

# **Letter of Intent**

**Purpose:** Letter of Intent

**Property Description:** Murphy Oil Fuel Station located at the Northwest corner of U.S. Highway No.380 and College Street. Current Address is: 500 W University Dr STE 102, McKinney, TX 75069.

## **SUMMARY**

This document shall serve as the Letter of Intent to the City of McKinney for the PD documentation submitted by JM Civil Engineer acting as applicant on behalf of the current owner OPA Holding, LLC. The current site is a office lot that is being developed to facilitate a Murphy USA gas station. The proposed fuel station will include a 2,824 square foot building, new canopy, and 12 fuel dispensers (with DEF option) along with associated parking and utilities.

The current zoning for this lone is BG – General Business. The zoning district allows for convenience service facilities and fuel sales. However, the City of McKinney code requires a 20' landscape setback and a 250 residential buffer. The PD application is to allow for a reduced landscape setback and residential buffer to the building and the dispenser.

## **GENERAL BUILDING AND SITE LAYOUT**

This site will include (11) regular parking spaces as well as (1) accessible handicap spaces. Additional items that will be located on-site include dumpster enclosure, propane tank cage, vacuum unit, ice unit, and outside ATM. Current setbacks include a 25' building setback and the front and to the west, a 5' setback to the west and a rear setback of 15' to the north and will accommodate a fire lane through the site.

## **CONCLUSION**

As described above, the proposed Murphy Oil fuel station appears to be consistent and in compliance with the City of McKinney land use plan and should not adversely affect the proposed adjacent properties. The proposed new building and canopy should greatly improve the image of the site while continuing to offer the residents of Celina easy access to the goods and services provided by Murphy Oil.