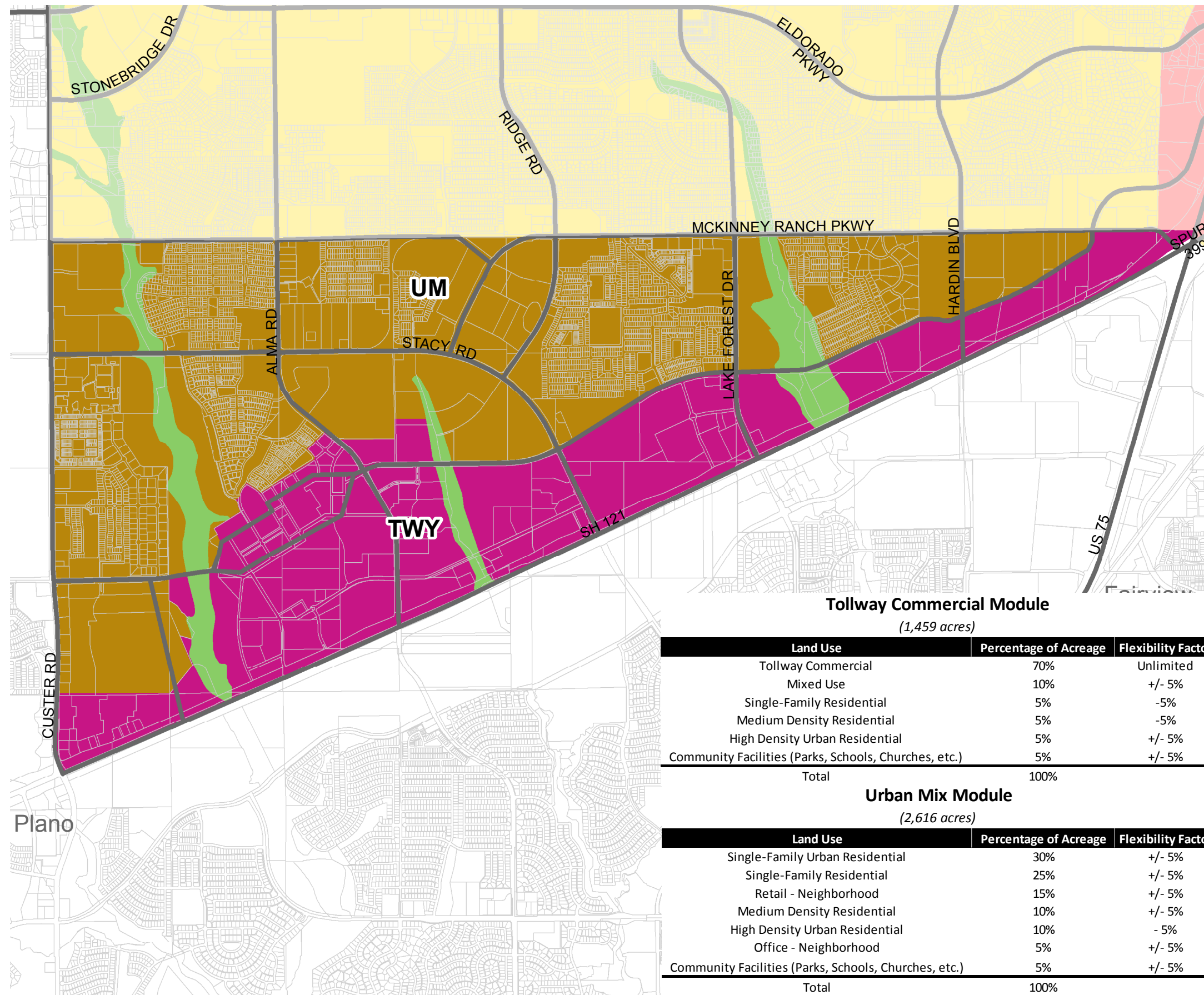


CITY OF MCKINNEY COMPREHENSIVE PLAN MODIFIED FUTURE LAND USE PLAN MODULE DIAGRAM FOR REC AREA



Legend

- Rail Line
- Existing and Future Thoroughfares
- Floodplain
- EM Estate Mix
- SM Suburban Mix
- UM Urban Mix** New Module
- TC Town Center
- TV Transit Village (1/4 mile radius)
- CV Community Village
- RC Regional Commercial
- TWY Tollway Commercial** New Module
- RE Regional Employment
- OP Office Park
- A Industrial
- I 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

