



**March 10, 2025 [REV 4/11/2025]**

**Planning Department**

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

**RE: ENCORE WIRE PLANT 5 MEDIUM VOLTAGE PLANT – Letter of Intent**

South Airport Road, McKinney, Texas 75069

To Whom it May Concern:

This Letter of Intent is for the Planned Development Re-zoning of the Encore Wire tracts of land located east of Airport Road, an undeveloped tract of land consisting of approximately 200 acres to be zoned by the Planned Development parameters provided in the attached document. This rezoning and planned development is to bring new technology and manufacturing processes to the region, in response to the demand and necessity for mission critical facilities and data centers. Encore Wire, nor any other company in McKinney, Texas, provides this manufacturing capability. The project will provide 100's of new jobs.

The Current Zoning of the property tracts are PD 1680 and PD 1898; we are requesting a rezoning and creation of a single PD to the referenced property to allow for the development and construction of a new 660,000 SF manufacturing building on the site to produce and create medium voltage cabling, with associated parking, approximately 16,000 SF of office space in order to support the facility (no fitness room, clinic or other functions to be provided here), material storage space, testing and raw material rooms, and a raw compound stored in the building. No residential zone properties are adjacent to the subject property. Encore Wire will also be enhancing a typical industrial building with a street facing office footprint, providing a beautification along the Right of Way and betterment to the built environment. The Project will consist of an entry onto site from Airport Rd, planned to be in line with the existing shipping and receiving access at 990 South Airport Road. At this entry there will be a new guard shack. The entry from the Airport and subsequent site paving will provide a full fire lane and loop to the building and back to Airport Road as shown. Parking will be provided between the building and Airport Road.

The building will eventually be served by a railroad line as part of a project continuing from the existing rail line on Encore Wire campus. The site plan shows the layout of the railroad on site to property line. Future Airport Road crossing will be a different project along with a traffic signal to support in/out truck traffic at both guard shack entries that are aligned at Airport Road.

The building will be a tilt wall concrete building for the main footprint/envelope, with steel column structure, TPO roof on metal deck and joist/beam support. At the northeast corner of the building, there's an area of approximately 180'x140' that will be a tower structure out of steel, clad in Insulated Metal Panel on elevations above the tilt wall building, to a max building height of 105' above finished floor elevation to top of roof. The manufacturing equipment to produce the medium voltage cabling requires height and

length in the building (see attached supporting exhibits) – the initial run of the wire is produced through an extruder sitting at the top mezzanine of the tower and feeds into a cooling tube which follows a precise catenary angle allowing for gravity and distance of travel. These machine placements drive the requirement for the height of this tower. There is another area of approximately 160'x140' of the building adjacent to this tower stepping down from the tower where we have a high bay roof of approximately 75' height. This stepdown in building height follows that catenary angle and slope of the machine and tube. This rezoning of the tract referenced is to support the planned and potential future development of the land by the Owner, to continue to grow the company and provide a quality impact to the city. With this initial building, the owner will be providing an entirely new product for sale from this campus that they currently do not have, creating 100's of new jobs, economic growth to benefit the City, and preparing the tract allowing for planning of future developments to create even more jobs and as a good partner with the City.

On behalf of the Owner, we respectfully request the following development deviations to be included in the new PD design standards.

- The existing Zoning Ordinance permits maximum building heights adjacent to the McKinney Airport property that do not permit building heights needed for manufacturing buildings and that differ from the FAA requirements allowed by the airport in relation to their flight paths and runway. We request development standards providing for the maximum building height of all buildings in this tract to be permitted to 55' and a maximum building height of 105' for an Industrial Manufacturing Tower. Currently, 2 towers are being requested for future construction. While Encore Wire intends to expand east of Airport Drive, at this time it is unknown how many future buildings be developed on this tract.
- The existing Zoning Ordinance requires masonry per Ordinance 1680, with percentage required. We request to provide the allowable use of Tilt-Up Concrete Panels to meet all masonry requirements of the facades, with permissible materials for Industrial Manufacturing Towers as defined in the PD Regulations to allow metal panels on facades.
- McKinney TX UDC Article 2 (8)(d)(II) Loading docks and loading bays in the existing On-Site Loading Minimum Requirements states all loading docks and bays be set back a minimum distance of 75 feet from any public street or front property line. We request PD to allow all loading docks and bays within 50 feet of any public street or front property line. Buildings may be constructed up to and within 50' of setback of the property line – buildings may need to maximize quantity of docks and bays within 3-5' of the face of building at this setback line, putting docks and bays within the 75 foot setback requirement. These docks and bays would not face the right of way/street.

Sincerely,



Justin McCarthy