

August 14, 2024 [REV 11/1/24]

Planning Department

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



RE: ENCORE WIRE CORPORATION SERVICE CENTER EXPANSION

990 South Airport Road, McKinney, Texas 75069

To Whom it May Concern:

The proposed site plan is for a 189,000 SF building expansion to the Service Center Building located at Encore Wire campus, located along Airport Road, south of Elm Street. The Current Zoning of the property is PD 1680. No replatting of the property is expected or planned with this expansion. On behalf of the Owner, we respectfully request the following design exceptions previously approved in the original construction of the building in 2021.

- The Zoning Ordinance requires masonry per Ordinance 1680, with percentage required. We request a design exception to the requirements of this ordinance to allow the use of Tilt-Up Concrete Panels for 100% of the façade.
- The zoning ordinance requires that loading docks and associated loading spaces be set back a minimum distance of 75 feet from any public street or front property line. We request a design exception from this requirement for loading docks on the far east end of the south façade to be 65 feet, as we have a loading bay per dimension shown on the site plan to the adjacent property line along Airport Road. The now unnecessary decel lane requires us to request this design exception.
- The zoning ordinance requires site feature screening requirements for Mechanical, Heating and Air Conditioning Equipment per the UDC Table 2-36. Please see the sight line exhibit provided in submittal of proposed and existing design. We request a design exception to not provide rooftop screening based on the following items:
 - o The development standard variance has been allowed on all previous Encore Wire projects in the last 14 years minimum.
 - o The proposed building expansion and future buildings are part of a larger campus where precedent has been established without screening and requiring so on this project would provide a distinct and non-conforming aesthetic.

Sincerely,

A handwritten signature in black ink that reads 'Justin McCarthy'. Below the signature, the name 'Justin McCarthy' is printed in a standard black font.

Justin McCarthy