

Date: September 11, 2018

Development Services  
City of McKinney  
221 N. Tennessee Street  
McKinney, Texas 75069  
(972) 547-7400

RE: Proposed Development located at 1104 South Tennessee & Historic Dowell House Preservation

City of McKinney Planning Staff:

I have met with Developer and Architect Jason Rose and reviewed his proposed plans regarding the development of the property located at 1104 South Tennessee Street at the North West corner of Tennessee & Graham Street. The developer has shared his layout of how he seeks to best achieve preserving the existing home on a 19,976 SqFt Lot and create eight (8) additional lots with a minimum square footage of 5,000 SqFt, with an overall density of 6.24 units/acre, below the existing allowable density of 7.0 units/acre under the current RS-60 zoning, and in harmony and scale with the existing neighborhood as well as his intent to design these homes in the character and style of historical homes located in and around Historical Downtown McKinney.

Please accept this letter as my support for the developer's plan with which he is seeking to balance the preservation of the existing historical Dowell house with his zoning rights associated with the overall development of the Property, currently zoned RS-60.

Please feel free to contact me with any questions.

Respectfully,

Dorothy Washington Name

100 W Graham Address

Date: September 11, 2018

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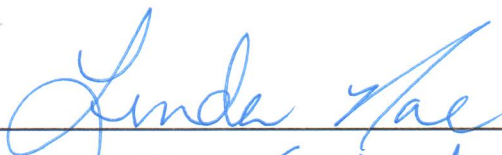

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\_\_\_\_\_  
Name  
  
\_\_\_\_\_  
Address

Date: September 11, 2018

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Respectfully,

Margaret L. Kiddle Name

1014 E. Graham Address

Date: September 11, 2018

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Samantha Spinabella Name

106 E. ~~Graham~~ in Graham St Address

Date: September 11, 2018

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McKinney, Texas 75069  
(972) 547-7400

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Mark & Kelly Jackson Name  
108 E Graham Mck Address

Date: September 11, 2018

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McKinney, Texas 75069  
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Dennis & Kathy Allen Name

110 East Graham Street Address McKinney, TX 75069

Date: September 11, 2018

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McKinney, Texas 75069  
(972) 547-7400

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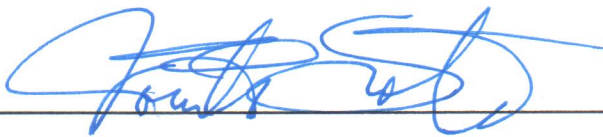
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Name

1101 S. Tennessee

Address

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Respectfully,



Name

1103 Lockridge,

Address





Since 1981

**ProQuality**  
Construction Services, LLC

September 17, 2018

City Council  
City of McKinney  
221 N. Tennessee Street  
McKinney, Texas 75069  
(972) 547-7400

RE: Proposed Development located at 1104 South Tennessee & Historic Dowell House Preservation

To whom it may concern:

I reside and own 2.285 acres located at 1304 South Tennessee Street currently zoned RS-60 one block South of this proposed development. As by far the largest parcel landowner within close proximity to the project, I want to express my support of the planned development proposed by Mr. Rose at 1104 South Tennessee Street.

As a continuation of the McKinney Town Center District, the purpose and intent specifically stating in the Zoning Ordinance the following: " *While revitalization of the historic Town Center area is a high priority, it must be accomplished in a manner that preserves and perpetuates the history and heritage of this community.*" I feel the proposed planned development accomplishes precisely that.

I am the Owner of Pro Quality Construction Services, LLC, and am Currently self-employed in the remodeling business, and have been so for over 37 years. As such, I am very familiar with the extraordinary cost and effort it will take to preserve the historic Dowell House located on the Property. I find it admirable that the Developer is seeking out to preserve this Home given the value of the underlying land and the present condition of the home.

In doing so, he is preserving the unique character that makes the downtown attractive that has yet to be duplicated anywhere in the metroplex in my opinion. As Property values continue to rise, preserving older homes becomes more and more of a challenge economically due to the cost associated with preservation as the land values continue to escalate.

I have reviewed Mr. Rose's plans and feel he has gone to great length to study and balance the preservation of the existing Dowell house with the creation of lots for new homes to be built around it. I have toured many of Mr. Rose's projects in and around the downtown and am pleased he will be designing and building homes architecturally designed to complement the historical architecture in and around Downtown McKinney and bring new life and energy to the area.

I hope to be able to attend the public hearings, but if unable please accept this letter as an extension of my support for Mr. Rose's proposed planned development.

Please feel free to contact me with any questions.

Respectfully,

Jerry Sutter  
Pro Quality Construction Services LLC  
1304 S Tennessee St.  
McKinney, Texas 75069