

# **Letter of Intent**

**Purpose:** Letter of Intent – SUP Application

**Property Description:** Murphy Oil Fuel Station located at the Southwest corner of Virginia Parkway and N. Central Expressway. The property is currently 1.44 acres. Current Address is: 120 S. Central Expressway, McKinney, TX 75070.

## **SUMMARY**

This document shall serve as the Letter of Intent to the City of McKinney for the SUP application submitted by JM Civil Engineer acting as applicant on behalf of the current owner MCKINNEY 75 VIRGINIA LLC. The current site is a vacant 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 7 fuel dispensers along with associated parking and utilities.

The current zoning for this lot is C3 – Regional Commercial. The zoning district allows for convenience service facilities and fuel sales. The site has more than 2 adjacent existing gas stations and thus requires SUP approval to proceed.

## **GENERAL BUILDING AND SITE LAYOUT**

This site will include (18) 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.

## **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 McKinney easy access to the goods and services provided by Murphy Oil.