



October 28, 2015
PI No: 1224-15-042

PLANNING DEPARTMENT
CITY OF MCKINNEY
221 N. Tennessee Street
McKinney, Texas 75069

Re: ENCORE WIRE CORPORATION
Lot 1R5, Block A, Encore Wire, Ltd. Two Addition
Site Plan (Plant 4 Expansion)
McKinney, Texas

Dear Sir or Madam:

This proposed site plan is for a 160,771 SF building expansion. The Plant 4 expansion is located at the northwest corner of Industrial Boulevard at Airport Drive. This property is currently platted as Lot 1R5, Block A, of Encore Wire, Ltd. Two Addition. The total acreage of the lot is 84.9852± Acres. An associated preliminary final replat is being submitted for addition of an unplatted tract and modification of existing easements. The current zoning of the property is PD 1680. Included with the submittal is a revised parking exhibit showing that existing parking is adequate for the addition of 160,771 square feet of manufacturing. On behalf of the owner we respectfully request the following variances:

- The zoning ordinance requires screening of loading bays and overhead doors from public right of way. One of the screening options listed in the 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 are requesting to use an alternate 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 proposed overhead doors, loading dock and mechanical equipment. We are requesting to use this screening device so that it matches the existing chain link fence located around the remainder of the campus.
- The zoning ordinance requires that loading docks and associated loading spaces be set back a minimum distance of 75 feet from any public street or front property line and to be oriented away from street frontage. We request a variance from this requirement for one loading dock located on the east side of the proposed building. Due to the location and orientation of the existing building that is being expanded, a strict adherence to this requirement would significantly reduce the square footage of the proposed building which is already smaller than desired by the owner due to the large public storm sewer system (double box culvert) which traverses around the perimeter of the building.

Sincerely,



Arlyn W. Samuelson, P.E.

AWS
1224-15-042/2015-10-26 McKinney LOI (Site Plan) revised

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