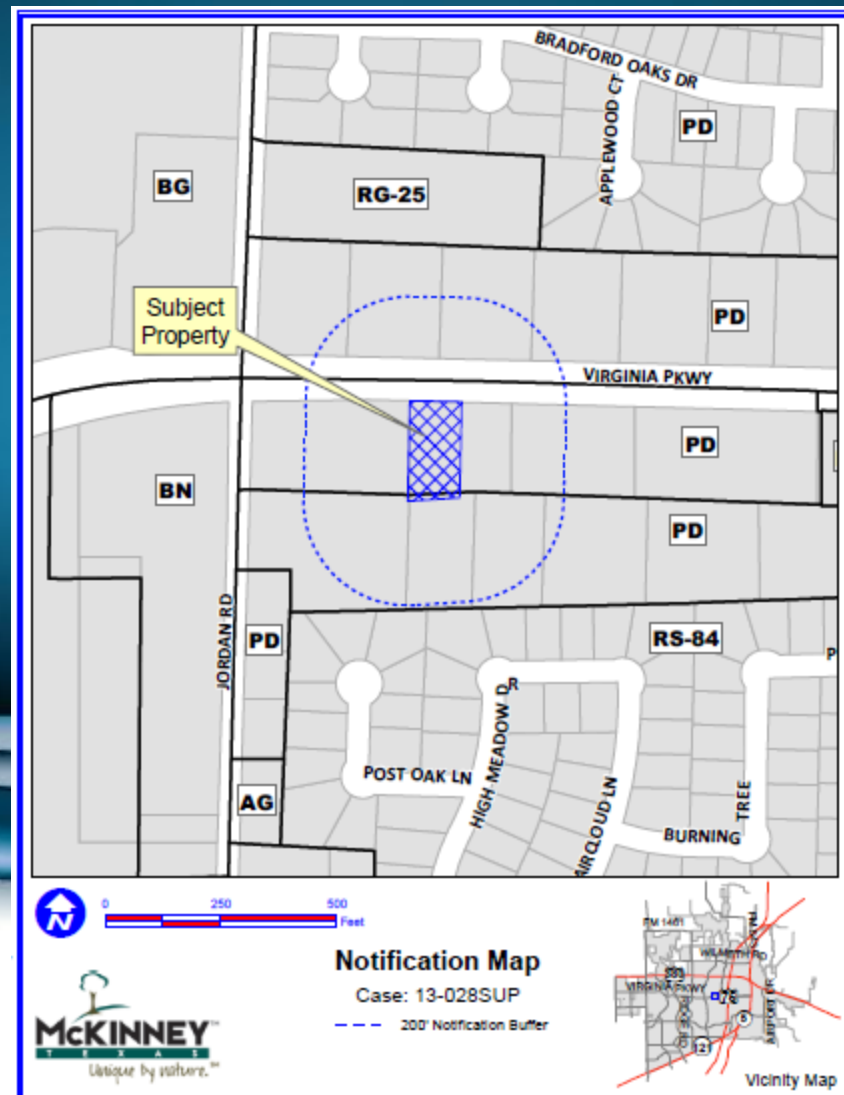


Case No. 13-028SUP

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



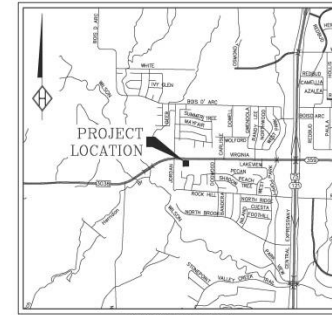
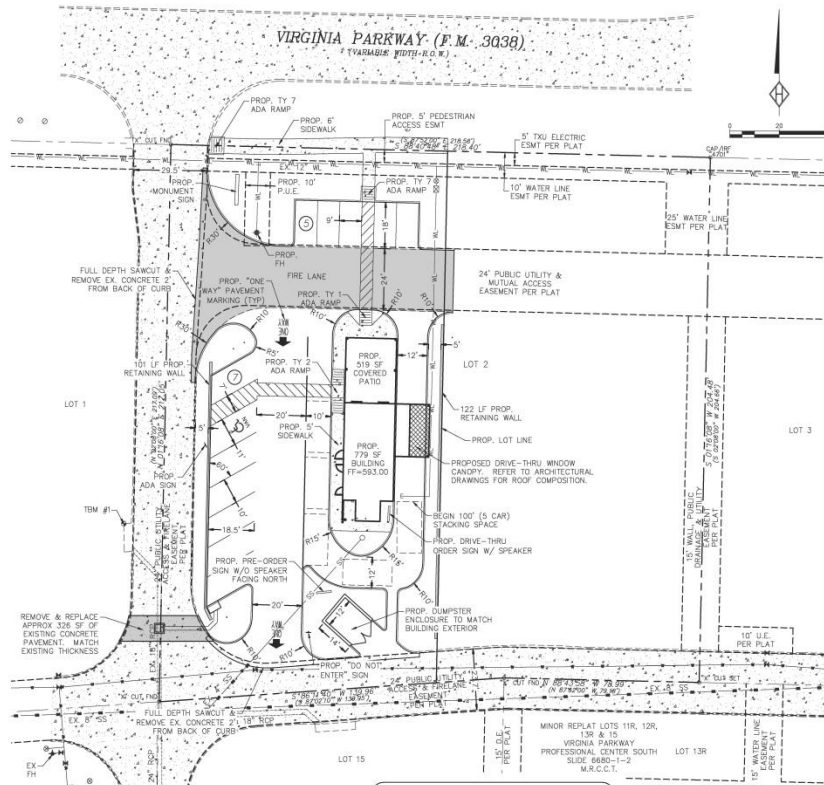
Location Map



Aerial Exhibit



Proposed Site Plan



VICINITY MAP
SCALE: 1"=2000'

LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD SET
CUT X	CUT X IN CONCRETE
F.C.P.	FENCE CORNER POST
ASPH	ASPHALT
TEL	TELEPHONE MANHOLE
PP	POWER POLE
LP	LIGHT POLE
WV	WATER VALVE
SSMH	SANITARY SEWER MANHOLE
FD	FIRE HYDRANT
WM	WATER METER

SITE INFORMATION

ZONING DISTRICT = "PD" PLANNED DEVELOPMENT
DISTRICT 2005-12-132
LAND AREA = 0.56 AC (23,747 SF)
LATITUDE = 33.19825 / LONGITUDE = -96.85303
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

NOTES:

1. 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.
2. 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.
3. LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

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

ENGINEER
Homeyer Engineering, Inc.
P.O. Box 294527
Lewisville, Texas 75029
Contact: Steven R. Homeyer, PE
Phone: 972-906-9955

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.
ENGINEER
STATE FIRM REGISTRATION NO. F8440
P.O. BOX 294527
LEWISVILLE, TEXAS 75029
972-906-9955 PHONE 972-906-9957 FAX
WWW.HEI.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.

