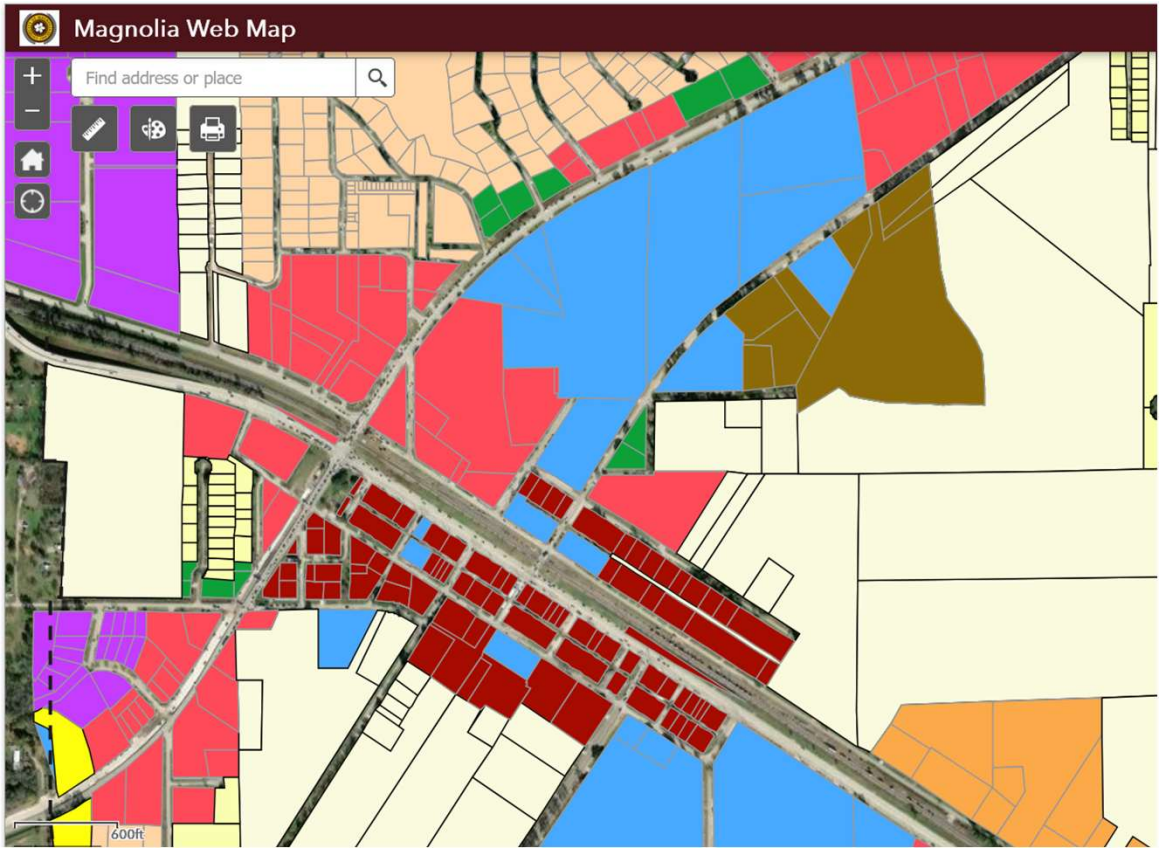


TC DISTRICT OVERVIEW

2025

MAGNOLIA TX
COMMUNITY DEVELOPMENT

TOWN CENTER: DISTRICT



The areas labeled TC and TC- The Stroll that are located in and around FM 1774 on both the north and south side of the RRD tracks is intended as a walkable retail shopping and entertainment area with a unique character

TC DISTRICT: UDC LOT STANDARDS

Table 3-1-1.04.1
Nonresidential and Mixed Use Standards

Standard	Stories	SV	AC	TC[1]
Minimum Landscape Surface Ratio (LSR)	n/a	25%	15%	10%
Floor Area Ratio ("FAR")[2]	1	0.321	0.280	0.385
	2	0.408	0.335	0.489
	3	n/a	n/a	n/a
	4	n/a	n/a	n/a
Density	n/a	n/a		
Minimum Area of Parcel *Proposed for Development*	n/a	n/a	n/a	n/a
Minimum *Frontage*	n/a	80 ft.	200 ft.	50 ft.
Maximum Building Height[3]	n/a	35 ft.	45 ft.	35 ft.

Standard	Stories	SV	AC	TC[1]
Building Setbacks				
Front		25 ft.	25 ft.	15 ft.
Interior Side		7 ft.	15 ft.	7 ft.
Street Side		15 ft.	25 ft.	15 f.t
Rear		20 ft.	25 ft.	15 ft.
Residential District Boundary		15 ft.	20 ft.	n/a

Not a complete list of development standards. Magnolia UDC should be consulted for exhaustive list of all relevant codes, policies and standards. Magnolia UDC available at:
https://online.encodeplus.com/regs/magnolia-tx/doc-viewer.aspx#secid-1

DEVELOPMENT CODES

UNIFIED DEVELOPMENT CODE

Lot Development: Ch 3-4
Site Design: Chapter 5
Signage: Chapter 6
Parking: Chapter 7
Landscaping: Chapter 8

Magnolia UDC: https://online.encodeplus.com/regs/magnolia-tx/

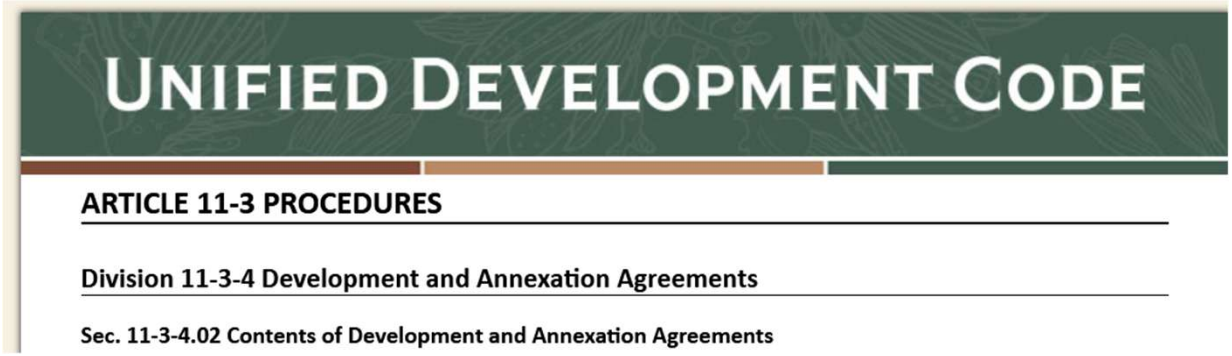
Magnolia Permits: https://www.cityofmagnolia.com/planning-permits-inspections

PLANNED DEVELOPMENT DISTRICT

A district that accommodates planned associations of uses developed as integral land use units such as office parks, retail/commercial or service centers, shopping centers, or any appropriate combination of uses which may be planned, developed or operated as integral land use units.

A PD Planned Development District may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this chapter, to ensure the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the purposes.

Full citation Available, Magnolia UDC Chapter 11, Article 11-3, Division 11-3-4





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MORE INFORMATION:

DEVELOPMENT@CITYOFMAGNOLIA.COM

HTTPS://ONLINE.ENCODEPLUS.COM/REGS/MAGNOLIA-TX/