

Update on ONE McKinney 2040 Comprehensive Plan

April 23, 2024

City Council and Planning and Zoning

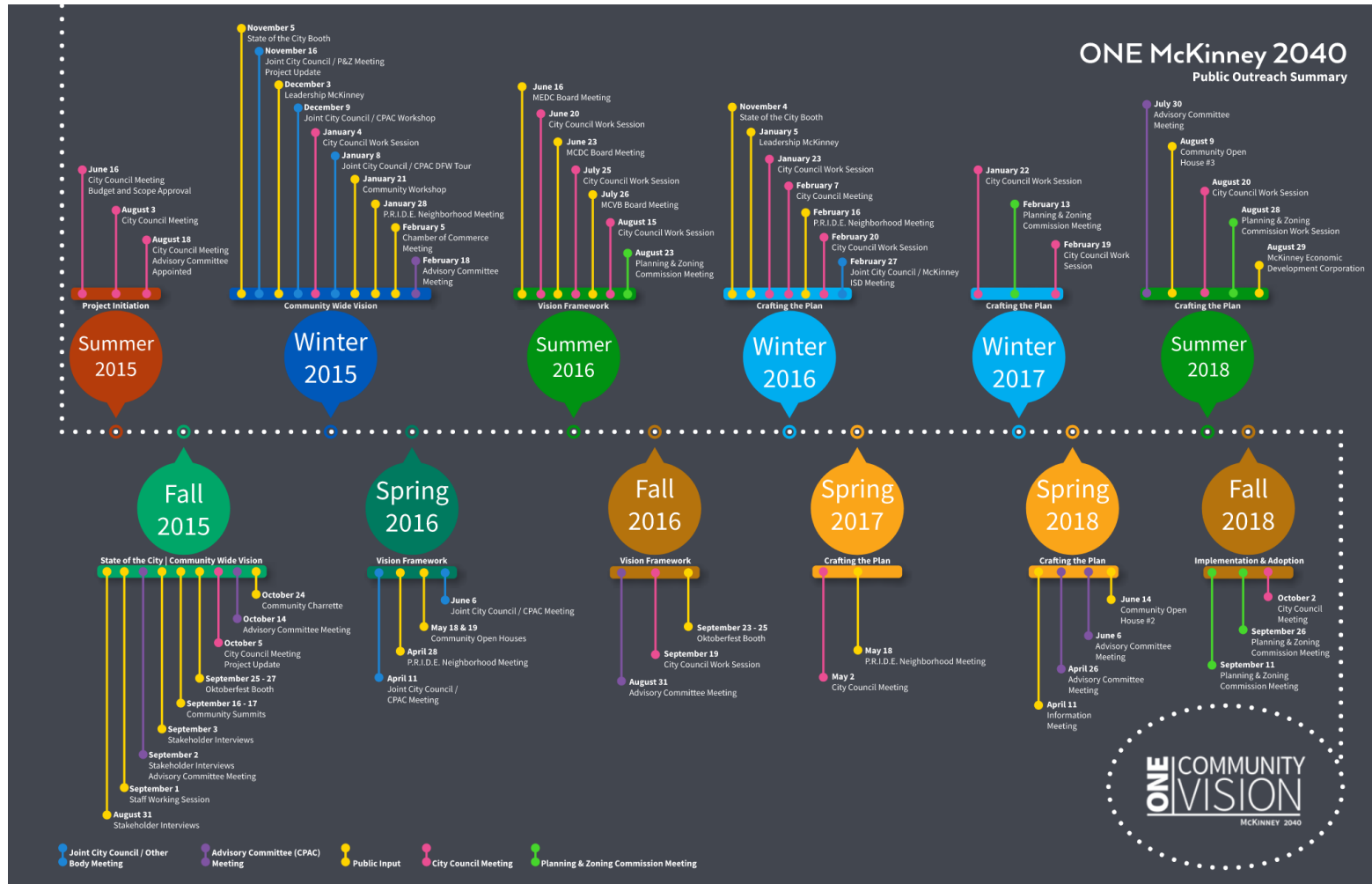
Commission Joint Session

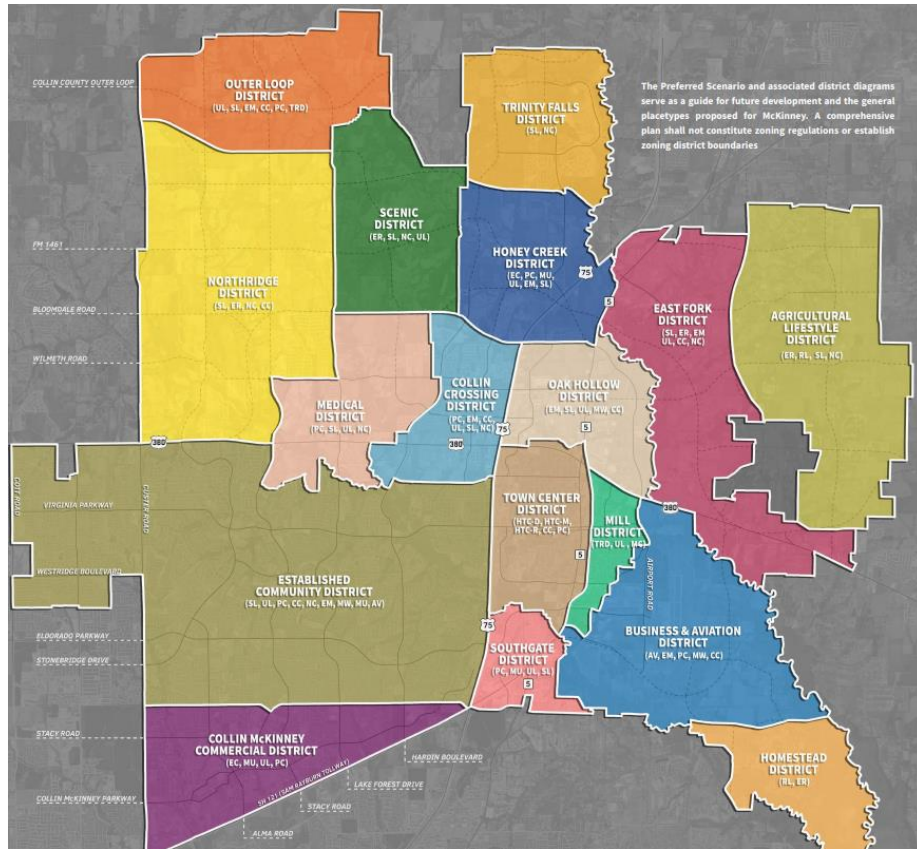
Components of the Comprehensive Plan

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.

- Vision & Guiding Principles
- Public Outreach
- Preferred Scenario
- Land Use Diagram
- Master Thoroughfare Plan
- Implementation Matrix

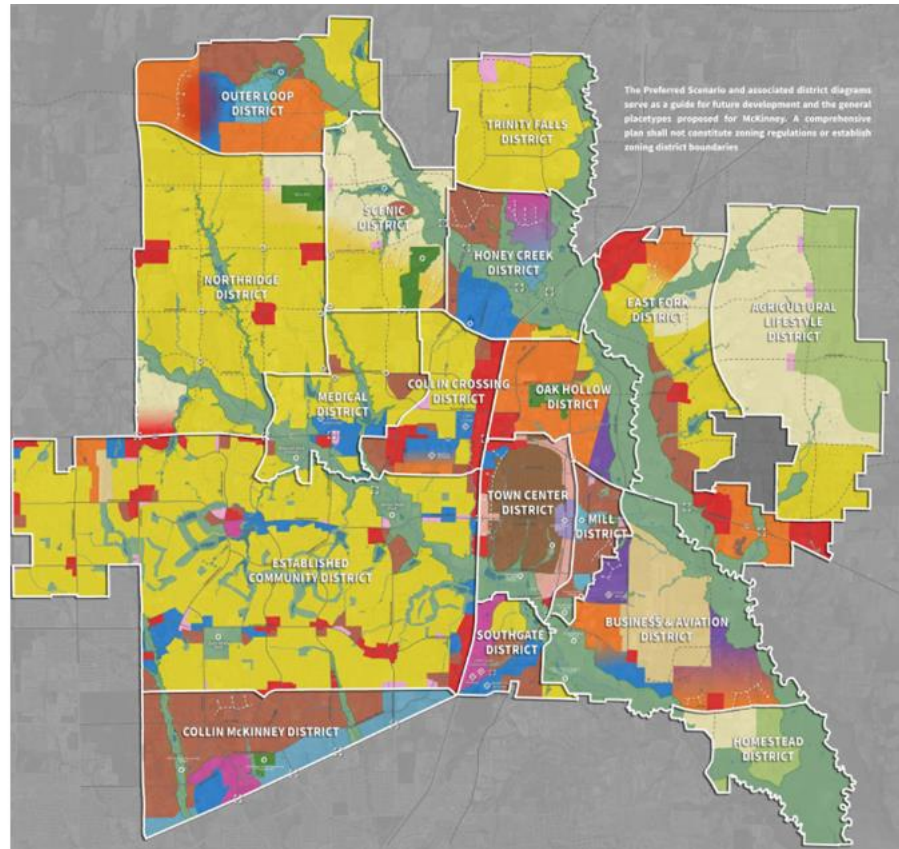
Public Outreach Summary





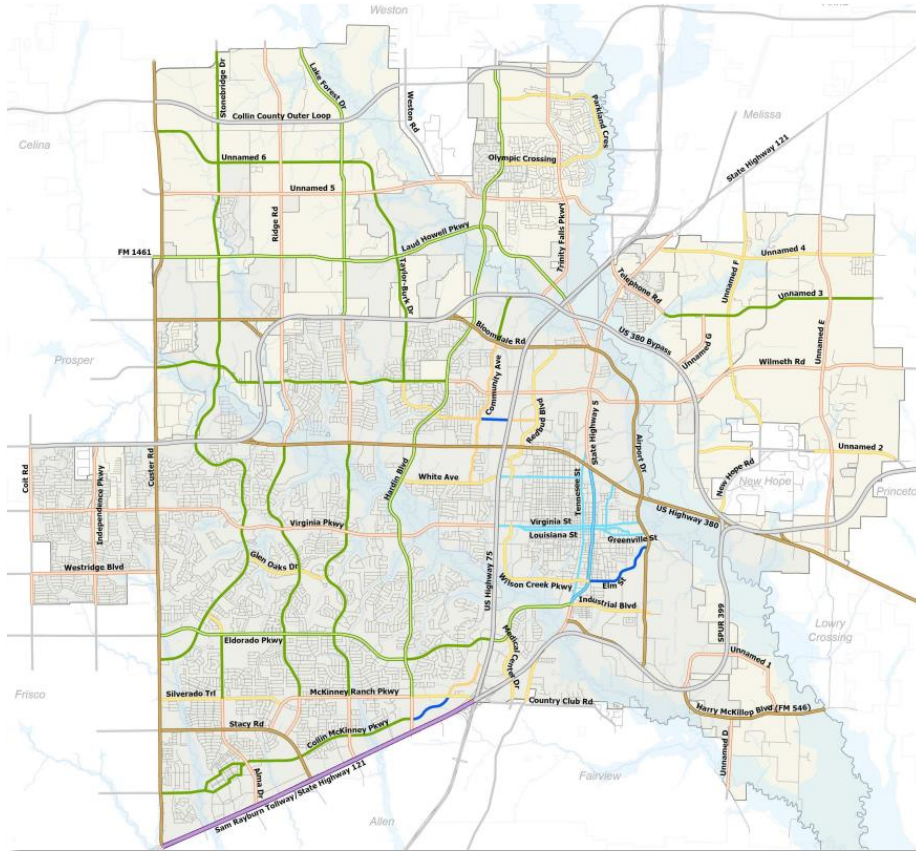
Preferred Scenario

- Depicts 17 Districts across the City
- Each district has a distinct strategic direction, identity, and infrastructure needs
- Forms the basis for the Land Use Diagram



Land Use Diagram

- Outlines districts and placetypes to help guide development decisions
- Includes citywide decision-making criteria to evaluate requests that do not strictly align with a designated placetype



Master Thoroughfare Plan

- Locates and classifies major streets by needed capacity for through traffic and access to adjacent land uses
- Includes the existing and proposed thoroughfare system

Changes to the Comprehensive Plan

AMENDMENTS

Periodic refinements that are typically minor in nature and include things like: correcting typographical errors, refining outdated text and maps to reflect current conditions, and integrating completed updates of supporting engineering/planning studies and models.

Amendments should not occur in order to justify approval of a specific development proposal or to appease a vocal group of citizens whose wishes do not conform to the broader goals and objectives of the city.

UPDATES

Modernization of the plan to capture changes in socioeconomic trends, new directives, and future growth potential. Updates should include extensive public involvement in order to identify community goals and objectives.

Typically only occurs every 7-10 years or once certain thresholds have been reached.

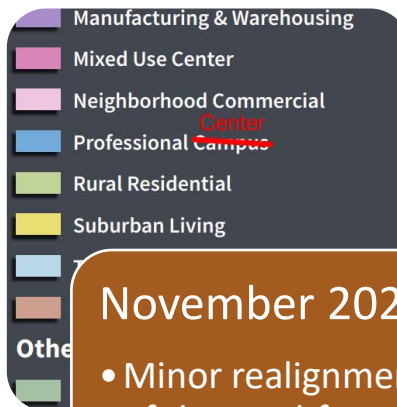
The Planning and Zoning Commission shall hold a public hearing and make a recommendation to the city council on any amendments (including updates) to the Comprehensive Plan.

Previous Plan Amendments



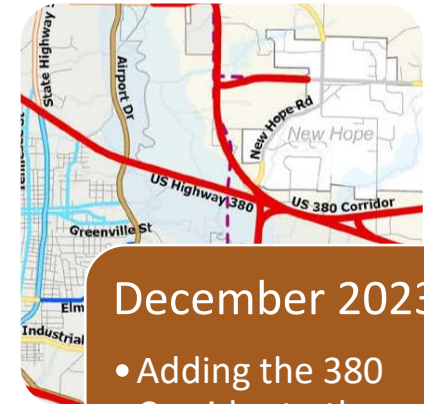
October 2020

- Clarifying Placetype definitions
- Refining land use diagram and decision-making criteria



November 2022

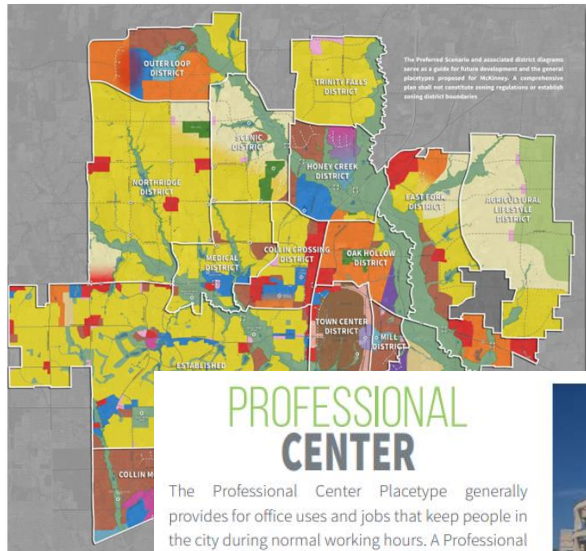
- Minor realignment of thoroughfares
- Minor updates to land use diagram



December 2023

- Adding the 380 Corridor to the Master Thoroughfare Plan

Ongoing Comprehensive Plan Amendment



PROFESSIONAL CENTER

The Professional Center Placetype generally provides for office uses and jobs that keep people in the city during normal working hours. A Professional Center is typically well landscaped and provides opportunities for small general offices, as well as larger employment uses such as corporate headquarters, institutional facilities and medical campuses. More intense professional uses are typically seen near major transportation corridors, while smaller developments are typically within residential areas and are supportive in nature.

IDENTIFYING FEATURES

1. General Office Facilities
2. Corporate, Institutional & Medical Uses
3. Amenity Spaces
4. Employment Centers



- Evaluating land uses around the 380 Corridor
- Reviewing placetypes that may need refinement
- Upcoming public engagement process for input
- Anticipated to be considered by Planning and Zoning Commission and City Council this fall

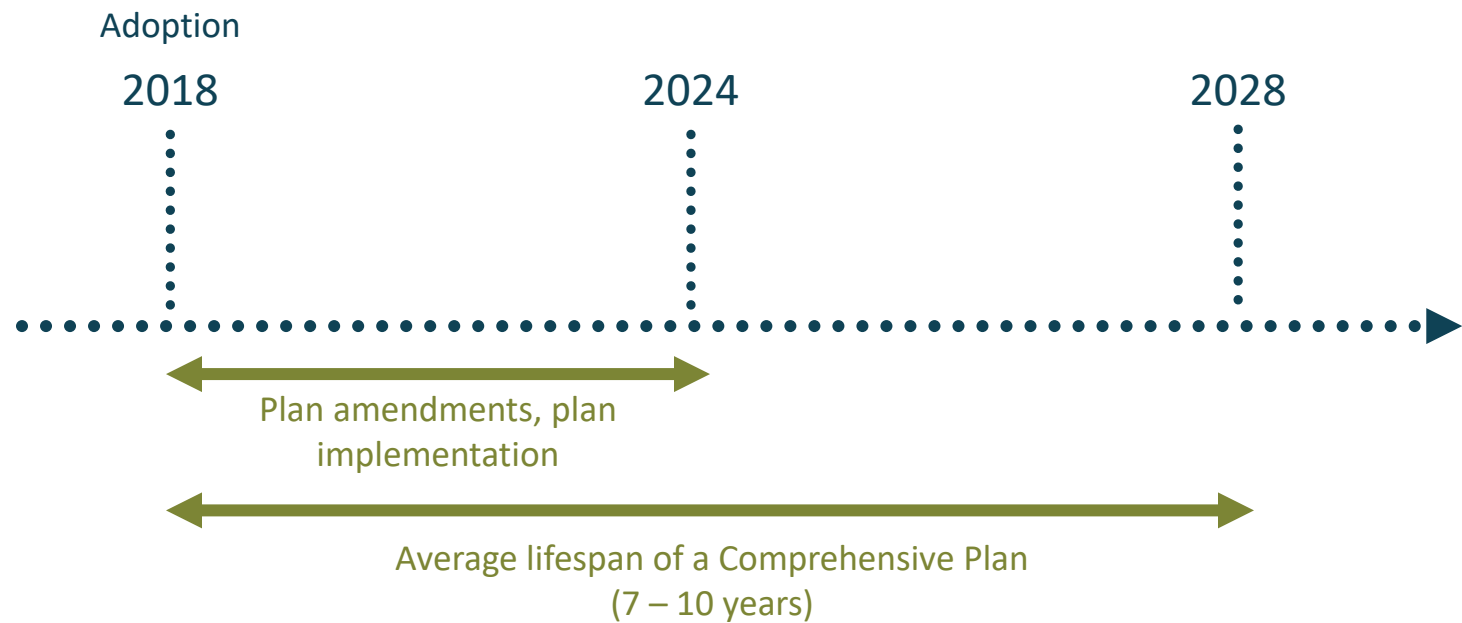
Implementation Matrix

Top Priority Implementation Measures	Plan Strategy
3.01 Update development regulations (e.g. zoning ordinance, subdivision ordinance) to: a) ensure consistency with the McKinney 2040 Comprehensive Plan; b) remove provisions or restrictions that create barriers to the development patterns and character envisioned by the McKinney 2040 Comprehensive Plan; and c) provide tools and techniques to give developers and staff flexibility in designing and reviewing projects that meet the intent of the McKinney 2040 Comprehensive Plan.	Land Use and Development
3.04 Establish a partnership with neighborhood leaders to develop programs, infrastructure priorities, regulatory changes and code compliance strategies to keep existing neighborhoods desirable.	Land Use and Development
6.01 Create an updated fiscal impact model tailored to McKinney.	Fiscal Health
7.01 Prepare a new Capital Improvements Program for capital projects in the next five years that implement this plan and catalyzes desired growth.	Public Investment

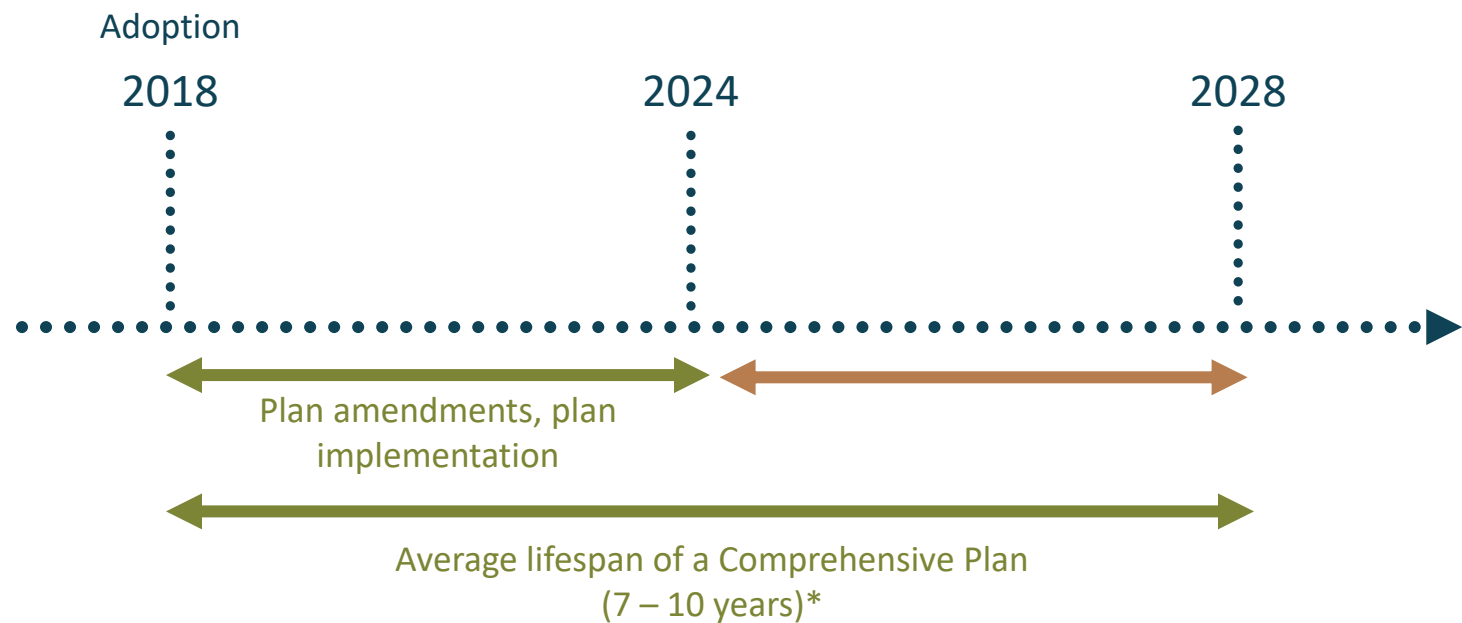
Implementation Matrix

Top Priority Implementation Measures	Plan Strategy
7.10 Land/ROW Acquisition - Evaluate land purchase strategies and ensure that park, open space, and trail development is ahead of development pressure and supports the connectivity goals of the 2040 plan.	Public Investment
8.10.01 Investment in needed repair and rehabilitation of infrastructure in the Mill District's existing neighborhoods.	District Strategies (Mill District)
3.05 Communicate with the North Texas development community, property owners, realtors, brokers and other stakeholders about the new opportunities resulting from this Plan's development policies.	Land Use and Development
8.08.01 Investigate the use of special districts or other mechanisms that fund the costs associated with public improvements requiring higher service levels than provided citywide.	District Strategies (Honey Creek)
9.06 Educate staff about the policy direction and use of the McKinney 2040 Plan, particularly those on the 'front line' working with customers.	Implementation

Life Cycle of the Comprehensive Plan

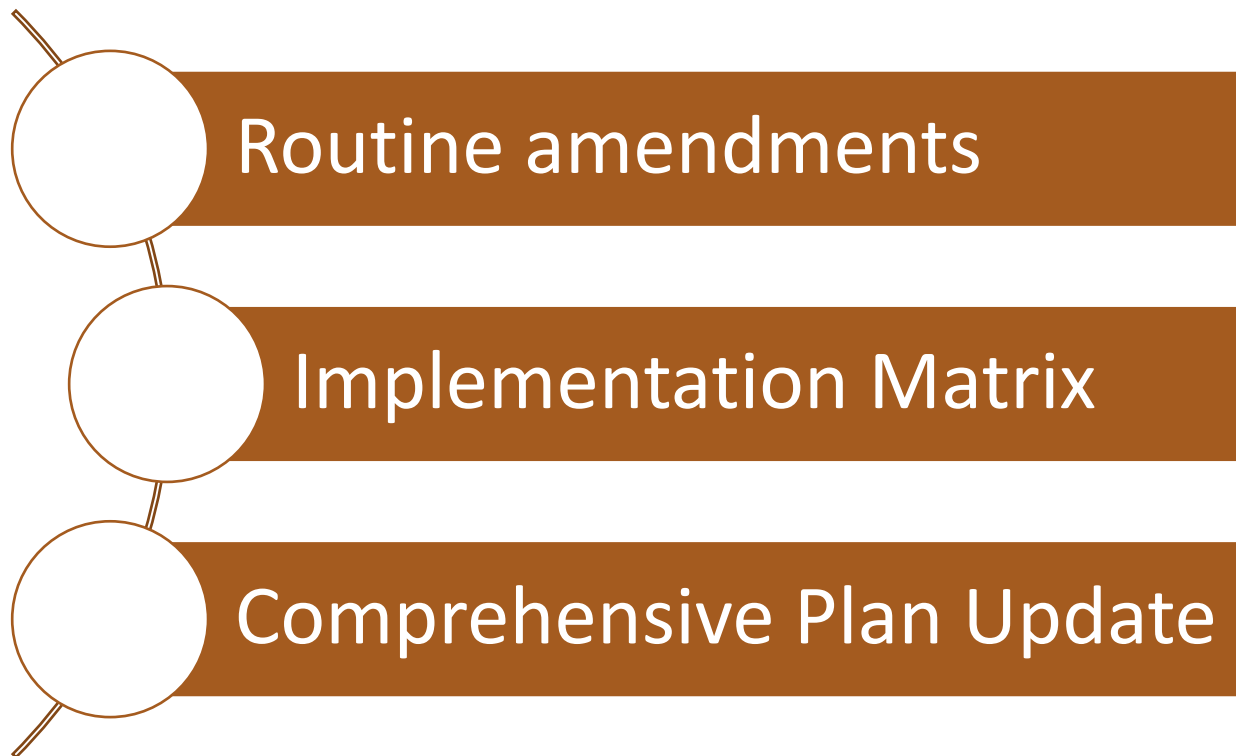


Life Cycle of the Comprehensive Plan



** This time frame is based on best practices and flexible depending on the needs of the community.*

Looking Ahead



Implementation Matrix

Top Priority Implementation Measures	Plan Strategy
Regulations	
3.01 Update development regulations (e.g. zoning ordinance, subdivision ordinance) to: a) ensure consistency with the McKinney 2040 Comprehensive Plan; b) remove provisions or restrictions that create barriers to the development patterns and character envisioned by the McKinney 2040 Comprehensive Plan; and c) provide tools and techniques to give developers and staff flexibility in designing and reviewing projects that meet the intent of the McKinney 2040 Comprehensive Plan.	Land Use and Development
8.15.01 Zoning and design guidelines or requirements to ensure high quality, pedestrian oriented development within the Urban Living and Mixed-Use Center place type areas.	District Strategies (Southgate)
8.16.08 Consider the creation of a specific development code or other mechanism to ensure that the desired development patterns along the State Highway 5 Corridor are achieved throughout this District.	District Strategies (Town Center)

Summary

What is a Comprehensive Plan?

- Vision
- Preferred Scenario & Land Use Diagram
- Master Thoroughfare Plan

Progress Since Adoption

- Plan Amendments
- Implementation Matrix

Current Amendment

- 380 Corridor
- Placetype Refinement

Looking Ahead

- Continued routine amendments
- State Highway 5 Corridor
- Comprehensive Plan Update