



ABERNATHY ROEDER
BOYD HULLETT

EST. 1876

Robert H. Roeder
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1700 Redbud Boulevard, Suite 300 | McKinney, Texas 75069
Main: 214.544.4000 | Fax: 214.544.4044

February 28, 2022

City of McKinney
Planning Department
221 N. Tennessee Street
McKinney, Texas 75069

Re: Letter of Intent supporting request for a SUP for 3.732 acres of land located at 751 N. Central Expressway, City of McKinney, Collin County, Texas

Dear Planners:

This letter of intent accompanies the application for a specific use permit (“SUP”) submitted by me on behalf of Dorsa Properties, LLC, a Texas limited liability company, the owner of the subject property on February 28, 2022 and incorporates the information contained therein which is recited again as follows:

1. The acreage of the property for which the SUP is requested is 3.732 acres as described on Exhibit A (the “Metes and Bounds”) attached hereto.

2. The existing zoning on the subject property is C-Planned Center, and is designated as Corridor Commercial Overlay District – Suburban.

3. The purpose of this application is obtain a specific use permit to allow for an automotive facility dedicated to the sale of new and used cars, maintenance and repair, as shown on the exhibit attached hereto as Exhibit B (the “Specific Use Permit Plan”, including the Exterior Elevations, Floor Plan, and Landscape Planting Plan).

4. Approval of an SUP is required for automobile dealerships under the ordinance governing C-Planned Center. The subject property is appropriate for use as an auto dealership given its location adjacent to U.S. Highway 75 and its separation for adjacent uses to the north and south by roadways and from the west by the heavily-wooded area of Jeans Creek. Given the surrounding uses, that granting of this SUP would not be injurious to any of the neighboring properties.

5. The applicant is wholly-owned by the same individual who owns and operates the Best Price Auto dealership located at the northwest corner of Virginia and McDonald

February 28, 2022

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Streets. As a condition to the granting of this SUP, that individual is willing to enter into an agreement with the City, reasonably acceptable to both parties, terminating the automotive uses at such northwest corner of Virginia and McDonald Streets upon the earlier of (i) two years from the date of approval of the SUP as requested herein or (ii) the date of receipt of a certificate of occupancy for the location made the subject of this SUP application.

6. The applicant requests an appearance before the Planning and Zoning Commission and the City Council at the earliest possible dates.

In the event that any other information is required for this Letter of Intent, please refer to the application previously filed.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Robert H. Roeder", with a long horizontal flourish extending to the right.

Robert H. Roeder

3644129

cc: Sia Mousawi

EXHIBIT A
(Metes and Bounds)

Escrow File No.: 21-576992-MM

EXHIBIT "A"

BEING a 162,561 Square Foot (3.732 Acre) tract of land situated in the City of McKinney, Lot 1, Block B as evidenced by Plat of HUFFINES AUTO DEALERSHIP ADDITION, recorded in Instrument Number 20070702010002210, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), same being that certain tract of land conveyed to MCKINNEY WHITE/HUNT, LTD by Deed recorded Instrument Number 20040018541, Deed Records, Collin County, Texas (D.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with purple cap stamped "RPLS 6451" set for the northeasterly corner of the herein described tract of land, same being the intersection of the south right-of-way line of Bois D'Arc Road (60' right-of-way) and the west right-of-way of U.S. Highway 75 (variable width right-of-way), further being the northwesterly corner of an existing right-of-way dedication as evidence by Plat recorded in Instrument Number 20101007001084210, O.P.R.C.C.T.;

THENCE South 08 degrees 21 minutes 13 seconds West, departing said south right-of-way line, along said west right-of-way line, for a distance of 163.01 feet to a 5/8" iron rod with purple cap stamped "RPLS 6451" set for the southerly west corner of said right-of-way dedication, same being on said west right-of-way line;

THENCE South 01 degrees 45 minutes 26 seconds West, continuing along said west right-of-way line, for a distance of 267.87 feet to a TxDOT aluminum monument found on said west right-of-way line of U.S. Highway 75, same being on the center line of North Park Drive (Private Drive);

THENCE North 88 Degrees 40 Minutes 23 Seconds West, departing said west right-of-way line, along said center line, for a distance of 300.79 feet to a PK nail found for the southerly southwest corner of the herein described tract of land, same being on the center line of said North Park Drive right-of-way;

THENCE North 87 Degrees 01 Minutes 23 Seconds West, departing said center line, over and across said North Park Drive, for a distance of 69.77 feet to a 5/8" iron rod with purple cap stamped "RPLS 6451" set on the east right-of-way line of Bois D'Arc Road (37' right-of-way) as evidence by plat recorded in Volume 5 Page 81, Map Records, Collin County, Texas (M.R.C.C.T.);

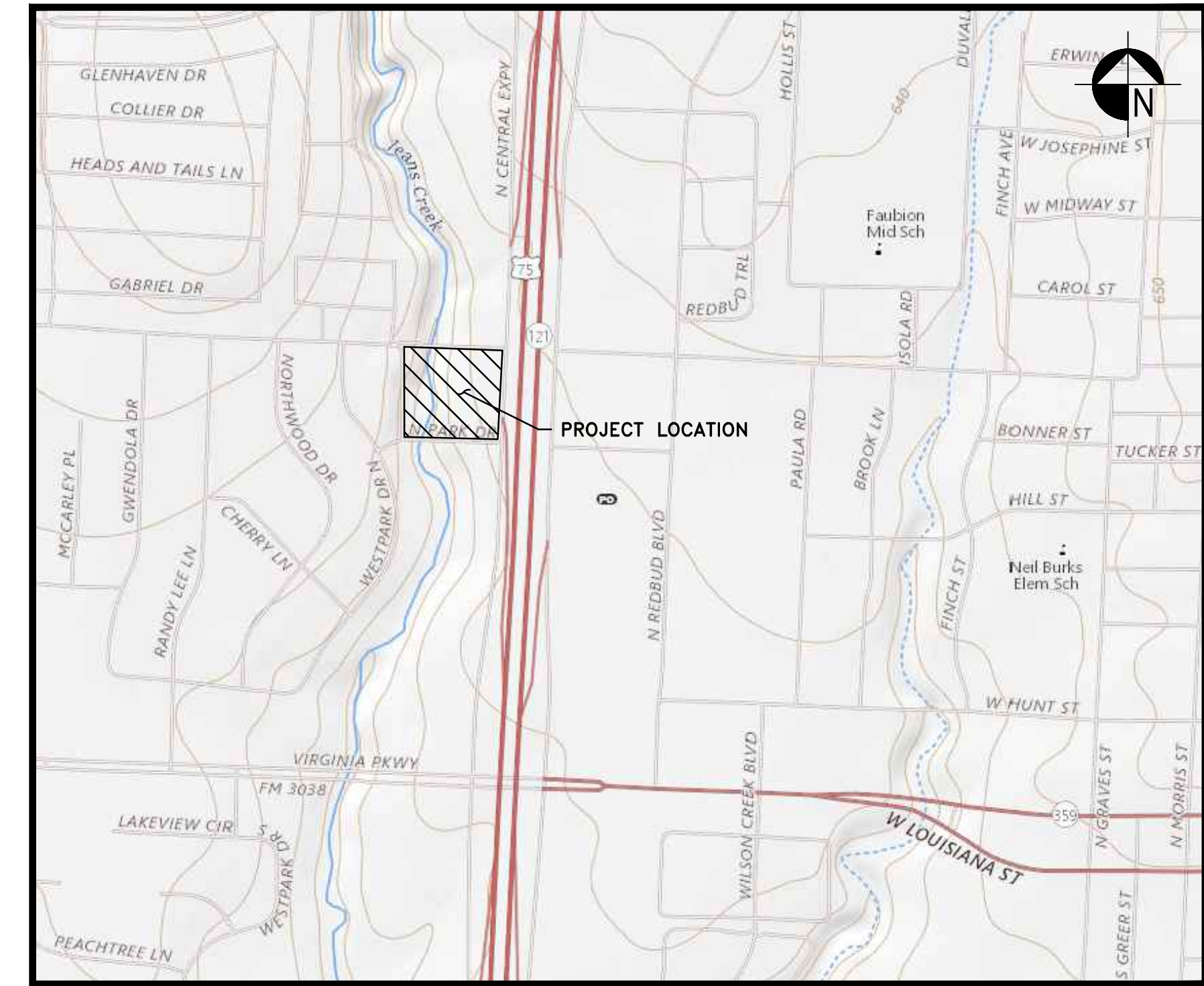
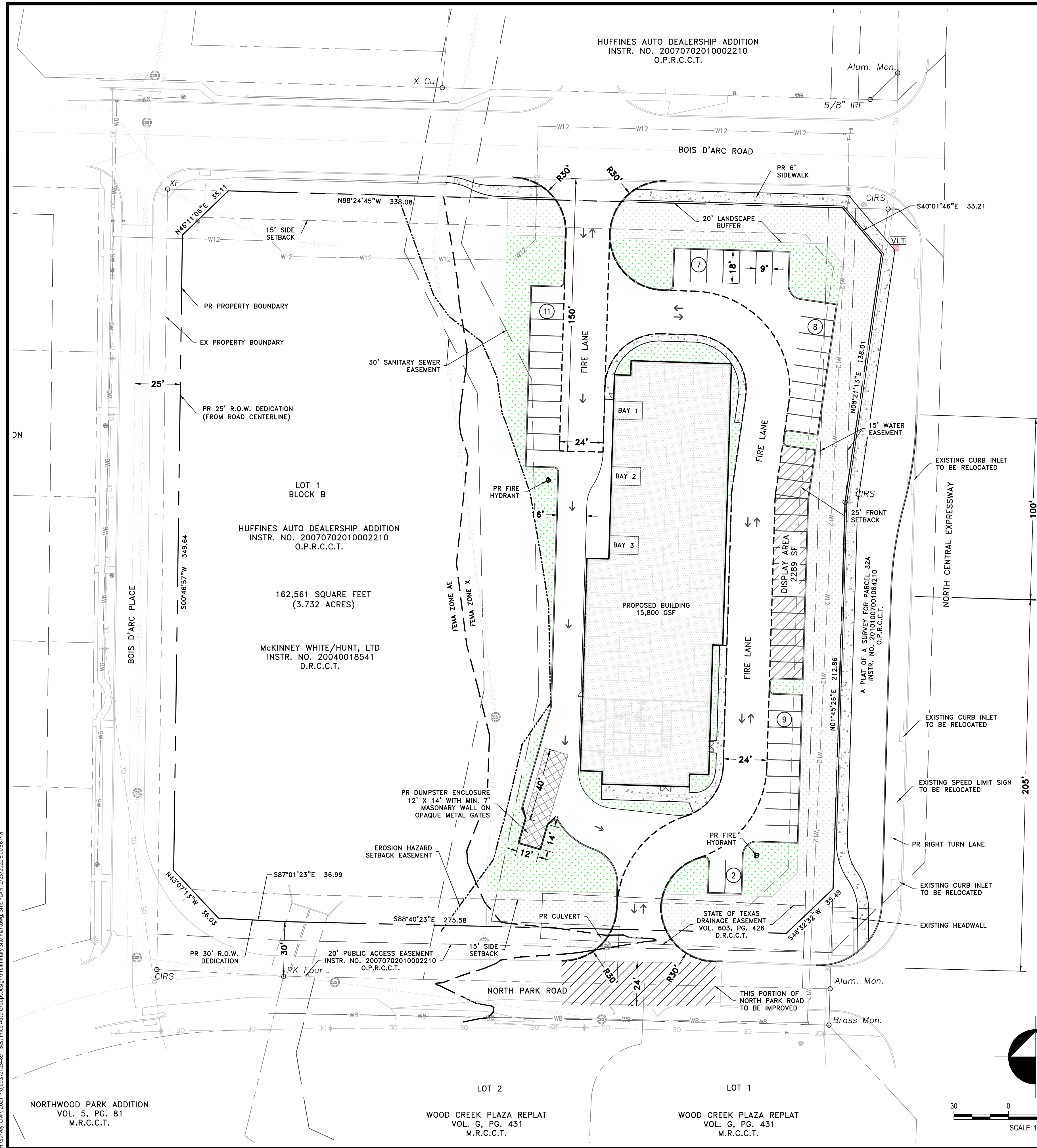
THENCE North 00 degrees 46 minutes 57 seconds East, departing said North Park Drive right-of-way, along said east right-of-way line, for a distance of 429.46 feet to an X cut found for the intersection of said east right-of-way line of Bois D'Arc Road as recorded in Volume 5, Page 81 and the aforementioned south right-of-way line of Bois D'Arc Road as recorded in Instrument Number 20070702010002210;

THENCE South 88 degrees 24 minutes 45 seconds East, departing said east right-of-way line, along said south right-of-way line, for a distance of 396.57 feet to the POINT OF BEGINNING, containing 162,561 square feet or 3.732 acres of land more or less.



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
01/06/2022 02:31:31 PM
\$38.00 TBARNETT
20220106000035220

EXHIBIT B
(Specific Use Permit Plan)

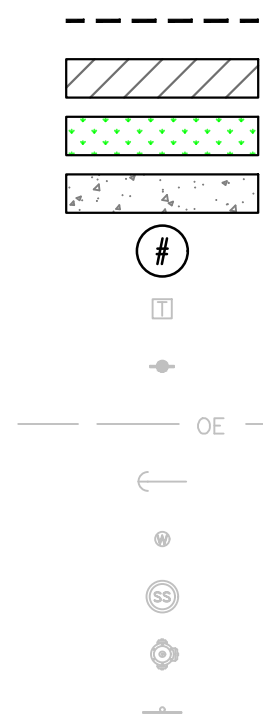


PROJECT VICINITY MAP

N.T.S.

LEGEND:

FIRE LANE
DISPLAY AREA
LANDSCAPE AREA
CONCRETE SIDEWALK
PARKING COUNT
TELEPHONE PEDESTAL
POWER POLE
OVERHEAD ELECTRIC
GUY WIRE
WATER METER
SANITARY SEWER MANHOLE
FIRE HYDRANT
SIGN



STANDARD NOTATIONS:

1. SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE, MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENINGWALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S SPECIFICATIONS.
2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
3. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORM-ANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
4. ADA RAMPS WILL BE INSTALLED AT ALL PEDESTRIAN CROSSINGS PER CITY OF MCKINNEY STANDARDS.

SITE DATA TABLE	
EXISTING ZONING	C – PLANNED CENTER DISTRICT
PROPOSED USE	AUTOMOBILE SALES (SPECIAL USE)
BUILDING AREA	3,414 SF – OFFICE 13,087 SF – INDOOR SALES
BUILDING HEIGHT	29'–6"
LOT COVERAGE	48,710/162,561 = 30%
FLOOR AREA RATIO	15,800/162,561 = 9.7%
IMPERVIOUS AREA	48,710 SF
PARKING REQUIRED	OFFICE = 1/400 SF INDOOR AUTO SALES = 1/500 SF OUTDOOR DISPLAY = 1/1000 SF 3,414 SF → 8 SPACES 13,087 SF → 26 SPACES 2,289 SF → 2 SPACES TOTAL (ROUNDED UP) = 37 SPACES
PARKING PROVIDED	37 SPACES



Know what's below.
Call before you dig.

**CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE,
OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER
UTILITIES.**

SITE PLAN – SUP BEST PRICE AUTO GROUP 751 N. CENTRAL EXPRESSWAY MCKINNEY, TEXAS 75071	DATE: 2/23/2022	C1	APPLICANT				OWNER SIA MOUSAWI DORSA PROPERTIES, LLC 201 McDONALD ST. FRISCO, TX 75033
	DR'N: GDR		REV	DATE	DESCRIPTION	BY	
	CHK'D: CC						
STRAND 2125489							
STRAND							
10003 TECHNOLOGY BLVD. WEST DALLAS, TX 75220 972-620-8204 REGISTRATION NO. F-1629							



GENERAL NOTES	
NO.	DESCRIPTION
A.	All outlets to be mounted at 18" AFF, unless otherwise noted. Provide GFI outlets as required by code. Outlets shown are required, provide additional outlets for code compliance.
B.	
C.	
D.	
E.	



BEST PRICE AUTO GROUP
751 N. CENTRAL EXPRESSWAY
MCKINNEY, TX .75071



CLARA CARLISLE
5000 Eldorado Pkwy, Suite 1
FRISCO, TX 75033
www.708STUDIOS.com
214.789.6196

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PROFESSIONAL STAMPS:



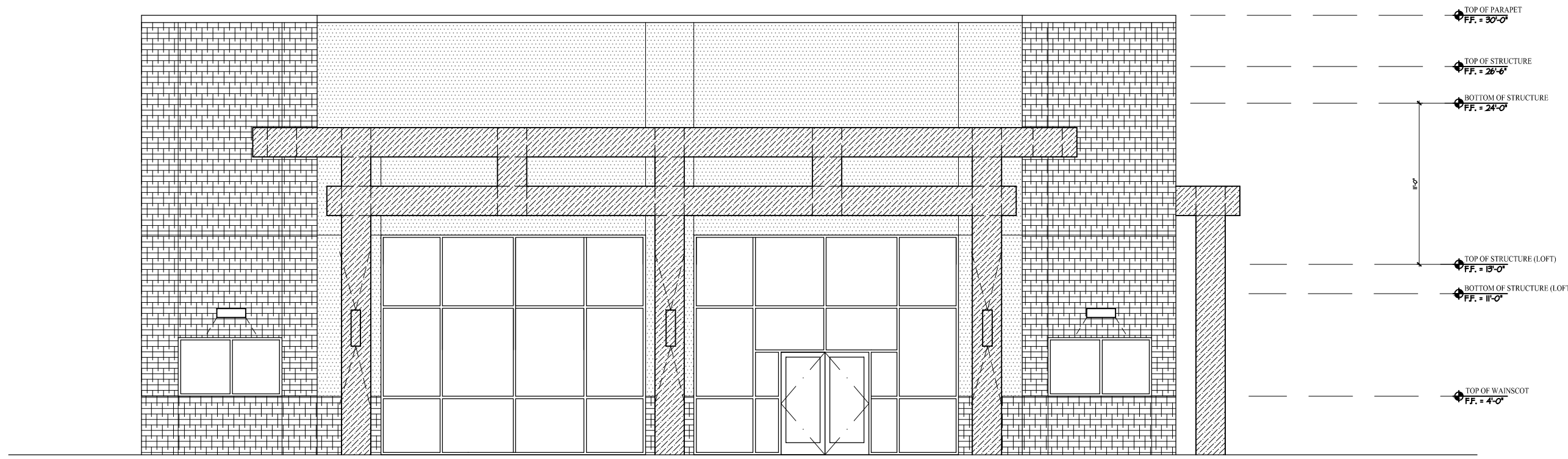
REVISIONS:
10 APR. 2021
PERMIT SET

JOB No.: 2104

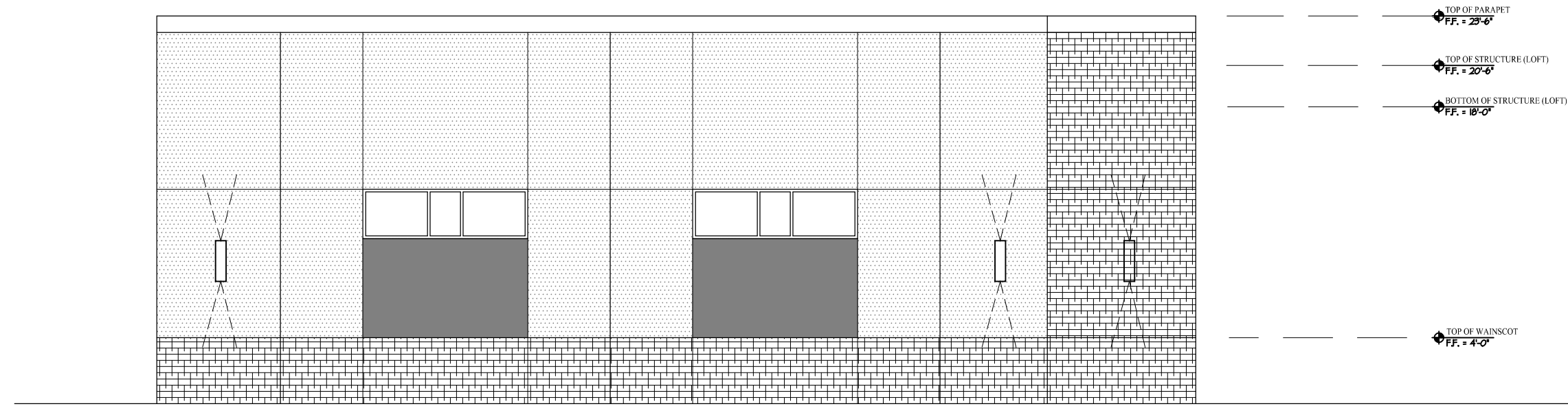
DATE: 29 APR 202

FLOOR PLAN

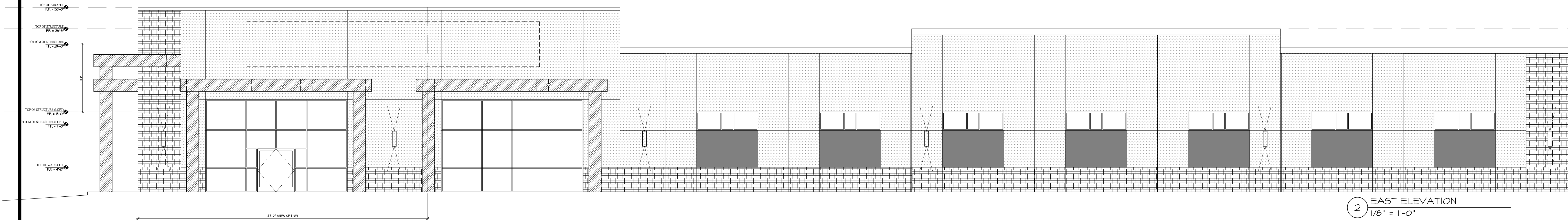
A2.1



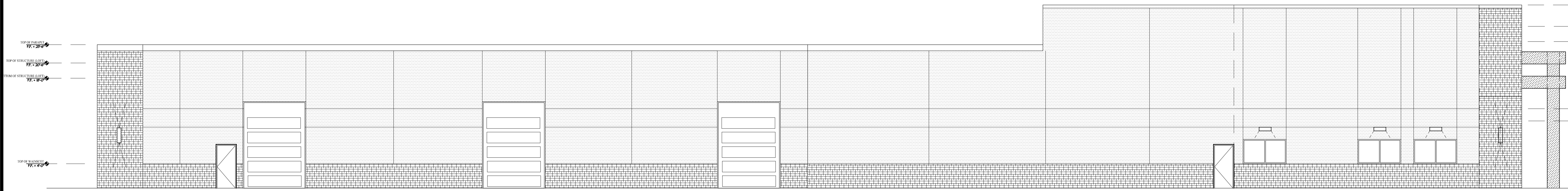
3 SOUTH ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

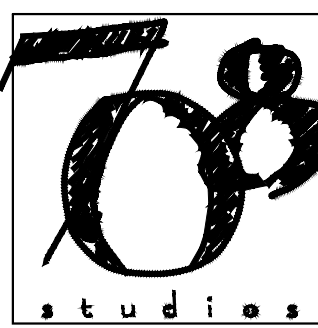


2 EAST ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

BEST PRICE AUTO GROUP
751 N. CENTRAL EXPRESSWAY
MCKINNEY, TX 75071



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PROFESSIONAL STAMPS:



LICENSE EXPIRES OCTOBER 2021

REVISIONS:

10 APR. 2021
PERMIT SET

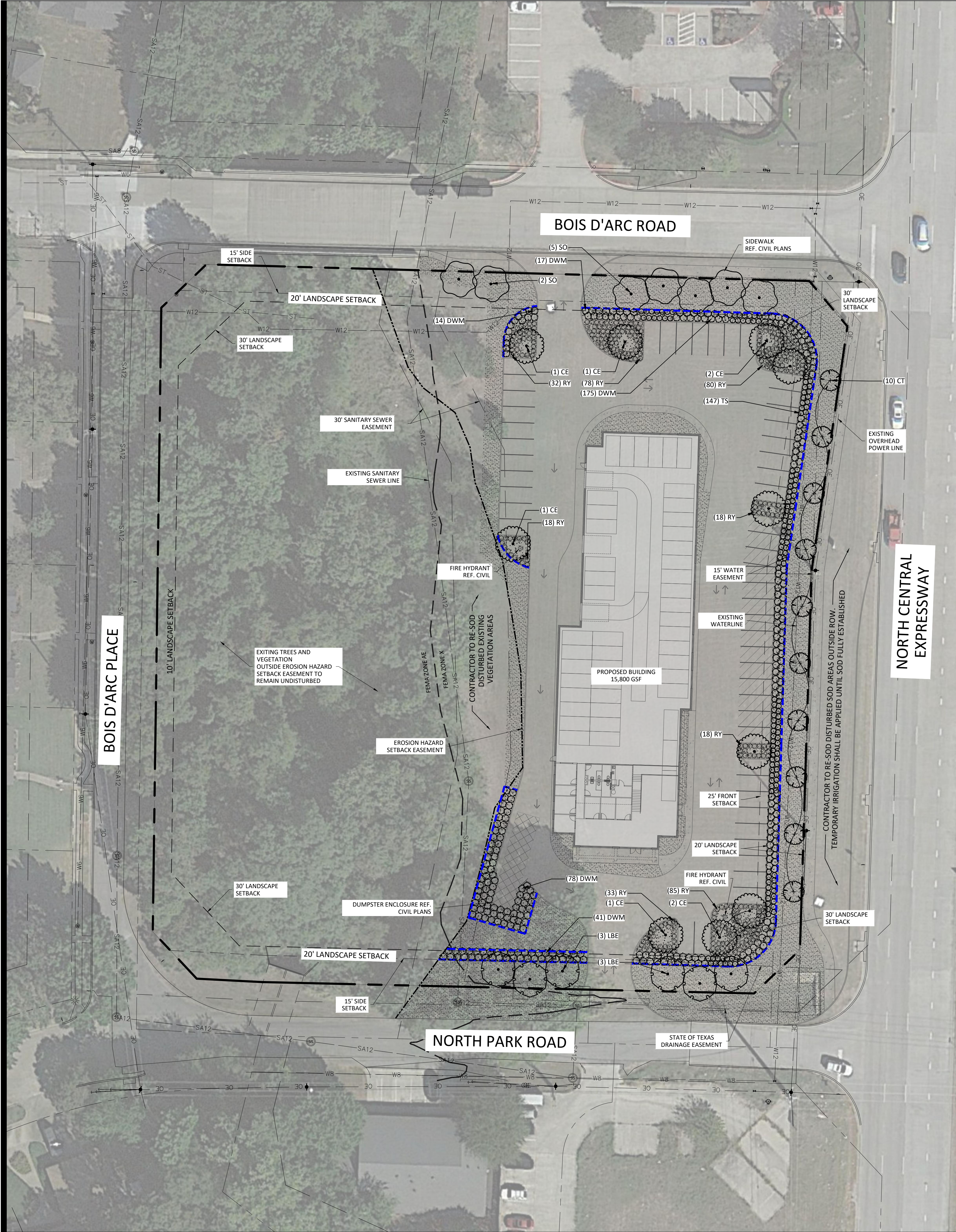
JOB No.: 21047

DATE: 29 APR 2021

EXTERIOR
ELEVATIONS

A5.1

I:\751.north central parkway mckinney auto dealership (2125489)\70_cd\7_4_sheets\landscape planting plan.dwg, yeh.you, 2/24/2022 11:18 AM



LANDSCAPE REQUIREMENTS

STREET TREE REQUIREMENTS				
STREET FRONTAGE	LINEAR FEET	REQUIREMENTS	REQUIRED	PROVIDED
BOIS D'ARC ROAD	370	1 CANOPY TREE / 40 LF	10	7 PROPOSED TREES PLUS EXISTING TREES
NORTH CENTRAL EXPRESSWAY	387	1 CANOPY TREE / 40 LF	10	10
NORTH PARK ROAD	350	1 CANOPY TREE / 40 LF	9	6 PROPOSED TREES PLUS EXISTING TREES
BOIS D'ARC PLACE	383	1 CANOPY TREE / 40 LF	10	EXISTING TREES

STREET YARD LANDSCAPE AND LANDSCAPE SETBACK REQUIREMENTS

LOCATION	STREET YARD	STREET YARD LANDSCAPE PROVIDED	LANDSCAPE SETBACK REQUIRED	LANDSCAPE SETBACK PROVIDED
BOIS D'ARC ROAD	15' SETBACK	96%	20 FT	20 FT
NORTH CENTRAL EXPRESSWAY	25' SETBACK	82%	20 FT	20 FT
NORTH PARK ROAD	15' SETBACK	96%	20 FT	20 FT
BOIS D'ARC PLACE	15' SETBACK	100%	10 FT	10 FT
ROW CORNER CLIP			30 FT	30 FT

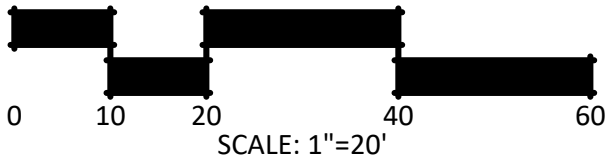
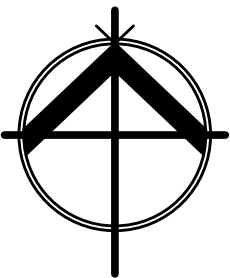
PARKING LOT LANDSCAPE REQUIREMENTS

PARKING LANDSCAPE	REQUIREMENTS	REQUIRED	PROVIDED
ISLAND	ONE ISLAND / TERMINUS PARKING ROW	10	10
PARKING TREE	ONE TREE / 10 SPACES ONE CANOPY TREE / PARKING ISLAND; ONE TREE 65' WITHIN EVERY PARKING	10	10
LANDSCAPE IN ISLAND	MINIMUM 50% LIVING PLANT MATERIAL; MAXIMUM 50% MULCH OR DECOMPOSED GRANITE		YES

Sec.146-135(e)(4):
No tree shall be planted closer than four feet to a right-of-way line nor closer than eight feet to a public utility line-water or sewer.

PLANT SCHEDULE

CANOPY TREE	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	REMARKS
	SO	7	QUERCUS SHUMARDII SHUMARD RED OAK	100GAL. 4" CAL.	12'-14'	8'-10'	CONTAINER-GROWN; FULL HEAD; BRANCHING AT +/- 6'; MATCHED.
	CE	10	ULMUS CRASSIFOLIA CEDAR ELM	100GAL. 4" CAL.	12'-14'	8'-10'	CONTAINER-GROWN; FULL HEAD; MATCHED.
	LBE	6	ULMUS PARVIFOLIA LACEBARK ELM	100GAL. 4" CAL.	12'-14'	8'-10'	NURSERY-GROWN; B&B; MATCHED.
ORNAMENTAL TREE	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	REMARKS
	CT	10	VITEX AGNUS-CASTUS CHASTE TREE	30GAL. 2" CAL.	8'-10'	4'-6'	MULTI-TRUNK; WELL ROOTED
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	REMARKS
	RY	362	HESPERALOE PARVIFLORA RED YUCCA	3G	18"	18"	FULL-TO-GROUND; PLANT 24' O.C.
	TS	147	LEUCOPHYLLUM CANDIDUM TEXAS SAGE	3G	12"	18"	FULL; PLANT 30" O.C.
	DWM	308	MYRICA PUSILLA DWARF SOUTHERN WAX MYRTLE	5G	24"	24"	TAWAKONI PLANT FARM
MULCH/GRAVEL	CODE	QTY	BOTANICAL / COMMON NAME				
	MUL	8,078 SF	SHREDDED HARDWOOD MULCH	-			TREE UNDERSTORY DOUBLE SHREDDED HARDWOOD MULCH. INSTALL MULCH AT 3" DEPTH.
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME				
	SOD	21,607 SF	CYNODON DACTYLON 'TIFWAY 419' 'TIFWAY 419' BERMUDA GRASS	-			INSTALL ON 4" OF SCREENED TOPSOIL FREE OF DEBRIS, GRAVEL, AND/OR ROCKS. PLANT GRASS EDGE TO EDGE WITH STAGGERED JOINTS. TOPDRESS WITH SHARP SAND RANKED TO FILL JOINTS. ROLL TO ELIMINATE UNDULATIONS AND PROVIDE COMPLETE SOIL CONTACT.
STEEL EDGING	CODE	QTY	DESCRIPTION				
	STEELE DGING	925 LF	INSTALL STEEL EDGING 1/8" X 4" WITH 12" STAKES, GREEN IN COLOR. ONLY INSTALL WHERE SHOWN ON PLANS.				



STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

SIA MOUSAWI

DORSA PROPERTIES, LLC.
201 McDONALD ST.
FRISCO, TX 75033

INT.

ISSUE

DATE

REV

SEAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF V.T. BREEDING, P.L.A. TEXAS REGISTRATION #3842, DATED 2/24/2022.

THIS DOCUMENT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.

BEST PRICE AUTO GROUP

751 N. CENTRAL EXPRESSWAY
MCKINNEY, TEXAS 75071

SCALE: AS SHOWN

DATE: 2/24/2022
DRWN: SY
CHKD: XB

SHEET TITLE

LANDSCAPE
PLANTING PLAN

SHEET NO.

LP1.01

STRAND 2125489

