

Case No. 11-137SUP/SP

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of LINFER Properties, L.L.C., for Approval of a Site Plan and Specific Use Permit for a Restaurant with Drive Through Window and an Additional Retail/Restaurant Building, Approximately 1.19 Acres, Located on the Southeast Corner of McDonald Street and Anthony Street.

Aerial Exhibit

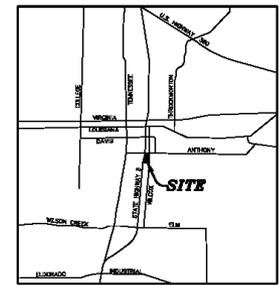
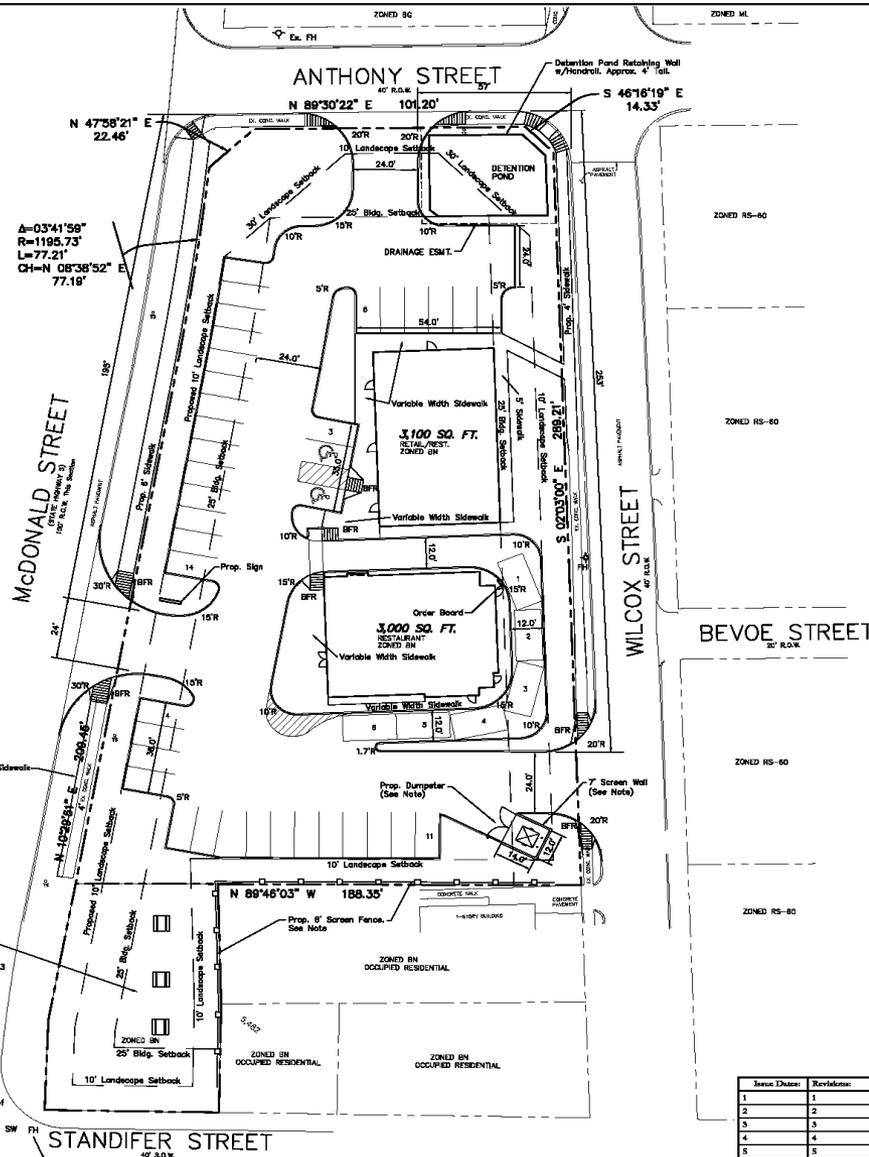


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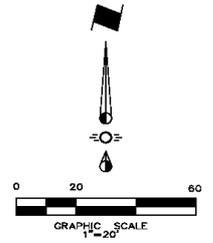
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Proposed Site Plan



VICINITY MAP
N.T.S.



SYNOPSIS

Zoning	BN
Proposed Use	Restaurant/Retail
Lot Area	1,188 AC. (51,773 s.f.)
Total Building Area	6,100 s.f.
Floor Area Ratio:	0.1:1
Lot Coverage	12.0%
Building Height	25'

Parking Required :

(See Table)	36 Spaces
Parking Provided :	36 Spaces
HC Parking Required	2 Spaces
IC Parking Provided	2 Spaces

TABULATIONS:

PARKING TABULATIONS:	PARKING REQUIRED	PARKING PROVIDED
RESTAURANT 4000 SF	11 SP @ 1750 SF	11 SP
RETAIL 1000 SF	8 SP @ 1250 SF	8 SP

ALL PARKING SPACES SHOWN ARE 8'x16' UNLESS OTHERWISE NOTED.
TABULATIONS REFLECTED INDICATE THE MAXIMUM ALLOWABLE RESTAURANT SQUARE FOOTAGE BASED ON PROPOSED PARKING TABLE DOES NOT REFLECT A SET AMOUNT OF RETAIL SPACE IN THE 3,100 SF. BUILDING.

Legal Description

Lot 1, Block A, LINFER Addition

CITY OF MCKINNEY STANDARD NOTES:

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.
The Lighting for the subject property shall be constructed in accordance with Chapter 58 of the City of McKinney Code of Ordinances.
The Sanitation Container Screening Walls Will Be Brick Masonry, Stone Masonry Or Other Architectural Masonry Finish, Including A Metal Gate, Pinned And Painted, and The Sanitation Container Screening Walls, Gate, And Pad Site Will Be Constructed In Accordance With The City Of McKinney Design Specifications. The Sanitation Screening Walls Will Be A Minimum Of 7' In Height.

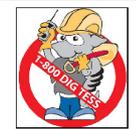
All rolls are 3' unless otherwise noted.

Proposed Screen Fence to be 6" Tall Masonry or wrought iron with masonry columns 20' on center and supports centered between masonry columns. Evergreen shrubs a minimum of 3' at the time of planting shall be placed a minimum of 36" on center.

LEGEND

- ◊ Existing Fire Hydrant
- ◊ Proposed Fire Hydrant
- BFR Barrier Free Ramp

STOP!
CALL BEFORE YOU DIG



(8) least 72 hours prior to digging

OWNER/DEVELOPER
LINFER Properties, L.L.C.
7300 Oak Valley
McKinney, Texas 75071
214-278-3916
Contact: Carlos Ramirez

ENGINEER
Cross Engineering Consultants, Inc.
131 S. Tansley Street
McKinney, Texas 75069
Phone (972) 582-4409
Fax (972) 582-4471
Contact: Jon David Cross, P.E.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY.

Issue Date:	Revision:	Date:
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2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
111 A. Trammell Street • McKinney, Texas 75069
972-582-4409 • Texas P.E. License No. 94760

Drawn by: _____ Checked by: _____
DKZ JDC

SUP/SITE PLAN
LINFER Retail Center
LINFER Properties, L.L.C.
City of McKinney, Texas

Sheet No. **SP** of _____
Project No. 10023

FH - At corner of Standifer and McDonald Street, Approx. 140' from SW FH Property Corner.

STANDIFER STREET
47' R.O.W.

Staff Recommendation

- Staff recommends approval of the specific use permit and site plan as outlined in the Staff Report