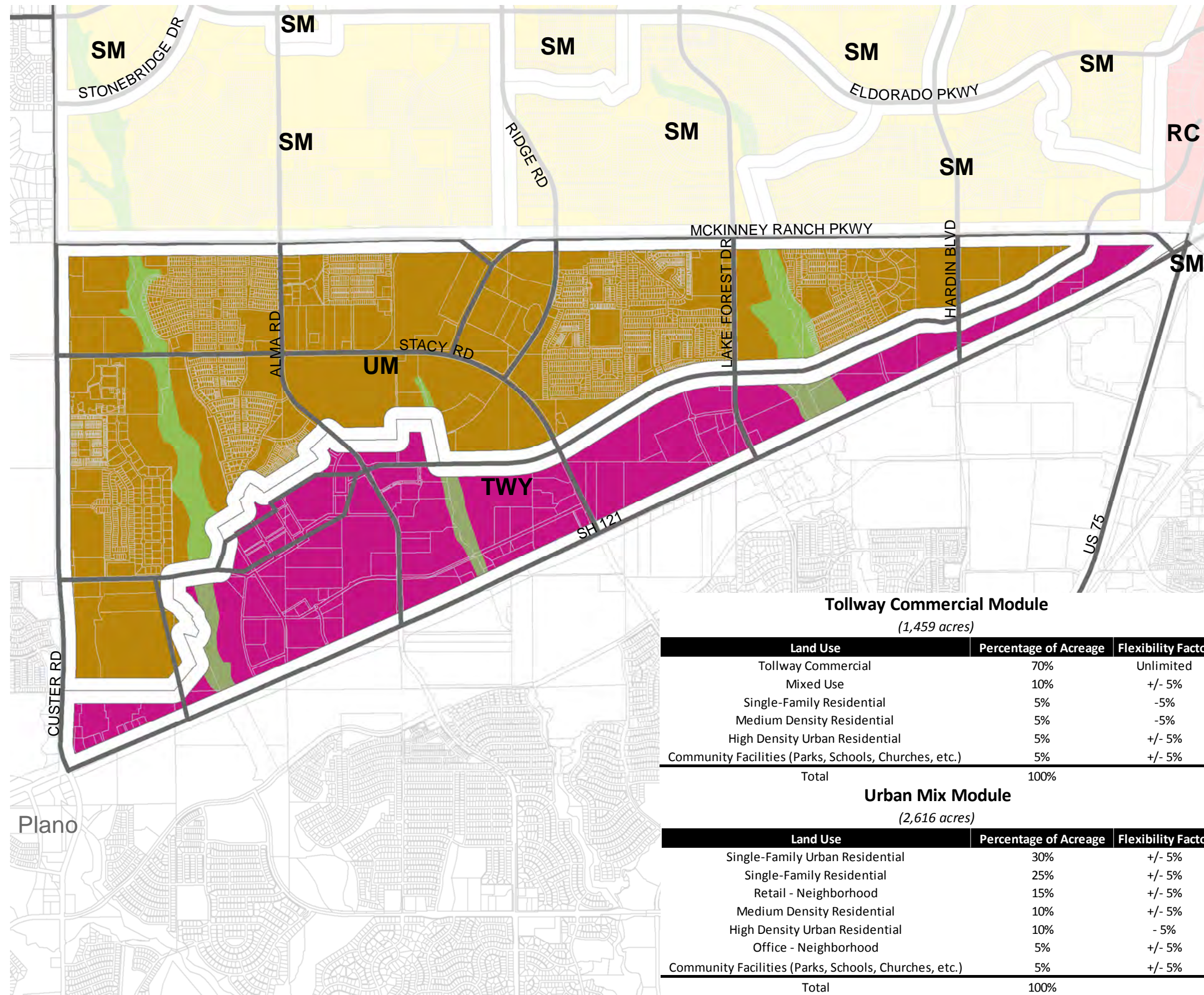


CITY OF MCKINNEY COMPREHENSIVE PLAN MODIFIED FUTURE LAND USE PLAN MODULE DIAGRAM FOR REC AREA



Legend

- Rail Line
- Existing and Future Thoroughfares
- Floodplain

FUTURE LAND USE MODULES

- Estate Mix
- Suburban Mix
- Urban Mix New Module
- Town Center
- Transit Village
- Community Village
- Regional Commercial
- Tollway Commercial New Module
- Regional Employment
- Office Park
- Industrial
- Airport Industrial

Tollway Commercial Module

(1,459 acres)

Land Use	Percentage of Acreage	Flexibility Factor
Tollway Commercial	70%	Unlimited
Mixed Use	10%	+/- 5%
Single-Family Residential	5%	-5%
Medium Density Residential	5%	-5%
High Density Urban Residential	5%	+/- 5%
Community Facilities (Parks, Schools, Churches, etc.)	5%	+/- 5%
Total	100%	

Urban Mix Module

(2,616 acres)

Land Use	Percentage of Acreage	Flexibility Factor
Single-Family Urban Residential	30%	+/- 5%
Single-Family Residential	25%	+/- 5%
Retail - Neighborhood	15%	+/- 5%
Medium Density Residential	10%	+/- 5%
High Density Urban Residential	10%	- 5%
Office - Neighborhood	5%	+/- 5%
Community Facilities (Parks, Schools, Churches, etc.)	5%	+/- 5%
Total	100%	

Source: City of McKinney Planning Department Data

FIGURE 7.6

