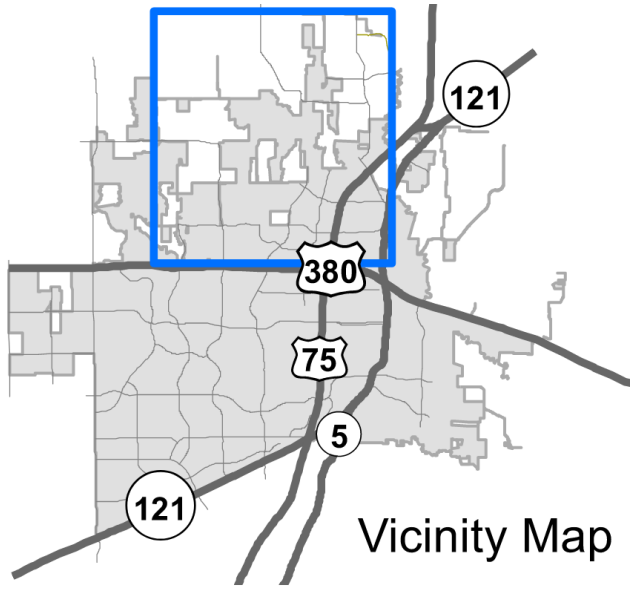
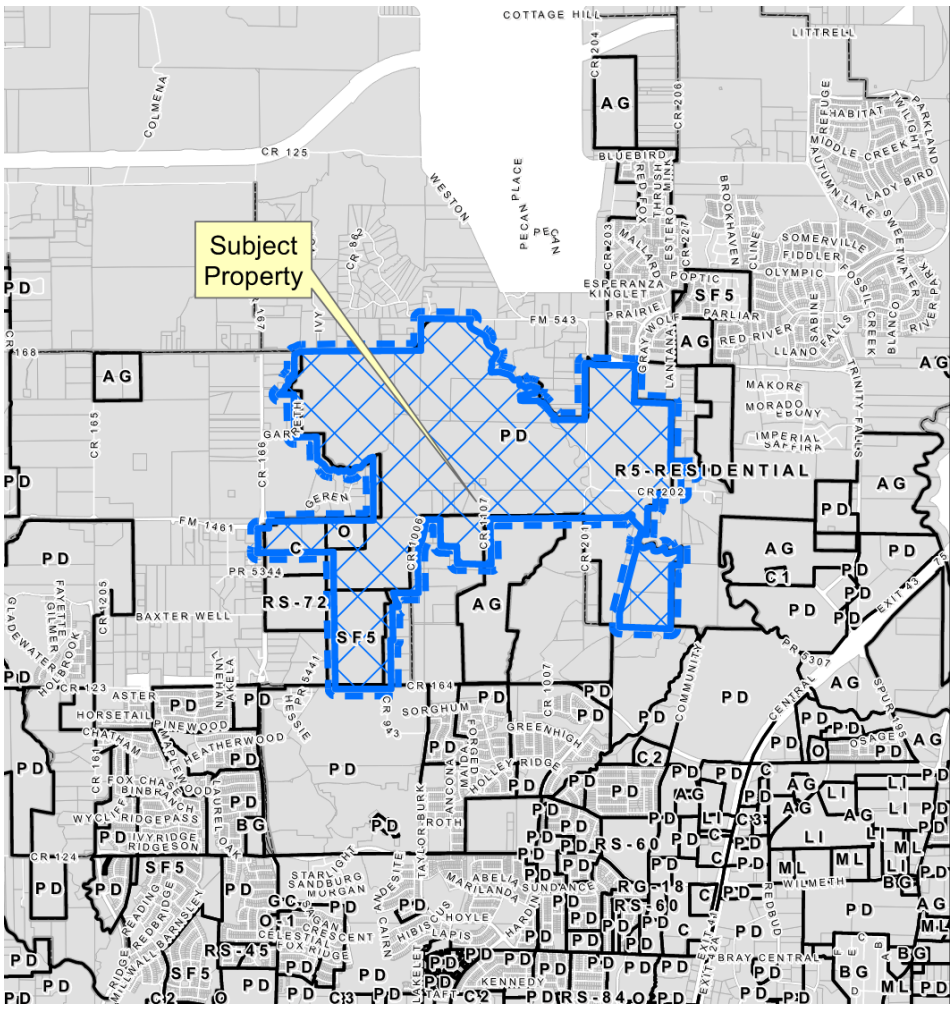


Honey Creek Zoning/Rezoning

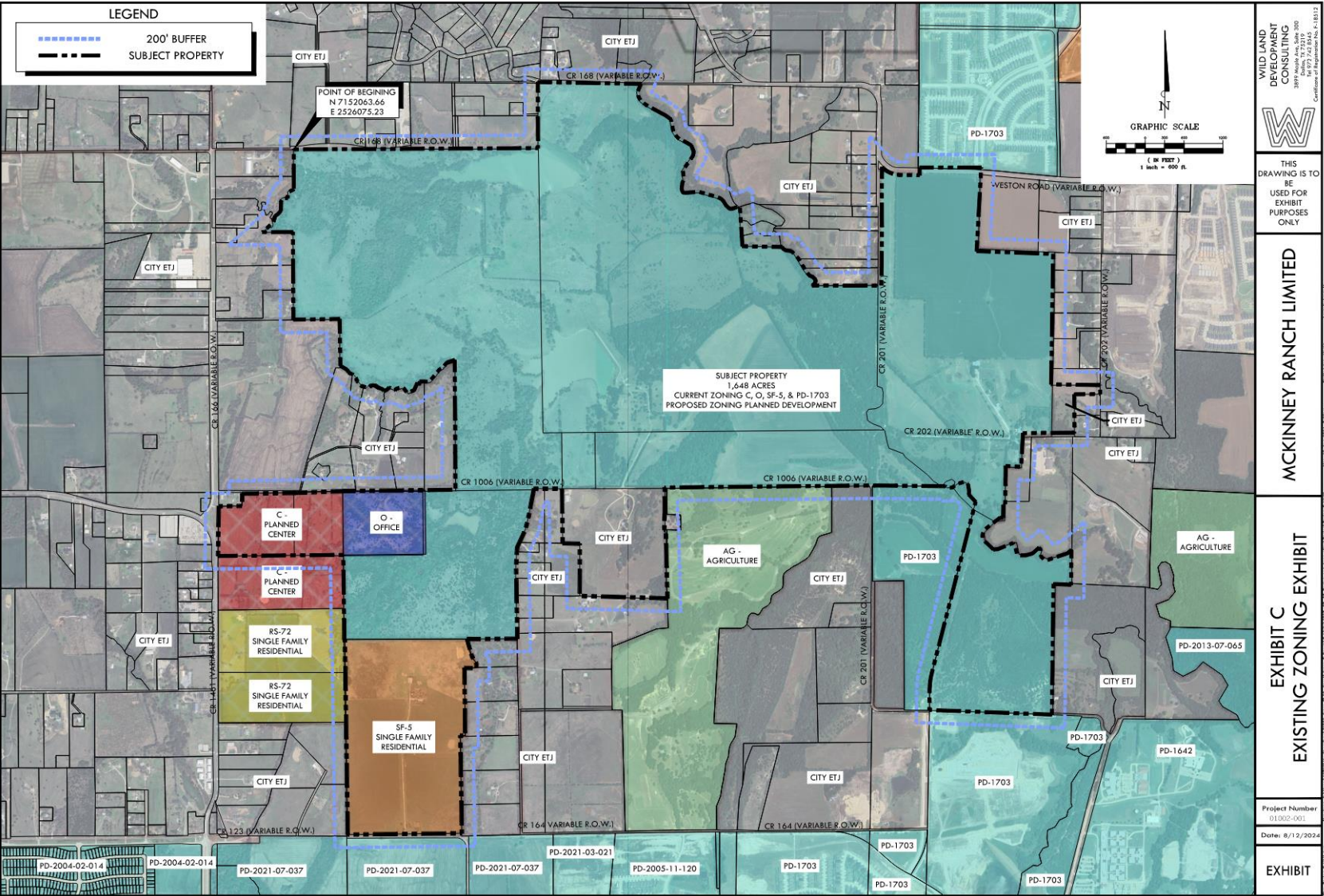
23-0106Z

Location Map



Vicinity Map

Proposed Zoning Exhibit



WILD LAND DEVELOPMENT CONSULTING
 3899 Austin Ave, Suite 300
 Ft. Worth, TX 76146
 Tel: 817.742.6144
 Fax: 817.742.6145
 www.wildlanddevelopment.com

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

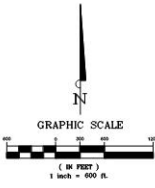
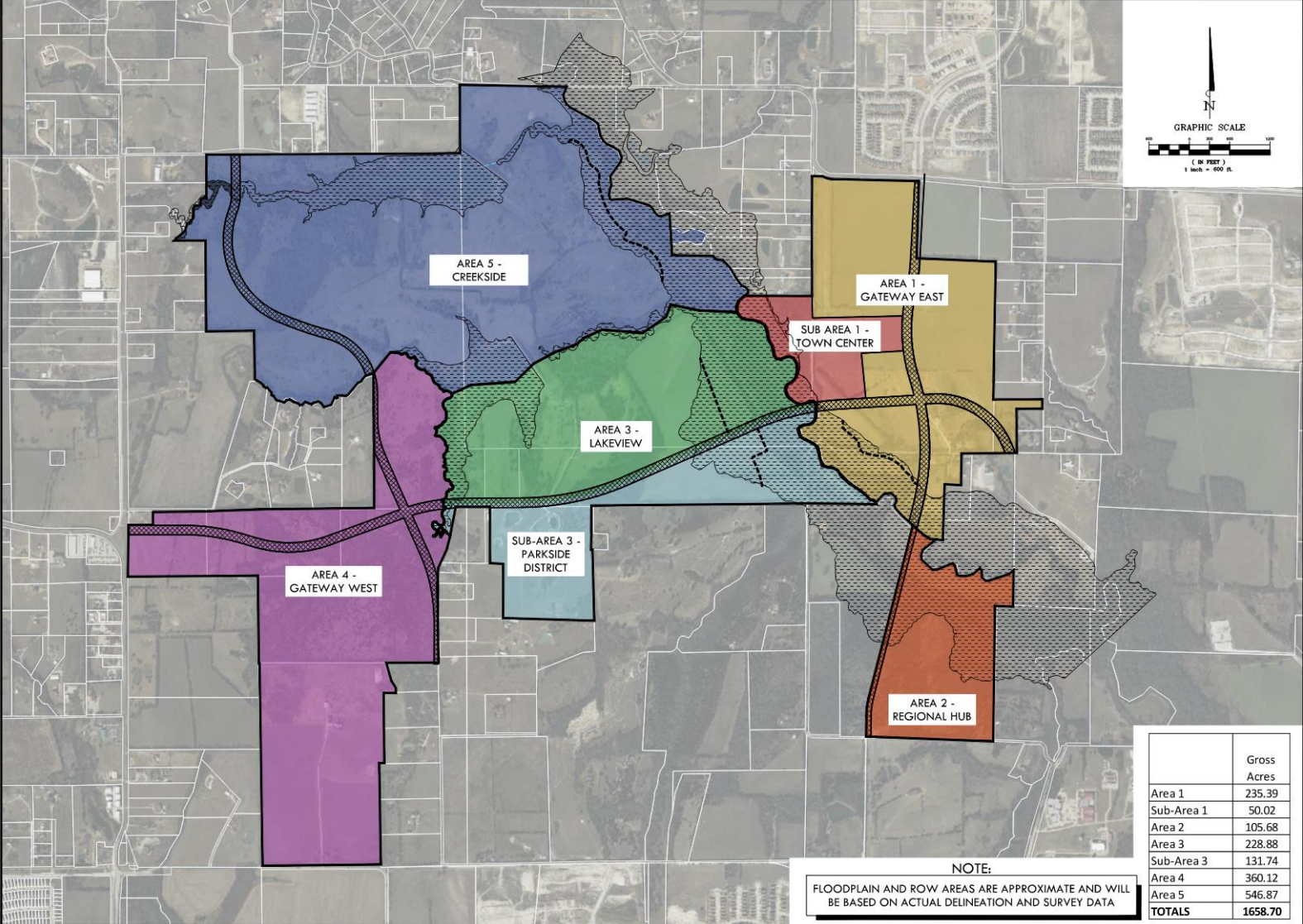
MCKINNEY RANCH LIMITED

**EXHIBIT C
 EXISTING ZONING EXHIBIT**

Project Number: 01902-001
 Date: 8/12/2024

EXHIBIT

Proposed Planning Area Exhibit



WILD LAND
DEVELOPMENT
CONSULTING
3899 Austin Ave., Suite 300
Fort Worth, TX 76145
Contact: 817-441-1111
www.wildlanddevelopment.com



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EXHIBIT E
PROPOSED ZONING EXHIBIT

Project Number:
01302-001

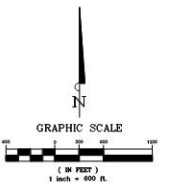
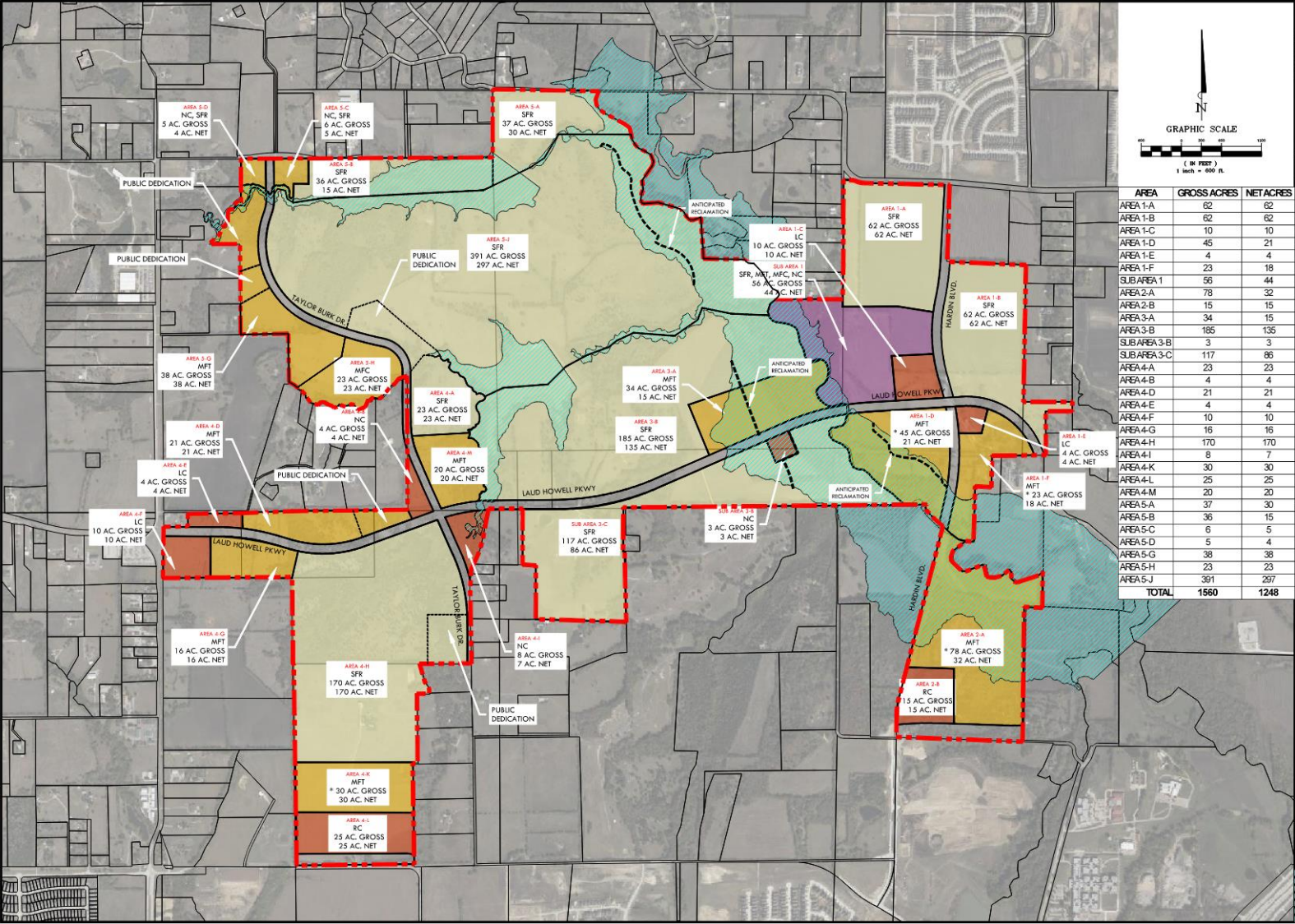
Date: 8/12/2024

EXHIBIT

NOTE:
FLOODPLAIN AND ROW AREAS ARE APPROXIMATE AND WILL
BE BASED ON ACTUAL DELINEATION AND SURVEY DATA

	Gross Acres
Area 1	235.39
Sub-Area 1	50.02
Area 2	105.68
Area 3	228.88
Sub-Area 3	131.74
Area 4	360.12
Area 5	546.87
TOTALS	1658.70

Proposed District Map



AREA	GROSS ACRES	NET ACRES
AREA 1-A	62	62
AREA 1-B	62	62
AREA 1-C	10	10
AREA 1-D	45	21
AREA 1-E	4	4
AREA 1-F	23	18
SUB AREA 1	56	44
AREA 2-A	78	32
AREA 2-B	15	15
AREA 3-A	34	15
AREA 3-B	185	135
SUB AREA 3-B	3	3
SUB AREA 3-C	117	86
AREA 4-A	23	23
AREA 4-B	4	4
AREA 4-D	21	21
AREA 4-E	4	4
AREA 4-F	10	10
AREA 4-G	16	16
AREA 4-H	170	170
AREA 4-I	8	7
AREA 4-K	30	30
AREA 4-L	25	25
AREA 4-M	20	20
AREA 5-A	37	30
AREA 5-B	36	15
AREA 5-C	6	5
AREA 5-D	5	4
AREA 5-G	38	38
AREA 5-H	23	23
AREA 5-J	391	297
TOTAL	1560	1248

WILD LAND DEVELOPMENT CONSULTING
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Houston, TX 77024-1615
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EXHIBIT F DISTRICT MAP

Project Number: 01002-001
Date: 8/12/2024

EXHIBIT

Residential Allowances

Table R-1: Residential District Use Allowances [1,2]

Unit Type	AREA 1	SUB-AREA 1	AREA 2	AREA 3	SUB-AREA 3	AREA 4	AREA 5	Project Totals		
	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Min / Max Units Overall	Additional Limitations	Total Allowed
SFR - Estate	N/A	N/A	N/A	P	P	P	Min 200	Min 225	Min 1,300	Min 3,500
SFR - Traditional	P	P	N/A	Min 100	P	Min 100	Min 200	Min 450		
SFR - Cottage	P	P	N/A	Min 100	P	Min 150	Min 275	Min 525		
SFR - Villa	Max 300	Min 50	N/A	Max 200	Max 225	Max 300	Max 200	Min 300 / Max 1,200		
SFR - Cluster	Max 150	P	N/A	Max 150	Max 225	Max 200	Max 200	Min 300 / Max 950		
SFR - Townhome	Max 200	Min 50	N/A	Max 150	Max 250	Max 200	Max 150	Min 250 / Max 925		

	Permitted	/ Acres	Permitted	/ Acres	Permitted	/ Acres	Permitted	/ Acres	Permitted	/ Acres	Permitted	/ Acres	Permitted	/ Acres		
MFC	0	0	Max 400	15	0	-	0	-	0	0	Max 350	20	Max 500	25	Max 3,000	Max 5,250 / 240 acres
MFT	Max 1,500	40	Max 400	15	Max 1,500	35	Max 450	15	Max 0	0	Max 1700	80	Max 500	25	Max 3,000	
Total Multi-Family	Max 1,200	Max 90	Max 400	Max 15	Max 1,500	Max 35	Max 450	Max 15	Max 0	Max 0	Max 1,950	Max 100	Max 750	Max 46		

Total Residential Units Permitted **10,500 Max**

N/A = Not Allowed
 P = District is permitted and is not subject to a minimum or maximum number of units.
 NOTE 1: Table R-1 may be modified with the approval of City Council after a recommendation of the Planning & Zoning Commission, which approval shall not be considered a zoning approval or require an amendment to this Ordinance.
 NOTE 2: Multifamily Uses shown on Exhibit E and referenced in Table R-1 can be developed as adjacent Commercial or Single Family uses at the discretion of the Director of Planning.

[1] Acreages shown are in gross measurements.

Residential Development Standards

Table SFR-1: Single-Family Residential Building Standards

	Lot Standards			Building Setbacks [2]				Max. Height	Max. Density
	Lot Area (sq ft)	Lot Width (ft)	Lot Depth (ft)	Front Yard (ft) [5]	Rear Yard (ft)	Side Interior (ft)	Side at Corner (ft)	Building Height (ft)	Density (du/acre)
Single-Family Residential Use Types [8]									
Estate [6]	10,000	80	125	25	20	7.5	20	35	N/A
Traditional [6]	6,900	60	115	20	12 (20 for alley served)	5	15	35	N/A
Cottage [6]	5,500	50	110	20	10 (20 for alley served)	5 [1]	15	35	N/A
Cluster [1,2,9]	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H
Villa [1,2,3,7]	3,600	32	55	15	3 or min of 20 for alley served	5 [1]	15	35	N/A
Townhome [2,3,4,7]	1,800	22	80	15	3 or min of 20 for alley served	5 [1]	15	35	N/A

Table MF-1: Multi-Family Residential Building Standards [1,2,3]

	MFC	MFT
Lot Area (sf)	N/A	N/A
Lot Width (ft)	60	60
Lot Depth (ft)	100	100
Front Setback (ft)	20	35
Rear Setback (ft)	20	25
Side Interior Setback (ft)	20	20
Side Corner Setback (ft)	N/A	N/A
Max Height (ft)	35'	55'
Dwelling Units per acre	12 Max	30 Max

Commercial Allowance and Development Standards

Table C-1: Commercial District Use Allowances

Unit Type	AREA 1		SUB-AREA 1		AREA 2		AREA 3		SUB-AREA 3		AREA 4		AREA 5		Min 80 acres
	Permitted Acres		Permitted Acres		Permitted Acres		Permitted Acres		Permitted Acres		Permitted Acres		Permitted Acres		
	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	
Neighborhood Commercial "NC"	P		P		P		P		P		P		P	20	
Local Commercial "LC"	P	60	P	60	P		P		P		15		P		
Regional Commercial "RC"	5		10		15	P	N/A	N/A	N/A		N/A		N/A		
Total Commercial	5	60	10	60	15	No Max	No Min	No Max	No Min	No Max	30	50	No Min	35	

N/A = Not Allowed
 P = District is permitted and is not subject to a minimum or maximum number of units.

The following minimum development standards apply to all Honey Creek Commercial Development:

Table C-2: Commercial Building Standards

Unit Type	Lot Standards			Building Setbacks			Max. Height
	Lot Area (sq. ft)	Lot Width (ft)	Lot Depth (ft)	Front Yard (ft)	Rear Yard (ft)	Side Interior (ft)	Building Height [1] (ft)
Neighborhood Commercial "NC"	0	0	0	20	0	0	35
Local Commercial "LC"	0	0	0	20	0	0	45
Regional Commercial "RC"	0	0	0	20	0	0	55

Notes:
 [1] When a multi-family or non-residential use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property line(s): 30 feet when adjacent to 1 story multi-family or non-residential building, 50 feet when adjacent to 2 story multi-family or non-residential building, 2 feet of setback for each foot of building height when adjacent to 3 story multi-family or non-residential building, and 3 feet of setback for each foot of building height when adjacent to 4 or more story multi-family or non-residential building.
 [2] The architectural and site standards for the non-residential land use areas shall conform to the provisions of the McKinney UDC Article 2, Section 206 (5).

