

**Planning and Zoning Commission Meeting Minutes of June 23, 2015:**

**15-102SU2 Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for an Auto Body Repair and Paint Shop (Caliber Collision), Located on the North Side of U.S. Highway 380 (University Drive) and Approximately 400 Feet West of Hardin Boulevard**

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the specific use permit request. She stated that Staff recommends denial of the proposed specific use permit due to close proximity of the subject property to residential uses and a lack of conformance with the vision outlined in the Northwest Sector Study Report. She offered to answer questions. There were none.

Mr. Jonathan Vinson, 901 Main St., Dallas, TX, stated that the team members working on this project and some Caliber Collision employees were present at the meeting to support this request including: Steve Rumsey, Kevin McKibben, Jonathan Hake, Brett Flory, Tom Saddler, and Shawn Newton. Mr. Vinson explained the specific use permit request, gave a brief history of the zoning on the property, and discussed the proposed landscaping for the property. He showed a rendering of what the development might look like during his presentation. Mr. Vinson stated that an O'Reilly Auto Parts was planned to be built next door to this property and an Eagle Transmission had already been built in this same general area. He felt there would be more concerns over an auto parts store versus a Caliber Collision location. Mr. Vinson stated that the subject property was about 500' from the closest residential property in the Heritage Bend subdivision. He stated that Caliber Collision was a high-end body shop. Mr. Vinson showed examples of nearby Caliber Collision located in Fort Worth, Plano, Wylie, and Frisco. He gave the distances of these locations to surrounding residential

properties. Mr. Vinson stated that he was unaware of any complaints from the residential property owners nearby these locations. He stated that all of the work performed would be done in the interior of the building, which he felt should address any noise concerns. Mr. Vinson briefly discussed the screening options and proposed landscaping for the subject property. He stated that this area of McKinney is growing. Mr. Vinson stated that Caliber Collision was a service business that was community-oriented. He stated that almost all of the services that Caliber Collision does is on an appointment-only basis. Mr. Vinson stated that the parking spaces out front would be for customers. He felt that Caliber Collision businesses were closer to a retail use versus a heavy industrial use. Mr. Vinson stated that it would be an excellent fit for this location, since there were already other automotive businesses in the area. He restated that an O'Reilly Auto Parts store was being built next door. Mr. Vinson stated that building a Caliber Collision at this location would have little impact on the residential property owners, since there would be a 500-foot separation. He stated that the property between this location and the surrounding residential properties was currently zoned for office and retail uses, which would also be a buffer. Mr. Vinson was not sure how that location would develop in the future; however, hoped that they would be as good of neighbors as they plan to be. He stated that they have reached out to the Heritage Bend Homeowners' Association on multiple occasions, shared some of the e-mails that he had received back from them, and that he was unaware of any objections to this request. Mr. Vinson briefly discussed the Future Land Use Plan (FLUP) for this area. He felt that a mid-rise office building in this area was years down the road. Mr. Vinson stated that this was an appropriate use for this location at this time and would

service the community. He asked for a favorable recommendation and offered to answer questions.

Commission Member Gilmore asked how many employees would be at this location. Mr. Shawn Newton, 8410 Presidio Dr., Frisco, TX, stated that the McKinney location would be smaller than the Frisco location, and could have 25 to 30 employees. Mr. Newton stated that the larger Frisco location had 50 team members and averaged \$800,000 to \$900,000 worth of repairs every month. He stated that about 30% of their business came from McKinney.

Commission Member McCall asked about the proposed parking for the storage for the vehicles being worked on at this site. Mr. Vinson stated that the parking for these vehicles would be in the back of the property, would be screened by the building and landscaping, and would not be visible from Highway 380 (University Drive). Mr. Kevin McKibben, 6227 Lakeshore Dr., Dallas, TX, stated that there would be 14 parking spaces in front of the building for customers. He stated that they plan to have 60 parking spaces behind the building that would be located inside a fence.

Commission Member Stevens asked how many work stalls would be at this location. Mr. McKibben stated that they proposed 16 stalls.

Commission Member Stevens asked how many paint booths were proposed and how high the stacks would be above the roof of the building. Mr. Bret Flory, Cross Architects, 1255 W. 15<sup>th</sup> St., Plano, TX, stated that they proposed to have two prep booths that have their own ventilation and exhaust. He stated that they plan to have one paint booth. Mr. Flory stated that they stacks would be about three feet taller than the parapet wall, which would meet the State of Texas requirements. Commission

Member Stevens asked if the three foot tall portion of the paint stack would be visible from the street. Mr. Flory said yes.

Commission Member Stevens asked where the employees would park at this location. Mr. Flory stated that typically employees park behind the fence as well. Commission Member Stevens stated that he was at the Frisco location and noticed that there were about 30 employees parking on the street by the building. Mr. Flory asked Commission Member Stevens if he was referring to the Frisco location located on Preston Road. Commission Member Stevens said yes. Mr. Flory stated that was one of the largest stores in the Metroplex and had been very successful. He stated that parking on the street would not be an option at the McKinney location. Mr. Flory stated that this Frisco location was twice as large as the proposed McKinney location.

Commission Member Stevens asked about security or guard dogs on site. Mr. Flory did not feel that this location would need additional security for the yard. He also stated that Caliber Collision was willing to go above and beyond on certain things at their locations to make it fit and be an asset to the community.

Commission Member Stevens asked if any work, like pulling bumpers off or removing wheels, was not done in the parking lots at other locations. Mr. Flory stated that no totaled vehicles would come to this location. He stated that all repairs would take place inside the air-conditioned shop. Mr. Flory stated that they would want to keep the doors closed to keep the cool area inside. Commission Member Stevens wanted to clarify that no work would be done on the vehicles in the parking lot behind the building. Mr. Flory stated that he did not work inside the shop and that anything was possible. Commission Member Stevens felt it was very possible that some work might

be done to the vehicles in the parking lot. Mr. Flory stated that it was Caliber Collision's standard to do all repairs inside the shop.

Commission Member Kuykendall asked about the noise concern. Mr. Flory did not feel that there would be an issue with noise, since all of the work should take place inside the shop with the doors closed. He stated that they were willing to build a masonry wall. Mr. Flory stated that this location was on Highway 380 (University Drive), so he did not feel that there would be an additional noise above what was already experienced by the highway.

Commission Member Gilmore expressed concerns regarding the site having enough parking on it, so that employees would not be parking in the street. Mr. Vinson stated that there would not be any other location for the employees to park at this location, except on-site.

Chairman Franklin opened the public hearing and called for comments.

Mr. Steve Rumsey, Cross Development, 5317 Inverrary Dr., Plano, TX, spoke in favor of the request. He stated that Caliber Collision had received tremendous appreciation in other communities. Mr. Rumsey stated that the body shop service industry had changed. He stated that Caliber Collision locations are professional and first class. He stated that it would be a valuable asset for this community and would fill a tremendous need in this area. Mr. Rumsey briefly discussed the tax and employment benefits with this development.

On a motion by Alternate Commission Member McCall, seconded by Commission Member Kuykendall, the Commission unanimously voted to close the public hearing, with a vote of 6-0-0.

Commission Member Zepp asked if the auto parts store would be located immediately to the east of this location. Mr. Michael Quint, Director of Planning for the City of McKinney, said yes and that the O'Reilly Auto Parts store was currently under construction. Commission Member Gilmore asked if it would be located directly next door to this request. Mr. Quint said yes.

Commission Member Zepp asked about the zoning for the O'Reilly Auto Parts property. Mr. Quint stated that the zoning for that property had been in place for a good while. He stated that auto part sales uses were considered a retail use per the Schedule of Uses in the Zoning Ordinance.

Chairman Franklin stated that he had a bigger vision of what Highway 380 (University Drive) could be in the future with Baylor Hospital and Collin College out there. He stated that the building and landscaping looked good to him; however, had concerns about having this use at this location. Chairman Franklin stated that the development along Highway 380 (University Drive) was going to change over the next 15 to 20 years. He agreed with Staff that it was setting the tone for the development in this area of McKinney. Chairman Franklin stated that there was nothing that they could do about the auto part store at this location due to the zoning on the property.

Alternate Commission Member McCall stated that he initially concurred with Staff's recommendation to deny the request, until he learned about the O'Reilly Auto Parts store being located next door. He stated that his only concern now was whether or not there would be adequate parking on the site.

Commission Member Gilmore stated that Caliber Collision was planning to construct a high-end, well-run facility at this location. He felt it would be a good-looking

building and away from the residential development. Commission Member Gilmore stated that McKinney needed a Caliber Collision; however, he wished it was not at this location.

Chairman Franklin felt that they were going down a slippery slope if this was approved by setting a tone in that area that industrial uses were okay. He stated that if they want to preserve that area, then you have to say no somewhere.

Commission Member Kuykendall felt there was a difference between the proposed development and the O'Reilly Auto Parts store next door. She expressed concerns about noise issues with the bay doors being opened and shut all day long as vehicles are being moved in and out of the building.

Commission Member Zepp stated that he agreed with some of Chairman Franklin's comments; however, questioned if this was where they needed to make their stand. Chairman Franklin stated that they were talking about the intersection of two major streets. Commission Member Zepp briefly discussed the differences between the two uses.

Chairman Franklin called for a motion. On a motion by Commission Member Stevens, seconded by Commission Member Kuykendall, the Commission vote to recommend denial of the specific use permit request as recommended by Staff, with a vote of 4-2-0. Commission Member Gilmore and Alternate Commission Member McCall voted against the motion.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 21, 2015.