



HOMESTEAD DISTRICT

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



DESCRIPTION

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. As such, the character-defining Placetype of this District is Rural Residential. Much of the area is expected to remain rural through 2040.

MARKET ANALYSIS

The Homestead District represents the planning area's southeastern edge and pastoral lifestyle. As a fringe location within the community, and given the presence of natural open space and significant topographical features, the 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.

Residents of the Homestead District can be described as family-centric with a desire for access to recreational activities, both natural and man-made. The rural lifestyle afforded within the District will be the primary motivator for the individuals and families that choose to live here.

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.

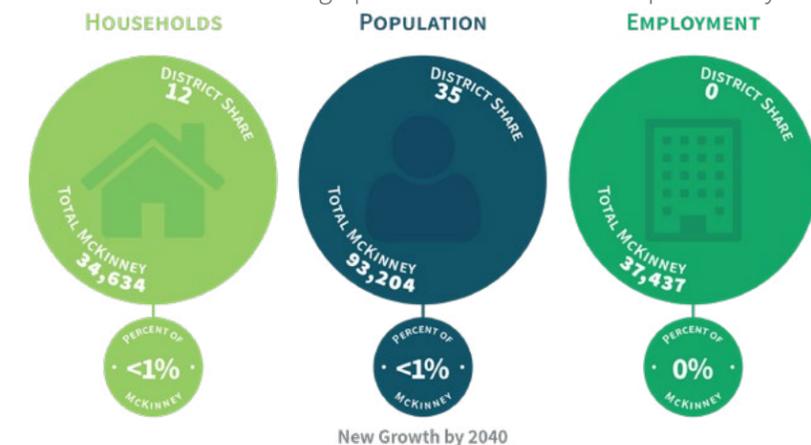
1. Multi-purpose trails should be located along the floodplain areas of the East Fork of the Trinity River to provide non-motorized connectivity to the rest of McKinney and to the region. This District should have additional trails connecting the adjacent neighborhoods to the regional systems.
2. Transportation, 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 & 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.

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



STRATEGIC DIRECTION

LAND USE DIAGRAM

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.

PLACETYPES



INDUSTRY TRENDS

Employment Trends

- Green Tendencies

Residential Trends

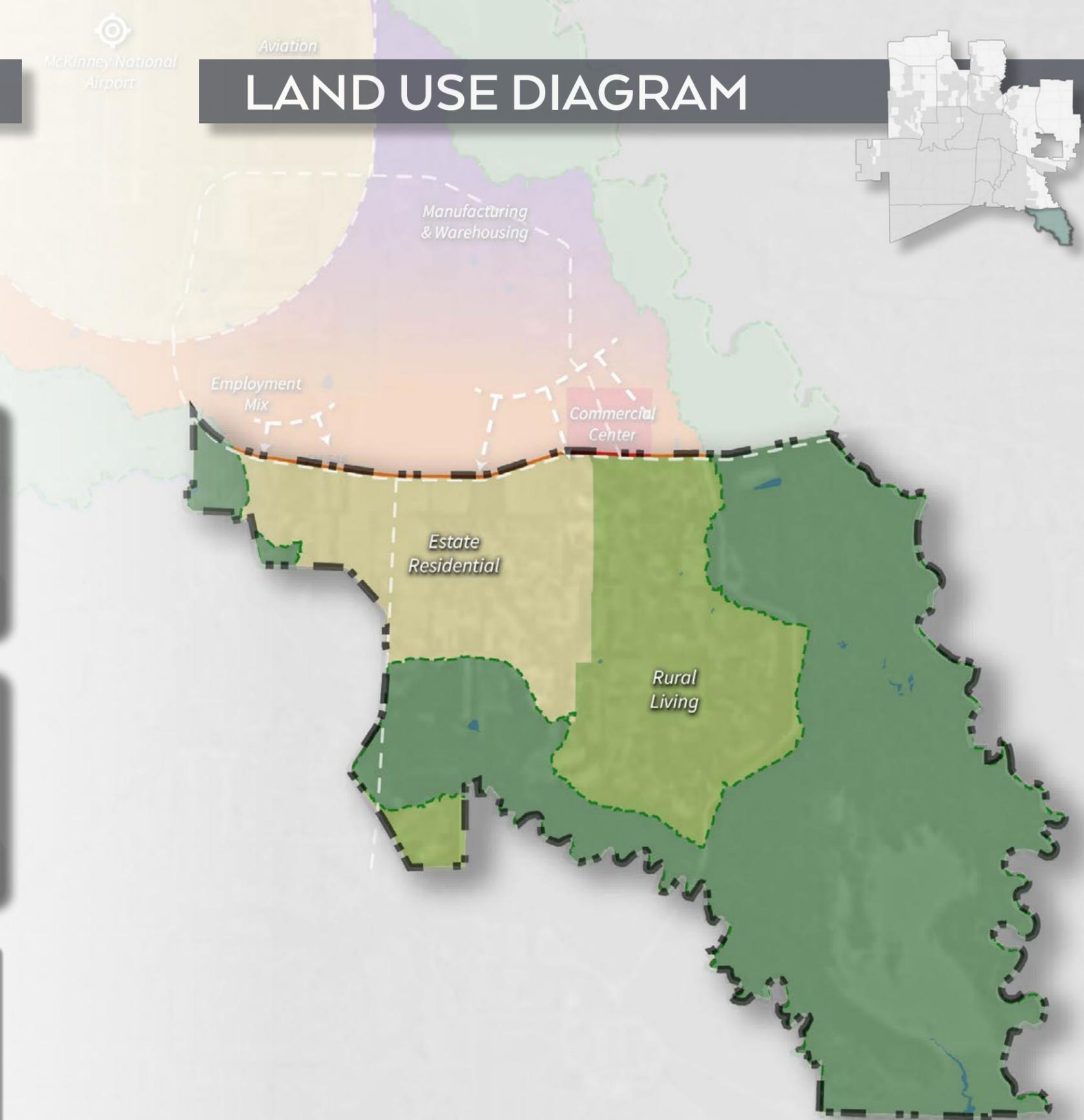
- Starter & Retirement Homes
- Agrihoods Neighborhoods

PSYCHOGRAPHICS

RC Retirement Communities

MB Middleburg

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



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.