



JR ROSE
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DEVELOPERS
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September 12, 2011

City Council
222. N. Tennessee
McKinney, Texas 75070

Subject: *"Proposed Kathryn Commons Townhouse Addition at 505 S. Tennessee, McKinney"*

Sir/Madam:

I have long admired the city of McKinney's historical downtown square and surrounding area and am therefore pleased to introduce a proposed townhome project to be located at 505 S. Tennessee Street. I believe the townhomes that I am proposing to develop will compliment the character and diversity of the historic feel of the square and add critical mass to help support the commercial components of the square.

Please consider this letter in request of a variance regarding road improvements to Walnut Street which will side this proposed project of five residential townhomes. I feel this request is merited by the minimal amount of usage upon Walnut Street as well as the short travel distance that my project will require. Fire access requirements are met entirely along Tennessee as well.

Included in this proposal are complete plans and representations to accurately and completely show what the proposed development will look like as well as it's 'feel'. I will propose this project as a Planned Development in the upcoming weeks to the Planning department.

Any support and consideration regarding this project will be greatly appreciated. I have spoken with neighbors in the vicinity of this project's location and the response has been overwhelmingly positive. I hope to have citizens show up in support at the meetings.

Thank you in advance for your time and consideration. I know your schedule is very busy, but I would be happy to meet at your convenience to discuss the proposed development in detail.

Respectfully,

Jason Rose
Architect/Developer