

APPROVED & READY FOR CONSTRUCTION

McKINNEY, TEXAS
5,800 SF Commercial Building
Medical/Office/Retail



CONTACT

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214.444.4710

ECBATANA®



Across from a Senior Living Community and amidst
dense multifamily and townhome developments

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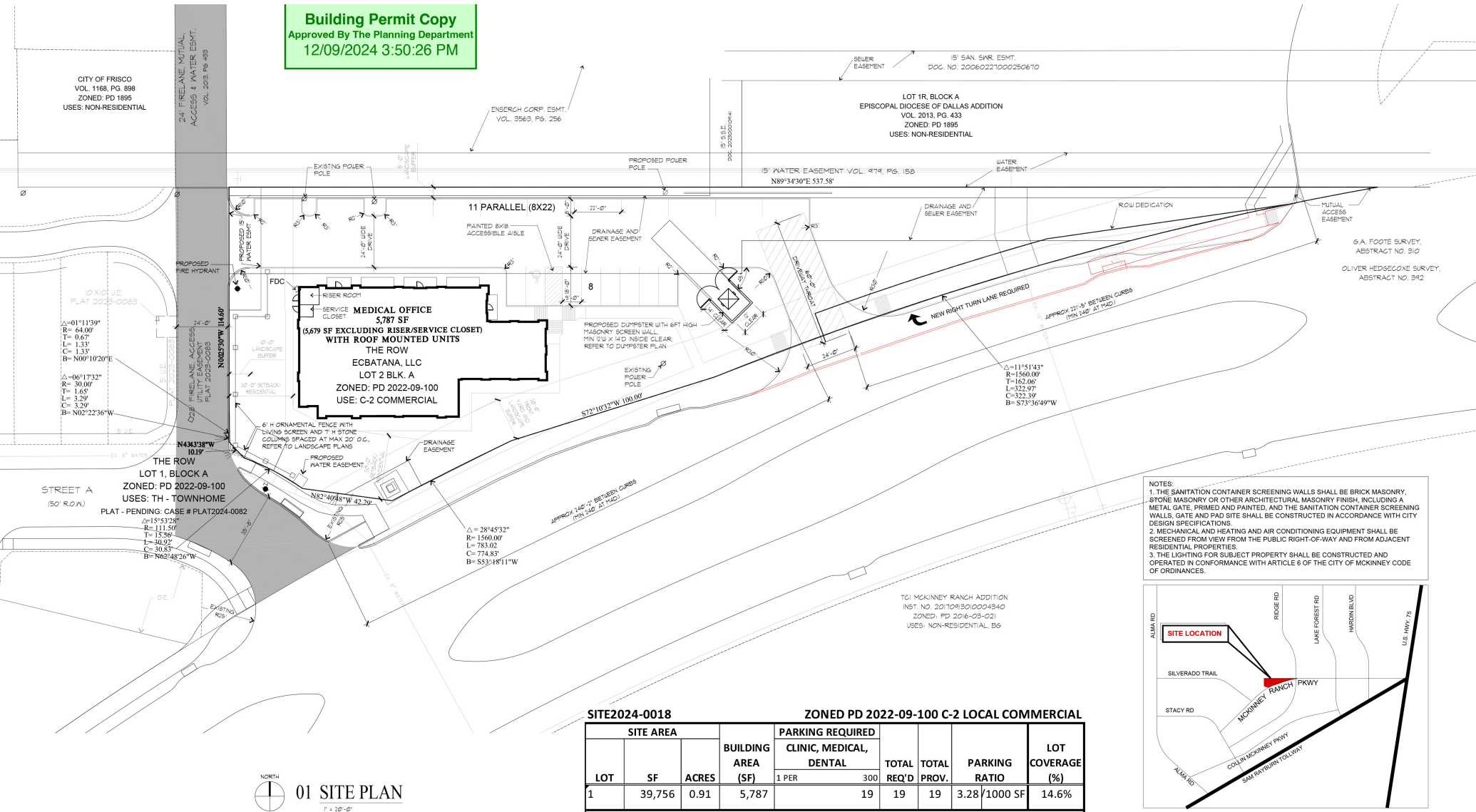


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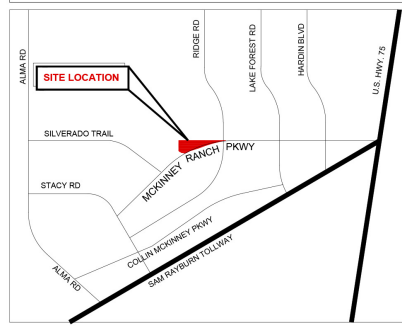
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Building Permit Copy
 Approved By The Planning Department
 12/09/2024 3:50:26 PM



- NOTES:
1. THE 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 SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY DESIGN SPECIFICATIONS.
 2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
 3. THE LIGHTING FOR SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.



SITE2024-0018 ZONED PD 2022-09-100 C-2 LOCAL COMMERCIAL

SITE AREA			BUILDING AREA (SF)	PARKING REQUIRED		TOTAL REQ'D	TOTAL PROV.	PARKING RATIO	LOT COVERAGE (%)
LOT	SF	ACRES		CLINIC, MEDICAL, DENTAL					
1	39,756	0.91	5,787	1 PER	300	19	19	3.28/1000 SF	14.6%

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