



TRINITY FALLS DISTRICT

Intent - New development in this District reflects and supports the Trinity Falls Municipal Utility District master plan and also capitalizes on the natural features of the East Fork of the Trinity River.



DESCRIPTION

The Trinity Falls District reflects the development planned for the Trinity Falls Municipal Utility District (MUD) neighborhoods of single family detached homes with local-serving neighborhood commercial areas. The character-defining Placetype in this District is Suburban Living. Development throughout the District should continue this pattern whether or not the property is

included in the MUD. Residential development in this District should maximize the benefits offered by the abundant natural resources in the area, such as the Trinity River and varied topography. These features should be used to create unique open spaces within the traditional suburban development pattern.

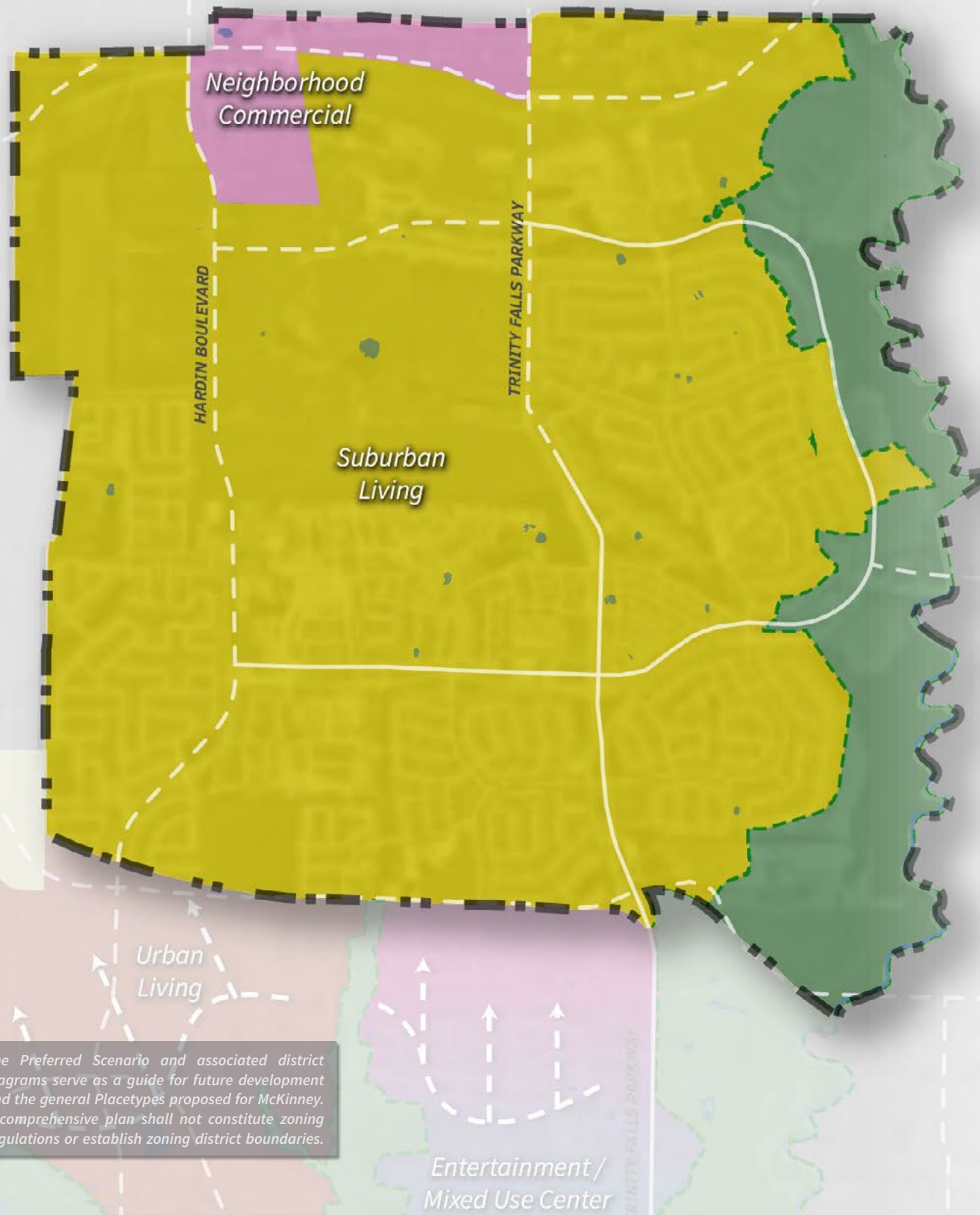
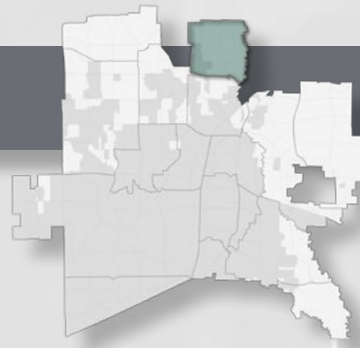
“Features should be used to create unique open spaces within the traditional suburban development”

The Trinity Falls District represents McKinney's northernmost neighborhood-based District, providing concentrations of residential units across a fairly narrow spectrum of product types. Given its location within the planning area and proximity to Erwin Park, it will also draw the attention of builders serving buyers looking for move-up products in the McKinney market, with access to family-oriented resources. The Trinity Falls MUD will largely inform the types of housing products developed in the District. Although direct access to US 75 is not yet available, it is considered close enough to afford employees of businesses located outside and south of the market to choose housing alternatives in this northernmost District.

The households that will find the Trinity Falls District appealing can generally be described as family-centric, with moderate to high household incomes, relative to the regional median. They are equal parts one- and two-earners, with jobs requiring professional skills. Housing preferences among individuals in these groups are largely single family detached ownership units, with the majority living in their second, “move-up” residence.

MARKET ANALYSIS

LAND USE DIAGRAM



The Preferred Scenario and associated district diagrams serve as a guide for future development and the general Placetypes proposed for McKinney. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

STRATEGIC DIRECTION

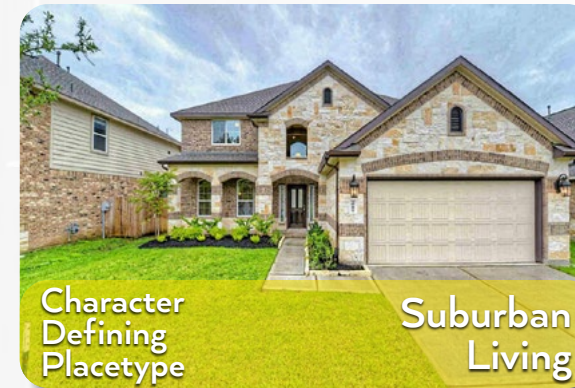
DEVELOPMENT PATTERN

1. **Suburban Living** is the character-defining Placetype in this District. It is intended to continue the current development pattern already present in the District with additional single family neighborhoods that reinforce McKinney's reputation for high quality places to live. Non-residential development consistent with the Neighborhood Commercial Placetype could also be included within the Suburban Living areas at appropriate locations to offer small-scale, and supporting commercial developments compatible with suburban residential neighborhoods.
2. In addition to appropriate locations within the Suburban Living areas, **Neighborhood Commercial** should primarily be focused around the key intersections indicated on the Diagram and should provide supporting neighborhood

services for residents in the District. However, an over-concentration of these uses could create problems with viability and community character over time. As such, some deference should be shown to the market for determining the appropriate amount and specific location of this Placetype around these intersections. Commercial development should also be prioritized along the frontage of the future Collin County Outer Loop in order to capitalize on the visibility and access that this large-scale transportation facility provides.

3. Any infill development that occurs within these areas should be consistent and/or compatible with the existing built conditions and/or should demonstrate compatibility with the Placetypes and priorities shown in the Land Use Diagram.

PLACETYPES



- Floodplain / Amenity Zone
- District Boundary
- District Identity Feature
- Amenity Feature
- Community Asset
- Intensity Transition

PSYCHOGRAPHICS

- Up & Coming Families
- Professional Pride
- Soccer Moms
- Boomburbs

INDUSTRY TRENDS

- Social Trends**
- Aging Baby Boomers
- Residential Trends**
- Starter & Retirement Homes

IDENTITY, AMENITIES, & INFRASTRUCTURE

Key identity and amenity features such as gateways, trails and parks are described in detail in the City of McKinney Parks and Recreation Master Plan. Additionally, the following considerations are key to reinforcing the vision for and intent of this District.

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.

ANTICIPATED PUBLIC INVESTMENTS & INITIATIVES

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

1. Investment in trails and other amenities along the East Fork floodplain consistent with the Parks Master Plan.
2. Connectivity between the neighborhoods and commercial areas within the District for people walking or biking.

The graphic that follows provides a profile of the Trinity Falls District if the District develops as outlined above. These graphics relate to new development only.

