

# Downtown McKinney Redevelopment

Sites 7, 8 & 9

# The Enclaves at Willow Crest

## Project Type

Two-story, rear-entry townhomes with patio's

## Location

Plano

NE corner of Ohio and McDermott Roads

## Description

Low-maintenance, luxury townhomes ranging from 1633 sq. ft. to 2319 sq. ft. from the \$200s to the \$260s with numerous included features such as granite and custom site finished cabinetry.

## Current Status

Approximately 85% complete

## Composition of Development Team

Bruno Pasquinelli, Division Manager, Portrait Homes  
(now President of CB JENI Homes)

Scot Whitwer, Land Development Mgr, Portrait Homes

(now Land Manager at CB JENI Homes)

Winkelmann & Associates – Engineer

Joe Grubbs – Landscape Architect

## Project Cost

\$6,522,986

## Project Financing

Portrait Homes was through Key Bank

CB JENI Homes is through JBGL Willowcrest, LLC



# Brick Row

## Project Type

Two-story, rear-entry townhomes

## Location

Richardson  
Spring Valley and Greenville Rd.

## Description

Low-maintenance, two-story townhomes ranging from 1371 sq. ft. to 1979 sq. ft. from the \$150s to the \$230s with included features such as granite in kitchen and baths, custom site finished cabinetry in kitchen and baths, stainless steel appliances, Densglass Shaftliner party walls and Radiant Barrier Roof Decking.

## Current Status

Community Opened July 2012

## Composition of Development Team

Bruno Pasquinelli, President, CB JENI Homes  
Scot Whitwer, Land Manager, CB JENI Homes  
Brockette, Davis & Drake – Engineer  
Newman, Jackson, Bieberstein – Landscape Architect

## Project Cost

\$4,914,000

## Project Financing

JBGL Builder Finance, LLC



Copyright ©2012 - Imaged2Sell



Copyright ©2012 - Imaged2Sell



Copyright ©2012 - Imaged2Sell



Copyright ©2012 - Imaged2Sell

**CB JENI**  
*Lifestyle Homes*





# Hometown

*(Previous Company)*

## Project Type

Two-story, rear-entry townhomes

## Location

North Richland Hills

## Description

Low-maintenance, two-story townhomes ranging from 1301 sq. ft. to 1658 sq. ft. from the \$130s to the \$180s

## Current Status

Completed

## Composition of Development Team

Bruno Pasquinelli, Division Manager, Portrait Homes  
Scot Whitwer, Land Development Mgr, Portrait Homes  
Brockette, Davis & Drake – Engineer  
Joe Grubbs – Landscape Architect

## Project Cost

\$3,412,177

## Project Financing

Wachovia



# La Villita

*(Previous Company)*

## Project Type

Two-story, rear-entry townhomes with patio's

## Location

Irving / Las Colinas

## Description

Low-maintenance, luxury townhomes ranging from 1633 sq. ft. to 2319 sq. ft. from the \$240s to the \$300s

## Current Status

Completed

## Composition of Development Team

Bruno Pasquinelli, Division Manager, Portrait Homes  
Scot Whitwer, Land Development Mgr, Portrait Homes  
Carter & Burgess – Engineer  
Joe Grubbs – Landscape Architect

## Project Cost

\$3,135,583

## Project Financing

Bank of America





# The Chateaus of the Settlement at Craig Ranch

## Project Type

One-story, rear-entry townhomes with covered veranda's

## Location

McKinney

## Description

Low-maintenance, luxury one story townhomes ranging from 1769 sq. ft. to 1995 sq. ft. from the \$220s to the \$270s

## Current Status

90% Complete

## Composition of Development Team

Bruno Pasquinelli, President, CB JENI Homes

Scot Whitwer, Land Manager, CB JENI Homes

N/A – Engineer

Garden Design Landscaping – Landscape Architect

## Project Cost

\$8,970,000

## Project Financing

Equity Financed



# The Villas at Lake Vista

## Project Type

Two-story, front-entry townhomes with courtyards and two-story rear-entry townhomes with patio's

## Location

Coppell

## Description

Low-maintenance, luxury townhomes offering master suites on the first level ranging from 1923 sq. ft. to 2470 sq. ft. from the \$250s to the \$360s

## Current Status

\_\_\_% Complete

## Composition of Development Team

Bruno Pasquinelli, President, CB JENI Homes

Scot Whitwer, Land Manager, CB JENI Homes

Dowdey, Anderson & Associates – Engineer

Garden Design Landscaping – Landscape Architect

## Project Cost

\$10,530,000

## Project Financing

Equity Financed





# Hemingway Court

## Project Type

Two-story, front-entry townhomes and two-story rear-entry townhomes

## Location

Irving

## Description

Low-maintenance, luxury townhomes offering master suites on the first level ranging from 194 sq. ft. to 2470 sq. ft. from the \$250s to the \$360s

## Current Status

\_\_\_% Complete

## Composition of Development Team

Bruno Pasquinelli, President, CB JENI Homes

Scot Whitwer, Land Manager, CB JENI Homes

Spiars Engineering, Inc. – Engineer

Garden Design Landscaping – Landscape Architect

## Project Cost

\$9,100,000

## Project Financing

Equity Financed





CURRENT PROJECTS				
PROJECT NAME	CITY	PROJECT TYPE	HOME TYPE	# OF UNITS
Enclave at Willowcrest	Plano	Townhomes	Rear Entry	171
Estates of Willowcrest	Plano	Single Family	Front Entry	157
Chase Oaks Addition	Plano	Townhomes	Front Entry	92
The Settlement at Craig Ranch	McKinney	Townhomes	Rear Entry	39
The Settlement at Craig Ranch	McKinney	Single Family	Rear Entry	7
Brick Row Townhomes	Richardson	Townhomes	Rear Entry	117
Villas of Lake Vista Townhomes	Coppell	Townhomes	Rear/Front Entry	39
Hemingway Court	Irving	Townhomes	Rear/Front Entry	35
Villas of Alto Vista	Irving (Las Colinas)	Single Family	Front Entry	39
Lake Vista Phase 2	Coppell	Single Family	Front Entry	39
<b>TOTAL HOMES</b>				<b>735</b>
FUTURE PROJECTS				
PROJECT NAME	CITY	PROJECT TYPE	HOME TYPE	# OF UNITS
Lakeside	Flower Mound	Single Family	Front Entry	50
McDermott Farms	Allen	Single Family	Front Entry	140
Mustang Park	Carrollton	Townhomes	Rear Entry	155
Grand Canal District	Frisco	Townhomes	Rear Entry	52
Raford Road	Carrollton	Townhomes	Rear Entry	56
Hometown	North Richland Hills	Townhomes	Rear Entry	106
Pecan Creek	Plano	Single Family	Front Entry	33
Viridian Ph. 1B	Arlington	Townhomes	Rear Entry	26
Viridian Ph. 2A	Arlington	Townhomes	Rear Entry	61
Brittingham	Allen	TH/SF	mix	400+/-
<b>TOTAL HOMES</b>				<b>1079</b>
PREVIOUS PROJECTS				
PROJECT NAME	CITY	PROJECT TYPE	HOME TYPE	# OF UNITS
Bandera	Bedford	Single Family	Front Entry	84
Beacon Hill	Garland	Townhome	Front Entry	104
Briar Hill	Plano	Townhome	Front Entry	193
Carrington Court	Fort Worth	Townhome	Rear Entry	159
Castlebrook	Plano	Townhome	Front Entry	121
Crestwood	Plano	Single Family	Front Entry	95
Durango Ridge	Bedford	Townhome	Rear Entry	133
Durango Ridge Phase 2	Bedford	Townhome	Rear Entry	87
Fairway Villas	Plano	Townhome	Front Entry	94
Heritage Hill	Lewisville	Townhome	Front Entry	80
Hidden Creek 1 & 2	Plano	Townhome	Front Entry	191
Hometown	North Richland Hills	Townhome	Rear Entry	83
Kingsbrook	Plano	Townhome	Front Entry	142
La Villita	Irving	Townhome	Rear Entry	77
La Villita Phase 2	Irving	Townhome	Rear Entry	52
Le Chateau	Irving	Townhome	Front Entry	79
Morningstar Meadow	Richardson	Townhome	Front Entry	110
Parker Estates	Plano	Townhome	Front Entry	156
Parker Estates Phase 2	Plano	Townhome	Front Entry	154
Parker Estates Phase 3	Plano	Townhome	Front Entry	117
Village on the Green	McKinney	Townhome	Rear Entry	145
Villas of Wellington	Lewisville	Townhome	Front Entry	223
Westbrook at Ridgeview	Plano	Townhome	Front Entry	210
WyndSOR Court	Richardson	Single Family	Front Entry	50
<b>TOTAL HOMES</b>				<b>2937</b>

## Sampling of Projects:

Over 2500 homes built and closed in DFW by Bruno Pasquinelli's team.

Under Bruno's leadership, Portrait Homes grew to become the largest townhome builder in DFW.

In just 3 years, CB JENI Homes grew to be the largest townhome builder in Plano in 2012.



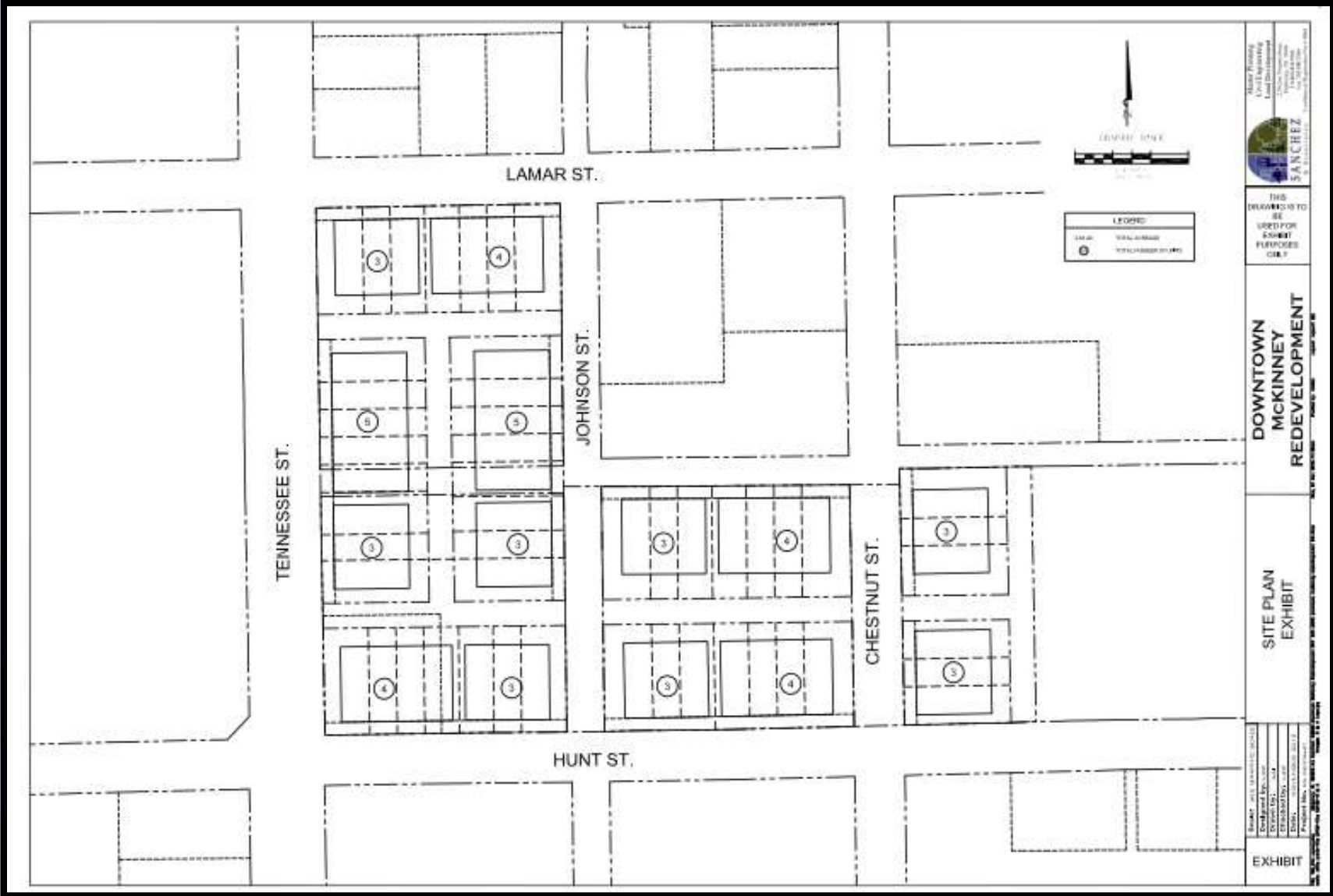
Location of Project relative to  
Downtown / McKinney Square.



**Sites 7, 8 and 9**  
DFWMaps.com

**DISCLAIMER**  
This data has been compiled for NCTCOG. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.









Urban Planning  
 Civil Engineering  
 Land Development  
 Surveying  
 Architecture  
 Interior Design  
 Environmental  
 Planning  
 Construction

**SANCHEZ**  
 SANCHEZ ARCHITECTS & ASSOCIATES, P.C.

THIS DRAWING IS TO  
 BE USED FOR  
 PRELIMINARY  
 PURPOSES ONLY

**DOWNTOWN  
 MCKINNEY  
 REDEVELOPMENT**

**VISUAL CHARACTERISTIC  
 STUDY**

Project Name	Downtown McKinney Redevelopment
Client	City of McKinney
Location	McKinney, Texas
Scale	1/4" = 1'-0"
Date	10/15/2014
Project No.	14-001

EXHIBIT