

October 19, 2022
WPS: 0034683.00

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

Re: Site Plan Request
Encore Wire Plant 8
Encore Wire Millwood West Addition, Lot 1, Block A (pending)
McKinney, Texas 75070 *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 northwest corner of Millwood Road and old Elm Street. The property is currently platted as Lot 3, Block B, Encore Wire Limited Two Addition and Lot 1R, Block A, Home Interiors and Gifts Addition. A Minor Replat (Plat2022-0013) has been conditionally approved and pending filing which includes all of the Encore Wire properties west of Millwood Road, including this site. The existing platted lots total 16.5 acres of land. The property is zoned PD 1467 and 2006-09-101.

The purpose of the Site Plan (SP) request is for construction of a new manufacturing facility, +/- 336,764 SF, which will also include warehouse and office uses. The project is to be constructed in a single phase.

The owner respectfully requests the following variances for the development:

1. A variance to the City of McKinney Zoning Ordinance Section 146-132 for mechanical and rooftop equipment screening. We are requesting a variance to not provide screening of rooftop equipment on the proposed project. The requests for this are based on the following items:
 - This requirement has been in place for many years, and previous precedent (4 buildings in last 7 years) of development on this campus and allowing for no screening required has been approved and permitted previously.
 - The proposed building is part of a larger campus where precedent has been established with screening and doing it on this project would provide a distinct and non-confirming aesthetic.

To help meet parking requirements, we are planning for a row of parking to be located between the proposed Plant 8 building and the existing Employee Center building. With the close proximity of the buildings over a considerable distance, we do not believe trees would be appropriate in this area. Accordingly, we request alternative compliance per Sec. 146-135(7)e to locate the required terminus island trees elsewhere on the property.

The SP request applicant is Westwood Professional Services. Representative Arlyn W. Samuelson can be reached at (972) 265-4860. 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.