

November 09, 2015

Planning Department
City of McKinney
221 N. Tennessee Street
McKinney, Texas 75069

SUBJECT: TRAXXAS BUILDING ADDITION TO EXISTING DISTRIBUTION CENTER

Dear Planning Staff:

This letter of intent is for the purpose of requesting a Site Plan Review and a Façade Review for an addition to the Existing Traxxas Distribution Center located at 6250 Traxxas Way, McKinney, Texas. The proposed project will include the following items:

Base Square Footage to be added: 104,890 SF
Second Floor: 48,470 SF
Total Project Square Footage: 153,360 SF

The Uses to be contained within the New Addition will be as follows:

1. Office
2. Warehouse
3. Warehouse storage
4. Private Race Shop (not for public consumption)
5. Retail

The construction type of the building will be concrete tilt wall construction with the office portion being composed of structural steel. The project will be built in a single phase. Once Completed the New Addition will be owned and operated by the existing ownership.

Accompanying this Site Plan (submitted separately) will be an Amending Plat of an existing Replat filed in Collin County under Document Number 20130426010001180, composed of 29.388 Acres, containing Five (5) lots, the intent of the Amending Plat is to reduce the number of lots to Four (4) by combining Lots 5R and 4R, Block A into one new lot if approved.

The subject property is Located on the East Side of Stacy Road and on the North Side of Henneman Way.

There are no existing Single Family Residential Sub Divisions within 1,000 feet of the subject Property.

Proposed Landscape Plans are a part of the Site Plan Submittal Package.

Property is currently zoned PD, base zoning is LM under Ordinance Number 1726

The following variances to the existing Zoning Ordinances are being requested.

1. Façade Plan Review: MJC Interests is requesting an alternate use of a material that is in conflict with the existing ordinance. Currently, the Existing Ordinance does not allow for

use of ACM (Aluminum Composite Material) as a type of exterior material. MJC Interests currently has ACM on its existing building, and wishes to continue the consistent look the use of the material provides. We are requesting this be considered as an alternate material.

2. MJC Interests is also requesting a variance to the screening of Dock High Doors located on the West side of the building. There will be Four (4) additional dock high doors installed. The doors will face west; MJC Interests is requesting an alternate screening device to be used. The alternate screening device proposed is an eight foot tall, sliding gate, composed of anti-climb fence material covered with a black curtain into order to screen the dock high doors from view.
3. MJC Interests is also requesting an alternate for the screenings of a roll down door or hydraulic door to be located at grade level on the east side of the building. The door will be an at grade door, recessed behind a concrete tilt up wall, that will be further hidden from view by the material of the door matching that of the east portion of the second floor. The Screening will be further enhanced by the installation of additional shrubs around the parking located at the entrance of the entrance to door.

Attached to this letter of intent are photographs of the following items:

1. Photographs of the Existing Building, displaying the use of Aluminum Composite Material.
2. Photographs of the East Side of the Existing Building, displaying the style of at grade door being proposed.
3. Photographs of the existing West side of the Building displaying the dock doors, anti-climb fence and screening devices currently in use. Note the use of 24'0" wide sliding gates.

Please advise if I may answer any questions or provide additional comments. Thank you for your assistance.

Sincerely,



Mac McCloud
Director of Construction,
Traxxas, L.P.

RECEIVED

By Planning Department at 11:25 am, Nov 25, 2015