



WHERE CAN I BUILD THAT?

MAPPING ENTITLEMENTS ACROSS McKINNEY

BRIAN LOCKLEY, AICP, DIRECTOR OF PLANNING

JENNIFER ARNOLD, PLANNING MANAGER

NEIL ROSE, GIS PLANNER



AGENDA

McKinney at a Glance

Where do we start? Where are we now?

Zoning in McKinney

Zoning structure, comparison, and difficulties

Where Can I Build That?

Solving a complex question with GIS

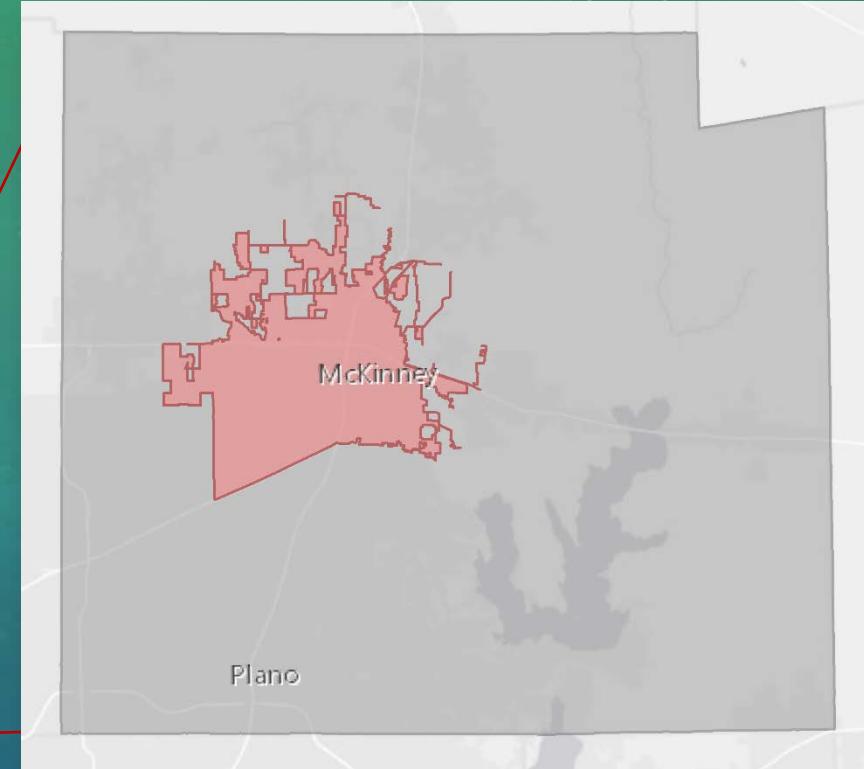
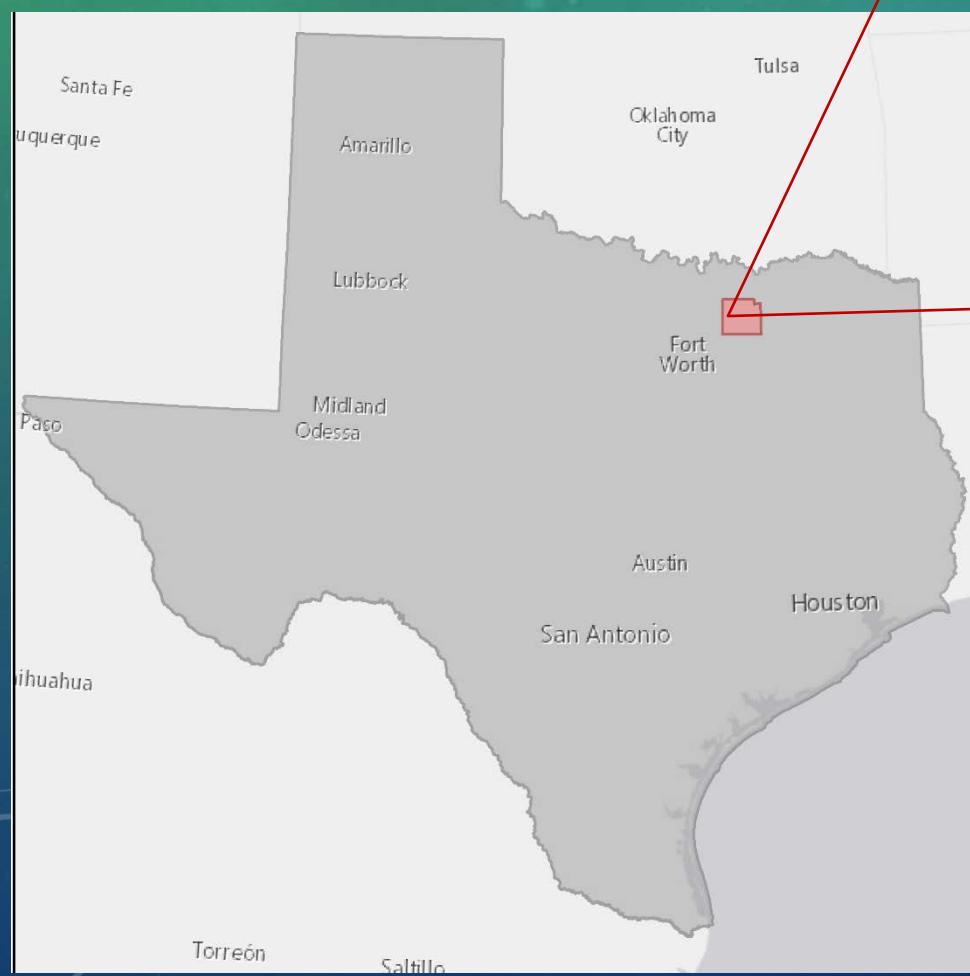
Demonstration

Questions

MCKINNEY AT A GLANCE



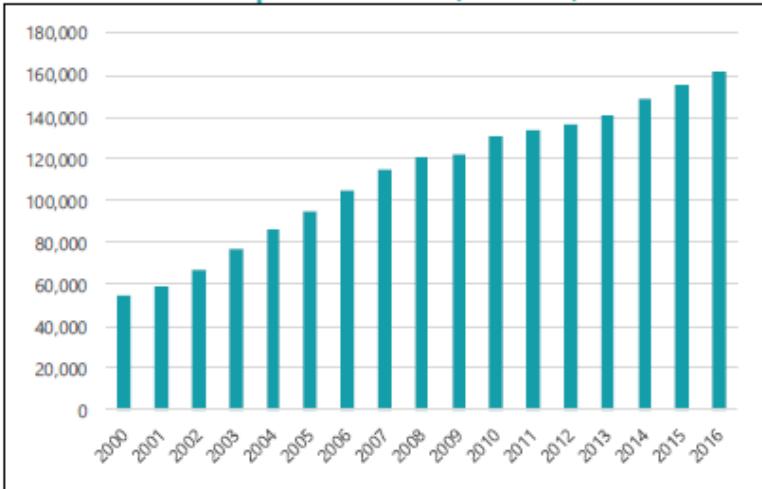
MCKINNEY, TEXAS



AT A GLANCE

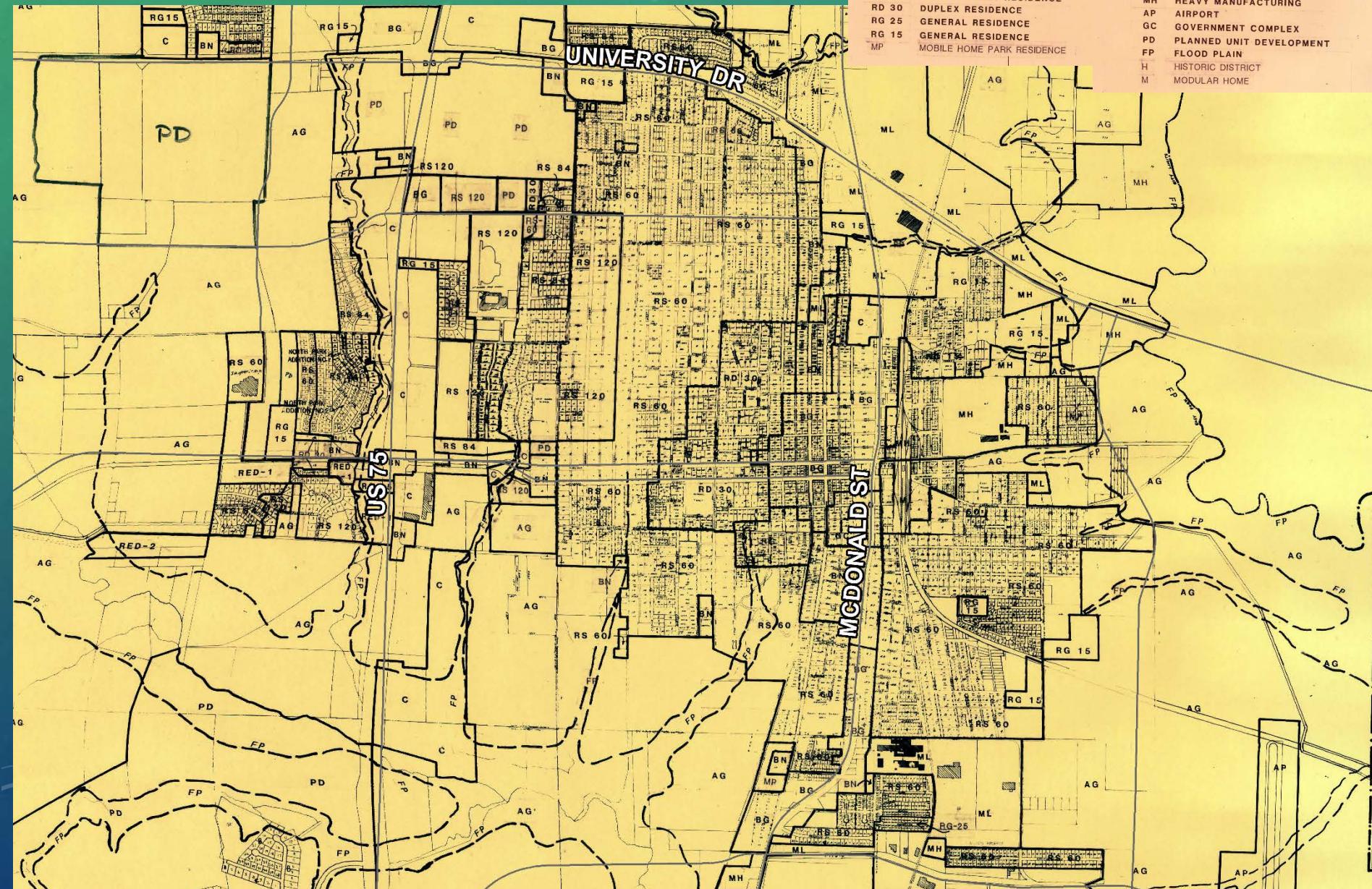
- Founded 1848
- 161,905 population
as of January 1, 2016
- Land Area:
 - City Limits: 67.6 sq miles
 - ETJ: 115.7 sq miles

Population Estimates (1900-2016)

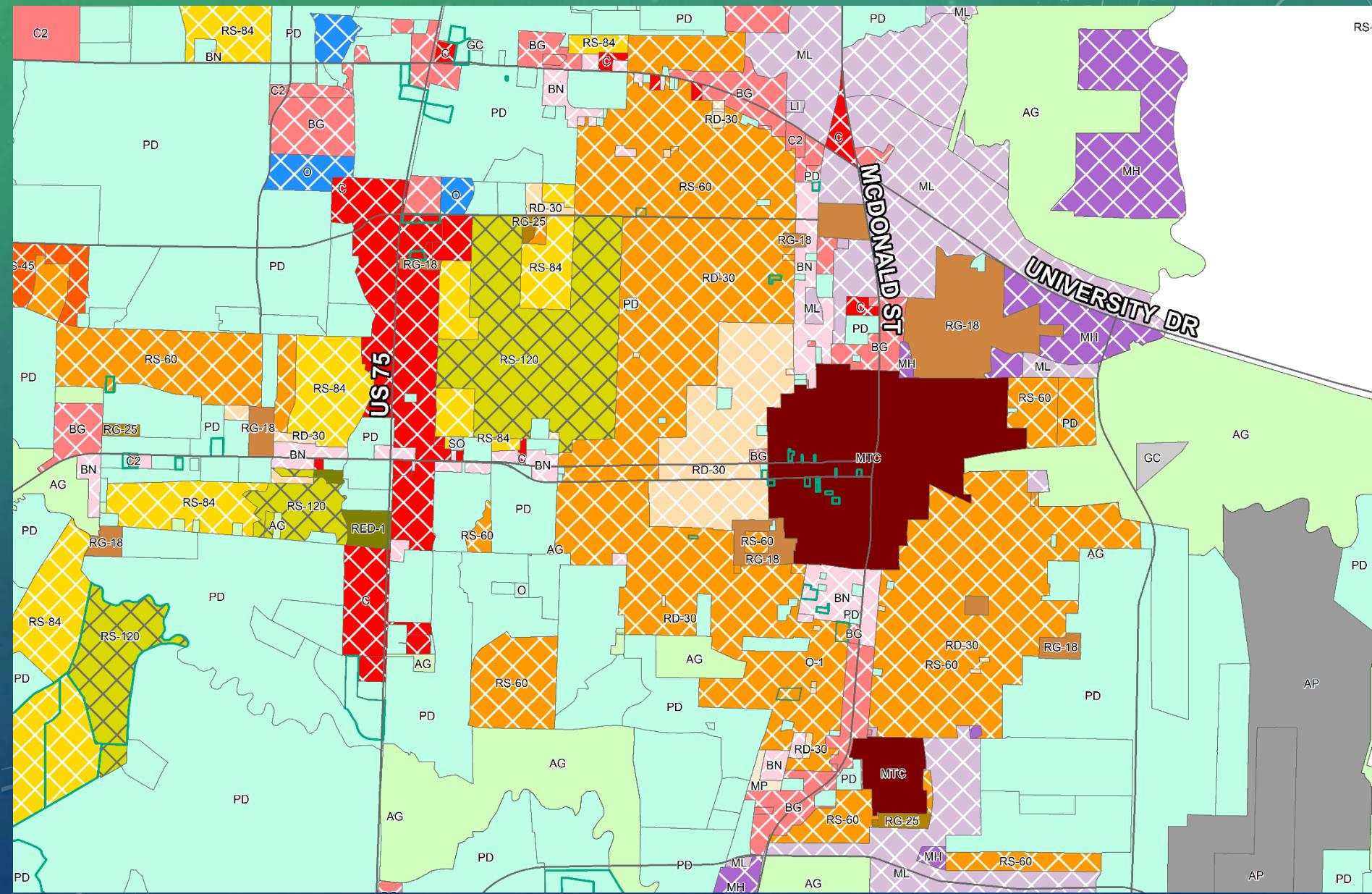


ZONING IN MCKINNEY - 1981

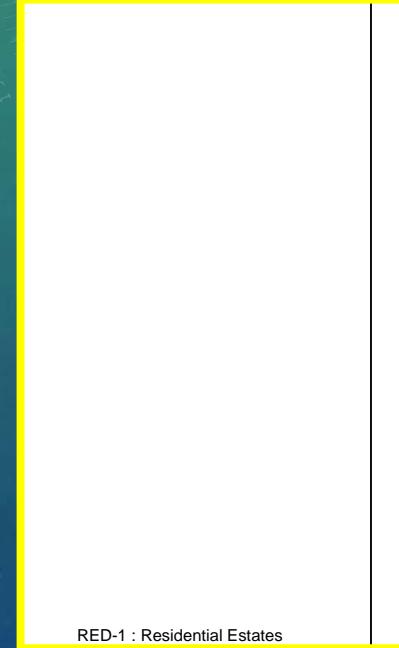
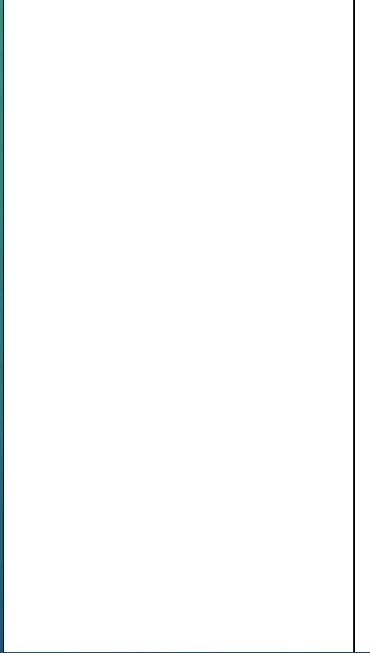
ZONING DISTRICTS	
AG	AGRICULTURAL
RED-1	RESIDENTIAL ESTATES
RED-2	RESIDENTIAL ESTATES
RS 120	SINGLE FAMILY RESIDENCE
RS 84	SINGLE FAMILY RESIDENCE
RS 60	SINGLE FAMILY RESIDENCE
RD 30	DUPLEX RESIDENCE
RG 25	GENERAL RESIDENCE
RG 15	GENERAL RESIDENCE
MP	MOBILE HOME PARK RESIDENCE
BN	NEIGHBORHOOD BUSINESS
BG	GENERAL BUSINESS
C	PLANNED CENTER
O	OFFICE DEVELOPMENT
ML	LIGHT MANUFACTURING
MH	HEAVY MANUFACTURING
AP	AIRPORT
GC	GOVERNMENT COMPLEX
PD	PLANNED UNIT DEVELOPMENT
FP	FLOOD PLAIN
H	HISTORIC DISTRICT
M	MODULAR HOME



ZONING IN MCKINNEY - 2016



ZONING IN MCKINNEY – CONVENTIONAL - RESIDENTIAL

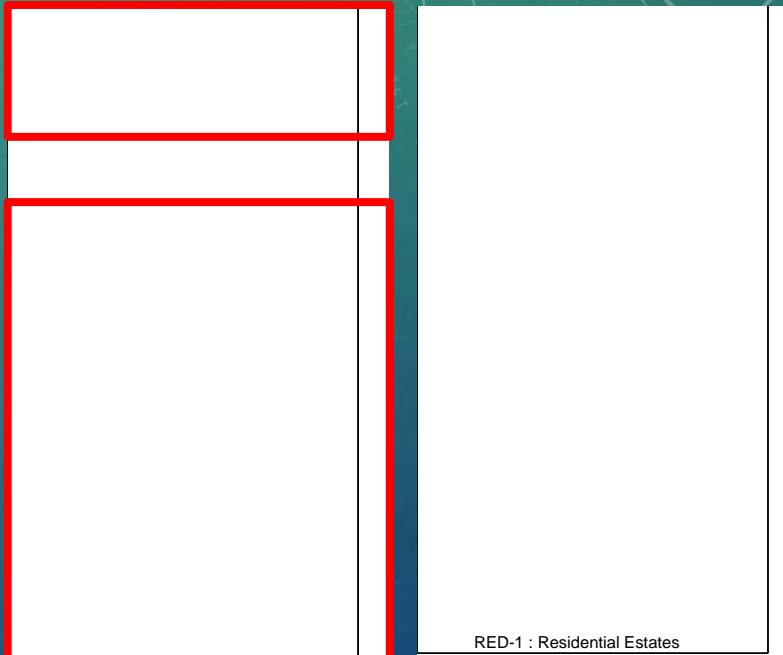


RED-1 : Residential Estates

22 residential	20 non-residential
1 form-based code	1 planned development

- Schedule of land uses permitted
- General regulations for the land uses
- Specifically outlined in the zoning ordinance

ZONING IN MCKINNEY – CONVENTIONAL - COMMERCIAL



22 residential

20 non-residential

1 form-based code

1 planned development

- Schedule of land uses permitted
- General regulations for the land uses
- Specifically outlined in the zoning ordinance

ZONING IN MCKINNEY

Section F-4. Schedule of uses.

SCHEDULE OF USES

ZONING IN MCKINNEY

ZONING REGULATIONS

App. F, § F-4

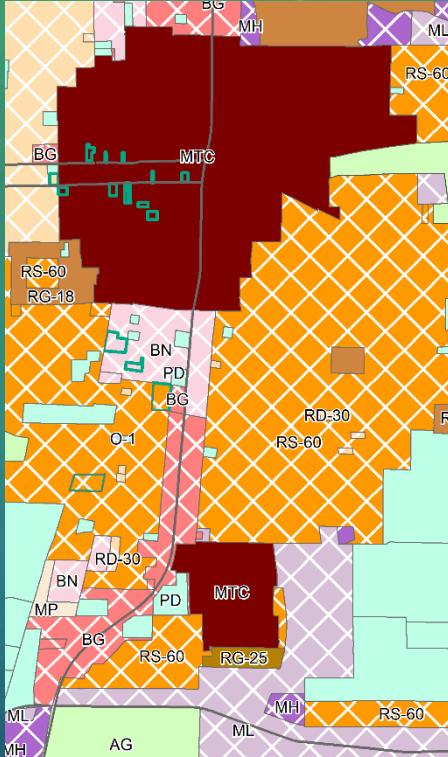


Section F-4. Schedule of uses.

SCHEDULE OF USES

Type of Use	AG	RED-1	RED-2	RS 120	RS 84	RS 72	RS 60	RS 45	RD 30	RG 27	RG 25	RG 15 [18]	MF-1	MF-2	MF-3	MP	NC	BN	BG	C	O-1	O	BC	ML	MH	AP	GC	MTC	SF 12	SF 10	SF 8	SF 7.2	SF 5	DR	TH	SP	RO	C1	C2	C3	LI	HI
Residential Uses																																										
Bed and breakfast (See Ch. 138, Art. IV)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	N-1	S	S	S	S	S	S	S	S							
Boardinghouse or rooming house (17)													P	P	P	P		P	P	P	P	P						N-1							S	S	S					
Dormitories						P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N-1							P	P	P					
Independent living facility (retirement community) (56)													P	P	P	P	P		S	S	S	S						N-1				S	S	S	S	S	S	S				
Mobile home dwelling (68)																		P						P	P				N-1													
Mobile home park (See Ch. 135, Art. III) (69)																		P											N-1													
Multiple family dwelling (apartment) (71)													P	P	P	P	P		P	P	P	P						N-1														
Multiple family dwelling, senior (senior apartment) (72)													P	P	P	P	P		P	P	P	P						N-1														
Single family dwelling (attached) (104)													P	P	P	P	P		P	S	P						N-1															
Single family dwelling (detached) (105)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N-1	P	P	P	P	P	P	P	P	P							
Two family dwelling (duplex) (119)										P	P	P	P	P	P	P	P	P	P	P	P	P					N-1				P											
Watchman or caretaker quarters	P	P	P																					P	P	P		N-1				S	S	S	P	P						
Educational and Institutional Uses																																										
Assisted living facility, nursing home, or rest home (10)													P	P	P	P	P	P	P	P	S	S				N-1				S	S	S	S	P	P	P						
Cemetery	S																											N-1														
Church, rectory, or other places of worship including church-operated day-care facilities and pre-schools (25)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N-1	P	P	P	P	P	P	P	P	P							
Clinic (28)																		P	P	P	P	P	P	P			N-1				P	P	P	P	P	P						
College or university	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N-1				P	P	P	P	P								

ZONING IN MCKINNEY – SPECIAL DISTRICTS



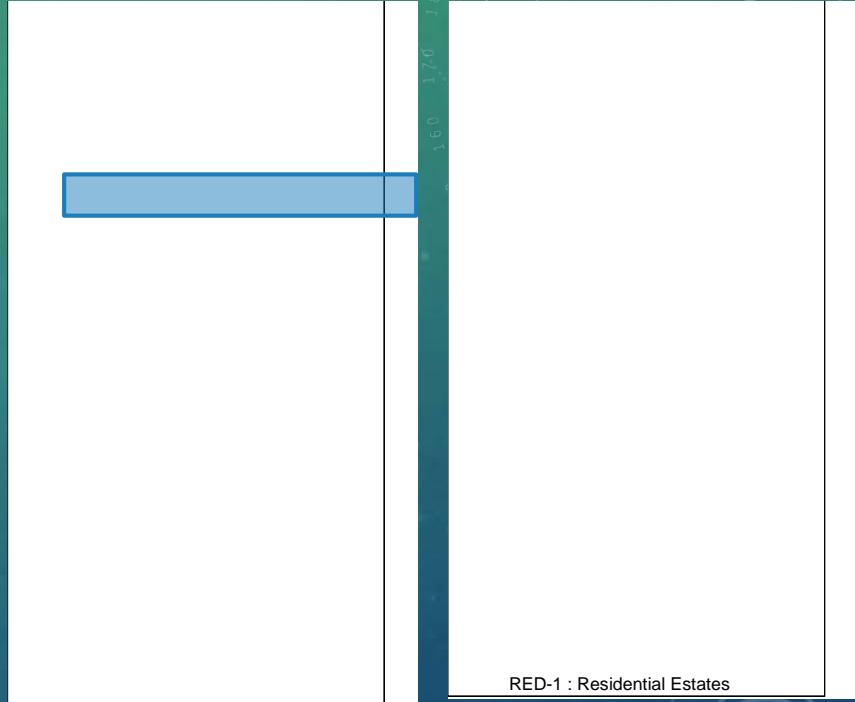
RED-1 : Residential Estates



22 residential	20 non-residential
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ZONING IN MCKINNEY – PLANNED DEVELOPMENTS



22 residential	20 non-residential
1 form-based code	1 planned development

• Designed to provide for unified and coordinated development

• Freedom of choice for intended land use and development standards

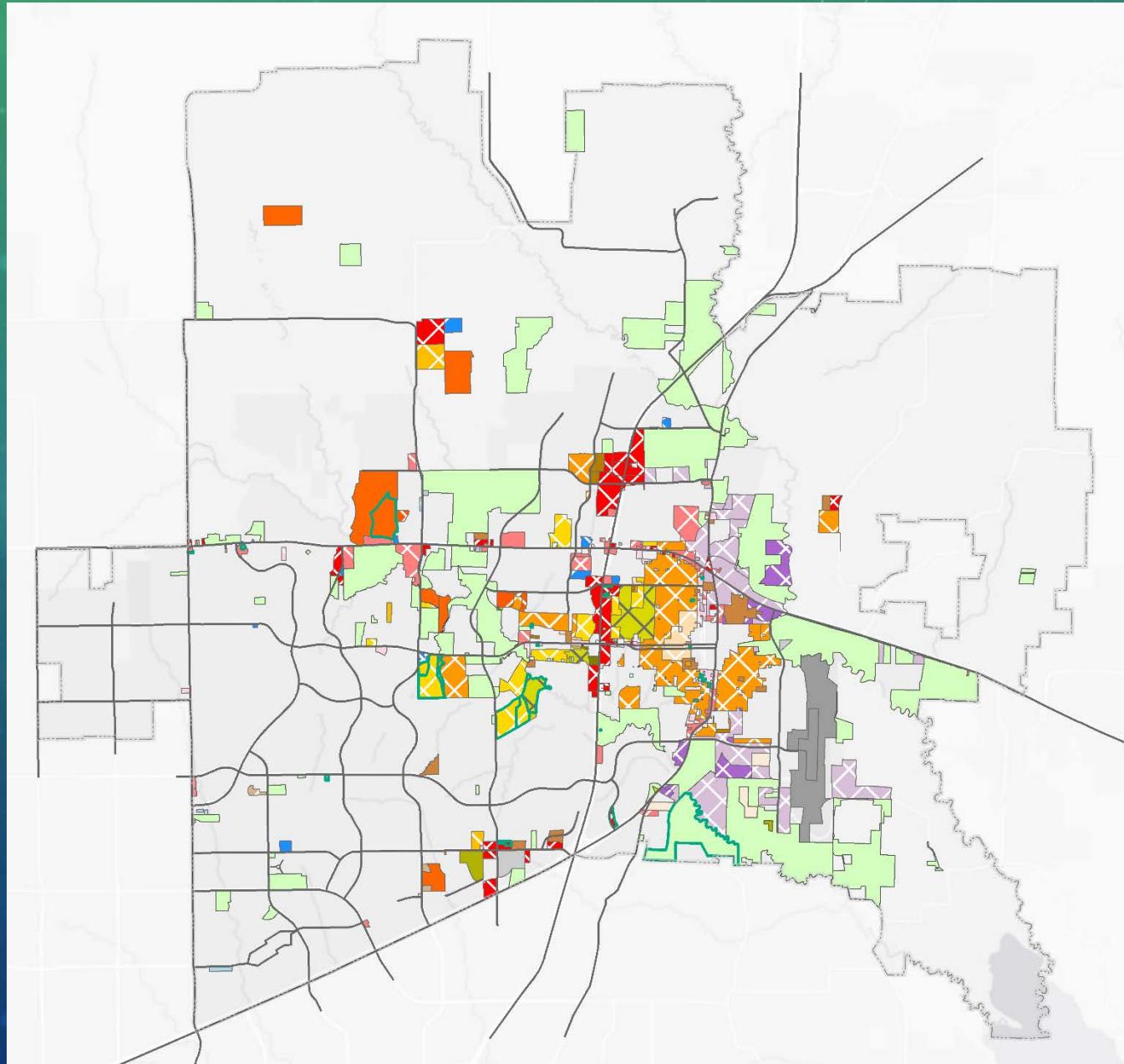
• Exceptional quality or innovation for the associated design or development

• Intended for mixed use developments

ZONING IN MCKINNEY - OVERVIEW

Conventional Zoning:

- 376 ordinances
- 21.17 sq miles
- 31.35% of area



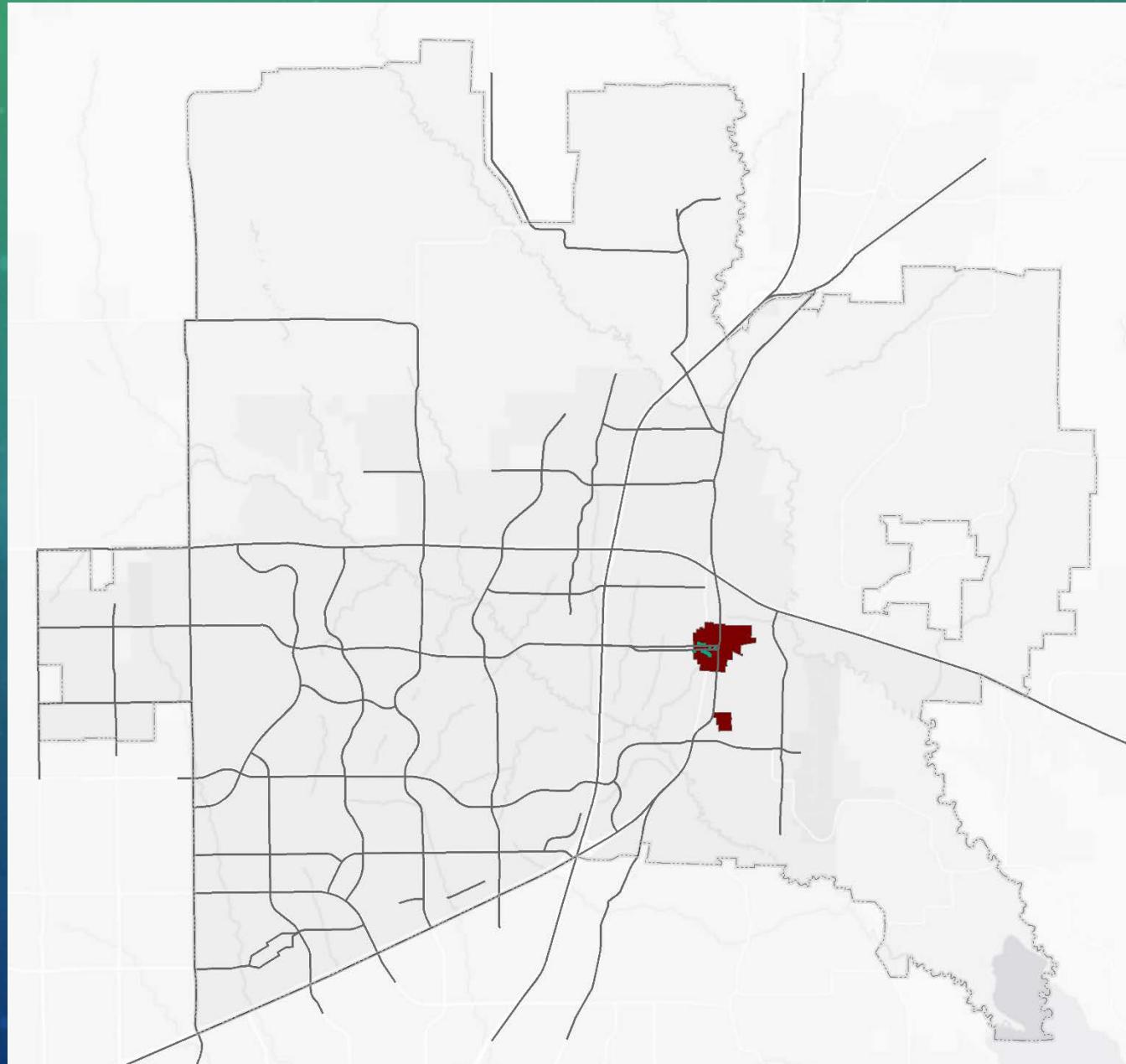
ZONING IN MCKINNEY - OVERVIEW

Conventional Zoning:

- 376 ordinances
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Form Base Zoning:

- 1 ordinance
- 0.41 sq miles
- 0.61% of area



ZONING IN MCKINNEY - OVERVIEW

Conventional Zoning:

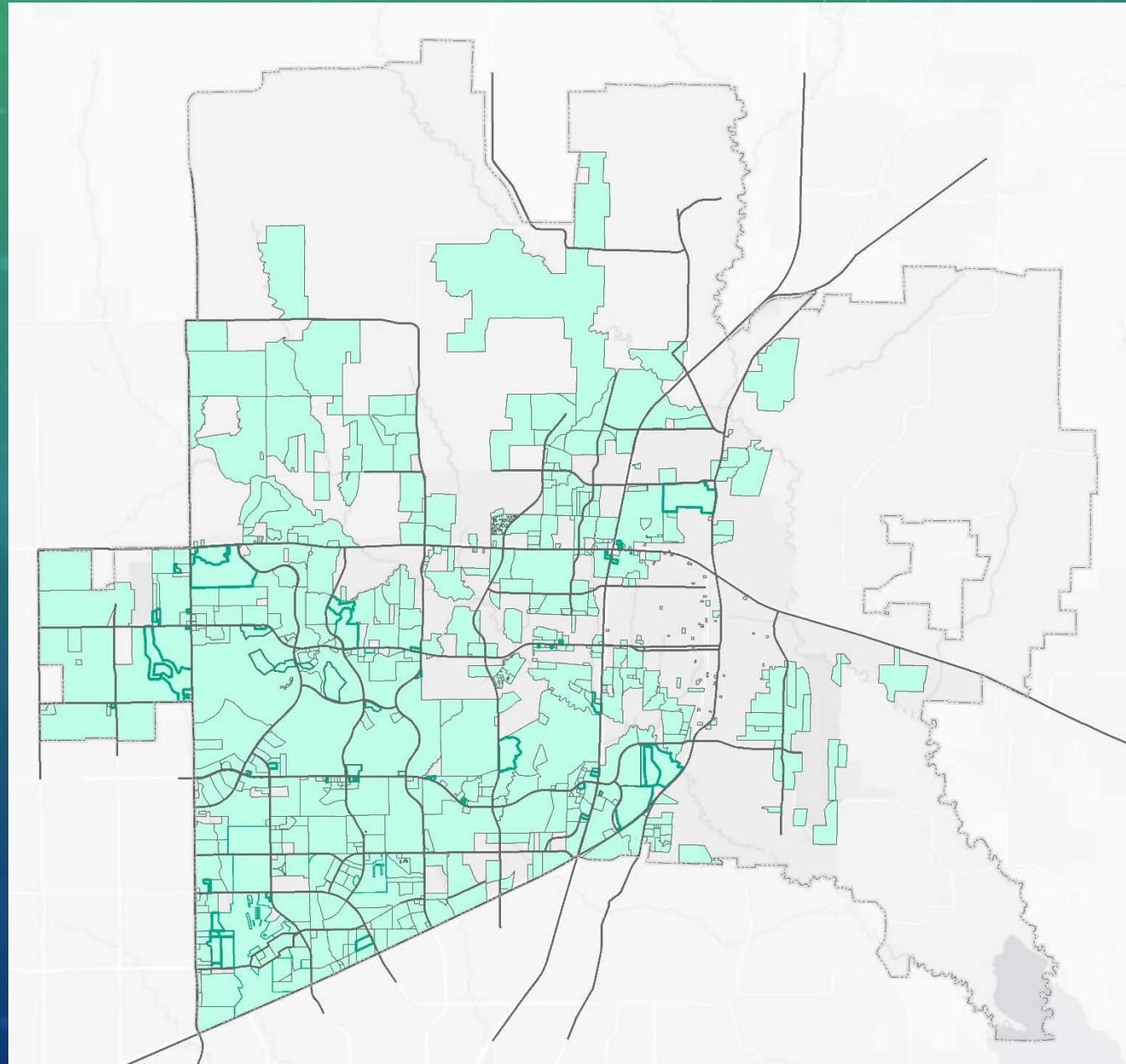
- 376 ordinances
- 21.17 sq miles
- 31.35% of area

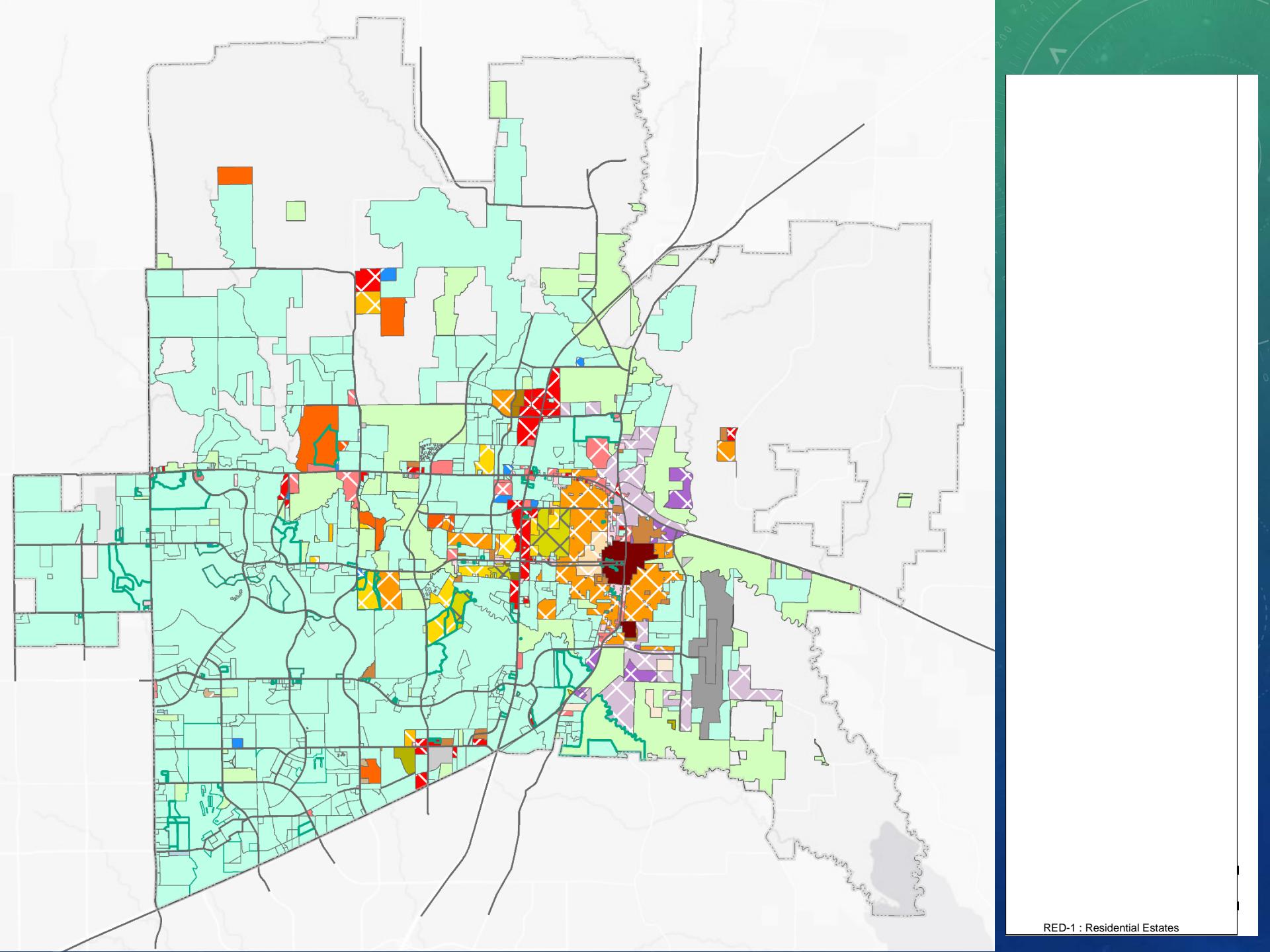
Form Base Zoning:

- 1 ordinance
- 0.41 sq miles
- 0.61% of area

Planned Development:

- 615 ordinances
- 45.95 sq miles
- 68.04% of area





RED-1 : Residential Estates

ZONING IN MCKINNEY – PLANNED DEVELOPMENTS



ZONING IN MCKINNEY – PLANNED DEVELOPMENTS

Proposed Development Standards

1. Tract 1 of the subject property, shown on Exhibit C, shall develop in accordance with the *Area and bulk regulations* for apartment dwellings or townhouse (rowhouse) dwellings of the REC Neighborhood Zone, except as follows:
 - a. Apartment dwellings shall not be required to have a non-residential use on the first floor.
 - b. Maximum building height for apartment dwellings shall be four (4) stories (buildings within 125 feet of a single family zoning district shall be limited two (2) stories).
2. Tract 2 of the subject property, shown on Exhibit C, shall develop in accordance with the *Area and bulk regulations* for Single Family Detached lots of the REC Neighborhood Zone, except as follows:
 - a. No dwelling shall be required to have a finished floor elevation higher than the finished surface grade of the lot at the front door;
 - b. Attached garages on single family detached dwellings accessed by driveways from the front of the house with garage doors facing the street shall be set back no less than five (5) feet from the front façade of the house;
 - c. Front porches on residential dwellings shall not be required;
 - d. There shall be no limitation on articulations or roof styles on front facades of residential buildings;
 - e. Side yard at corner setbacks for all Single Family Detached, Standard and Small Lots, shall be no closer to the street than the front build-to-line;
 - f. The minimum side yard setback for all Single Family Detached, Standard and Small Lots, shall be five (5) feet; provided that a zero (0) to two (2) foot side yard on one side may be permitted as long as a minimum of ten (10) feet of separation is provided between buildings;
3. Tract 3 of the subject property, shown on Exhibit C, shall develop in accordance with the *Area and bulk regulations* for Townhouse (rowhouse) dwellings of the REC Neighborhood Zone.

ZONING IN MCKINNEY – PLANNED DEVELOPMENTS



ZONING IN MCKINNEY – PLANNED DEVELOPMENTS

3. Craig Ranch Urban Core-1 (UC1) Development Standards.

a. *Permitted Uses.*

- i. Hotel with associated pool, office, conference room, convention center, and recreation uses;
- ii. Professional and/or Medical Office (corporate and/or high-rise);
- iii. Retail and Service Uses; and
- iv. Restaurant with no drive-through.

b. *Space Limits for Permitted Uses other than Hotel.*

- i. Front Build-To Line: 0' – 10'. A minimum of 50% of a building's front façade must be pulled up to the build-to line.
- ii. Front Build-To Zone: 75' back from the build-to line in which all horizontal building projections and recesses shall occur.
- iii. Side Setback: 20'
- iv. Rear Setback: 20'
- v. Building Height: No maximum building height.
- vi. Lot Coverage: No maximum lot coverage.
- vii. Lot Area: None.
- viii. Lot Width: None.
- ix. Lot Depth: None.

c. *Space Limits for Hotel.*

- i. A site plan for the development of a hotel and associated uses listed herein shall generally conform to the attached Site Layout – Exhibit "E". If a site plan is submitted that does not generally conform to the attached site layout and its associated site elements, the site plan shall be subject to full discretionary review and approval by the City Council. Development of the site may be constructed in multiple phases, so long each phase generally conforms to the attached site layout or subsequent site plan(s) approved by the City Council.
- ii. Architectural elevations not strictly in conformance with Section 146-139 (Architectural and site standards) of the Zoning Ordinance may only be approved by the City Council if the Council determines such building elevations are meritorious in nature.

WHERE CAN I BUILD THAT?

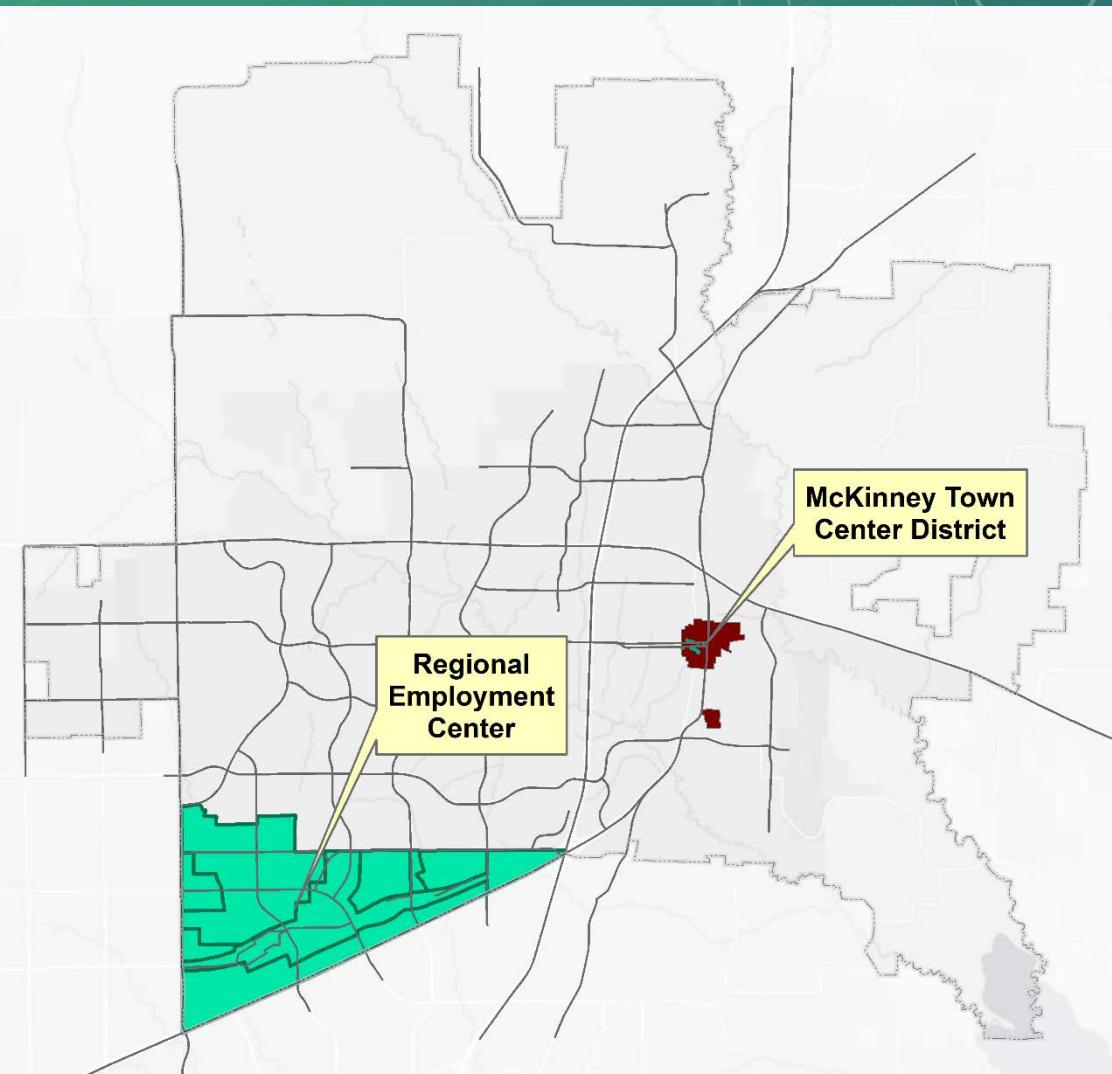


PROCESS

Schedule of Use Compilation

Schedule of Uses:

- Chapter 146 – Zoning Ordinance
- McKinney Town Center Ordinance
- Regional Employment Center Ordinance



PROCESS

Schedule of Use Compilation

A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	Field_Type	OBJECTID	Geometry	String	String	String	Short	String	String	String	String	String	String
2	Precision					0	6						
3	Scale					0	3						
4	Length		50	50	50	50	50	50	20	50	50	10	10
5	Field name length	8	5	16	23	16	23	12	3	7	13	8	18
6	Field Name	OBJECTID	Shape	A001	A002	A003	A004	A005	A006	A007	A008	A009	B001
7	Alias Name	OBJECTID	Shape	True Zoning Abbr	True Zoning Description	Base Zoning Abbr	Base Zoning Description	SubtypeField	REC	Density	Density Notes	Comments	Accessory dwelling
8		Polygon	PD	Planned Development	<Subtype>	<BASE_ZONE_DESC>	1						
9		Polygon	AG	Agriculture	AG	Agriculture	100						S
10		Polygon	RED-1	Residential Estates	RED-1	Residential Estates	200						S
11		Polygon	RED-2	Residential Estates	RED-2	Residential Estates	201						S
12		Polygon	RS 120	Single Family Residential	RS 120	Single Family Residential	202						S
13		Polygon	RS 84	Single Family Residential	RS 84	Single Family Residential	203						S
14		Polygon	RS 72	Single Family Residential	RS 72	Single Family Residential	204						S
15		Polygon	RS 60	Single Family Residential	RS 60	Single Family Residential	205						S
16		Polygon	RS 45	Single Family Residential	RS 45	Single Family Residential	206						S
17		Polygon	RD 30	Duplex Residential	RD 30	Duplex Residential	207						S
18		Polygon	RG 27	General Residence	RG 27	General Residence	208						S
19		Polygon	RG 25	General Residence	RG 25	General Residence	209						S
20		Polygon	RG 15 [18]	General Residence	RG 15 [18]	General Residence	210						S
21		Polygon	MF-1	Multi-Family	MF-1	Multi-Family	211						S
22		Polygon	MF-2	Multi-Family	MF-2	Multi-Family	212						S
23		Polygon	MF-3	Multi-Family	MF-3	Multi-Family	213						S
24		Polygon	MP	Mobile Home Park	MP	Mobile Home Park	214						
25		Polygon	SF 12	Single Family Residential	SF 12	Single Family Residential	215						S
26		Polygon	SF 10	Single Family Residential	SF 10	Single Family Residential	216						S
27		Polygon	SF 8	Single Family Residential	SF 8	Single Family Residential	217						S
28		Polygon	SF 7.2	Single Family Residential	SF 7.2	Single Family Residential	218						S
29		Polygon	SF 5	Single Family Residential	SF 5	Single Family Residential	219						S
30		Polygon	DR	Duplex Residential	DR	Duplex Residential	220						S
31		Polygon	TH	Townhome Residential	TH	Townhome Residential	221						S
32		Polygon	NC	Neighborhood Commercial	NC	Neighborhood Commercial	300						S
33		Polygon	BN	Neighborhood Business	BN	Neighborhood Business	301						S
34		Polygon	BG	General Business	BG	General Business	302						S
35		Polygon	C	Planned Center	C	Planned Center	303						
36		Polygon	O-1	Neighborhood Office	O-1	Neighborhood Office	304						S
37		Polygon	O	Office	O	Office	305						
38		Polygon	BC	Commercial Business	BC	Commercial Business	306						

PROCESS

*Schedule of Use
Compilation*

Georeferencing



NOV 26 2013
586001

JBI PARTNERS

ZONING EXHIBIT

SOUTHERN HILLS at CRAIG RANCH McKinney, Texas

ENGINEERING, PLANNING, AND LANDSCAPE ARCHITECTURE
FOR REAL ESTATE DEVELOPMENT

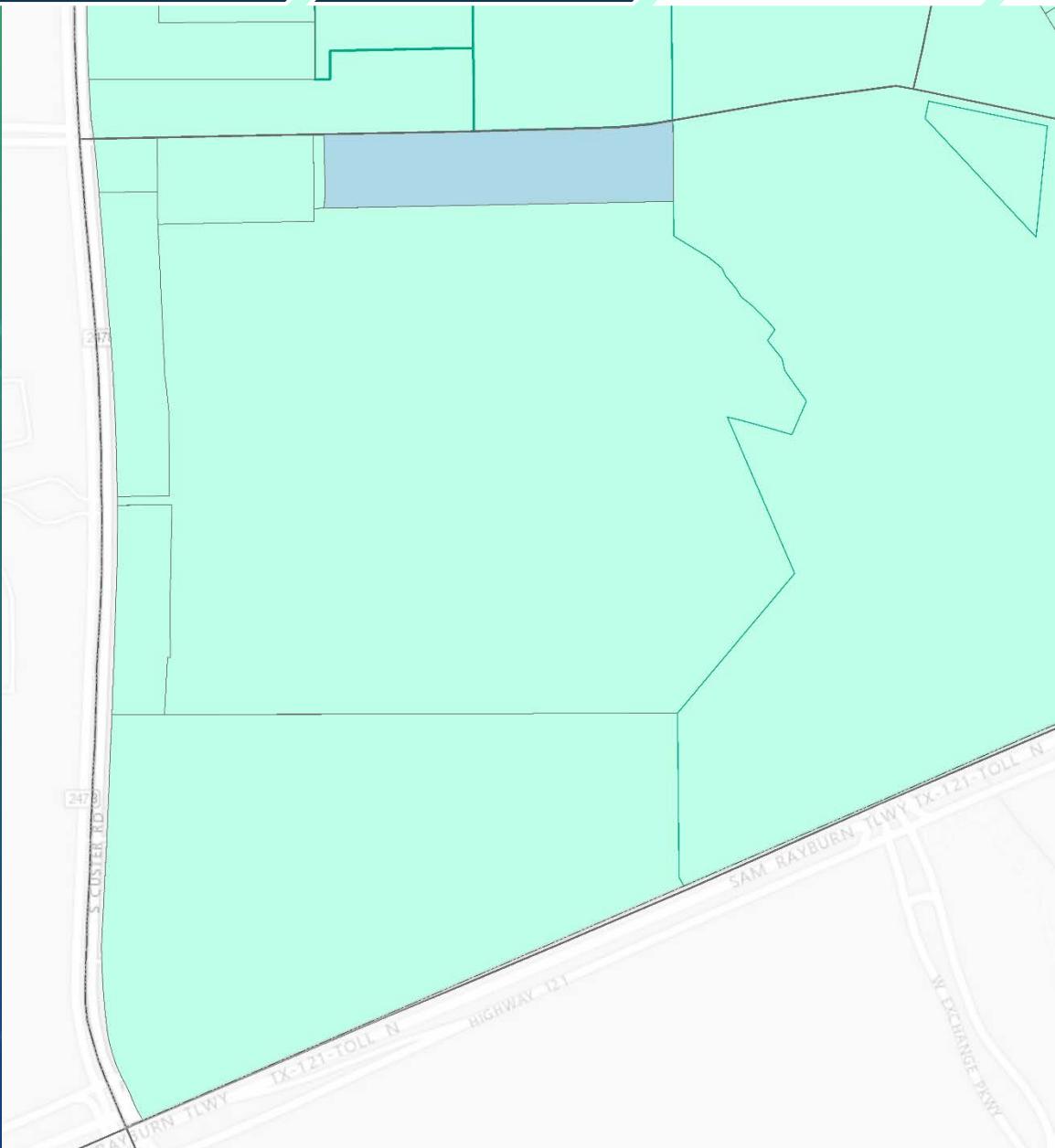
16301 QUORUM DR. SUITE 200 B
ADDISON, TX 75001

Exhibit D

PROCESS

*Schedule of Use
Compilation*

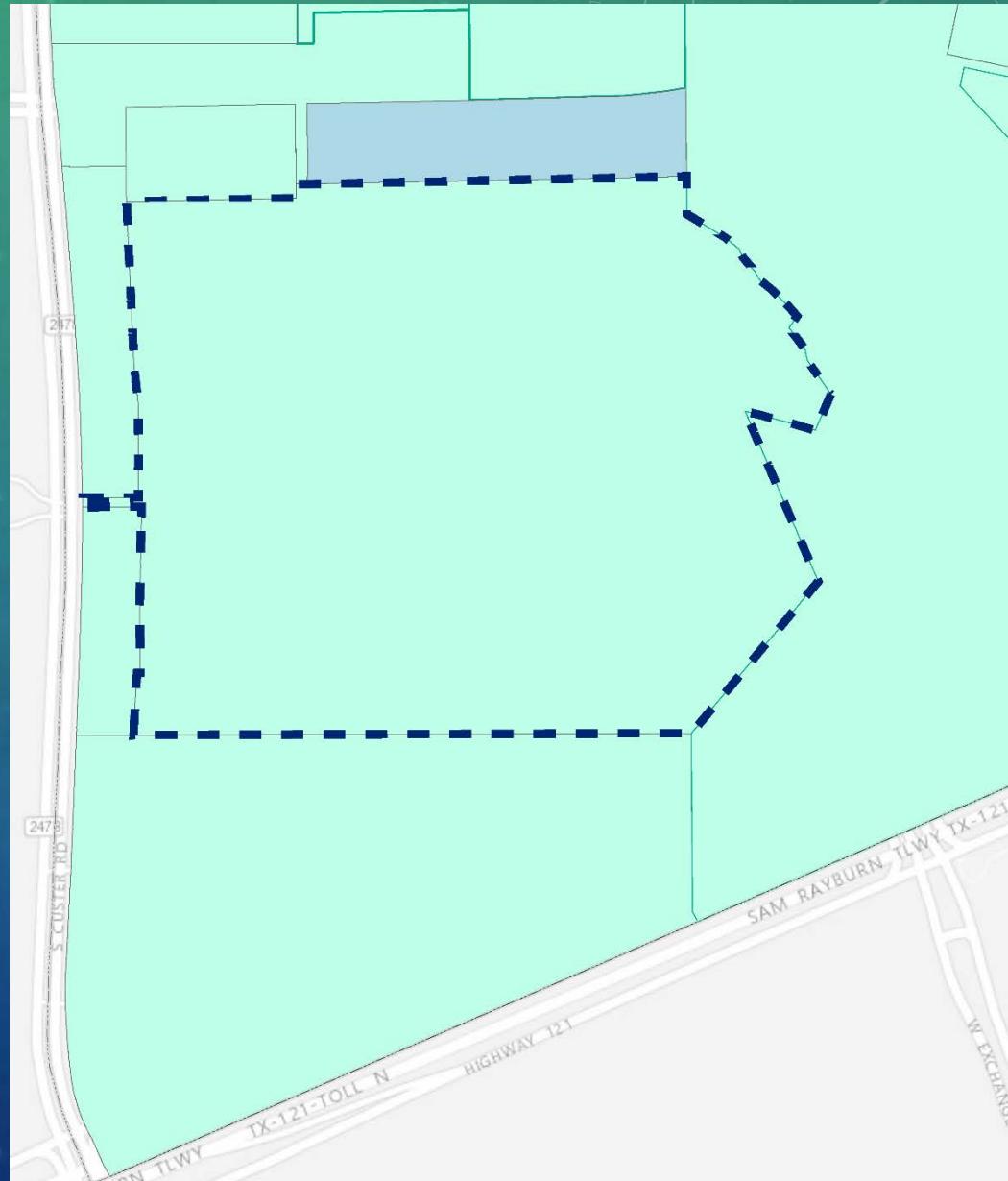
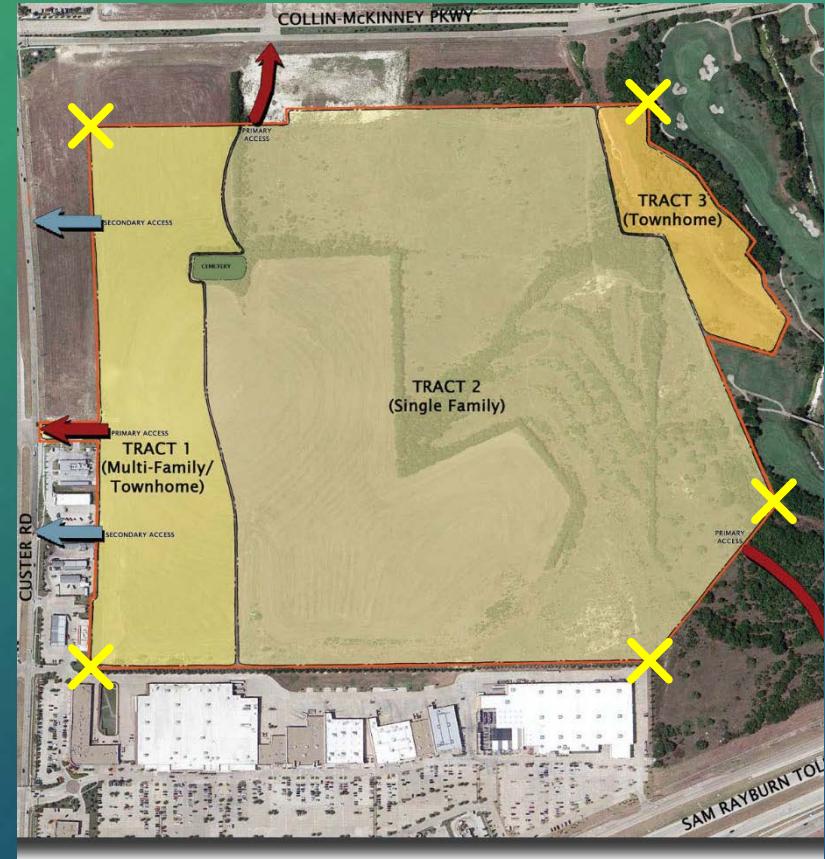
Georeferencing



PROCESS

Schedule of Use Compilation

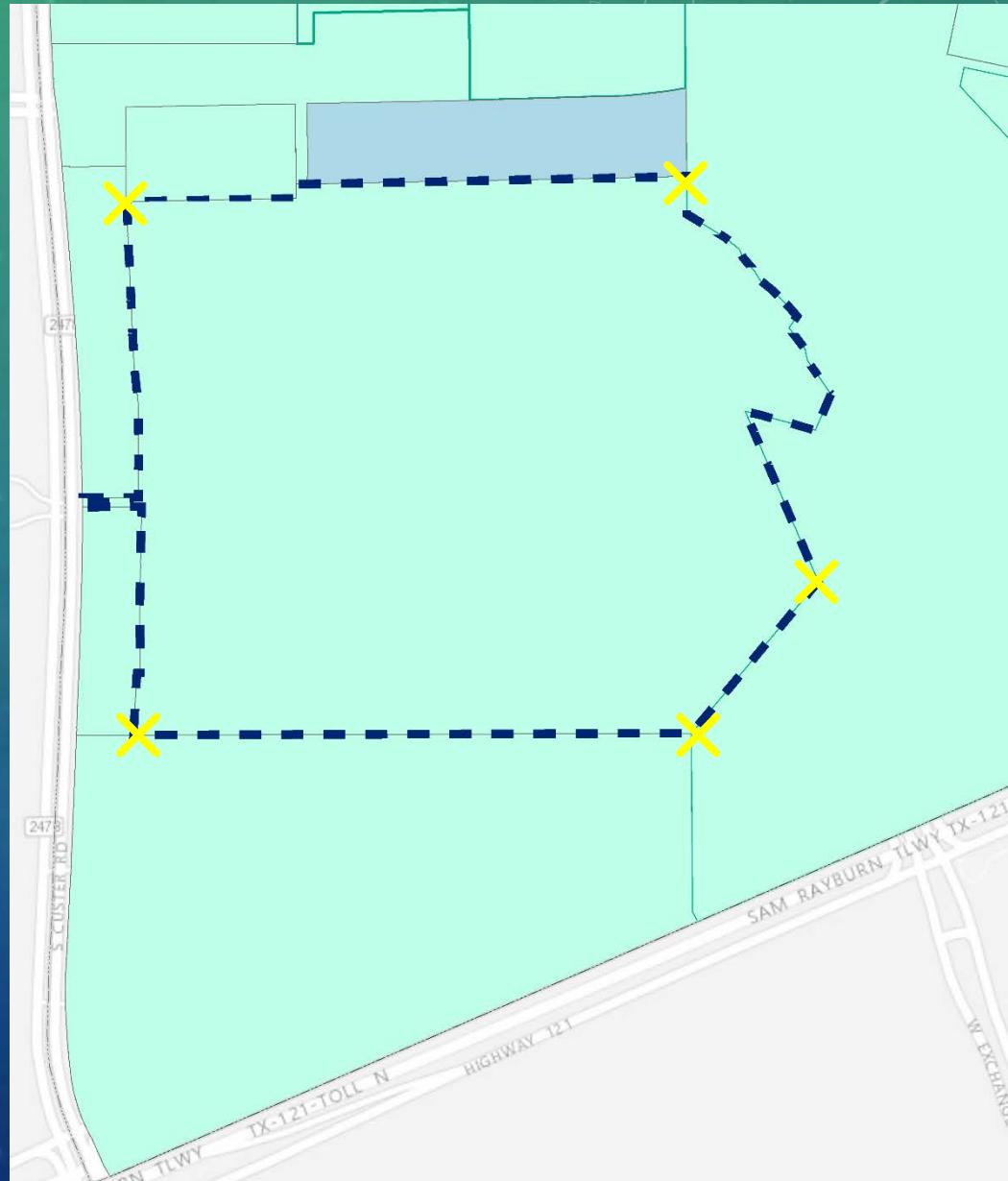
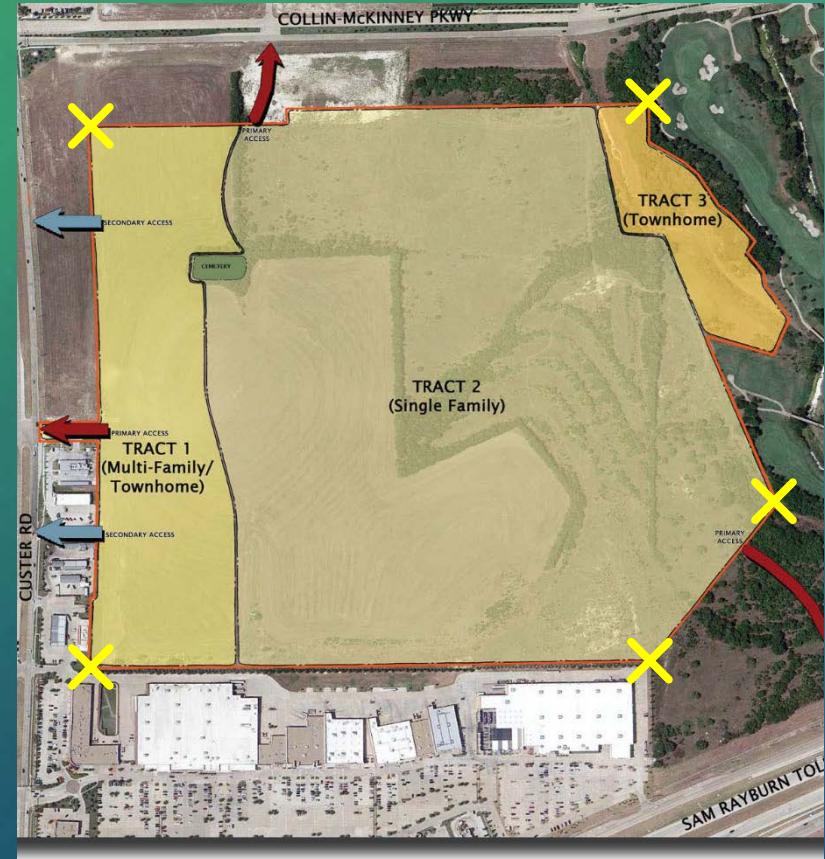
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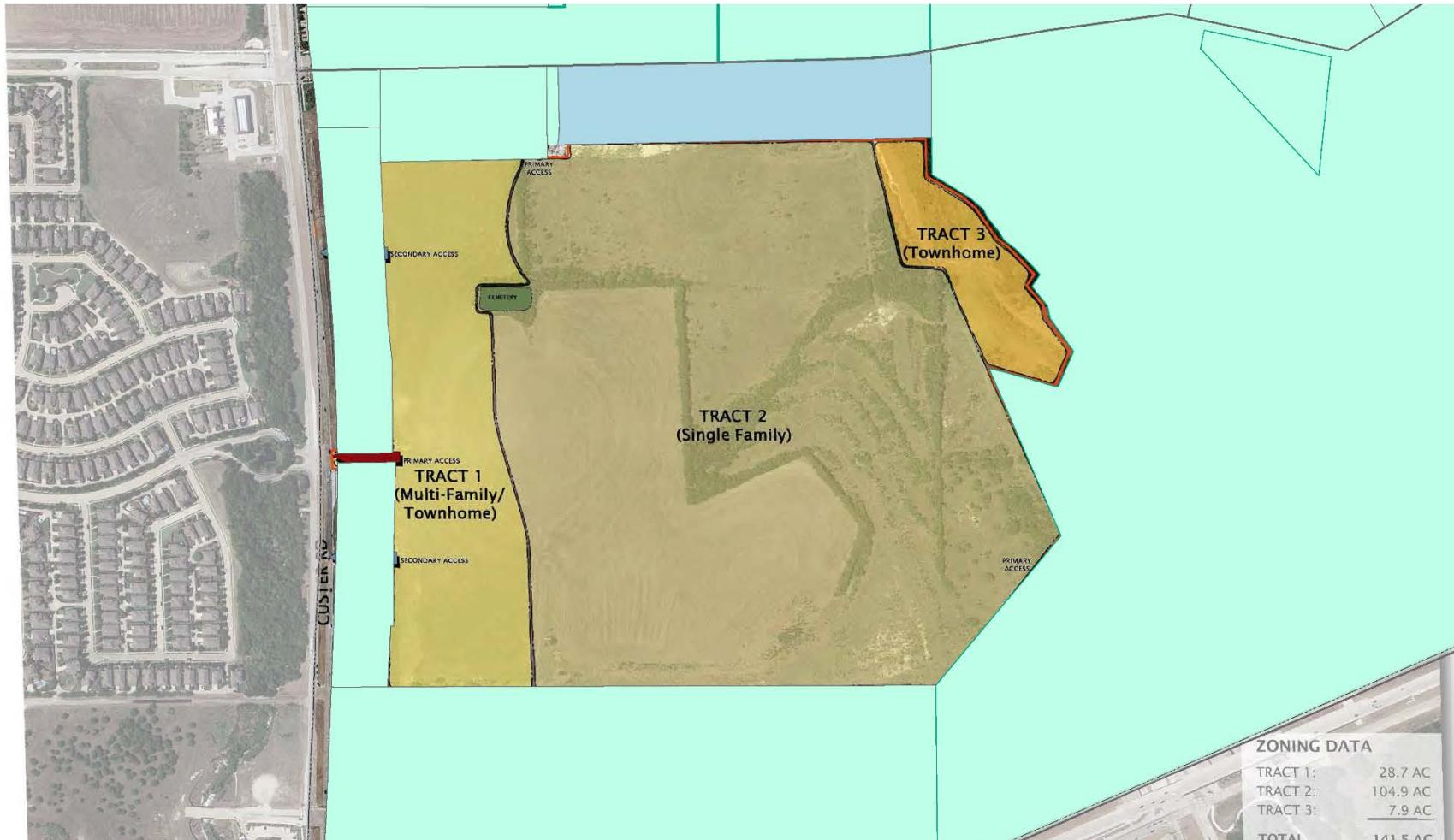
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*Schedule of Use
Compilation*

Georeferencing



SOUTHERN HILLS at CRAIG RANCH McKinney, TEXAS

ENGINEERING, PLANNING, AND LANDSCAPE ARCHITECTURE
FOR REAL ESTATE DEVELOPMENT

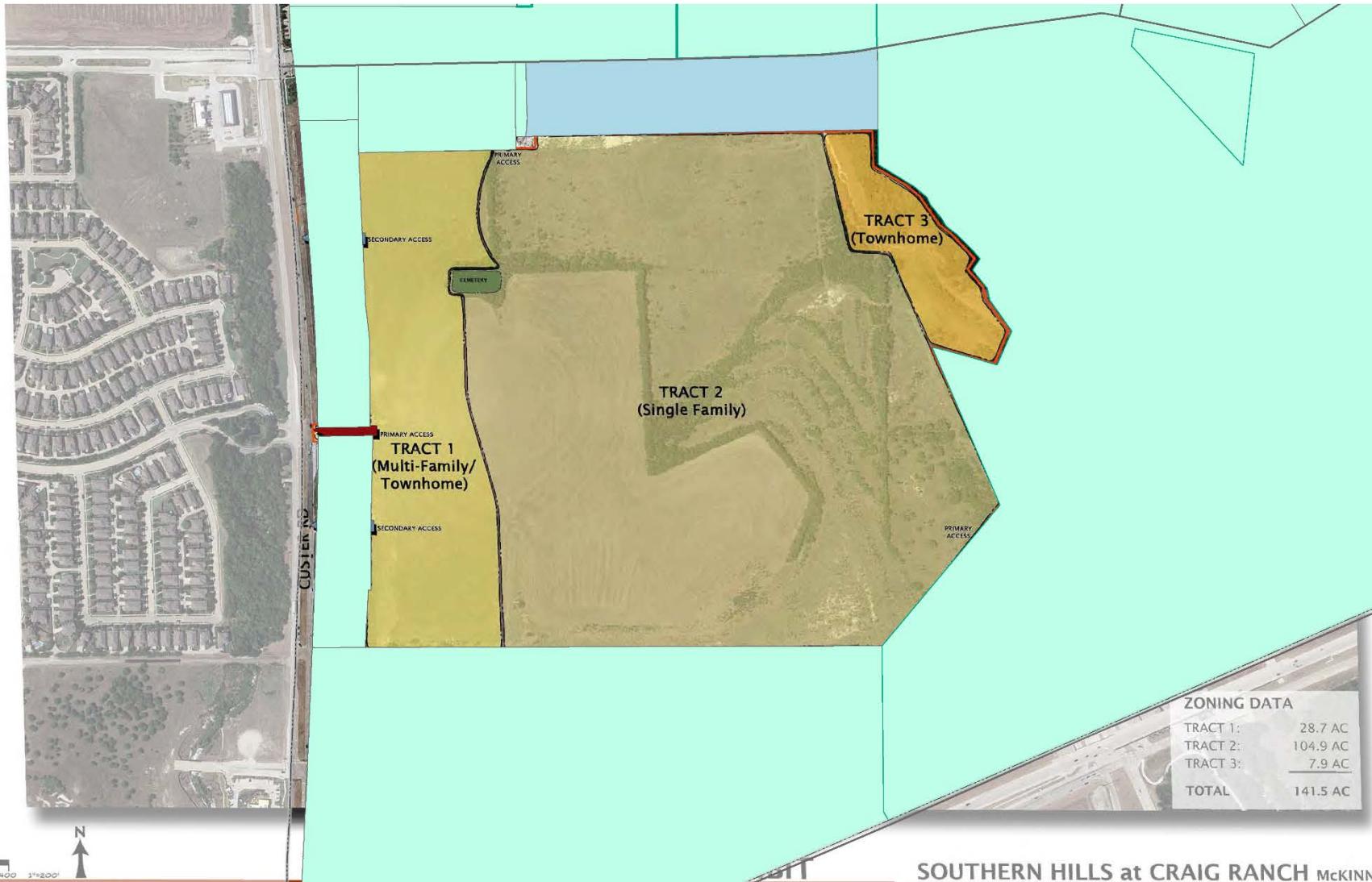
16301 QUORUM DR. SUITE 200 B
ADDISON, TX 75001

PROCESS

*Schedule of Use
Compilation*

Georeferencing

Ordinance Review

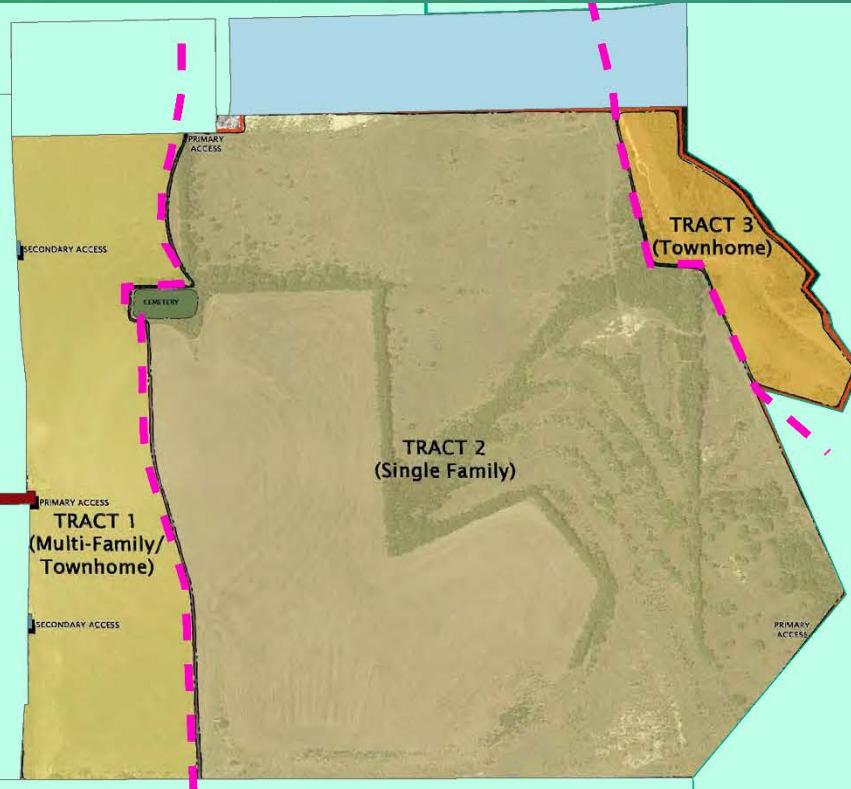


PROCESS

Schedule of Use Compilation

Georeferencing

Ordinance Review



ZONING DATA

TRACT 1:	28.7 AC
TRACT 2:	104.9 AC
TRACT 3:	<u>7.9 AC</u>
TOTAL	141.5 AC

SOUTHERN HILLS at CRAIG RANCH MCKINNEY, TX

ENGINEERING, PLANNING, AND LANDSCAPE ARCHITECTURE
FOR REAL ESTATE DEVELOPMENT

UBI PARTNERS

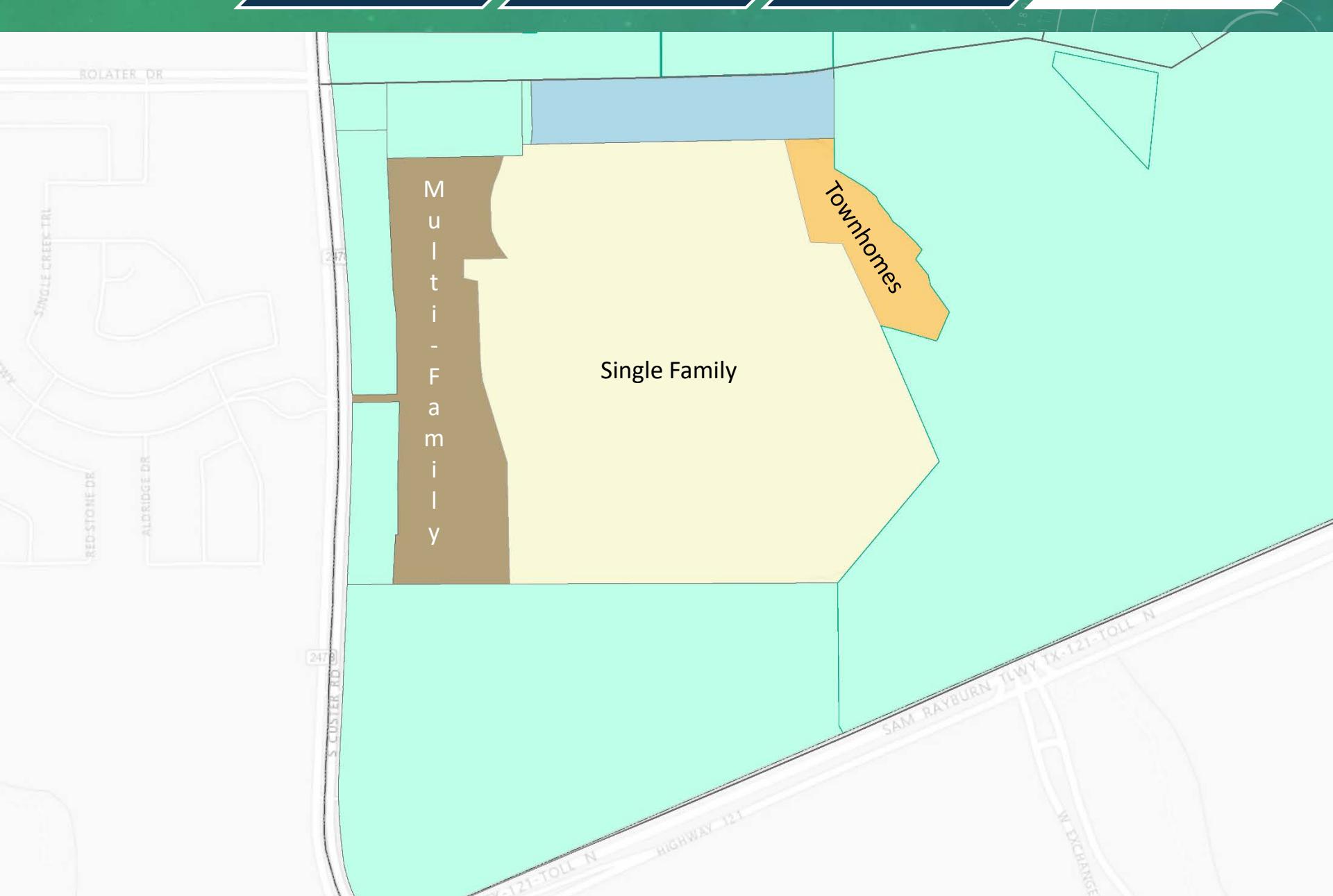
NOV 25, 2013
SBK001

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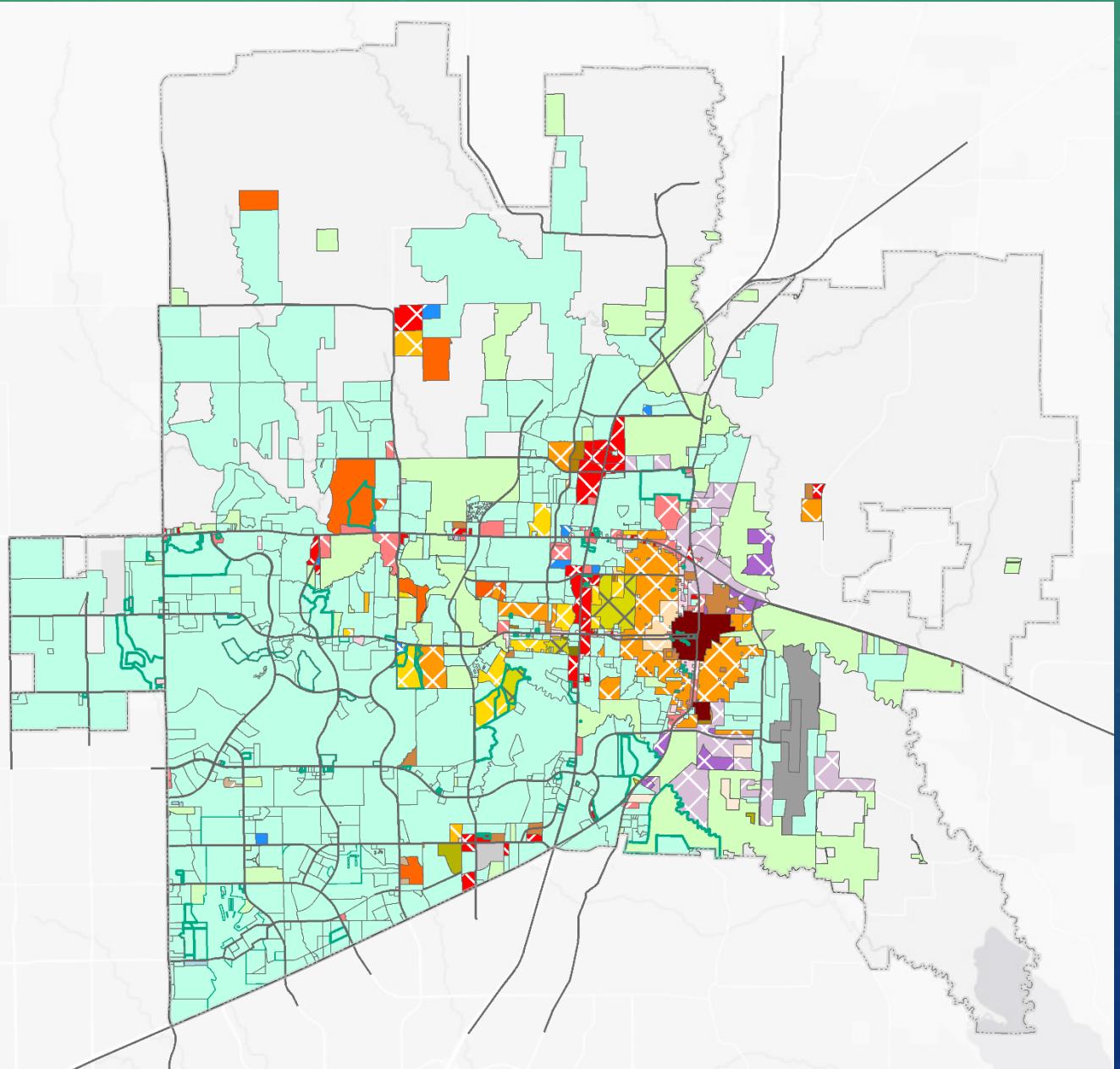
*Schedule of Use
Compilation*

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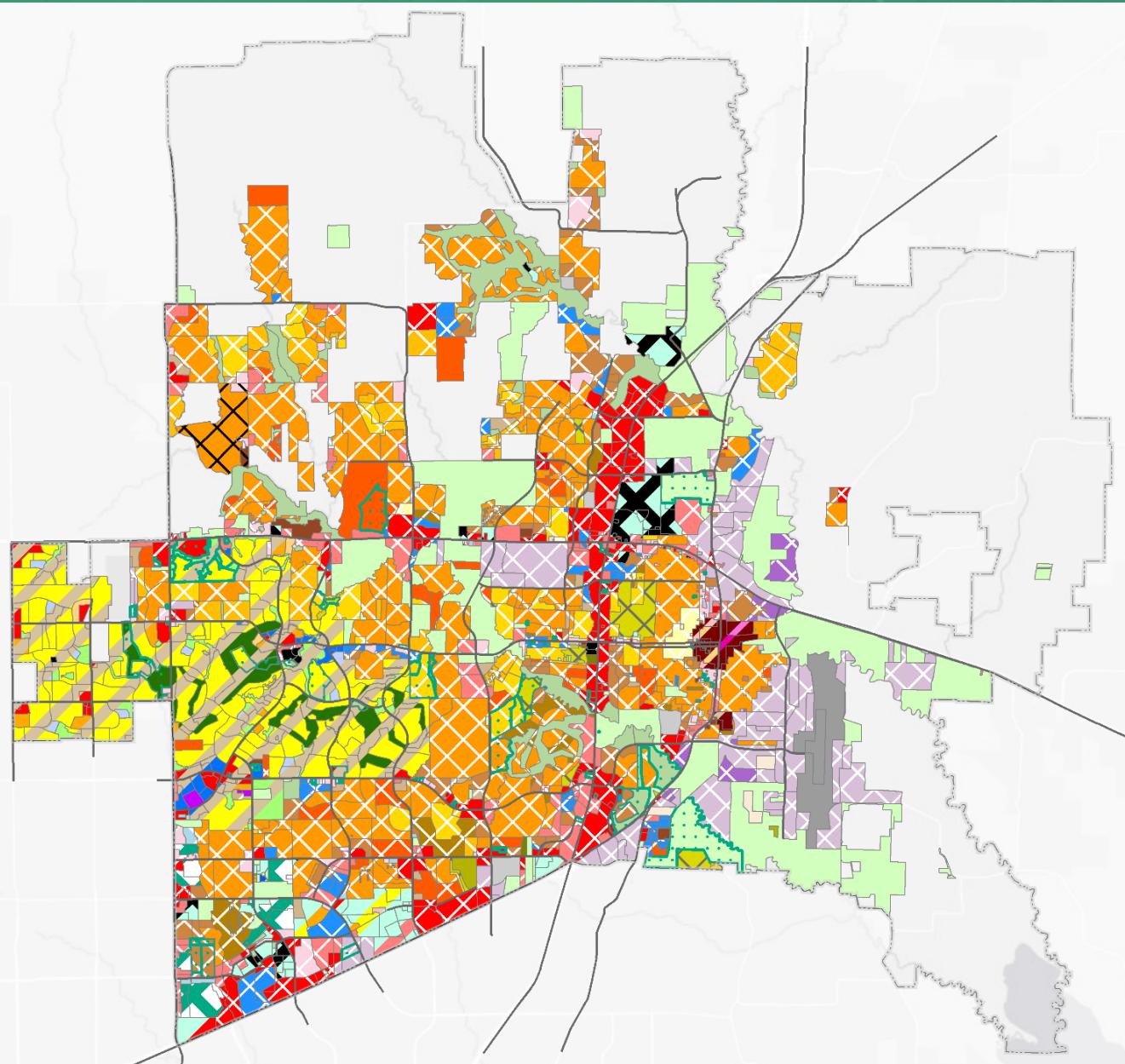
Ordinance Review



CONVENTIONAL ZONING IN MCKINNEY



BASE ZONING IN MCKINNEY



PROCESS

Schedule of Use Compilation

Georeferencing

Ordinance Review

Table

ZoningBaseLayer

True Zoning Abbr	True Zoning Description	Base Zoning Abbr	Base Zoning Description	Subtype	REC	Density	Density Notes	Comments
C1	Neighborhood Commercial	C1	Neighborhood Commercial	C1 <Null>	0	<Null>		<N>
C2		C2	Local Commercial	C2 <Null>	0	<Null>		<N>
GC	Government Complex	GC	Government Complex	GC <Null>	0	<Null>		<N>
PD	Planned Development	RS 60	Single Family Residential	RS 60	4		Minimum 4/ac. 5% housing mix: RS84, RS60, RS45, RG27, RD30, RG25, RG18	Allows Commercial Antenna <N>
MTC	McKinney Town Center	MTC-HC	MTC-Historic Core	MTC-HC	Unlimited		See character districts	<N>
MTC	McKinney Town Center	MTC-HC	MTC-Historic Core	MTC-HC	Unlimited		See character districts	<N>
MTC	McKinney Town Center	MTC-HC	MTC-Historic Core	MTC-HC	Unlimited		See character districts	<N>
MTC	McKinney Town Center	MTC-HC	MTC-Historic Core	MTC-HC	Unlimited		See character districts	<N>
MTC	McKinney Town Center	MTC-HC	MTC-Historic Core	MTC-HC	Unlimited		See character districts	<N>
MTC	McKinney Town Center	MTC-HC	MTC-Historic Core	MTC-HC	Unlimited		See character districts	<N>
AG	Agriculture	AG	Agriculture	AG	0.1		Minimum lot size: 10 ac., 1 DU	<N>
MTC	McKinney Town Center	MTC-HC	MTC-Historic Core	MTC-HC	Unlimited		See character districts	<N>
MTC	McKinney Town Center	MTC-HC	MTC-Historic Core	MTC-HC	Unlimited		See character districts	<N>
PD	Planned Development	RS 60	Single Family Residential	RS 60	7			<N>
PD	Planned Development	RS 60	Single Family Residential	RS 60	7			<N>
PD	Planned Development	RS 60	Single Family Residential	RS 60	7			<N>
PD	Planned Development	RS 60	Single Family Residential	RS 60	7			<N>
BN	Neighborhood Business	BN	Neighborhood Business	BN	24		Allows RG 18: MF-1 (24), RD 30 (14.5), RS 60 (7)	<N>
PD	Planned Development	RS 60	Single Family Residential	RS 60	7			<N>
PD	Planned Development	AG	Agriculture	AG	0.1		Minimum lot size: 10 ac., 1 DU	<N>
C	Planned Center	C	Planned Center	C	24		Allows RG 18: MF-1 (24), RD 30 (14.5), RS 60 (7)	<N>
MTC	McKinney Town Center	MTC-HC	MTC-Historic Core	MTC-HC	Unlimited		See character districts	<N>
PD	Planned Development	RS 60	Single Family Residential	RS 60	7			<N>
BG	General Business	BG	General Business	BG	24		Allows RG 18: MF-1 (24), RD 30 (14.5), RS 60 (7)	<N>
PD	Planned Development	RS 60	Single Family Residential	RS 60	7			<N>
PD	Planned Development	RS 60	Single Family Residential	RS 60	7			<N>
PD	Planned Development	RS 60	Single Family Residential	RS 60	7			<N>
PD	Planned Development	RS 60	Single Family Residential	RS 60	7			<N>
MTC	McKinney Town Center	MTC-HC	MTC-Historic Core	MTC-HC	Unlimited		See character districts	<N>
RD-30	Duplex Residential	RD 30	Duplex Residential	RD 30	14.5			<N>
MTC	McKinney Town Center	MTC-HC	MTC-Historic Core	MTC-HC	Unlimited		See character districts	<N>
RD-30	Duplex Residential	RD 30	Duplex Residential	RD 30	14.5			<N>
MTC	McKinney Town Center	MTC-HC	MTC-Historic Core	MTC-HC	Unlimited		See character districts	<N>
MTC	McKinney Town Center	MTC-DC	MTC-Downtown Core	MTC-DC	Unlimited		See character districts	<N>
PD	Planned Development	O-1	Neighborhood Office	O-1	0			<N>
PD	Planned Development	RS 60	Single Family Residential	RS 60	7			<N>
MTC	McKinney Town Center	MTC-DE	MTC-Downtown Edge	MTC-DE	Unlimited		See character districts	<N>
PD	Planned Development	RS 60	Single Family Residential	RS 60	7			<N>
MTC	McKinney Town Center	MTC-HC	MTC-Historic Core	MTC-HC	Unlimited		See character districts	<N>
RS-60	Single Family Residential	RS 60	Single Family Residential	RS 60	7			<N>
RD-30	Duplex Residential	RD 30	Duplex Residential	RD 30	14.5			<N>
RD-30	Duplex Residential	RD 30	Duplex Residential	RD 30	14.5			<N>

1 ▶ | (0 out of 1629 Selected)

ZoningBaseLayer

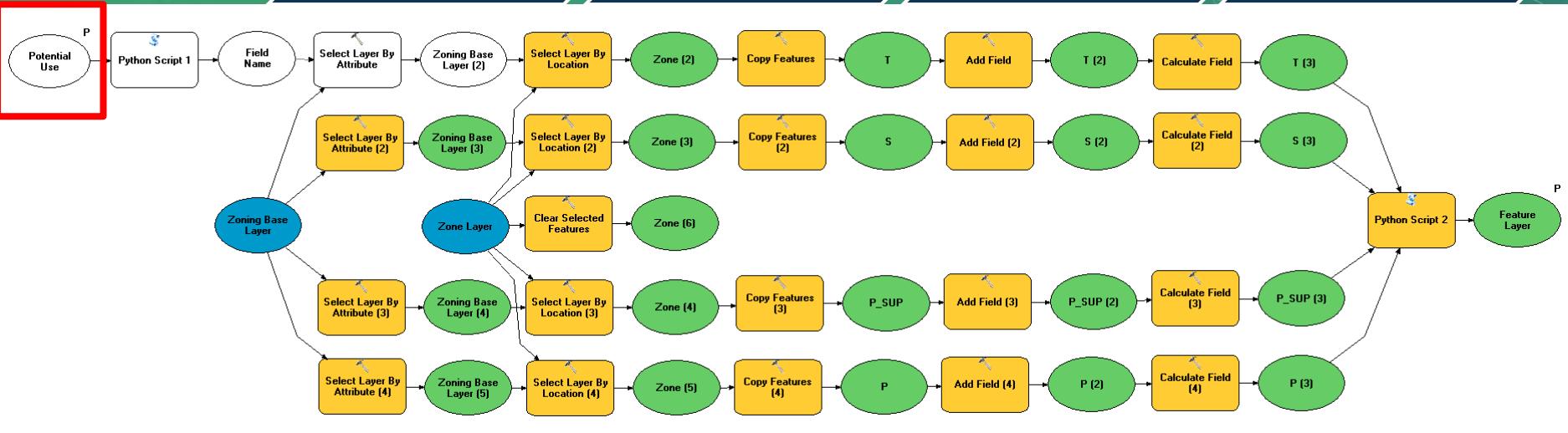
PROCESS

Schedule of Use Compilation

Georeferencing

Ordinance Review

Application Development



Choose a Land Use

Land Use Tool Legend

Land Use Category

Please Select

Please Select

All
Residential
Transportation
Educational / Institutional
Accessory / Utility / Incidental
Recreational / Entertainment
Commercial / Retail
Industrial
Agricultural

[Help](#) [Run](#)

Choose a Land Use

Land Use Tool Legend

Land Use Category

All

Land Use

Accessory building or use
Accessory dwelling
Agricultural and ranching uses
Airport or landing field, and/or aircraft hangar
Amusement; commercial, indoor
Amusement; commercial, outdoor
Antique shop
Apparel and accessory store
Apparel and related manufacture
Art supplies
Assisted living facility, nursing or rest home
Auto display and sales
Auto painting or body shop
Auto parts sales; indoor
Automobile, Trailer, Light Truck, Tool Rental
Bait shop
Bakeries; wholesale
Bakery or confectionary; retail
Banks and financial institutions
Barber or beauty shop

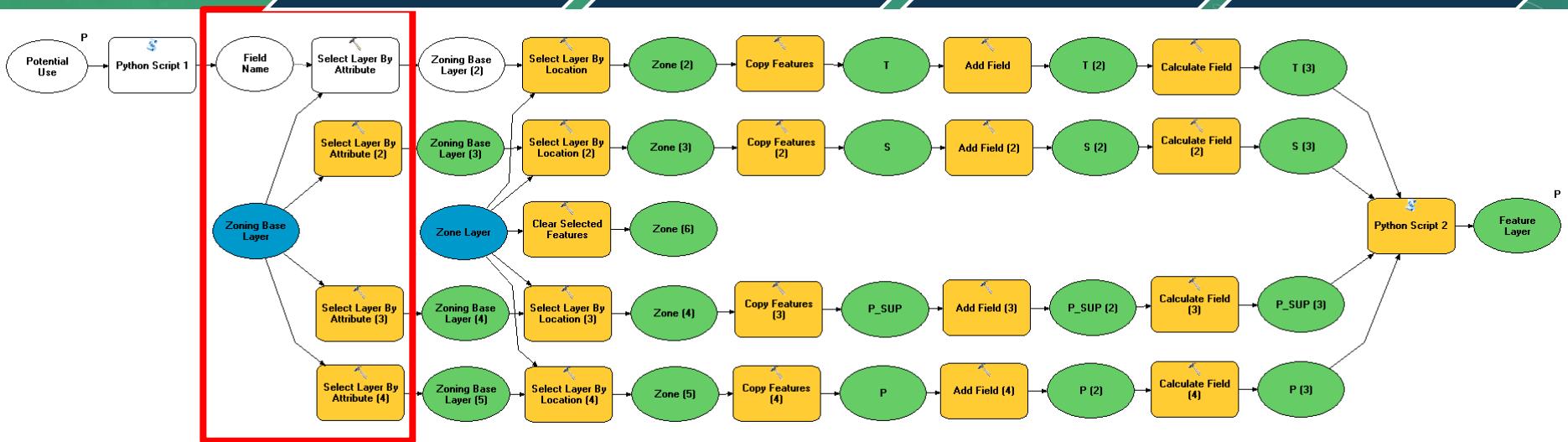
PROCESS

Schedule of Use Compilation

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Choose a Land Use

Land Use Tool: **Legend**

Land Use Category
Residential

Land Use
Multiple family dwelling

Search
Search for a Land Use

Help

Run

- Permitted
- Permitted by Specific Use Permit
- Specific Use Permit Required
- Temporary Permit Required
- Permitted with Criteria

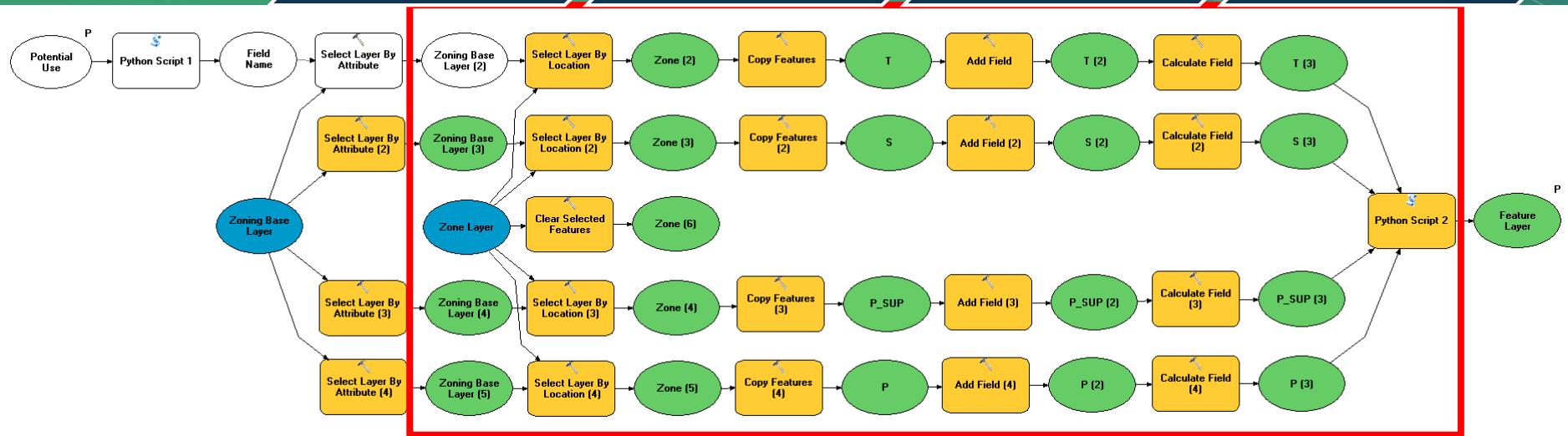
PROCESS

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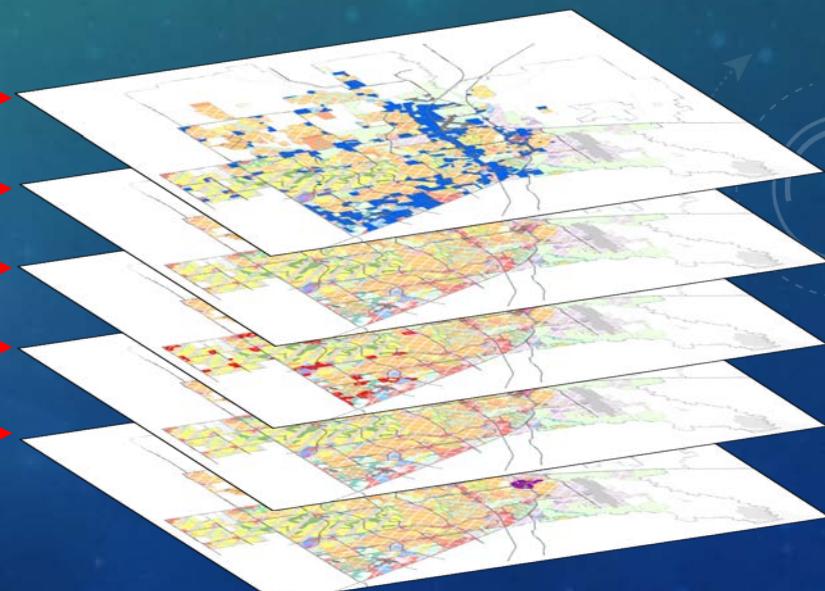
Permitted

Permitted by Specific Use Permit

Specific Use Permit Required

Temporary Permit Required

Permitted with Criteria



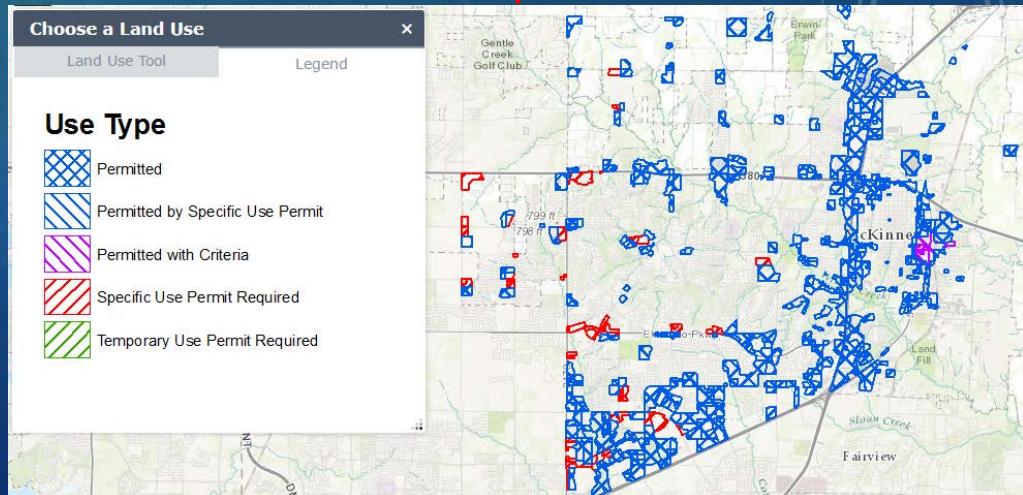
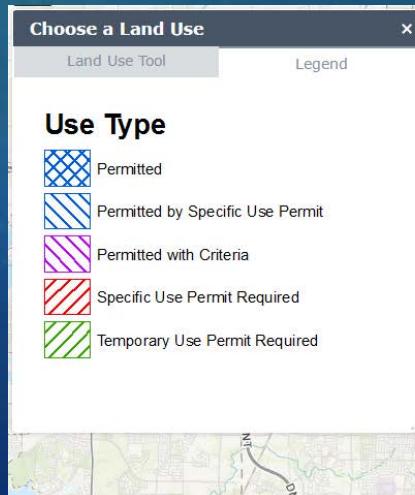
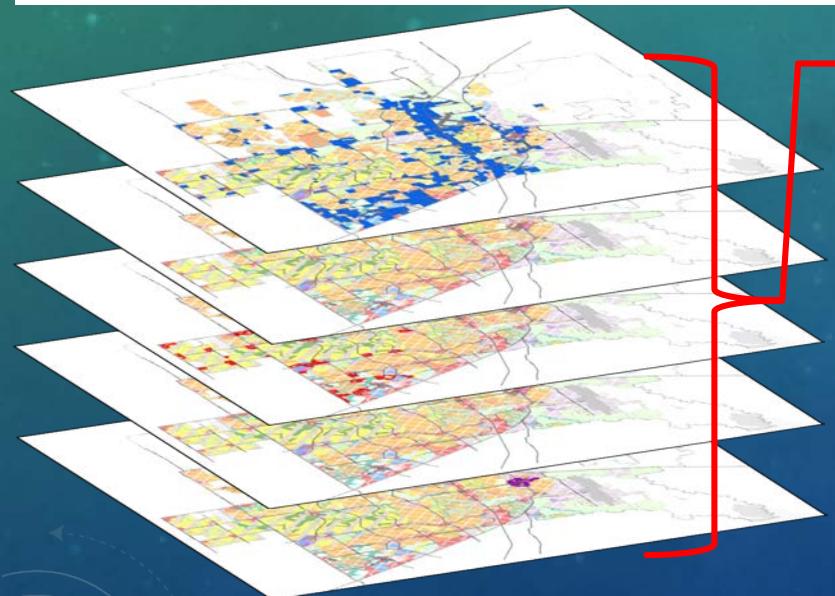
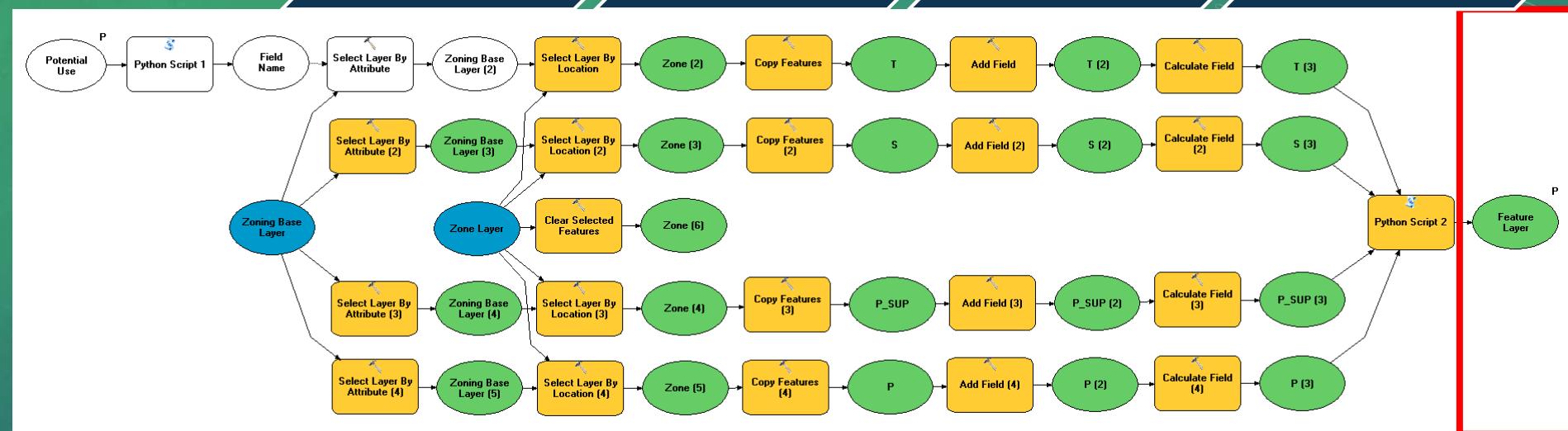
PROCESS

Schedule of Use Compilation

Georeferencing

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Application Development



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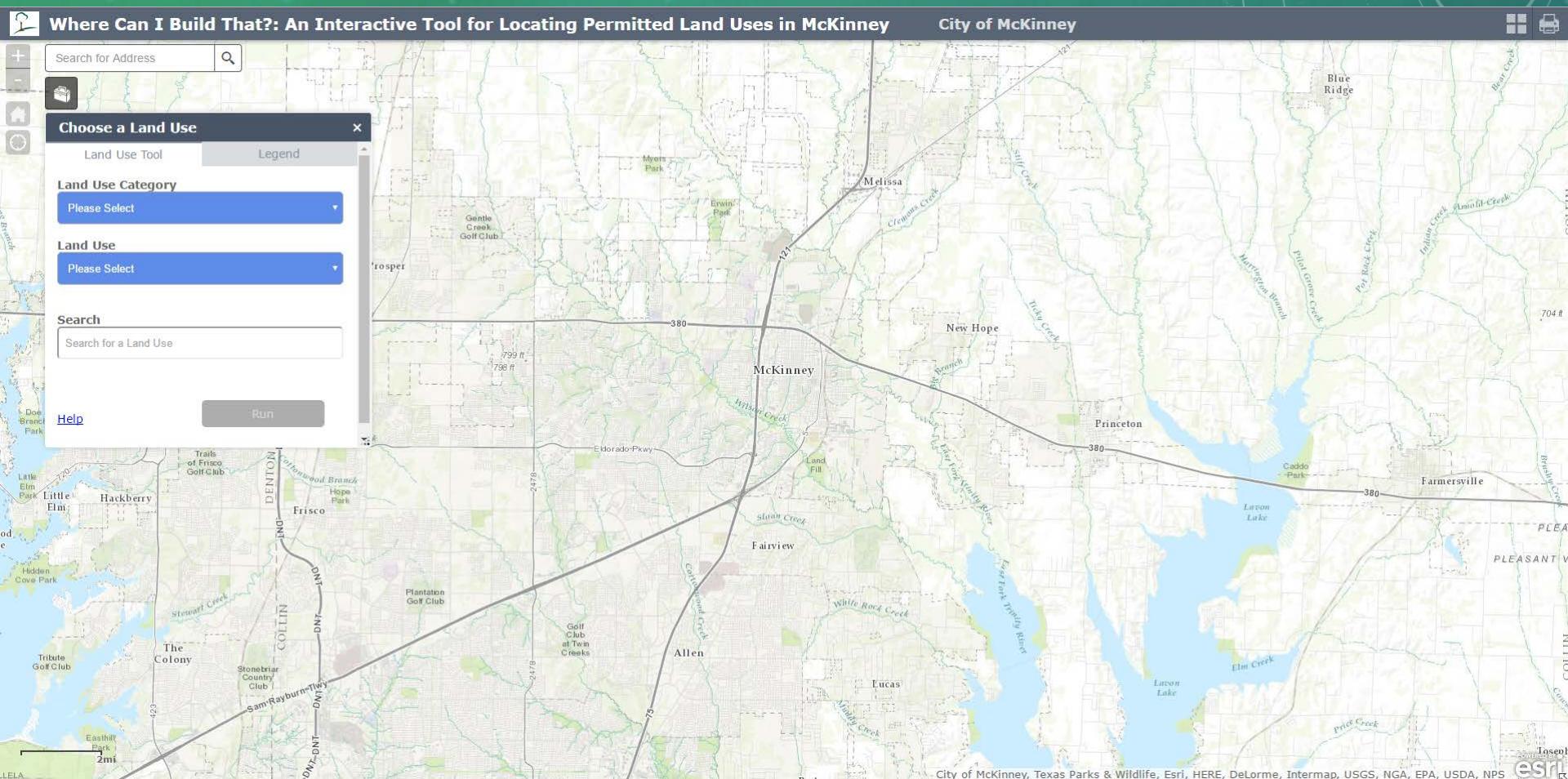
DISCLAIMER: THE INFORMATION CONTAINED IN THIS MAP IS NOT AN OFFICIAL ZONING MAP OR LAND USE MAP.

The information contained in this map has been compiled for the exclusive use of the City of McKinney and is distributed for the convenience of the user. Various official and unofficial sources were used to gather this data, and it does not represent an on-the-ground survey. Any property boundaries shown are approximate only. **Every effort was made to ensure the accuracy of this data, but it was not prepared for and may not be suitable for legal, engineering or surveying purposes.** As such, the City does not certify or warrant the authenticity, accuracy (including, but not limited to, errors of scale, resolution, rectification, positional accuracy, development methodology, time period, environmental, and climatic conditions specific to this GIS data), quality, reliability, completeness, content, suitability or timeliness of information. This information is provided on an "as is" basis. The act of distribution of information does not constitute or imply any warranty. Any person or entity who relies on any information obtained from these files or tools does so at his or her own risk. The City of McKinney specifically disclaims any and all liability for any special, indirect, exemplary, incidental or consequential claims or damages that may result from providing this data, or from the use, misuse, or inability to use this data, including, but not limited to, loss of anticipated profits or benefits arising out of use or reliance on the data. The City of McKinney is neither responsible nor liable for any viruses or other contamination of or damage to your system due to use of this data.

Zoning Verification: To request a Zoning Verification Letter, please contact Kathy Wright, Planning Technician with the McKinney Planning Department at 972.547.7409. Please have the property address and/or property ID number (from the Collin Central Appraisal District) available for your request.

For more information or clarification about the purpose of this information, please contact Neil Rose, GIS Planner with the City of McKinney Planning Department at 972.547.7405.

LIVE DEMONSTRATION



QUESTIONS?

QUESTIONS?

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