

## Samantha Pickett

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**Subject:** FW: Oask Hollow Office/Whse Site Plan Screening Waiver  
**Attachments:** OAK HOLLOW GOLF WAREHOUSE.jpg

**From:** DJ D  
**Sent:** Tuesday, June 24, 2014 4:09 PM  
**To:** Brandon Opiela  
**Cc:** Dwayne Zinn; Matt King  
**Subject:** Re: Oask Hollow Office/Whse Site Plan Screening Waiver

Brandon:

Please accept this email as my Letter of Intent requesting that the City of McKinney waive the requirement for screening for one garage door on the building to be constructed at 3111 N. McDonald for the following reasons:

The location of this garage door is not detrimental to the adjacent property owner because the adjacent property is a warehouses with 3 garage doors facing the 3111 warehouse. In this situation, we have two warehouses face each other. Both warehouses are approximately 400 feet from the nearest street and the only people who view these warehouses are the occupants and users of the warehouses.

The adjacent warehouse is owned by the City of McKinney and has never been screened from its adjacent property which is the site of 3111 N. McDonald. Attached is a picture of the view of the City owned warehouse from the bay door at 3111. As you can see, the City bay doors are unscreened as is the City dumpster shown in the picture.

Surrounding the City warehouse is an eight foot tall chain link fence. Placing a wrought iron fence, back to back with the chain link fence will create a place for weeds and trash to accumulate and would serve no useful purpose.

Finally, the ordinance states "***The required screening device adjacent to non-residential property...may be waived with site plan approval if it is determine that the location of the proposed loading dock, bays or bay doors in relation to the adjacent development's site layout is not detrimental***"

For these reasons, I request that the City of McKinney waive the screening in this situation.

Don Day