



Salcedo Group, Inc.

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Re: Case Number S160301A
Sonic Drive-In – Fence Variance

Dear Mr. Lee:

This letter has been prepared to summarize our request for fencing variance at the Sonic Drive-In located at 2860 W. Camp Wisdom Road, in Grand Prairie, TX. This project is currently under construction, and is scheduled to be opened by May 2017.

This project previously successfully went through re-zoning from Single Family to General Retail in Case Number S160301. We understand that requesting a fence variance at that time may have been the easiest method, but as I will outline in this letter, the fence request is now at the forefront.

We respectfully request a waiver to construct the fence along the north and east property lines of 2860 W. Camp Wisdom Road. If no waiver can be granted, we request a change in the material required from Type I Masonry Fence to Wood Fencing, comprised of 6' Tall, "Board-on-Board" Cedar Wood Panels with Metal Fence posts. The reason for this fence material request is outlined below:

1. Wood fencing has been used exclusively by neighboring properties, and our fence will be consistent with the surrounding retail community.
2. The parent tract of our development, and our immediate adjacent neighbor, Trinity Oaks Baptist Church, is in favor of using a cedar wood fence in lieu of the masonry wall. This is especially noteworthy, because this neighbor is the driving reason for screening. Additionally, the Church does not have plans to develop the balance of their tract, and this fence will be screening an open field for the foreseeable future.
3. The Sonic Development has spent considerable money and time resolving two major problems with this property, which also resolves problems with their western neighbor; driveway access and off-site sanitary sewer service.
4. The Off-Site Sanitary Sewer main will be extended at the expense of the developer, and includes special consideration for modifying surrounding water mains to avoid

Fence_Variance.Docx

disruption in service to the surrounding neighborhoods. This includes installation of a special water “Inserta Water Valve” recommended by the City of Grand Prairie, to accommodate distribution needs. These additionally incurred costs were absorbed by the Sonic Developer.

5. The fencing around the perimeter of the site, especially the eastern border will present a visibility issue for the Sonic, and may create a safety hazard for employees who carry large amounts of cash on a nightly basis through the parking lot. We feel the fencing will create a “boxed-in” site that would leave the workers susceptible to illicit behavior. The Sonic development and the Church would be prefer NO FENCE, with low growing shrubs to separate lots.
6. In the event that the Church develops the site in the future, the Camp Wisdom frontage will likely be developed as General Retail, which would not require screening between lots.

The Sonic Development understands that these are the “costs of doing business”, but they have also been willing partners with the City to resolve these issues, thereby creating at least two developable lots, and solving a long-running sanitary sewer service issue for the City.

The Sonic Development will be launching a new prototype of the latest Sonic Drive-In product, including a Large Outdoor Patio, Masonry Exterior, and meeting all building and landscaping requirements. This building will simply be one of the most attractive Sonic Drive-In’s in Texas. We respectfully request a small concession by the City of Grand Prairie to off-set ancillary costs incurred by the Owner.

Sincerely,

A handwritten signature in dark ink, appearing to read "M. Salcedo", with a stylized flourish at the end.

Michael Salcedo, SIT, GISP
President – Salcedo Group, Inc.



Figure 1: Sonic Drive-In Prototype



*Figure 2: Proposed 6' Tall Board-on-Board
Cedar Wood Fence w/ Metal Posts*



Figure 3: Adjacent Business Fencing



Figure 4: Adjacent Business Fencing