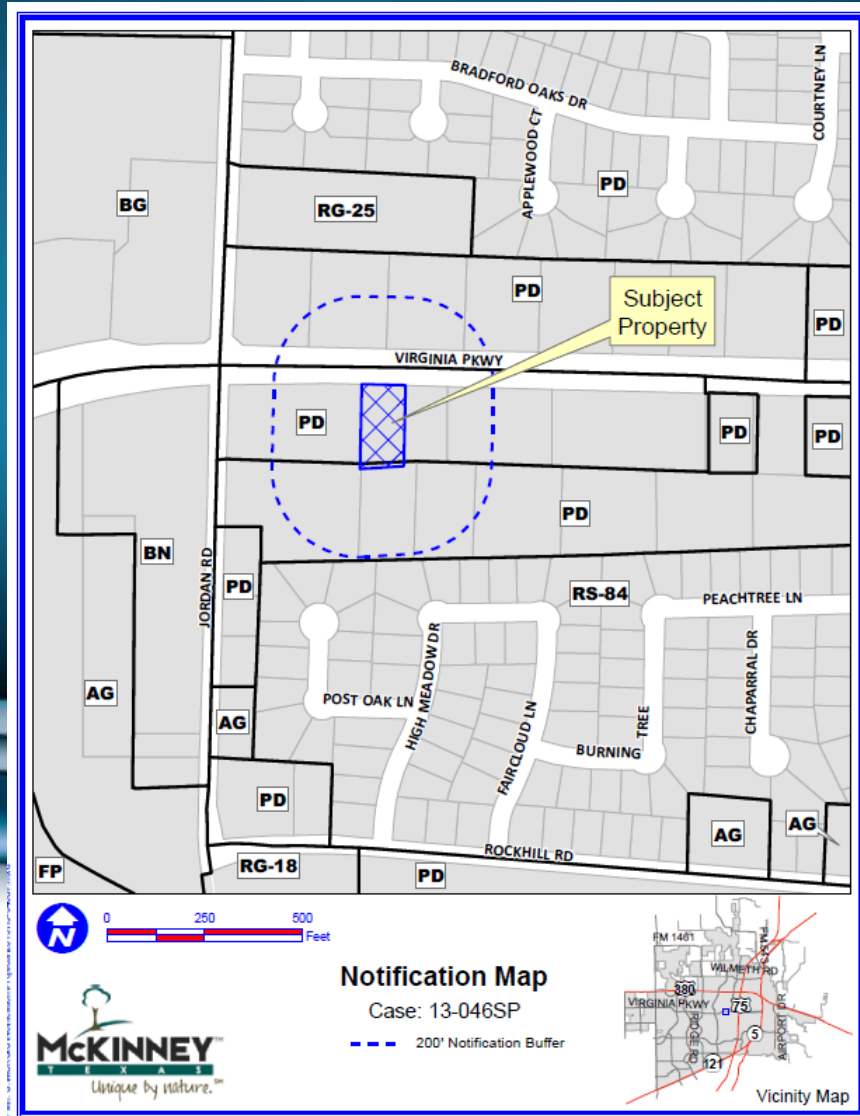


Case No. 13-046SP

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Turrentine Family Partnership, Ltd., for Approval of a Site Plan to Allow for a Stand Alone Building with Drive Through Window (Bahama Bucks), Being Less than 1 Acre, Located Approximately 400 Feet East of Jordan Road and on the South Side of Virginia Parkway

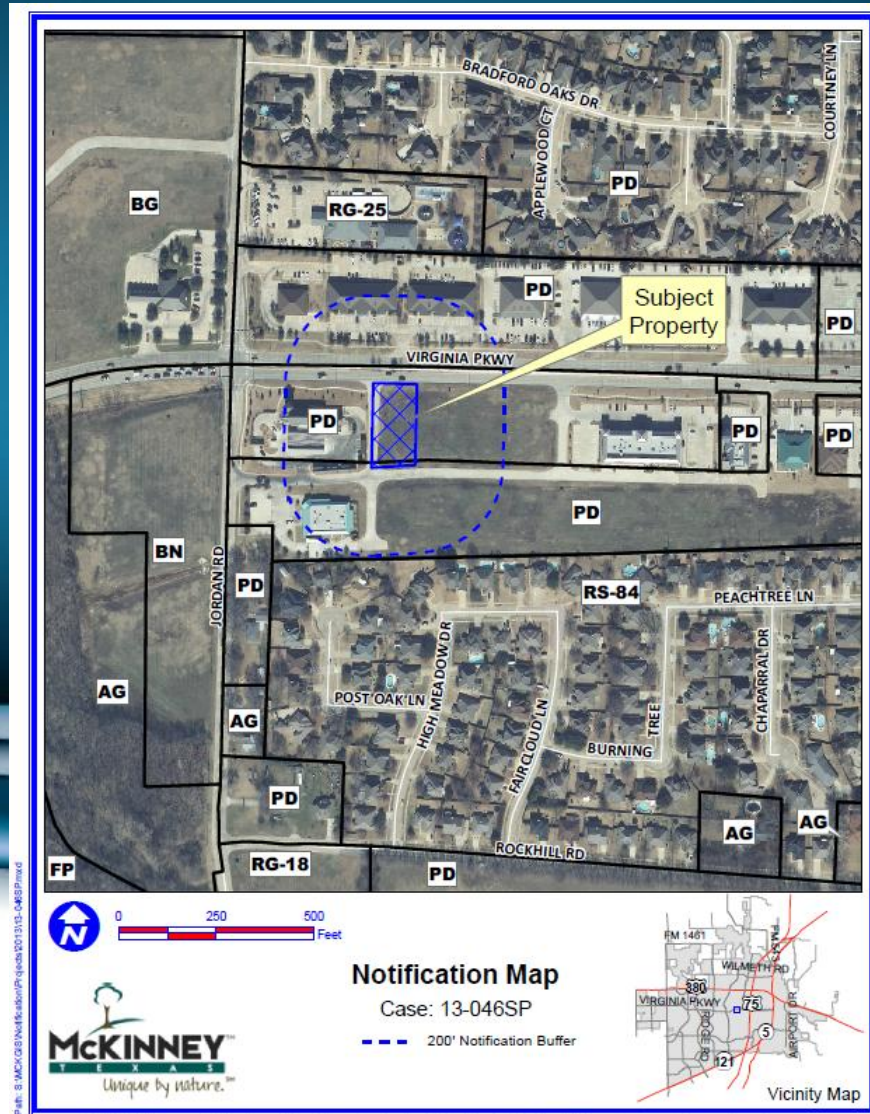


Location Map



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

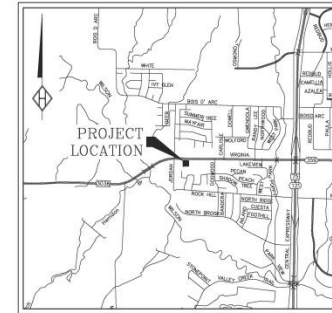
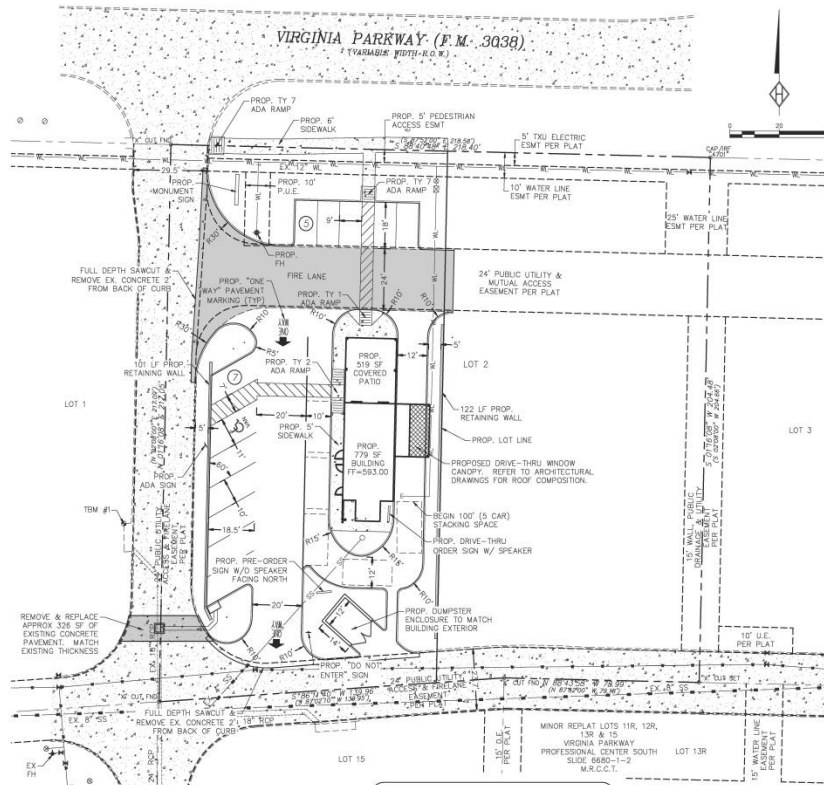
Aerial Exhibit



Path: S:\MCK\GIS\Projects\GIS\Projects\20131115_04637.mxd

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

Proposed Site Plan



LEGEND	
IRF	IRON ROD FOUND
IRS	IRON ROD SET
X	CUT X IN CONCRETE
FCR	FENCE CORNER POST
#	ASPHALT
⊙	TELEPHONE MANHOLE
⊛	POWER POLE
⊙	LIGHT POLE
⊕	WATER VALVE
⊙SMH	SANITARY SEWER MANHOLE
⊕	FIRE HYDRANT
⊙WM	WATER METER

- NOTES:**
- SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
 - MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
 - LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

SITE INFORMATION

ZONING DISTRICT = "PD" PLANNED DEVELOPMENT DISTRICT 2005-12-132

LAND AREA = 0.56 AC (23,747 SF)

LATITUDE = 33.19825 / LONGITUDE = -96.65303

PROPOSED BUILDING AREA = 1,298 SF

PROPOSED BUILDING HEIGHT = 20 FT

FLOOR AREA RATIO = 0.06:1

LOT COVERAGE = 14,216 SF (59.9%)

PARKING REQUIRED:
1,298 SF @ 1 SPACE/ 150 SF = 9 SPACES

PARKING PROVIDED = 12 SPACES

HANDICAP PARKING REQUIRED = 1 SPACE

HANDICAP PARKING PROVIDED = 1 SPACE

DEVELOPER
 DNSK Enterprises, LLC
 141 Sundance Drive
 Van Alstyne, Texas 75495
 Contact: Raymond Beahars
 Phone: 214-551-1249

ENGINEER
 Homeyer Engineering, Inc.
 P.O. Box 294527
 Lewisville, Texas 75029
 Contact: Steven R. Homeyer, PE
 Phone: 972-906-9865

RECEIVED
 By Kathy Wright at 9:20 am, Mar 14, 2013

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 STEVEN R. HOMEYER, PE # 86942
 DATE: 03/13/2013

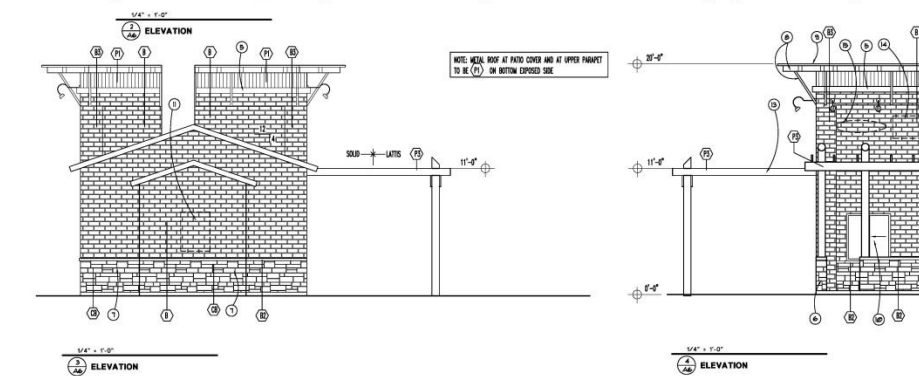
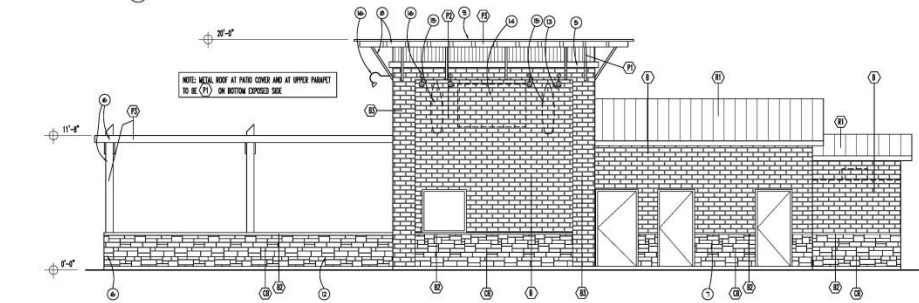
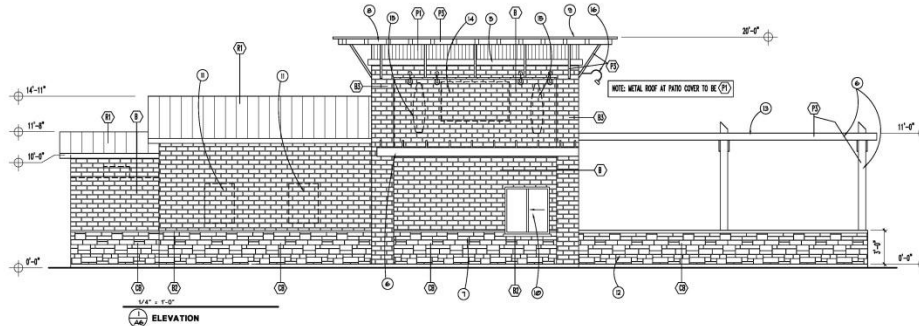
HOMEYER ENGINEERING, INC.
 ENGINEERING FIRM REGISTRATION NO. P84440
 P.O. BOX 294527 LEWISVILLE, TEXAS 75029
 972-906-9995 PHONE 972-906-9997 FAX
 WWW.HE.US.COM

BAHAMA BUCKS
 VIRGINIA PARKWAY PROFESSIONAL CENTER SOUTH
 1.08 ACRES
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

SITE PLAN

DRAWN: SRH
DATE: 01/28/13
HEI #: 13-106
SHEET NO: C1

Proposed Building Elevations



WALL PAINT SCHEDULE

COLOR STRIP #	COLOR NAME	PAINT NUMBER
(7)	SHYF SAIL	SW 1740
(8)	NECA TAN	SW 7065
(9)	PURE WHITE	SW 7005

BASE STONE SCHEDULE

STONE	DESCRIPTION
(1)	VENERISTINE AUSTIN LIGGE STONE 'CREST'
(2)	VENERISTINE THIN BRICK (DING STONE) WATER BLEND
(3)	VENERISTINE THIN BRICK (DING STONE) RED WITH BLACK
(4)	VENERISTINE ACCENTS 'XOF' (CAP AND TRIM)

ROOFING MATERIAL

ITEM	DESCRIPTION
(1)	STANDING SEAM METAL ROOFING COLOR SHYF SAIL (P1 ABOVE)

- KEYNOTES:**
- NOT USED
 - NOT USED
 - NOT USED
 - NOT USED
 - BRICK SPECIAL TO BE COLOR 'Y'
 - PAINTED WOOD COLUMN AND COVER
 - STONE FINISH
 - PAINTED WOOD CAVE
 - CORRUGATED METAL ROOF W/ST '704', PREFORMED
 - BRICK GLASS TO MATCH CENTER
 - 2" WIDE 1/2" HIGH DISPLAY BOARD
 - 30" HIGH WOODEN WALL
 - PAINTED FLOOR SAND 200
 - STONE BY SDF
 - SHYF SAIL FINISHED BY SDF
 - LIGHT FINISH

MATERIALS CALCULATIONS TABLE

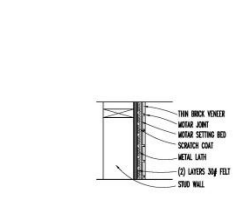
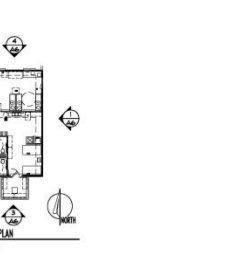
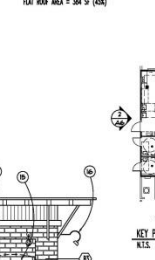
TRUCK	STONE AREA	MATERIALS	SQ FTG.	%
N	2128 S.F.	STONE/LIGGE 1750 SF 75% PAINTED METAL 308 SF 15% GLAZING/DOOR 60 SF 3%		
S	381 S.F.	STONE/LIGGE 313 SF 82% PAINTED METAL 37 SF 10% GLAZING/DOOR 31 SF 8%		
E	395 S.F.	STONE/LIGGE 324 SF 82% METAL 38 SF 10% GLAZING/DOOR 33 SF 8%		
W	713 S.F.	STONE/LIGGE 627 SF 88% METAL 72 SF 10% GLAZING/DOOR 134 SF 19%		
	639 S.F.	STONE/LIGGE 487 SF 76% METAL 55 SF 9% GLAZING/DOOR 97 SF 15%		

- ARCHITECTURAL ELEMENTS LIST**
- CANOPES, AWNINGS, OR PORCHES
 - RECESSES/PROJECTIONS
 - OUTSIDE PATIO
 - DISPLAY WINDOW
 - ARCHITECTURAL METALS (SUCH AS TIE WIRE AND WELDINGS) INTEGRATED INTO THE BUILDING FACADE
 - ARTICULATED GROUND FLOOR LEVELS OR BASE
 - ARTICULATED CORNER LINE
 - ACCENT MATERIALS (SUCH AS USE OF EXTERIOR FACADE)
 - VARIABLE ROOF HEIGHTS

- ROOF AREA**
 PITCHED ROOF AREA = 474 SF (2004)
 FLAT ROOF AREA = 304 SF (2004)
- ARCHITECTURAL ELEMENTS LIST**
- CANOPES, AWNINGS, OR PORCHES
 - RECESSES/PROJECTIONS
 - OUTSIDE PATIO
 - DISPLAY WINDOW
 - ARCHITECTURAL METALS (SUCH AS TIE WIRE AND WELDINGS) INTEGRATED INTO THE BUILDING FACADE
 - ARTICULATED GROUND FLOOR LEVELS OR BASE
 - ARTICULATED CORNER LINE
 - ACCENT MATERIALS (SUCH AS USE OF EXTERIOR FACADE)
 - VARIABLE ROOF HEIGHTS
- ROOFING MATERIAL**
- | ITEM | DESCRIPTION |
|------|--|
| (1) | STANDING SEAM METAL ROOFING COLOR SHYF SAIL (P1 ABOVE) |
- ARCHITECTURAL ELEMENTS LIST**
- CANOPES, AWNINGS, OR PORCHES
 - RECESSES/PROJECTIONS
 - OUTSIDE PATIO
 - DISPLAY WINDOW
 - ARCHITECTURAL METALS (SUCH AS TIE WIRE AND WELDINGS) INTEGRATED INTO THE BUILDING FACADE
 - ARTICULATED GROUND FLOOR LEVELS OR BASE
 - ARTICULATED CORNER LINE
 - ACCENT MATERIALS (SUCH AS USE OF EXTERIOR FACADE)
 - VARIABLE ROOF HEIGHTS
- ROOFING MATERIAL**
- | ITEM | DESCRIPTION |
|------|--|
| (1) | STANDING SEAM METAL ROOFING COLOR SHYF SAIL (P1 ABOVE) |
- ARCHITECTURAL ELEMENTS LIST**
- CANOPES, AWNINGS, OR PORCHES
 - RECESSES/PROJECTIONS
 - OUTSIDE PATIO
 - DISPLAY WINDOW
 - ARCHITECTURAL METALS (SUCH AS TIE WIRE AND WELDINGS) INTEGRATED INTO THE BUILDING FACADE
 - ARTICULATED GROUND FLOOR LEVELS OR BASE
 - ARTICULATED CORNER LINE
 - ACCENT MATERIALS (SUCH AS USE OF EXTERIOR FACADE)
 - VARIABLE ROOF HEIGHTS

- ARCHITECTURAL ELEMENTS LIST**
- CANOPES, AWNINGS, OR PORCHES
 - RECESSES/PROJECTIONS
 - OUTSIDE PATIO
 - DISPLAY WINDOW
 - ARCHITECTURAL METALS (SUCH AS TIE WIRE AND WELDINGS) INTEGRATED INTO THE BUILDING FACADE
 - ARTICULATED GROUND FLOOR LEVELS OR BASE
 - ARTICULATED CORNER LINE
 - ACCENT MATERIALS (SUCH AS USE OF EXTERIOR FACADE)
 - VARIABLE ROOF HEIGHTS
- ROOFING MATERIAL**
- | ITEM | DESCRIPTION |
|------|--|
| (1) | STANDING SEAM METAL ROOFING COLOR SHYF SAIL (P1 ABOVE) |
- ARCHITECTURAL ELEMENTS LIST**
- CANOPES, AWNINGS, OR PORCHES
 - RECESSES/PROJECTIONS
 - OUTSIDE PATIO
 - DISPLAY WINDOW
 - ARCHITECTURAL METALS (SUCH AS TIE WIRE AND WELDINGS) INTEGRATED INTO THE BUILDING FACADE
 - ARTICULATED GROUND FLOOR LEVELS OR BASE
 - ARTICULATED CORNER LINE
 - ACCENT MATERIALS (SUCH AS USE OF EXTERIOR FACADE)
 - VARIABLE ROOF HEIGHTS

ROOF AREA
 PITCHED ROOF AREA = 474 SF (2004)
 FLAT ROOF AREA = 304 SF (2004)



516 WEST LINDWOOD STREET
 HOUSTON, TEXAS 77007
 PHONE: 832-264-9151
 CELL: 832-448-0254
 E-MAIL: bob@robertallegbriggs.com



THE SHAVING CONCEPT, AN EXPERIENCE INFORMATION

BAHAMA BUCKS
NEW BUILDING
 PART LOT 2, VISIONARY PARK, PHASE 2 SOUTH
 HOUSTON, TEXAS

REVISION DATE

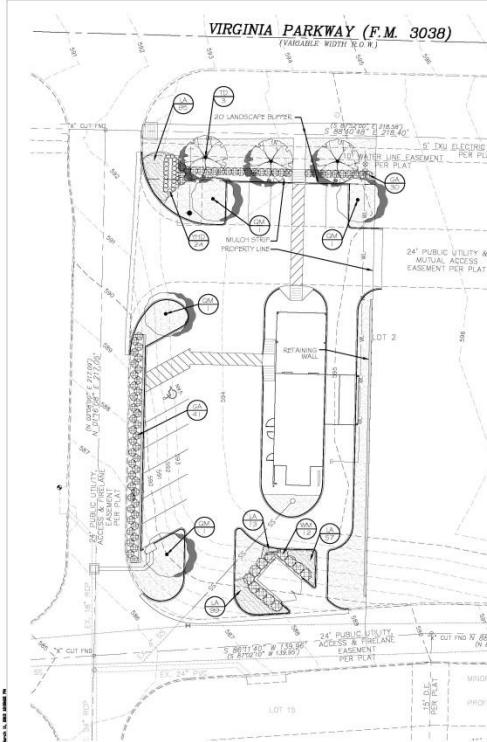


JOB NUMBER: 1249
 DATE: 3-22-13
 CONTENTS: EXTERIOR ELEVATIONS

A-6

RECEIVED
 By: Arlene MacCulloch at 8:52 pm, Mar 25, 2013

Proposed Landscaping



SCALE: 1"=20'

CITY OF MCKINNEY, TEXAS LANDSCAPE REQUIREMENTS

Total Site Landscape: 4,553 sf (20%)
Total Streetyard Landscape: 2,092 sf (9%)

STREET TREES:

1 Tree Required per 40 lf of Frontage

Virginia Parkway - 105 lf @ 40 = 3

Street Trees Required = 3

Street Trees Provided = 3

STREETYARD REQUIREMENTS:

Virginia Parkway: 20' Buffer Required & Provided

PARKING LOT TREES:

1 Tree Proposed within 65' of each parking Space

1 Tree Required per 10 Proposed Parking Spaces

15 / 10 = 2 Trees

Parking Lot Trees Required = 2

Parking Lot Trees Provided = 4

PARKING LOT SCREENING:

Parking Lots 100% screened with evergreen hedge to reach min. mature height of 36" within 2 years, as required.

Total Canopy Trees: 5 (100%)

PLANT SCHEDULE

TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT.	CAL.	SIZE	QTY
	DM	Montgomery Oak / Quercus polymorpha "Montgomery"	CONT.	4"CA	max. 12' HL	4
	TD	Ball Cypress / Taxodium distichum	CONT.	4"CA	max. 12' HL	3
SHRUBS	CODE	COMMON NAME / BOTANICAL NAME	CONT.			QTY
	GA	Glossy Abelia / Abelia grandifolia	5 gal			71
	YED	Dwarf Yucca / Yucca complanata "Nana"	5 gal			24
	WM	Wax Myrtle / Myrica caroliniana	7 gal			12
SHRUB AREAS	CODE	COMMON NAME / BOTANICAL NAME	CONT.			QTY
	LA	Abies Grass / Linum catharticum "Abies"	1 gal @ 10' oc			254
GRASSLAND COVERS	CODE	COMMON NAME / BOTANICAL NAME	CONT.			QTY
	CD	Bermuda Grass / Cynodon dactylon "18" 4"IP"	soil			3,452 sf

GENERAL LANDSCAPE NOTES

- The General Contractor is responsible for removing all vegetation and leaving all landscape areas at four inches below final grade. The Landscape Contractor will provide and spread a compacted four inch depth of a loamy topsoil to all turf areas - bringing these areas to top of curb / final grade (compact). The turf soil specification is not required for the large turf area on the West side of the parcel. The Landscape Contractor will provide and install a six inch depth of planting mix to all planting beds - crowning for proper drainage. (See specifications for more detailed instruction on turf area and planting bed preparation).
- A three inch depth of fine shredded hardwood mulch will be used as a topdressing for all planting beds and tree rings.
- Install 14 gauge, green steel edging between all planting beds and all turf areas. Also install edging between Asian Jasmine and all other plant materials.
- Install a 5 ounce weed barrier under all mulched areas - even individual tree rings.
- Landscape Contractor shall make own plant quantity take-offs using drawings, specifications, and plant schedule. Plant schedule requirements (i.e. spacing) dictate, unless otherwise directed by the landscape designer. Landscape Contractor to verify bed measurements and install appropriate quantities as governed by the plant spacing per the schedule. Ensure all minimum requirements of the local governing authority are met (i.e. minimum plant quantities).
- No substitutions of plant materials will be allowed. If plants are not available, the Landscape Contractor shall notify the Landscape Designer in writing (via proper channels). Plants may be inspected and approved or rejected on the job site by the Owner or Owner's Representative.
- Landscape Contractor is responsible for the landscape maintenance of this project for 90 days after final acceptance.
- All landscaped areas must be irrigated by an automatic underground irrigation system equipped with operating rain and freeze sensors.
- All bed areas must be separated from turf areas by steel edging.
- The property owner must maintain all landscaping in accordance with the landscape plan approved by the jurisdictional authority.
- An irrigation system shall be provided for all proposed landscape materials.
- Reference Civil plans for all utility data.



BAHAMIA BUCKS
LOT 2
VIRGINIA PARKWAY PROFESSIONAL
CENTER
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS



LANDSCAPE PLAN
DRAWN: SRH
DATE: 01/28/13
HEI #: 13-106
SHEET NO:
LP-1

EVERGREEN
DESIGN GROUP
Landscape Designers & Consultants
Office: 801-488-0430
Fax: 801-784-8332
15305 Dallas Pkwy, Ste 100
Austin, TX 78701
www.evergreendesigngroup.com

RECEIVED
By Kathy Wright at 4:16 pm, Mar 11, 2013

Pictures of Surrounding Buildings



Staff Recommendation

Staff recommends approval of the requested site plan based on the provisions as listed in the Staff Report.

