

CITY OF McKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, February 25, 2020

6:00 PM

Council Chambers 222 N. Tennessee Street McKinney, TX 75069

PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF THE CITY COUNCIL MAY BE PRESENT. NO CITY COUNCIL ACTION WILL BE TAKEN.

CALL TO ORDER

PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Agenda Items)

If you wish to address the City Council on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the City Secretary prior to the meeting. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the City Council for items listed as public hearings will be recognized when the public hearing is opened. Speakers wishing to address the City Council regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Mayor may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

CONSENT ITEMS

This portion of the agenda consists of non-controversial or "housekeeping" items required by law. Items may be considered individually by any Commission member making such request prior to a motion and vote on the Consent items.

MINUTES

20-0210 Minutes of the Planning and Zoning Commission Regular

Meeting of February 11, 2020

Attachments: Minutes

PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERMENT CODE CHAPTER 212

The items under this subcategory require separate consideration pursuant to the Texas Local Government Code. The staff recommendation in each item describe the necessary form of action required on each plat. A "Motion to Approve these items in accordance with staff's recommendation" will result in approval, approval with conditions or disapproval as such are contained in § 212.009 of the Texas Local Government Code.

19-0126PF Consider/Discuss/Act on a Preliminary-Final Plat for Lots

1R-4R, CA5 & CA6, Block A of McKinney Logistics Center

Addition, Located Approximately 550 Feet South of Spur 195

and on the West Side of State Highway 5 (McDonald Street)

Attachments: Standard Conditions Checklist

Location Map and Aerial Exhibit

Letter of Intent

Proposed Preliminary-Final Plat

20-0008PF Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1-7,

Block B of Encore Wire Service Center Addition, Located on

the Northwest Corner of Airport Drive and Elm Street

Attachments: Standard Conditions Checklist

Location Map and Aerial Exhibit

Letter of Intent

<u>Proposed Preliminary-Final Plat</u> Conditions of Approval Summary

20-0014CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1R-A

and 1R-B Block A of Headington Heights Addition, Located on the Northwest Corner of US Highway 380 (University

Drive) and Hardin Boulevard

Attachments: Location Map and Aerial Exhibit

Letter of Intent

Proposed Conveyance Plat

Conditions of Approval Summary

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

19-0098SP Conduct a Public Hearing to Consider/Discuss/Act on a

Variance to a Site Plan for Encore Wire, Located at the Northwest Corner of Airport Drive and Elm Street

Attachments: Standard Conditions Checklist

Location Map and Aerial Exhibit

Letter of Intent

Proposed Site Plan

Proposed Landscape Plan

Proposed Facade Plan

Presentation

COMMISSION AND STAFF COMMENTS

Comments relating to items of public interest such as staff recognition, development trends, the status of special Planning Department projects, and other relevant information.

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 21st day of February, 2020 at or before 5:00 p.m.

Empress Drane, City Secretary Lisa Sewell, Deputy City Secretary

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Phone 972-547-2694 or email contact-adacompliance@mckinneytexas.org. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at http://www.mckinneytexas.org/ada.





TITLE: Minutes of the Planning and Zoning Commission Regular Meeting of February 11, 2020

SUPPORTING MATERIALS:

Minutes

PLANNING AND ZONING COMMISSION

FEBRUARY 11, 2020

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, February 11, 2020 at 6:00 p.m.

City Council Present: Mayor George C. Fuller and Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Christopher Haeckler, Deanna Kuykendall, Cam McCall, and Bry Taylor. Alternate Scott Woodruff was in attendance; however, he did not participate in the meeting.

Staff Present: Assistant City Manager Kim Flom, Director of Planning Jennifer Arnold, Planner Joseph Moss, and Administrative Assistant Terri Ramey

There were six guests present.

Chairman Cox called the meeting to order at 6:08 p.m. after determining a quorum was present.

Chairman Cox Called for public comments on non-public hearing agenda items.

There were none.

The Commission unanimously approved the motion by Commission Member Taylor, seconded by Commission Member Haeckler, to approve the following two Consent items, with a vote of 7-0-0.

- 20-0137 Minutes of the Joint Meeting of the McKinney City Council and Planning& Zoning Commission of January 28, 2020.
- **20-0138** Minutes of the Planning & Zoning Commission Regular Meeting of January 28, 2020.

END OF CONSENT AGENDA

Chairman Cox continued the meeting with the Regular Agenda Items and Public Hearings on the agenda.

19-0090SP Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Recioto Montessori School, Located at the Northeast Corner of Stacy Road and Recioto Drive. Mr. Joe Moss, Planner I of the City of McKinney, explained the proposed site plan and variance request. He discussed the surround properties. Mr. Moss stated that the subject property has an unusual size and shape and has some limitations given the existing access points. He stated that Staff was in support of the variance request that reduces the landscape buffer from 20 feet down to 18 feet along the frontage. Mr. Moss offered to answer questions. There were none. Mr. Casey Gregory, The Sanchez Group, 2000 N. McDonald Street, McKinney, TX, concurred with the Staff Report and offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and approve the site plan and variance request as recommended by Staff, with a vote of 7-0-0.

19-0010SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Convenience Store with Motor Vehicle Fuel Sales (7-Eleven), Located on the Southwest Corner of Hardin Boulevard and Virginia Parkway. Mr. Joe Moss, Planner I of the City of McKinney, explained the proposed specific use permit request. He stated that the applicant was requesting a specific use permit to allow for motor vehicle fuel sales. Mr. Moss stated that the proposed layout has six fuel pumps and a 4,000 square foot retail store. He stated that the subject property borders commercial properties on three of the four corners of this intersection. Mr. Moss stated that there are single-family residents to the north. He discussed some of the proposed landscaping and screening. Mr. Moss stated that Staff feels that the proposed use and development were not in conflict with the Commercial Center placetype designated in the Comprehensive Plan. He stated that Staff recommends approval of the proposed special use permit and offered to answer questions. Chairman Cox asked if there were any plans to grade the property. Mr.

Moss did not have that information and suggested that the applicant might be able to answer the question. Mr. Derek Williams, 1025 Preston Road, Plano, TX, stated that they had looked into cutting it down to about eight feet in that area. He concurred with the Staff Report. Vice-Chairman Mantzey questioned if they might ask to expand the number of fuel pumps from six to eight at a later time. Mr. Williams stated that they run a report that looks at traffic patterns and usage to determine the number of fuel pumps. He didn't know if in the future the report might show that the site needed more fuel pumps or not. discussed the extra work and expense of adding fuel pumps to the site at a later time. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission unanimously voted to close the public hearing and recommend approval of the proposed special use permit as recommended by Staff, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on March 3, 2020.

END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

On a motion by Commission Member Haeckler, seconded by Commission Member McCall, the Commission unanimously voted to adjourn the meeting, with a vote of 7-0-0. There being no further business, Chairman Cox declared the meeting adjourned at 6:20 p.m.

BILL COX Chairman

19-0126PF



TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1R-4R, CA5 & CA6, Block A of McKinney Logistics Center Addition, Located Approximately 550 Feet South of Spur 195 and on the West Side of State Highway 5 (McDonald Street)

COUNCIL GOAL: Direction for Strategic and Economic Growth

(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: February 25, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Gibbon, Planner I

Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: July 16, 2019 (Original Application)

December 31, 2019 (Revised Submittal) February 3, 2020 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary -final plat with the following conditions:

1. The applicant satisfy the conditions as shown on the attached Standard Conditions of Approval for Preliminary-Final Plats Checklist prior to the issuance of any necessary permits.

ITEM SUMMARY: The subject property is currently conveyance platted. The applicant is proposing to plat 4 lots and 2 common areas for industrial uses.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed preliminary-final plat.

SUPPORTING MATERIALS:

Standard Conditions Checklist Location Map and Aerial Exhibit Letter of Intent Proposed Preliminary-Final Plat

Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist

The conditions listed below shall be satisfied by the applicant, prior to issuance of a permit:

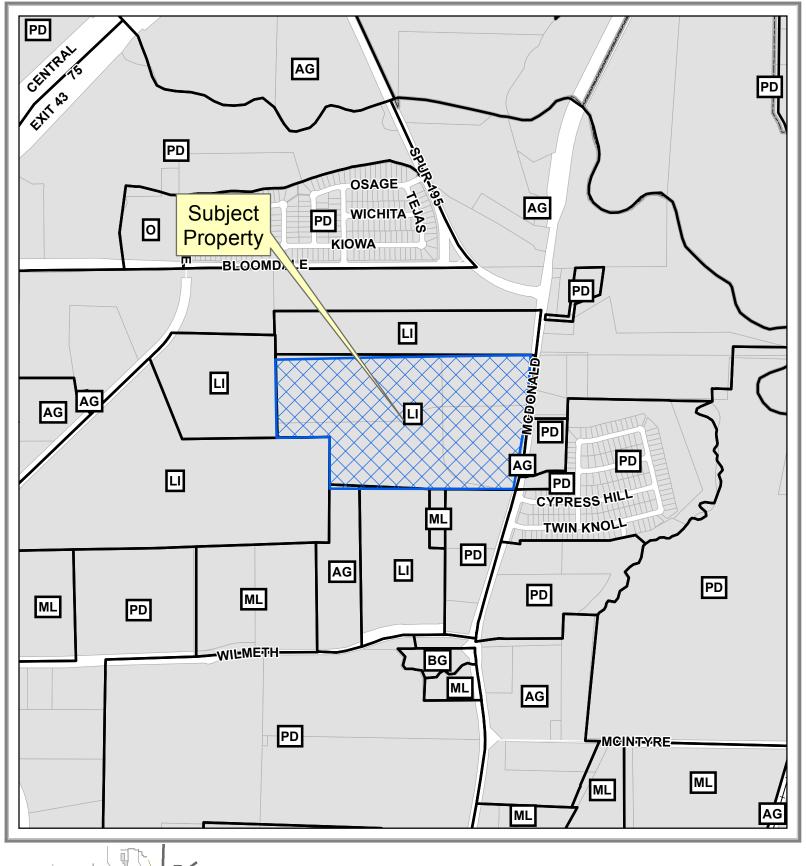
- Submit a record plat or plats conforming to the approved preliminary-final plat, subject to review and approval by Staff. For residential uses, the record plat(s) must be filed before a building permit is issued, and for non-residential uses, the record plat(s) must be approved before a permit is issued.
- Approval of screening and buffering plans, including irrigation, in accordance with Section 142-106 of the Subdivision Ordinance, and as amended, by the Director of Planning, and approval of final screening and buffering plans, including irrigation, by the Director of Planning, by prior to installation of materials.
- Approval of public improvement construction plans, including location of any required sidewalks, Hike and Bike Trails, and fire hydrants, by the City Engineer.
- Approval of utility construction plans by the City Engineer.
- Approval of grading and drainage plans by the City Engineer.
- Approval of the proposed street names within this development by the City Engineer.
- The applicant comply with the requirements of the Tree Preservation Ordinance and obtain any necessary tree permits within the time frames specified within the Ordinance, subject to review and approval by the City Arborist.

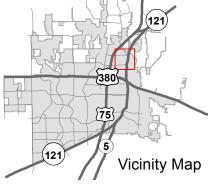
The conditions listed below shall be satisfied by the applicant, prior to filing a record plat for record:

- Acceptance of all required public improvements by the City Engineer, unless otherwise specified within an approved facilities agreement.
- ☐ The applicant provide any additional easements as determined necessary by the City Engineer.
- Approval of any necessary annexation documentation, and filing thereof, incorporating the proposed development into the homeowners' association for the proposed development, including the dedication of common areas, and it maintenance responsibilities, and be subject to review and approval by the City Attorney, and filed for record. (In accordance with Sec. 142-107 Common Areas & Homeowners Associations of the City's Subdivision Regulations.)
- The applicant satisfy all applicable park land dedication obligations, in accordance with Article VI of the Subdivision Ordinance, subject to review and approval by the Director of Parks and Recreation.
- Payment of any applicable median landscaping fees for medians within divided roadways, in lieu of the applicant landscaping and irrigating the medians, in the amount of \$25.50 per linear foot for the distance parallel to the subject property.

Prior to issuance of a building permit:

Payment of impact fees in accordance with Ordinances 2013-11-109 and 2013-12-118 (utilities) and 2013-11-108 (roadway), or as specified within an approved facilities agreement or development agreement.





Location Map

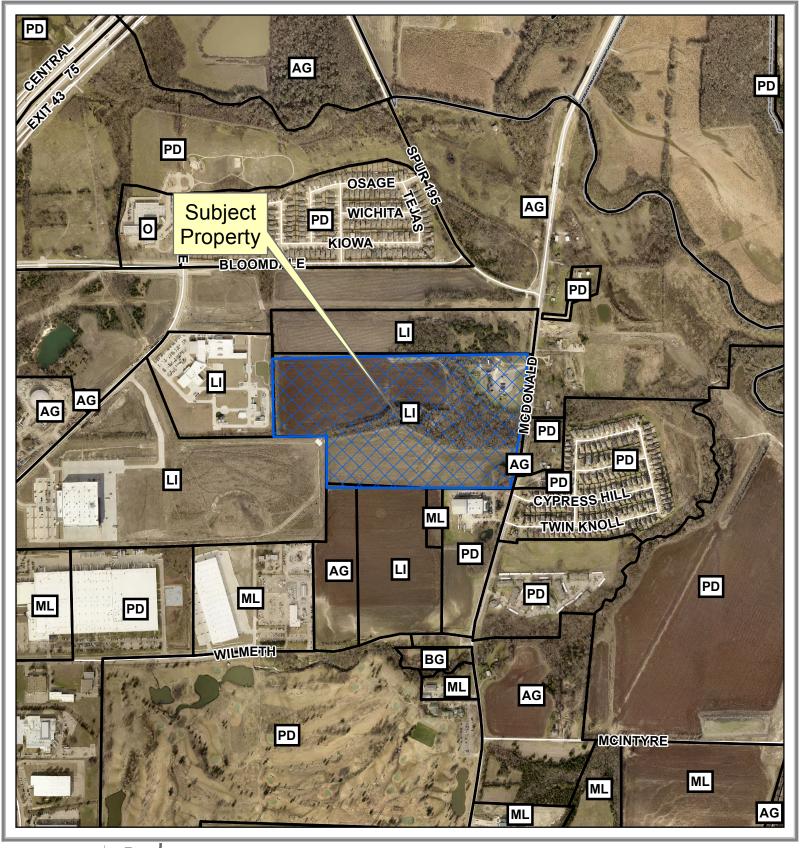
PLAT2019-0126

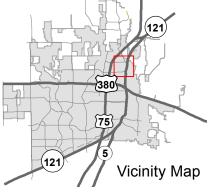




DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.







Location Map PLAT2019-0126





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July 9, 2019

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

RE: Letter of Intent - McKinney Logistics Center Preliminary-Final Plat (R-6284-000-0030-1)

To Whom It May Concern,

Please accept this correspondence as the formal Letter of Intent for the submittal of a preliminary-final plat for McKinney Logistics Center. The preliminary-final plat consists of six lots totaling 65.326 acres located in the Tola Dunn Survey, Abstract No. 284 and owned by CORE5 Industrial Partners. The site is generally located west of State Highway No 5, south of Bloomdale Road, north of Wilmeth Road, and east of Shawnee Drive. Existing land uses surrounding the site include single family residential east of State Highway No 5, light industrial and undeveloped property to the south, undeveloped property to the north, and light industrial and institutional uses to the west.

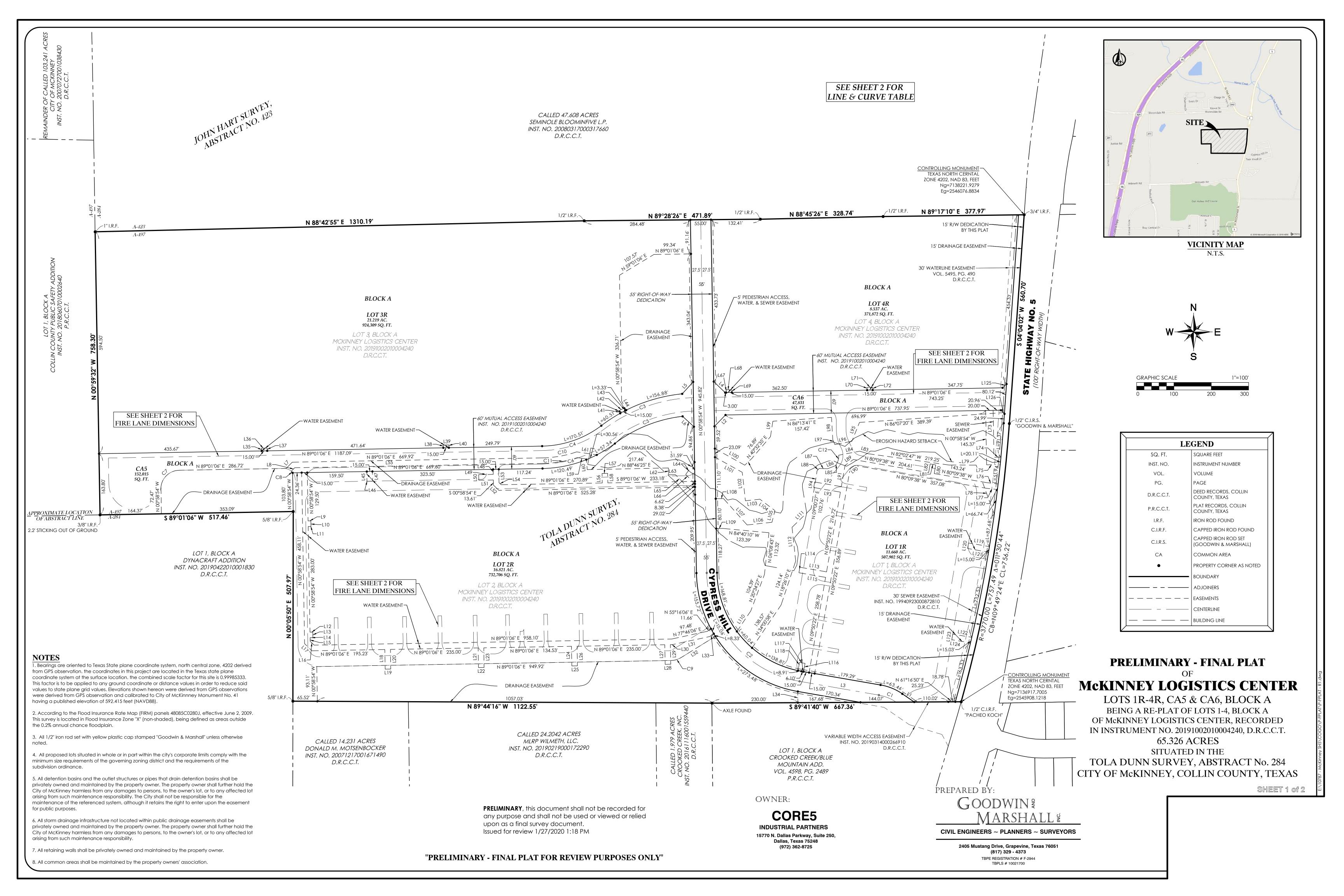
This property was rezoned from "AG" to "LI" under zoning case 18-0085Z that was passed by the City Council in the September 4th, 2018 regular meeting. A site plan is currently under review (SITE2019-0030) that contemplates the development of four industrial warehouse buildings on the property.

If you have any questions or need additional information regarding this preliminary-final plat, please do not hesitate to contact our office at 817-329-4373. Thank you for your attention on this matter.

Sincerely,

Goodwin & Marshall, Inc.

Ryan Spears, P.E.



CURVE TABLE CURVE TABLE LINE TABLE LINE TABLE LINE TABLE **OWNER'S CERTIFICATE NOTES** CURVE # | RADIUS | CHORD BEARING CURVE # | RADIUS | DELTA ANGLE CHORD BEARING CHORD LENGTH ARC LENGTH **DELTA ANGLE** CHORD LENGTH ARC LENGTH BEARING DISTANCE LINE # BEARING DISTANCE LINE # | BEARING | DISTANCE LINE # 1. Bearings are oriented to Texas State plane coordinate system, north central WHEREAS, Core5 Industrial Partners LLC., as owner of that certain lot, tract, or parcel of land, 30.00 55°30'33''W 38.79 52.50 N89°01'06"E 50.85 24°16'38" N68°01'19"W 50.47 C44 16.10 30°45'13" N73°38'29"E 15.91 S00°58'54"E situated in a portion of the Tola Dunn Survey, Abstract No. 284, City of McKinney, Collin County, zone, 4202 derived from GPS observation. the coordinates in this project are Texas, being all of Lots 1-4, inclusive, Block A of McKinney Logistics Center, an addition to the City located in the Texas state plane coordinate system at the surface location. the 42.43 52.50 C2 414.58 79°10'44" N40°34'16"W 382.37 C45 30.06 30°45'13" S73°38'29"W 29.70 N44°01'06"E N00°58'54"W S45°58'54"E 300.00 of McKinney as recorded in Instrument No. 20191002010004240 of the Plat Records of Collin County, combined scale factor for this site is 0.99985333. This factor is to be applied to any Texas (PRCCT). ground coordinate or distance values in order to reduce said values to state plane C3 20.65 215.38 15.00 L53 N00°58'54"W 430.00 156.88 20°54'13" S73°47'37"W 156.01 C46 39°26'29" S77°59'07''W 20.25 N80°09'38"W 30.00 L28 S89°01'06"W grid values. Elevations shown hereon were derived from GPS observations were 167.69 35°33'42" S45°58'54"E derived from GPS observation and calibrated to City of McKinnney Monument No. C4 36°10'56" S70°55'38"W C47 18.62 N40°29'02"E 18.32 42.43 L29 S00°58'54"E 52.50 L54 N45°58'54"W OWNER'S DEDICATION 41 having a published elevation of 592.415 feet (NAVD88). C5 197.83 30°38'07" S68°09'13"W 195.49 C48 20.00 53.82 154°10'35' N13°54'43"W 38.99 S42°37'53"W 43.44 L30 5.56 L55 S89°01'06"W S89°01'06"W NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: 2. According to the Flood Insurance Rate Map (FIRM) panels 48085C0280J, 208.40 53.81 154°09'20' 38.99 41.22 C6 330.00 36°10'56" S70°55'38"W 204.95 C49 S11°56'21"W N47°35'37''W L31 S77°46'06"W 101.94 L56 S00°58'54"E That CORE5 INDUSTRIAL PARTNERS LLC, by and through its duly appointed officer, does hereby effective June 2, 2009. This survey is located in Flood Insurance Zone "X" adopt this record plat designating the herein above described property as McKINNEY LOGISTICS (non-shaded), being defined as areas outside the 0.2% annual chance floodplain. C7 108.67 L57 S89°01'06"W S47°50'58"W 65.83 282.00 178.08 36°10'56" N70°55'38"E 175.14 N44°01'06"E 23.33 L32 50.00 71.85 82°20'16" C50 N58°15'53"E CENTER, Lots 1R-4R, CA5 & CA6, Block A, an addition to the City of McKinney, Collin County, Texas, C8 S42°09'16"E 5.39 C51 418.00 257.61 35°18'38" N70°29'28''E 253.55 S44°01'06''W 13.36 L33 13.28 L58 N00°58'54"W 3. All 1/2" iron rod set with yellow plastic cap stamped "Goodwin & Marshall" unless 5.41 19°04'27'' S55°16'06"W being a replat of Lots 1-4, Block A of McKINNEY LOGISTICS CENTER, as recorded in Instrument No. 20191002010004240 and does hereby dedicate to the public use forever, the streets, alleys and 26.84 30°45'13" N73°38'29"E 26.52 C52 318.00 200.82 36°10'56" 197.50 S89°01'06"W 7.50 N00°18'20"W 30.00 L59 N81°24'22"W 50.00 N70°55'38"E public use area shown hereon, the easements, as shown for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility 4. All proposed lots situated in whole or in part within the city's corporate limits C10 93.87 N80°05'56"E N70°29'28"E N00°58'54"W 15.00 7.50 301.49 17°50'19" 93.49 C53 382.00 235.42 35°18'38" 231.71 L35 N00°58'54"W L60 N05°06'07''W and the City of McKinney shall have the right to remove and keep removed all or parts of any comply with the minimum size requirements of the governing zoning district and the building, fences, shrubs, trees or other improvements or growths, which in any way endanger or requirements of the subdivision ordinance. 22.57 C11 17°10'08" S80°26'02"W 94.48 C54 30.00 43°06'17' N67°27'57"E 22.04 √89°01'06"E 7.50 L36 N89°01'06"E 15.00 interfere with the construction, maintenance or efficiency or it's respective systems on said 22.57 7.50 7.50 C12 22.80 34°42'18" N12°10'07"E 22.45 C55 43°06'17" S69°25'46"E 22.04 S89°01'06"W L37 S00°58'54"E L62 N00°58'54"W Easements, and the City of McKinney and all public utilities constructing, reconstructing, 5. All detention basins and the outlet structures or pipes that drain detention basins inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems, shall be privately owned and maintained by the property owner. The property C13 210.55 N87°09'02"W 139.69 C56 47.12 90°00'00" S45°58'54"E 42.43 N00°58'54"W 15.00 N00°58'54"W 7.50 L63 S89°01'06"W 172°20'16" 30.00 L38 without the necessity, at anytime, or procuring the permission of anyone. This plat approved owner shall further hold the City of McKinney harmless from any damages to subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas. persons, to the owner's lot, or to any affected lot arising from such maintenance C14 C57 33.61 N89°01'06"E 15.00 71.85 82°20'16" S47°50'58"W 65.83 80.00 24°04'20" S13°01'04"E 33.36 7.50 L39 N89°01'06"E L64 S35°39'04''W responsibility. The City shall not be responsible for the maintenance of the C15 N00°58'54"W 9.39 7.50 WITNESS MY HAND this the _____ day of _____, 20___. 42.43 C58 49.63 63°19'18" 47.15 L40 S00°58'54"E L65 N44°32'33"W 47.12 90°00'00" N45°58'54"W 44.91 S06°32'11"W referenced system, although it retains the right to enter upon the easement for C16 29.12 55°36'47" S61°12'42"W 27.99 47.12 90°00'00" S44°01'06"W 42.43 145°58'54"W 15.00 N28°06'06"W 7.60 S44°32'33"E C59 30.00 30.00 CORES INDUSTRIAL PARTNERS LLC, a Delaware limited liability company 6. All storm drainage infrastructure not located within public drainage easements C17 22.69 L67 N00°58'54"W 18.01 68°46'30" S00°58'54"E C60 54.00 24°04'20" S13°01'04"E 22.52 27.43 15.00 15.00 16.94 N45°58'54"W L42 N61°53'54"E shall be privately owned and maintained by the property owner. The property owner shall further hold the City of McKinney harmless from any damages to C18 15.33 37°33'23" S58°53'24"E 15.06 C61 30.00 28.85 55°06'24" S52°36'26"E 27.75 N00°58'54"W 52.50 L43 S28°06'06"E 7.60 N89°01'06"E Name: Linda Booker persons, to the owner's lot, or to any affected lot arising from such maintenance C19 32.31 30.77 15.00 90°00'00" N44°01'06"E 42.43 C62 61°42'45" S68°58'59"W S89°01'06''V S26°39'29"I 27.69 S00°58'54"E Title: Executive Vice President/CFC C20 87.96 90°00'00" N45°58'54"W 79.20 C63 20.00 18.25 52°17'03" S54°01'06"E 17.62 S00°58'54"E 52.50 S00°58'54"E 26.00 L70 N00°58'54"W 56.00 L45 7. All retaining walls shall be privately owned and maintained by the property C21 32.31 61°42'45" N00°58'54''W 52.50 15.00 N89°01'06"E 47.12 90°00'00" N45°58'54"W 42.43 C64 30.00 S68°58'59"W 30.77 L46 N89°01'06"E STATE OF TEXAS: 8. All common areas shall be maintained by the property owners' association. C22 27.65 S23°58'59"W 27.37 S89°01'06"W 15.00 26.00 L72 S00°58'54"E 47.12 90°00'00'' S44°01'06"W 42.43 C65 28°17'15" N00°58'54"W COUNTY OF DALLAS:) C23 47.12 90°00'00" N45°58'54"W 42.43 C66 30.00 61.94 118°17'15" S21°01'01"E 51.51 S00°58'54"E 52.50 L48 S00°58'54"E 13.50 L73 N00°58'54"W BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally 47.12 C24 30.00 47.12 90°00'00" S44°01'06"W 42.43 C67 30.00 90°00'00" S54°50'22"W 42.43 N00°58'54"W 52.50 L49 S89°01'06''W 39.00 L74 S89°31'31"W appeared Linda Booker of CORE5 INDUSTRIAL PARTNERS LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and 47.12 N45°58'54"W 42.43 C68 30.00 47.12 90°00'00" S35°09'38"E S89°01'06"W 15.00 L50 15.00 N89°31'31"I C25 90°00'00" 42.43 S00°58'54"E acknowledged to me that he executed the same for the purposes and considerations therein C26 47.12 90°00'00'' S44°01'06"W 42.43 C69 47.12 90°00'00" S54°50'22"W 42.43 expressed. C27 47.12 90°00'00'' N45°58'54"W 42.43 C70 30.00 47.12 90°00'00" S35°09'38"E 42.43 30.00 LINE TABLE LINE TABLE Given under my hand and seal of office this the_____day of_____,20___. C28 47.12 90°00'00" S44°01'06"W 42.43 C71 30.00 47.12 90°00'00" S54°50'22"W 42.43 INE # | BEARING | DISTANCE LINE # | BEARING | DISTANCE 47.12 C29 47.12 90°00'00" N45°58'54"W 42.43 C72 30.00 90°00'00" S35°09'38"E 42.43 N60°58'54"W 83.52 L126 S43°27'26"E Notary Public in and for the State of Texas 47.12 S54°50'22"W C30 47.12 90°00'00'' S44°01'06"W 42.43 C73 30.00 90°00'00" 42.43 30.00 76.77 L102 N06°16'52"W L127 S89°01'06"W My Commission expires:___ 47.12 N45°58'54"W C74 47.12 90°00'00" S35°09'38"E 90°00'00" 42.43 42.43 39.04 L103 S83°41'15"W L128 | S89°01'06"W C32 47.12 S44°01'06"W 42.43 C75 30.00 47.12 90°00'00" S54°50'22"W 42.43 90°00'00" 50.72 L104 N52°52'26"W L129 S89°01'06"W SURVEYOR'S CERTIFICATE C33 30.21 57°42'08'' N29°49'58"W 28.95 C76 29.91 57°07'22" S38°24'03"W 28.69 30.00 30.00 L105 N14°45'44"E 32.21 L130 S89°01'06"W This is to certify that I, John N, Rogers a registered Professional Land Surveyor of the State of Texas, C34 30.00 30.28 57°50'09" S27°56'10"W 29.01 C77 30.00 22.43 42°50'33" S11°34'54"E 21.91 have platted the above lots from an actual of the ground survey, and that all lot corners, angle 66.79 L106 N83°50'16"E L131 S89°01'06''W points and points of the curve shall be properly marked on the ground ad that this plat correctly C35 84°25'15" S43°11'32"E 40.31 7.21 20°38'41" S55°31'17"W 7.17 44.20 C78 20.00 represents that survey made by me or under my direction and supervision. L107 L132 S89°01'06"W 44.20 N41°13'43"E 40.31 28.06 28°54'36" N59°33'09"E 27.77 C36 84°25'15" C79 L108 N89°01'06"E 20.66 L133 S89°01'06"W 33.55 C37 47.12 S45°58'54"E 42.43 C80 64°04'00" N41°52'21"E 30.00 90°00'00" 30.00 31.82 N89°01'06"E 18.36 L134 S89°01'06"W L109 C38 47.12 90°00'00" N44°01'06"E 42.43 C81 20.00 20.26 58°02'14" N44°53'14"E 19.40 Registered Professional Land Surveyor No. 6372 L110 S34°00'58"W L135 S89°01'06"W Goodwin & Marshall, INC. S45°58'54"E C82 62.62 64°03'59" C39 47.12 90°00'00'' 42.43 N41°52'22"E 59.41 2405 Mustang Drive 71.37 L111 N45°36'17"E L136 S89°01'06"W Grapevine, TX 76051 47.12 90°00'00'' N44°01'06"E C83 47.11 89°57'56" C40 30.00 30.00 S54°51'24"W L112 N06°14'28"W 90.80 L137 S89°01'06"W Metro (817) 329-4373 42.43 STATE OF TEXAS: N44°01'06"E 42.43 90°00'00" N35°09'38"W 42.43 90°00'00' COUNTY OF TARRANT:) C86 \$45°58'54"E 42.43 S35°09'38"E 79.20 22.50 L141 S00°58'54"E BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally FIRE LANE DIMENSIONS appeared John N. Rogers, known to me to be the person whose name is subscribed to the oregoing instrument and acknowledged to me that he executed the same for the purposes and LOT 4R considerations therein expressed. BLOCK A 378,574 SQ. F L119 Given under my hand and seal of office this the LOT 3R 21.219 AC. **BLOCK** A L120 15.00 L145 N89°01'06"E 924,309 SQ. FT. N 89°01'06" E 296.37' L121 Notary Public in and for the State of Texas S 00°58'54" E My Commission expires:__ √ 00°58'54" W L123 N09°12'36"E 15.00 L148 N89°01'06"E N 00°58'54" W L124 N 65°22'03" W S 25°03'14" E N58°15'53"E 152,015 SQ. FT. **FIRE LANE** C55-N 89°01'06" E N 34°12'25" E

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 1/27/2020 1:18 PM

PRELIMINARY - FINAL PLAT

McKINNEY LOGISTICS CENTER

LOTS 1R-4R, 5X & 6X, BLOCK A BEING A RE-PLAT OF LOTS 1-4, BLOCK A OF McKINNEY LOGISTICS CENTER, RECORDED IN INSTRUMENT NO. 20191002010004240, D.R.C.C.T. 65.326 ACRES

SITUATED IN THE TOLA DUNN SURVEY, ABSTRACT No. 284 CITY OF McKINNEY, COLLIN COUNTY, TEXAS

PREPARED BY:

BLOCK A

LOT 1R 11.660 AC.

507,902 SQ. FT

R=327.50'

L=42.48' -∆=7°25'55'

R=272.50' L=48.10'

Δ=10°06'49"

CL=48.04'

CB=\$73°32'52"E

CB=S29°47'44"E CL=42.45'

30' SEWER EASEMENT-

D.R.C.C.T.

INST. NO. 19940923000872810

15' R/W DEDICATION

BY THIS PLAT

TOODWIN ?

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYOR

2405 Mustang Drive, Grapevine, Texas 7605 (817) 329 - 4373 TBPE REGISTRATION # F-2944

TBPLS # 10021700

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

OWNER:

CORE5

INDUSTRIAL PARTNERS

15770 N. Dallas Parkway, Suite 250 Dallas, Texas 75248

(972) 362-8725

BLOCK A

LOT 2R

16.821 AC. 732,706 SQ. FT.

N 89°01'06" E

L=7.85'

__Δ=90°00'00'

CB=N44°01'06"E

SHEET 2 of 2

LINE TABLE

LINE # | BEARING | DISTANCE

30.29

30.67

140.25

72.46

23.50

15.00

23.50

23.49

57.21

7.09

22.70

22.84

8.22

27.43

15.00

57.61

72.50

72.50

15.00

54.36

46.56

14.13

59.93

41.75

91.62

88.10

35.62

56.50

10.00

9.46

68.44

10.00

24.50

10.00

24.50

10.00

24.50

10.00

27.09

N83°35'30"W

N83°35'30"W

S20°14'37"E

S89°52'37"E

N09°50'22"E

N80°09'38"W

S09°50'22"W

S73°08'30"E

N79°04'20"E

N31°56'30"E

N68°54'40"E

S88°31'34"E

N41°07'12"E

S54°50'22"W

S54°50'22"W

S09°50'22"W

N80°09'38''W

S80°09'38"E

N21°53'20"E

N79°04'20"E

S22°54'52"E

S03°17'00"E

N08°43'47"E

S60°58'54"E

LINE TABLE

LINE # | BEARING | DISTANCE

S58°15'53"W

S38°07'37''W

S09°50'22"W

S09°50'22"W

S09°50'22''W

S89°41'40"W

N73°54'21"E

N89°41'40"E

S80°09'38"E

N00°58'54"W

L170 S73°54'21"W

L173 N80°09'38''W

L152 S38°07'37''W

L153 S80°09'38"E

L154 S09°50'22"W

L156 N80°09'38''W

L159 S09°50'22"W

L160 S09°50'22"W

L162 S09°50'22"W

L163 S09°50'22"W

L157

L158

L161

L78

L82

L83

L84

L85

L86

L87

L88

L92

L93

L95

L96

L98

L99

35.89

7.93

663.70

25.50

15.00

28.74

18.35

18.32

75.30

35.25

7.50

15.00

7.50

15.00

7.50

125.54

18.68

13.43

10.00

10.00

24.50

24.50

10.00

10.00

16.83

10.00

20-0008PF



TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1-7, Block B of Encore Wire Service Center Addition, Located on the Northwest Corner of Airport Drive and Elm Street

COUNCIL GOAL: Direction for Strategic and Economic Growth

(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: February 25, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Gibbon, Planner I

Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: January 13, 2020 (Original Application)

February 13, 2020 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary -final plat with the following conditions:

- 1. The items currently marked as "not met" on the attached Conditions of Approval Summary be satisfied prior to issuing final plat approval; and
- The applicant satisfy the conditions as shown on the attached Standard Conditions of Approval for Preliminary-Final Plats Checklist prior to the issuance of any necessary permits.

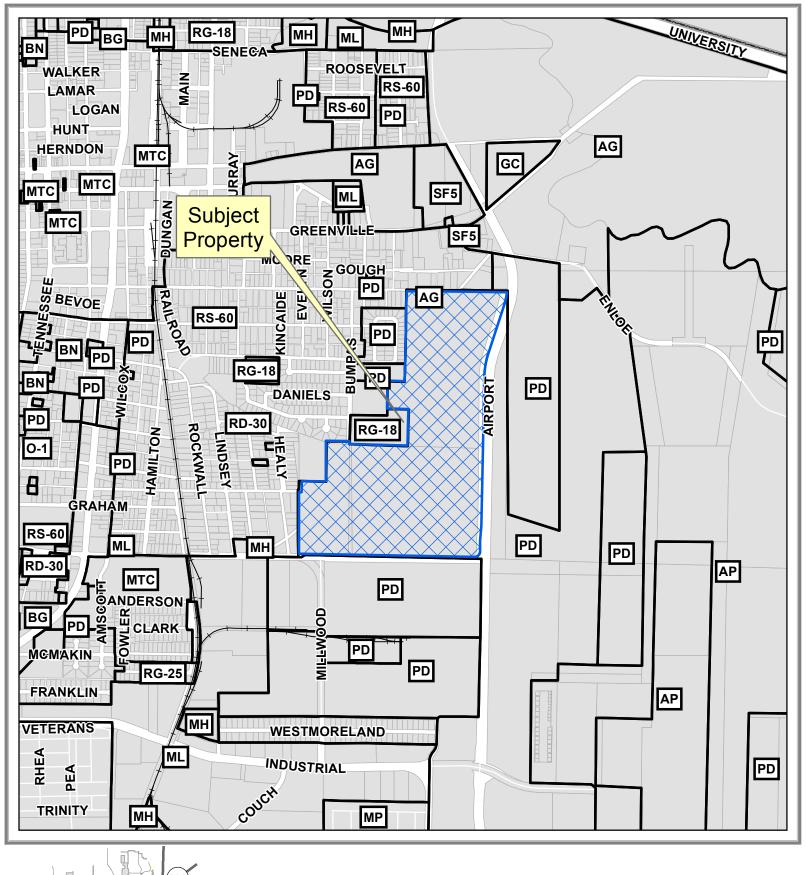
ITEM SUMMARY: The applicant is proposing to subdivide approximately 107.76 acres into 7 lots for industrial uses

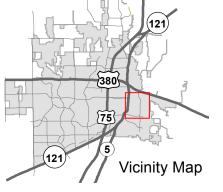
OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed preliminary-final plat.

SUPPORTING MATERIALS:

Standard Conditions Checklist

Location Map and Aerial Exhibit
Letter of Intent
Proposed Preliminary-Final Plat
Conditions of Approval Summary





Location Map

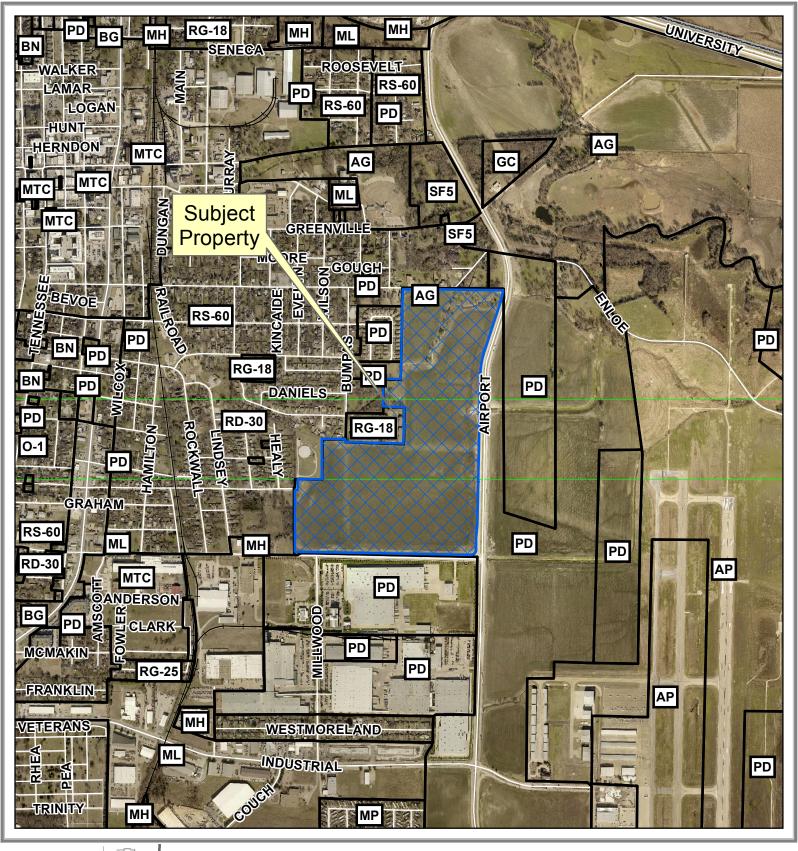
PLAT2020-0008

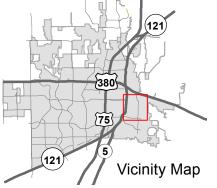




DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



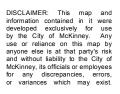




Location Map PLAT2020-0008











2740 Dallas Parkway, #280 Plano, TX 75093

Main (214) 473-4640 Fax (320) 253-8737

westwoodps.com (888) 937-5150

January 10, 2020 WPS No: 0023657.01

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

Re:

PRELIMINARY-FINAL PLAT

ENCORE WIRE SERVICE CENTER

McKinney, Texas 75070

To Whom It May Concern:

Please accept this letter as evidence of the intent of the applicant to submit a preliminary-final plat for an industrial development, 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.

The name of the proposed subdivision will be Encore Wire Service Center Addition. There will be four proposed lots. The proposed development will occur on Lots 1 and 3. Right –of-way will be dedicated for a proposed re-alignment of Elm Street. The existing Elm Street south of the property is planned to be abandoned.

The preliminary-final plat 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,

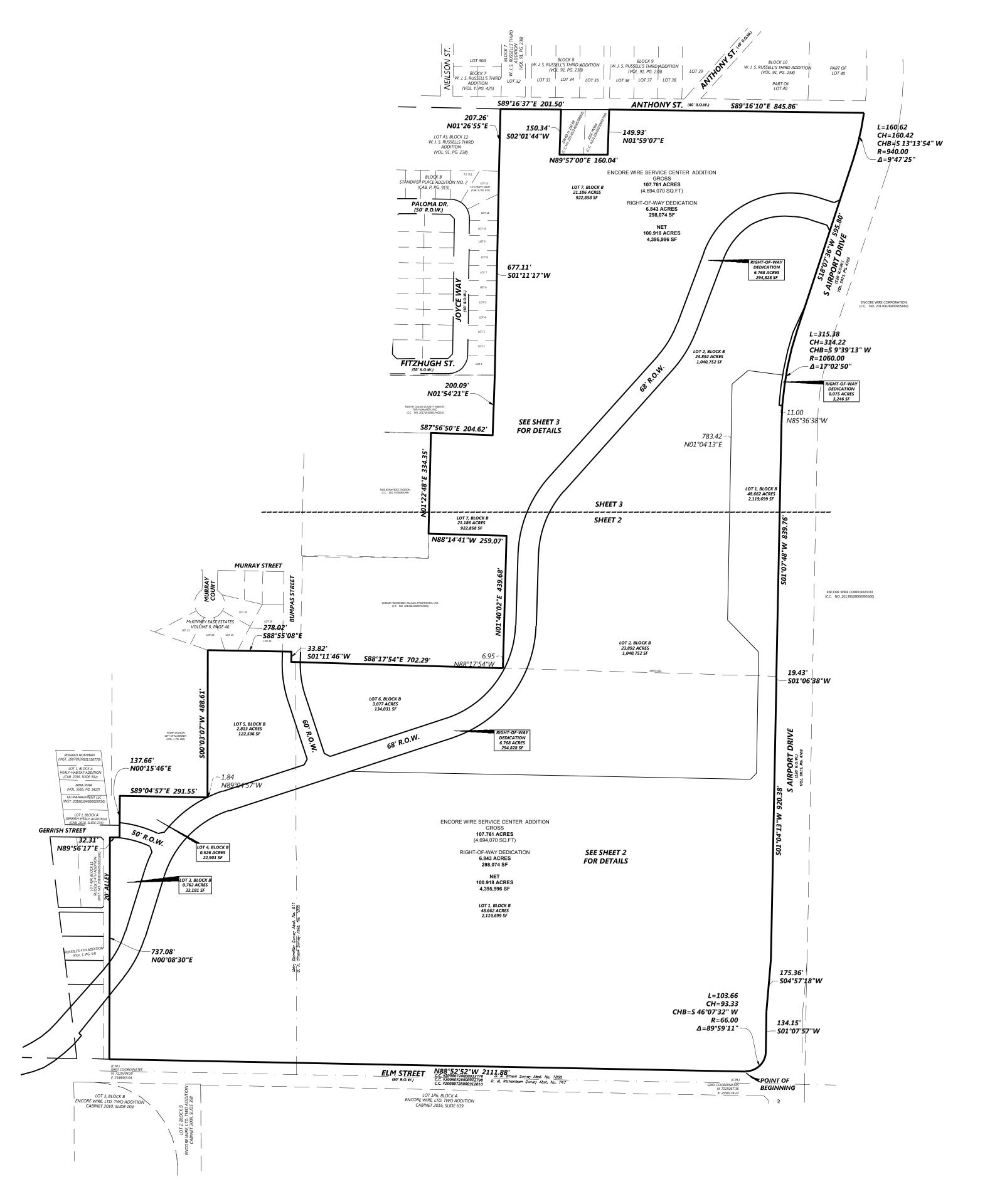
Arlyn W. Samuelson, P.E.

AWS

N:\0023657.01\1 Project Data\Cors-Gen\0023657 Preplat Letter Of Intent.Doc

W. Samuel





General Notes

- 1. Bearings based on Grid North State Plane Coordinates of the Texas Coordinate System NAD83 (CORS96) North Central Zone (4202), NAVD88.

requirements of the governing zoning district and requirements of the subdivision ordinance.

- 2. Subject property appears to be classified as Zone "X" and Zone "A" when scaled from Flood Insurance Rate Map Community Panel Number 48085C0280J dated June 2, 2009.
- 3. (C.M.) Controlling Monuments.
- 4. Coordinates shown hereon are State Plane Coordinates, Texas North Central Zone, North American Datum of
- 5. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size

PRELIMINARY-FINAL PLAT ENCORE WIRE SERVICE CENTER ADDITION LOTS 1-7, BLOCK B

VICINITY MAP
NOT TO SCALE

AN ADDITION TO THE CITY OF McKINNEY, TEXAS 107.761 ACRE TRACT AND BEING OUT OF THE G.A. WILSON SURVEY, ABSTRACT No. 1000 AND MARY STANDIFER SURVEY, ABSTRACT No. 811

COLLIN COUNTY, TEXAS SHEET 1 OF 3

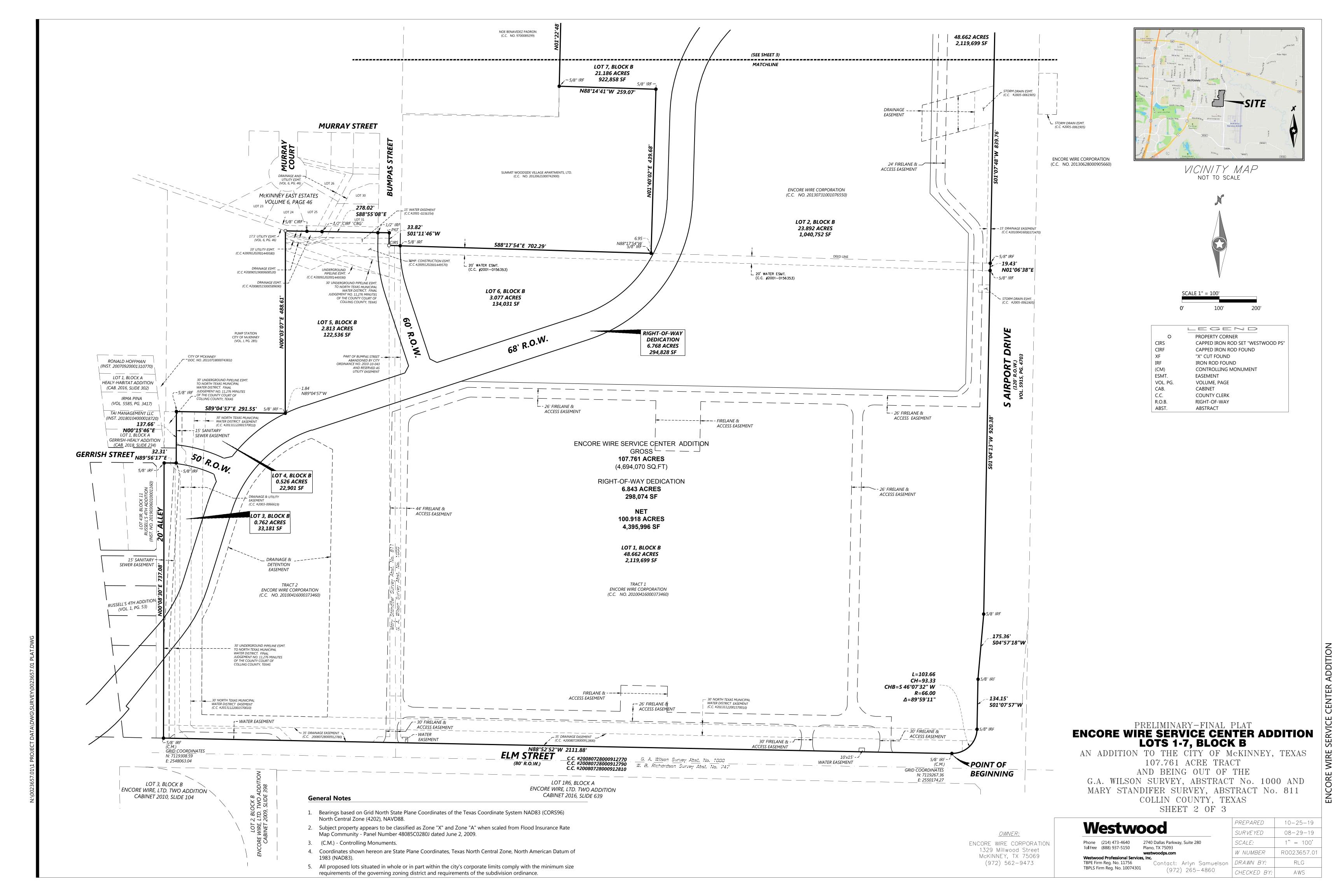
(972) 265-4860

<u>OWNER:</u> ENCORE WIRE CORPORATION 1329 Millwood Street McKINNEY, TX 75069 (972) 562-9473

Westwood

	COLAA	UUU
Phone	(214) 473-4640	2740 Dallas Parkway, Suite 28
Toll Free	(888) 937-5150	Plano, TX 75093
		westwoodps.com
Westwo	od Professional Serv	ices, Inc.
	m Reg. No. 11756	Contact: Arlyn
TBPLS F	irm Reg. No. 100743	01 (972) 265-

	PREPARED	10-25-19
	SURVEYED	08-29-19
280	SCALE:	1" = 100'
	W NUMBER	R0023657.01
Samuelson	DRAWN BY:	RLG
5-4860	CHECKED BY:	AWS



10-25-19

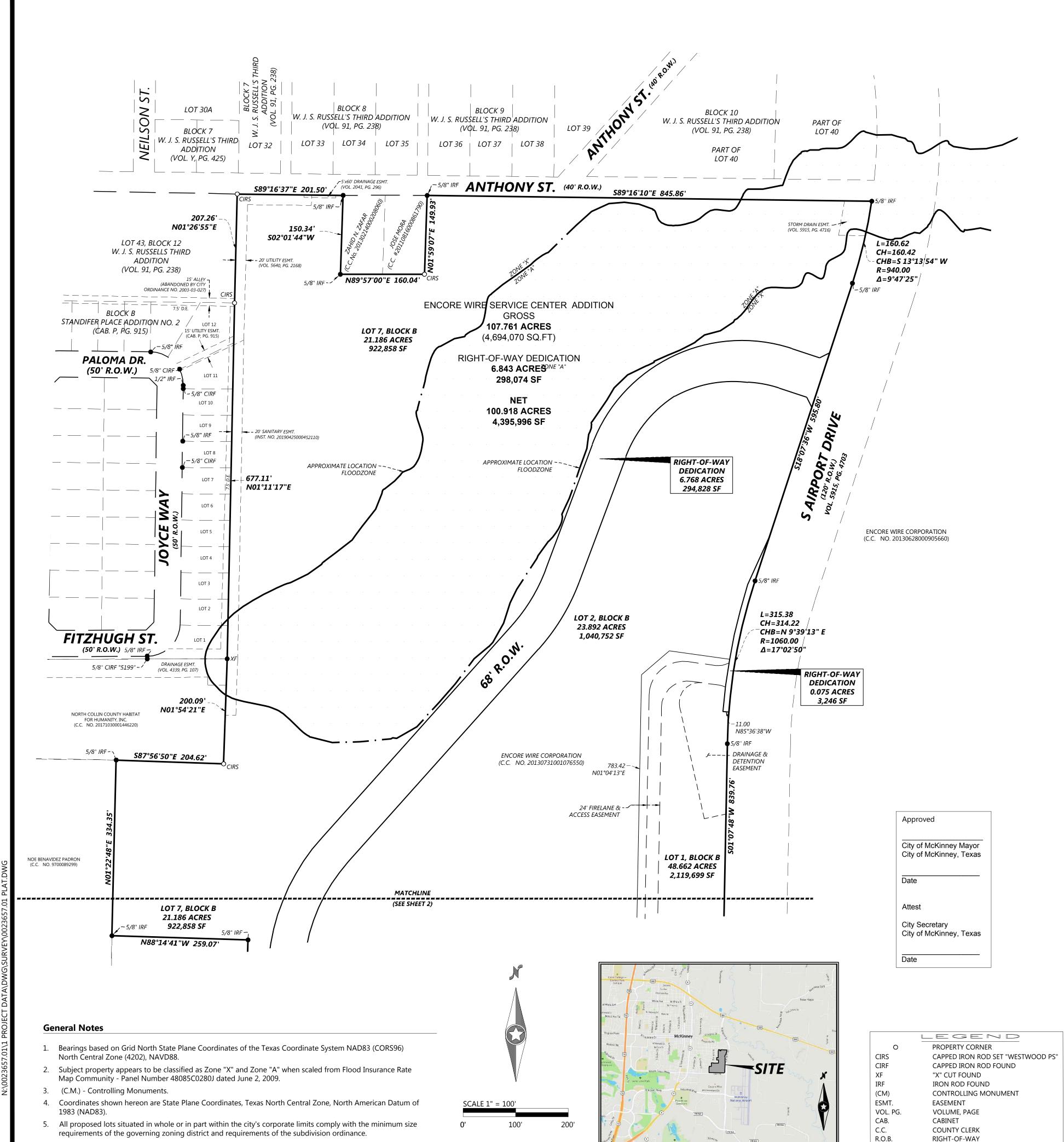
08-29-19

1" = 100

R0023657.01

RLG

AWS



WHEREAS, Encore Wire Corporation is the owner of a 107.761 acre tract of land situated in the G.A. Wilson Survey, Abstract No. 1000 and the Mary Standifer Survey, Abstract No. 811, Collin County, Texas; said tract being all of that certain tract of land described in Special Warranty Deed to Encore Wire Corporation recorded in County Clerks File No. 20130731001076550 of the Official Public Records of Collin County, Texas and all of those tracts of land described in Tract 1 and Tract 2 in Special Warranty Deed to Encore Wire Corporation recorded in County Clerks File No. 20100416000373460 of the said Official Public Records; said 107.761 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod found at the intersection of the westerly right-of-way line of Airport Drive (a 120-foot right-of-way) and the south right-of-way line of Anthony Street (a 40-foot right-of-way); said point also being the beginning of a curve to the right;

THENCE, along the said westerly line of Airport Drive, the following eight (8) calls:

In a southerly direction, along said curve to the right, having a central angle of 09 degrees 47 minutes 25 seconds, a radius of 940.00 feet, a chord bearing and distance of South 13 degrees 13 minutes 54 seconds West, 160.42 feet, an arc distance of 160.62 feet to a 5/8-inch iron rod found at the end of said curve;

South 18 degrees 07 minutes 36 seconds West, a distance of 595.80 feet to a 5/8-inch iron rod found at the beginning of a non-tangent curve to the left;

In a southerly direction, along said curve to the left, having a central angle of 17 degrees 02 minutes 50 seconds, a radius of 1,060.00 feet, a chord bearing and distance of South 09 degrees 39 minutes 13 seconds West, 314.22 feet, an arc distance of 315.38 feet to a 5/8-inch iron rod found at the end of said

South 01 degree 07 minutes 48 seconds West, a distance of 839.76 feet to a 5/8-inch iron rod found at an

South 01 degree 06 minutes 38 seconds West, a distance of 19.43 feet to a 5/8-inch iron rod found at an

South 01 degree 04 minutes 13 seconds West, a distance of 920.38 feet to a 5/8-inch iron rod found at an

South 04 degrees 57 minutes 18 seconds West, a distance of 175.36 feet to a 5/8-inch iron rod found at

South 01 degree 07 minutes 57 seconds West, a distance of 134.15 feet to a 5/8-inch iron rod found at the northeast end of a circular right-of-way corner clip at the intersection of said westerly line of Airport Drive and the north right-of-way line of Elm Street (an 80 foot right-of-wat); said point also being the beginning of a tangent curve to the right;

THENCE, in a southwesterly direction, along said right-of-way corner clip and said curve to the right, having a central angle of 89 degrees 59 minutes 11 seconds, a radius of 66.00 feet, a chord bearing and distance of South 46 degrees 07 minutes 32 seconds West, 93.33 feet, an arc distance of 103.66 feet to a 5/8-inch iron rod found at the end of said curve in the said north line of Elm Street; said point also being the southwest end of said right-of-way corner clip;

THENCE, North 88 degrees 52 minutes 52 seconds West, along the said north line of Elm Street, a distance of 2,111.88 feet to a 5/8-inch iron rod found for corner; said point also being the southeast corner of Russell's 4th Addition, an addition to the City of McKinney, Texas according to the plat recorded in Volume 1, Page 53 of the Plat Records of Collin County, Texas, said point also being at the intersection of the said north line of Elm Street and the east line of a 20-foot alley;

THENCE, North 00 degrees 08 minutes 30 seconds East, departing the said north line of Elm Street and along the east line of said 20-foot alley, a distance of 737.08 feet to a 5/8-inch iron rod found for corner in the south right-of-way line of Gerrish Street;

THENCE, North 89 degrees 56 minutes 17 seconds East, departing the said east line of 20-foot alley and along the said south line of Gerrish Street, a distance of 32.31 feet to a 5/8-inch iron rod found at a re-entrant corner; said point also being the south corner of the east terminus of said Gerrish Street;

THENCE, North 00 degrees 15 minutes 46 seconds East, departing the said south line of Gerrish Street and along the said east terminus of Gerrish Street, at a distance of 39.98 feet passing the north corner of said east terminus of Gerrish Street and the southeast corner of Golden Addition (unrecorded), continuing along the east line of said Golden Addition, in all a total distance of 137.66 feet to a 5/8-inch iron rod found for corner; said point also being the south line of that certain tract of land described in deed to City of McKinney recorded in Volume J, Page 285 of the Deed Records of Collin County, Texas;

THENCE, South 89 degrees 04 minutes 57 seconds East, along the south line of said City of McKinney tract, a distance of 291.55 feet to a 5/8-inch iron rod found at a re-entrant corner; said point also being the southeast corner of said City of McKinney tract;

THENCE, North 00 degrees 03 minutes 07 seconds East, departing the said south line of said City of McKinney tract and along the east line of said City of McKinney tract, a distance of 488.61 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner; said point also being the northeast corner of said City of McKinney tract and an angle point in the southerly line of McKinney East Estates, an addition to the City of McKinney, Texas according to the plat recorded in Volume 6, Page 46 of the said Plat Records;

at a distance of 247.79 a 1/2-inch iron rod found at the southeast corner of said McKinney East Estates and an angle point in the west right-of-way line of Bumpas Street (a variable width right-of-way), continuing along the said west line of Bumpas Street, in all a total distance of 278.02 feet to a "PK" nail found for corner; said point also being an angle point in the said west line of Bumpas Street;

THENCE, South 88 degrees 55 minutes 08 seconds East, along the said southerly line of McKinney East Estates,

THENCE, South 01 degrees 11 minutes 46 seconds West, continuing along the said west line of Bumpas Street, a distance of 33.82 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

THENCE, South 88 degrees 17 minutes 54 seconds East, departing the said west line of Bumpas Street, at a distance of 30.05 feet passing a 5/8-inch iron rod found in the east right-of-way line of said Bumpas Street and the southwest corner of that certain tract of land described in deed to Summit Woodside Village Apartments, Ltd. recorded in County Clerk's File No. 20120621000742900 of the said Official Public Records, continuing along the south line of said Summit Woodside Village Apartments tract, in all a total distance of 702.29 feet to a 5/8-inch iron rod found at a re-entrant corner; said point also being the southeast corner of said Summit Woodside Village Apartments tract;

THENCE, North 01 degrees 40 minutes 02 seconds East, departing the said south line of Summit Woodside Village Apartments tract band along the east line of said Summit Woodside Village Apartments tract, a distance of 439.68 feet to a 5/8-inch iron rod found at a re-entrant corner; said point also being the northeast corner of said Summit Woodside Village Apartments tract;

THENCE, North 88 degrees 14 minutes 41 seconds West, departing the said east line of Summit Woodside Village Apartments tract and along the north line of said Summit Woodside Village Apartments tract, a distance of 259.07 feet to a 5/8-inch iron rod found for corner in the east line of that certain tract of land described in deed to Noe Benavidez Padron recorded in to a 5/8-inch iron rod found for corner said point also being the most easterly northwest corner of said Summit Woodside Village Apartments tract;

THENCE, North 01 degrees 22 minutes 48 seconds East, along the said east line of Padron tract, a distance of 334.35 feet to a 5/8-inch iron rod found for corner in the south line of that certain tract land described in deed to North Collin County Habitat for Humanity, Inc. recoded in County Clerk's File No. 20171030001446220 of the said Official Public Records; said point also being the northeast corner of said Padron tract;

THENCE, South 87 degrees 56 minutes 50 seconds East, along the south line of said North Collin County Habitat for Humanity tract, a distance of 204.62 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set at re-entrant corner; said point also being the southeast corner of said North Collin County Habitat for Humanity

THENCE, North 01 degrees 54 minutes 21 seconds East, along the east line of said North Collin County Habitat for Humanity tract, a distance of 200.09 feet to a "+" cut in concrete found at an angle point; said point also being the northeast corner of said North Collin County Habitat for Humanity tract and the southeast corner of Block B, Standifer Place Addition No. 2, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet P, Page 915 of the said Plat Records;

THENCE, North 01 degree 11 minutes 17 seconds East, along the east line of said Block B, a distance of 677.11 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set at an angle point; said point also being the northeast corner of said Block B and the southeast corner of Lot 43, Block 12, W.J.S. Russells Third Addition, an addition to the City of McKinney, Texas according to the plat recorded in Volume 91, Page 238 of the said Plat Records;

THENCE, North 01 degrees 26 minutes 55 seconds East, along the east line of said Lot 43, Block 1, a distance of 207.26 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner in the said south line of Anthony

"Approved and Accepted"

City Manager City of McKinney, Texas

<u>OWNER:</u> ENCORE WIRE CORPORATION 1329 Millwood Street McKINNEY, TX 75069 (972) 562-9473

(CONTINUED)

THENCE, South 89 degrees 16 minutes 37 seconds East, along the said south line of Anthony Street, a distance of 201.50 feet to a 5/8-inch iron rod found for corner; said point also being the northwest corner of that certain tract of land described in deed to Zahiud N. Zafar recorded in County Clerk's File No. 20130214000208060 of the said Official Public Records;

THENCE, South 02 degrees 01 minutes 44 seconds West, departing the said south line of Anthony Street and along the west line of said Zafar tract, a distance of 150.34 feet to a 5/8-inch iron rod found at a re-entrant corner; said point also being the southwest corner of said Zafar tract;

THENCE, North 89 degrees 57 minutes 00 seconds East, along the south line of said Zafar tract, at a distance of 80.02 feet passing the southeast corner of said Zafar tract and the southwest corner of that certain tract of land described in deed to Jose Mora recorded in County Clerk's File No. 20110816000861790 of the said Official Public Records, continuing along the south line of said Mora tract, in all a total distance of 160.04 feet to a 5/8-inch iron rod found at a re-entrant corner; said point also being the southeast corner of said Mora tract;

THENCE, North 01 degrees 59 minutes 07 seconds East, along the east line of said Mora tract, a distance of 149.93 feet to a 5/8-inch iron rod found for corner in the said south line of Anthony Street; said point also being the northeast corner of said Mora tract;

THENCE, South 89 degrees 16 minutes 10 seconds East, along the said south line of Anthony Street, a distance of 845.86 to the POINT OF BEGINNING;

CONTAINING, 4,694,070 square feet or 107.761 acres of land, more or less

NOW THEREFORE, KNOW ALL BY THESE PRESENTS;

THAT, We, ENCORE WIRE Corporation, do hereby adopt this Record Plat designating the herein above described property as ENCORE WIRE SERVICE CENTER ADDITION, LOTS 1-7, BLOCK B, being all of two tracts described in deeds to Encore Wire Corporation recorded in Clerk's File No's. 20130731001076550 and 20100416000373460, and do hereby dedicate to the public use forever, their streets, alleys and public use areas shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in anyway, endanger interfere with the construction, maintenance or efficiency of it's respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinance, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2020.

By: Encore Wire Corporation

Todd Clayton V.P. of Facilities Engineering

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Todd Clayton, V.P. of Facilities Engineering, authorized representative of Encore Wire Corporation, authorized to do business in the State of Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of ____

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS }

I, Roman L. Groysman, a Registered Professional Land Surveyor, licensed by the State of Texas, certify that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Loca Government Code, Chapter 212, and the platting rules and regulations of the City of McKinney, Texas. I further certify that monumentation shown hereon was either found or placed and is in substantial compliance with the City of McKinney, Collin County, Texas platting rules and regulations.

Dated this the _____ day of _____, 2020. PRELIMINARY PLAT **NOT FOR RECORDING** Roman L. Groysman

Registered Professional Land Surveyor

No. 5864 STATE OF TEXAS

COUNTY OF COLLIN BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally

appeared Roman L. Groysman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of ______, 2020.

Notary Public in and for the State of Texas

PRELIMINARY-FINAL PLAT ENCORE WIRE SERVICE CENTER ADDITION LOTS 1-7, BLOCK B

AN ADDITION TO THE CITY OF McKINNEY, TEXAS 107.761 ACRE TRACT

AND BEING OUT OF THE G.A. WILSON SURVEY, ABSTRACT No. 1000 AND MARY STANDIFER SURVEY, ABSTRACT No. 811 COLLIN COUNTY, TEXAS

SHEET 3 OF 3

Westwood

PREPARED **SURVEYED** 2740 Dallas Parkway, Suite 280 SCALE: Plano, TX 75093 W NUMBER DRAWN BY. Contact: Arlyn Samuelsor (972) 265-4860 CHECKED BY:

Phone (214) 473-4640 Toll Free (888) 937-5150 Westwood Professional Services, Inc. TBPE Firm Rea. No. 11756 TBPLS Firm Reg. No. 10074301

Date

ABST.

ABSTRACT

CONDITIONS OF APPROVAL SUMMARY (PLAT2020-0008)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL				
PRELIMINARY-FINAL PLAT (Sec. 142-74)				
Not Met	Item Description			
X	Sec. 142-74 (a) Site Plan has been approved (for non-residential and multi-family residential projects)			
Χ	Sec. 142-74 (b) (7) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party			

ENGINEERING DEPARTMENT PLAT SUMMARY				
Not Met	Item Description			
X		Improvements Required: All improvements required by the subdivision ordinance, comprehensive plan, or as determined by the Director c Engineering, shall be constructed by the developer and accepted by the City prior to filing an associated plat.		
X	Sec. 130-266(1)d.	Erosion hazard setbacks		
X	, ,	New features inside subdivision . The following new features inside the subdivision shall be identified: a.The boundary line, accurate in scale, of the tract to be subdivided, with accurate distances and bearings indicated; b.The layout, designations, names and widths of any and all proposed streets, alleys and easements;		

CONDITIONS OF APPROVAL SUMMARY - FIRE				
Met	Not Met	Item Description		
		CoM Ord. 142-76.b.4 Proper easements shown at fire hydrant locations		
\boxtimes		CoM Fire Ordinance 503.2.1 Platted fire lane and mutual access easement widths shall match approved site plan		
	\boxtimes	CoM Fire Ordinance 503.2.4 Platted fire lane radii meet minimum requirements for fire lane width and are shown on a curve table		
		CoM Fire Ordinance 503.1.4 Two points of approved fire apparatus access shall be provided for each building, structure and subdivision.		

20-0014CVP



TITLE: Consider/Discuss/Act on a Conveyance Plat for Lots 1R-A and 1R-B Block A of Headington Heights Addition, Located on the Northwest Corner of US Highway 380 (University Drive) and Hardin Boulevard

COUNCIL GOAL: Direction for Strategic and Economic Growth

(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: February 25, 2020

DEPARTMENT: Development Services, Planning Department

CONTACT: Kaitlin Gibbon, Planner I

Jennifer Arnold, AICP, Director of Planning

STAFF RECOMMENDATION: Staff recommends approval of the proposed conveyance plat with the following conditions:

 The items currently marked as "not met" on the attached Conditions of Approval Summary be satisfied prior to issuing final approval and/or filing of the plat for record.

In order to receive final approval of the plat, the applicant has the opportunity to make one resubmittal which corrects the items currently not in conformance.

ITEM SUMMARY: The applicant is proposing to replat 1 lot into 2 lots, for commercial uses.

The approval of the conveyance plat authorizes the recordation and conveyance of the parcel(s) created thereon, but does not authorize any type of development on the property. The applicant and future owner(s) of the property remain obligated to comply with all provisions of the Subdivision Ordinance upon future development of the property including, but not limited to, all platting requirements, required public improvements, utility extensions, street improvements, right-of-way and easement dedications, and all other applicable requirements of the Subdivision Ordinance. The submission and approval of a conveyance plat does not vest any rights in the property.

Because Conveyance Plats are not for development purposes, a standard conditions checklist is not required.

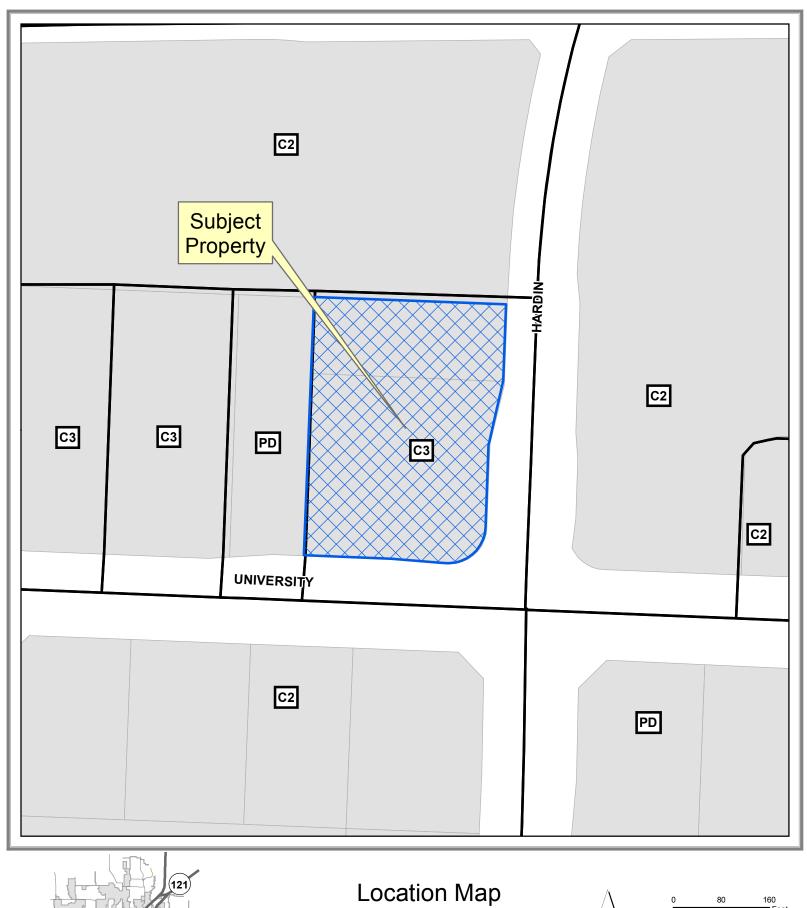
APPLICATION SUBMITTAL DATE: February 3, 2020 (Original Application)

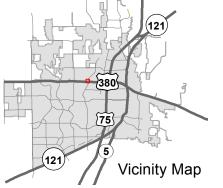
APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed conveyance plat.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

SUPPORTING MATERIALS:

Location Map and Aerial Exhibit
Letter of Intent
Proposed Conveyance Plat
Conditions of Approval Summary





PLAT2020-0014

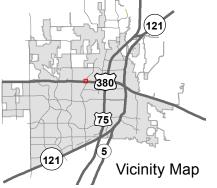




DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.







Location Map PLAT2020-0014





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January 20, 2020

Ms. Kathy Wright City of McKinney Planning Department 221 N. Tennessee McKinney, Texas 75069

RE: Conveyance Plat – Lot 1R, Block A, Headington Heights Addition

±3.0481 Acres

City of McKinney, Texas

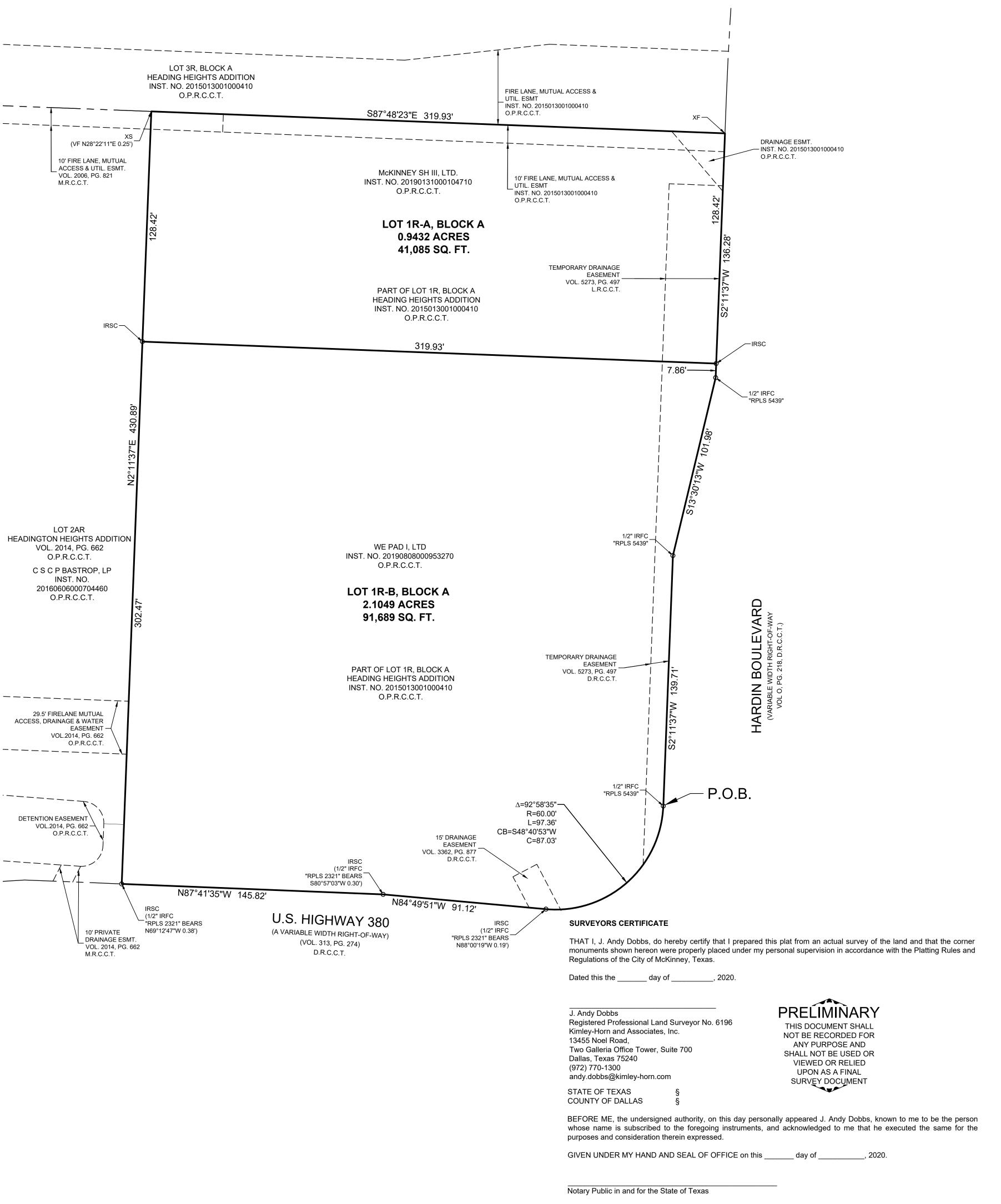
Dear Ms. Wright:

Kimley-Horn and Associates, Inc. respectfully submits the attached Conveyance Plat for the City of McKinney's review. The subject property is approximately 3.05 acres located at northwest corner of US Highway 380 and Hardin Boulevard. The tract is bordered by Hardin Boulevard to the east, US Highway 380 to the south, O'Reilly Auto Parts to the west, and a vacant lot to the north. The land is currently owned by McKinney SH III, Ltd and We Pad I, Ltd.

The purpose of the Conveyance Plat is to split Lot 1R into two lots, proposed to be Lots 1R-A and 1R-B. If you have any questions, please contact me at (972) 770-1370 or jonathan.kerby@kimleyhorn.com.

Sincerely,

Jonathan Kerby, P.E. KIMLEY-HORN AND ASSOCIATES, INC.



OWNERS CERTIFICATION STATE OF TEXAS COUNTY OF COLLIN CITY OF MCKINNEY

WHEREAS, MCKINNEY SH III, LTD. and WE PAD I, LTD., are the owners of a tracts of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas, and being all of Lot 1R, Block A, Headington Heights Addition, an addition to the City of McKinney according to the plat recorded in Instrument No. 20150130010000410 of the Official Public Records of Collin County, Texas, being more particularly described as

BEGINNING at a 1/2-inch iron rod with "RPLS 5439" cap found at the northeast end of a circular corner clip at the intersection of the west right-of-way line of Hardin Boulevard (a variable width right-of-way) and the north right-of-way line of U.S. Highway 380 (a variable width right-of-way) and being the beginning of a curve to the right having a central angle of 92°58'35", a radius of 60.00 feet, a chord bearing and distance of South 48°40'53" West,

THENCE, in a southwesterly direction, with said circular corner clip to the right, an arc distance of 97.36 feet to a 5/8-inch iron rod with "KHA" cap set for corner at the end of said circular corner clip in said north right-of-way line of U.S. Highway 380, from which a 1/2-inch iron rod with "RPLS 2321" cap bears North 88°00'19" West, a distance of 0.19 feet;

THENCE with said north right-of-way line of U.S. Highway 380, the following courses and distances:

North 84°49'51" West, a distance of 91.12 feet to a 5/8-inch iron rod with "KHA" cap set for corner from which a 1/2-inch iron rod with "RPLS 2321" cap bears South 80°57'03" West, a distance of 0.30 feet; North 87°41'35" West, a distance of 145.82 feet to a 5/8-inch iron rod with "KHA" cap set for the southwest corner of said Lot 1R and southeast corner of Lot 2AR from which a 1/2-inch iron rod with "RPLS 2321" cap bears North 69°12'47" West, a distance of 0.38 feet;

THENCE departing said north right-of-way line of U.S. Highway 380 and with the east line of said Lot 2AR, North 2°11'37" East, a distance of 430.89 feet to an "X" cut in concrete set for the northeast corner of said Lot 2AR and the northwest corner of said Lot 1R; from said point a "V" cut in concrete found bears North 28°22'11" East, a distance of 0.25 feet:

THENCE with the north line of said Lot 1R, South 87°48'23" East, a distance of 319.93 feet to an "X" cut in concrete found for the northeast corner of said Lot 1R and in said west right-of-way line of Hardin Boulevard;

THENCE with said west right-of-way line of Hardin Boulevard the following courses and distances:

South 2°11'37" West, a distance of 136.28 feet to a 1/2-inch iron rod with "RPLS 5439" cap found for corner; South 13°30'13" West, a distance of 101.98 feet to a 1/2-inch iron rod with "RPLS 5439" cap found for corner; South 2°11'37" West, a distance of 139.71 feet to the **POINT OF BEGINNING** and containing 3.0481 acres or 132,774 square feet of land.

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, MCKINNEY SH III, LTD. and WE PAD I, LTD., does hereby adopt this conveyance plat designating the hereinabove described property as HEADINGTON HEIGHTS ADDITION, LOT 1R-A AND LOT 1R-B, BLOCK A, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, the streets, alleys and public use area shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, of procuring the permission of anyone.

This plat is made subject to the following Reservation: For Grantor and Grantor's Heirs, Successors, and Assigns Forever; A Reservation of all oil, gas, and other minerals in and under that may be produced from the property.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS	MY	HAND	at	 this	the	day	of
		, 2	020.			-	

MCKINNEY SH III, LTD.

Name: Eric Seitz Title: Owner

STATE OF COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared Eric Seitz, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of _____

Notarv	Public in	and for the	State of		

WITNESS MY HAND at

WE PAD I, LTD.

Title: Owner

STATE OF COUNTY OF

Notary Public in and for the State of

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

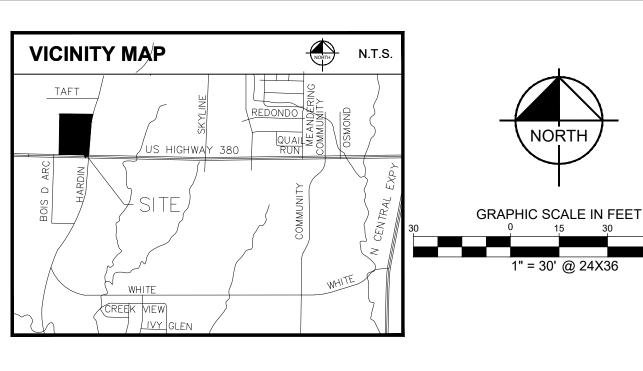
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____

MCKINNEY SH III, LTD. 1110 COWAN CELINA, TEXAS 75009 CONTACT: ERIC SEITZ

> OWNER: LOT 1R-B WE PAD I, LTD 4415 66TH STREET, SUITE 101 LUBBOCK, TEXAS 79414 CONTACT:

OWNER: LOT 1R-A



LEGEND

 Δ = CENTRAL ANGLE P.O.B. = POINT OF BEGINNING VOL. = VOLUME PG. = PAGE SQ. FT. = SQUARE FEET INST. NO. = INSTRUMENT NUMBER XF = "X" CUT IN CONCRETE FOUND IRSC =5/8" IRON ROD WITH CAP STAMPED "KHA" SET IRFC = IRON ROD WITH CAP FOUND D.R.D.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

NOTES:

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of

FLOOD STATEMENT:

According to Map No. 48085C0260K, dated June 7, 2017 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the survevor.

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.

APPROVED AND ACCEPTED

PLANNING AND ZONING COMMISSION CHAIRMAN CITY OF MCKINNEY, TEXAS

CONVEYANCE PLAT LOT 1R-A AND LOT 1R-B, BLOCK A HEADINGTON HEIGHTS ADDITION 3.0481 ACRES

WILLIAM HUNT SURVEY, ABSTRACT NO. 450 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



FIRM # 10115500 Tower, Suite 700, Dallas, Texas 75240 Fax No. (972) 239-3820 1" = 30'

JAN 2020 064555800

CONDITIONS OF APPROVAL SUMMARY (PLAT2020-0014)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL						
	CONVEYANCE PLAT (Sec. 142-81)					
Not Met	Item Description					
X	Sec. 142-76 via Sec. 142-81(d) Title Block with:					
X	Sec. 142-76 via Sec. 142-81(d) Two (2) Points tied to State Plane Coordinate System, Texas North Central, FIPS 4202					
X	 Sec. 142-76 via Sec. 142-81(d) Existing Features for Properties Immediately Adjacent: Property Lines Streets and Alleys Easements (including drainage, water, and sewer) Lot, Block, and Addition Name Filing Information 					
Х	 Sec. 142-76 via Sec. 142-81(d) Proposed Subdivision Plan showing: Lots designating Lot Numbers and Blocks and Dimensions Rights-of-Way and Dimensions Easements and Dimensions (existing easements must include filing information) Floodplain Proposed Street Names 					
Х	Sec. 142-76 via Sec. 142-81(d) Owner's Dedication and Signature Block with Name of Owner Printed					
Х	Sec. 142-76 via Sec. 142-81(d) Approval Certificate with Signature Block for the Planning and Zoning Commission Chairman					

ENGINEERING DEPARTMENT PLAT SUMMARY				
Not Met	Item Description			
X	SUB 142-81 (b)	(3)To record the subdivision of a property into parcels, five acres or smaller in area, provided that each parcel has direct access to all required public improvements (water, sanitary sewer, storm sewer) via dedicated easements or direct adjacency to existing infrastructure, no portion of the lot is smaller than 45 feet wide, and each parcel has adequate access to an existing public right-of-way via frontage on said right-of-way or via the dedication of access easements.		

19-0098SP



TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Encore Wire, Located at the Northwest Corner of Airport Drive and Elm Street

COUNCIL GOAL: Direction for Strategic and Economic Growth

(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: February 25, 2020

DEPARTMENT: Development Services - Planning

CONTACT: Joe Moss, Planner I

Jennifer Arnold, AICP, Director of Planning

APPROVAL PROCESS: The action of the Planning and Zoning Commission for the proposed site plan may be appealed to the City Council.

STAFF RECOMMENDATION: Staff recommends approval of the proposed site plan with the following conditions:

- 1. The applicant receive approval of a variance to Section 146-132(3)(j) (Fences Walls, and Screening Requirements) of the Zoning Ordinance to waive the requirement that all rooftop HVAC equipment be screened from right-of-way and adjacent residential property.
- 2. The applicant receive approval of a variance to Section 146-132(3)(g) (Fences, Walls, and Screening Requirements) of the Zoning Ordinance to waive the requirement that bay doors be screened from view from the public right-of-way of existing Elm Street.
- 3. The applicant receive approval of a variance to Section 146-132(3)(g) (Fences, Walls, and Screening Requirements) of the Zoning Ordinance to waive the requirement that bay doors be screened from view for a portion of

- the north side of the building that is within view of the proposed unnamed right-of-way.
- 4. The applicant receive approval of a variance to waive the masonry exterior requirement for the elevations as required in PD 1680 and to utilize architecturally finished concrete tilt wall.
- 5. The applicant revise the site plan to show the fully developed floodplain and erosion hazard setback in accordance with Section 146-45 (Site Plan Approval) of the Zoning Ordinance.
- 6. The applicant revise the site plan to modify the newly created intersection of Gerrish Street and the proposed unnamed right-of-way in accordance with the Engineering Design Manual.
- 7. The applicant revise the landscape plan to show the relocation of trees within 8' of sanitary sewer lines.
- 8. The applicant revise the landscape plan to show the placement of provided screening shrubs at a spacing of 3' on center in accordance with Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance.
- 9. The applicant revise the interior landscape parking requirements data table based on the provided number of trees.
- 10. The applicant provide final landscape plans that are signed and sealed by a registered landscape architect or engineer.

Prior to issuance of a building permit:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

APPLICATION SUBMITTAL DATE:	October 15, 2019	(Original Application)
	December 3, 2019	(Revised Submittal)
	January 13, 2020	(Revised Submittal)
	January 28, 2020	(Revised Submittal)
	February 17, 2020	(Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 724,380 square foot office and warehouse on 48.6615 acres at the northwest corner of Airport Drive and Elm Street. Typically, site plans can be approved at the staff level; however, the applicant is seeking three variances from screening requirements, which shall be considered by the Planning and Zoning Commission and are outlined in more detail below:

- 1. The applicant is requesting a variance to Section 146-132(3)(j) (Fences Walls, and Screening Requirements) of the Zoning Ordinance to waive the requirement that all rooftop HVAC equipment be screened from right-of-way and adjacent residential property. Due to the size of the proposed building and type of rooftop equipment necessary, strict application of the screening requirement would require a nearly 10' tall parapet, to the extent that screening on this scale is not practical and unduly burdensome to the applicant. As such, staff recommends approval of this variance request.
- 2. The applicant is requesting a variance to Section 146-132(3)(g) (Fences, Walls, and Screening Requirements) of the Zoning Ordinance to waive the requirement that bay doors be screened from view from the public right-of-way of existing Elm Street. Given the anticipated future relocation of Elm Street and the existing campus setting of Encore Wire, staff has no objection to the requested variance.
- 3. The applicant is requesting a variance to Section 146-132(3)(g) (Fences, Walls, and Screening Requirements) of the Zoning Ordinance to waive the requirement that bay doors be screened from view for a portion of the north side of the building that is within view of the proposed unnamed right-of-way. While the proposed unnamed right-of-way is adjacent to the north side of the proposed development and would typically require screening of any bay doors along the building face; the unnamed right-of-way meanders away from the proposed building such that there is approximately between 500' 1500' of separation between the bay doors and the future roadway. The area between is also owned by the applicant (Encore Wire) and is part of their entire corporate campus. With these things in mind, Staff has no objection to the variance request to waive a portion of the required screening for the bay doors located on the eastern portion of the northern building elevation.
- 4. The applicant is requesting a variance to utilize architecturally finished concrete tilt wall in lieu of a masonry exterior as required in PD 1680. Typically industrial sites located within the Historically Significant Area are permitted to use a variety of materials, including architecturally finished concrete tilt wall, when the elevation is facing a public right-of-way; however, the current zoning on the subject property specifically states that the development is required to have a masonry exterior. Staff feels that the use of architecturally finished concrete tilt wall will blend in with the existing Encore Wire development to the south of Elm Street. Staff has no objection to the variance request to utilize architecturally finished concrete tilt wall in lieu of a masonry exterior.

PLATTING STATUS: The subject property is currently unplatted. An associated preliminary-final plat (20-0008PF) is being considered concurrently at the February 25, 2020 Planning and Zoning Commission meeting. A record plat of the subject property

must be approved prior to the commencement of any development activity on the subject property.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use	
Subject Property	"PD" Planned Development District 1680 (Industrial Uses)	Undeveloped Land	
North	"RS-60" Single Family Residence District (Single Family Residential Uses), "AG" Agricultural District	Russell 3, Single Family Residence	
South	"PD" Planned Development District 2006- 09-101 (Industrial Uses)	Encore Wire Corporation	
East	"PD" Planned Development District 1680 (Industrial Uses) and "PD" Planned Development District 1898 (Industrial Uses)	Undeveloped Land	
West	"RS-60" Single Family Residence District (Single Family Residential Uses), "RG- 18" General Residence District (Multifamily Residential Uses)	Russell 3, Sandifer Place 2, Habitat Bumpas, Single Family Residence, Woodside Village Apartments, North Texas Water District Pump Station, Russel 4	

ACCESS/CIRCULATION:

Adjacent Streets: Airport Drive, 130' Right-of-Way, Principle Arterial Elm Street, 80'

Right-of-Way, Minor Arterial

PARKING: The applicant has satisfied the minimum parking requirements as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance.

LOADING SPACES: The applicant has satisfied the minimum loading space requirements as specified within Section 146-131 (Off-Street Loading) of the Zoning Ordinance.

SOLID WASTE CONTAINERS: The sanitation container screening walls will be brick, stone masonry or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site will be constructed in accordance with the City of McKinney Design Specifications. The applicant has provided the required notation on the proposed site plan.

LANDSCAPING REQUIREMENTS: Pursuant to the conditions of approval, the applicant has satisfied all landscaping requirements as specified in Section 146-135

(Landscape Requirements) of the Zoning Ordinance.

SCREENING REQUIREMENTS: Per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance, mechanical and heating and air conditioning equipment shall be screened from view from the public right-of-way and from adjacent residential property and loading docks or structures, bays, and bay doors shall be screened from view from the public right-of-way, from adjacent residential property, and from adjacent non-residential property, other than industrial. Since the proposed development is adjacent public right-of-way, the applicant is required to screen the proposed development with either an approved screening device or an alternate screening device with approval of the Planning and Zoning Commission. Allowed screening devices per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance include the following:

- Brick masonry, stone masonry, or other architectural masonry finish;
- Tubular steel (primed and painted) or wrought iron fence with masonry columns spaced a maximum of 20 feet on center with structural supports spaced every ten feet, and with sufficient evergreen landscaping to create a screening effect;
- Living plant screen, meeting the standards as identified in section 146-132(2)
 (a)(3)(iii) through the site plan process; or
- Alternate equivalent screening, 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.

The applicant is requesting a variance to waive the requirement that all rooftop HVAC equipment be screened from right-of-way and adjacent residential property. Due to the size of the proposed building and type of rooftop equipment necessary, strict application of the screening requirement would require a nearly 10' tall parapet, to the extent that screening on this scale is not practical and unduly burdensome to the applicant. As such, staff recommends approval of this variance request.

The applicant is also requesting a variance to waive the requirement that bay doors be screened from view from the public right-of-way of existing Elm Street. Given the anticipated future relocation of Elm Street and the existing campus setting of Encore Wire, staff has no objection to the requested variance.

The applicant is also requesting a variance to waive the requirement that bay doors be screened from view for a portion of the north side of the building that is within view of the proposed unnamed right-of-way. While the proposed unnamed right-of-way is adjacent to the north side of the proposed development and would typically require screening of any bay doors along the building face; the unnamed right-of-way

meanders away from the proposed building such that there is approximately between 500' - 1500' of separation between the bay doors and the future roadway. The area between is also owned by the applicant (Encore Wire) and is part of their entire corporate campus. With these things in mind, Staff has no objection to the variance request to waive a portion of the required screening for the bay doors located on the eastern portion of the northern building elevation.

The Zoning Ordinance states that a variance to the required screening may be granted if the Planning and Zoning Commission finds that:

- Unique circumstances exist on the property that make application of specific items in this section (Sec. 146-132) unduly burdensome on the applicant;
- The variance will have no adverse impact on current or future development;
- The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any, on the surrounding land uses; and
- The variance will have no adverse impact on public health, safety, and general welfare.

The applicant has provided the required notation stating that all mechanical, heating, and air conditioning equipment shall be screened from the public right-of-way and from adjacent residential properties. The applicant is requesting three separate variances from the requirements as specified in Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance.

LIGHTING AND GLARE REGULATIONS: The applicant will be responsible for complying with Chapter 58 (Lighting and Glare Regulations) of the City of McKinney Code of Ordinances. The applicant has provided the required notation stating that the lighting will be in conformance to the requirements of the City of McKinney Code of Ordinances on the site plan.

ARCHITECTURAL STANDARDS: The applicant will be responsible for meeting the applicable requirements of Section 146-139 (Architectural and Site Standards) of the City of McKinney Zoning Ordinance. Architectural building elevations are subject to review and approval by the Chief Building Official, prior to issuance of a building permit.

The purpose of the architectural standards is to set minimum standards for the appearance of non-residential and multi-family buildings and corresponding site elements, which are recognized as enhancing property values and are in the interest of the general welfare of the City of McKinney. The standards are intended to serve as a baseline for the minimum design expectations of the City. These standards are not intended to prohibit architectural innovation nor are they intended to mandate specific architectural styles and concepts. Rather, they are intended to provide for development of enduring quality that provides visual character and interest.

Façade Plan Appeals state that the Planning and Zoning Commission shall consider the following factors in determining the extent of any exception to be granted:

- The extent to which the application meets other specific standards of this ordinance;
- 2. The extent to which the application meets the spirit and intent of this chapter through the use of building materials, colors, and façade design to create a building of exceptional quality and appearance;
- The positive or negative impact of the proposed project on surrounding property use and property values, in comparison to the expected impact of a project which could be built in conformance with the standards of this ordinance;
- 4. The extent to which the proposed project accomplishes City goals as stated in the Comprehensive Plan or other approved documents; and
- 5. Convenience to the applicant and/or reasons related to economic hardship shall not be grounds for approval of an application.

The applicant is requesting a variance to utilize architecturally finished concrete tilt wall in lieu of a masonry exterior as required in PD 1680. Typically industrial sites located within the Historically Significant Area are permitted to use a variety of materials, including architecturally finished concrete tilt wall, when the elevation is facing a public right-of-way; however, the current zoning on the subject property specifically states that the development is required to have a masonry exterior. Staff feels that the use of architecturally finished concrete tilt wall will blend in with the existing Encore Wire development to the south of Elm Street. Staff has no objection to the variance request to utilize architecturally finished concrete tilt wall in lieu of a masonry exterior.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant has submitted a tree survey, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Airport and future Right of Way

Hike and Bike Trails: Not Required

Road Improvements: All road improvements necessary for this development, and

as determined by the City Engineer

Utilities: All utilities necessary for this development, and as

determined by the City Engineer

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the accompanying

plat, unless otherwise specified in an approved facilities agreement.

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)
Utility Impact Fees: Applicable (Ordinance No. 2017-02-021)

Median Landscape Fees: Not Applicable Park Land Dedication Fees: Not Applicable

Pro-Rata: As determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or in opposition to this request.

SUPPORTING MATERIALS:

Standard Conditions Checklist
Location Map and Aerial Exhibit
Letter of Intent
Proposed Site Plan
Proposed Landscape Plan
Proposed Facade Plan
Presentation

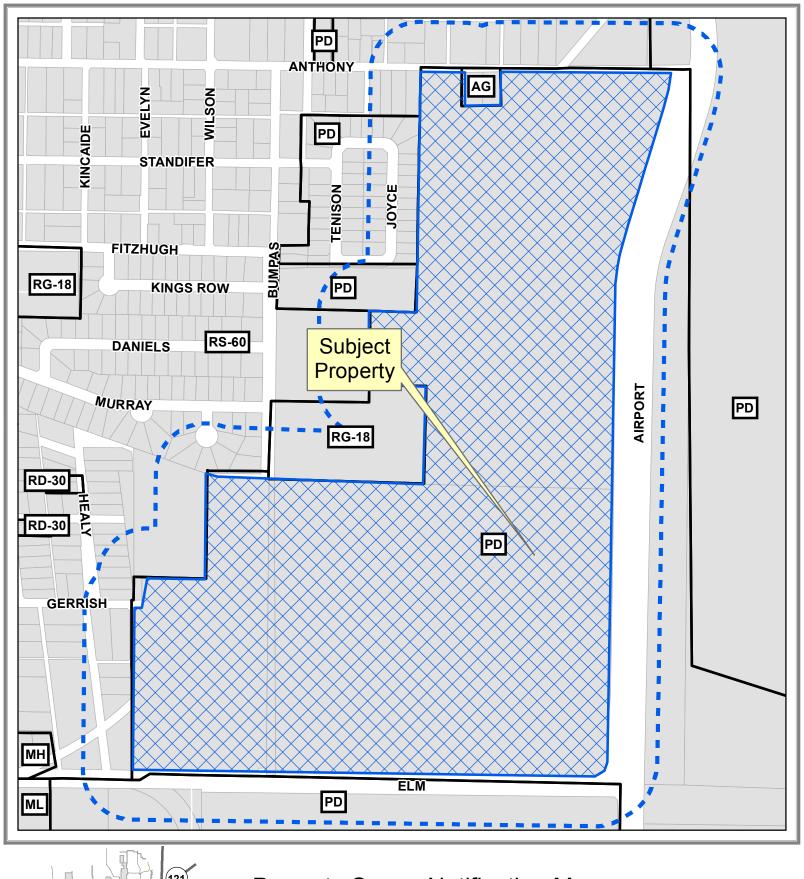
Standard Conditions for Site Plan Approval Checklist

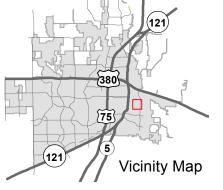
The conditions listed shall be satisfied by the applicant, prior to issuance of a building permit.

\boxtimes	Approval of building permit plans by the Chief Building Official.
	Approval of any applicable architectural building elevations, in accordance with Section 146-139 of the Zoning Ordinance.
\boxtimes	Approval of grading and drainage plans by the City Engineer.
\boxtimes	Approval of public improvement construction plans by the City Engineer.
\boxtimes	Approval of utility construction plans by the City Engineer.
\boxtimes	Approval of an associated record plat or minor plat if the property is currently unplatted.
\boxtimes	Final location of fire hydrants be subject to review and approval by the Fire Marshal.
	The applicant comply with the requirements of the Tree Preservation Ordinance and obtain any necessary tree permits within the time frames specified within the Ordinance, subject to review and approval by the City Arborist.
\boxtimes	Payment of any applicable impact fees in accordance with Ordinances 2017-02-021 (utilities) and 2013-11-108 (roadway), or as specified within an approved facilities agreement or development agreement.
\boxtimes	The applicant satisfy park land dedication obligations, in accordance with Article VI of the Subdivision Ordinance, subject to review and approval by the Director of Parks and Recreation.
	All signage is to comply with the current Sign Ordinance of the City of McKinney, and as amended. Final location of all signage, as well as the dimension and construction specifications, be subject to review and approval by the Chief Building Official, under separate permit.
Prior	to the issuance of a Certificate of Occupancy (C.O.):
\boxtimes	The applicant provide any additional easements as determined necessary by the City Engineer.

The associated plat for the subject property be filed for record with the County Clerk.

 \boxtimes





Property Owner Notification Map

19-0098SP

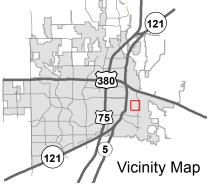
200' Buffer



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.







Property Owner Notification Map/

19-0098SP

200' Buffer



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Main (214) 473-4640 Fax (320) 253-8737

westwoodps.com (888) 937-5150

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.

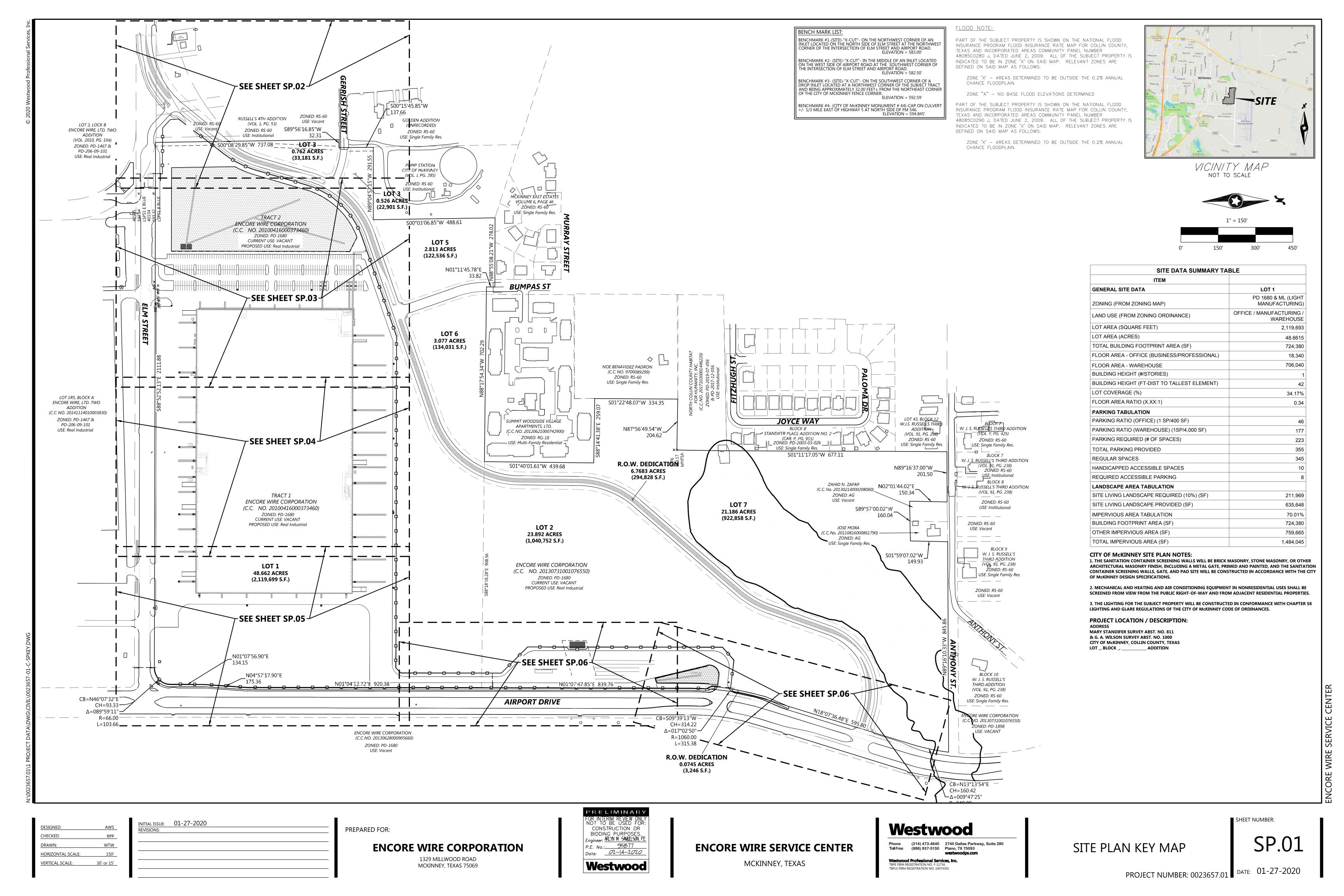
Sincerely,

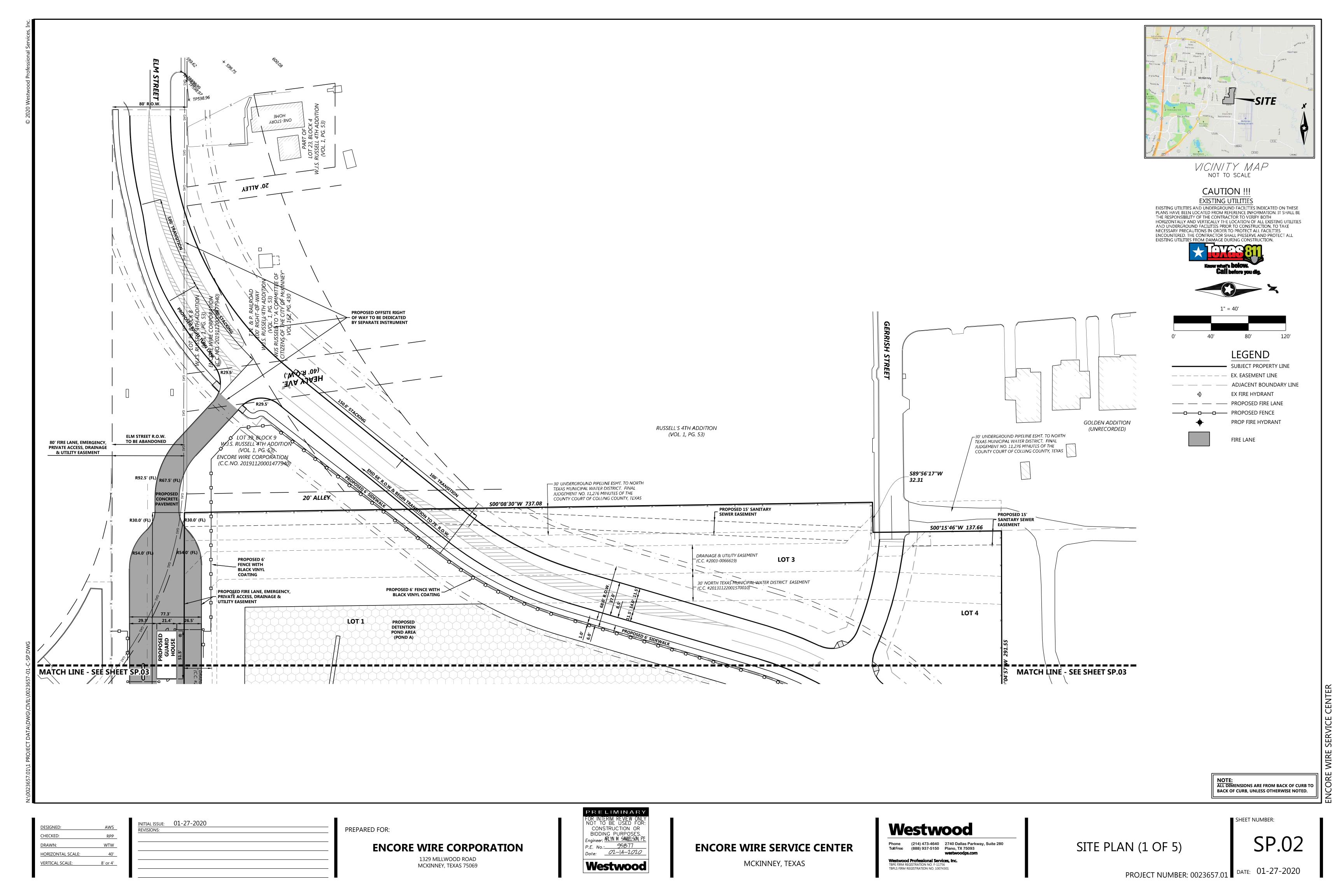
Arlyn W. Samuelson, P.E.

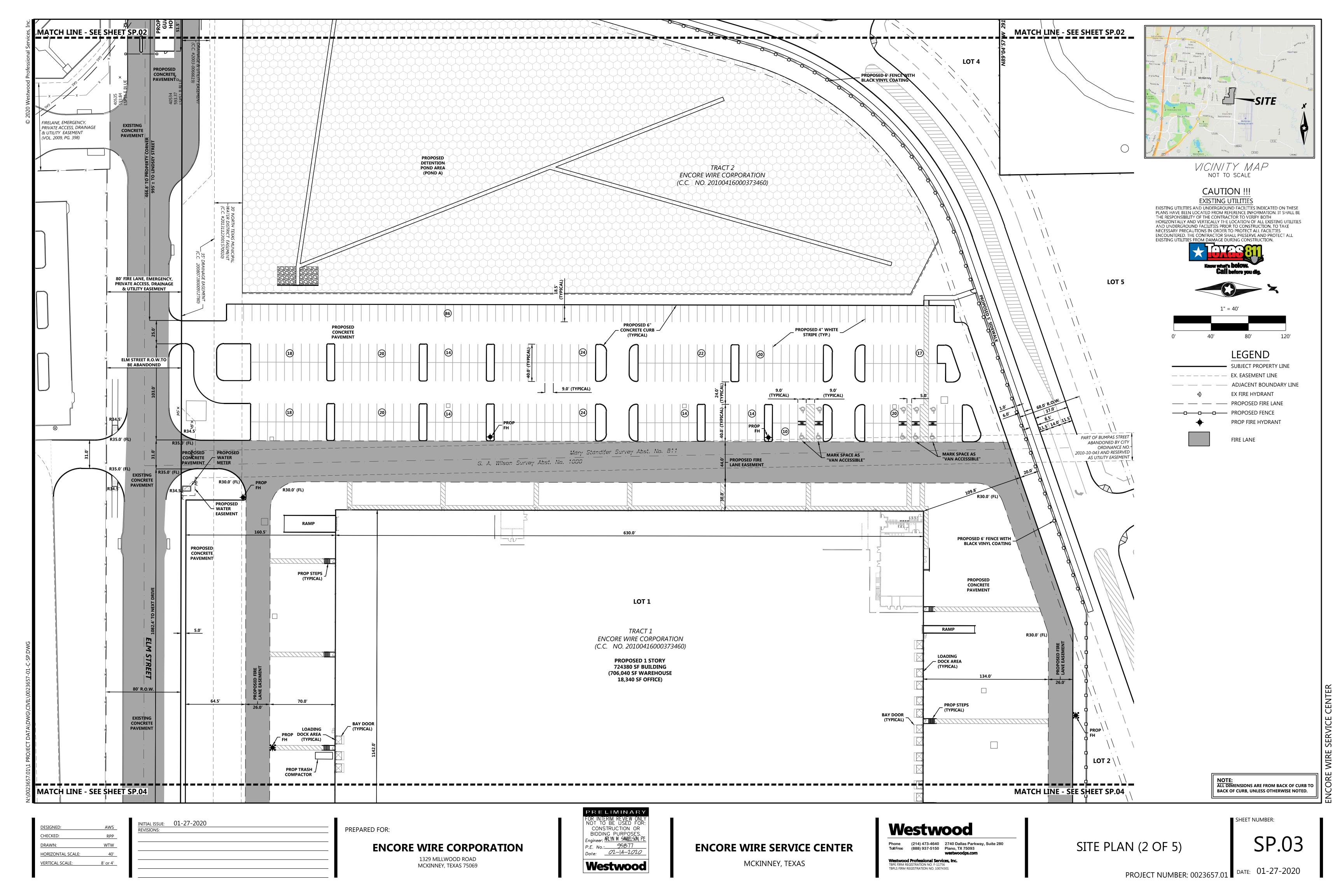
Coly W. Same

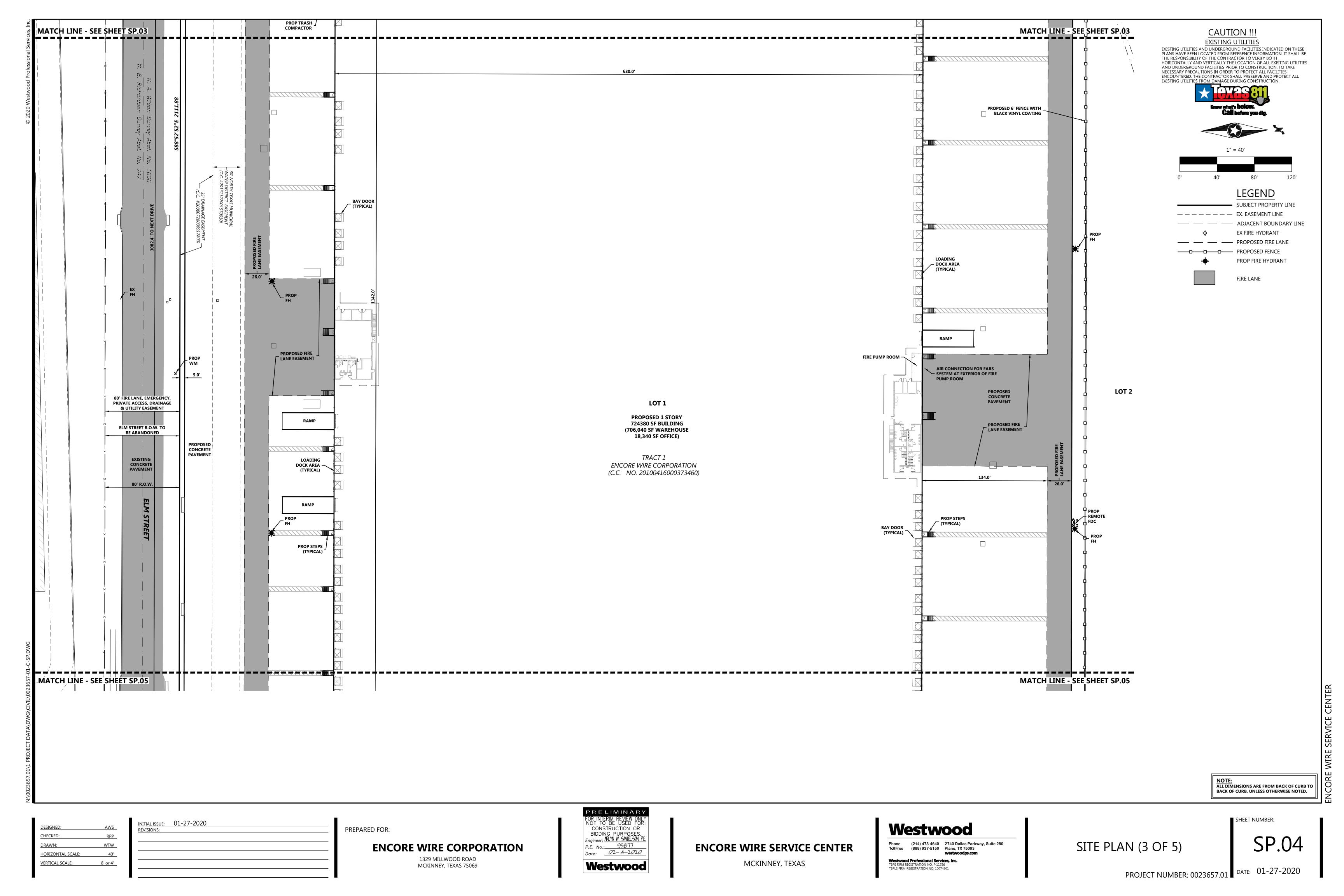
ASC/AWS

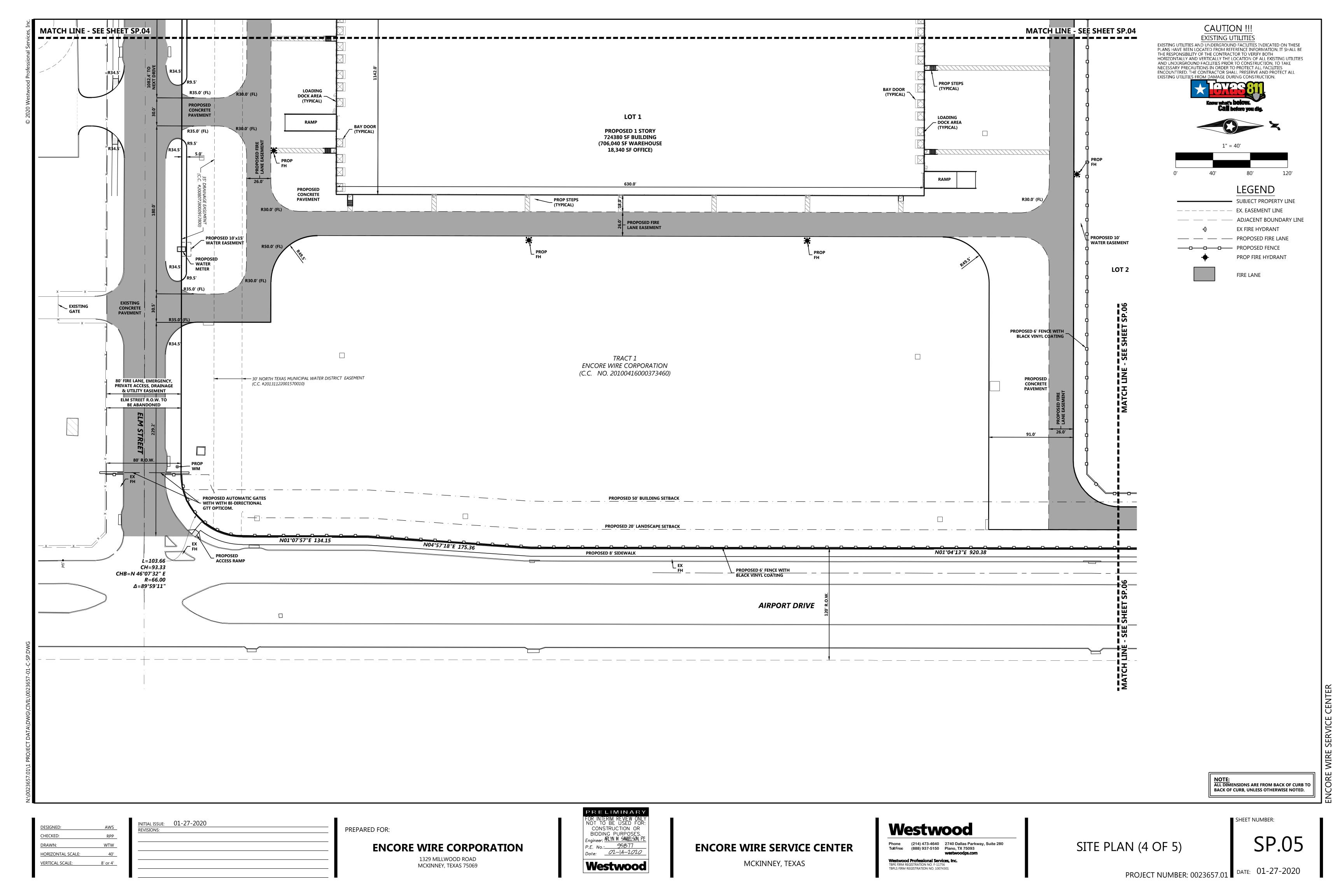
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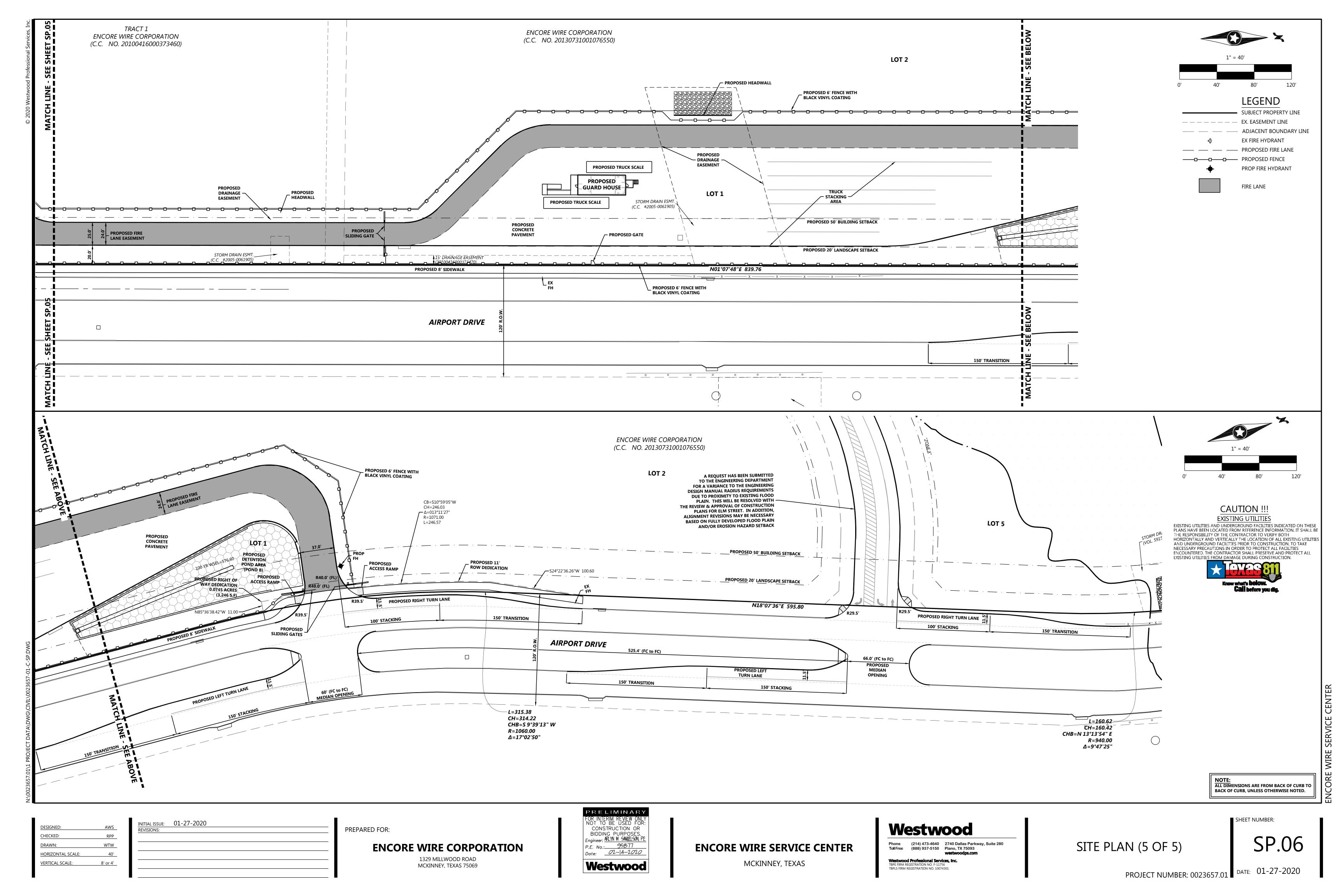




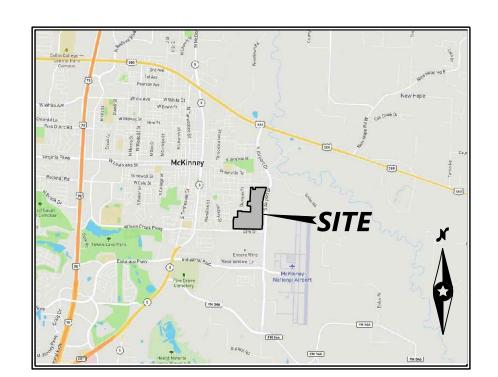








QUANT	ITY CODE	COMMON/BOTANICAL NAME	SIZE/ROOT	SPACING O.C.	HEIGHT AT MATURITY
TREES - OVERSTORY		ORY			
16	CEE	CEDAR ELM / ULMUS CRASSIFOLIA	4" CAL./ 12' HT. B&B	AS SHOWN	H 60'-70' W 50'-60'
31	LIO	LIVE OAK / QUERCUS VIRGINIANA	4" CAL./ 12' HT. B&B	AS SHOWN	H 40'-80' W 60'-100'
24	SHO	SHUMARD OAK / QUERCUS SHUMARDII	4" CAL./ 12' HT. B&B	AS SHOWN	H 40'-60' W 50'-70'
8	CHO	CHINQUAPIN OAK / QUERCUS MUHLENBERGII	4" CAL./ 12' HT. B&B	AS SHOWN	H 50'-80' W 50'-70'
17	CAM	CADDO MAPLE /ACER SACCHARUM 'JOHN PAIR'	4" CAL./ 12' HT. B&B	AS SHOWN	H 30'-45' W 30'-40'
28	BTM	BIGTOOTH MAPLE /ACER GRANDIDIENTATUM	4" CAL./ 12' HT. B&B	AS SHOWN	H 20'-30" W 20'-30'
18	AGG	AUTUMN GOLD GINKGO / GINKGO BILOBA 'AUTUMN GOLD'	4" CAL./ 12' HT. B&B	AS SHOWN	H 25'-30' W 40'-50'
	SHRUBS - EVERGR	EEN			
100	NSH	NELLIE R. STEVENS HOLLIE / ILEX X 'NELLIE R. STEVENS'	#5 CONT./ 36" HT. MIN.	6'-0" O.C.	H 15'-25' W 8'-12'



VICINITY MAP
NOT TO SCALE

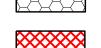
Plant Legend



OVERSTORY TREES



TURF - 419 TIFF BERMUDA SOD



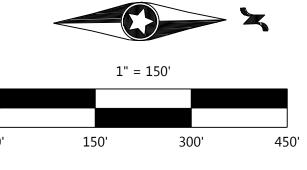
BARK MULCH

* PERMANENT IRRIGATION SYSTEM SHALL BE INSTALLED PER CITY REQUIREMENTS. PERMANENT IRRIGATION TO BE INSTALLED IN LANDSCAPE AREAS AS PHASES COMPLETED. TEMPORARY IRRIGATION MAY BE NECESSARY IN SOME AREAS TO INSURE PLANT SURVIVAL UNTIL ALL CONSTRUCTION COMPLETE WITHIN A PHASE AND PERMANENT IRRIGATION INSTALLED. PERMANENT IRRIGATION TO BE AUTOMATIC AND UNDERGROUND SYSTEM WITH RAIN AND FREEZE SENSORS AND SHALL BE DESIGNED AND INSTALLED BY QUALIFIED AND LICENSED PROFESSIONALS.

CAUTION !!!

EXISTING UTILITIES EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.





CHECKED: **HORIZONTAL SCALE:**

INITIAL ISSUE: 02-17-2020 30' or 15'

PREPARED FOR:

ENCORE WIRE CORPORATION 1329 MILLWOOD ROAD

MCKINNEY, TEXAS 75069



ENCORE WIRE SERVICE CENTER

MCKINNEY, TEXAS

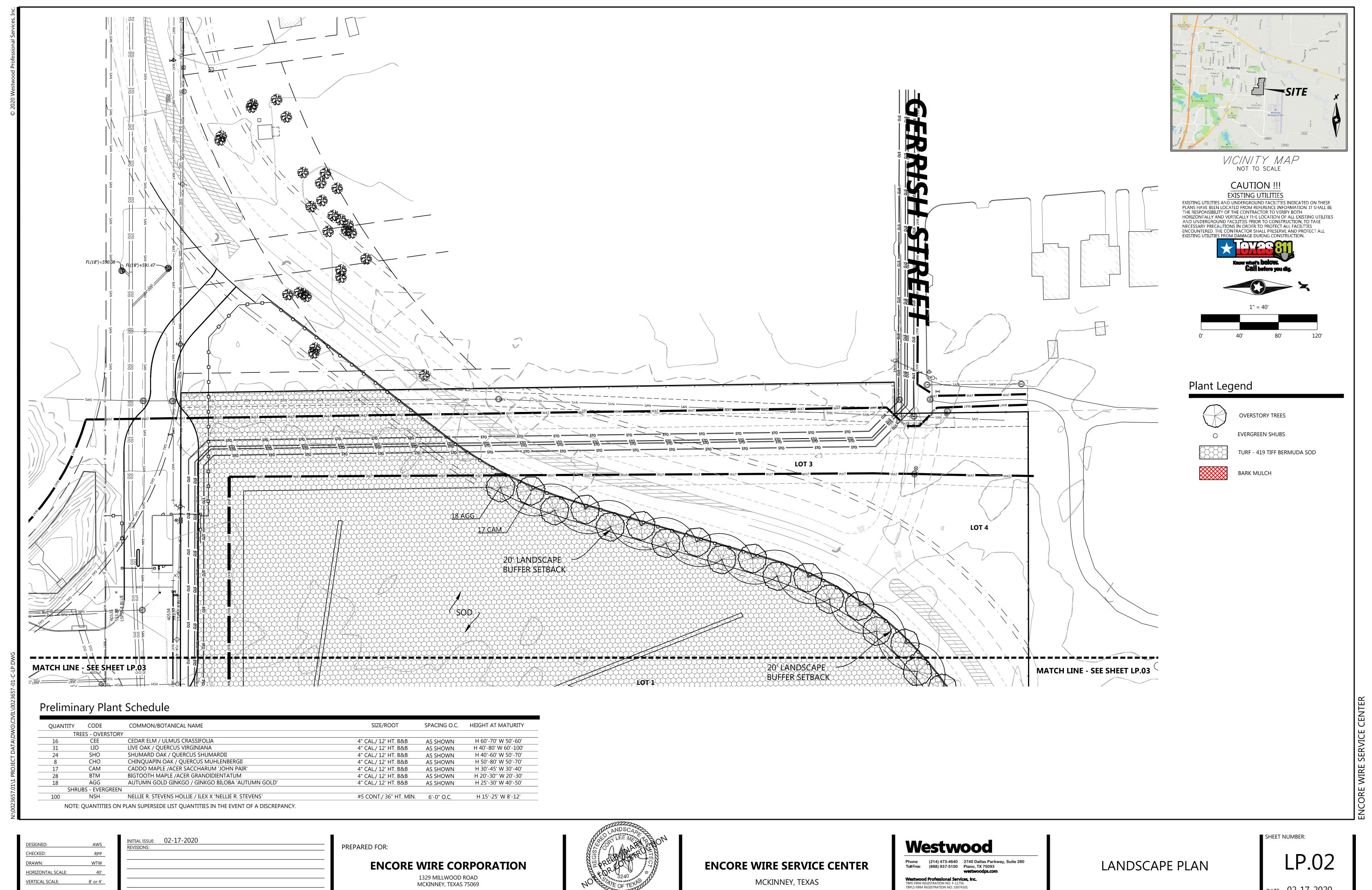
Westwood

(214) 473-4640 2740 Dallas Parkway, Suite 280 (888) 937-5150 Plano, TX 75093 TBPE FIRM REGISTRATION NO. F-11756 TBPLS FIRM REGISTRATION NO. 10074301

OVERALL LANDSCAPE PLAN

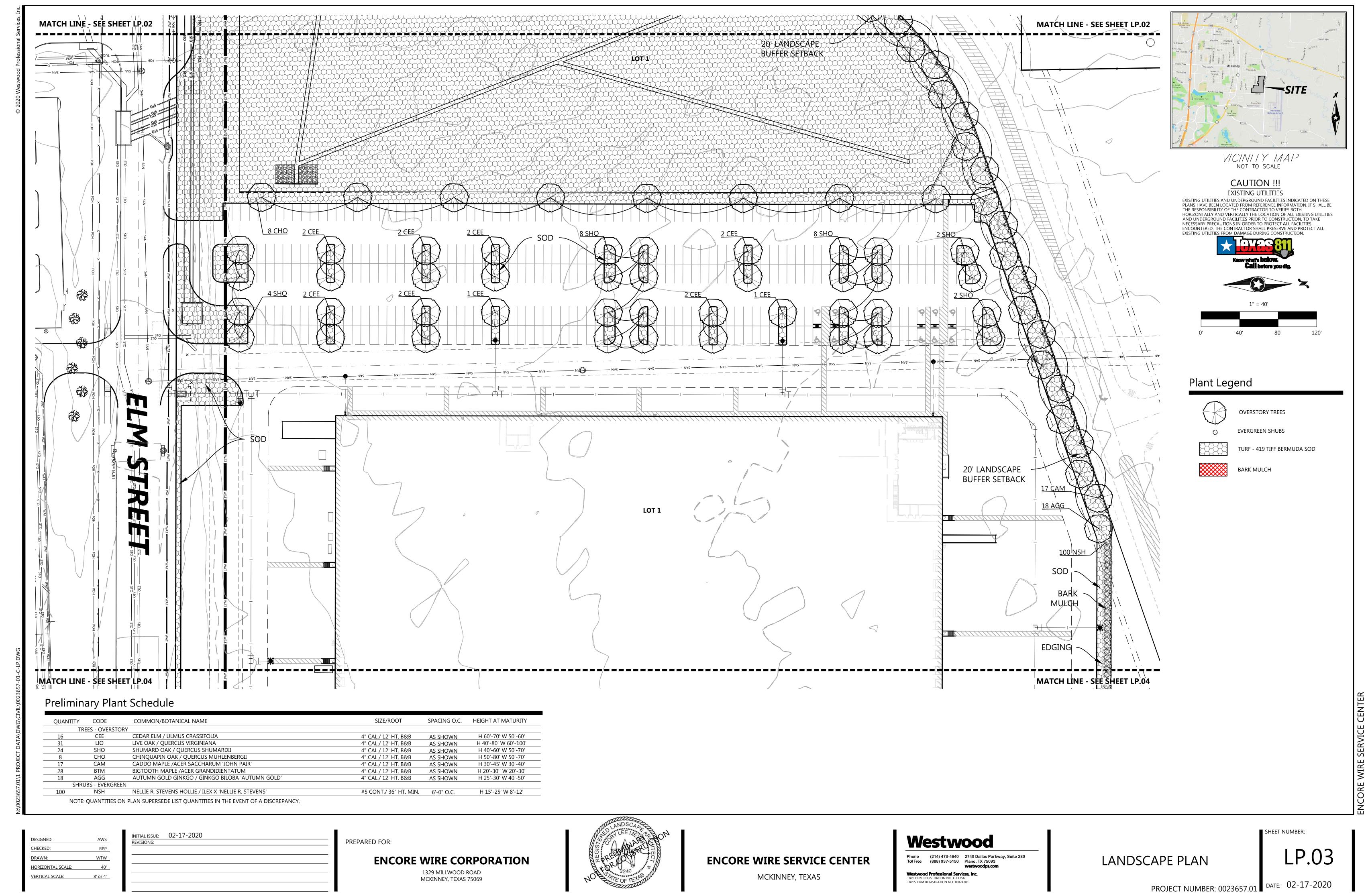
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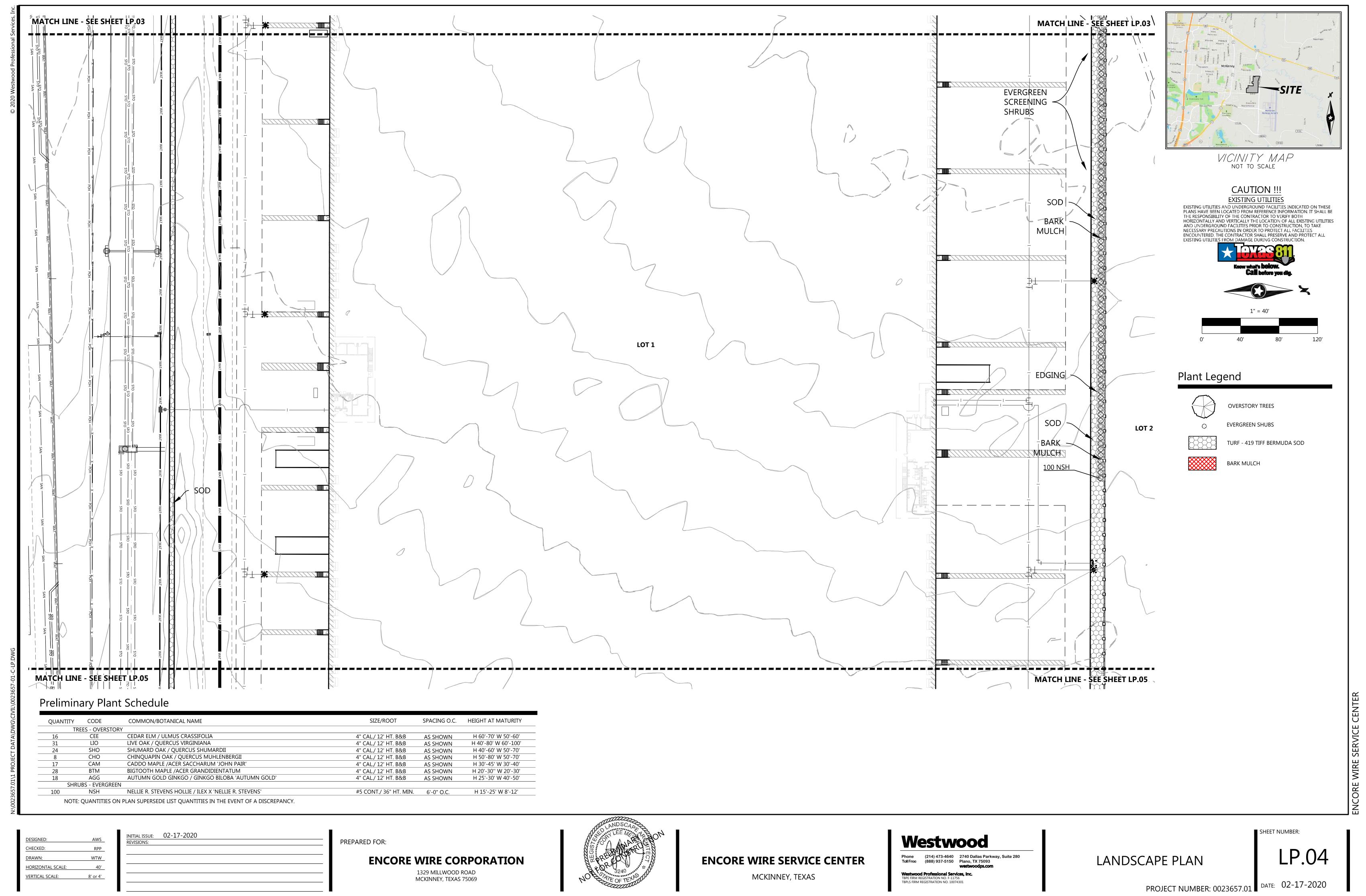
PROJECT NUMBER: 0023657.01 DATE: 02-17-2020

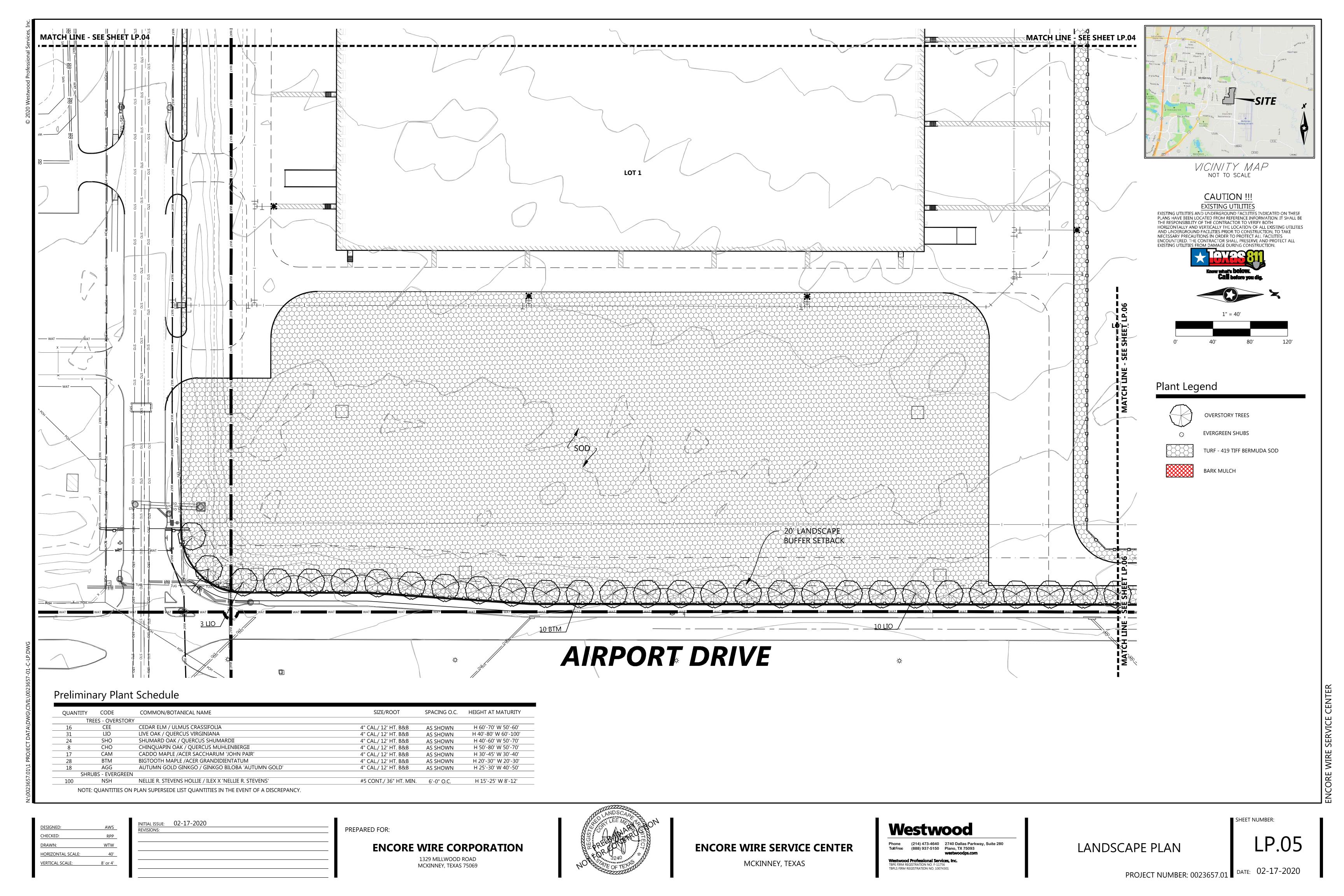


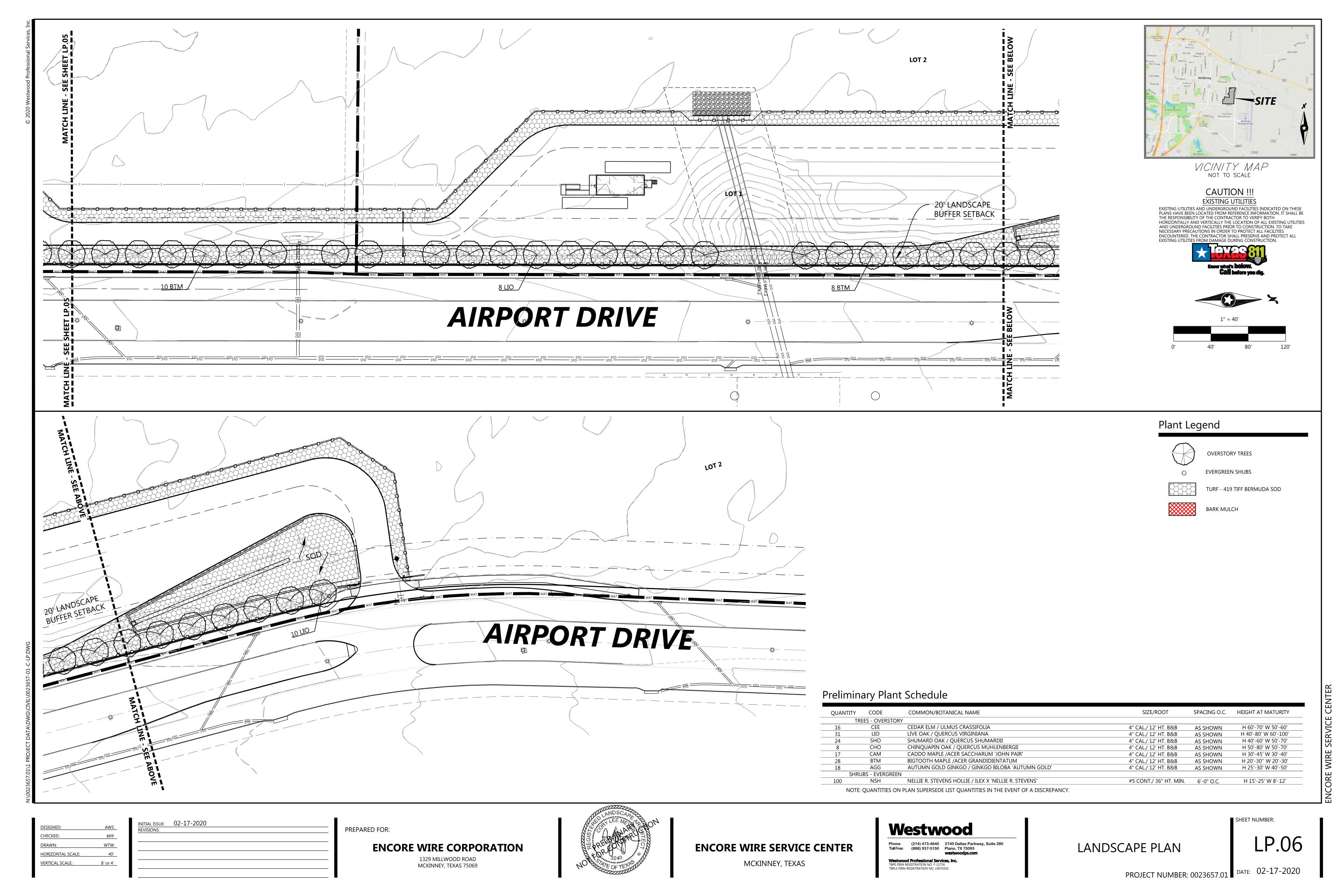


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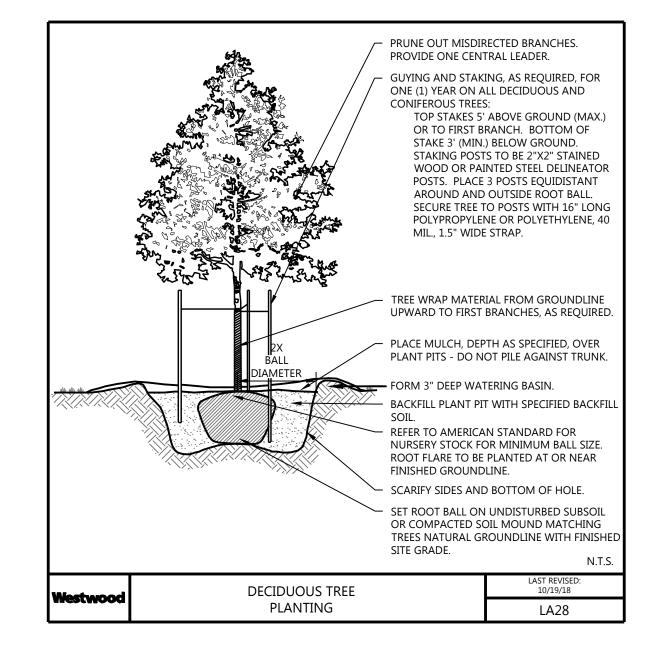






PLANTING NOTES

- 1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- 2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- 3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- 4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- 5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- 6. ALL PLANTS TO BE SPECIMEN GRADE, TEXAS-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS: ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC. ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
- ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING. CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS
- 7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- 8. PLANTS TO BE INSTALLED AS PER TXLA & ANSI STANDARD PLANTING PRACTICES.
- 9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- 10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- 11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- 12. PRUNE PLANTS AS NECESSARY PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- 13. WRAP ALL SMOOTH-BARKED TREES FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- 14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- 15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- 16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- 17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- 18. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- 19. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- 20. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
- 21. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- 22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- 23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

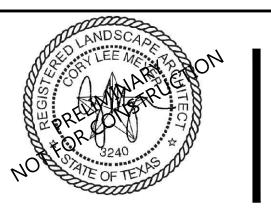


DESIGNED:	AWS
CHECKED:	RPP
DRAWN:	WTW
HORIZONTAL SCALE:	###
VERTICAL SCALE:	## or ##

PREPARED FOR:

ENCORE WIRE CORPORATION 1329 MILLWOOD ROAD

MCKINNEY, TEXAS 75069



ENCORE WIRE SERVICE CENTER

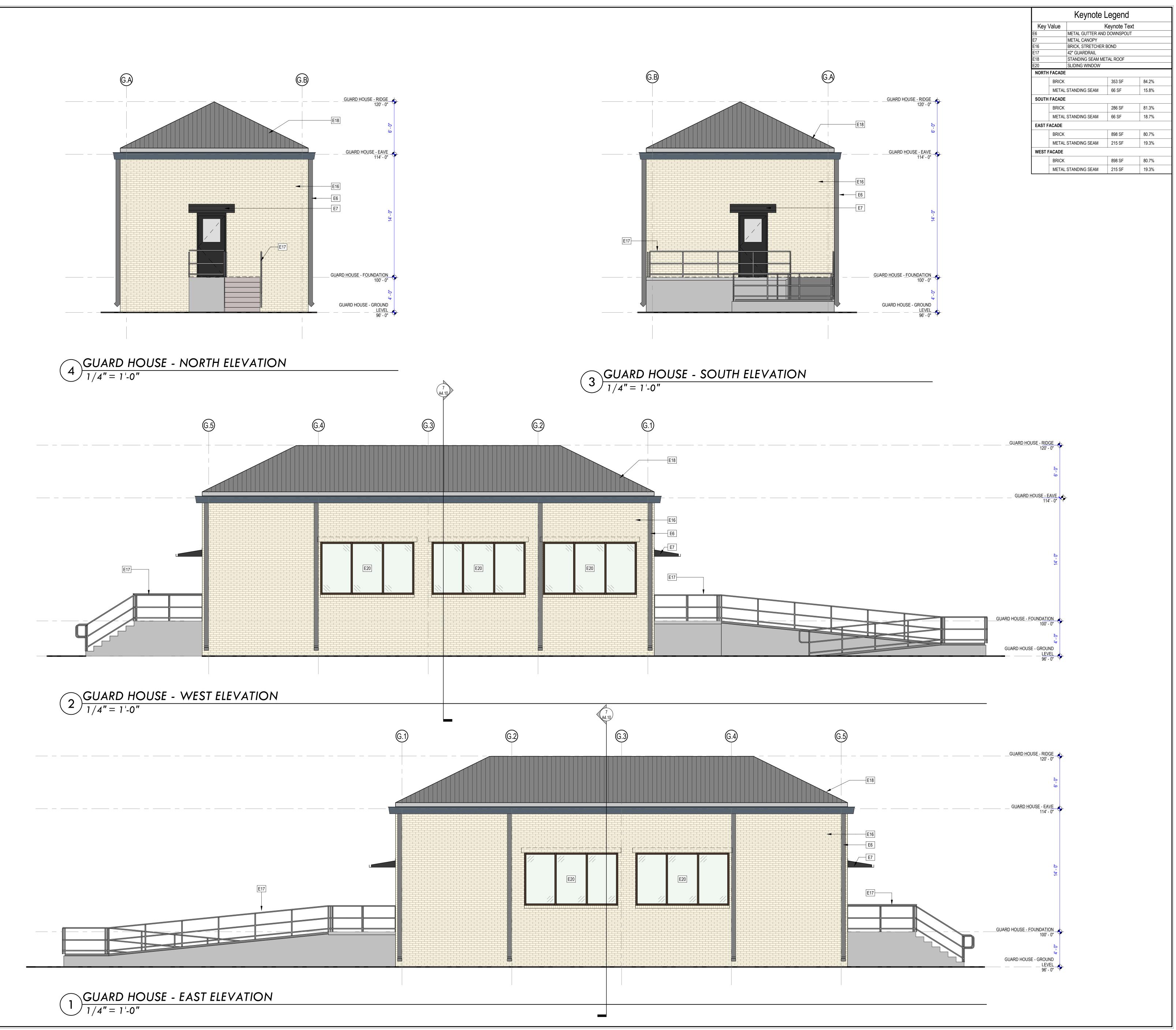
MCKINNEY, TEXAS

Westwood

(214) 473-4640 2740 Dallas Parkway, Suite 280 (888) 937-5150 Plano, TX 75093 **Westwood Professional Services, Inc.**TBPE FIRM REGISTRATION NO. F-11756 TBPE FIRM REGISTRATION NO. F-11756 TBPLS FIRM REGISTRATION NO. 10074301

LANDSCAPE DETAILS

SHEET NUMBER:



architects

The Text
SPOUT

The Text
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SPOUT

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Construction
Documents

214.987.2138 (FAX)

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

11/06/2019

Service Center

2019
IERRIMAN ANDERSON /
RCHITECTS, INC.
IEVISIONS:

PROJECT NUMBER:

maa2019121

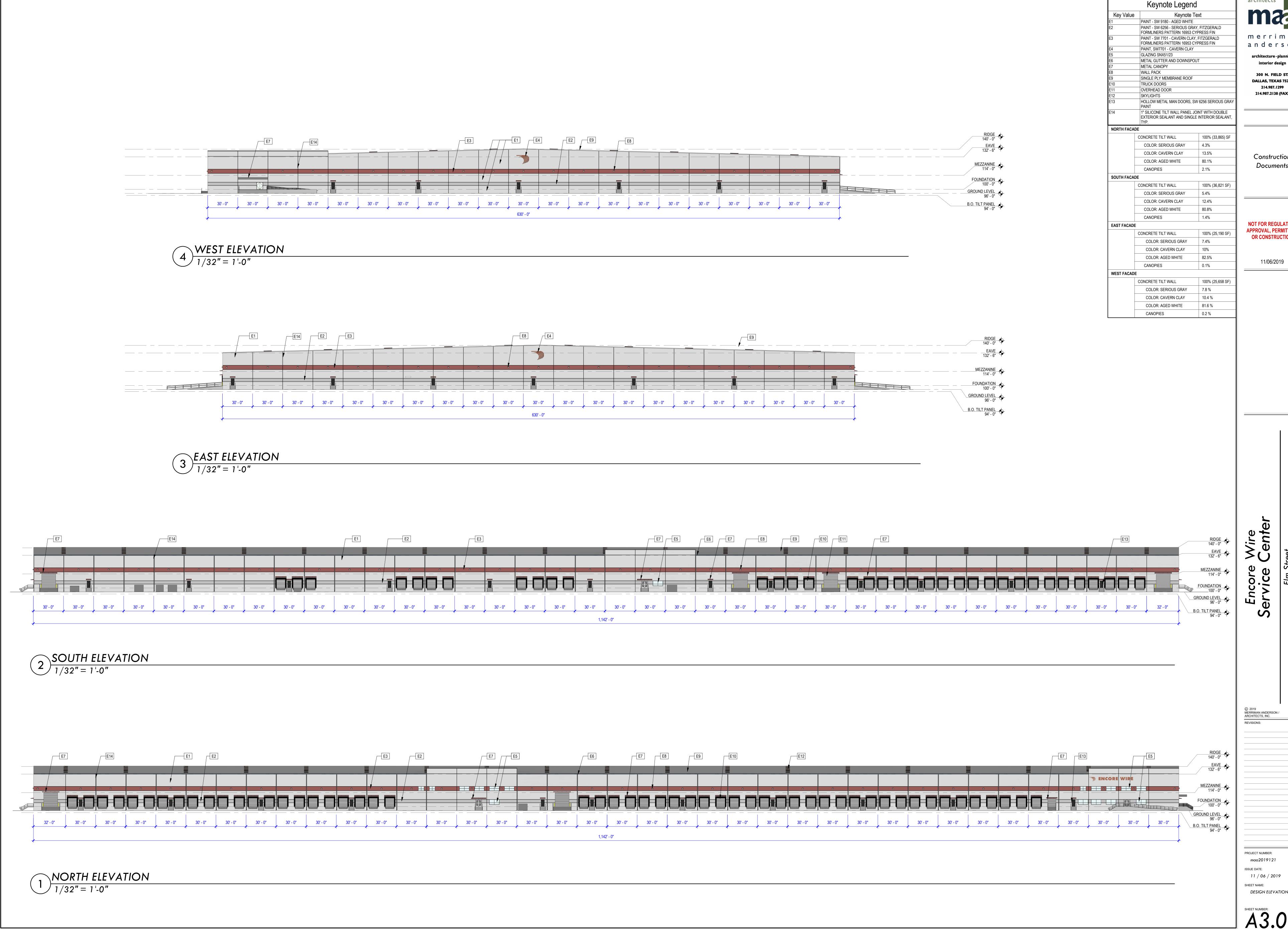
ISSUE DATE:

11 / 06 / 2019

SHEET NAME:

GUARD HOUSE DESIGN
ELEVATIONS

A 1.04



merriman anderson architecture · planning

> 300 N. FIELD ST. **DALLAS, TEXAS 75202** 214.987.1299 214.987.2138 (FAX)

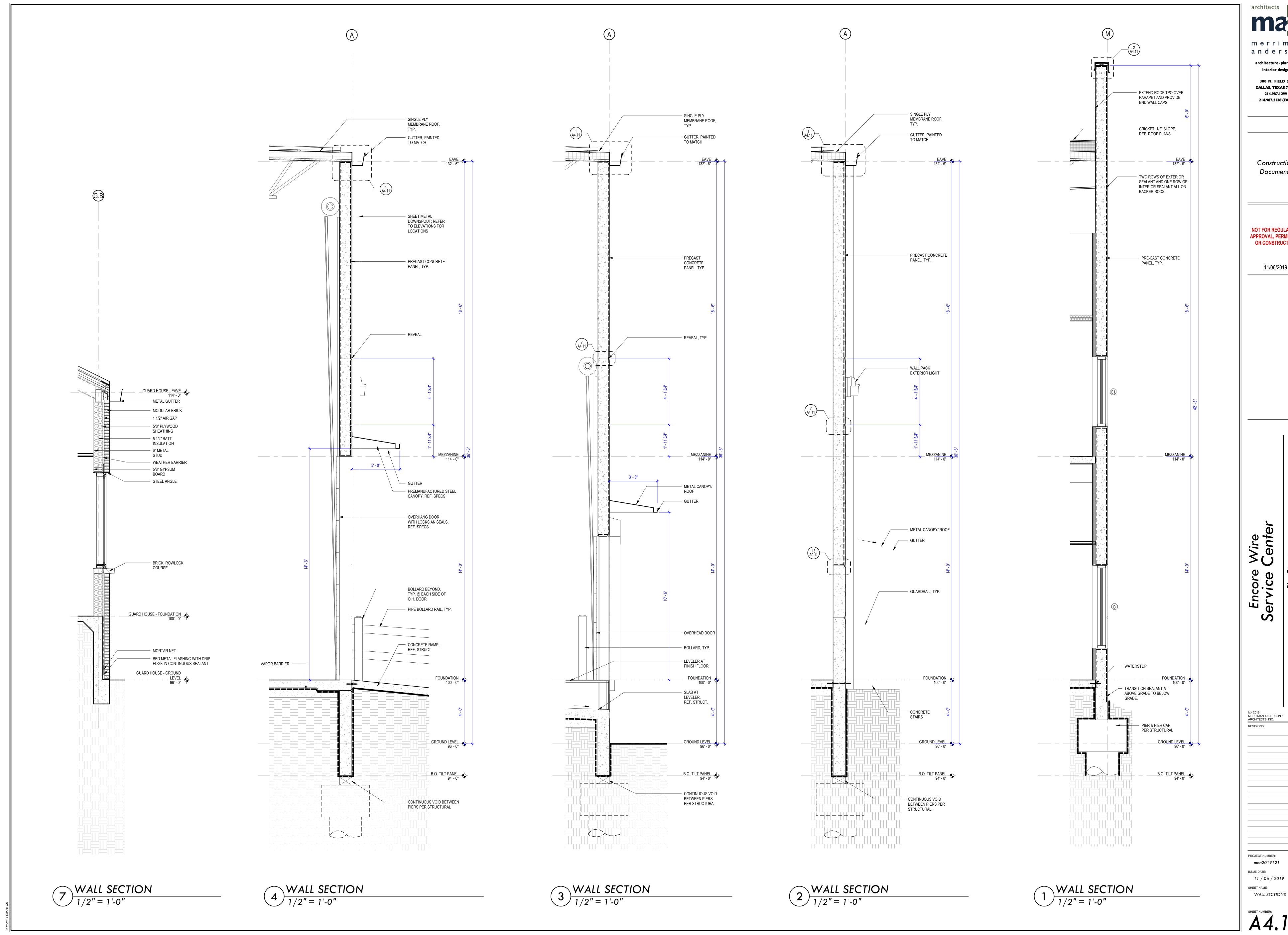
Construction **Documents**

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

11/06/2019

11 / 06 / 2019

DESIGN ELEVATIONS



merriman anderson

architecture · planning 300 N. FIELD ST. DALLAS, TEXAS 75202 214.987.1299 214.987.2138 (FAX)

Construction **Documents**

NOT FOR REGULATORY APPROVAL, PERMITTING,

OR CONSTRUCTION.

11/06/2019

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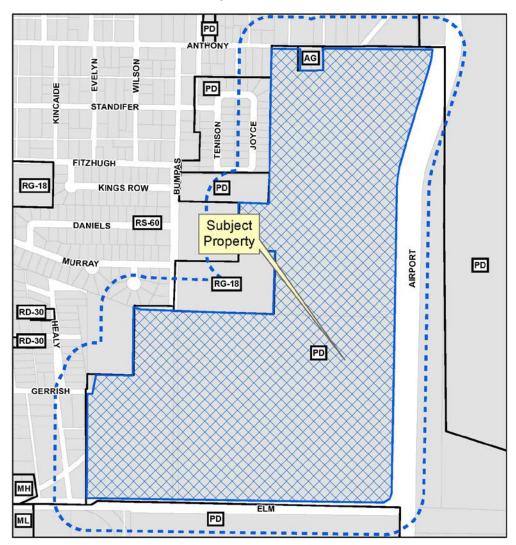
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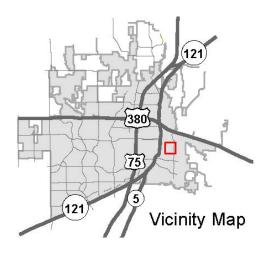
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Encore Wire Site Plan Variance

19-0098SP

Location Map

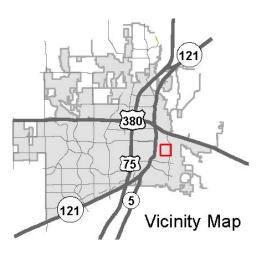






Aerial Exhibit





Surrounding Area





Looking Northwest from Airport & Elm

Looking South from Bumpas

Surrounding Area





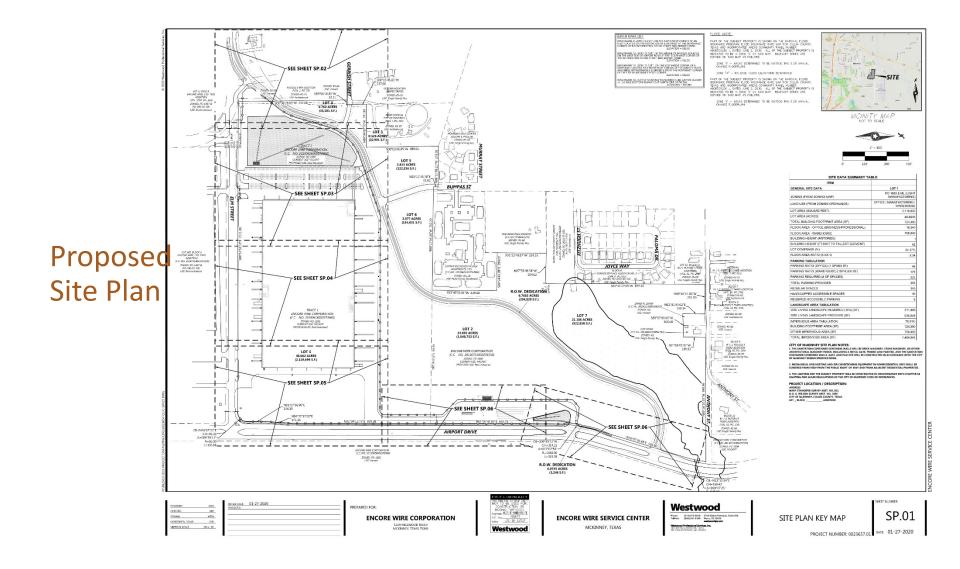
Looking East from Gerrish

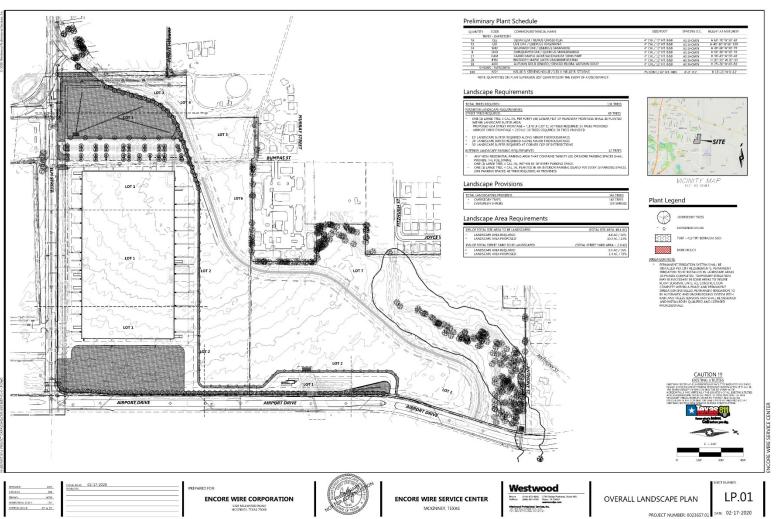
Looking South from Anthony

Surrounding Area

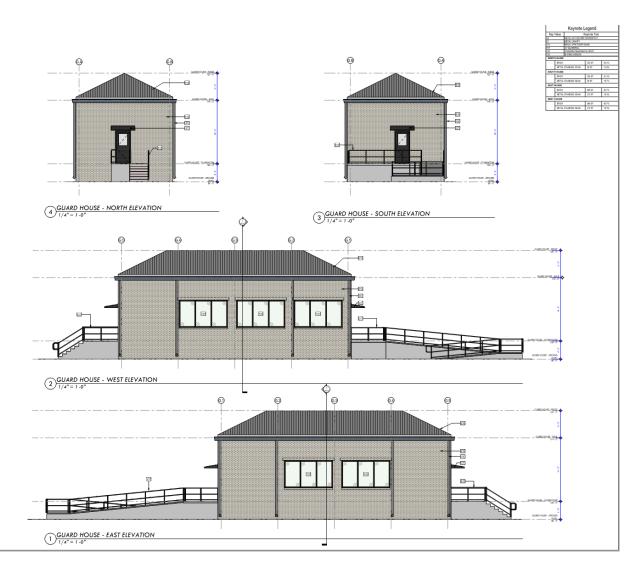


Looking Southeast from Airport near Anthony

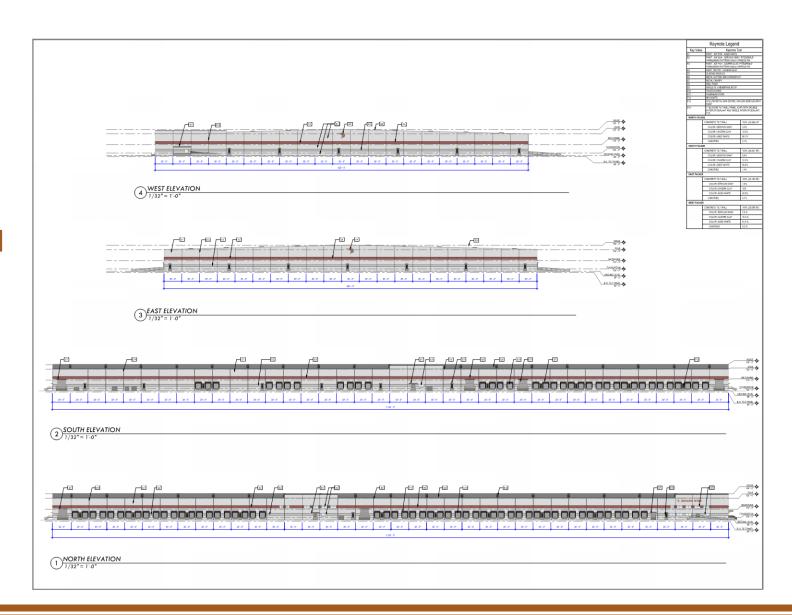




Proposed Landscape Plan Proposed Façade Plan



Proposed Façade Plan



Proposed Façade Plan

