

VICINITY MAP  
NOT-TO-SCALE

NOTES:

1. THE OVERALL SITE AREA FOR PECAN PARK IS 23.41 AC PER THE RECORD PLAT; THE AREA AFFECTED BY THE ZONING CHANGE, WHICH EXCLUDES LOTS WHERE HOMES HAVE BEEN BUILT, IS 22.05 ACRES
2. STREETS AND ALLEYS SHOWN ON THIS PLAN ARE EXISTING, EXCEPT FOR FUTURE STREET EXTENSIONS TO CROSS CREEK AT NORTHWEST AND SOUTHERN LIMITS OF PROPERTY; NO CHANGES ARE PROPOSED TO STREET AND ALLEY CONFIGURATION.
3. HOME PRODUCT FOOTPRINT SHOWN ON THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO SHOW THE GENERAL BUILDING LOCATION AND SIZE. ACTUAL FLOOR PLANS MAY DIFFER FROM THIS PLAN.
4. FOUR-UNIT ATTACHED BUILDINGS SHOWN MAY BE CONSTRUCTED AS THREE-UNIT BUILDINGS AT THE DISCRETION OF THE BUILDER/DEVELOPER.
5. LOT LINES SHOWN ARE PROPOSED AND IN SOME INSTANCES DO NOT REFLECT LOTS PER RECORD PLAT FOR PECAN PARK ADDITION. CHANGES TO PLATTED LOT LINES WILL REQUIRE APPROVAL AND FILING OF AN AMENDING PLAT.
6. REAR YARD SETBACK ON ALL TOWNHOME LOTS IS 20-FT, EXCEPT FOR, LOT 27, BLOCK C, WHICH SHALL HAVE A REAR-YARD SETBACK OF 18 FEET.

- EXISTING TOWNHOME (NOT INCLUDED IN RE-ZONING REQUEST)
- PROPOSED SINGLE-FAMILY DETACHED
- PROPOSED 3- OR 4-UNIT ATTACHED

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

**CASE 11-080Z**  
**OVERALL GENERAL DEVELOPMENT PLAN**  
**PECAN PARK ADDITION**

EXISTING ZONING:  
PD-TOWNHOME  
ORDINANCES 2002-05-038, 2003-01-007, 2005-01-005 & 2006-05-054

LOTS 1-4, BLOCK A; LOTS 1-40, BLOCK B  
LOTS 1-8, BLOCK C; LOTS 1-3, 7-13, 26-37, 41-48, BLOCK D  
LOTS 1-32, BLOCK E; LOTS 1-31, BLOCK F  
RECORD PLAT RECORDED  
C.C.F.#20080130010000340  
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS  
23.41 ACRES (OVERALL DEVELOPMENT)  
22.05 ACRES (AREA BEING REVISED BY THIS G.D.P.)  
OLIVER HEDGE COXE SURVEY, ABSTRACT No. 392  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SUBMITTED: MAY 16, 2011  
REVISED: MAY 31, 2011  
REVISED: JUNE 13, 2011

OWNER:  
SCOTT COMMUNITIES BUILDERS, L.P.  
5605 SOAPBERRY DRIVE  
MCKINNEY, TEXAS 75070  
469-450-3286

**J. VOLK CONSULTING, INC.**  
P.O. BOX 942028  
PLANO, TEXAS 75074  
972-429-4093  
TX. REGISTRATION No. F-11962

| SITE DATA                 | EXISTING | PROPOSED |
|---------------------------|----------|----------|
| AREA (AC) - SEE NOTE #1   | 23.41    | 23.41    |
| SF - 4-UNIT ATTACHED LOTS | 148      | 60       |
| SF - 3-UNIT ATTACHED LOTS | 15       | 48       |
| SF - DETACHED LOTS        | 0        | 22       |
| TOTAL SF LOTS             | 163      | 130      |
| COMMON AREA LOTS          | 11       | 11       |
| TOTAL LOT COUNT           | 174      | 141      |
| OPEN SPACE (AC)           | 7.19     | 7.19     |
| OPEN SPACE PERCENTAGE     | 31%      | 31%      |
| GROSS DENSITY (DU/AC)     | 7.0      | 5.6      |

MCKINNEY VILLAGE PARK NORTH, L.P.  
VOL. 5839, PG. 1026  
D.R.C.C.T.  
ZONING:  
PD 03-01-007  
PD 05-01-005  
PD 06-11-127  
USE: UNDEVELOPED

LOT 1, BLOCK A  
LAKE FOREST  
WAL-MART ADDITION  
CAB. P. PG. 29  
M.R.C.C.T.  
ZONING:  
PD 03-01-007  
USE:  
RETAIL SHOPPING CENTE

SHAFER JONES  
VOLUME 929, PAGE 60  
D.R.C.C.T.  
ZONING:  
PD 03-01-007  
USE:  
SINGLE-FAMILY

CHI CHU CHAN  
CCF # 93-0081701 D.R.C.C.T.  
(REM. 60.563 AC. WEST TRACT)  
ZONING:  
PD 03-01-007  
USE:  
UNDEVELOPED

CHI CHU CHAN  
CCF # 93-0081701 D.R.C.C.T.  
(REM. 60.563 AC. EAST TRACT)  
ZONING:  
PD 03-01-007  
USE:  
UNDEVELOPED



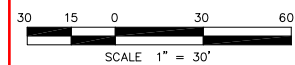
SHAFER JONES  
 VOLUME 929, PAGE 60  
 D.R.C.C.T.  
 ZONING:  
 PD 03-01-007  
 USE:  
 SINGLE-FAMILY

MATCHLINE - SHEET 3 OF 4

- EXISTING TOWNHOME
- PROPOSED SINGLE-FAMILY DETACHED
- PROPOSED 3- OR 4-UNIT ATTACHED

CASE 11-080Z  
 GENERAL DEVELOPMENT PLAN  
**PECAN PARK ADDITION**

SUBMITTED: MAY 16, 2011  
 REVISED: MAY 31, 2011  
 REVISED: JUNE 13, 2011



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



MATCHLINE - SHEET 2 OF 4

MATCHLINE - SHEET 2 OF 4

MATCHLINE - SHEET 4 OF 4

MATCHLINE - SHEET 4 OF 4

15' ALLEY

15' ALLEY

EXISTING FOUR-UNIT

EXISTING THREE-UNIT

EXISTING FOUR-UNIT

EXISTING FOUR-UNIT

EXISTING THREE-UNIT

EXISTING FOUR-UNIT

EXISTING FOUR-UNIT

EXISTING POND & FOUNTAIN

PROPOSED AMENITY CENTER

LOCUST DR.  
(50' R.O.W.)

MESQUITE DR.  
(50' R.O.W.)

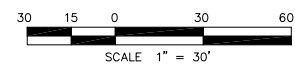
BLACKJACK OAK DR.  
(50' R.O.W.)

- EXISTING TOWNHOME
- PROPOSED SINGLE-FAMILY DETACHED
- PROPOSED 3- OR 4-UNIT ATTACHED

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

CASE 11-080Z  
GENERAL DEVELOPMENT PLAN  
**PECAN PARK ADDITION**

SUBMITTED: MAY 16, 2011  
REVISED: MAY 31, 2011  
REVISED: JUNE 13, 2011



**J. VOLK CONSULTING, INC.**  
P.O. BOX 942028  
PLANO, TEXAS 75074  
972-429-4093  
TX. REGISTRATION No. F-11962

MATCHLINE - SHEET 3 OF 4

LOT 1, BLOCK A  
LAKE FOREST  
WAL-MART ADDITION  
CAB. P, PG. 29  
M.R.C.C.T.  
ZONING:  
PD 03-01-007  
USE:  
RETAIL SHOPPING CENTER

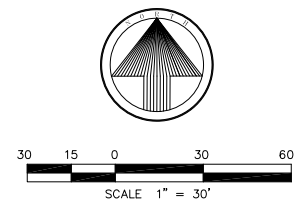


This plan was received by the  
Planning Department on June 13,  
2011.

- EXISTING TOWNHOME
- PROPOSED SINGLE-FAMILY DETACHED
- PROPOSED 3- OR 4-UNIT ATTACHED

CASE 11-080Z  
GENERAL DEVELOPMENT PLAN  
**PECAN PARK ADDITION**

SUBMITTED: MAY 16, 2011  
REVISED: MAY 31, 2011  
REVISED: JUNE 13, 2011



**J. VOLK CONSULTING, INC.**  
P.O. BOX 942028  
PLANO, TEXAS 75074  
972-429-4093  
TX. REGISTRATION No. F-11962