



# HOMESTEAD DISTRICT



# INTENT

*This District provides a continued focus on the rural character and lifestyle that currently exists in the area today.*



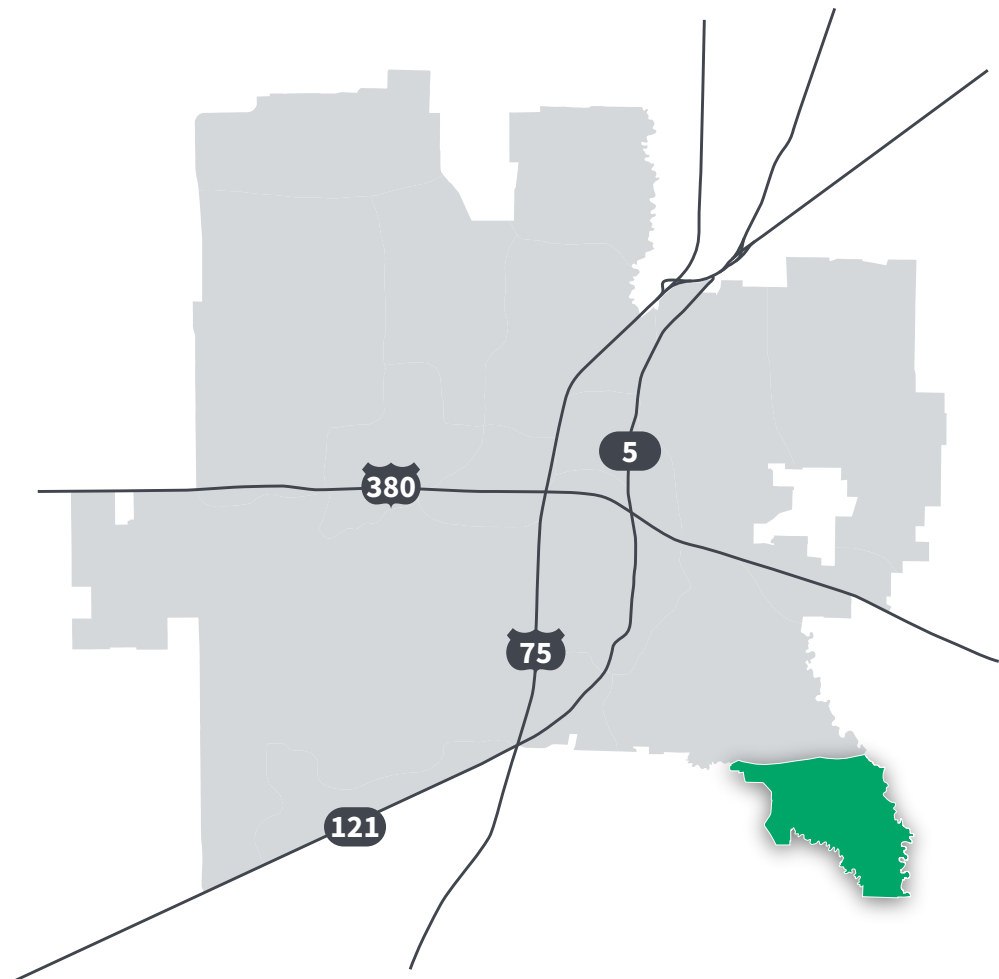
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# DESCRIPTION

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This District contains agricultural uses and single family detached homes on large lots. Residents choose this area because of its estate and rural lot sizes and pastoral character. They travel to other parts of McKinney or the region for jobs and shopping. Continuing these features, the character-defining placetype of this District is Rural Living. Much of the area is expected to remain rural through 2040.



## PLACETYPE MIX

Rural Living ◀

Estate Residential

◀ *Character-Defining placetype*



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# ECONOMIC & MARKET SUPPORT

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## PSYCHOGRAPHICS

Tapestry population segments reflect characteristics including employment and marital status, education levels, residential product and geographic living preferences. Among those segments with the most significant concentrations in the McKinney market, households within the Middleburgs and Retirement Communities segments will find this District most supportive of their needs and lifestyle preferences. Residents of the Homestead District can be described as family-centric with a desire for access to recreational activities, both natural and manmade. Individuals and families that choose this District over another residentially-dominated District will do so because of its access to employment centers outside of the local market and communities with access to US 75, SH 121 and the President George Bush Turnpike (PGBT). The rural lifestyle afforded within the District and inventory of moderately-priced homes will be a secondary motivator.

## INDUSTRY TRENDS

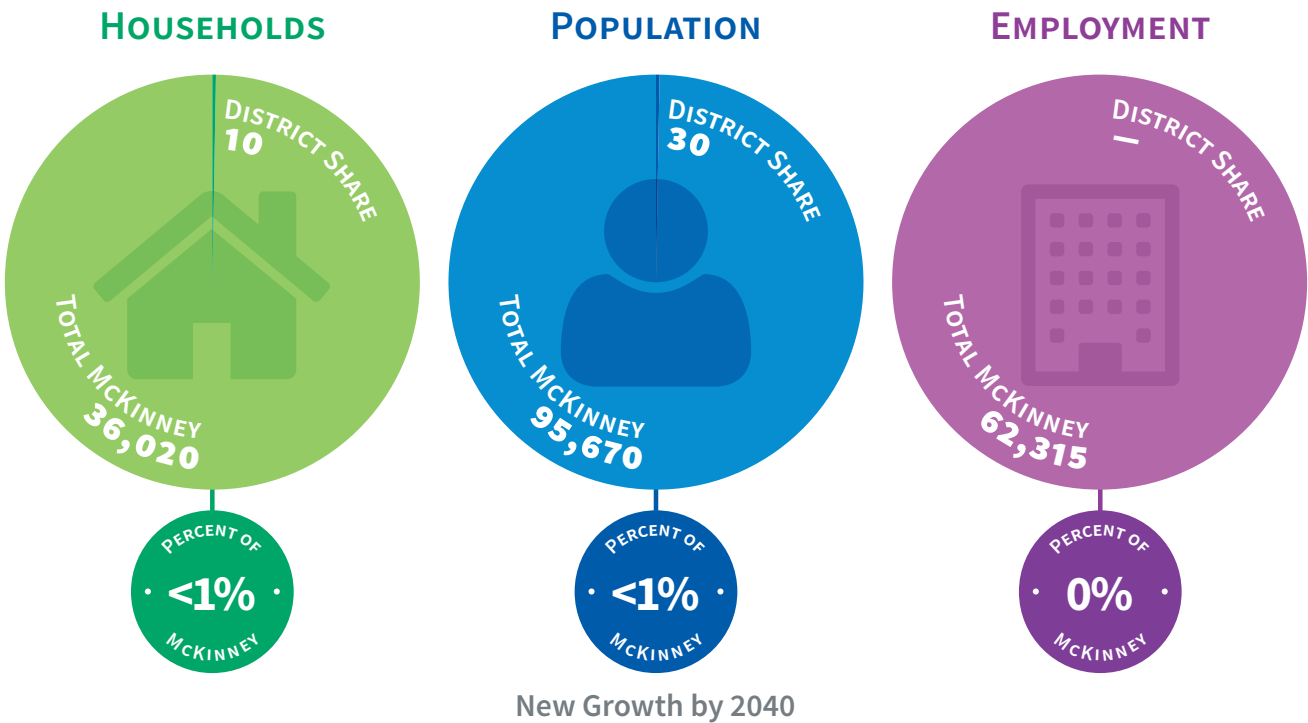
Numerous trends, including demographic, economic and industry-specific are impacting the format and volume of different land uses, real estate products, and place types. What follows are the specific trends that informed components of the Homestead District development program:

- Heightened environmental conscience among young employees that translates into a desire for work and living spaces that are low-impact, with Green features.
- Introduction of the “agrihood” neighborhoods built around a working farm.
- Housing for individuals at either end of their earning years who desire a home that supports their lifestyle preferences and needs.

## MARKET ANALYSIS

The Homestead District represents the planning area’s southern edge and McKinney’s historical pastoral lifestyle. As a fringe location within the community, and given the presence of natural open space and significant topographical features, the current number of rural residential properties is expected to grow. New estate and rural homes will be located in low-intensity environments, concentrations and neighborhoods, with commercial service and employment centers aggregated in adjacent Districts to the north and west (including along the future expansion of FM 546). Complementing rural preferences among the District’s residents, is the presence of the East Fork of the Trinity River which represents an opportunity to both leverage its visual appeal and provide for enhanced trail connections within a natural amenity. Yet significantly untested in the Dallas-Fort Worth Metroplex, the Homestead and Agricultural Lifestyle Districts afford the community and region with an ideal setting for a demonstration conservation subdivision and/or “agrihood” development.

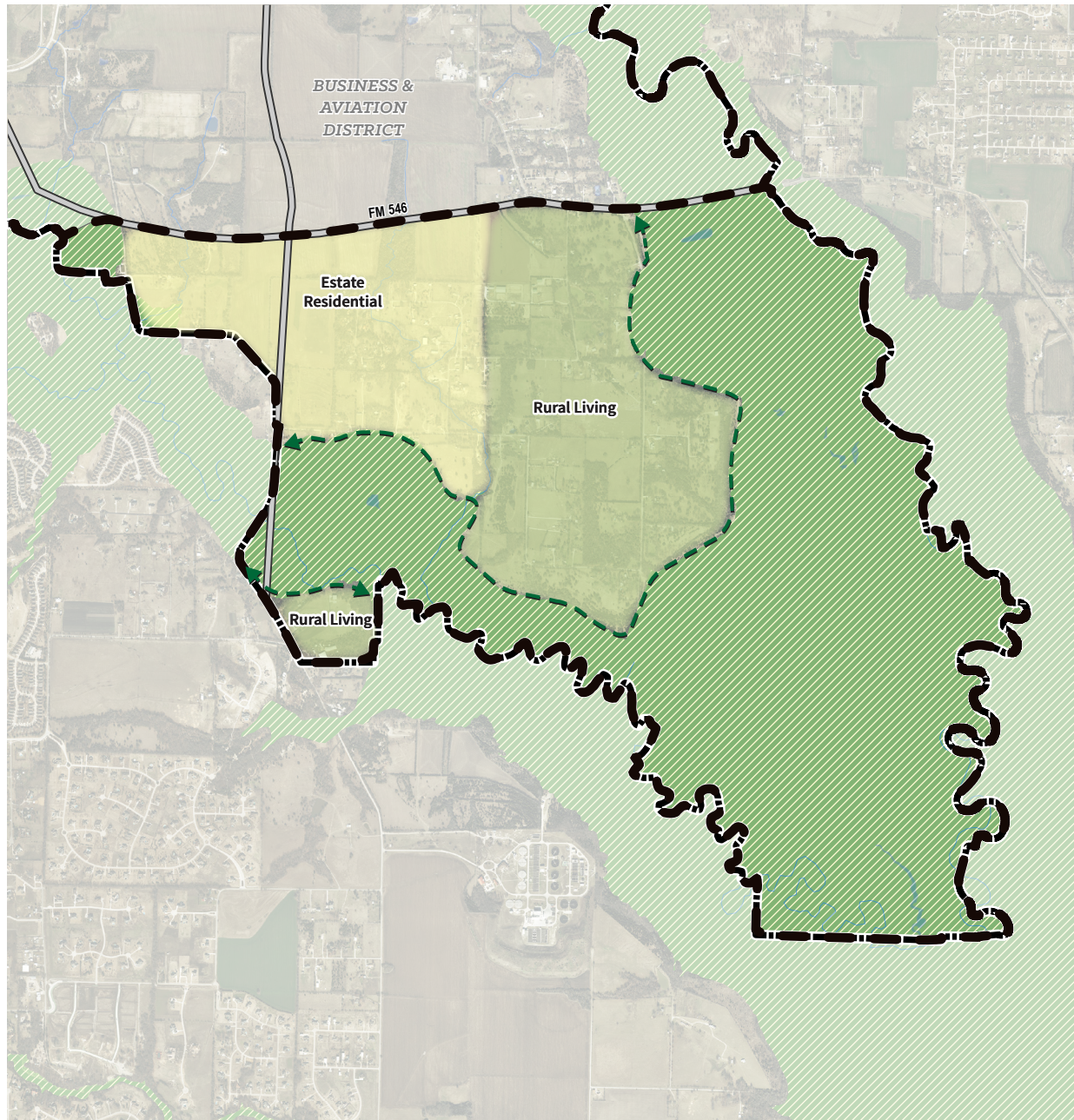
The graphic that follows provides an overview of how the Homestead District is expected to develop by 2040. These graphics relate to new development only.





# LAND USE DIAGRAM

## HOMESTEAD DISTRICT



### LEGEND

- ETJ Boundary
- Floodplain
- Amenity Zone



# STRATEGIC DIRECTION

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## DEVELOPMENT PATTERN

- 1| Rural Living is the character-defining placetype in this District. It is intended to continue the trend of very low intensity residential or agricultural uses that currently exists in the area.
- 2| The Estate Residential placetype is located adjacent to FM 546, and is intended to provide an appropriate transition in density from the non-residential uses located in the Business & Aviation District to the north. Adequate buffering from the future regional highways shown on the Master Thoroughfare Plan should be provided.

## IDENTITY, AMENITIES & INFRASTRUCTURE

- 1| Multi-purpose trails should be located along the floodplain areas of the East Fork of the Trinity River to provide non-motorized connectivity to the rest of McKinney and to the region. This District should have additional trails connecting the adjacent neighborhoods to the regional systems.
- 2| Transportation, water, wastewater and stormwater infrastructure in this District should maximize compatibility with the East Fork of the Trinity River, and related open space amenities.
- 3| Mobility networks in this District should focus on providing capacity to support the residential neighborhoods desired in the area while also focusing on creating character that brands the overall Homestead District as a rural area.



## ANTICIPATED PUBLIC INVESTMENTS AND INITIATIVES

The City of McKinney intends to consider the following major public investments to support the success of the Homestead District.

- 1| Adoption of development and design standards that retain the pastoral character of this District's rural and estate neighborhoods.
- 2| Investment in infrastructure appropriate to support and continue rural and estate development patterns.
- 3| Explore the opportunities for equestrian, hiking and similar outdoor recreational activities in the East Fork floodplain at the southerly end of the District; including partnerships with other organizations such as MISD.

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