



April 23, 2018

Director of Planning
City of McKinney
Planning Department
221 N Tennessee Street
McKinney, TX 75069
972.547.7432

Re: Façade Submittal 2018-0046
Collin County Customs
1508 Mercury Cir.

To Whomever It May Concern,

Proposed Use: Collin County Customs performs custom restoration, assembly, modification, and upgrades of antique and classic vehicles which primarily includes: suspension, drive train, steering, brake systems, stainless plumbing, wiring and ignition. We typically buy finished parts from vendors and fit them to the vehicles. Most of the vehicles that we work on are valued between \$250,000 and \$1,000,000. Clients are scheduled weeks or months in advance depending on the level of work required. A typical project might take several weeks or some more complicated modifications may take over a year. Our clients are by appointment only - we do not have any walk-in clientele or traffic of any kind. Collin County Customs does not perform any bodywork or paint on premises. We outsource, coordinate and supervise these vendors and complete final assembly in-house. We do not rebuild or machine any engine components. In most cases we will either purchase a complete crate engine/transmission package, or if we are restoring to "factory correct" specifications and determine that an engine or component needs to be machined, we will outsource to our pool of trustworthy specialists and administer only the installation of the completed part.

Variance: While feel that our operations are congruent with a manufacturing/industrial use, which is consistent with the neighboring uses, the ordinance classification puts us as Garage – Repair, which is considered a commercial use. Regardless of the fact that we are in an industrial district and surrounded by industrial buildings, we are considered a non-industrial use in an industrial district. That use follows the same architectural standards written for non-residential uses in non-industrial districts (shopping center, commercial building in a commercial district, etc). It is our opinion that the intent of the ordinance is to enforce architectural standards on buildings in non-industrial areas that would be generally seen by the public. The majority, if not all, of the buildings in the Powerhouse Industrial District follow the Industrial Standards, which are not the architectural standards that we are being asked to comply with. For that reason, we are asking for support for the variances due to the following per the Zoning Ordinance 146:

1. The variance will have no adverse impact on current or future development

2. Unique circumstances exist that make the application of specific items in this section unduly burdensome.
3. The variance is in keeping with the spirit of the regulations and will have minimal impact, if any, on the surrounding uses.

The specific variances that we are asking for are:

1. To waive masonry requirements on all buildings: We propose a combination of architectural CMU, EIFS, and metal in lieu of 50% masonry on all elevations. As proposed, the EIFS and CMU would total nearly 40% coverage on the project. This re-allocation of masonry enables us to make a more interesting street facing façade that is in keeping with the design intent – the other 3 facades are facing industrial uses. The proposed materials meet the Architectural and Site Standards required for Industrial.
2. To waive Building Massing requirements on 3 sides: We two steps on the street-facing elevation (to satisfy Architectural Standards for non-residential uses in non-industrial districts) and for the other 3 elevations to be consistent with surrounding buildings. Most industrial buildings in this area, including ours, are designed as pre-engineered structures. Creating steps on all 4 elevations makes it infeasible to do a PEMB structure.
3. To waive Fenestration requirements on 7 windows and 4 clerestory windows: We propose a typical installation where the aluminum is approximately 1" recessed. Having the windows relatively flush with the veneer creates a more modern look that works better with the design.
4. To waive Roof Treatment requirement on 3 sides: In lieu of articulation on all facades, we propose one to be added to the front parapet, for a total of two. We also show one on the North elevation at the material change as well. A clean edge parapet is more in keeping with the design intent.
5. To accept as an Additional Feature (two distinct architectural design concepts) to be the two distinctly designed buildings sitting next to each other with a car-themed rendition of a MPH gauge on the office building and a Tachometer gauge on the shop building, in recessed relief in matching color.

With any questions or clarification, please contact Rob Wechsler at (972)-547-4000.

Regards,



Rob Wechsler

Owner, Collin County Customs

Respectfully,



Cory McDonald

Owner, Collin County Customs