



**22-0008M**

**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 Master Thoroughfare Plan and Corresponding Updates to the Future Land Use Plan and Land Use Diagrams

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

**MEETING DATE:** November 8, 2022

**DEPARTMENT:** Planning Department

**CONTACT:** Jennifer Arnold, AICP, Director of Planning  
Aaron Bloxham, Principal Planner

**STAFF RECOMMENDATION:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council.

**ITEM SUMMARY:**

- As stated in the Implementation matrix 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.
- Staff is now proposing non-substantive minor amendments to the Master Thoroughfare Plan and corresponding updates to the future land use plan and land use diagrams.
- The primary focus of these amendments is to adjust roadway alignments based on construction and changes over the last year.
- 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 Unnamed 6, Wilmeth Rd, Taylor Burk Dr, Unnamed 5, to match future plans.
- Reclassification of a segment of Medical Center Drive south of SH 121 to an M4D Minor Arterial Divided (4 lanes) and the newly constructed portion of Elm St. to a M3U Minor Arterial (3 lanes).
- Minor alignment adjustments to Wilmeth Rd., Taylor Burk Dr., Elm St. east of Hardin and south of the MISD stadium to match built conditions.

The alignment adjustments listed above are also being adjusted on the Future Land Use Plan and Land Use Diagrams, including individual district land use diagrams.

Staff is also proposing to correct some typographical errors found on the Master Thoroughfare Plan, Preferred Scenario, and Land Use Diagram.

### **SUPPORTING MATERIALS:**

[Presentation](#)

[Existing 2040 Comprehensive Plan](#)

[Existing Master Thoroughfare Plan](#)

[Existing Preferred Scenario Diagram](#)

[Existing Land Use Diagram](#)

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

[Proposed Chapter 4 Mobility Strategy](#)

[Proposed Chapter 8 Individual District Strategies](#)

[Proposed Master Thoroughfare Plan](#)

[Proposed Preferred Scenario](#)

[Proposed Land Use Diagram](#)

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

[Chapter 4 Mobility Strategy - Redline](#)

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

[Land Use Diagram - Redline](#)

[Master Thoroughfare Plan - Redline](#)

Preferred Scenario Diagram - Redline