

11/5/2024
WPS: 0040782.00

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

Re: Site Plan Request
Simpson Strong Tie Manufacturing Expansion
Simpson Manufacturing Addition, Block A, Lot 1R
McKinney, Texas 75069

Email: Arlyn.samuelson@westwoodps.com

To Whom It May Concern

Please accept this letter as evidence of the intent of the applicant to submit a site plan for the development of this project, described in more detail below.

The subject property is located at the northeast corner of Harry McKillop Blvd and Airport Drive. The property is currently platted as Lot 1R, Block A, Simpson Manufacturing Addition. The existing lot is 26.524 acres of land. Existing zoning is PD-Planned Development District (PD 1680 and ML-Light Manufacturing).

The purpose of the Site Plan (SP) request is to expand the existing Simpson manufacturing facility to the north. The existing building is 412,982 sf. The new building addition will be 342,987 sf. The SP request applicant is Westwood Professional Services. Representative Arlyn W. Samuelson can be reached at (972) 265-4860.

On behalf of the owner, we respectfully request a design exception for the total number of required street buffer trees (UDC Section 206, Table 2-32). The entire property frontage along S Airport Drive has an adjacent 17.5 foot wide Sanitary Sewer easement and a 40' wide easement to North Texas Municipal Water District for a large water transmission main. These easements and associated utility lines severely restrict the ability for street buffer trees. For the remaining three street frontages, we are providing additional canopy trees to offset to the extent possible. In addition, we respectfully request a design exception for parking lot trees at the ends of parking rows, only where impacted by the easements stated above.

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.