

February 14, 2020
WPS No: 0023657.01

Planning Department
CITY OF MCKINNEY
221 N. Tennessee St.
McKinney, TX 75069

Re: SITE PLAN REQUEST
ENCORE WIRE DISTRIBUTION CENTER
McKinney, Texas 75070

To Whom It May Concern:

Please accept this letter as evidence of the intent of the applicant to submit a site plan for the development of this project, described in more detail below.

The subject property is located at the northwest corner of the intersection of Elm Street and Airport Drive. The property is currently unplatted and consists of 107.76 acres of land with an existing PD-1680 zoning classification.

The purpose of the Site Plan (SP) request is for a proposed 724,380 square foot building to serve as a distribution center, which includes 18,340 sf of related office space. The development is proposed to be one phase.

The owner respectfully requests the following variances for the development:

1. A variance to the City of McKinney Zoning Ordinance Section 146-132 for mechanical and rooftop equipment screening. We are requesting a variance to not provide screening of rooftop equipment on the proposed project. The requests for this are based on the following items:
 - This requirement has been in place for many years, and previous precedent (4 buildings in last 7 years) of development on this campus and allowing for no screening required has been approved and permitted previously.
 - The proposed building is part of a larger campus where precedent has been established with screening and doing it on this project would provide a distinct and non-confirming aesthetic.
 - The size of the building and that there is no central mechanical or equipment zone would require the entire perimeter be screened to almost 10' tall, requiring materials of over 36,000 sf in quantity. We believe this is an unrealistic and undesired use of materials.
2. For places where screening is required, one of the options listed in the zoning ordinance is "Living plant screen, upon approval by the planning and zoning commission and/or city council, depending on which body has the final approval authority as indicated in Section 146-45(a)(2) through the site plan process." We request to use an alternative screening device consisting of the proposed 6' black vinyl coated chain link fence with an evergreen living screen (Nellie R. Stevens Holly) to screen the dock doors from the right-of-way of the realigned Elm Street We

request to use this alternative screening device which is consistent with what has previously been approved in other areas of the campus.

3. A variance to the City of McKinney Zoning Ordinance Section 146-132 (3) (g) to eliminate the screening of dock doors from existing Elm Street. Due to the heavy volume of truck traffic that will be required to cross Elm Street, the ultimate intent is to dedicate new right-of-way and relocate Elm Street to the future location shown on the site plan, then abandon existing Elm street to become part of the Encore Wire property. This variance is requested at this time as the site plan will be acted on prior to the abandonment of existing Elm Street.

The SP request applicant is Westwood Professional Services. Representative Arlyn W. Samuelson can be reached at (972) 265-4860.

If you have any questions regarding the above items, or need any additional information, please call me at your convenience. We appreciate this opportunity to work with you.

Sincerely,



Arlyn W. Samuelson, P.E.