

November 22, 2021  
WPS: 0034683.00

**Planning Department**  
**City of McKinney**  
221 N. Tennessee St.  
McKinney, TX 75069

**Re:** Site Plan Request  
Encore Wire XLPE Plant  
Homco Addition, Block A, Lot 3  
*McKinney, Texas 75070*

*Email: arlyn.samuelson@westwoodps.com*

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 approximately 850 feet south of Elm Street and approximately 650 feet west of Millwood Road. The property is currently platted as Lot 3, Block A, Homco Addition. The existing lot is 4.58 acres of land. The property is zoned ML, light manufacturing.

The purpose of the Site Plan (SP) request is for construction of a new manufacturing facility, +/- 35,087 SF, which will also include warehouse and office uses. The project is to be constructed in a single 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.
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 residential zoning to the west of the subject property. This type of screening has been used quite consistently throughout the Encore Wire campus.

3. For screening around dumpsters, Zoning Ordinance Sec. 146-135(f)(14) calls for evergreen shrubs in addition to the masonry screening wall, unless not visible from public right-of-way or public use area. Due to the screening along the west property line, visibility of the dumpster area will be limited at best from public right-of-way. Accordingly, we request a variance to eliminate the evergreen shrubs at this location.

As part of a separate Encore Wire project, the Encore Wire Employee Center, all of the property owned by Encore west of Millwood Road will be replatted to be one 50.26-acre tract, including the subject tract. With the expected near concurrent timing of the two projects, it is expected that easements required for this project will be added to that proposed replat. 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.