



P&Z Commission Training Series 2023

Topic 3: Comprehensive Plan



What is a Comprehensive Plan?

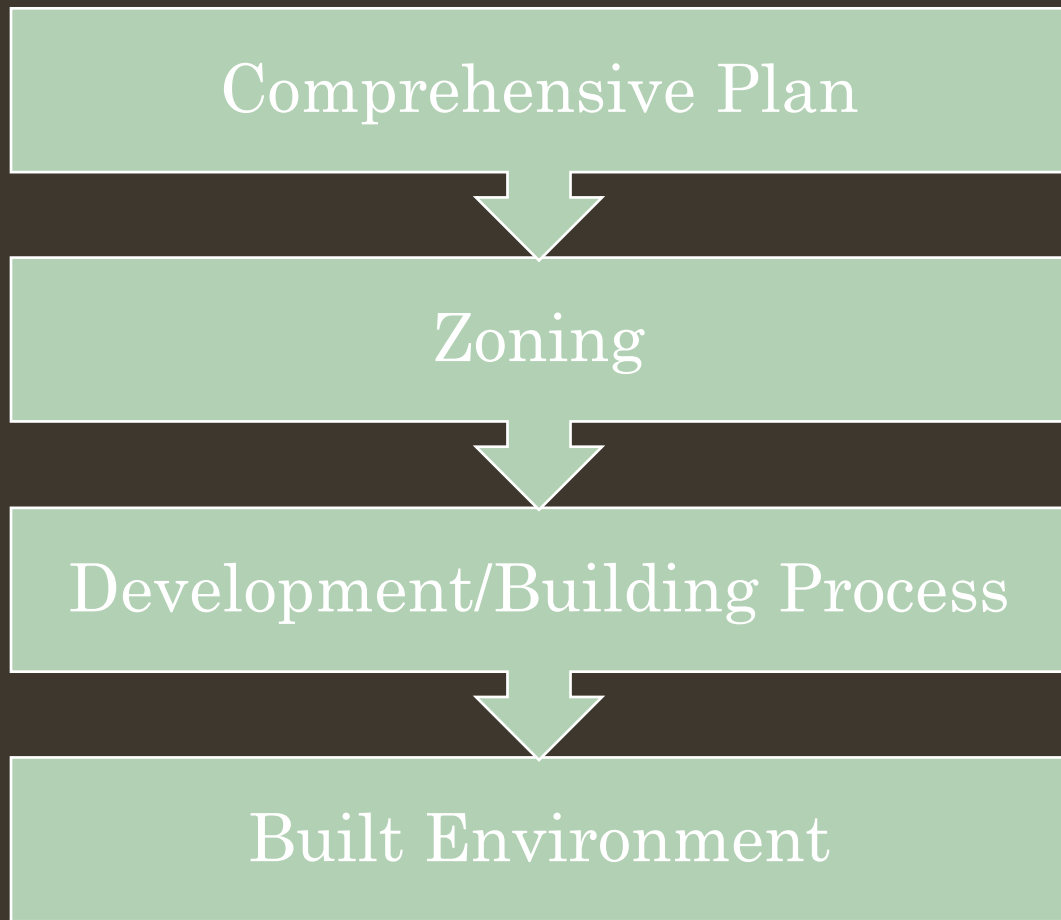
Legal Authority

- Under Texas Local Government Code Chapter 213 (Municipal Comprehensive Plans), the City of McKinney is authorized to... “adopt a comprehensive plan for the long-range development of the municipality.”
- While a Comprehensive Plan is not required by state law, Texas Local Government Code 211.004 does state that zoning regulations should be adopted in accordance with the comprehensive plan.
- The State of Texas does not limit the content that may be included in a comprehensive plan.
- A comprehensive plan does **not** establish zoning regulations or zoning district boundaries.

Comprehensive Plans In Practice

- At minimum, comprehensive plans typically focus on land use, transportation, and public facilities across the city.
- Comprehensive plans are created with a focus on public engagement and a feedback loop with the community to develop a general vision and guiding principles for development.
- They are living documents – they are intended to be amended as conditions change.

Relation to the Development Process



- During a Comprehensive Plan, public engagement is critical to provide a vision and guiding principles.
- As we move down the flow chart, the information is more specific and technical.
- The Comprehensive Plan (backed by public engagement) informs the technical decisions made later in the process.

ONE McKinney 2040 Comprehensive Plan



Creation of the Plan

- Public Engagement
 - Advisory committee
 - Stakeholder interviews
 - Community charrette
 - Tours to peer cities
 - Community workshop
 - Community open houses
- Market Share Analysis
- Fiscal Model
- Review of demographics
- Travel Demand Analysis
- Review of public services (utilities, parks, public safety, etc.)

Adoption and Amendments

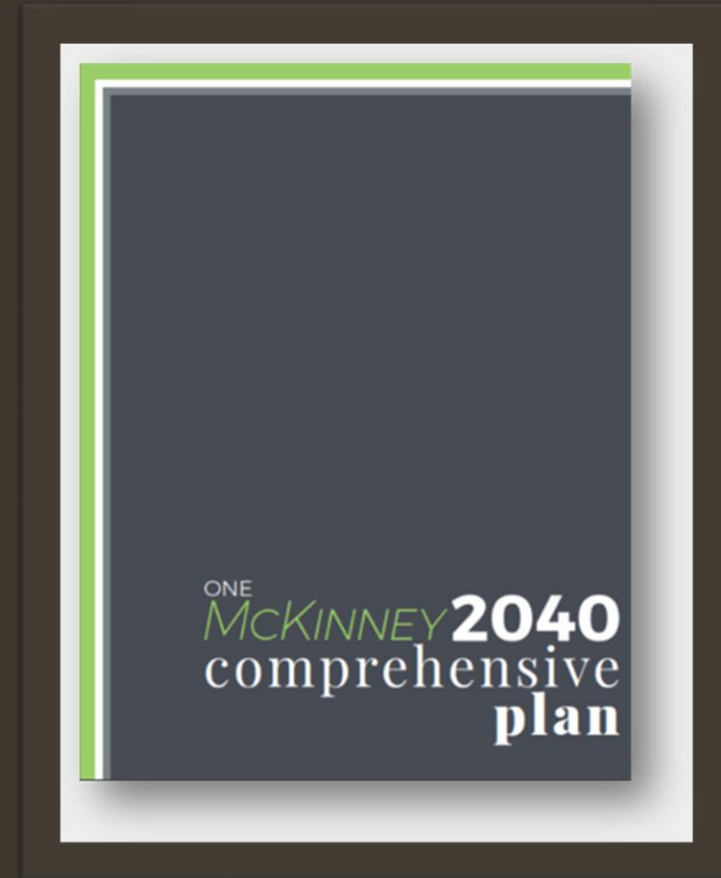


- ONE McKinney 2040 Comprehensive Plan was adopted on October 2, 2018.
- The plan received an award from the Texas Chapter of the American Planning Association for Comprehensive Planning.
- Minor amendments were adopted in October 2020, December 2022, and December 2023.

How to Use the Comprehensive Plan

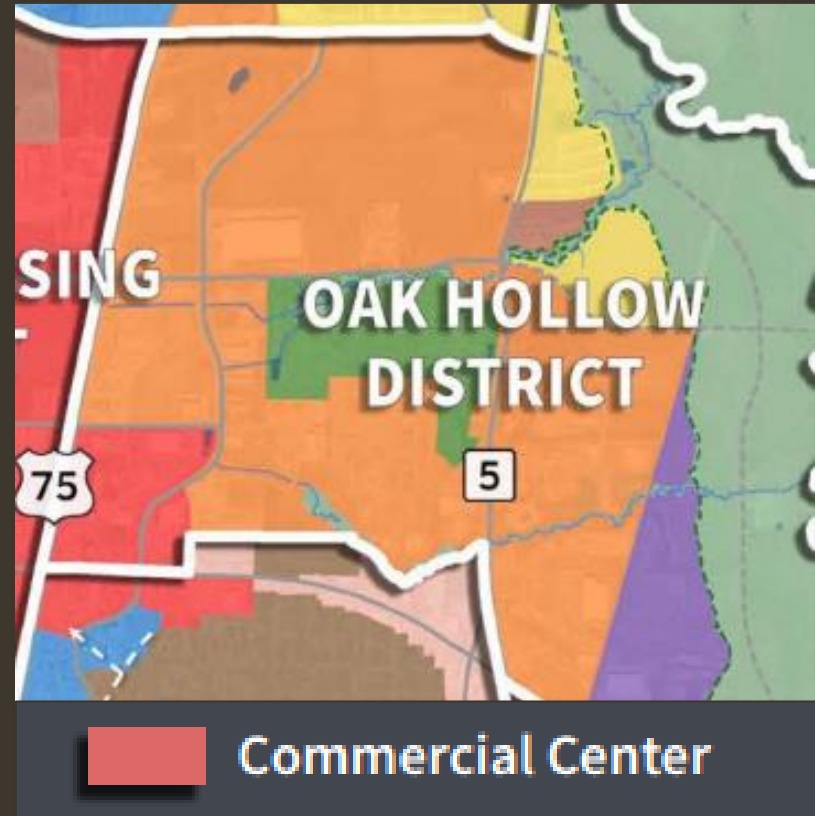
Most Frequently Used Sections for Zoning Cases

- Chapter 1: Introduction
 - *Vision Statement*
 - *Guiding Principles*
- Chapter 3: Land Use & Development Strategy
 - *Strategic Direction*
 - *Placetypes for McKinney's Future*
 - *Citywide Decision Making Criteria*
- Chapter 4: Mobility Strategy
 - *Strategic Direction*
- Chapter 8: Individual District Strategies



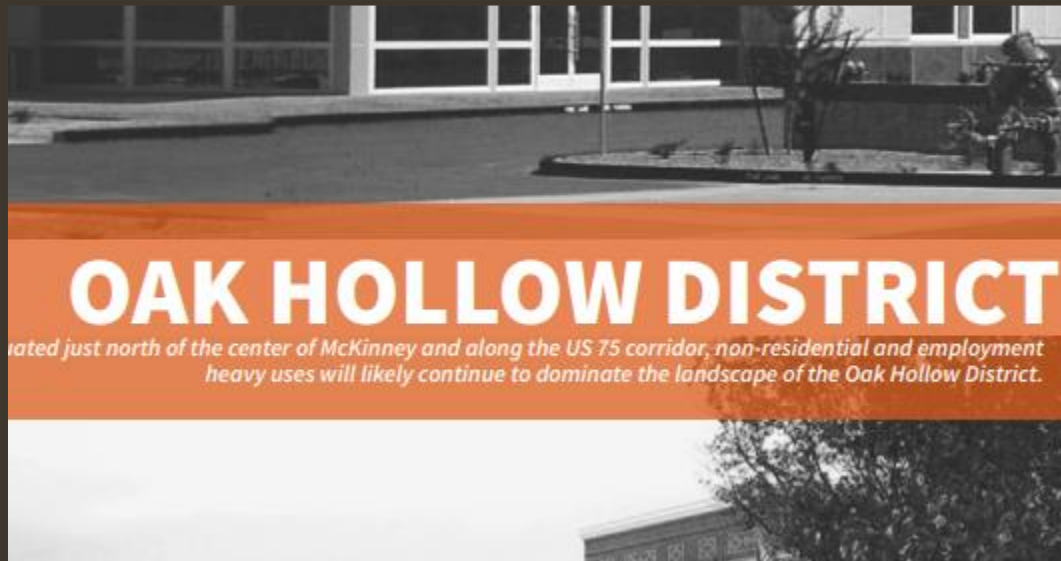
Comprehensive Plan – Role in Zoning Review

- Use the Preferred Scenario Diagram and Land Use Diagram to identify the Placetype and District.
- Review the Individual District Strategy.
- Reference the Placetype description and compare to the Unified Development Code.



Land Use Diagram

Comprehensive Plan – Role in Zoning Review



Individual District Strategy

COMMERCIAL CENTER

The Commercial Center Placetype is characterized by big box stores or multi-tenant commercial uses. They are typically located at high volume intersections and along both sides of a highway or arterial. Commercial Centers are accessible primarily by one mode of travel, the automobile; though walkable pedestrian access should be encouraged wherever possible. Buildings are typically set back from the road behind large surface parking lots that may be prime locations for infill development.

IDENTIFYING FEATURES

1. Near Major Thoroughfares
2. Large Clusters of Commercial
3. Big Box Anchor, Small Outlots Around
4. Infill Potential



Placetypes for McKinney's Future

Comprehensive Plan – Role in Zoning Review

<p>O. C2 – Local Commercial</p> <p>1. Purpose</p> <p>The purpose of the C2 zoning district is to allow for mid-sized, medium-intensity commercial, retail, office, service-oriented, and professional uses, and accompanying accessory uses. Local Commercial areas are characterized by frequent visits of customers and clients and require access to good vehicular circulation, so are typically located where arterial roads intersect other arterial roads. This district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: <u>Neighborhood Commercial, Commercial Center, Professional Center, and Historic Town Center – Mix.</u></p>
<p>P. C3 – Regional Commercial</p> <p>1. Purpose</p> <p>The purpose of the C3 zoning district is to allow for large-scale, high-intensity commercial, retail, office, service-oriented, and professional uses, and accompanying accessory uses. Regional Commercial uses serve the broader region, often require large land area, and are typically located along major regional highways, and where arterial roads intersect with major regional highways. This district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: <u>Commercial Center, Professional Center, and Entertainment Center.</u></p>

Unified Development Code – Zoning Districts

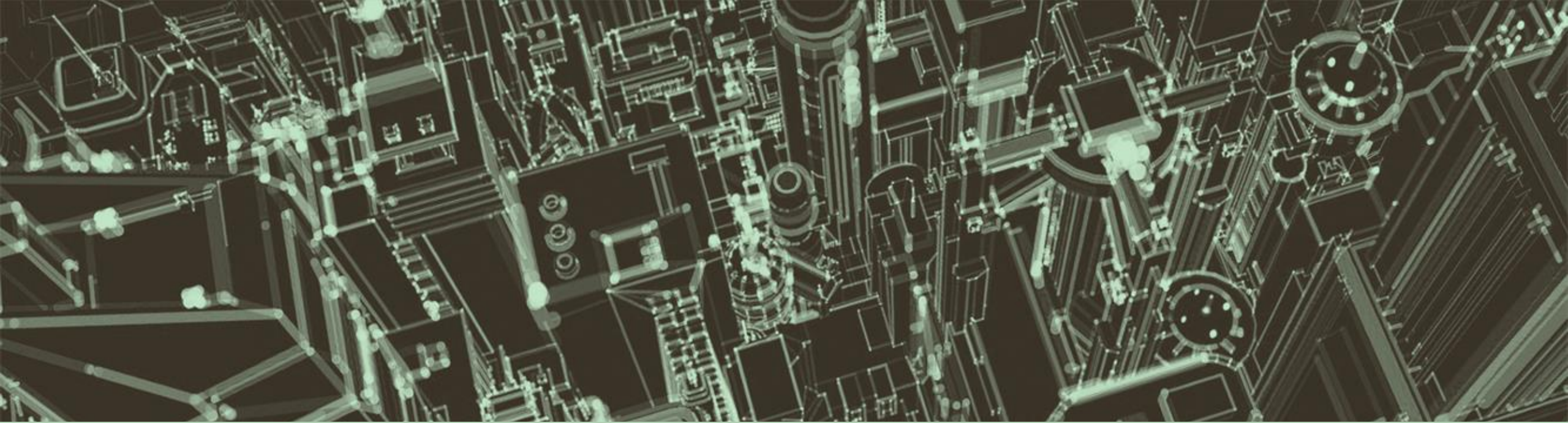
- Zoning districts with varying levels of intensity can be identified in the same placetype.
- The Commission should consider the Citywide Decision Making Criteria, the Individual District Strategy, adjacent land uses, and other factors when reviewing a zoning request.
- Staff summarizes this information in the staff report and attachments.

Citywide Decision Making Criteria

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.

- Placetypes other than those shown on the Land Use Diagram may be deemed to be consistent if they meet a majority these criteria.
- This will be included in the staff report when used.



Any questions?

