

ORDINANCE NO. 2006-09-104

AN ORDINANCE AMENDING PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 2005-0-017 AND NO. 2005-06-065, OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 35 ACRE TRACT LOCATED AT THE SOUTHEAST CORNER OF VIRGINIA PARKWAY AND STONEBRIDGE DRIVE IS HEREBY REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT, IN ORDER TO MODIFY THE DEVELOPMENT STANDARDS; PROVIDING REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the City of McKinney has considered the rezoning of an approximately 35 acre tract located on the southeast corner of Virginia Parkway and Stonebridge Drive, from "PD" – Planned Development District to "PD" – Planned Development District, in order to modify the development standards, and,

WHEREAS, after due notice of the requested rezoning as required by law, and the required public hearings held before the Planning and Zoning Commission and the City Council of the City of McKinney, Texas, the City Council is of the opinion that the change in zoning district should be made.

NOW THEREFORE BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS:

Section 1. Ordinance Nos. 2005-02-017 and 2005-06-065 are hereby amended so that an approximately 35 acre tract located on the southeast corner of Virginia Parkway and Stonebridge Drive, which is more fully depicted on Exhibit "A" attached hereto, is hereby rezoned from "PD" – Planned Development District to "PD" – Planned Development District, in order to modify the development standards.

Section 2. Use and development of the subject property shall conform to the following regulations:

1. Tracts 1-8 (Exhibit B) shall develop in accordance with PD 2005-02-017 and Tract 9 (Exhibit B) shall develop in accordance with PD 2005-06-065, with the following exceptions:

R-2 and Town Center District

- a) The City Council may approve reductions to the required building setbacks and landscape buffer, and increase the maximum height for architectural enhancements only (cupolas, domes, spires, etc.) as part of site plan approval.

- b) Allow the use of a veterinarian office with an outdoor run on Lot 1R, Block B (Tract B) (Exhibit D) with

approval of a Specific Use Permit concurrently with site plan approval.

Town Center District

- a) Increase the maximum height for the Bell Tower to 128' on Tract E (Exhibit F).
- b) Provision 5(f)i of PD Ordinance 05-02-017 shall be amended as follows: All structures must comply with the City of McKinney Architectural Standards and the Design Guidelines included herein. The finish shall simulate the stone and installation of an authentic Croatian village (reference Exhibit B of PD 05-02-017).

Within the Town Center District, generalized elevations must be reviewed and approved by the City Council as part of the site plan approval process and such elevations shall be consistent with the approvals provided required in Section 3(b) hereinabove. Final building elevations shall be submitted and reviewed as part of the building permit application process. The Director of Planning shall have discretionary review of the final building elevations to ensure compliance with the generalized elevations, Exhibit B - Design Guidelines for the Harbor Market Village and the existing buildings within the development. If the Director of Planning finds the elevations to be compliant with these then they may be approved at the Staff level. If not, the building elevations shall be forwarded to City Council for review and approval.

Harbor District

- a) Eliminate the requirement for a 10' landscape buffer along the southwest side of the parking garage in Tract 8 (Exhibit C).
- b) Provide 24" x 24" irrigated landscape planters to screen the southwestern face of the parking garage sufficient enough to provide a vegetative screening effect, in accordance with building elevation A-0 (Exhibit F).
- c) Increase the maximum building height to 56' for Building #1 (the hotel) in Tract F (Exhibit C).
- d) Increase the maximum building height to 68' for Building #3 and Building #9 in Tract F (Exhibit C).
- e) Decrease the sidewalk width at the northwest corner from 8' to 5' at the intersection of Mediterranean Drive, Dalmatia Drive and the access drive for the parking garage in Tract F (Exhibit C).
- f) Eliminate the minimum building depth requirement for Building #3 in Tract F (Exhibit C).
- g) Reduce the number of loading spaces in Tract F (Exhibit C) to 2.

- h) Eliminate the requirement for the screening of the loading spaces in Tract F (Exhibit C).
- i) Eliminate the requirement that at least 10% of the site be in permanent landscape area and that at least 15% of the street yard be landscaped in Tract F (Exhibit C).
- j) With approval of a Specific Use Permit, concurrently with site plan approval, a boat may be allowed within Tract F, the harbor district, not to exceed 90' in height, in accordance with the attached harbor site plan (Exhibit C). The SUP can require provisions for maintenance of the boat, remedies to the lake associated with this development and the boat, and limit the use of the boat to establishments and restaurants that do not require a grease trap.

Villa District

- a) Allow a hotel on Lot 1, Block C, of the Villa District in Adriatica in Tract 9 (Exhibit C).

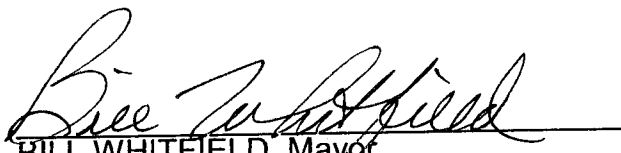
Section 3. If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.

Section 4. It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefore, shall be fined any sum not exceeding \$2,000.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

Section 5. That no developer or property owner shall acquire any vested interest in this Ordinance or specific regulations contained herein. The ordinance, and the subsequent site plans (if any) and regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

Section 6. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THIS 5TH DAY OF SEPTEMBER, 2006.

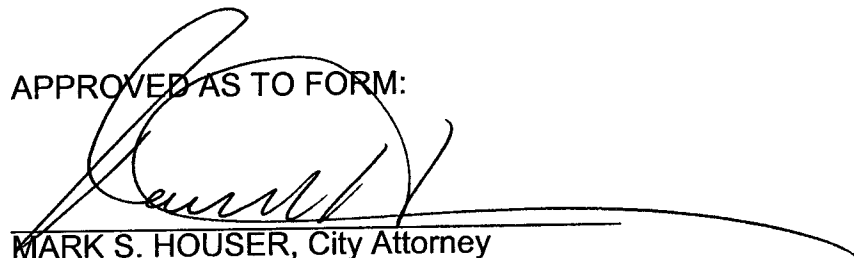

 BILL WHITFIELD, Mayor

CORRECTLY ENROLLED:

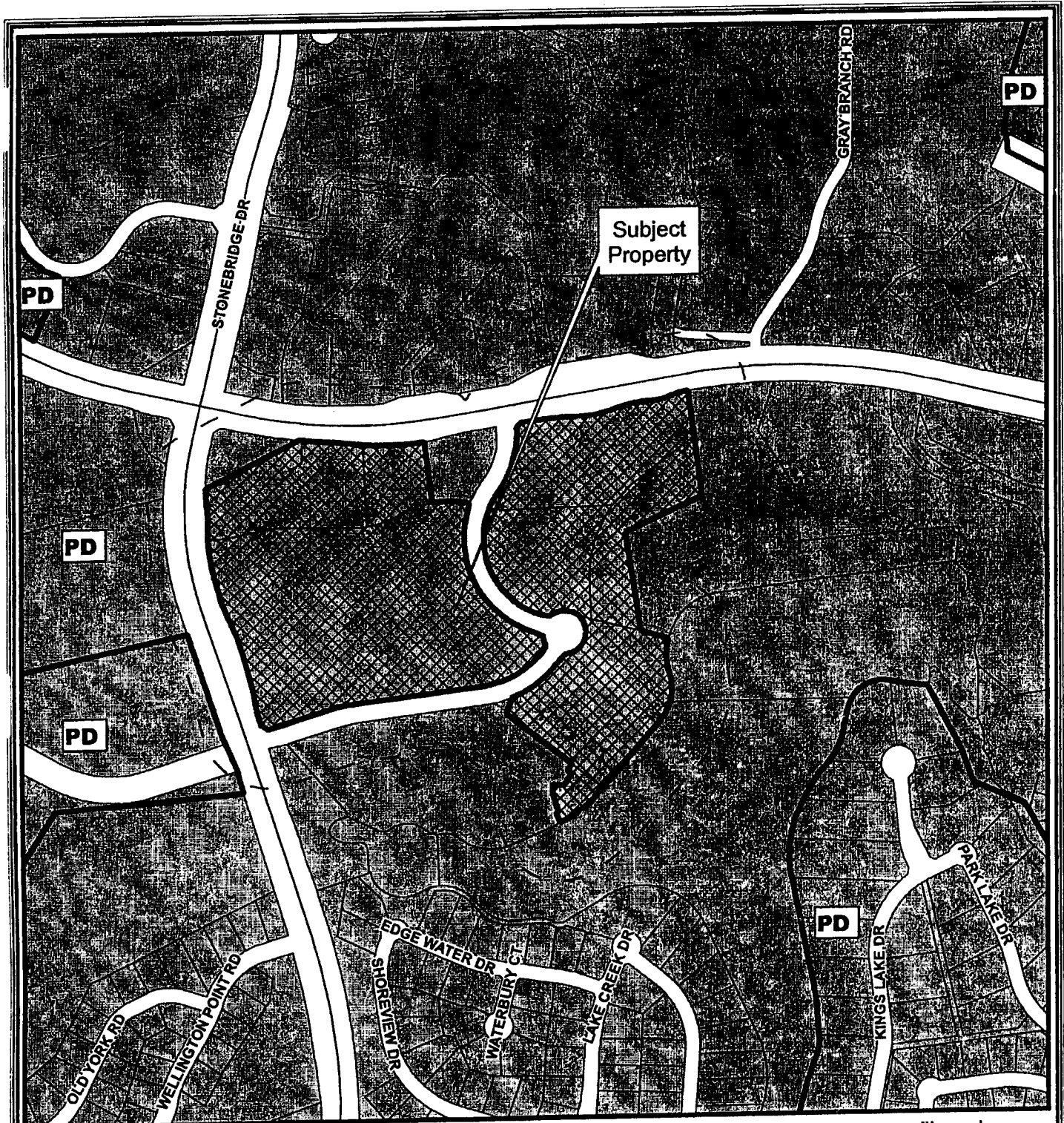


SANDY HART, CMC, City Secretary
BEVERLY COVINGTON, CMC, Deputy City Secretary

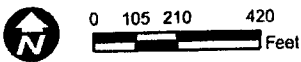
APPROVED AS TO FORM:



MARK S. HOUSER, City Attorney



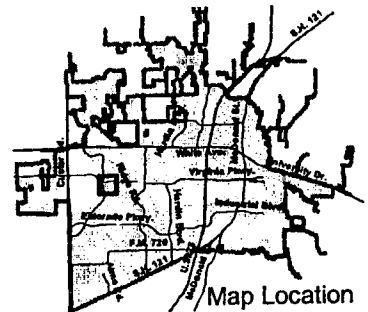
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Notification Case

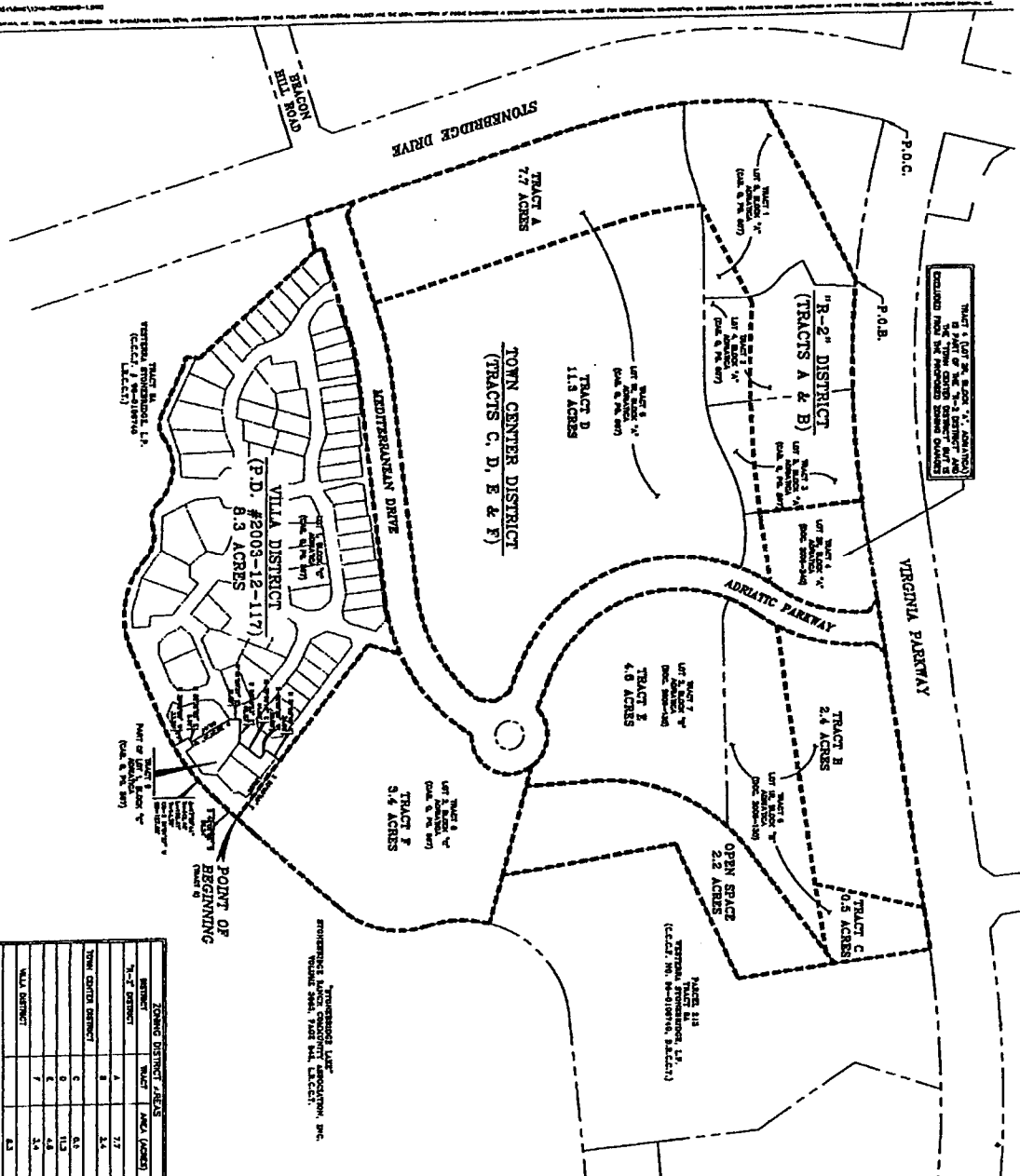
Notice Case #: 06-230Z
 R-8795-00C-0010-1; R-8795-00A-0030-1
 R-8795-00A-001R-1; R-8795-00A-0040-1
 R-8795-00A-0050-1; R-8795-00C-0010-1
 R-8795-00B-001R-1; R-8795-00B-0020-1
 R-8795-00B-00B1-1

--- 200' Notification Buffer



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. It is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors or omissions.

EXHIBIT "A"



TRACT	ACRES
TRACT A	27.7
TRACT B	2.4
TRACT C	0.5
TRACT D	11.8
TRACT E	4.0
TRACT F	3.4
VILLA DISTRICT	6.3
TOWN CENTER DISTRICT	32.7
TOTAL TRACTS	68.8

NO.	DATE	REVISION / DESCRIPTION	NOTES
1	07-17-06	AS SHOWN	

GENERAL CONTRACTOR
 28 HANBORN LUMBER COMPANY VENTURE
 3400 S. STONERIDGE DRIVE
 SAN ANTONIO, TEXAS 78248
 (214) 343-3400

CITY OF ARLINGTON
 1301 GUY SMITH BLVD., SUITE 141
 ARLINGTON, TEXAS 76010
 (817) 761-1117

Ppocue
 CONSULTING ENGINEERS
 1001 W. MARKET STREET
 ARLINGTON, TEXAS 76010

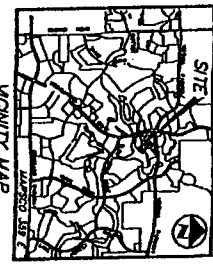
ZONING EXHIBIT
 ADRIATICA AT STONERIDGE
 SEC. VIRGINIA PARKWAY & STONERIDGE DRIVE Z.O.01
 J.R. GRAY SURVEY, ABSTRACT NO. 343
 CITY OF McKENNEY, TEXAS

D E V I S E D
JUL 14 2006
PLANNING
EXHIBIT "B"

CONTRACT NO. 0600010101

THIS PLAN IS A PART OF THE SUBMITTAL FOR THE ADRIATICA AT STONERIDGE DEVELOPMENT, SEC. VIRGINIA PARKWAY & STONERIDGE DRIVE, ZONING DISTRICT Z.O.01, CITY OF McKENNEY, TEXAS. THE DEVELOPER HAS REPRESENTED THAT THIS PLAN COMPLIES WITH ALL APPLICABLE REGULATIONS AND ORDINANCES OF THE CITY OF McKENNEY, TEXAS. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF McKENNEY, TEXAS ZONING ORDINANCES AND OTHER APPLICABLE REGULATIONS AND ORDINANCES. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

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NO.	DATE	DESIGN	SCALE	NOTES
1	06/27/2006	PRELIM	1/8" = 1'-0"	AS SHOWN

CONTRACTOR:
 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MCKINNEY, TEXAS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MCKINNEY, TEXAS.

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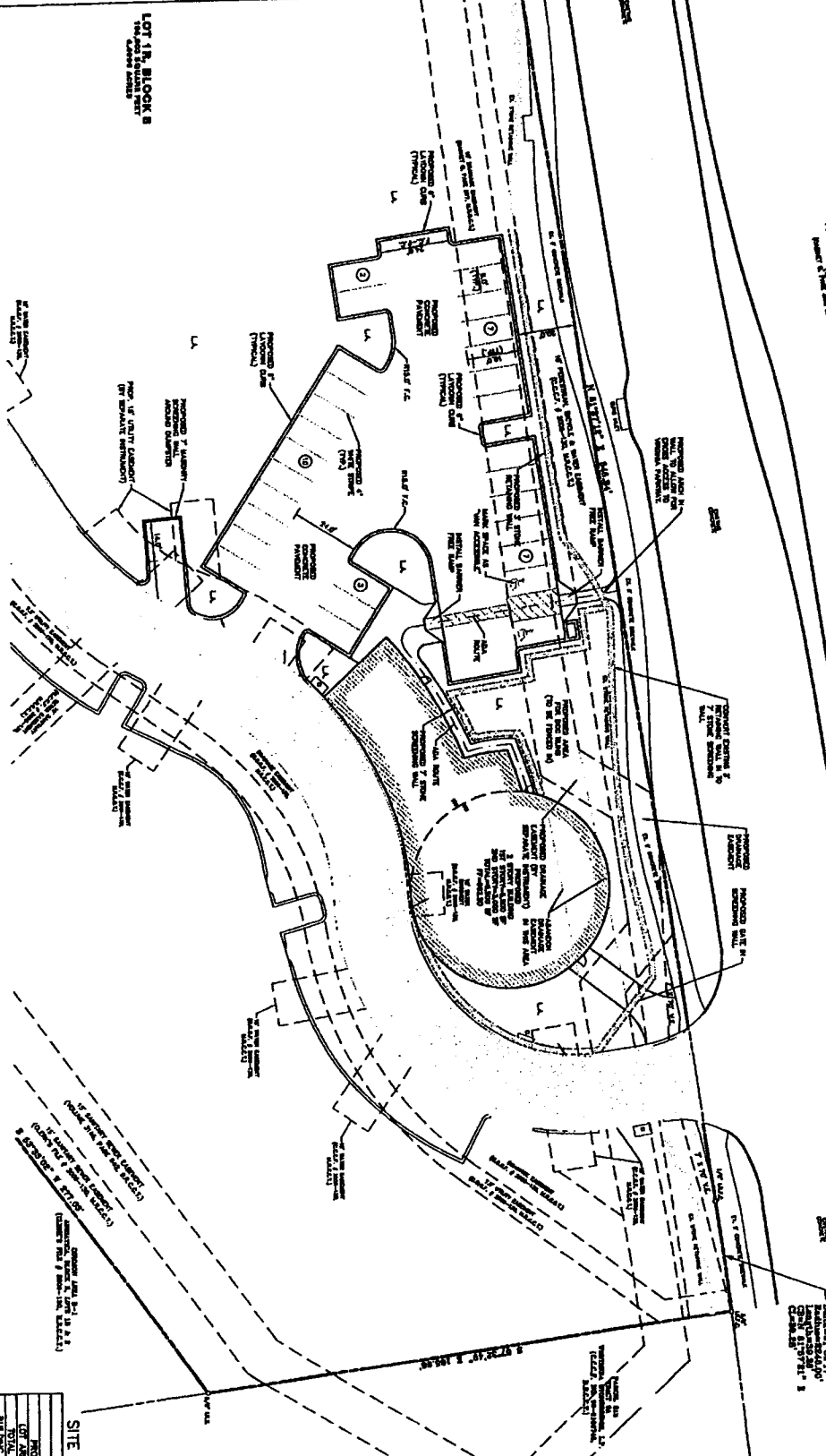
PROJECT INFORMATION:
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TERA KASTEL AT ADRIATICA:
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POEGUE:
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J.R. BLOCK B, LOT 1R, ADRATICA:
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EXHIBIT "D":
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SITE DATA SUMMARY TABLE

ITEM	DESCRIPTION	QUANTITY
1	PROPOSED USE	RESIDENTIAL
2	TOTAL BUILDING AREA	18,000 SQ. FT.
3	TOTAL LOT AREA	18,000 SQ. FT.
4	LOT AREA (ACRES)	0.41
5	LOT AREA (SQ. FT.)	17,424
6	FLOOR AREA RATIO	1.0
7	PARKING REQUIRED (VEHICLES)	12
8	TOTAL PARKING REQUIRED	12
9	PROPOSED PARKING PROVIDED	12
10	UNDESIGNED PARKING PROVIDED	0

GENERAL NOTES:
 GENERAL NOTES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MCKINNEY, TEXAS. GENERAL NOTES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MCKINNEY, TEXAS.

PROJECT LOCATION / DESCRIPTION:
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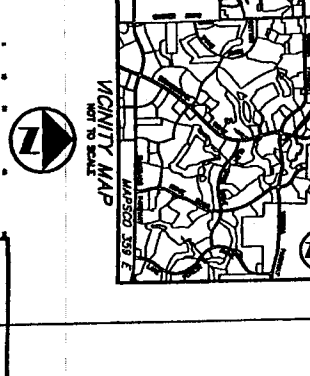
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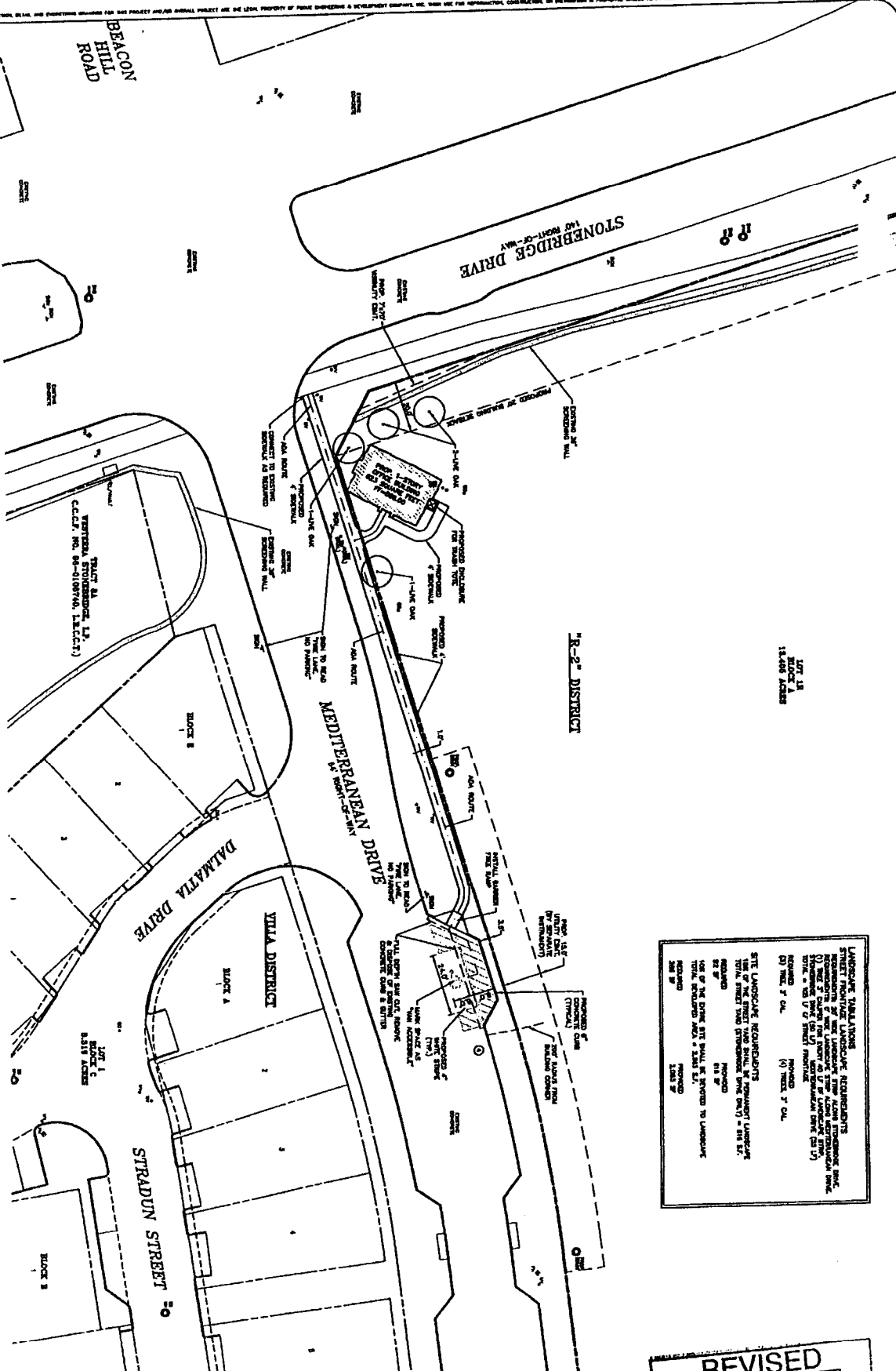
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REVISIONS:
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LANDSCAPE TREATMENTS

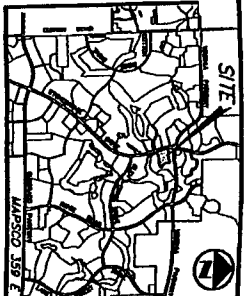
STREET FRONTAGE LANDSCAPE RECOMMENDATIONS

RECOMMENDATION: 1. LANDSCAPE WITH ALTERNATIVE PLANTINGS. 2. LANDSCAPE WITH ALTERNATIVE PLANTINGS. 3. LANDSCAPE WITH ALTERNATIVE PLANTINGS. 4. LANDSCAPE WITH ALTERNATIVE PLANTINGS. 5. LANDSCAPE WITH ALTERNATIVE PLANTINGS. 6. LANDSCAPE WITH ALTERNATIVE PLANTINGS. 7. LANDSCAPE WITH ALTERNATIVE PLANTINGS. 8. LANDSCAPE WITH ALTERNATIVE PLANTINGS. 9. LANDSCAPE WITH ALTERNATIVE PLANTINGS. 10. LANDSCAPE WITH ALTERNATIVE PLANTINGS.

LANDSCAPE RECOMMENDATIONS SUMMARY

RECOMMENDATION	PROPOSED	REMOVED
TOTAL STREET FRONTAGE LANDSCAPE AREA (S.F.)	10,000	10,000
TOTAL STREET FRONTAGE LANDSCAPE PERCENTAGE	100%	100%
TOTAL LANDSCAPE AREA (S.F.)	10,000	10,000
TOTAL LANDSCAPE PERCENTAGE	100%	100%

REVISED
JUN 27 2006
PLANNING

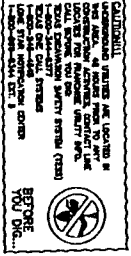


LEGEND

- 1. BEHOLD
- 2. ELECTRIC METERS
- 3. FRONT YARD LANDSCAPE
- 4. SIDE YARD LANDSCAPE
- 5. WATER METERS
- 6. WATER VALVES
- 7. REVISION CONTROL WALK
- 8. FIRE HYDRANT
- 9. FIRE DEPARTMENT CONNECTION
- 10. DRIVEWAY
- 11. GAS METER
- 12. TRAFFIC SIGNAL CONTROL
- 13. TRAFFIC SIGNAL POLE
- 14. TELEPHONE POLE
- 15. TELEPHONE BOX
- 16. TV BOLT
- 17. FLOOD POLE
- 18. FLOOD POLE
- 19. LANDSCAPE AREA
- 20. PLANTING AREA
- 21. U/S BATHING LINK
- 22. U/S BATHING LINK
- 23. U/S BATHING LINK
- 24. U/S BATHING LINK
- 25. U/S BATHING LINK
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- 47. U/S BATHING LINK
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- 49. U/S BATHING LINK
- 50. U/S BATHING LINK

SITE DATA SUMMARY TABLE

ITEM	DESCRIPTION	LOCATION
1	FRONT YARD LANDSCAPE	LOT 1E, BLOCK A
2	SIDE YARD LANDSCAPE	LOT 2E, BLOCK A
3	REAR YARD LANDSCAPE	LOT 3E, BLOCK A
4	FRONT YARD LANDSCAPE	LOT 4E, BLOCK A
5	SIDE YARD LANDSCAPE	LOT 5E, BLOCK A
6	REAR YARD LANDSCAPE	LOT 6E, BLOCK A
7	FRONT YARD LANDSCAPE	LOT 7E, BLOCK A
8	SIDE YARD LANDSCAPE	LOT 8E, BLOCK A
9	REAR YARD LANDSCAPE	LOT 9E, BLOCK A
10	FRONT YARD LANDSCAPE	LOT 10E, BLOCK A
11	SIDE YARD LANDSCAPE	LOT 11E, BLOCK A
12	REAR YARD LANDSCAPE	LOT 12E, BLOCK A
13	FRONT YARD LANDSCAPE	LOT 13E, BLOCK A
14	SIDE YARD LANDSCAPE	LOT 14E, BLOCK A
15	REAR YARD LANDSCAPE	LOT 15E, BLOCK A
16	FRONT YARD LANDSCAPE	LOT 16E, BLOCK A
17	SIDE YARD LANDSCAPE	LOT 17E, BLOCK A
18	REAR YARD LANDSCAPE	LOT 18E, BLOCK A
19	FRONT YARD LANDSCAPE	LOT 19E, BLOCK A
20	SIDE YARD LANDSCAPE	LOT 20E, BLOCK A
21	REAR YARD LANDSCAPE	LOT 21E, BLOCK A
22	FRONT YARD LANDSCAPE	LOT 22E, BLOCK A
23	SIDE YARD LANDSCAPE	LOT 23E, BLOCK A
24	REAR YARD LANDSCAPE	LOT 24E, BLOCK A
25	FRONT YARD LANDSCAPE	LOT 25E, BLOCK A
26	SIDE YARD LANDSCAPE	LOT 26E, BLOCK A
27	REAR YARD LANDSCAPE	LOT 27E, BLOCK A
28	FRONT YARD LANDSCAPE	LOT 28E, BLOCK A
29	SIDE YARD LANDSCAPE	LOT 29E, BLOCK A
30	REAR YARD LANDSCAPE	LOT 30E, BLOCK A



CONTRACTOR NOTES:

1. ALL EXISTING UTILITIES ARE LOCATED AS SHOWN ON THE PLAN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MCKINNEY, TEXAS, ZONING ORDINANCE NO. 482.

REVISIONS:

NO.	DATE	DESCRIPTION
1	06-27-06	AS SHOWN

REVISED
JUN 27 2006
PLANNING

EXHIBIT "E"

NO.	DATE	REVISION / DESCRIPTION
1	06-27-06	AS SHOWN

PROJECT INFORMATION

ABRIATICA

58 HARBOR MARKET JOINT VENTURE
on behalf of
401 ASPEN DRIVE
MCKINNEY, TEXAS 75071
MR. J. D. BRACKEN
(972) 540-0500 FAX

CITY OF MCKINNEY, COLLIN COUNTY, STATE OF TEXAS

J.R. GRIFFIN, CITY ENGINEER
ZONING PD# 2005-02-017

POGUE

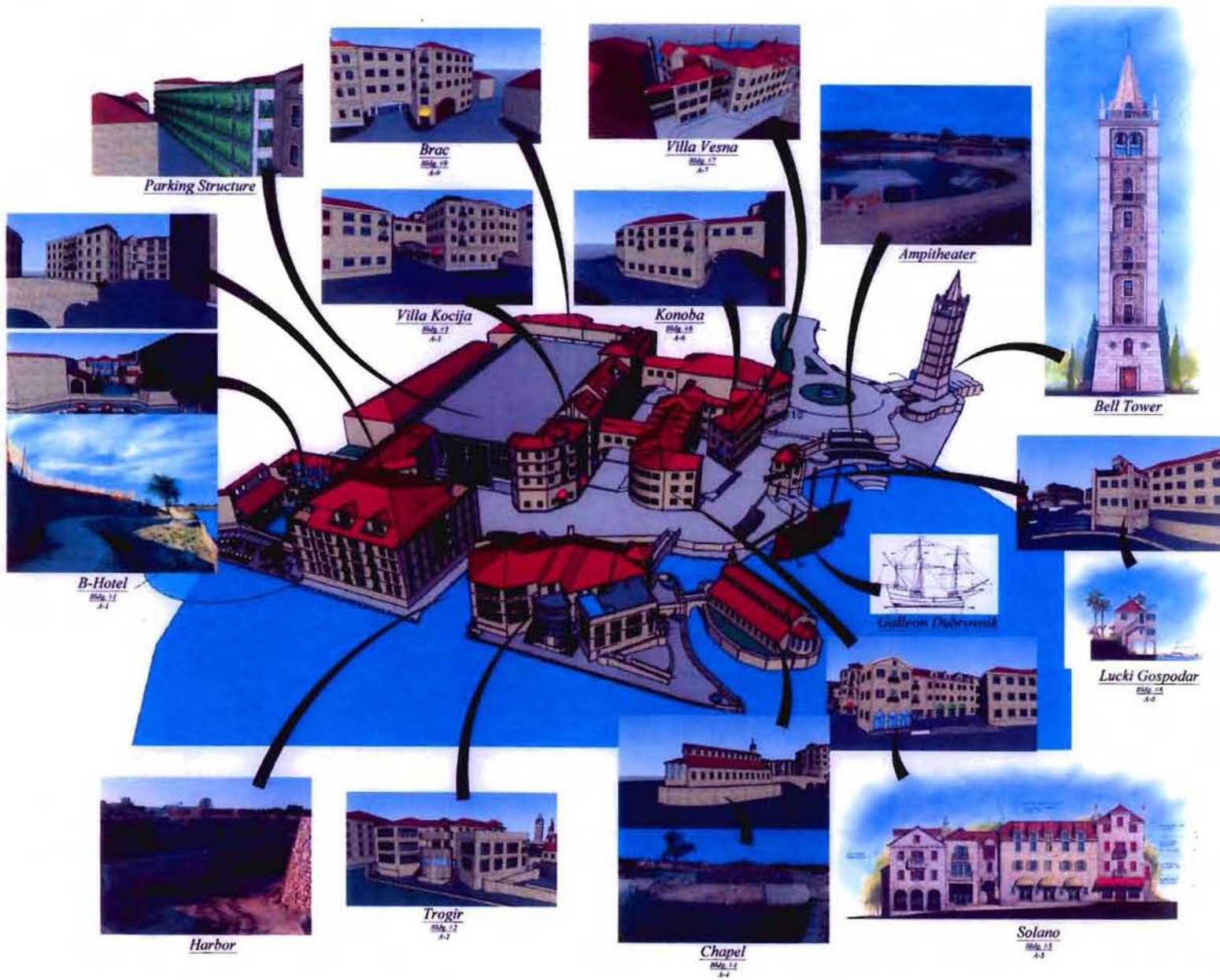
ENGINEERING & DEVELOPMENT COMPANY, INC.

1515 UNIVERSITY DRIVE
SUITE 1000
DALLAS, TEXAS 75244

(214) 241-2400
WWW.POGUEINC.COM

PAXTON SITE AT ADRATICA
BLOCK A, LOT 1R, ADRATICA
JOHNSON SURVEY, ABSTRACT NO. 482
CITY OF MCKINNEY, TEXAS

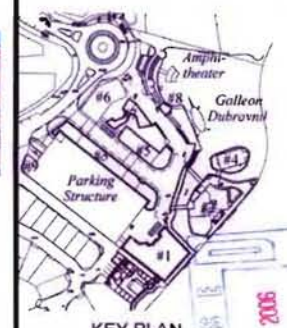
SHEET
NO. 1
OF 1



18 HARBOR MARKET JOINT VENTURE
an affiliated company of:

BLACKARD GROUP
401 Adriatic Parkway
McKinney, Texas 75070
Phone (972) 540-5504
Fax (972) 540-0509

**HARBOR BUILDING
ELEVATION STUDY**



KEY PLAN
N.T.S.

These elevations are for conceptual use to determine building massing.
Architectural features will be added or subtracted for each building to enhance the character and aesthetics, including the program of Adriatic.
Materials and color style and locations are to be determined in conjunction with future landscape home owners yet to be confirmed.
Floor, ceiling, opening, window, balcony, porch and deck locations are to be determined in conjunction with future landscape home owners to be confirmed.
Final roof projections, dormers, chimneys and roof deck locations are to be determined in conjunction with future home owners yet to be confirmed, and will conform to the relevant target regulations.
Elevation changes are subject to the discretion of the City of McKinney planning department.

A-0

Harbor Building
July 18, 2006

Copyright © 2006 by Blackard Group



04 South Elevation
SCALE 1/8"



03 West Elevation
SCALE 1/8"



02 North Elevation
SCALE 1/8"



01 East Elevation
SCALE 1/8"

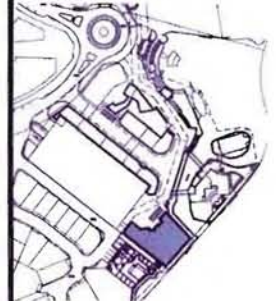


58 HARBOR MARKET JOINT VENTURE
an affiliated company of:

BLACKARD GROUP
401 Adriatic Parkway
McKinney, Texas 75070
Phone (972) 540-0304
Fax (972) 540-0309

B-Hotel
at
ADRIATICA
McKinney, Texas

BUILDING #1



KEY PLAN
N.E.S.

These elevations are for conceptual use to determine building massing.

Architectural features will be added or subtracted to each building to enhance the character and authenticity, capturing the overall theme of Adriatica.

Height and floor plate and locations are to be determined in conjunction with future landmark name design yet to be completed.

Final zoning, setbacks, attached building with through and stack locations are to be determined in conjunction with future landmark name design yet to be completed.

Final roof projections, setbacks, ground level, stack locations are to be determined in conjunction with future name design yet to be completed, and will conform to the applicable regulations.

Division charges are subject to the discretion of the City of McKinney planning department.

A-1

Harbor Building
July 14, 2008

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7/14/08
11:17:06
11/11/08



04 West Elevation
SCALE: 1/8"



03 North Elevation
SCALE: 1/8"



02 East Elevation
SCALE: 1/8"



01 South Elevation
SCALE: 1/8"



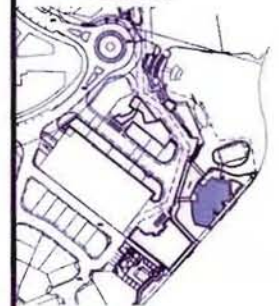
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TROGIR
at
ADRIATICA
McKinney, Texas

BUILDING #2



KEY PLAN
n.i.s.

These drawings are for conceptual use to determine building siting.

Architectural features will be added or subtracted to each building to enhance the character and authenticity, following the overall theme of Adriatica.

Window and door sizes and locations are to be determined in conjunction with future tenants/ home owners yet to be identified.

Final zoning, setbacks, building materials, colors and finish locations are to be determined in conjunction with future home owners yet to be identified, and will conform to the applicable regulations.

Final roof projections, dormers, chimneys and porch locations are to be determined in conjunction with future home owners yet to be identified, and will conform to the applicable regulations.

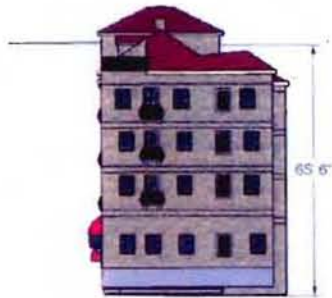
Deviation changes are subject to the discretion of the City of McKinney planning department.

A-2

Header: Building
July 14, 2006

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PLANNING



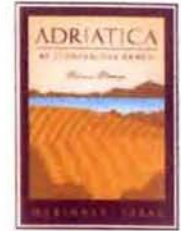
03 West Elevation
SCALE 1/4"



02 East Elevation
SCALE 1/4"



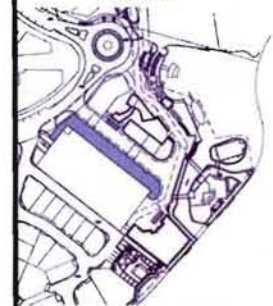
01 North Elevation
SCALE 1/4"



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Villa Kocija
at
ADRIATICA
McKinney, Texas
BUILDING #3



KEY PLAN
N.T.S.

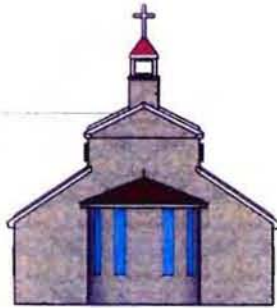
These elevations are for conceptual use to determine building massing.
Architectural features will be added or subtracted to each building to enhance the exterior and ultimately enhance the overall theme of Adriatica.
Window and door style and location are to be determined in conjunction with future tenant/owner owners yet to be identified.
Final paving, landscaping, building site, street and deck locations are to be determined in conjunction with future tenant/owner yet to be identified.
Final roof projections, awnings, signage and locations are to be determined in conjunction with future tenant/owner yet to be identified and will conform to the maximum regulations.
Elevation changes are subject to the approval of the City of McKinney planning department.

A-3

Interior Drawings
July 4, 2008

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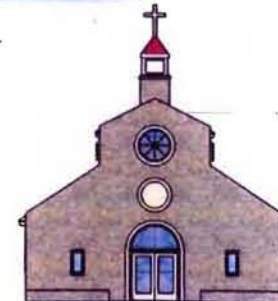
03 East Elevation
SCALE 1/8"



01 North Elevation
SCALE 1/8"



02 South Elevation
SCALE 1/8"



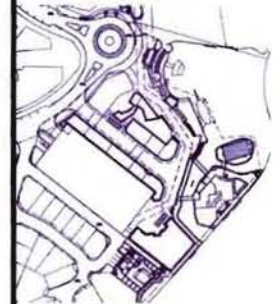
04 West Elevation
SCALE 1/8"



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CHAPEL
at
ADRIATICA
McKinney, Texas
BUILDING #4



KEY PLAN

N.T.S.
These elevations are for conceptual use to determine building massing.
Architectural features will be added or subtracted to each building to enhance the character and aesthetics, retaining the overall theme of Adriatica.
Window and door style and location are to be determined in conjunction with future scenario home owners get to see final plan.
Final design, including detailed building plans, through and deck locations are to be determined in conjunction with future scenario home owners get to see final plan.
Final roof projections, dormers, chimneys and deck locations are to be determined in conjunction with future scenario home owners get to see final plan, and will conform to the applicable regulations.
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A-4

Number Change
July 14, 2006

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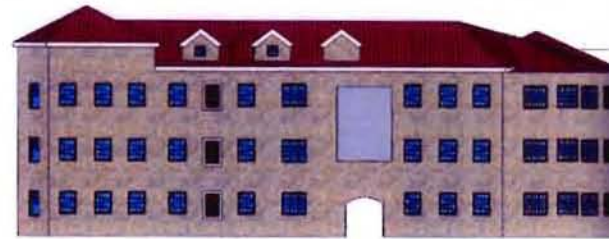
04 North Elevation
SCALE: 1/8"



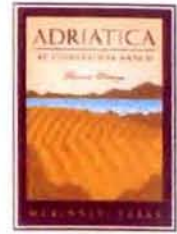
03 West Elevation
SCALE: 1/8"



02 East Elevation
SCALE: 1/8"



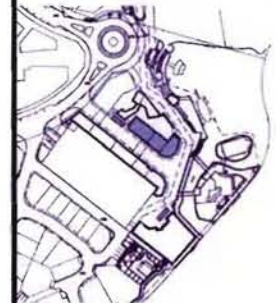
01 South Elevation
SCALE: 1/8"



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SOLANO
at
ADRIATICA
McKinney, Texas
BUILDING #5



KEY PLAN
N.E.S.

These elevations are for conceptual use to determine building massing.

Architectural features will be added or subtracted to each building to enhance the character and authenticity within the overall theme of Adriatica.

Window and door style and locations are to be determined in conjunction with future landlord home owners, yet to be identified.

Final zoning, setbacks, angled building mass, porches and deck locations are to be determined in conjunction with future landlord home owners, yet to be identified.

Final roof projections, dormers, chimneys and roof deck locations are to be determined in conjunction with future home owners, yet to be identified, and will conform to the maximum height regulations.

Elevation changes are subject to the discretion of the City of McKinney planning department.

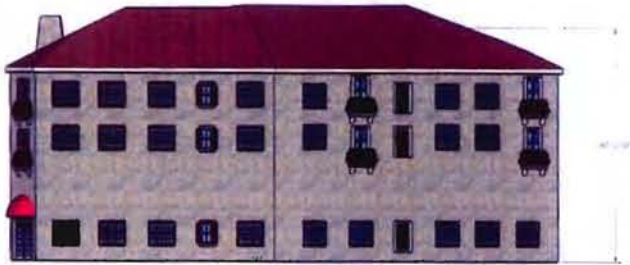
A-5

Harbor Building
July 14, 2006

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04 West Elevation
SCALE: 1/8" = 1'-0"



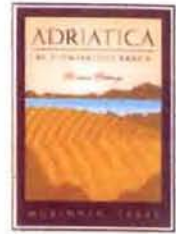
03 South Elevation
SCALE: 1/8" = 1'-0"



02 North Elevation
SCALE: 1/8" = 1'-0"



01 East Elevation
SCALE: 1/8" = 1'-0"



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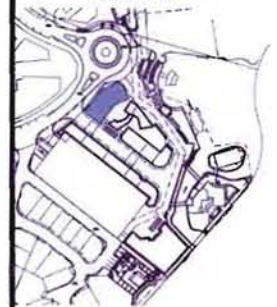


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KONOBA
at
ADRIATICA
McKinney, Texas

BUILDING #8



KEY PLAN
n.i.s.

These elevations are for conceptual use to determine building massing.

Architectural features will be added or subtracted to suit existing to enhance the character and authenticity of the overall theme of Adriatica.

Window and door style and locations are to be determined in conjunction with future tenant home owners yet to be identified.

Final zoning, setbacks, street building height, and other details are to be determined in conjunction with future tenant home owners yet to be identified.

Final roof projections, dormers, chimneys and other details are to be determined in conjunction with future tenant home owners yet to be identified and will conform to the applicable regulations.

Deviation changes are subject to the approval of the City of McKinney planning department.

A-6

Minor Building
July 14, 2006

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04 North Elevation
SCALE: N.T.S.



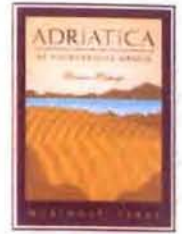
03 West Elevation
SCALE: N.T.S.



02 South Elevation
SCALE: N.T.S.



01 East Elevation
SCALE: N.T.S.



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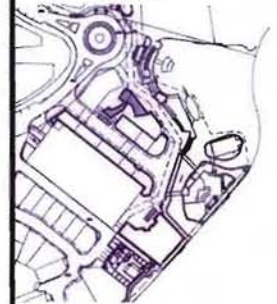


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VILLA VESNA
at
ADRIATICA
McKinney, Texas

BUILDING #7



KEY PLAN
N.T.S.

These elevations are for conceptual use to determine building massing.

Architectural features not be called or abstracted to assist building to enhance the character and individuality, capturing the overall theme of Adriatica.

Window and door style and locations are to be determined in conjunction with future landscape home owners get to be identified.

Final planting, walkway, crushed building paths, and deck locations are to be determined in conjunction with future landscape home owners get to be identified.

Final roof projections, banners, awnings and roof deck locations are to be determined in conjunction with future landscape home owners get to be identified, and will conform to the maximum height regulations.

Elevation changes are subject to the discretion of the City of McKinney planning department.

A-7

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July 14, 2006

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04 East Elevation
SCALE N.T.S.



03 North Elevation
SCALE N.T.S.



CONCEPTUAL ELEVATION - BUILDING 8



02 South Elevation
SCALE N.T.S.



01 West Elevation
SCALE N.T.S.

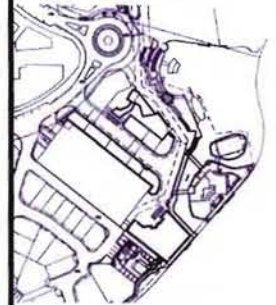


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LUCKI GOSPODAR
at
ADRIATICA
McKinney, Texas

BUILDING #8



KEY PLAN

N.T.S.

These elevations are for conceptual use to determine building massing.
Architectural features will be added or subtracted to each building to enhance the character and authenticity, reflecting the overall theme of Adriatica.
Window and door size and locations are to be determined in conjunction with future tenant/ home owners yet to be identified.
The existing existing, oriented building with brick and steel locations are to be determined in conjunction with future tenant/ home owners yet to be identified.
Fire roof projections, chimneys, storage, and roof deck locations are to be determined in conjunction with future tenant/ home owners yet to be identified, and all conform to the maximum height regulations.
Elevation changes are subject to the discretion of the City of McKinney planning department.

A-8

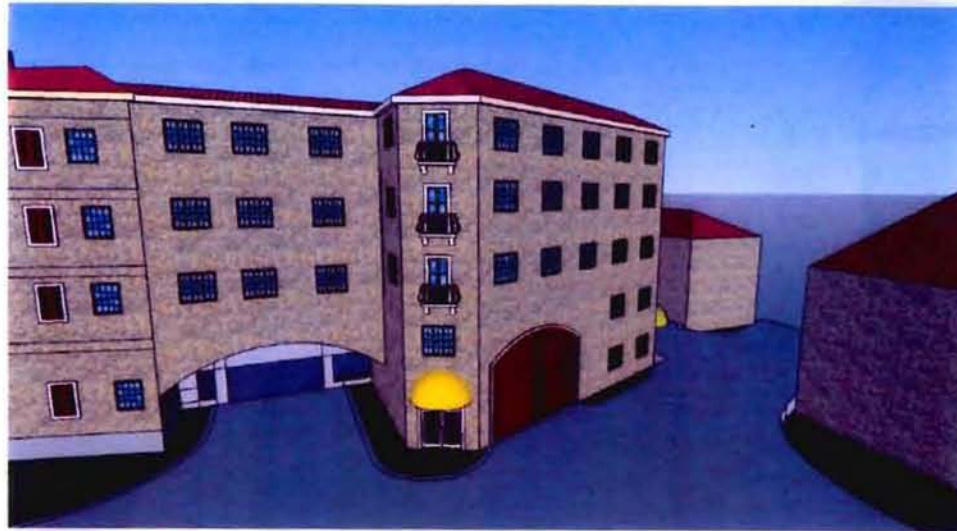
Harbor Buildings
July 14, 2008

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PLANNING



03 West Elevation
SCALE 1/8"



02 North Elevation
SCALE 1/8"



01 South Elevation
SCALE 1/8"

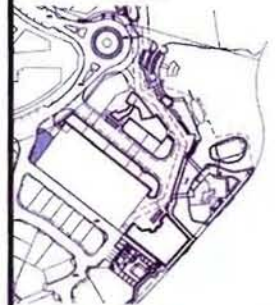


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BRAC
at
ADRIATICA
McKinney, Texas

BUILDING #9



KEY PLAN

A.E.S.

These elevations are for conceptual use to determine building massing.

Architectural features will be added or subtracted to each building to enhance the character and authenticity, maintaining the overall theme of Adriatica.

Window and door sizes and locations are to be determined in conjunction with future tenant/home owners yet to be identified.

Final paving, lighting, finished grading, walk, trash, and deck locations are to be determined in conjunction with future tenant/home owners yet to be identified.

Final roof projections, dormers, chimneys and roof deck locations are to be determined in conjunction with future tenant/home owners yet to be identified, and all conform to the maximum height regulations.

Elevation drawings are subject to the approval of the City of McKinney, planning department.

A-9

Harbor Bridge
July 14, 2006

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