

Dorsa Properties, Best price auto group

201 N. McDonald Street

McKinney, TX 75069

817-793-2794

Re: Special Use Permit @ 3.72 Acres at 751 N. Central Expressway

City of McKinney,

The property is location approximately 10' south of Bois D'Arc Road, north of North Park Road, 20'-40' west of North Central Expressway, and 10' east of Bois D'Arc Place. The current zoning is C-PLANNED CENTER DISTRICT. WE ARE requesting that the City allow Best Price Auto Group to allow automobile sales on this property.

Best Price Auto Group is a locally-owned business, with plans to stay within McKinney and continue to contribute to the development of the community. We are currently located in the heart of McKinney on N. McDonald & Virginia Parkway. The current lot is becoming too restricted for the growth of our business. So in future we are having new plan for our current location.

Specially, the 751 N Central Expressway location has high-visibility, adequate size, and adjacency to other auto sales retailers. This specific location is ideal for our business growth.

The existing creek that runs parallel to the Expressway, divides the lot into east and west sides. The east side will be developed into our modern sales center, inventory display, and progressive landscaping. The west side of the lot is a heavily wooded natural respite, and acoustical buffer to the adjacent residential area. The wooden area, which comprises of over half of the lot, will remain undeveloped and remain an asset to the neighbors and city. We have surveyed the existing creek to determine its outer bounds, and held back our development from interfering with the creek and its habitat.

We are offering the following benefits to the City of McKinney:

Over 1.75 Acres of wooded acreage & a natural untouched creek

20' wide perimeter landscaping buffer

Addition of a deceleration lane from the Hwy 75 frontage road to improve affected traffic

Improvement of the north side of North Park Road to improve affected traffic

Modern-styled retail center with east-facing glass

We, respectfully, request that the Planning & Zoning and City Council grant approval to add automobile retail sales use to this property under this SUP.

Thank you,



Hossein Mousawi

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