

Sorrellwood Terrace  
Planned Development Regulations (Updated October 1, 2014)  
McKinney, Texas

- A. General Description:** The Planned Development District (PD) for Sorrellwood Terrace will provide a residential townhome district with exceptional and innovative quality.
- B. Statement of Purpose:** The purpose of this PD is to establish a concept plan containing forty (40) residential townhome lots and specific conditions for the development of the subject property.
- C. Development Regulations:** The subject property shall develop in accordance with Section 146-108 (“TH” – Townhome District) of the Zoning Ordinance. The PD ordinance shall include:
- a. The development on the subject property shall generally conform to the character reflected by the attached building elevations. Specifically, buildings shall utilize dormers or other types of architectural designs or elements to break up large expanses of roof planes, façade offsets and projections shall be utilized to break up long flat wall planes, windows and doors shall be appropriately placed to break up long wall planes and scaled given the wall in which they are located, and windows and doors shall be articulated through the use of keystones, soldier courses or other patterned brick work, awnings, patio covers or other similar architectural elements.
  - b. Per wall masonry requirements, exclusive of doors and windows, of 90%.
  - c. Evergreen shrubs (6’ tall at the time of planting) placed every 6’ on center along the east side of the alley located parallel to the existing residential development, Sorrellwood Park, or at builder or developer’s option, a 6’ tall board on board wood fence be installed in lieu of the evergreen shrubs.
- D. Additional Attributes of Sorrellwood Terrace:**
- a. The main entrance into the community shall feature a divided entrance containing a landscaped median separating the traffic entering the neighborhood from the traffic

exiting the neighborhood. This landscaped divided open space median meets all requirements of Section 146-108 (c)(1)(e) items #1-4; and

- b. A stone monument sign shall be constructed within the landscaped median at the entrance to the subdivision and will also include manicured plant and ground cover vegetation; and
- c. An unmanned gatehouse shall be constructed within Common Area 7, adjacent to the main entrance; and
- d. At least 100,000 square feet (or +/- 2.4 total acres) of open space net of 100 year fully developed flood plain shall be dedicated to and maintained by the HOA, and shall not count against any applicable park land dedication requirements as mandated by the City's subdivision regulations.