

## Section 12: Educational Facilities and Services Element

*The Educational Facilities and Services Section is intended to aid each school district as they plan for capital facilities by helping them to understand how McKinney's Future Land Use Plan impacts the growth in their district. It will provide each school district with an estimated residential unit build-out based on the Future Land Use Plan (FLUP) Module Diagram, which will allow them to plan and identify future campus locations and facility needs within their district. This section utilizes the residential unit build-out and student per household numbers from each school district to estimate the number of students.*

*This section will also help City officials, Staff, and developers understand the school districts' criteria for site location and school design, which will aid in the provision of proper sites for these facilities as part of the development process. This coordination is important because the well-being of a city is closely tied to the quality of the school districts and the educational opportunities provided for the citizens. Conversely, school districts rely on cities to generate tax revenue to fund the operation and expansion of the school facilities.*

*Within the City of McKinney and its ETJ, there are eight school districts:*

- McKinney Independent School District
- Allen Independent School District
- Frisco Independent School District
- Prosper Independent School District
- Celina Independent School District
- Melissa Independent School District
- Princeton Independent School District
- Lovejoy Independent School District

*The McKinney Independent School District (MISD) includes approximately 70% of the total land area within the city limits and ETJ of the City of McKinney, followed by Prosper ISD with 11% of the land, Celina ISD (6%), and Frisco ISD (6%). While McKinney ISD comprises the majority of land within the city limits and ETJ, each school district serves a vital role in the education of children within McKinney. As McKinney continues to grow, more and more children living in the City of McKinney will attend schools in districts other than MISD. The City should continue to pay close attention to land use decisions that may affect each of the districts.*

*Although projections made in this chapter are intended to aid the school districts in determining an estimated number of facilities that may be needed to meet the anticipated student population, it does not establish the exact number of schools that will be required or take into account changes in school district policy that may occur in the future. Other changes may occur over time that would alter the number of students within each school district, such as changes to the Future Land Use Plan, development outside of the city limits that is different from the City's plans, or changing demographics. Therefore, any projections made within this chapter shall be used solely for informational purposes only.*

### 12.1 Existing Conditions

One of the most important issues facing school districts in McKinney is growth in

*The Educational Facilities*

*and Services Section is*

*intended to aid in the*

*coordination of each*

*school district's capital*

*facilities planning with the*

*City of McKinney's*

*Comprehensive Plan.*

student enrollment. Unlike private schools that have the option of limiting their enrollment, public schools must accommodate growth while continuing to nurture academic achievement for all students.

All of these ISDs seek to provide a physical environment that supports high levels of student achievement, promotes positive human relations and open communication, and celebrates the diverse, unique nature of McKinney.

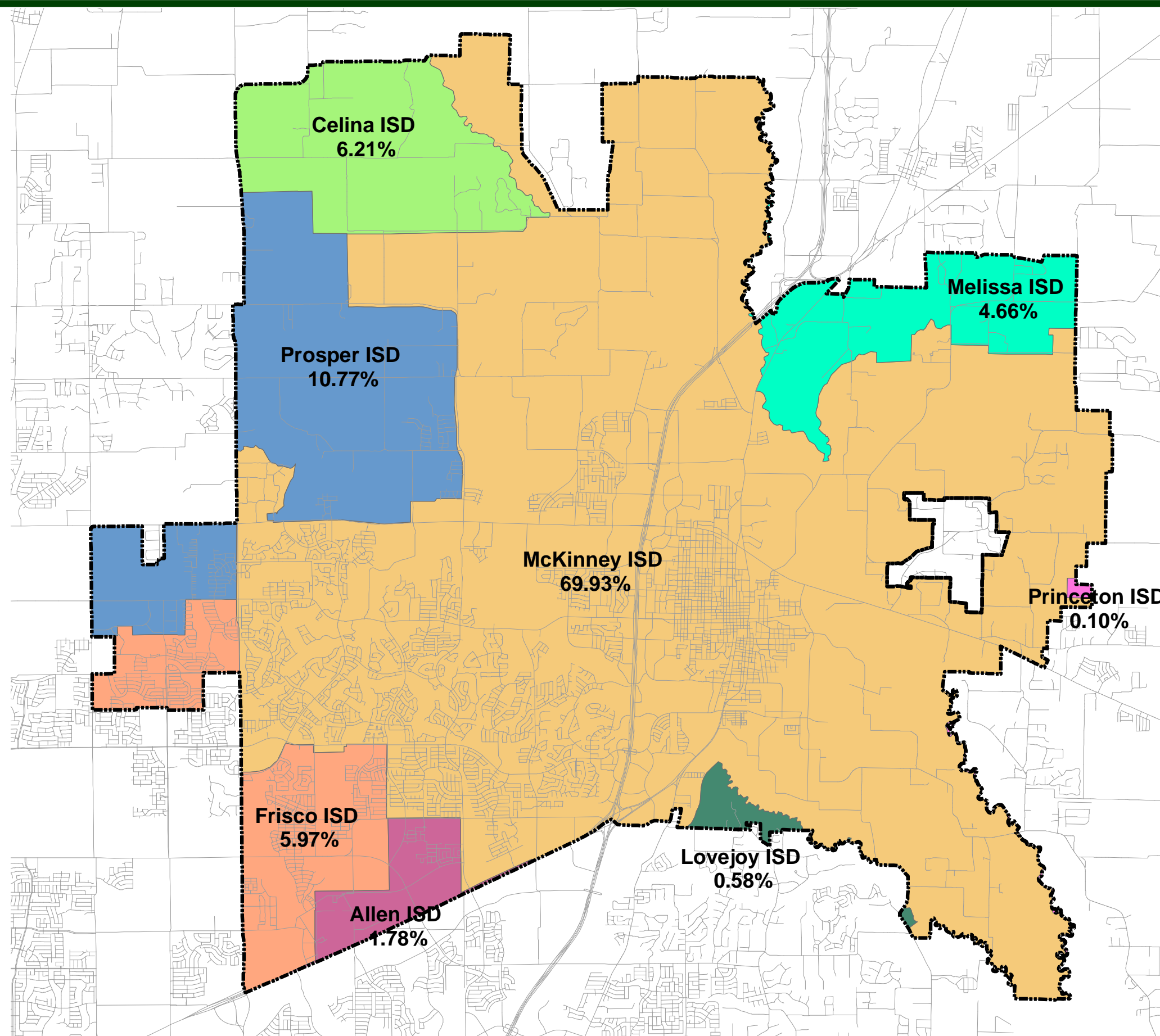
# CITY OF MCKINNEY

## COMPREHENSIVE PLAN

### SCHOOL DISTRICTS IN MCKINNEY AND ITS ETJ

#### Legend

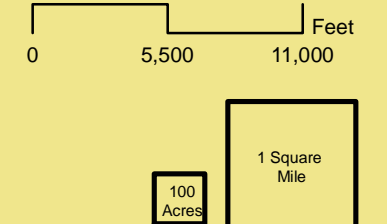
- Allen ISD
- Celina ISD
- Frisco ISD
- Lovejoy ISD
- McKinney ISD
- Melissa ISD
- Princeton ISD
- Prosper ISD
- Extra-territorial Jurisdiction



\* Original Adoption 4-4-06 (Ordinance No. 2006-04-042)  
 \* Amendment 1 XXXXXX - Revised to reflect boundary changes (Ordinance No. XXXXXX)  
 Source: City of McKinney GIS Department Data

05 October 2009

FIGURE 12.1





## McKinney ISD

McKinney ISD covers approximately 109 square miles; however only 80.7 square miles are within the City of McKinney and ETJ. As of the Fall 2008 semester, 28 public schools serve the students within McKinney ISD with an enrollment of 23,122. The breakdown of facilities includes 19 elementary schools, 5 middle schools, and 3 high schools. McKinney Boyd High School was completed in time for the Fall 2006 semester and became McKinney ISD's third high school.

### Future Enrollment Projections

Fall	EE	PK	KG	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	EE-5	MS	HS
2008	288	307	1921	1921	1890	1921	1827	1817	1770	1714	1693	1725	1590	1390	1332	23,106	11,892	5,177	6,037
2009	292	307	1946	1946	1921	1890	1921	1827	1817	1770	1714	1793	1625	1490	1350	23,609	12,050	5,301	6,258
2010	296	307	1971	1971	1946	1921	1890	1921	1827	1817	1770	1814	1693	1525	1450	24,119	12,223	5,414	6,482
2011	299	307	1996	1996	1971	1946	1921	1890	1921	1827	1817	1870	1714	1593	1485	24,553	12,326	5,565	6,662
2012	303	307	2021	2021	1996	1971	1946	1921	1890	1921	1827	1917	1770	1614	1553	24,978	12,486	5,638	6,854
2013	307	307	2046	2046	2021	1996	1971	1946	1921	1890	1921	1927	1817	1670	1574	25,360	12,640	5,732	6,988
2014	311	307	2071	2071	2046	2021	1996	1971	1946	1921	1890	2021	1827	1717	1630	25,746	12,794	5,757	7,195
2015	314	307	2096	2096	2071	2046	2021	1996	1971	1946	1921	1990	1921	1727	1677	26,100	12,947	5,838	7,315
2016	318	307	2121	2121	2096	2071	2046	2021	1996	1971	1946	2021	1890	1821	1687	26,433	13,101	5,913	7,419
2017	322	307	2146	2146	2121	2096	2071	2046	2021	1996	1971	2046	1921	1790	1781	26,781	13,255	5,988	7,538

Table 12.2: McKinney ISD Future Enrollment Projections

In addition to the public schools listed above, McKinney ISD also has a number of alternative campuses to meet the special needs of students in a unique setting. Serenity High and the McKinney Learning Center provide opportunities for students who are behind in the traditional class structure but are committed to finishing their education, dealing with substance abuse and recovery, or dealing with previous behavioral concerns. The Herman Lawson Early Childhood Center, opening in the fall of 2009, will be home to Early Head Start, Head Start, Preschool Program for Children with Disabilities (PPCD), and Pre-Kindergarten programs in McKinney ISD. The enrollment at these campuses serves an additional 107 students bringing McKinney ISD's total enrollment for 2008 to 23,229.

McKinney ISD voters approved a 2005 bond Referendum for \$197 million that has 1 elementary school to complete. The bond referendum was the result of a Long Range Facility Planning Committee that consisted of 40 citizens from across the community. The committee met several times and evaluated the district's current facilities in relation to the projected student growth and made a recommendation to the McKinney ISD Board of Trustees to meet the facility needs of the district through 2009.



Bennett Elementary 7760 Coronado Dr. McKinney, TX 75070 469-742-5400	Johnson Elementary 3400 Ash Lane McKinney, TX 75070 469-742-6500	Slaughter Elementary 2706 Wolford St. McKinney, TX 75070 469-742-6100	Wolford Elementary 6951 Berkshire McKinney, TX 75070 469-742-4700	McKinney High School 1400 Wilson Creek Pkwy. McKinney, TX 75070 469-742-5700
Burke Elementary 1801 Hill St. McKinney, TX 75069 469-742-6200	Malvern Elementary 1100 Eldorado Pkwy. McKinney, TX 75069 469-742-5300	Valley Creek Elementary 2800 Valley Creek McKinney, TX 75070 469-742-4800	Cockrill Middle School 1351 N. Hardin Rd. McKinney, TX 75070 469-742-7900	McKinney North High School 2550 Wilmethe Rd. McKinney, TX 75071 469-742-4300
Caldwell Elementary 601 W. Louisiana McKinney, TX 75069 469-742-5500	McGowen Elementary 4300 Columbus Dr. McKinney, TX 75070 469-742-7500	Vega Elementary 2511 Cattleman Dr. McKinney, TX 75071 469-742-5100	Dowell Middle School 301 Ridge Rd. McKinney, TX 75070 469-742-6700	McKinney Learning Center/Serenity High 2100 White Ave. McKinney, TX 75069 469-742-7800
Eddins Elementary 311 Peregrine McKinney, TX 75070 469-742-6600	McNeil Elementary 3650 Hardin Rd. McKinney, TX 75070 469-742-5200	Walker Elementary 4000 Cockrill Dr. McKinney, TX 75070 469-742-4600	Evans Middle School 6998 W. Eldorado Pkwy. McKinney, TX 75070 469-742-7100	McKinney ISD Central Administration #1 Duvall St. McKinney, TX 75069 469-742-4000
Finch Elementary 1205 S. Tennessee McKinney, TX 75069 469-742-5600	Minshaw Elementary 300 Joplin Dr. McKinney, TX 75071 469-742-7300	Webb Elementary 810 E. Louisiana McKinney, TX 75069 469-742-6000	Faubion Middle School 2000 Rollins McKinney, TX 75069 469-742-6900	Greer Annex 510 Heard St. McKinney, TX 75069 469-742-6302
Glen Oaks Elementary 6100 Glen Oaks McKinney, TX 75070 469-742-6400	Press Elementary 4101 Shawnee Dr. McKinney, TX 75071 469-742-7600	Wilmethe Elementary 901 La Cima Dr. McKinney, TX 75070 469-742-7400	Scott Johnson Middle School 3400 Community Dr. McKinney, TX 75071 469-742-4900	Central Distribution Center 412 Interchange Center McKinney, TX 75069 469-742-4250
			McKinney Boyd High School 600 N. Lake Forest Dr. McKinney, TX 75070 469-424-5400	MISD Maintenance Facility 800 N. McDonald McKinney, TX 75069 469-742-4280



Figure 12.3 McKinney ISD Facility Locator Map

## Allen ISD

Allen ISD covers approximately 29 square miles; however only 2.10 square miles are within the City of McKinney. As of the Fall 2008 semester, 20 public schools serve the students within Allen ISD with an enrollment of 17,508. Of the 17,508 students enrolled in Allen ISD, 207 students are from the City of McKinney. The breakdown of the facilities includes 15 elementary schools, 3 middle schools, 1 freshman learning center, and 1 high school. Allen ISD intends on having only 1 high school to serve the district, which will have a 4,200 student capacity after the final expansion. Allen ISD anticipates having only one elementary campus within the City of McKinney, located in McKinney Ranch.

Similar to McKinney ISD, Allen ISD has an alternative campus known as the Pat Dillard Special Achievement Center. Commonly known as the "Dillard Center", its mission is to provide an instructional environment that encourages academic success, appropriate behavior, and a strong foundation in social skills.

Allen ISD voters approved a \$219 million bond proposal in November 2008 to fund construction of two new elementary schools, expansion of current schools, acquisition of additional land for a service center and purchase of technology improvements. Voters also approved a \$71.2 million bond proposal in September 2003 to fund construction of two new elementary schools, renovations at the Lowery and Dillard Centers, technology upgrades and HVAC improvements to Ford Middle school. The City of Allen is projecting residential build-out will be reached in 2012 to 2015.

### Frisco ISD

Frisco ISD covers approximately 72 square miles; however only 6.99 square miles are within the City of McKinney. As of the Fall 2008 semester, 42 public schools serve the students within Frisco ISD with an enrollment of 30,950. The breakdown of facilities includes 28 elementary schools, 9 middle schools, and 5 high schools. An additional 10 elementary schools, 5 middle schools and 3 high schools are being proposed to be opened in the future.

In May of 2006, Frisco ISD voters approved a \$798 million bond. This bond will go to fund 19 new schools, additional land for 16 schools, instructional and student support services and various special programs. Frisco ISD voters also approved a \$478 million bond in March of 2003 with the construction of 4 elementary schools remaining before the bond is completed. The 2003 bond package intends to serve the district to 36,000 students.

Ogle Elementary, in Craig Ranch North, was the first Frisco ISD school to be constructed in McKinney. Since then, FISD has constructed Elliott Elementary, Mooneyham Elementary and Scoggins Middle School in McKinney.

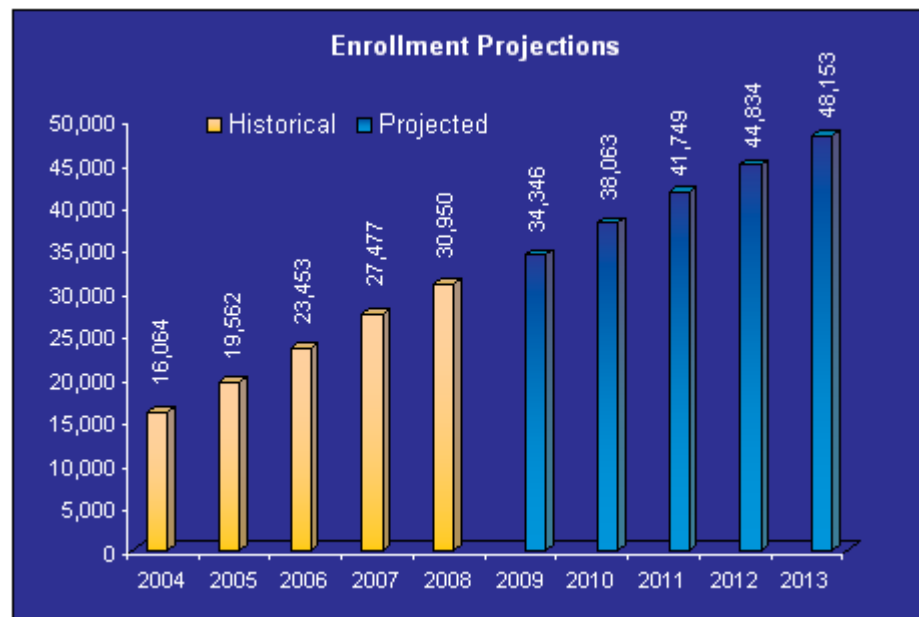


Figure 12.4 Frisco ISD Future Enrollment Projections

### Prosper ISD

Prosper ISD covers approximately 57.75 square miles; however only 12.62 square miles are within the City of McKinney and ETJ. As of the Fall 2008 semester, 5 public schools serve the students within Prosper ISD with an enrollment of 3,190.



The breakdown of facilities includes 3 elementary schools, 1 middle school, and 1 high school. Of these facilities, Baker Elementary is located with the City of McKinney.

In 2007, Prosper ISD voters approved a \$710 million bond. The bond provides the funds to construct 4 new elementary schools, 1 new middle school, and 1 new high school. The bond also provides funds for land acquisition, technology updates and other various upgrades and renovations throughout the district.

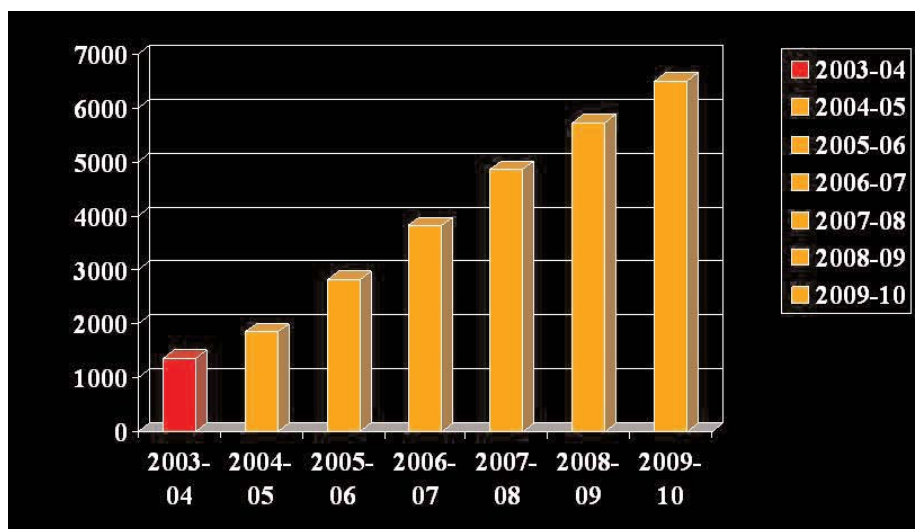


Figure 12.5 Prosper ISD Future Enrollment Projections

### Celina ISD

Celina ISD covers approximately 94 square miles; however only 7.30 square miles are within the City of McKinney and ETJ. As of the Fall 2008 semester, 4 public schools serve the students within Celina ISD with an enrollment of 1,753. The breakdown of facilities includes 1 elementary school (PK – 3), 1 intermediate school (4 – 6), 1 junior high school (7 – 8), and 1 high school (9 -12).

Celina ISD voters approved a \$34.3 million bond in 2006. The bond has been completed except for the remaining the high school renovation.

### Melissa ISD

Melissa ISD covers approximately 31 square miles; however only 3.95 square miles are within the City of McKinney and ETJ. As of the Fall 2008 semester, 4 public schools serve the students within Melissa ISD with an enrollment of 1,266. The breakdown of facilities includes 1 elementary school, 1 middle school (5-6), 1 intermediate school (7-8), and 1 high school. The Melissa ISD 2004 bond has 1 elementary school remaining to build as well as various renovations and upgrades to complete.

### Princeton ISD

Princeton ISD covers approximately 60 square miles; however only 0.12 square miles are within the City of McKinney and ETJ. As of the Fall 2008 semester, 6 public schools serve the students within Princeton ISD with an enrollment of 2,800. The breakdown of facilities includes 3 elementary schools, 1 intermediate school (grade 6), 1 junior high school (grades 7-8) and 1 high school.



## Lovejoy ISD

Lovejoy ISD covers approximately 19 square miles; however only 0.70 square miles are within the City of McKinney and ETJ. As of the Fall 2008 semester, 5 public schools serve the students within Lovejoy ISD with an enrollment of 2,900. The breakdown of facilities includes 3 elementary schools, 1 middle school, and 1 high school.

In 2007, the Lovejoy ISD voters approved a \$78.5 million bond to construct 1 new middle school as well as various renovations and upgrades.

	McKinney ISD	Allen ISD	Frisco ISD	Prosper ISD	Celina ISD	Melissa ISD	Princeton ISD	Lovejoy ISD
District Size	109 Sq. Miles	29 Sq. Miles	72 Sq. Miles	57.75 Sq. Miles	94 Sq. Miles	31 Sq. Miles	60 Sq. Miles	19 Sq. Miles
Area Within McKinney and ETJ	80.7 Sq. Miles	2.1 Sq. Miles	7.0 Sq. Miles	12.6 Sq. Miles	7.3 Sq. Miles	5.5 Sq. Miles	0.1 Sq. Miles	0.7 Sq. Miles
Percentage of McKinney and ETJ	69.6%	1.81%	6.0%	10.9%	6.3%	4.7%	0.1%	0.6%
District Enrollment (2008)	23,229	17,508	30,950	3,190	1,753	1,266	2,800	2,900
Current Elementary Schools	19	15	28	3	1	1	3	3
Current Middle Schools	5	3	9	1	-	1	-	1
Current Intermediate Schools	-	-	-	-	1	1	1	-
Current Junior High Schools	-	-	-	-	1	-	1	-
Current Middle/High Schools	-	-	-	-	-	-	-	-
Current Freshman Learning Centers	-	1	-	-	-	-	-	-
Current High Schools	3	1	5	1	1	1	1	1
Proposed Elementary Schools	2	2	10	4	1	1	0	-
Proposed Middle Schools	-	-	5	1	-	-	-	1
Proposed Intermediate Schools	-	-	-	-	-	-	-	-
Proposed Junior High Schools	-	-	-	-	-	-	-	-
Proposed Middle/High Schools	-	-	-	-	-	-	-	-
Proposed Freshman Learning Centers	-	-	-	-	-	-	-	-
Proposed High Schools	-	-	3	1	-	1	-	-

Table 12.6 School Districts - Existing Conditions

## Private Schools

McKinney Christian Academy (MCA) is McKinney's only faith based school offering pre-kindergarten through grade twelve. Located just off of Virginia Parkway on Bois d' Arc Road, MCA occupies an approximate 60 acre site. Enrollment for the 2009-2010 school year is 470 students, including 240 students in the lower school (Pre-K through 6th Grade) and 230 students in the upper school (7th Grade through 12th Grade). MCA is accredited through the Association of Christian Schools International (ACSI).

Other private schools which offer Pre-Kindergarten and early elementary education are also available to McKinney residents. Castle Montessori of McKinney, Centennial Montessori School, Crossing Point School, Good Shepherd Academy, Good Shepherd Montessori School, Faith Christian Academy, Heritage Learning Center, Holy Family School, Little Saints School, McKinney Montessori Academy, North Texas Christian Academy, Our Savior Lutheran, and Primrose School of Eldorado are all located in the City of McKinney.

## Universities and Colleges

Collin County Community College District (CCCCD) opened its first campus, the Central Park Campus in McKinney, in January 1986. Located on 115 acres just west of Highway 75 on Highway 380, the campus includes a facility that houses the Division of Health Sciences and Emergency Services, which includes Dental

Hygiene, Emergency Medical Services Professions, Fire Science, Nursing and Respiratory Care. The Collin County Community College also has campuses located in Plano, Allen, and Frisco. District wide, CCCCD offers courses in Business and Computer Science, Communications and Humanities, Developmental Education, Teacher Certification, Engineering and Emerging Technologies, Fine Arts, Health Science and Emergency Services, Physical Education, and Social and Behavioral Science.

With all of its satellite campuses, CCCCD is currently educating almost 45,000 students. CCCCD is expanding in McKinney with the Collin Higher Education Center. Through the Collin Higher Education Center, Collin College and university partners will offer junior- and senior-level college courses as well as graduate degree programs. The new campus will also house selected administrative departments now located at the Courtyard Center in southwest Plano. The college expects to open the doors of the Collin Higher Education Center in spring 2010 and will offer more than 100 degrees and certificates in a wide range of disciplines.

Other local colleges and universities include the University of Texas at Dallas (UTD), which has a main campus in Richardson (20 miles south of McKinney), Southern Methodist University (SMU), located in Dallas (33 miles south of McKinney), Austin College, located in Sherman (33 miles north of McKinney), and the University of North Texas (UNT) and Texas Women's University (TWU), both located in Denton (30 miles west of McKinney).



## 12.2 School District Locational Criteria

A number of school districts adopt locational criteria for placement of schools depending on the type of school being constructed. Early designation of school sites helps to ensure adequate access and traffic circulation, as well as minimizing development costs. The educational element provides a series of criteria for the placement of various types of educational facilities.

The following criteria are intended to assist City Officials, Staff, and developers to coordinate with the school districts in the provision of proper site locations for these facilities as part of the development process by providing information on school design and site location criteria.

Developers are encouraged to discuss with the school district where a proposed project is to be located, prior to submittal, to determine district need of a potential facility as well as best placement within the development.

### McKinney ISD

- Overall
  - Elementary school sites should not be located on major thoroughfares;
  - Sites should be located in close proximity to storm drainage, water, and sanitary sewer connections;
  - Sites should have topography that maximizes land utilization and safety, and minimizes development costs;
  - Sites should be located at the intersection of two collector streets to enhance both pedestrian and vehicular traffic circulation;

- Sites should not be located next to alleys that would back to the sides of the school site. This discourages student foot traffic in alleyways;
  - Each school site should have two points of public access.
- Elementary Schools
    - An attempt should be made to coordinate the location of elementary schools and neighborhood parks to allow for joint use of facilities;
    - Sites should work in conjunction with City Park sites;
    - School sites should be a minimum of 15 acres if the site is rectangular, larger sites are required if the site is irregular in shape;
    - Sites should be large enough to provide adequate parking.
  - Middle Schools
    - Sites should be a minimum of 30 acres if the site is rectangular, larger for irregular shaped sites.
  - High Schools
    - Sites should be a minimum of 65 acres if the site is rectangular, larger for irregular shaped sites.

## Allen ISD

- Overall
  - Elementary school sites should not be located on major thoroughfares;
  - Sites should be located in close proximity to storm drainage, water, and sanitary sewer connections;
  - Sites should have topography that maximizes land utilization and safety, and minimizes development costs;
  - Sites should be located on collector streets to enhance both pedestrian and vehicular traffic circulation;
  - Sites should not be located next to alleys that would back to the sides of the school site. This discourages student foot traffic in alleyways;
  - Each school site should have two points of public access.
- Elementary Schools
  - An attempt should be made to coordinate the location of elementary schools and neighborhood parks to allow for joint use of facilities;
  - There will be no joint park site associated with the AISD elementary school site located in the City of McKinney;
  - Should be a minimum of 14 acres if the site is rectangular, larger sites are required if the site is irregular in shape. The site should be large enough to provide adequate parking.

- Middle Schools
  - Site is to be located adjacent to a park site. The park site should be an active park and not a passive park that contains a large number of trees and creeks;
  - Sites should be a minimum of 28 acres for middle schools if the site is rectangular, and larger if an irregular shape. The site should be large enough to provide for adequate field space for various outdoor activities and adequate parking.

#### Frisco ISD

- Elementary Schools
  - Should be located in a neighborhood with a collector (37') on at least two (2) sides.
  - Minimum school site should be 10 acres
- Middle Schools
  - Should attempt to be located between three (3) elementary schools.
  - A neighborhood location is acceptable since there are no plans to have lighted fields.
  - Prefer collector streets on as many sides as possible. A four lane divided would be acceptable if needed.
  - Minimum school site should be 22+ acres
- High Schools
  - Location preferred outside of neighborhoods unless built prior to residential.
  - Collectors with the addition of turn lanes and/or four lane divided thoroughfares with appropriate median locations are also acceptable.
  - Minimum school site should be 60+ acres

#### Prosper ISD

- Prosper ISD did not indicate they have specific locational criteria but have established a minimum acreage for school sites.
  - Elementary School – 10 useable acres
  - Middle School – 30 acres
  - High School – 60 acres

#### Melissa ISD

- Elementary Schools (Stand Alone)
  - Collector/collector intersections within residential neighborhoods
  - Direct access onto local streets or arterial streets is not desirable

- 15 ½ – 16 ½ acres of developable land (not flood plain, no steep slopes, etc.)
- Joint Elementary Schools/Neighborhood Park
  - Collector/collector intersections within residential neighborhoods
  - Direct access onto local streets or arterial streets is not desirable
  - 11 – 14 acres of developable land for school site
  - 9 – 12 acres of developable land for park site

The remaining school districts have not yet established locational criteria for schools as of this time.

## 12.3 Functional Capacity

A number of school districts have established a functional capacity for new schools. Many existing schools in rapidly growing districts have varying capacities, but new schools tend to be designed with the established functional capacity in mind. These functional capacities are subject to change as the school districts prepare for changes in student populations.

The functional capacity listed on the following pages does not represent the number of students every school within a district is able to accommodate. Older schools tend to have a lower functional capacity with little to no room to expand.

Portable classrooms are not factored into the functional capacities listed below.

Each school district must make a balanced decision when establishing a functional capacity that meets the district and student needs. A smaller functional capacity typically will require a smaller acreage site for facilities. However, establishing a functional capacity too low will require a district to build many schools and acquire many sites in order to serve the student population.

### McKinney ISD

McKinney ISD has established the following functional capacities depending on school type.

- Elementary Schools
  - 600 – 850 Students
- Middle Schools
  - 1,200 – 1,500 Students
- High Schools
  - 2,200 – 3,000 Students

### Allen ISD

Allen ISD has established the following functional capacities depending on school type.

- Elementary Schools

- 950 Students
- Middle Schools
  - 1,150 Students
- Freshman Center
  - 1,900 Students
- High School
  - 4,200 Students

The majority of the elementary schools in Allen ISD have an 850 student functional capacity, while the three oldest facilities have a functional capacity of 725 – 815 students.

Current high school capacity, after the final phase, will be 4,200 students. The district philosophy and plan is to have only one high school comprised of seven houses each having its own principal, counselor, etc., with shared library, cafeteria, and academic resources.

#### Frisco ISD

Frisco ISD has established the following functional capacities depending on school type.

- Elementary Schools
  - 750 Students
- Middle Schools
  - 950 Students
- High Schools
  - 1,800 Students

#### Prosper ISD

Prosper ISD has established the following functional capacities depending on school type.

- Elementary Schools
  - 700 Students
- Middle Schools
  - 1,000 Students
- High Schools
  - Less than 2,000 Students

The remaining school districts have not yet established functional capacities for schools as of this time.

## 12.4 Forecasts

The following forecasts are intended to provide each school district with an estimated build-out population. These estimates are based on the Future Land Use Plan (FLUP) Module Diagram, existing and zoned residential units, combined with school district established student per household estimates. Although the following information is not intended to be completely accurate, it will allow each independent school district to utilize the following information when planning for the future. Changes to the Future Land Use Plan, development outside of McKinney's city limits, and changing demographics will alter the number of students for each school district. **Therefore, any projections made within this chapter shall be used solely for informational purposes only.**

School District	Acreage Minus Floodplain	Percentage of Total Study Area	Total Residential Units
McKinney ISD	41,880	69%	82,871
Allen ISD	1,285	2%	4,414
Frisco ISD	4,265	7%	13,456
Prosper ISD	7,093	12%	21,967
Celina ISD	4,249	7%	6,381
Melissa ISD	1,839	3%	8,352
Princeton ISD	90	0.2%	30
Lovejoy ISD	190	0.3%	586
<b>Totals</b>	<b>60,891</b>	<b>100%</b>	<b>138,057</b>

*Table 12.7: School District Residential Units Projection*

The acreage listed in Figure 12.7 only includes land area within the City Limits of McKinney and ETJ. Furthermore, the total acreage and corresponding percentage of the total area does not include floodplain. The total units for each school district were calculated by combining existing units, zoned units, and the Future Land Use Plan (FLUP) module residential unit projections within each ISD Boundary to come up with a projected number. As McKinney continues to develop, or developable land within ISD boundaries reaches build-out, this number should be revised to maintain its accuracy.

In order to determine an estimated number of students for each school district within the City of McKinney and ETJ, student-per-household ratios were obtained from each school district for single-family residential and multi-family residential units. In the event a school district has not yet established a student-per-household ratio, the McKinney ISD student-per-household ratio was used. For calculation purposes, townhome and mixed use residential units were included in the total number of multi-family units for each district since these housing types typically exhibit fewer children than traditional low density single-family residential units.

To obtain the projected number of students for each district, the total number of projected units for both single-family residential units and multi-family units were multiplied by the student-per-household ratios. Similar to the number of units, the ratios established by each district tend to reflect changing trends either moving up or down and should be revised to maintain accuracy. Even a 0.1 change in the ratio can be significant in terms of number of children.

To determine the estimated number of schools that a district may need to provide in McKinney and the ETJ in order to serve the student population, the current function-



al capacities for each school district were combined with the total number of students for each district. As a “general” rule, for every three elementary schools, one new middle school would be required, and for every 1.5 middle schools, one new high school would be required.

The projections below are only estimates based on all schools in a district being filled to the current functional capacity and based on the current student per household ratio. Functional capacities are subject to change as the school districts prepare for changes in student populations. The projections are not intended to represent the actual number of schools that will exist when the City of McKinney and ETJ reach build-out.

McKinney ISD, unlike the other ISD’s within the City Limits and ETJ of McKinney is unique in that there are many older existing schools still being used for facilities. Most of the older facilities do not have near the functional capacity recently established for the district.

School District	Estimated Single-Family Units	SF Student per Household Ratio	Projected Number of Students from SF	Estimated Multi-Family Units	MF Student per Household Ratio	Projected Number of Students from MF	Total Projected Number of Students
McKinney ISD	60,205	0.64	38,531	22,666	0.31	7,026	45,557
Allen ISD	1,348	0.75	1,011	3,066	0.28	859	1,870
Frisco ISD	7,613	0.61	4,644	5,843	0.23	1,344	5,988
Prosper ISD	16,610	0.8	13,288	5,357	0.31*	1,661	14,949
Celina ISD	3,635	0.64*	2,326	2,746	0.31*	851	3,177
Melissa ISD	639	0.64*	409	7,713	0.31*	2,391	2,800
Princeton ISD	30	0.7	21	0	0.31*	0	21
Lovejoy ISD	207	0.64*	132	379	0.31*	117	249
Totals	90,287		60,362	47,770		14,249	74,611

\*Utilized McKinney ISD Student-per-Household Ratios

Table 12.8 School District Student Projection

### McKinney ISD

McKinney ISD established 0.64 for the single-family residential student-per-household ratio and 0.31 for the multi-family student-per-household ratio.

The total projected number of students for McKinney ISD within the city limits and ETJ of McKinney is estimated at 45,557. Currently, 28 public schools serve 23,122 students within the entire MISD boundary, with a majority of the students living in the City of McKinney and the ETJ. The estimate would mean an additional 22,435 students for MISD located within the city limits and ETJ.

Based on 22,435 additional students:

- 12 Elementary Schools (850 Capacity)
- 4 Middle Schools (1,500 Capacity)
- 2 High Schools (3,000 Capacity)
- 18 Additional Schools (22,200 Capacity)

When combined with the existing facilities, there would be 31 elementary schools,

9 middle schools, and 5 high schools.

### Allen ISD

Allen ISD established 0.75 for the single-family residential student-per-household ratio and 0.28 for the multi-family student-per-household ratio.

Allen ISD has purchased only one school site (18 acres) within the City of McKinney located between the Saddle Club Development and Village Park. This is anticipated to be the only AISD school within the City of McKinney. The site is intended for an Elementary School with a 950 student capacity. Students older than elementary school age would be bussed to the designated middle school and high school in the City of Allen.

### Frisco ISD

Frisco ISD established 0.61 for the single-family residential student-per-household ratio and 0.23 for the multi-family student-per-household ratio. However, Frisco ISD is seeing higher student ratios in areas of McKinney such as Custer West.

The total projected number of students for Frisco ISD within the city limits and ETJ of McKinney is estimated at 5,988.

Based on that number:

- 5 Elementary Schools (760 Capacity)
- 2 Middle Schools (1,000 Capacity)
- 7 Additional Schools (5,800 Capacity)

A high school would not necessarily need to be built within the City of McKinney but will be needed to accommodate the number of students within the City of McKinney in Frisco ISD.

A number of sites in the City of McKinney have been designated as school sites by developers in Frisco ISD. Ogle Elementary School opened in 2006. Elliott Elementary and Scoggins Middle School both opened in 2008.

### Prosper ISD

Prosper ISD established 0.80 as the single-family residential student-per-household ratio but does not have a ratio established for multi-family student-per-households. Therefore, the McKinney ISD multi-family student-per-household ratio was used for the medium density single-family development anticipated to occur within the Prosper ISD, such as townhomes.

The total projected number of students for Prosper ISD within the city limits and ETJ of McKinney is estimated at 14,949.

Based on that number:

- 10 Elementary Schools (700 Capacity)
- 3 Middle Schools (1,000 Capacity)
- 2 High Schools (2,000 Capacity)

- 15 Additional Schools (16,000 Capacity)

### Celina ISD

Celina ISD has not established a ratio for single-family residential students-per-household or for multi-family students-per-household. Therefore, the McKinney ISD student-per-household ratios were used for the calculation of the potential number of students within the city limits and ETJ of McKinney for Celina ISD.

The total projected number of students for Celina ISD within the city limits and ETJ of McKinney is estimated at 3,177.

Based on that number:

- 4 Elementary Schools (800 Capacity)
- 4 Additional Schools (3,200 Capacity)

### Melissa ISD

Melissa ISD has not established a ratio for single-family residential students-per-household or for multi-family students-per-household. Therefore, the McKinney ISD student-per-household ratios were used for the calculation of the potential number of students within the city limits and ETJ of McKinney for Melissa ISD.

The total projected number of students for Melissa ISD within the city limits and ETJ of McKinney is estimated at 2,800.

Based on that number:

- 3 Elementary Schools (800 Capacity)
- 3 Additional Schools (2,400 Capacity)

### Princeton ISD

Princeton ISD makes up approximately 64 acres of the McKinney ETJ. It is not anticipated that there will be any facilities located within McKinney for Princeton ISD.

### Lovejoy ISD

Lovejoy ISD makes up approximately 190 developable acres of the McKinney ETJ. The majority of the area of Lovejoy ISD located within the City of McKinney is predominately made up of the Heard Wildlife Preserve and recently developed Serenity residential subdivision. It is not anticipated that there will be any facilities located within McKinney for Lovejoy ISD.

## 13.5 Summary

Meeting the future needs of rapidly growing school districts is a formidable challenge. Enrollment growth is likely to continue for the foreseeable future given the strong employment growth in North Central Texas and the construction of thousands of homes in McKinney. Close coordination on issues that are important to both the City of McKinney and each school district is essential to be successful in meeting the educational needs of the community, while handling the pressures of rapid growth in a consistent and effective manner.