



Request for Variance – Chain Link Fence

To: City of McKinney – Planning and Zoning Commission
Project Number: SITE2021-0011
Project Name: McKinney Chrysler Dodge Ram plus Jeep
Address: 400 South Central Expressway South Bound
Date: 9/27/2023

1. Narrative Summary

- A. CDI Douglass Pye, Inc. as Architect of Record for McKinney Chrysler Dodge Ram Jeep would politely like to request that the Planning and Zoning Commission consider our request for variance regarding the use of a “screen wall” along the North property line which separates McKinney Chrysler Dodge Ram Jeep from a Sprouts Grocery Store which is currently under construction. We were informed via email correspondence from Caitlyn Strickland, Planning Manager, dated Friday, September 1, 2023, at 1:35pm (refer to **Exhibit A**), that the one single overhead door on the right side of the building requires a screen wall. We contend that the code-required masonry screen wall which extends the full length of the west property line separating McKinney Chrysler Dodge Ram Jeep from the residential property fulfills the code required screening of the single overhead door. Please see attached McKinney Chrysler Dodge Ram Jeep Site Plan (refer to **Exhibit B**) which shows both the location of the overhead door and the masonry screen wall.
- B. The Black P.V.C. Coated 6’-0” Tall Chain Link Fence (refer to **Exhibit C**) is a separation between McKinney Chrysler Dodge Ram Jeep and the adjacent Sprouts Grocery Store currently under construction. Since both projects are in the same zoning district, we believe a screening fence should not be required at this location. Please see attached two pages from the City of McKinney Development Code (refer to **Exhibit D**).
- C. CDI Douglass Pye, Inc. was informed by Mike Smith, Senior Plans Examiner via email correspondence dated Mon 09/25/2023, at 9:01am that Per Table 6-1 in Article 6 of our Unified Development Code, a chain link fence would be allowed along the side property line behind the front building line (refer to **Exhibit E**). This information is consistent with prior Building Department approval of the originally submitted Architectural Sheet A-1.2 Keyed Note Site Plan (refer to **Exhibit F**).
- D. Supplemental landscape screening elements are used in addition to the proposed Black P.V.C. Coated 6’-0” Tall Chain Link Fence. Please see the attached Landscape Planting Plan, Sheet LP-2 (refer to **Exhibit G**).
- E. The overhead door into the Service Shop that faces the North property-line operates at a high-speed (up to 100 inches per second) and is electronically controlled by a ground loop detector to open and close automatically upon vehicle entry or exit. Otherwise, this overhead door will always remain closed, as the Service Shop is climate controlled (refer to **Exhibit H**).

- F. Please find the attached updated site plan that shows the new material (refer to **Exhibit J**).

2. Attached Exhibits

Exhibit A - Email Correspondence from Caitlyn Strickland, Planning Manager, dated Friday, September 1, 2023, at 1:35pm

Exhibit B - McKinney Chrysler Dodge Ram Jeep Site Plan

Exhibit C - Black P.V.C. Coated 6'-0" Tall Chain Link Fence (Detail)

Exhibit D - Two Pages from the City of McKinney Development Code

Exhibit E - Email correspondence from Mike Smith, Senior Plans Examiner, dated Mon 9/25/2023, at 9:01am

Exhibit F - Building Department approval of the originally submitted Architectural Sheet A-1.2 Keyed Note Site Plan

Exhibit G - Landscape Planting Plan, Sheet LP-2

Exhibit H - High-Speed Overhead Door into Service Shop

Exhibit J - Updated Site Plan (Sheet A-1.2)

Sincerely,



Matthew S. Cohen, AIA, NCARB, LEED AP BD+C
Associate Principal
CDI Douglass Pye, Inc.