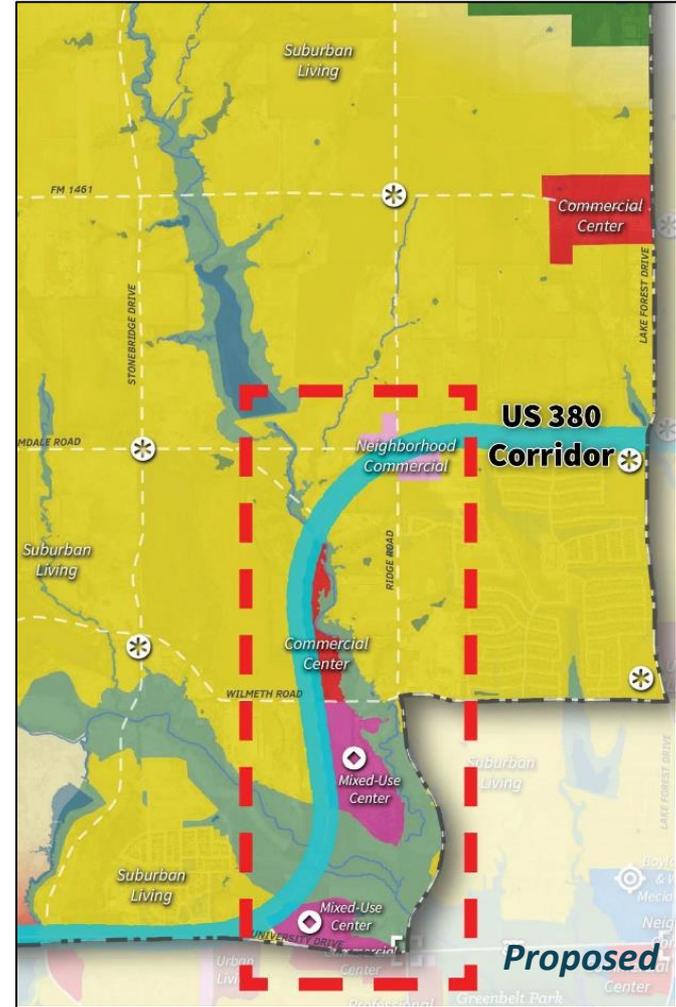
## Initial Survey

- 242 responses
- Respondents generally felt that the character of areas would not change
- Respondents provided feedback on areas that were most likely to see a change in land uses
- Respondents identified that they would like to see an increase in mixed use, restaurants, and entertainment uses along certain areas of the corridor
- Helped inform which areas staff focused on for changes

# Proposed Changes



# Proposed Changes – Northridge



## Proposed Changes – Mixed Use Center

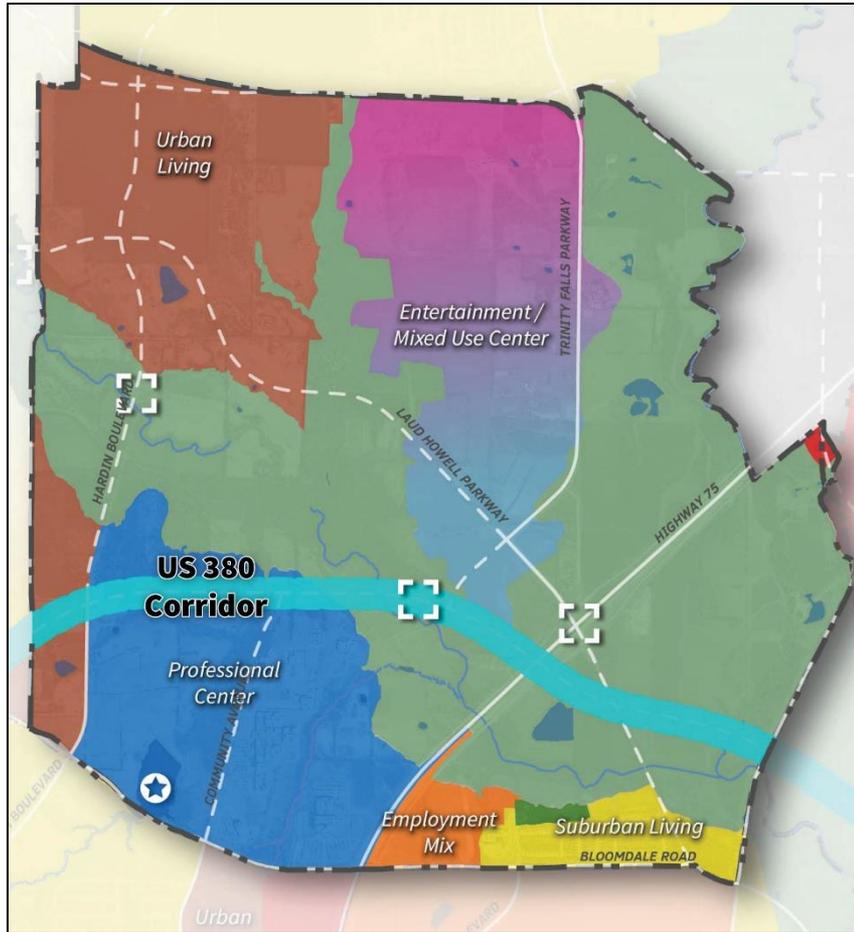


*Old Town Coppell, Coppell, TX*

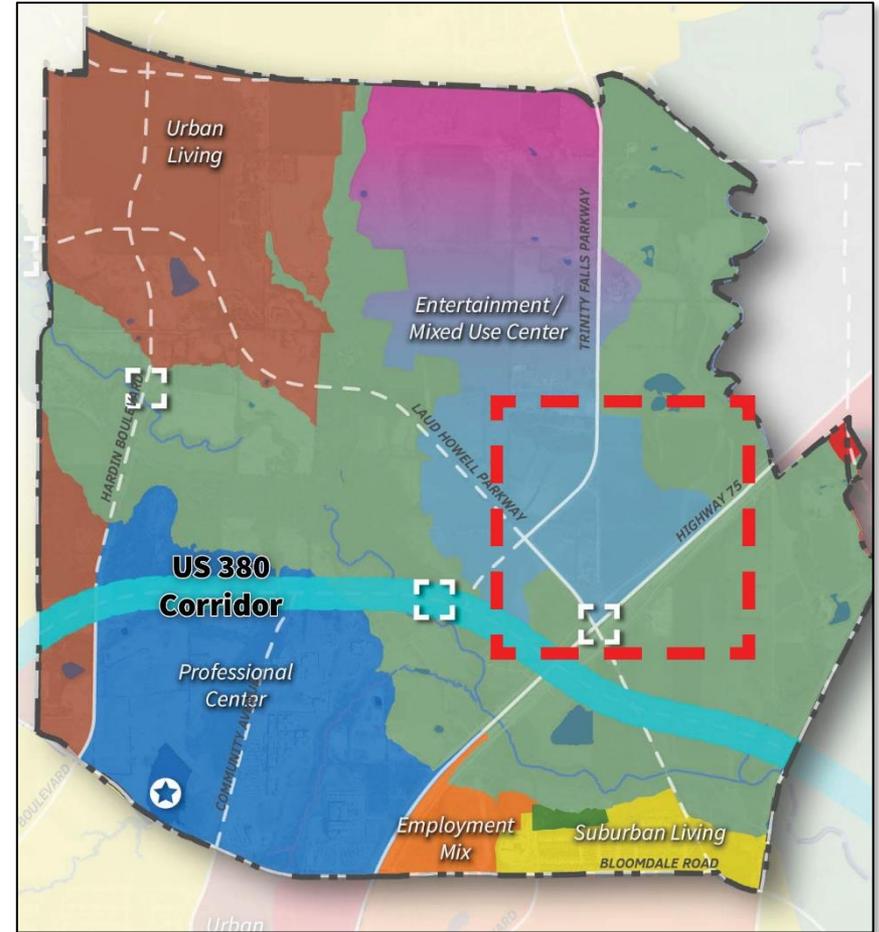
### MIXED-USE CENTER

A Mixed-Use Center offers people the ability to live, shop, work, and play in one community. They include a mixture of housing types and multiple residential housing choices within close proximity to the goods and services residents need on a daily basis. While this Placetype typically includes a higher intensity of uses developed in an urban style that are supported by nodes of activity, the intensity of a development should fit the context of the district and surrounding area. The design and scale of development in a mixed-use center emphasizes interactions, prioritizes green spaces, and encourages active living, with a comprehensive network of walkable streets enhanced by a vertical style of development.

# Proposed Changes – Honey Creek



Current



Proposed

# Public Engagement

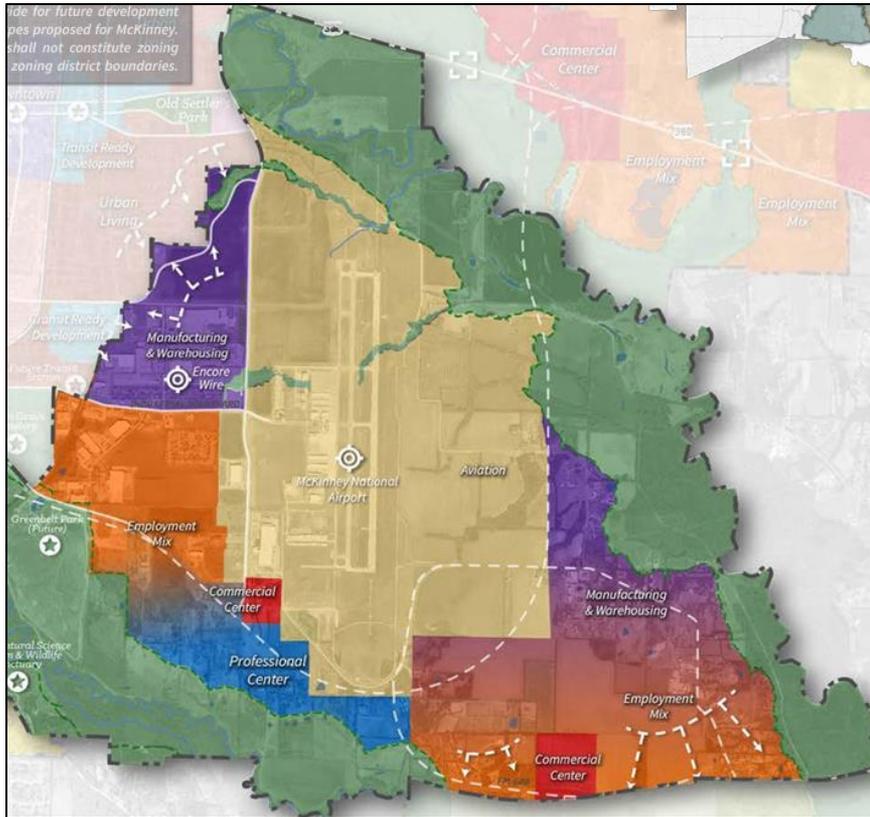
## Initial Survey

- 242 responses
- Respondents generally felt that the character of areas would not change
- Respondents provided feedback on areas that were most likely to see a change in land uses
- Respondents identified types of uses that they would like to see more or less of in a specific district
- Helped inform which areas staff focused on for changes

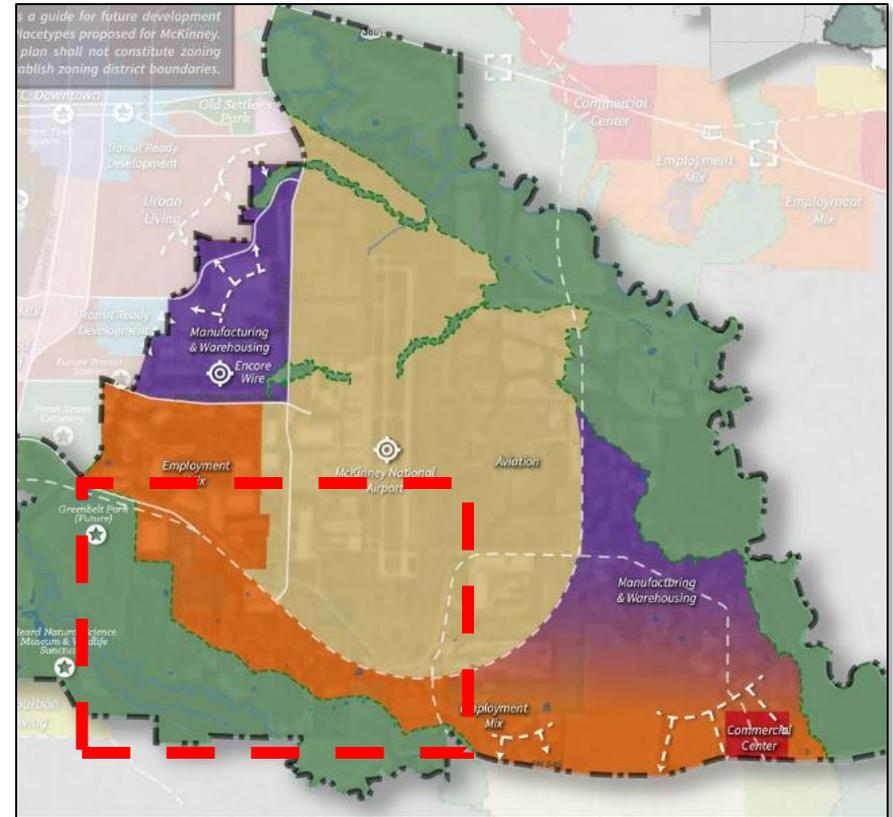
## Open House & Follow Up Survey

- 14 attendees and 291 responses
- Respondents reviewed proposed changes to Northridge and Honey Creek Entertainment districts
- Over 70% were favorable or neutral to the proposed changes
- Proposed changes closely match the changes presented at the Open House and in the survey

# Proposed Changes – Business & Aviation

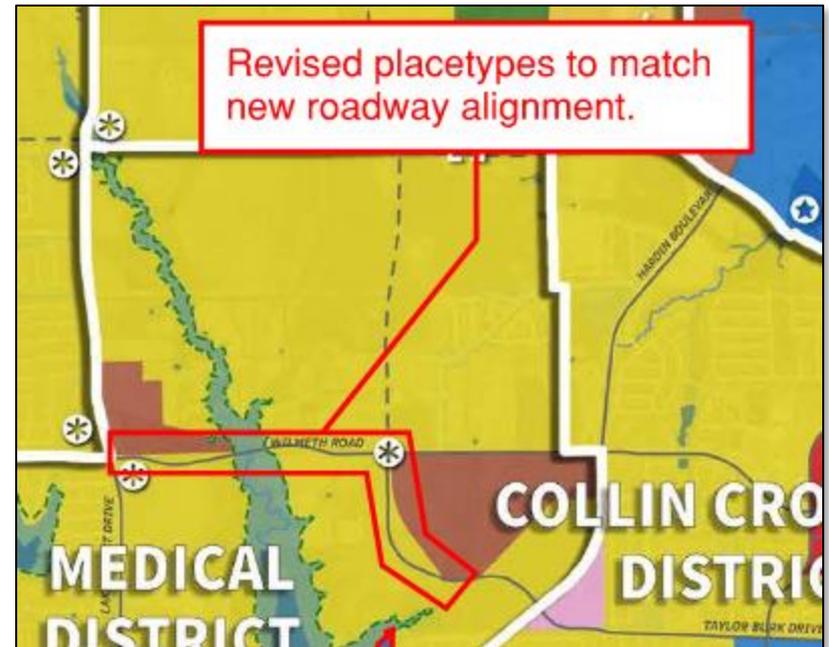
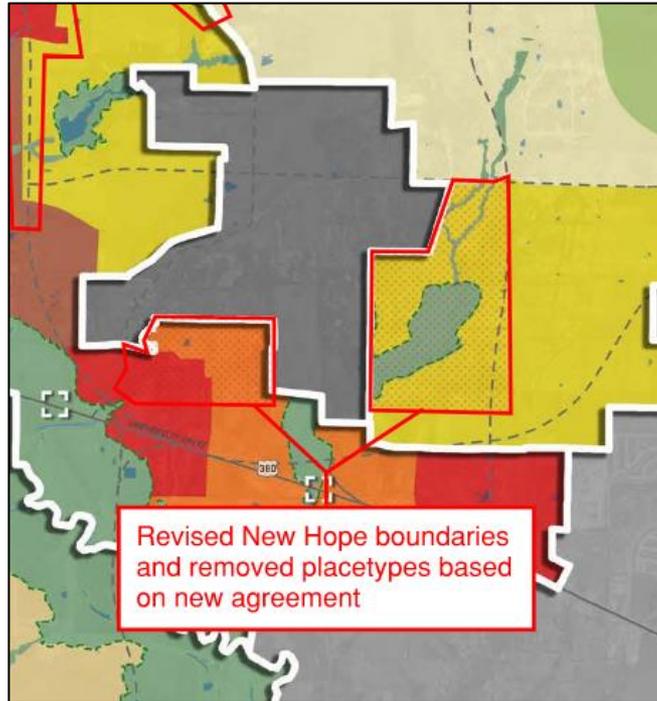


**Current**

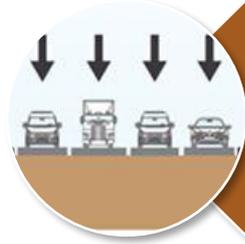


**Proposed**

## Examples of Routine Amendment items



# Summary of Proposed Changes



380 Corridor



Changing trends  
(Professional Center)



Routine  
Amendments



