

DEVELOPMENT STANDARDS

Billingsley Property – 376.806 Acre Tract (the “Property”)
McKinney, Texas

Introduction

The purpose of this Planned Development District is to provide for the unified and coordinated development of parcels within this tract of land to allow for a specific blend of land uses and relationships that responds to current market demands within the given land context. Special consideration has been given to the topography, tree cover, flood plain and other spatial concerns to develop a unique set of guidelines or development standards by which the Property will be developed.

The City of McKinney Subdivision Ordinance No. 1290 (as amended) and the City of McKinney Zoning Ordinance No. 1270 (as amended) will govern development of the Property, except for the following specific standards.

Hike and Bike Trails Required

A hike and bike trail shall be constructed on the subject property in the locations reflected by the City of McKinney’s Master Plans.

Tract 2 Development Standards

Tract 2 is located at the southeast corner of the future extension of Stonebridge Drive and C.R. 123 and contains a total of 126.47 gross acres of land. (See the attached legal description for a specific metes and bounds description of the tract.) Land uses that will be allowed within this tract include single-family residential, retail, school and park/open space. Please refer to the attached General Development Plan for this tract for the approximate location of each of the land use areas. The development standards for each land use are defined as follows.

Single Family Residential – Tract 2

The single family area of the tract shall contain a maximum of 419 dwelling units and shall be developed in accordance with the development standards for the RS-60 district regulations (Ordinance No. 1270, Section 41-67) except as follows:

- Minimum Front Yard Setback: 20 ft.
- Average Front Yard Setback: 25 ft.
- Minimum Rear Yard Setback: 15 ft.
- Average and Median Rear Yard Setback: 20 ft.
- Minimum Side Yard Setback: 5 ft.
- Maximum Lot Coverage: 50%
- Maximum Floor Area Ratio: None
- Mean and Median Lot Size: 6,000 sq. ft.

Concurrent with the standards described above, the following allowances shall apply to lots within Tract 2:

- Single family residential lots backing onto Stonebridge Drive within Tract 2 shall be a minimum of 7,200 square feet in size.
- Ten acres of open space shall be provided within Tract 2. These ten acres of open space may not consist of common areas or screening and buffering areas.
- An unloaded collector street system shall be provided for as per the Comprehensive Plan.
- A maximum of 10% of the lots may be platted as “zero-lot-line”, that is having one side yard setback of ten feet and one side yard setback of zero feet.
- Within a maximum of 10% of the lots, porches may be allowed to encroach seven feet into the minimum front yard setback. Such porches shall have a minimum depth of eight feet and a minimum area of fifty square feet.

- A maximum of 10% of the lots may have a depth of eighty feet. Standards for lots of this type shall be as follows:
 - Minimum Front Yard Setback: 15 ft.
 - Minimum Rear Yard Setback: 10 ft.
 - Minimum Side Yard Setback: 5 ft.
 - Maximum Lot Coverage: 50%
 - Maximum Floor Area Ratio: None
 - Minimum Lot Size: 5,200 sq. ft.
- A maximum of 15% of the lots may be allowed a front yard setback of fifteen feet to allow for J-driveways.
- A maximum of 5% of the lots may be allowed a width of forty feet. Standards for lots of this type shall be as follows:
 - Minimum Front Yard Setback: 15 ft.
 - Minimum Rear Yard Setback: 10 ft.
 - Minimum Side Yard Setback: 5 ft.
 - Maximum Lot Coverage: 50%
 - Maximum Floor Area Ratio: None
 - Minimum Lot Size: 5,000 sq. ft.

Retail – Tract 2

The retail area of the tract shall be developed in accordance with the development standards for the BG district regulations (Ordinance No. 1270, Section 41-75).

Tract 3 Development Standards

Tract 3 is located immediately east of Tract 2 and contains a total of 200.496 gross acres of land. (See the attached legal description for a specific metes and bounds description of the tract.) Land uses that will be allowed within this tract include single-family residential, school and park/open space. Please refer to the attached General Development Plan for this tract for the approximate location of land use areas. The development standards are defined as follows:

Single Family Residential – Tract 3

The single family area of the tract shall contain a maximum of 702 dwelling units and shall be developed in accordance with the development standards for the RS-60 district regulations (Ordinance No. 1270, Section 41-67) except as follows:

- Minimum Front Yard Setback: 20 ft.
- Average Front Yard Setback: 25 ft.
- Minimum Rear Yard Setback: 15 ft.
- Average and Median Rear Yard Setback: 20 ft.
- Minimum Side Yard Setback: 5 ft.
- Maximum Lot Coverage: 50%
- Maximum Floor Area Ratio: None
- Mean and Median Lot Size: 7,200 sq. ft.

Concurrent with the standards described above, the following allowances shall apply to lots within Tract 3:

- The Planning and Zoning Commission shall have discretionary approval of the plats for Tract 3 in determining whether or not the proposed layout conforms to the Urban Design Element of the Comprehensive Plan, which will determine whether a density of 3.2 or 3.4 dwelling units per acre will be allowed.
- An unloaded collector street system shall be provided for as per the Comprehensive Plan.

- A maximum of 10% of the lots may be platted as “zero-lot-line”, that is having one side yard setback of ten feet and one side yard setback of zero feet.
- Within a maximum of 10% of the lots, porches may be allowed to encroach seven feet into the minimum front yard setback. Such porches shall have a minimum depth of eight feet and a minimum area of fifty square feet.
- A maximum of 10% of the lots may have a depth of eighty feet. Standards for lots of this type shall be as follows:
 - Minimum Front Yard Setback: 15 ft.
 - Minimum Rear Yard Setback: 10 ft.
 - Minimum Side Yard Setback: 5 ft.
 - Maximum Lot Coverage: 50%
 - Maximum Floor Area Ratio: None
 - Minimum Lot Size: 5,200 sq. ft.
- A maximum of 15% of the lots may be allowed a front yard setback of fifteen feet to allow for J-driveways.
- A maximum of 5% of the lots may be allowed a width of forty feet. Standards for lots of this type shall be as follows:
 - Minimum Front Yard Setback: 15 ft.
 - Minimum Rear Yard Setback: 10 ft.
 - Minimum Side Yard Setback: 5 ft.
 - Maximum Lot Coverage: 50%
 - Maximum Floor Area Ratio: None
 - Minimum Lot Size: 5,000 sq. ft.

Tract 4 Development Standards

Tract 4 is located southeast of Tract 3 and contains a total of 49,840 gross acres of land. (See the attached legal description for a specific metes and bounds description of the tract.) Land uses that will be allowed within this tract include single-family residential, school and park/open space. Please refer to the attached General Development Plan for this tract for the approximate location of land use areas. The development standards are defined as follows:

Single Family Residential – Tract 4

The single family area of the tract shall contain a maximum of 174 dwelling units and shall be developed in accordance with the development standards for the RS-60 district regulations (Ordinance No. 1270, Section 41-67) except as follows:

- Minimum Front Yard Setback: 20 ft.
- Average Front Yard Setback: 25 ft.
- Minimum Rear Yard Setback: 15 ft.
- Average and Median Rear Yard Setback: 20 ft.
- Minimum Side Yard Setback: 5 ft.
- Maximum Lot Coverage: 50%
- Maximum Floor Area Ratio: None
- Mean and Median Lot Size: 7,200 sq. ft.

Concurrent with the standards described above, the following allowances shall apply to lots within Tract 4:

- The Planning and Zoning Commission shall have discretionary approval of the plats for Tract 4 in determining whether or not the proposed layout conforms to the Urban Design Element of the Comprehensive Plan, which will determine whether a density of 3.2 or 3.4 dwelling units per acre will be allowed.
- An unloaded collector street system shall be provided for as per the Comprehensive Plan.

- A maximum of 10% of the lots may be platted as “zero-lot-line”, that is having one side yard setback of ten feet and one side yard setback of zero feet.
- Within a maximum of 10% of the lots, porches may be allowed to encroach seven feet into the minimum front yard setback. Such porches shall have a minimum depth of eight feet and a minimum area of fifty square feet.
- A maximum of 10% of the lots may have a depth of eighty feet. Standards for lots of this type shall be as follows:
 - Minimum Front Yard Setback: 15 ft.
 - Minimum Rear Yard Setback: 10 ft.
 - Minimum Side Yard Setback: 5 ft.
 - Maximum Lot Coverage: 50%
 - Maximum Floor Area Ratio: None
 - Minimum Lot Size: 5,200 sq. ft.
- A maximum of 15% of the lots may be allowed a front yard setback of fifteen feet to allow for J-driveways.
- A maximum of 5% of the lots may be allowed a width of forty feet. Standards for lots of this type shall be as follows:
 - Minimum Front Yard Setback: 15 ft.
 - Minimum Rear Yard Setback: 10 ft.
 - Minimum Side Yard Setback: 5 ft.
 - Maximum Lot Coverage: 50%
 - Maximum Floor Area Ratio: None
 - Minimum Lot Size: 5,000 sq. ft.

END OF DEVELOPMENT STANDARDS