

**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).

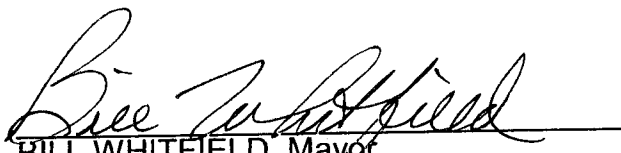
Section 3. If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of 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 5<sup>TH</sup> DAY OF SEPTEMBER, 2006.**

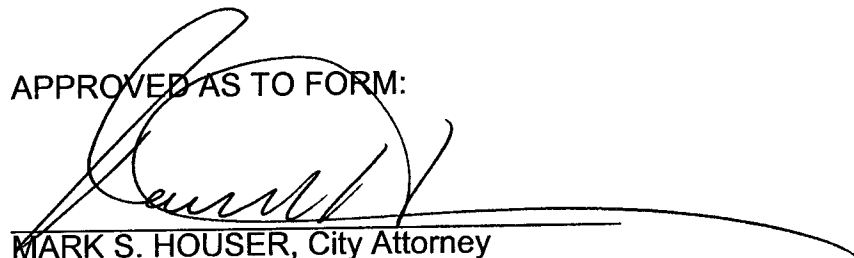
  
 BILL WHITFIELD, Mayor

CORRECTLY ENROLLED:

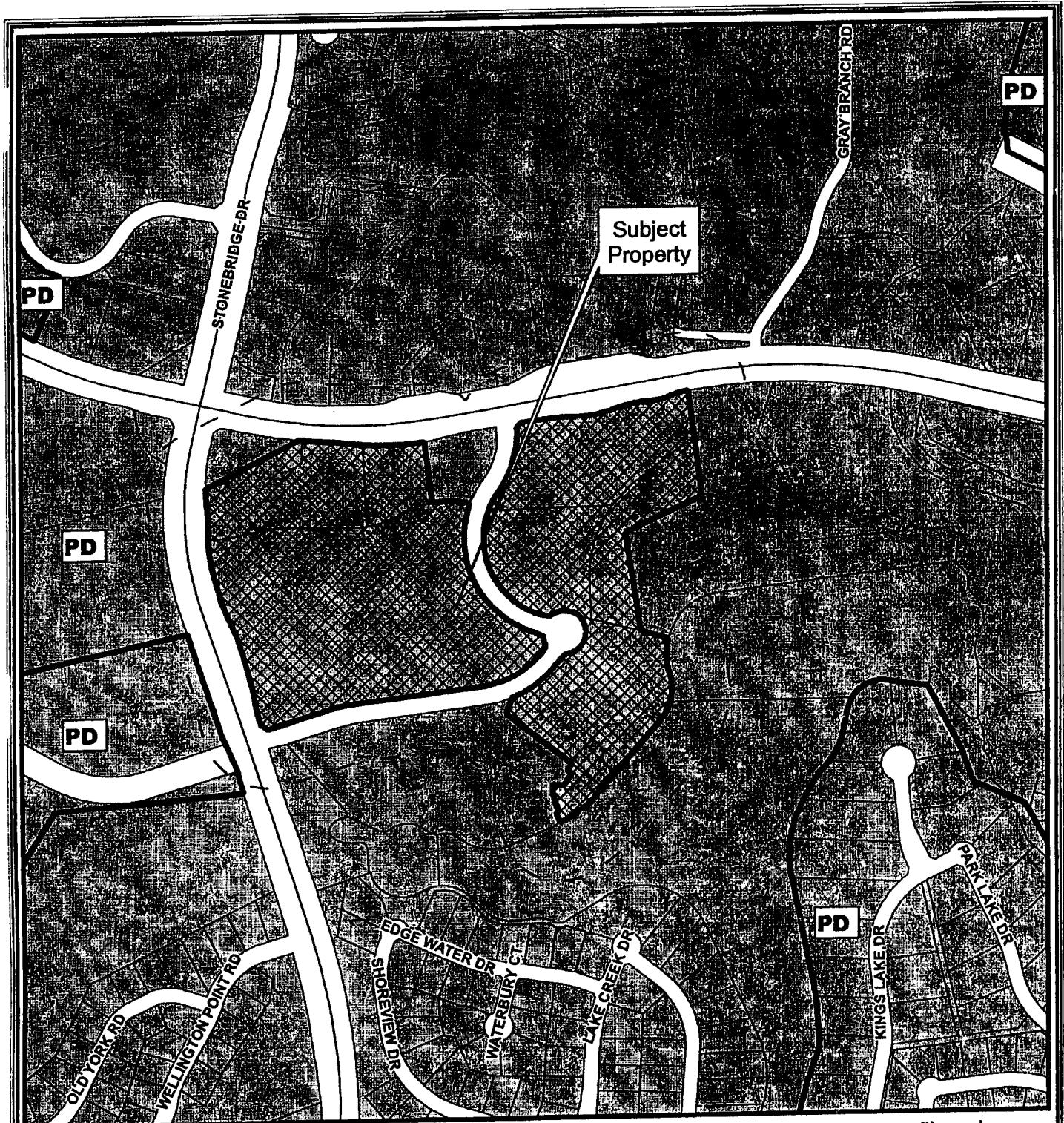


SANDY HART, CMC, City Secretary  
BEVERLY COVINGTON, CMC, Deputy City Secretary

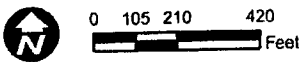
APPROVED AS TO FORM:



MARK S. HOUSER, City Attorney



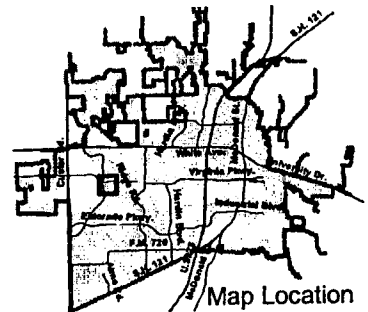
S:\MCKGIS\Project\2006\06-230Z.mxd



**Notification Case**

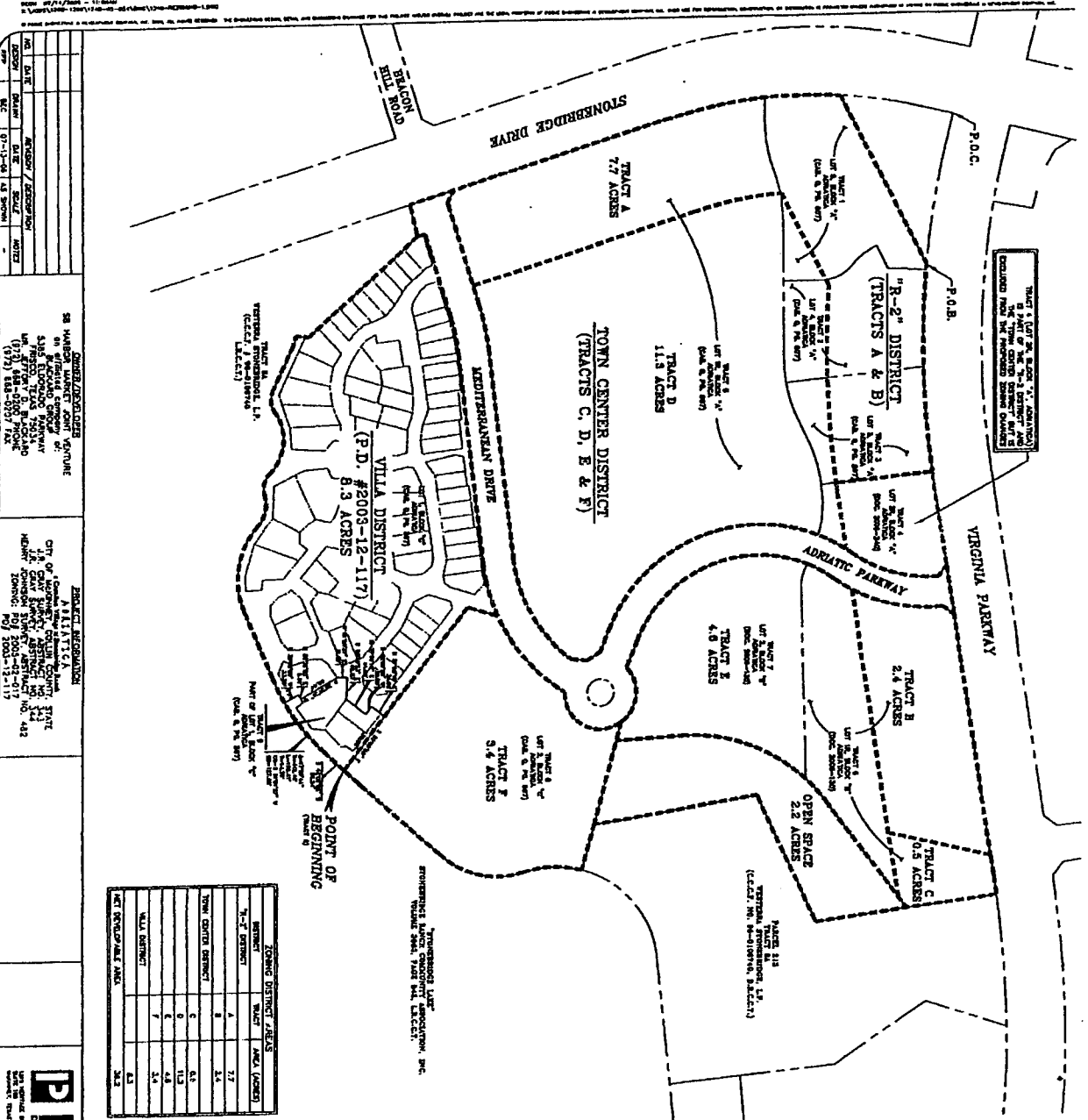
Notice Case #: 06-230Z  
 R-8795-00C-0010-1; R-8795-00A-0030-1  
 R-8795-00A-001R-1; R-8795-00A-0040-1  
 R-8795-00A-0050-1; R-8795-00C-0010-1  
 R-8795-00B-001R-1; R-8795-00B-0020-1  
 R-8795-00B-00B1-1

--- 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, omissions or errors.

**EXHIBIT "A"**



TRACT 1 (LOT 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)

ZONING DISTRICT AREAS		
TRACT	ACRES	TOTAL ACRES
TRACT A	27.7	27.7
TRACT B	2.4	2.4
TRACT C	0.5	0.5
TRACT D	11.8	11.8
TRACT E	4.0	4.0
TRACT F	3.4	3.4
TRACT G	2.2	2.2
TRACT H	1.2	1.2
TRACT I	0.5	0.5
TRACT J	0.5	0.5
TRACT K	0.5	0.5
TRACT L	0.5	0.5
TRACT M	0.5	0.5
TRACT N	0.5	0.5
TRACT O	0.5	0.5
TRACT P	0.5	0.5
TRACT Q	0.5	0.5
TRACT R	0.5	0.5
TRACT S	0.5	0.5
TRACT T	0.5	0.5
TRACT U	0.5	0.5
TRACT V	0.5	0.5
TRACT W	0.5	0.5
TRACT X	0.5	0.5
TRACT Y	0.5	0.5
TRACT Z	0.5	0.5
TOTAL TRACTS	7	7
TOTAL ACRES	53.2	53.2

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

GENERAL CONTRACTOR  
 28 HANBORN LUMBER COMPANY VENTURE  
 OF FAYATVILLE COMPANY  
 3425 ELLIOTT PARKWAY  
 SUITE 200  
 FAYATVILLE, NC 27527  
 (919) 884-1007 FAX

CITY OF ARLINGTON  
 118 GRAY SURVEY ABSTRACT NO. 343  
 118 GRAY SURVEY ABSTRACT NO. 343  
 ZONING: PD 2003-117

**Ppogue**  
 CONSULTING ENGINEERS, INC.  
 118 GRAY SURVEY ABSTRACT NO. 343  
 118 GRAY SURVEY ABSTRACT NO. 343  
 CITY OF ARLINGTON, TEXAS

ZONING EXHIBIT  
 ADRIATIC PARKWAY @ STONEBRIDGE DRIVE Z0.01  
 J.R. GRAY SURVEY ABSTRACT NO. 343  
 CITY OF ARLINGTON, TEXAS

**REVISIONS**  
 JUL 14 2006  
 PLANNING  
**EXHIBIT "B"**

**CONTRACT**  
 This contract is made this 17th day of July, 2006, between the City of Arlington, Texas, and Ppogue Consulting Engineers, Inc., for the preparation of a zoning exhibit for the proposed development of the site located at the intersection of Adriatic Parkway and Stonewall Drive, within the 118 Gray Survey, Abstract No. 343, City of Arlington, Texas. The City of Arlington, Texas, is hereinafter referred to as the "City" and Ppogue Consulting Engineers, Inc., is hereinafter referred to as the "Contractor".

The Contractor shall prepare and submit to the City a zoning exhibit for the proposed development of the site, including but not limited to, a site plan, a zoning map, and a zoning ordinance. The zoning exhibit shall be prepared in accordance with the requirements of the City of Arlington, Texas, and shall be submitted to the City within the time frame specified in the contract.

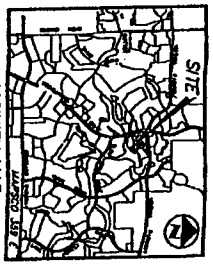
The Contractor shall be responsible for obtaining all necessary permits and approvals from the City and other relevant agencies. The Contractor shall also be responsible for paying all fees and charges associated with the preparation and submission of the zoning exhibit.

The City shall retain the right to accept or reject the zoning exhibit at its discretion. If the City rejects the zoning exhibit, the Contractor shall be responsible for preparing and submitting a revised zoning exhibit within the time frame specified in the contract.

This contract shall be governed by the laws of the State of Texas. Any dispute arising out of or under this contract shall be resolved by arbitration in accordance with the rules of the American Arbitration Association.

IN WITNESS WHEREOF, the City of Arlington, Texas, has hereunto set its hand and seal this 17th day of July, 2006.

IN WITNESS WHEREOF, Ppogue Consulting Engineers, Inc., has hereunto set its hand and seal this 17th day of July, 2006.





NO.	DATE	REVISION / DESCRIPTION	SCALE	NOTES
1	06/27/06	ISSUED FOR PERMIT	1" = 40'	
2	07/10/06	REVISION TO PERMIT	1" = 40'	

**OWNER/DESIGNER**  
 S8 HARBOR MARKET JOINT VENTURE  
 OR SUCCESSORS  
 401 ADRIATICA PARKWAY  
 MCKINNEY, TEXAS 75069  
 (972) 540-0309 FAX

**PROJECT INFORMATION**  
 AVIATICA  
 TERA KASTEL AT ADRIATICA  
 BLOCK B, LOT 1B, ADRIATICA  
 CITY OF GRAY SURVEY, ABSTRACT NO. 343  
 PROPOSED USE: VETERINARY CLINIC  
 ZONING: PDJ 2003-02-017

The applicant is required to file the Survey of the Proposed Project with the City of McKinney, Texas, for review and approval. The Survey shall be filed with the City of McKinney, Texas, and the City of McKinney, Texas, shall have the right to review and approve the Survey.

**POEGUE**  
 ENGINEERING & DEVELOPMENT COMPANY, INC.  
 2110 W. UNIVERSITY BLVD.  
 SUITE 200  
 DALLAS, TEXAS 75201  
 (214) 343-8888  
 www.poeague.com

**SITE PLAN**  
 TERA KASTEL AT ADRIATICA  
 BLOCK B, LOT 1B, ADRIATICA  
 CITY OF MCKINNEY, TEXAS  
 SHEET NO. C1.01

**NOTICE TO CONTRACTORS**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MCKINNEY, TEXAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MCKINNEY, TEXAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MCKINNEY, TEXAS.

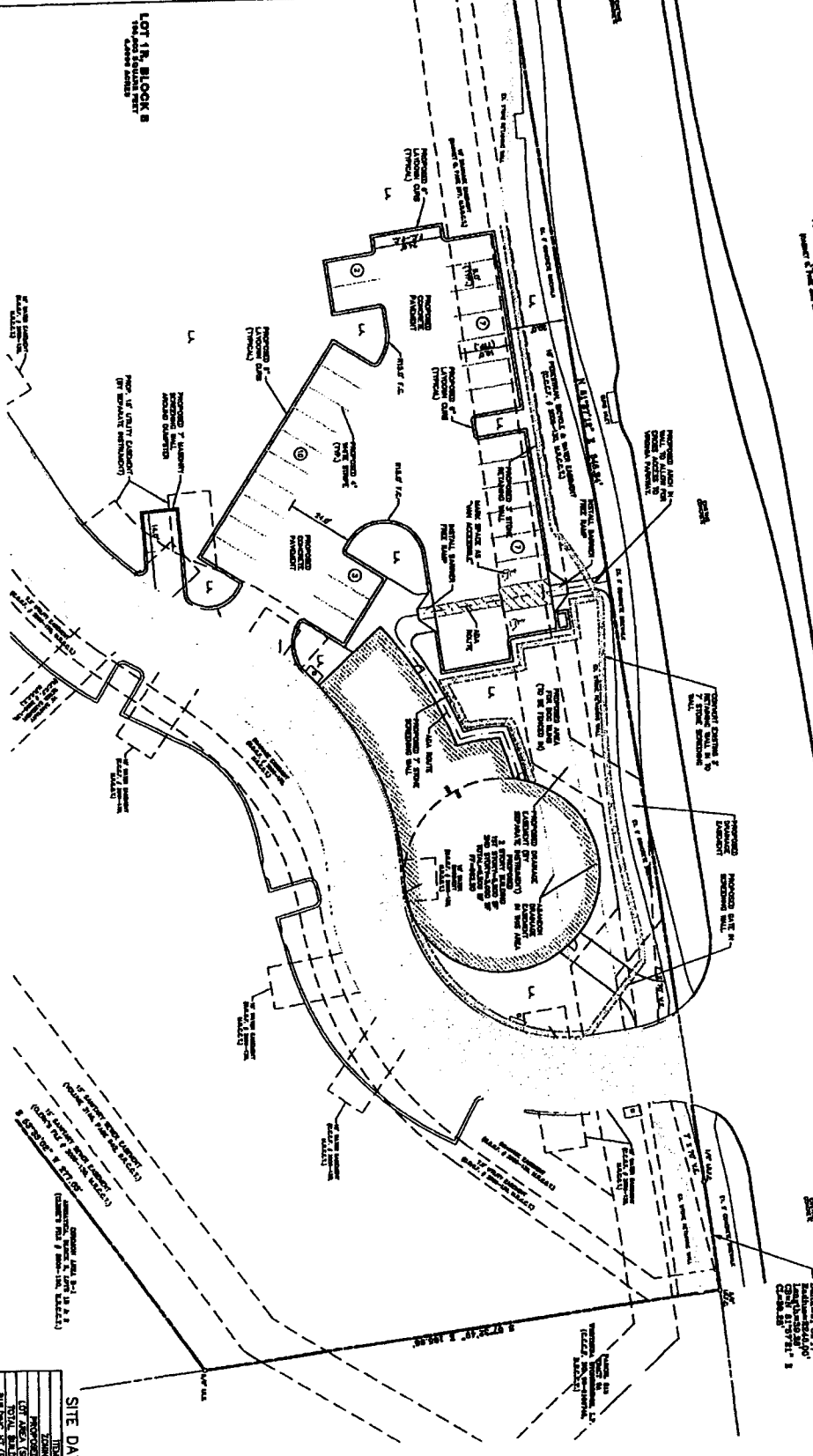
**PLANNING**  
 JUN 27 2006  
 REVISION

**EXHIBIT "D"**

**REVISION**  
 JUN 27 2006  
 REVISION

**PLANNING**  
 JUN 27 2006  
 REVISION

**EXHIBIT "D"**



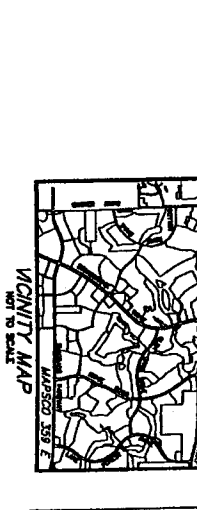
**SITE DATA SUMMARY TABLE**

NO.	DESCRIPTION	AMOUNT
1	TOTAL LOT AREA (SQ. FT.)	18,000.00
2	TOTAL BUILDING AREA (SQ. FT.)	10,000.00
3	TOTAL PARKING SPACES	50
4	TOTAL DRIVEWAY AREA (SQ. FT.)	2,000.00
5	TOTAL SITE AREA (SQ. FT.)	20,000.00

**GENERAL NOTES**  
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MCKINNEY, TEXAS.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MCKINNEY, TEXAS.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MCKINNEY, TEXAS.

**CITY OF MCKINNEY SITE PLAN NOTES**  
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MCKINNEY, TEXAS.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MCKINNEY, TEXAS.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MCKINNEY, TEXAS.

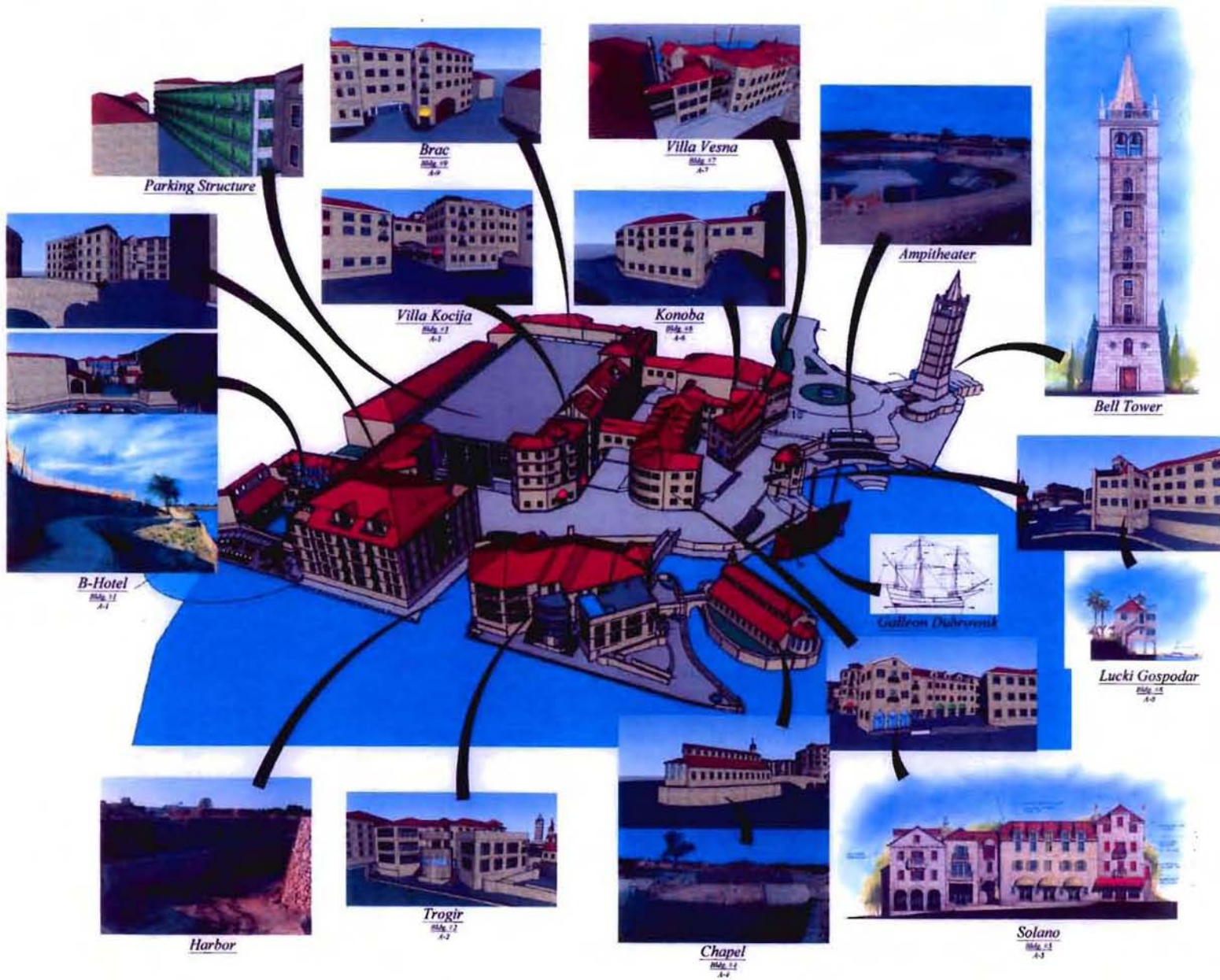
**PROJECT LOCATION / DESCRIPTION**  
 TERA KASTEL AT ADRIATICA  
 BLOCK B, LOT 1B, ADRIATICA  
 CITY OF GRAY SURVEY, ABSTRACT NO. 343  
 CITY OF MCKINNEY, TEXAS



**PLANNING**  
 JUN 27 2006  
 REVISION



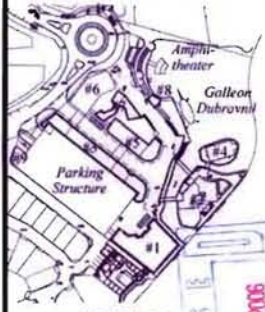




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**BLACKARD GROUP**  
401 Adriatic Parkway  
McKinney, Texas 75070  
Phone (972) 540-5504  
Fax (972) 540-0509

**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, maintaining the character of Adriatic.  
Materials and color style and locations are to be determined in conjunction with future landscape home owners yet to be completed.  
Floor plans, elevations, and building massing will be determined in conjunction with future landscape home owners to be completed.  
Final roof projections, dormers, chimneys and roof deck locations are to be determined in conjunction with future landscape home owners yet to be completed, and will conform to the relevant zoning regulations.  
Elevation changes are subject to the discretion of the City of McKinney planning department.

**A-0**

Harbor Building  
July 18, 2006

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04 South Elevation  
SCALE 1/8"



03 West Elevation  
SCALE 1/8"



02 North Elevation  
SCALE 1/8"



01 East Elevation  
SCALE 1/8"

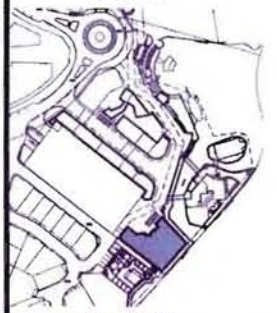


58 HARBOR MARKET JOINT VENTURE  
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**BLACKARD GROUP**  
401 Adriatic Parkway  
McKinney, Texas 75070  
Phone (972) 340-0304  
Fax (972) 340-0309

B-Hotel  
at  
**ADRIATICA**  
McKinney, Texas

BUILDING #1



**KEY PLAN**

*n.e.e.*  
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.  
Position and door style and locations are to be determined in conjunction with future landscape home owners yet to be completed.  
Final zoning, setbacks, attached building walls, through and stack locations are to be determined in conjunction with future landscape home owners yet to be completed.  
Final roof projections, dormers, chimneys, and other details are to be determined in conjunction with future home owners 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"



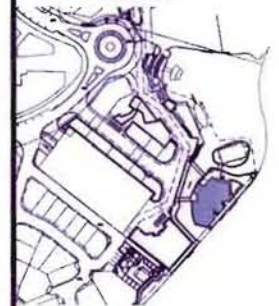
58 HANCOCK MARKET BOOY VENTURES  
an affiliated company of:



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

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.

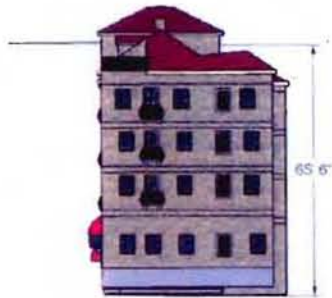
**A-2**

Header: Building  
July 14, 2006

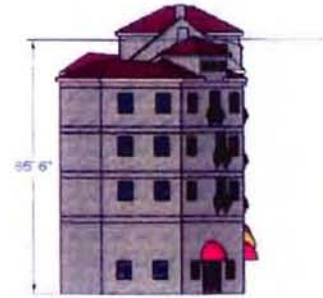
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JUL 17 2006  
PLANNING

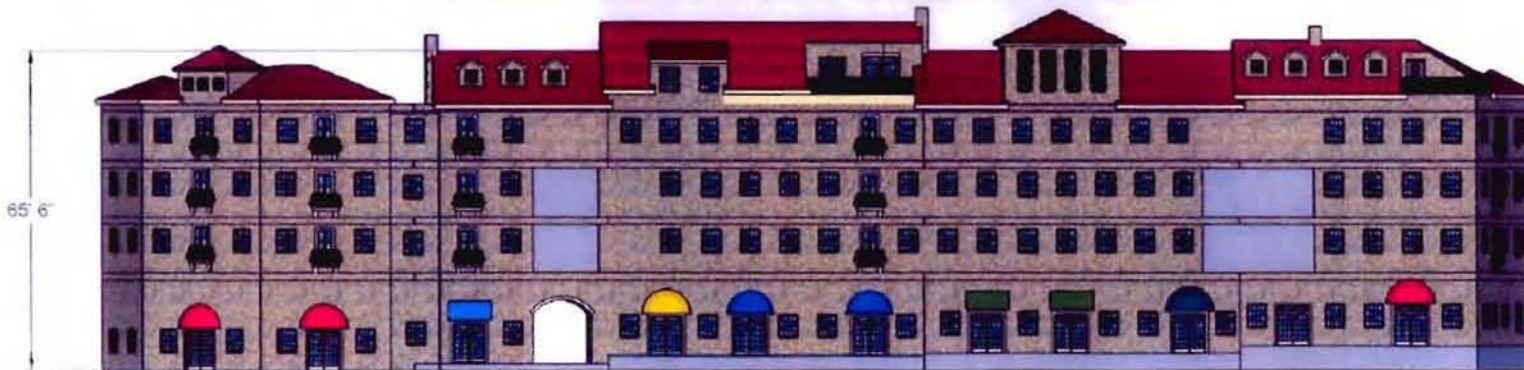




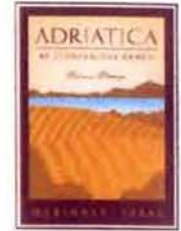
03 West Elevation  
SCALE 1/4"



02 East Elevation  
SCALE 1/4"



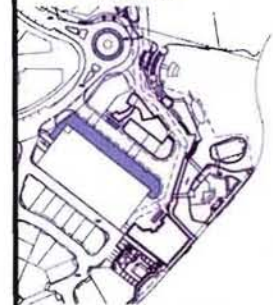
01 North Elevation  
SCALE 1/4"



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is a licensed company of:

**BLACKCARD GROUP**  
405 Adwick Parkway  
McKinney, Texas 75070  
Phone (972) 540-0304  
Fax (972) 540-0309

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 authentically continue 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, utility, graded building site, through and drive locations are to be determined in conjunction with future tenant/owner yet to be identified.

Final roof projections, egress, driveway deck locations are to be determined in conjunction with future tenant/owner yet to be identified and will conform to the minimum regulations.

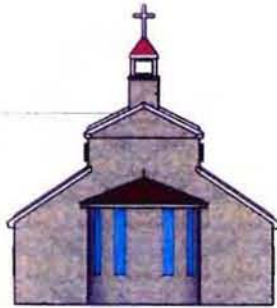
Elevation changes are subject to the approval of the City of McKinney planning department.

**A-3**

Master Drawing  
July 4, 2008

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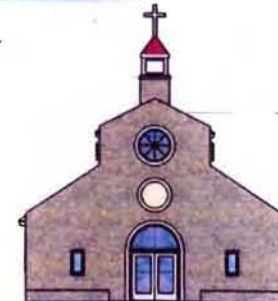
03 East Elevation  
SCALE 1/4" = 1'-0"



01 North Elevation  
SCALE 1/4" = 1'-0"



02 South Elevation  
SCALE 1/4" = 1'-0"



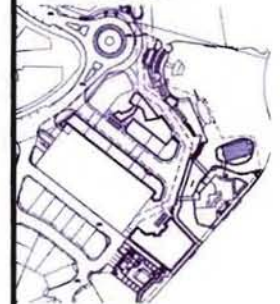
04 West Elevation  
SCALE 1/4" = 1'-0"



SE HARBOR MARKET JOINT VENTURE  
an affiliated company of

**BLACKARD GROUP**  
401 Adriatic Parkway  
McKinney, Texas 75070  
Phone (972) 540-0504  
Fax (972) 540-0309

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 graded building walls, 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.

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

**A-4**

Number Change  
July 14, 2006

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JUL 17 2006  
PLANNING





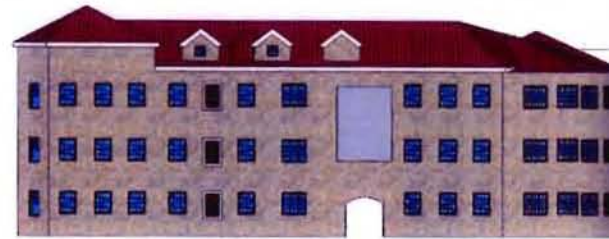
04 North Elevation  
SCALE: 1/8"



03 West Elevation  
SCALE: 1/8"



02 East Elevation  
SCALE: 1/8"



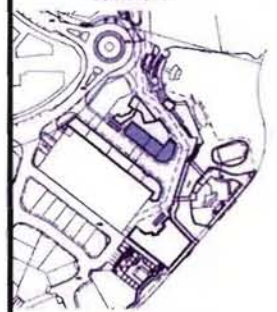
01 South Elevation  
SCALE: 1/8"



28 HARBOR MARKET JOINT VENTURE  
an affiliated company of

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

SOLANO  
at  
ADRIATICA  
McKinney, Texas  
BUILDING #5



KEY PLAN  
N.E.S.

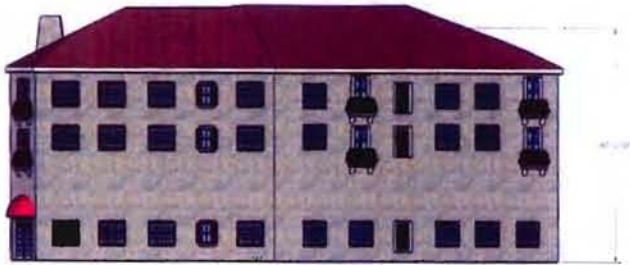
These elevations are for conceptual use to determine building massing.  
Architectural features will be added or subtracted to each building to enhance the character and authenticity within the overall theme of Adriatica.  
Window and door style and locations are to be determined in conjunction with future residential home owners. All to be identified.  
Final zoning, setbacks, angled building mass, porches and deck locations are to be determined in conjunction with future home owners. All to be identified and will conform to the maximum height regulations.  
Final roof projections, dormers, chimneys and roof deck locations are to be determined in conjunction with future home owners. All 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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JUL 17 2006  
PLANNING



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"



30 HARBOR MARKET JOINT VENTURE  
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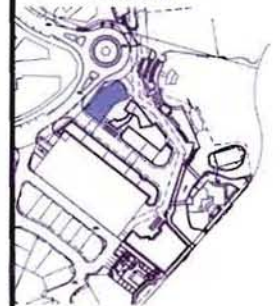


BLACKARD GROUP

405 Adriatic Parkway  
McKinney, Texas 75072  
Phone (972) 548-0304  
Fax (972) 548-0300

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 zoning 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, ground building height, setbacks and other features are to be determined in conjunction with future tenant home owners yet to be identified and will conform to the respective zoning regulations.

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



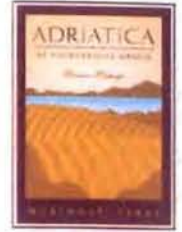
03 West Elevation  
SCALE: N.T.S.



02 South Elevation  
SCALE: N.T.S.



01 East Elevation  
SCALE: N.T.S.



58 HAZARD MARKET JOINT VENTURE  
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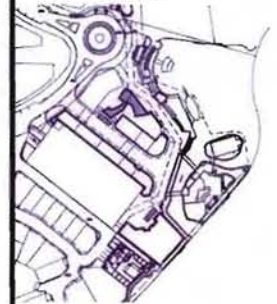


BLACKARD GROUP

401 Adriatic Parkway  
McKinney, Texas 75173  
Phone (972) 540-0304  
Fax (972) 540-0309

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 added or subtracted to assist building to enhance the character and aesthetics, including 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

Header: Building

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.

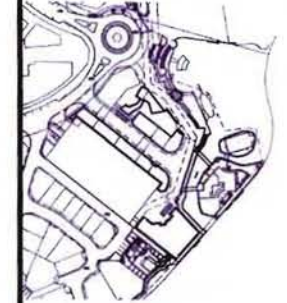


SE HARBOR MARKET JOINT VENTURE  
an affiliated company of:

**BLACKARD GROUP**  
401 Adams Parkway  
McKinney, Texas 75070  
Phone (972) 540-0304  
Fax (972) 540-0308

**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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JUL 17 2008  
PLANNING





03 West Elevation  
SCALE 1/8"



02 North Elevation  
SCALE 1/8"



01 South Elevation  
SCALE 1/8"

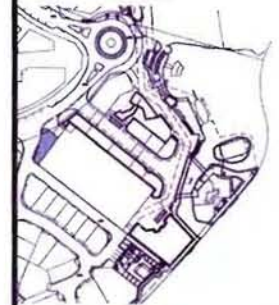


BR HARBOUR MARKET JOINT VENTURE  
an affiliated company of:

**BLACKARD GROUP**  
401 Adriatic Parkway  
McKinney, Texas 75069  
Phone (972) 540-0304  
Fax (972) 540-0309

**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 size and location are to be determined in conjunction with future unit-type home owners yet to be identified.

Final paving, driveway, finished grading, walk, trash, and deck locations are to be determined in conjunction with future unit-type 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 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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