
CROSS ENGINEERING CONSULTANTS

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April 13, 2015

City of McKinney
Planning Department
221 N. Tennessee St.
McKinney, Texas 75070

Attn: Mr. Michael Quint

Re: Specific Use Permit (SUP) – Caliber Collision

Dear Mr. Quint:

Attached please find the Specific Use Permit (SUP) request submittal for Caliber Collision. The 2.01 acre site is located on the north side of W. University Drive (U.S. 380) approximately 400' west of Hardin Boulevard. The subject property was recently rezoned to C3 – Regional Commercial District and CC – Corridor Commercial Overlay District per Ordinance #2015-04-025. We are requesting a Specific Use Permit to construct a Caliber Collision Auto Body Repair and Paint Shop. As part of this process, we have reached out to the Heritage Bend Home Owner's Association. Per discussion with Lone Star Management, the HOA's management company, we were told the Heritage Bend Board was fine with our product and they look forward to us being good neighbors. Then at the City Council hearing, a resident from the Heritage Bend community expressed concern with the development and stated the HOA didn't speak for all of the residents. Since the City Council hearing, we have reached out to the HOA again in an attempt to schedule a meeting with the residents to review the project and their concerns. This meeting has not taken place to date but our intention to have this meeting in the near future. It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of McKinney for Building and Engineering Design. In addition to the City standards for Building and Engineering design, the owner will provide enhanced designs as recommended by City staff for items including but not limited to Landscape design, Building design and articulation, Building materials, Screen wall design/live screen landscape/decorative screening; etc. In anticipation of the following questions the owner would also like to provide additional clarity to the following items:

- Site Dynamic – It is the belief of the applicant that an Automotive Collision and Paint business goes very well with the dynamic of the corner. As depicted in the site plan; the proposed Caliber Collision Center is adjacent to an O'Reilly Auto Parts that is currently approved in the City of McKinney and scheduled to start construction soon. The uses go very well together and history has shown them to be very complimentary uses.
- Noise – Caliber Collision Shops are air conditioned and therefore all work is done within the building with the shop doors closed. Their business generates almost no noise.

- Aesthetics - Caliber will deliver a very well-articulated building that will blend well and looks more like a retail building than a Collision Shop. Applicant willing to deliver above and beyond expectation of satisfy City Staff.
- Screening – Applicant willing to delivery above and beyond expectation of City Staff. Options have been provided for screen wall detail for reference.
- Environmental – Caliber is ahead of it time as it relates to using water based and zero VOC paints in their shops. They use cutting edge technology paint booths that emit cleaner air than most breath in on a daily basis walking around town (more information available upon request)
- Community – Caliber as a company is very active in each community that they are in. More information on actual events available upon request or at www.calibercollision.com.

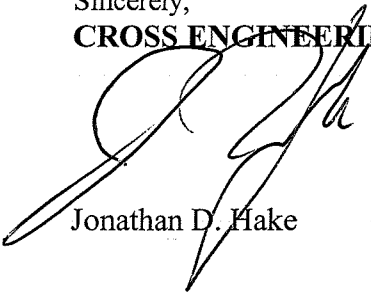
Project details are listed in detail below

- Existing Zoning: C3 – Regional Commercial District and CC – Corridor Commercial Overlay District
- Proposed Zoning: SUP to construct a Caliber Collision Auto Body Repair and Paint Shop
- Near northwest corner of W. University Drive and Hardin Boulevard
- The subject property is 2.01 acres
- Anticipated Planning and Zoning Commission Date of May 12, 2015
- Anticipated City Council hearing of June 2, 2015.

Thank you for your consideration of this Specific User Permit request. Please call if you have any questions.

Sincerely,

CROSS ENGINEERING CONSULTANTS, INC.



Jonathan D. Hake