



20-0007M1

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Make Amendments to the ONE McKinney 2040 Comprehensive Plan, Including Minor Updates to the Future Land Use Plan, Land Use Diagrams, Placetype Definitions, Criteria for Specific Uses and Locations, Master Thoroughfare Plan, and Illustrative Cross-Sections, and Accompanying Ordinance

COUNCIL GOAL: Operational Excellence
(2B: Balance Available Resources to Accommodate the Growth and Maintenance Needs of the City)

MEETING DATE: October 20, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Aaron Bloxham, Planning Manager
Mitchell Corona, CNU-A, Planner I

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of this item.

ITEM SUMMARY:

- Staff is proposing a series of minor amendments to the ONE McKinney 2040 Comprehensive Plan in order to update and clarify a variety of elements of the plan.
- As required by Chapter 9 (Implementation) of the Plan, staff has conducted a periodic review to consider Plan amendments or refinements based on experiences implementing the plan and external changes in the economy, demographics, technology, or other factors.
- In particular, the proposed amendments focus on updating and clarifying Placetype definitions, refining key areas of the land use diagram, and improving the decision making criteria for specific uses, updating the Master Thoroughfare Plan and illustrative cross-sections for recently completed roadways, alignment

studies, and design standard changes, and addressing other minor and non-substantive errors and typos.

- The primary focus of these amendments is to make organizational modifications, clarifying changes, and fix typographical/grammar errors. In the coming year, the City of McKinney will continue to review and monitor the progress of the Comprehensive Plan, including progress on the US 380 environmental study that will impact the various transportation and land use components of the comprehensive plan.

PROPOSED AMENDMENTS:

- The Master Thoroughfare Plan illustrates the roadway alignments of built thoroughfares and conceptual alignments of future or planned thoroughfares. At the time that a thoroughfare is built or engineered, it becomes necessary to update the Master Thoroughfare Plan to reflect the engineered or built alignment of the thoroughfare.
- The following are proposed updates to the Master Thoroughfare Plan resulting from recently engineered projects/plans and/or roadway construction.
 - Minor alignment adjustments to Wilmeth, Unamed E, and Trail Drive to account for the new NTMWD facility.
 - Reclassification of a segment of Medical Center Drive south of SH 121 to an M4U Minor Arterial Undivided (4 lanes).
 - Minor alignment adjustments to Collin McKinney Pkwy east of Hardin and south of the MISD stadium to match built conditions.
 - Minor alignment adjustments to Telephone Rd North of 75 (to align with Melissa's MTP).
 - Other minor updates to reflect the actual alignment of recently constructed roadways.
 - Revised G4D illustrative cross-section to an ultimate cross-section that consists of three 11-foot roadways with a 20-foot center median.

Staff is also proposing a list of relatively minor text and graphic amendments as described below.

- Correcting typographical and formatting errors that have been discovered throughout the Comprehensive Plan.
- Redesigning the Placetype Definition section of Chapter 3 (Land Use &

Development Strategy) to be more user friendly. Additionally, staff has added “Identifying Features” for each Placetype to provide users with more of an at-a-glance definition.

- Addition of the Future Land Use Diagram and “Specific Uses & Location Criteria” section to Chapter 3 to minimize the spread of closely related information.
- Modified Urban Living criteria in the “Specific Uses & Location Criteria” section in Chapter 3 to provide additional clarity of applicable scale.
- Refining Placetype definition language to better capture existing conditions and provide clarity in areas additional clarification was consistently needed from staff.
- Renaming the “Professional Campus” Placetype to “Professional Center” to better match existing conditions and the refined Placetype definition.
- Refining the Future Land Use Diagram in the Established Community District, Collin McKinney Commercial District, Business & Aviation District, Medical District, and Collin Crossing District to align with existing conditions and current market demands more closely.
- Refining outdated text, maps, and charts in Chapter 8 (Individual District Strategies) to reflect changes necessitated by the amendments listed above.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments or phone calls in support of or opposition to this request.

BOARD OR COMMISSION RECOMMENDATION: On Tuesday September 22, 2020, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed amendments to the ONE McKinney 2040 Comprehensive Plan.

SUPPORTING MATERIALS:

[9.22 PZ Minutes](#)

[Proposed ONE McKinney 2040 Comprehensive Plan](#)

[Land Use and Development Strategy Chapter 3 - Redline](#)

[Mobility Strategy Chapter 4 - Redline](#)

[Individual District Strategy Chapter 8 - Redline](#)

[Master Thoroughfare Plan - Redline](#)

[Future Land Use Diagram - Redline](#)

[Ordinance](#)

[Exhibit "A" - Land Use and Development Strategy Chapter 3](#)

[Exhibit "B" - Mobility Strategy Chapter 4](#)

[Exhibit "C" - Individual District Strategy Chapter 8](#)
[Exhibit "D" - Proposed Future Land Use Diagram](#)
[Exhibit "E" - Proposed Master Thoroughfare Plan](#)
[Presentation](#)