

## CITY OF DORCHESTER

### MASTER PLAN

2019-2029

The Master Plan for the City of Dorchester is a long-range statement of public policy. It is intended solely as a guide to direct future development plans made by elected officials, city staff, and other decision makers. This plan tells the story of who the community is and what it wishes to become. This plan is intended to serve as a long range planning tool that guides growth and physical development of Dorchester for ten years, twenty years, or even a longer period of time.

The City of Dorchester sits at an exciting and determining point in its history. The population boom that has happened to McKinney and Frisco are signs of what is to come. Decisions made now will have a lasting physical impact on the city for generations to come. With the location of Dorchester being approximately 10 miles southwest of Sherman, approximately 30 miles from McKinney and approximately 40 miles from Frisco, planning for the many potential residents and businesses is imperative if we are to retain a small town charm while serving the needs of the community and facilitating new developments and improvements in the right way.

This Master Plan is a first step in ensuring Dorchester grows with purpose and without losing its history and community unity. This plan forms the basis for policy decisions and guidance for future growth. Policy makers, city staff, and concerned citizens provided guidance on developing a plan to guide the city into the future while maintaining the rural country feel. This plan is guided by economic development, community growth, and city infrastructure to provide the needs and services of our current and anticipated residents and businesses.

This Master Plan, however visionary, is also rooted in the present. Therefore prior to finalization, a thorough examination of where Dorchester is today was a starting point in coordination with previous planning efforts. This examination was helpful to establish an understanding of Dorchester's potential population growth, housing requirements, land use, and physical constraints.