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03/23/2023

City of McKinney  
Development Services Division  
McKinney TX, 75069

Attn: Kaitlin Sheffield

RE: Becknell Industrial – Development Permit DEV2022-00110  
Screen Wall Removal

Dear Planning and Zoning Commission,

I am writing to request a variance to remove a screen wall from a project associated with development permit no. DEV2022-00110 for our three-building development in McKinney TX. The approved site plan currently shows a screen wall/fence along the Western property line, which was originally required as the building configuration is such that the building #3 loading docks are facing a lot not currently zoned for industrial. However, we are requesting consideration for the removal of this screen wall for the reasons outlined below.

Firstly, we believe that the proximity of the railroad tracks separating our property from the adjacent non-industrial lot can be considered a natural barrier. As such, we believe that a screen wall in this location would be redundant, as the railroad tracks already provide a level of separation for both our development and the adjacent property.

Secondly, the elevation of our site relative to the adjacent property would render a six-foot screen wall ineffective. The existing topography of our site and the adjacent property creates a significant difference in height, which would make the screen wall largely irrelevant.

Finally, the future land use map shows the adjacent lot to be zoned industrial. When the adjacent lot is rezoned as industrial the screen wall would not be required..

In light of these reasons, we respectfully request that you grant our variance request to remove the screen wall from our development. We believe that the removal of the screen wall will not only be in the best interests of our development but will also serve the needs of the broader community. We thank you for your attention to this matter and look forward to your response.

Sincerely,

Mike Domasica

Development Manager  
Becknell Industrial LLC  
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