

TAC Architecture and Planning
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Jacob Bennett, Planner
City of McKinney Planning Department
Development Services
P.O. Box 517
McKinney, Texas 75070

Reference: 543 Berry Street Burnside Air Conditioning McKinney, Texas 75069 revised letter of intent

Dear Jake,

The owner, Donnie Burnside, states the new facilities planned for this site are not open to Public Occupancy; moreover, the buildings will not be used for high stacking of inventory. Therefore, no stacking of inventory will exceed 12' in height.

The owner seeks a variance for Sec.146-139 for the two proposed metal buildings seeing as how it is impractical to build prefabricated steel building creating 18' off-sets to the front facades. **We therefore ask relief as a variance from this requirement.**

The owner seeks a variance for Sec. 146-139 (9)(a)(1) finding a similar issue as noted earlier in creating interrupted roof lines and planes in the context of the metal building construction being used for this project. **We therefore ask relief as a variance from this requirement.**

As the building is not 3 stories in height under Sec. 146-139 (9)(a)(1) and in that they are three stories and ***less in height the smaller in height elevation and other elevations in view from the street will be masonry finished for 50% of that height utilizing ashlar laid Austin stone 5' in height with an Austin stone cap below 5' of additional height darker brick masonry capped with white brick and prefinished metal cap flashing to match the building exterior for a masonry height of 10' on the north elevations of Buildings A and B and the east elevation of building A and the west elevation of building B which are the only elevations to be from the street(s). The building metal finish will be a prefinished ivory white with black gutters and downspouts. Final material selection by the owner is pending contract with the metal building contractor which awaits plan review and permitting.***

As reviewed in previous correspondence the 8' rear privacy fence designs were reviewed by the adjacent property owners on a person-by-person basis and ***the preference of all residence was the prefinished metal fence over all other options including the masonry design.*** Correspondingly, we propose the same design for the rolling security gate between the buildings at the front of the buildings of the docking area with a 3' stationary man door/gate next to building A as required for access. **We seek a variance from P&Z for the proposed fence design.**

For these afore mentioned changes and exceptions as applicable we seek variances by the Planning and Zoning Commission.

Thank you for your assistance in reviewing these proposals for the Burnside Airconditioning buildings and would appreciate your comments and advice as we finalize plans.

Yours truly,

James West

James West

Planning Department
Donnie Burnside, Owner.
Jesse Greer, Civil Engineering
Bruce Geer, Civil and Design Planning