

ZONING ORDINANCE REVISION



Zoning Request for Planned Development (PD) Ordinance

Draft Ordinance Submitted by Habitat for Humanity
for Consideration by the City of McKinney, Texas
August 14, 2025



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PURPOSE OF THE PLANNED DEVELOPMENT

The purpose of the proposed Planned Development (PD) is to provide for the unified and coordinated development of a parcel or tract of primarily vacant land. The specific parcel of land to be zoned under this "PD" designation will comprehensively and cohesively integrate a harmonious use of land that is compatible with the surrounding area.

DEVELOPMENT REGULATIONS

Use and development of the subject property shall be in accordance with district "TR1.8" Townhome Residential District of the City of McKinney zoning ordinance, and as amended, except as modified below.

The following uses are permitted within the development:

- Attached Single Family Residential Units
- Clubhouse/Amenity Center

1. Clubhouse/Amenity Center Regulations: A clubhouse/amenity center, if provided, will be located at the northeast corner of Bumpas Street and Kings Row, and will follow the regulations provided below:

a) Space Limits

- Maximum height of building: 35 feet
- Minimum lot depth: 70'
- Minimum front yard: 20 feet
- Minimum rear yard: 10 feet
- Minimum side yard: 10 feet

b) Architectural Standards

- Front facade: Minimum 50% masonry material (brick, stone, synthetic stone). The remaining facade shall be a combination of no more than 25% exposed corrugated metal and 25% fiber cement siding.
- Rear facade: Minimum 50% stone veneer. The remaining facade shall be a combination of no more than 25% exposed corrugated metal and 25% fiber cement siding.
- Side facade: Minimum 50% stone veneer. The remaining facade shall be a combination of no more than 25% exposed corrugated metal and 25% fiber cement siding.
- The clubhouse/amenity center shall have a mix of flat roofing and low- pitched shed roof with a covered surface made of standard roof shingles, corrugated sheets or other similar materials, or a deck made with pressure-treated wood or composite decking material.
- The color palate of will be all-natural earth tones and blends that simulate a natural aging process.

c) Landscaping and Screening Requirements

- Corner landscaping of not less than 100 square feet shall be provided at the intersection of Bumpas Street and Fitzhugh Street.
- Landscape buffers adjacent to single family residential uses or zones shall be 20'. If the existing utility easements are abandoned, the buffers may be 10 feet. Screening adjacent to single family residential uses or zones shall only be required along the northern property line.

2. Townhome Residential:

a) Space Limits

- Maximum number of units: 35
- Maximum density: 14 dwelling units per acre
- Minimum lot area: 1,800 sq. feet
- Minimum width of lot: 24 feet
- Minimum depth of lot: None
- Maximum height of building: 35 feet
- Minimum front yard: 20 feet
- Minimum rear yard: 10 feet
- Lots adjacent to the southern property line: 7 feet
- Minimum side yard: 0 feet
- Minimum side yard at corner: 5 feet
- Minimum building separation: 10 feet
- Maximum lot coverage: 75%

b) Parking, Carport and Storage Requirements

- No alleys shall be required for lots less than 50 feet wide.
- Each dwelling unit shall be required to have two (2) spaces of at least 9 feet by 18 feet per space, with at least one (1) covered or enclosed space. No driveway width shall be required. Any covering or enclosure shall be at least 10 feet wide by 18 feet deep. Spaces may be provided in tandem or side-by-side. Carport storage space shall be at least 38 square feet.

c) Landscape Requirements

- One (1) ornamental tree on the front yard per lot and six (6) canopy trees to be planted on the east common area. These trees must be 12 feet away from the single family lot lines, 4 feet away from the right of way, and may not encroach into any easements.

d) Architectural Standards: Each dwelling unit shall feature the following:

- Front Facade: Minimum 50% stone veneer. The remaining facade shall be featuring no more than 50% fiber cement or engineered wood siding.
- Rear Facade: Minimum 50% fiber cement or engineered wood siding. The remaining facade shall be featuring no more than 50% exposed corrugated metal.
- Side Facade: Minimum 15% stone veneer, fiber cement, or engineered wood siding. Maximum 15% reclaimed wood. The remaining facade shall feature no more than 70% exposed corrugated metal.
- All dwelling units shall have a low-pitched shed roof with a covered surface made of standard roof shingles, corrugated sheets, standing seam metal roofing, or other similar materials, or a deck made with pressure-treated wood or composite decking material.
- The color palate of will be all-natural earth tones and blends that simulate a natural aging process.