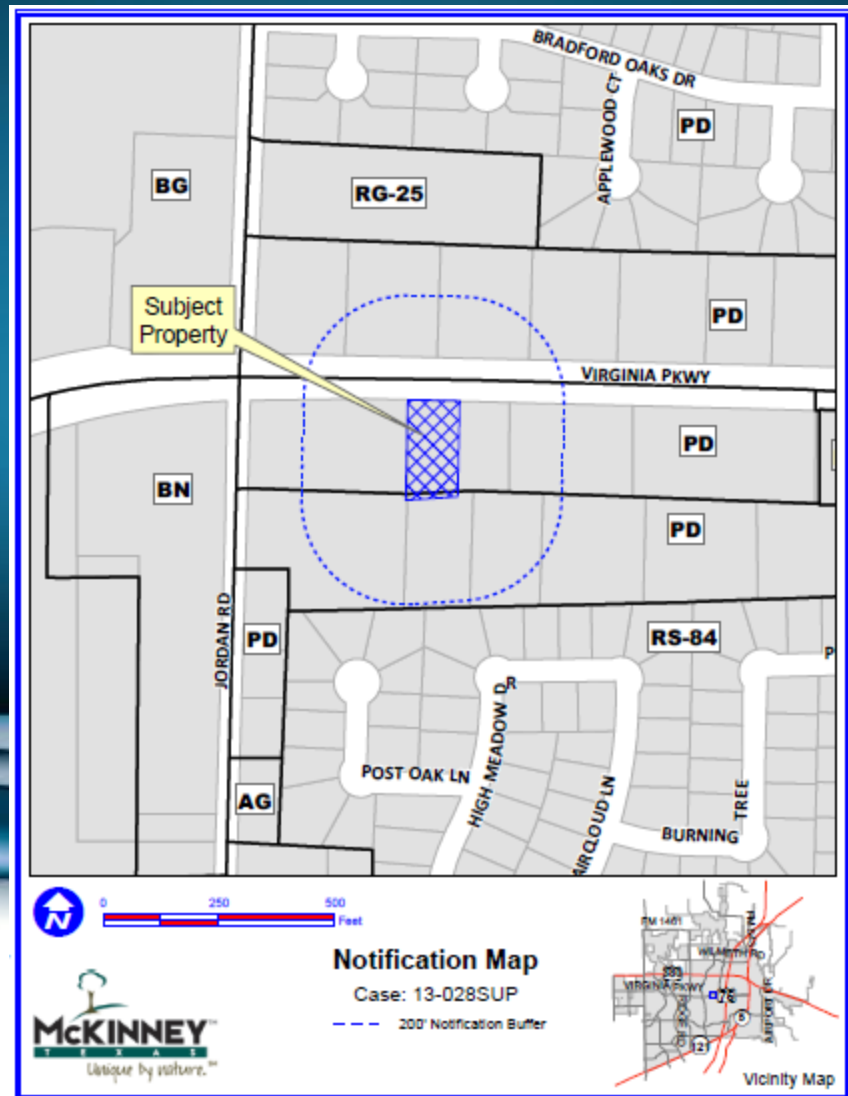


Case No. 13-028SUP

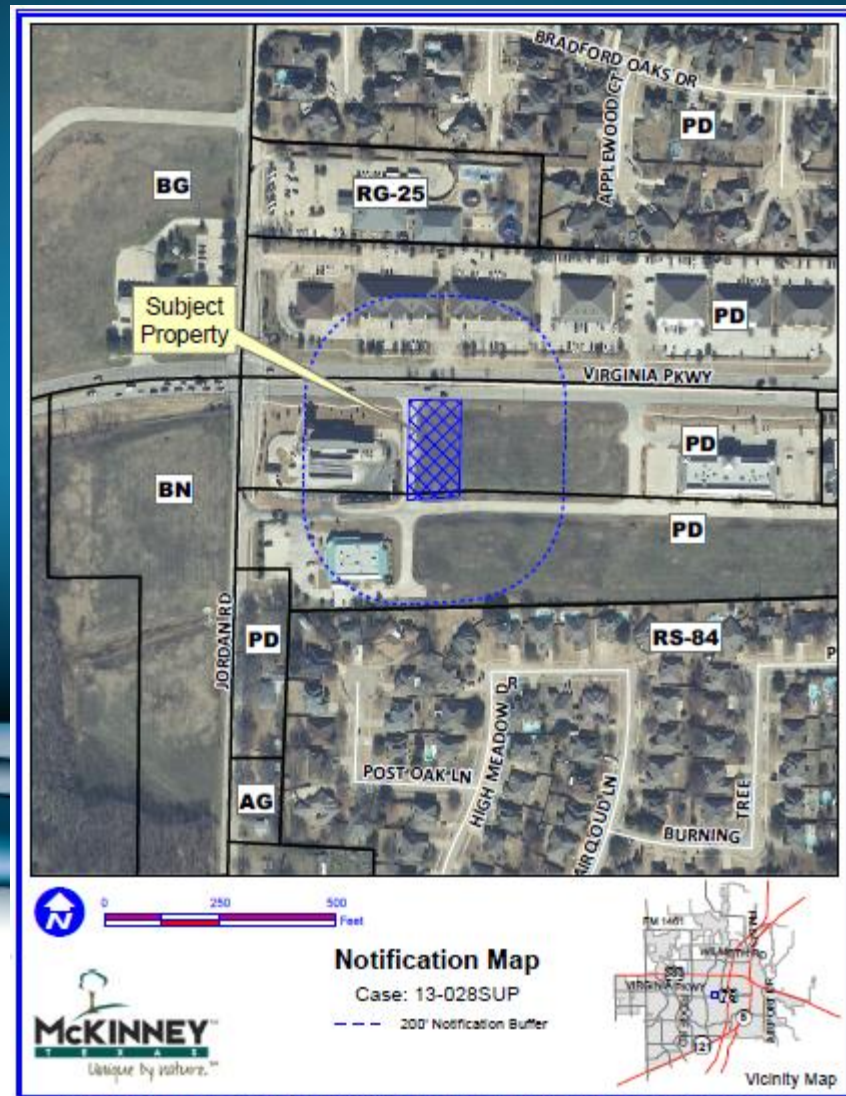
Conduct a Public Hearing to Consider/Discuss/Act on the Request by Turrentine Family Partnership, Ltd., for Approval of a Specific Use Permit Request to Allow for a Stand Alone Building with Drive Through Window (Bahama Bucks), Being Less than 1 Acre, Located Approximately 400 Feet East of Jordan Road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



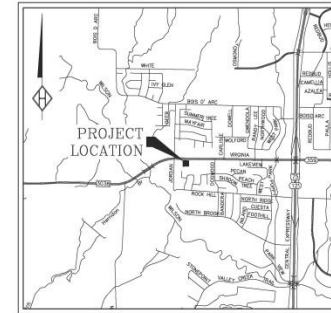
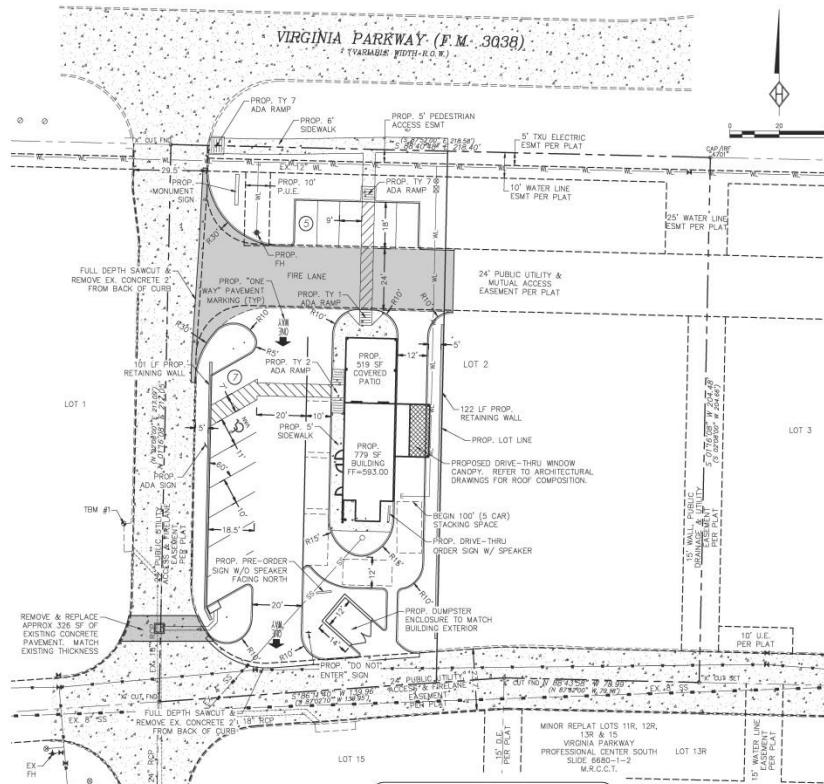
Location Map



Aerial Exhibit



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. P-36440
 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

Staff Recommendation

Staff recommends approval of the requested specific use permit with the special ordinance provision listed in the Staff Report.

