

DEVELOPMENT REGULATIONS

1) **Definitions:**

- A) Property means the approximately 73.89±acre property generally located on the north side of FM 1461 at the location of the future Stonebridge Dr. intersection, more particularly described in Exhibit A of this Ordinance.
- B) Zoning Exhibit means Exhibit B of this Ordinance, as amended in accordance with Section 3.

2) **Conflicts:** In the event of a conflict between this Ordinance and any other City of McKinney, Texas (the, “City”) ordinance, rule or regulation, including, but not limited to, the provisions of City's comprehensive zoning ordinance, this Ordinance shall control.

3) **Zoning Exhibit:** Development and use of the Property shall be in accordance with the Zoning Exhibit. The size and shape of each subdistrict shown on the Zoning Exhibit may change without City approval provided the overall changes to the subdistrict do not change the subdistrict shown on the original Zoning Exhibit by more than ten percent (10%).

4) **Tract 1 Townhome Residential District:** The following regulations apply to the Townhome area which is envisioned to be Townhomes covering approximately 41.62±acres of the Property as depicted in Exhibit B:

- A) **Base zoning district:** “TR1.8 - Townhome Residential” district standards as contained in Section 204I of the UDC and as amended.
- B) **Permitted uses:** Dwelling, Townhomes are permitted by right. In addition, each use permitted in the TH District is permitted in Tract 1 to the same extent the use is permitted in the TH District. For example, if the TH District permits a use by right, that use is permitted in Tract 1 by right. If the TH district permits a use by SUP, that use is permitted in Tract 1 by SUP unless specifically permitted herein.

C) **Development Standards:**

- I) Development of Tract 1 shall comply with the TR1.8 District regulations in Article 2 of the Unified Development Code, as amended, except as follows:

- (1) One hundred and forty (140) Townhome dwelling units are permitted in Tract 1 at a maximum density of 12 dwelling units per acre.

5) **Tract 2 Multi-Family.** The following regulations apply to the Multi-Family Residential area covering approximately 25.65±acres of the Property as depicted in Exhibit B:

- A) **Base zoning district:** “MF-30 – Multi-Family Residential” district development standards as contained in Section 204L of the UDC and as amended.
- B) **Permitted uses:** Multi-Family units are permitted by right. In addition, each use permitted

in the MF-30 District is permitted in Tract 2 to the same extent the use is permitted in the MF-30 District. For example, if the MF-30 District permits a use by right, that use is permitted in Tract 2 by right. If the MF-30 District permits a use by SUP, that use is permitted in Tract 2 by SUP, unless specifically permitted herein.

C) Development Standards.

I) Development of Tract 2 shall comply with the MF-30 District regulations in Article 2 of the Unified Development Code, as amended, except as follows:

- (1) Six hundred (600) multi-family dwelling units are permitted in Tract 2 at a maximum density of 30 units/acre.

6) General Provisions.

- A) Minor Amendments. The Director of Planning may approve a maximum five-foot reduction in any minimum building setback and an increase in any maximum lot coverage of up to five percent.
- B) The order of numbering herein does not control the order of construction for any of Tracts 1 or 2, but is only present for clarity of standards.