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*By Kathy Wright at 2:41 pm, Feb 18, 2014*

February 18, 2014  
PI No: 1342-13-047

**Ms. Samantha Gleinser**  
**CITY OF MCKINNEY**  
221 N. Tennessee Street  
McKinney, Texas 75069

**Re: STAT LAB SITE PLAN**  
**Proposed Lot 1R, Block B, University Business Park Addition**  
*McKinney, Texas*

Dear Ms. Gleinser:

Please accept this letter as evidence of our intent to submit a site plan for one lot at the southeast corner of Bray Central Drive and Commerce Drive in McKinney.

The site consists of 7.2200± acres of land with an existing base zoning of ML (light manufacturing) with a PD in place. The applicable PD ordinance is PD 98-05-30. The proposed building is to be a medical equipment manufacturing and office use. The area of the building is to be approximately 64,800 square feet. The project will be constructed in one phase.

The proposed building will have several loading docks located near the southeast corner of the building. As you are aware, the zoning ordinance typically requires screening of loading docks adjacent to non-residential property, other than industrial. Section 146-132 (3) g. of the zoning ordinance allows for a waiver of the screening, with site plan approval, if it is determined that the location of the loading docks, in relation to the adjacent development's site layout is not detrimental. The developer respectfully requests this waiver due to the fact that the existing building on the adjacent North Texas Job Corps property also has loadings docks that will be directly opposite from the proposed docks.

Please include this item on the agenda for the March 11, 2014 Planning & Zoning Commission meeting.

Sincerely,



Arlyn W. Samuelson, P.E.

AWS  
1342-13-047/SP Lol w screening waiver.doc

cc: Mr. Dan P. Henn, Statlab Medical Products