

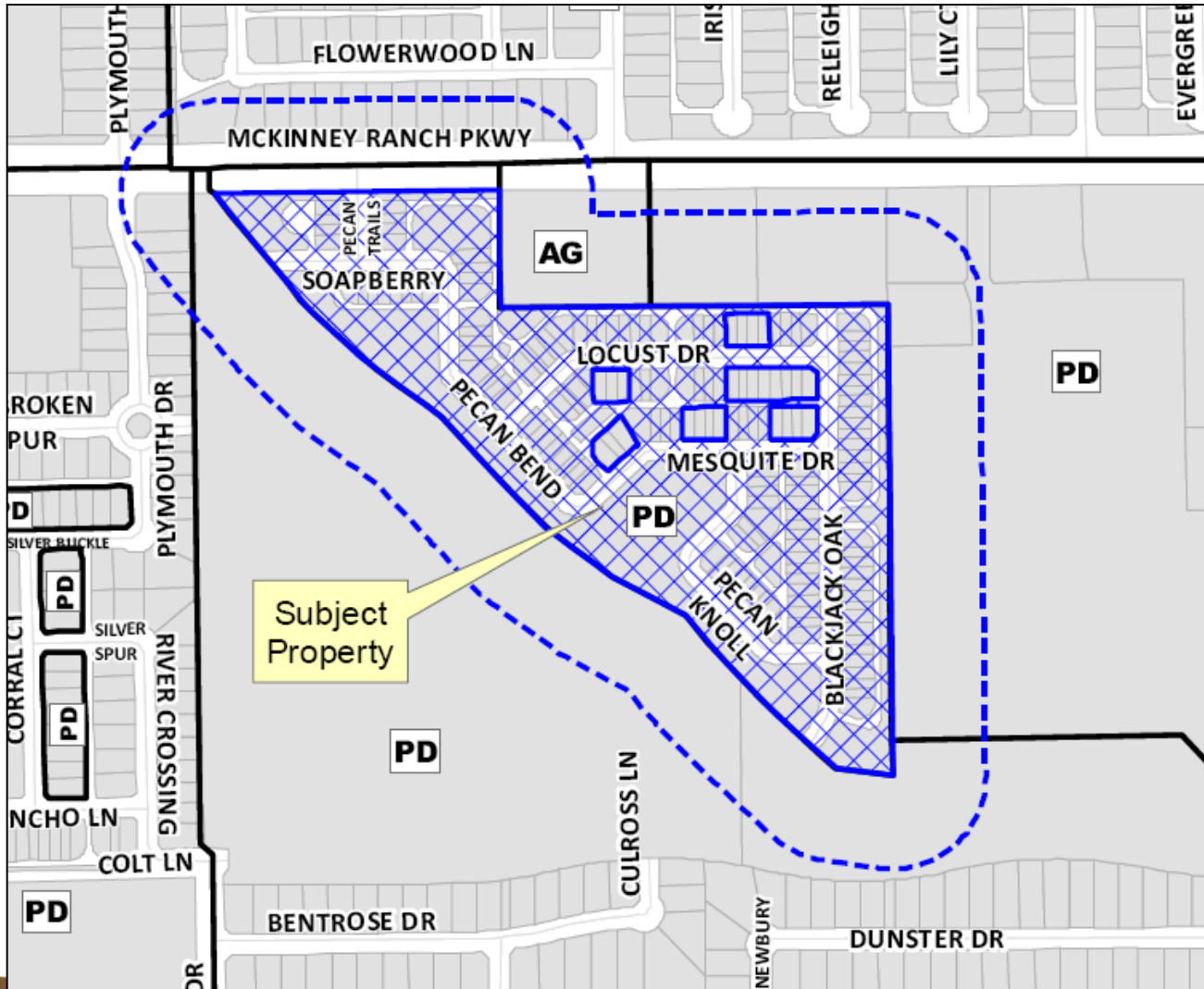
# Case No. 11-080Z

## Pecan Park

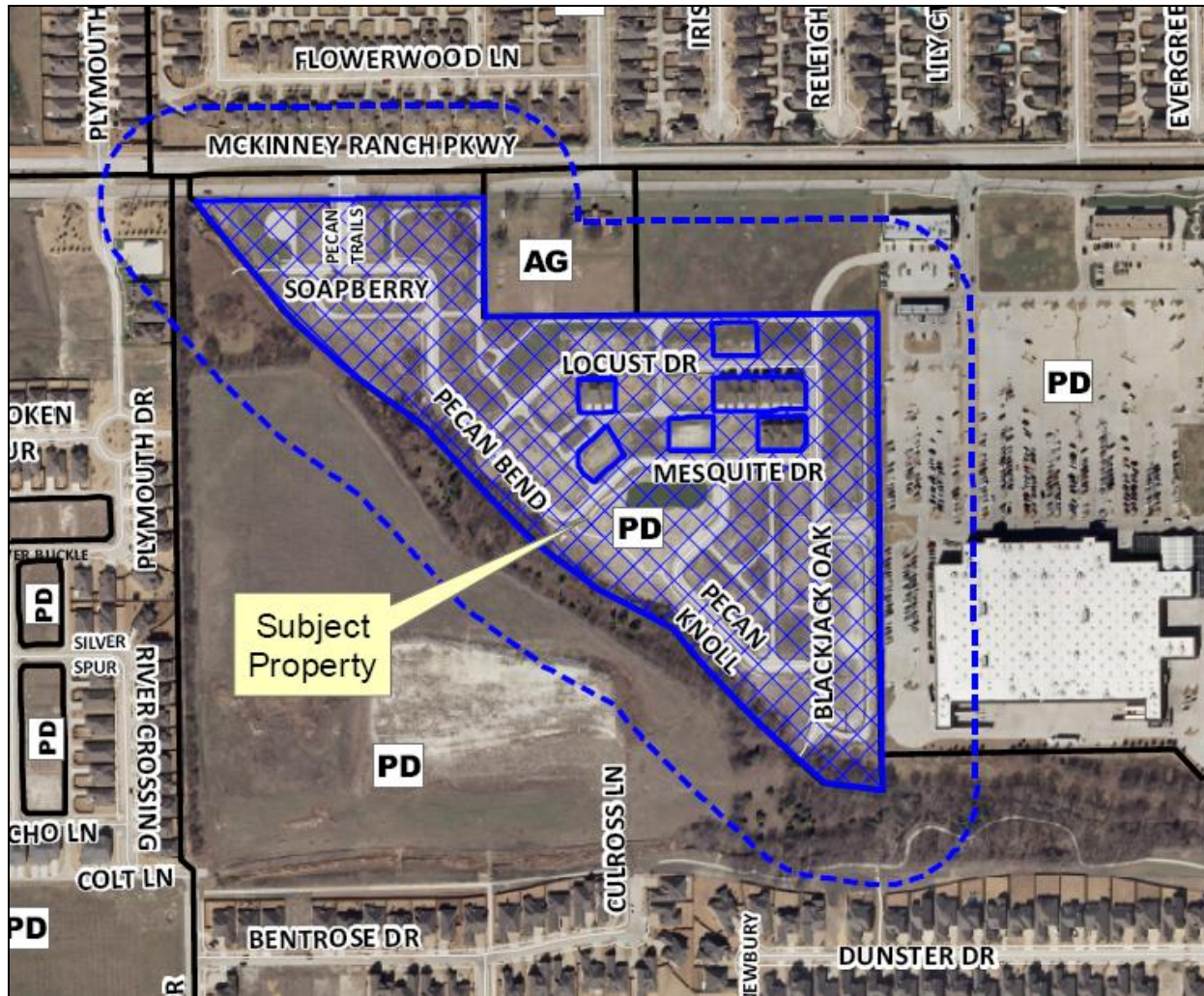
*Located on the South Side of  
McKinney Ranch Parkway and  
Approximately 1,050 Feet West of  
Lake Forest Drive*



# Location Map



# Aerial Exhibit



# Proposed GDP



SITE DATA	EXISTING	PROPOSED
AREA (AC) - SEE NOTE #1	23.41	23.41
SF - 4 UNIT ATTACHED LOT	148	60
SF - 3 UNIT ATTACHED LOT	15	48
SF - DETACHED LOTS	0	72
TOTAL SF LOTS	163	180
COMMON AREA LOTS	11	11
TOTAL LOT COUNT	174	191
OPEN SPACE (AC)	7.19	7.19
OPEN SPACE PERCENTAGE	31%	31%
GROSS DENSITY (DU/AC)	7.0	5.6



# Proposed Development Standards

PECAN PARK - PROPOSED DEVELOPMENT STANDARDS		
ITEM	THREE- AND FOUR- UNIT SINGLE-FAMILY ATTACHED	SINGLE-FAMILY DETACHED
MINIMUM NUMBER OF DWELLING UNITS/BUILDING	3	1
MINIMUM LOT AREA	1,900	4,000
MINIMUM LOT WIDTH	24	50
MINIMUM LOT DEPTH	80	80
FRONT YARD BUILD-TO-LINE	PER REC	
SETBACK FROM CORNER CLIP	0	0
SIDE YARD SETBACK - INTERIOR	0	5
SIDE YARD SETBACK - END UNIT	5	N/A
SIDE YARD SETBACK - CORNER LOT	7.5	15
SIDE YARD SETBACK - ADJACENT TO ALLEY	7.5	7.5
REAR YARD SETBACK (SEE NOTE #2)	20	10
GARAGE SETBACK	20	20
MAXIMUM BUILDING HEIGHT (FT)	3-STORY	2-STORY
MASONRY PERCENTAGE - FRONT/SIDE ELEVATION	95%	95%
MASONRY PERCENTAGE - REAR ELEVATION	50%	50%
STONE ACCENTS	REQUIRED ON ALL BUILDINGS, BUT NOT EACH INDIVIDUAL UNIT	REQUIRED ON ALL UNITS
LOT TREES	2 CANOPY TREES/LOT (MAY BE PLANTED ELSEWHERE ON SITE)	TWO CANOPY TREES PER LOT (ONE IN FRONT YARD, ONE IN REAR YARD)
OFF-STREET PARKING	TWO/UNIT	TWO/UNIT

**NOTES:**

- 1) PROPOSED MASONRY PERCENTAGES EXCLUDE DOORS, WINDOWS, DORMERS, AND GABLES; PERCENTAGES APPLY TO EACH BUILDING ELEVATION, NOT EACH INDIVIDUAL UNIT OR WALL
- 2) LOT 27, BLOCK C SHALL BE PERMITTED TO HAVE A REAR YARD SETBACK OF 18 FEET.
- 3) DWELLING UNITS SHALL REFLECT ARCHITECTURAL ELEMENTS SHOWN ON THE ATTACHED ELEVATION DRAWING; NOT ALL ELEMENTS ARE REQUIRED



# Proposed Architectural Standards



# Proposed Architectural Checklist

## PECAN PARK TOWNHOME PROJECT CHECKLIST

1. EXTERIOR FINISH ON FRONT/SIDE ELEVATIONS IS AT LEAST 95%:
- BRICK  \_\_\_\_\_ %
  - STONE ACCENT (REQUIRED ON ALL BUILDINGS)  \_\_\_\_\_ %
  - SYNTHETIC STONE  \_\_\_\_\_ %
2. EXTERIOR FINISH ON REAR ELEVATION IS AT LEAST 50%:
- BRICK  \_\_\_\_\_ %
  - STONE  \_\_\_\_\_ %
  - SYNTHETIC STONE  \_\_\_\_\_ %
3. REMAINING EXTERIOR FINISH IS:
- WOOD LAP SIDING  \_\_\_\_\_ %
  - VINYL SIDING  \_\_\_\_\_ %
  - STUCCO  \_\_\_\_\_ %
  - CAST CONCRETE MODULAR SIDING  \_\_\_\_\_ %
  - EIFS  \_\_\_\_\_ %
4. OTHER ARCHITECTURAL ELEMENTS
- ARCHED DOORWAYS
  - ARCHED WINDOWS
  - NARROW WINDOWS
  - SHUTTERS ON ALL FRONT ELEVATION WINDOWS
  - SHUTTERS ON AT LEAST TWO REAR ELEVATION WINDOWS
  - VARIABLE BRICK PATTERNS
  - STEEPER ROOF PITCH ON GABLES (8:12 OR GREATER)
  - MULTIPLE FRONT GABLES
  - GABLED DORMERS
  - CROSSED GABLES
  - ELEVATED PORCHES
  - RAISED STONE PLANTERS
  - CORBLE FLARE OUT

NOTE: NOT ALL ARCHITECTURAL ELEMENTS LISTED ARE REQUIRED, BUT PLAN SHOULD REFLECT A MINIMUM OF THREE (3) ELEMENTS FROM THOSE LISTED.

I HEREBY CERTIFY THE ABOVE COMPLETED CHECKLIST TO ACCURATELY REFLECT THE SUBMITTED ARCHITECTURAL PLANS FOR THIS PROJECT.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
TITLE

This document was  
received by the  
Planning  
Department on  
June 13, 2011.



# Staff Recommendation

**Staff recommends approval of the following portion of the proposed rezoning request with the following special ordinance provisions:**

1. The subject property be rezoned to “PD” – Planned Development District and be developed according to the following regulations:

a. The subject property shall generally conform to the attached general development plan.

b. The subject property shall develop in accordance with the attached development regulations.

**The applicant is also requesting approval of modified architectural design standards which Staff is not comfortable supporting.**

c. The subject property shall develop in accordance with the attached architectural design regulations, including the design elements and checklist.