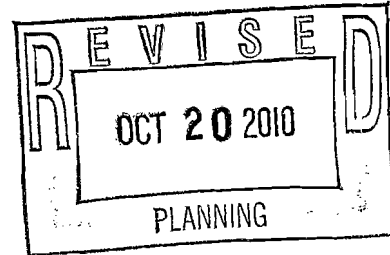


October 21, 2010

Mr. Michael Quint
CITY OF MCKINNEY
221 N. Tennessee Street
McKinney, Texas 75069



Re: **ADRIATICA AT STONEBRIDGE RANCH**
SEC Virginia Parkway @ Stonebridge Drive
McKinney, Texas

Dear Mr. Quint:

Transmitted herewith, via hand delivery, please find enclosed the following items for your review:

<u>No.</u>	<u>Date</u>	<u>Description</u>
10	08-30-10	Zoning Exhibit "C" – Z1.01
1	08-30-10	Zoning Exhibit "C" – Z1.01 (11"x17")

If the enclosures are not as noted above please contact this office immediately.

The subject property, located at the southeast corner of Virginia Parkway and Stonebridge Drive, consists of 44.466 acres of land. The existing zoning is PD #2005-02-017 (Adriatica Village at Stonebridge Ranch) and PD #2003-12-117 (Harbor Market Village at Stonebridge Ranch). PD #2005-02-017 addresses the entire 44.466 acres of the development. It created three districts. These districts are known as the "R-2 District", the "Town Center District", and the "Villa District". The "R-2 District" consists of tracts A and B. The "Town Center District" consists of tracts C, D, E and F. PD #2003-12-117 addresses the area known as the "Villa District", which is an 8.3 acre tract out of the 44.466 acre development, in more detail.

The request for rezoning is to modify the "R-2 District" and the "Town Center District" in P.D. #2005-02-017 (Adriatica Village at Stonebridge Ranch). Lot 2R, Block A, Adriatica (1.016 acre tract) is part of the "R-2 District" and the "Town Center District" but is excluded from the proposed zoning change. The total acreage being rezoned is 35.15 acres. The requests are as follows:

For Tract D, E, and F, part of the "Town Center District":

- We are requesting that pedestrian bridges be allowed to cross over the public right of way as shown in the attached exhibit.
One bridge will be over Mediterranean Drive from Tract F (the existing Harbor Parking Garage) to Tract D (the proposed apartment project) and another will be over Adriatic Parkway from Tract E (the proposed Senior Living project) to Tract D (the proposed Emergency Care facility).
- We are requesting that the Code of Ordinances, City of McKinney, Texas Section 146-135(3)(b) of the Zoning Regulations requirement for a six foot tall masonry screening wall along all side and rear property lines not be required.

- We are requesting that the Code of Ordinances, City of McKinney, Texas Section 146-135(f)(17) of the Zoning Regulations requirement for a landscape buffer of at least 20' in width along all property lines and canopy trees not be required.
- We are requesting that the Code of Ordinances, City of McKinney, Texas Section 146-139(k)(3)a of the Zoning Regulations part 6 requirement for screening of all parking areas not be required. The surface parking we will be providing will be temporary until future parking structures are constructed.
We are also requesting that the Part 9 limit of 2 stories for multi-family residential buildings be increased to 5 stories.
We are also requesting that the Part 11 requirement that no exterior facing window is oriented towards single family property within 150' not be required.

For Tract E, part of the "Town Center District":

- Under Section 4, *Schedule of Uses*, we are requesting to add "Farmers Market" as a use under the Retail Uses category.

For Tracts C, D, E and F, part of the "Town Center District":

- We are requesting to revise part e of Section 3 (Timing Issues), to:
"Concurrently with the development of the first 50 townhome or condominium/loft residential units in the Town Center District, the developer shall construct, within the Town Center District 40,000 square feet of floor area of commercial uses exclusive of parking. A percentage of the enclosed mechanical and electrical space equal to the percentage of square feet on the first floor to the square feet of the entire building shall be considered in the calculation of the required commercial spaces under this paragraph, but parking uses are not part of the calculated floor area."
- We are requesting to remove section (vi)'s requirement to have Certificate of Occupancies for 30 Dwelling Units within the Villa District (There are currently 13 occupied Villas, but without significant progress made on the rest of the site it is impossible to sell the villa lots for what they are worth).

For Tracts A and B, part of the "R-2 District" and Tracts D, E and F, part of the "Town Center District":

- We are requesting that permanent informational and directional signage be allowed throughout the development per the attached exhibit.
- We are requesting that all residential uses be allowed within the R-2 district along the Stonebridge Drive frontage.

If you have any questions regarding the above items, or need any additional information, please call me at your convenience.

Sincerely,

G. Kevin Dingman, AIA
cc: Mr. Jeffery D. Blackard-BLACKARD GROUP, INC