

Case No. 11-149Z

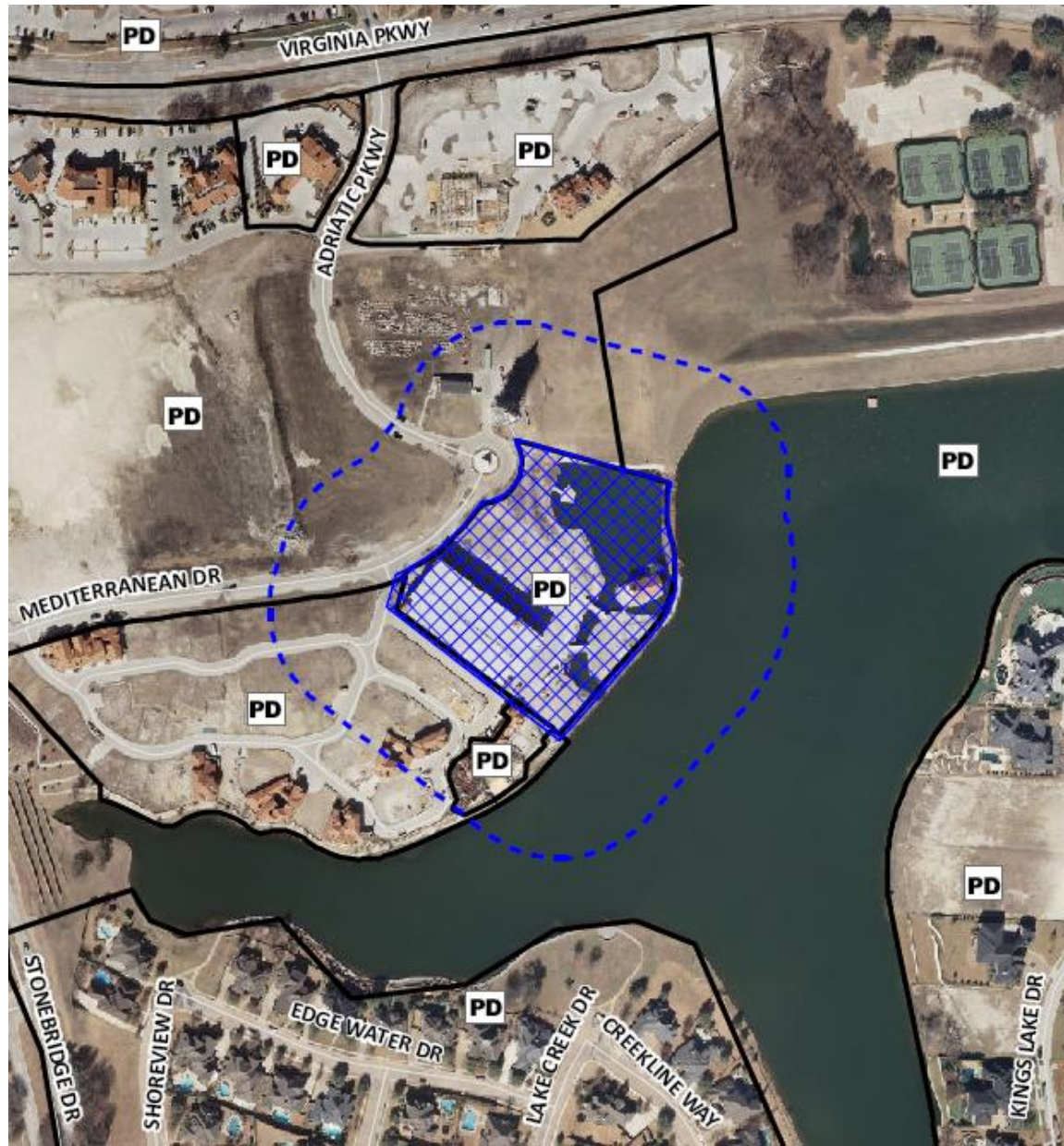
Adriatica Harbor District



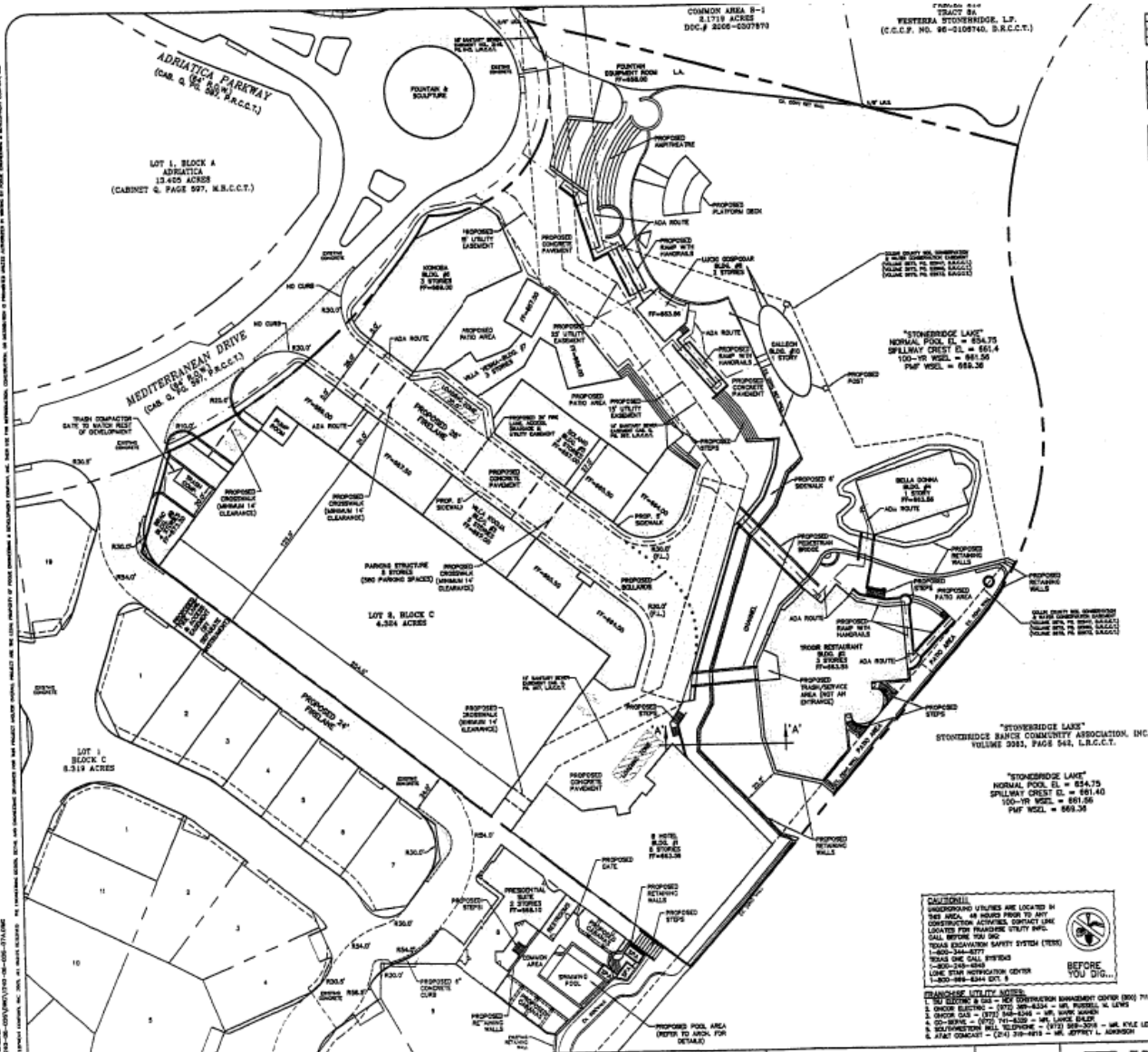
Location Map



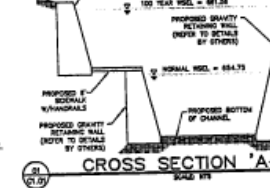
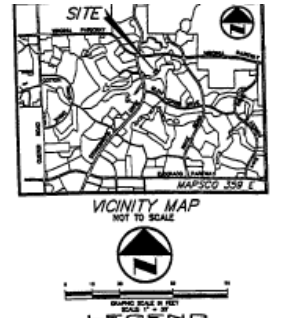
Aerial Exhibit



Existing Zoning Exhibit



BUILDING #	USE	FLOOR AREA (SQ FT)	OFFICE SQUARE FEET (SF)	TOTAL SQUARE FOOTING (SF)	NUMBER OF DWELLING UNITS	NUMBER OF HOTEL ROOMS	NUMBER OF RESTAURANT SEATING	NUMBER OF CHURCH SEATS	NUMBER OF THEATRE SEATING
BUILDING #1	HOTEL	158,349	158,349	158,349	158	158	0	0	0
BUILDING #2	RESTAURANT	12,300	12,300	12,300	0	0	12,300	0	0
BUILDING #3	RETAIL	10,000	10,000	10,000	0	0	0	0	0
BUILDING #4	RESTAURANT	10,000	10,000	10,000	0	0	10,000	0	0
BUILDING #5	OFFICE	1,000	1,000	1,000	0	0	0	0	0
BUILDING #6	RESTAURANT	10,000	10,000	10,000	0	0	10,000	0	0
BUILDING #7	RETAIL	10,000	10,000	10,000	0	0	0	0	0
BUILDING #8	RESTAURANT	10,000	10,000	10,000	0	0	10,000	0	0
BUILDING #9	OFFICE	1,000	1,000	1,000	0	0	0	0	0
BUILDING #10	RESTAURANT	10,000	10,000	10,000	0	0	10,000	0	0



ITEM	LOT 2R, BLOCK C
FORMING	158,349 / 1,017
PROPOSED USE	MIXED USE
LOT AREA (SQ. FT.)	158,349 / 3,624
TOTAL BUILDING (SQ. FT.)	158,349
TOTAL BUILDING (SQ. FT.)	158,349
TOTAL HOTEL ROOMS	158
TOTAL CHURCH SEATS	158
TOTAL DWELLING UNITS	158
BUILDING HEIGHT (FEET)	40
FLOOR AREA RATIO	1:1
PARKING REQUIRED (MIN)	1 SP / 200 SF = 78
PARKING REQUIRED (MAX)	1 SP / 100 SF = 39
PARKING REQUIRED (AVG)	1 SP / 200 SF = 78
PARKING PROVIDED (TOTAL)	158
PARKING PROVIDED (AVG)	1 SP / 200 SF = 78
PARKING PROVIDED (MIN)	1 SP / 200 SF = 78
PARKING PROVIDED (MAX)	1 SP / 100 SF = 39
MANICURED PARKING PROVIDED	158
IMPERVIOUS AREA (SQ. FT.)	158,349

CITY OF MCKINNEY SITE PLAN NOTES

1. THE SHADOWN CONTAINER SPECIFICATIONS WILL BE BRICK MASSIVE, STONE MASONRY, OR OTHER MATERIALS THAT ARE APPROVED BY THE CITY OF MCKINNEY.

2. THE LIGHTS FOR THE SHADOW PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF MCKINNEY CODES AND STANDARDS.

3. THE LIGHTS FOR THE SHADOW PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF MCKINNEY CODES AND STANDARDS.

PROJECT LOCATION / DESCRIPTION

SS HARBOR MARKET JOINT VENTURE

BLACKARD GROUP
401 ADRIATICA PARKWAY
MCKINNEY, TEXAS 75071

MR. JEFFREY D. BLACKARD
(972) 540-0304 PHONE
(972) 540-0309 FAX

REVISIONS

NO.	DATE	REVISION / DESCRIPTION	SCALE	SCALE	NOTES
DESIGN	DRAWN	DAT	SCALE	AS SHOWN	-

OWNER/DEVELOPER

SS HARBOR MARKET JOINT VENTURE

ON BEHALF OF:

BLACKARD GROUP
401 ADRIATICA PARKWAY
MCKINNEY, TEXAS 75071

MR. JEFFREY D. BLACKARD
(972) 540-0304 PHONE
(972) 540-0309 FAX

PROJECT INFORMATION

3 P.A.S.T.I.C.A.

10150 HARBOUR MARKET JOINT VENTURE

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

J.R. GRAY SURVEY, ABSTRACT NO. 343

J.R. GRAY SURVEY, ABSTRACT NO. 343

HENRY JOHNSON SURVEY, ABSTRACT NO. 482

ZONING PD# 2005-02-017

CAUTION

UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. ANY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MCKINNEY CODES AND STANDARDS.

BEFORE YOU DIG...



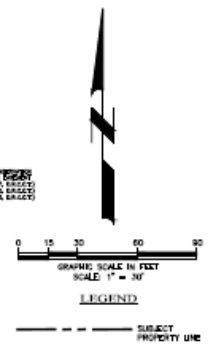
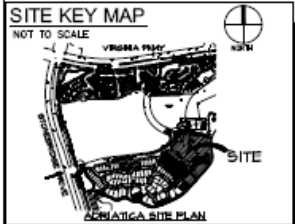
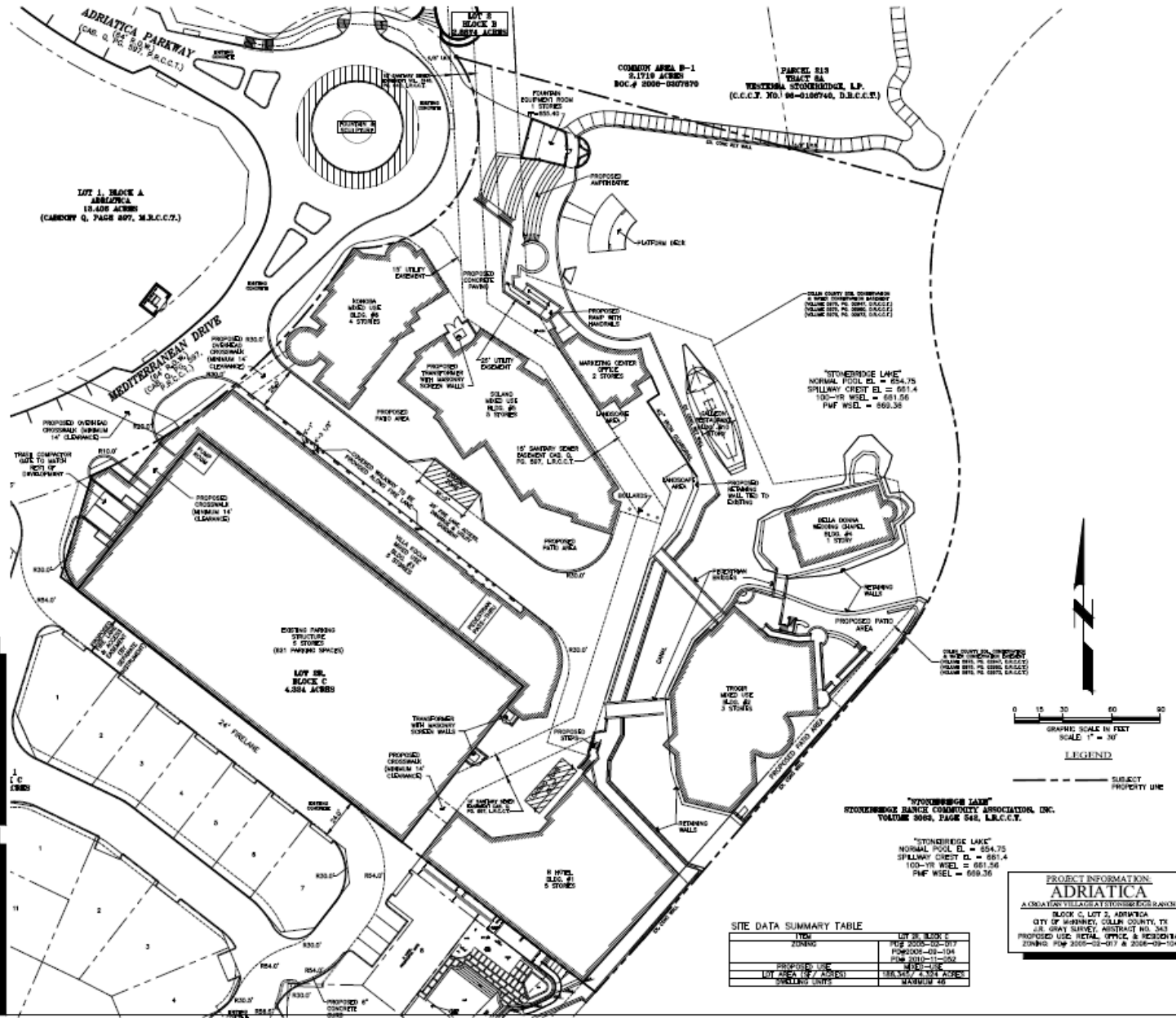
SITE PLAN

HARBOR DISTRICT AT ADRIATICA
LOT 2R, BLOCK C, ADRIATICA
J.R. GRAY SURVEY, ABSTRACT NO. 343
CITY OF MCKINNEY, TEXAS

SHEET NO. 1
C1.01

DATE: 12-08-08
CITY OF MCKINNEY, TEXAS

Proposed Zoning Exhibit



SITE DATA SUMMARY TABLE

TYPE	LOT 26, BLOCK C
ZONING	PWF 2008-02-017
PROPOSED USE	POWERS-02-104
PROPOSED ZONING	PWF 2010-11-102
LOT AREA (SQ. FEET)	6,411
PERMITTED USES	SEE MAP AND ZONING
SELLING UNITS	MANUFA 46

PROJECT INFORMATION:
ADRIATICA
A SUBDIVISION OF WESTERN STONERIDGE, L.P.
BLOCK C, LOT 26, ADRIATICA
CITY OF WASHINGTON, COLLIN COUNTY, TX
JULY GRAY SURVEY, ABSTRACT NO. 343
PROPOSED USE, RETAIL, OFFICE & RESIDENTIAL
ZONING PWF 2008-02-017 & 2008-09-104

"STONERIDGE LAKE"
STONERIDGE LAKE COMMUNITY ASSOCIATION, INC.
VOLUME 2008, PAGE 545, S.R.C.C.T.

"STONERIDGE LAKE"
NORMAL POOL EL. = 654.75
SPILLWAY CREST EL. = 661.4
100-YR WSEL = 661.56
PWF WSEL = 669.36

COLLA COURT IS COMBINED
A WEST STONERIDGE PROPERTY
VOLUME 2008, PG. 545, S.R.C.C.T.
VOLUME 2010, PG. 104, S.R.C.C.T.
VOLUME 2010, PG. 102, S.R.C.C.T.

"STONERIDGE LAKE"
NORMAL POOL EL. = 654.75
SPILLWAY CREST EL. = 661.4
100-YR WSEL = 661.56
PWF WSEL = 669.36

LOT 1, BLOCK A
ADRIATICA
15.808 ACRES
(COMB. Q, PAGE 507, S.R.C.C.T.)

COMBOD AREA B-1
5.1718 ACRES
BOC # 2008-0307870

PARCEL 218
TRACT 814
WESTERN STONERIDGE, L.P.
(C.C.C.T. NO. 08-0186746, D.B.C.C.T.)

LOT 26,
BLOCK C
4.254 ACRES

"STONERIDGE LAKE"
NORMAL POOL EL. = 654.75
SPILLWAY CREST EL. = 661.4
100-YR WSEL = 661.56
PWF WSEL = 669.36

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Proposed Building Elevations



08 Building 3- East Elevation
SCALE: 3/32" = 1'-0"



02 Building 3- West Elevation
SCALE: 3/32" = 1'-0"

MATERIALS:
RUBBLE STONE,
FLAT PANEL STONE,
WINDOW AND DOOR SURROUNDS,
MASONRY STUCCO

GRANDBURY
LEIDERS
LEIDERS



01 Building 3- North Elevation
SCALE: 3/32" = 1'-0"

Staff Recommendation

Staff recommends approval of the proposed rezoning request with the special ordinance provisions listed in the staff report.