

1104 North Tennessee Zoning

Density

Current Zoning **RS-60**

Max. Density (dwelling units per gross acres): 7.0 units/acre

Min. Lot Width: 50', Min. Lot Depth: 100', Min. Lot Area: 6,000 SqFt

Total Site Area: 1.443 Acres x 7.0 = 10.101 Lots

Ref. Exhibit A Layout & Exhibit B

Exhibit A

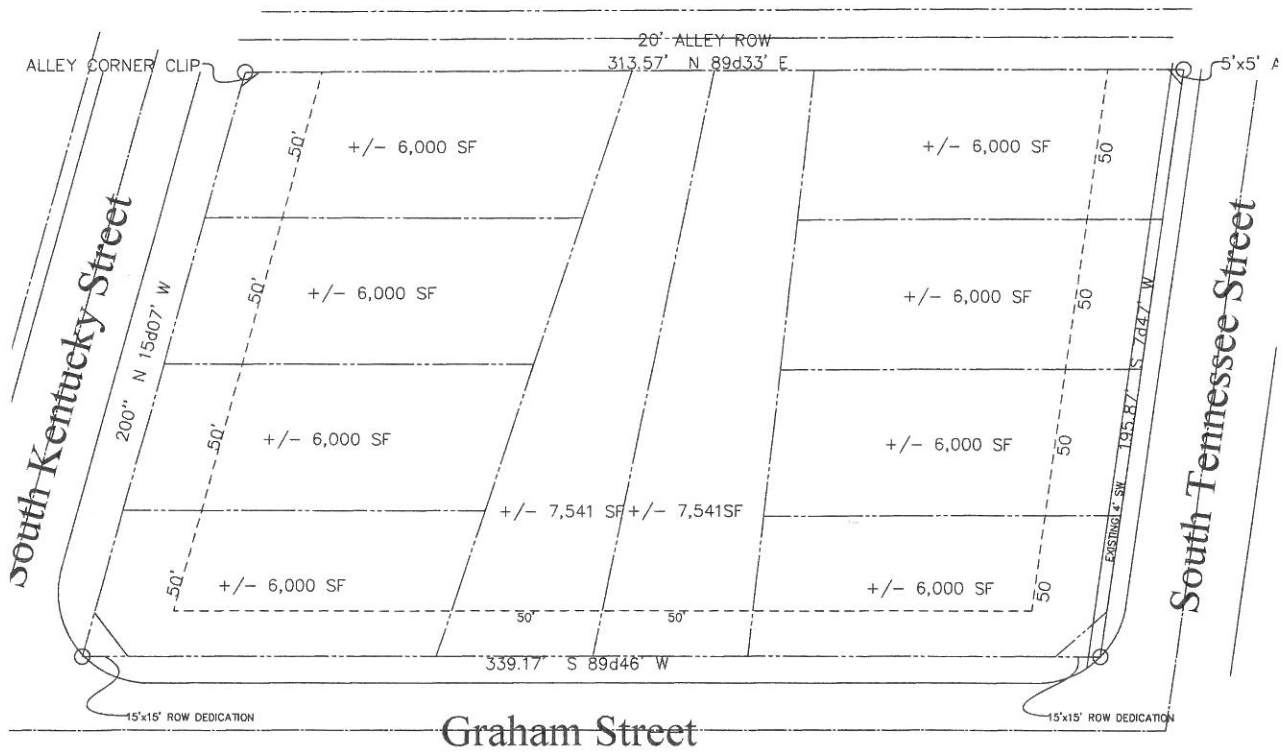
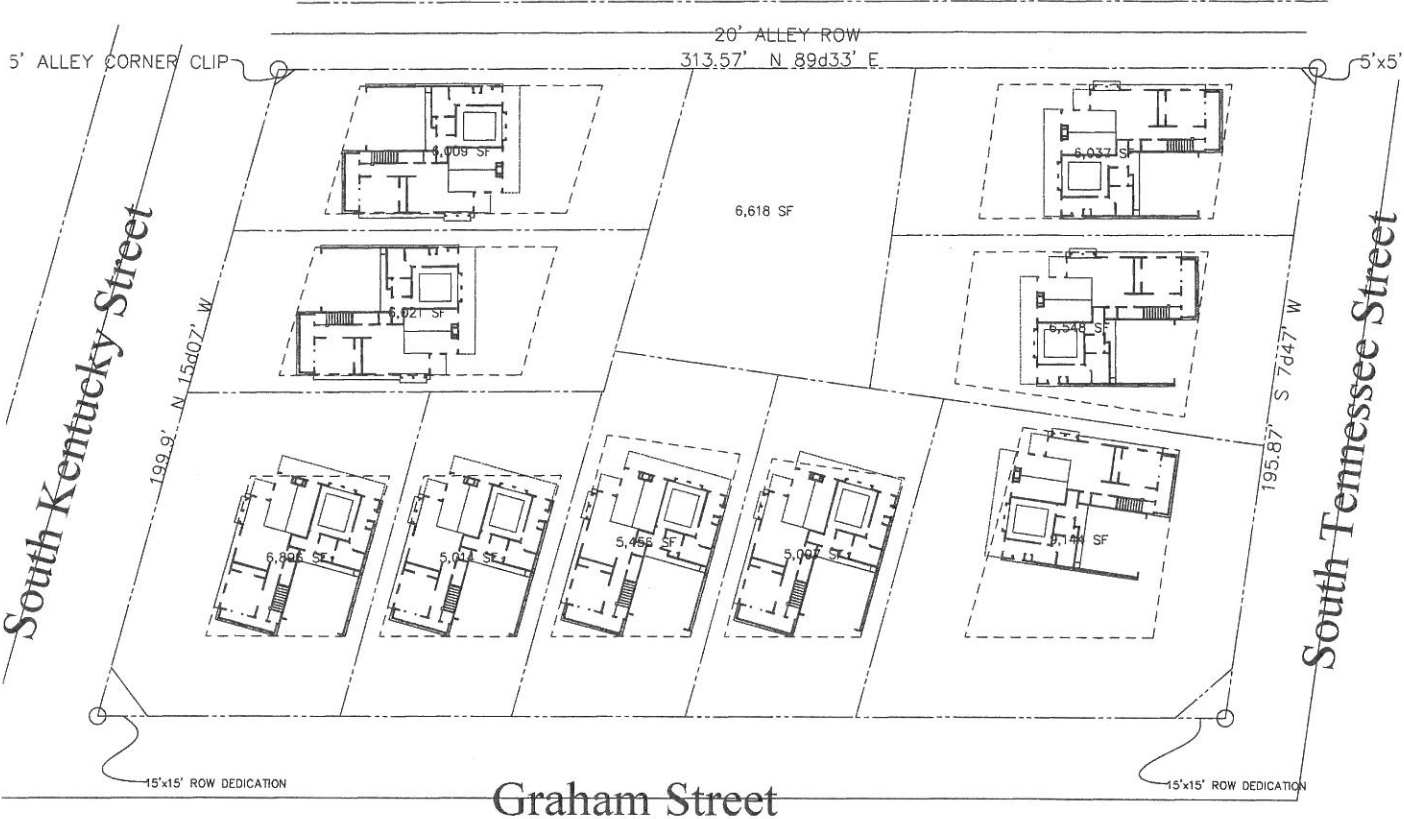


Exhibit B



Planned Development (PD) Base Category

Proposed PD Zoning Category Base Standards SF5

Max. Density (dwelling units per gross acres): 3.2 units/acre, Gross Acreage determination based upon greenfield development, not infill.

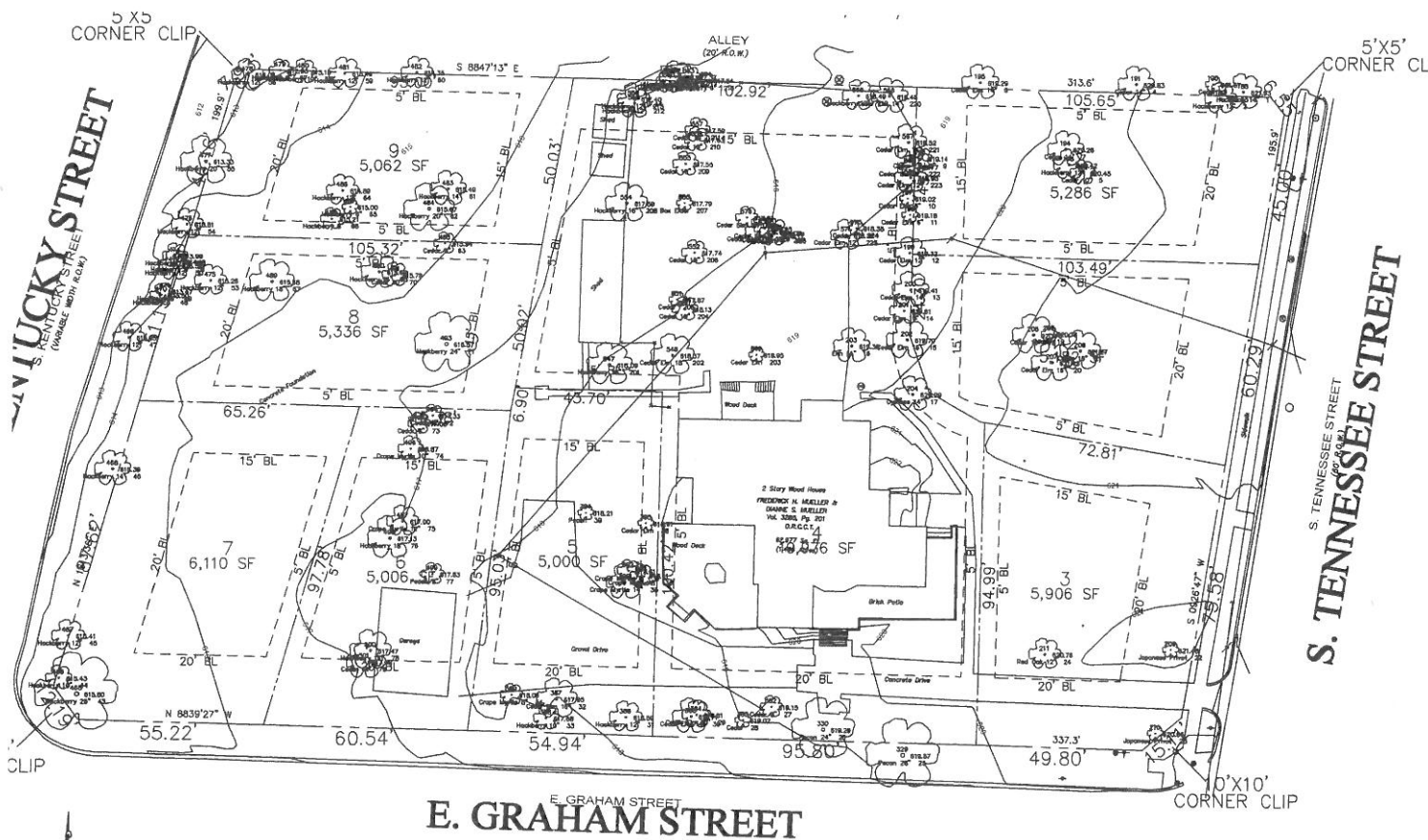
Min. Lot Width: 40', 50' Front Entry, Min. Lot Depth: 80', Min. Lot

Area: 5,000 SqFt, Mean & Medium: 7,200 SqFt

Total Site Area: 1.443 Acres

Ref. Exhibit C

Exhibit C



01 ZONING EXHIBIT

SCALE 1"=20'-0"

Planned Development (PD) Benefits

1. Planned Development allows reduction in depths of Lots 1, 2, 8, & 9 which allows an increased lot area to remain with the Historic Dowell House. The placement of the fenced lot boundary behind lots 1 & 2 along an existing tree line comprised of the following trees:

Tree Number	Caliper	Species
9	8"	Cedar Elm
10	6"	Cedar Elm
11	6"	Cedar Elm
12	11"	Cedar Elm
13	12"	Cedar Elm
14	9"	Cedar Elm
15	13"	Cedar Elm
17	20"	Cedar
220	14"	Cedar Elm
221	12"	Cedar Elm

Under current RS-60 zoning the lot depth would have to be increased from ~100' to 120' to meet the required lot area of 6,000 SqFt. The developer believes that in the event home buyers decided to build a pool, this would result in the loss of these trees whereby current configuration at the fence line assures their preservation.

Reduction of Depth behind Lots 8 & 9 allow for a greater lot size to remain with Historic Dowell House to be sold & preserves storage buildings as they exist with the home.

2. Planned Development is being proposed with the desire and commitment towards the preservation of the Historic Dowell House and actually results in a decreased density from what is current allowed under the Properties RS-60 zoning.

Note: Lot 3 at the corner of S Tennessee & E Graham Street is not intended to be built upon, but rather sold in conjunction with the Dowell House with the caveat that this lot remain unbuildable until which time the Dowell House is demolished.

Summary:

Property value increases around the downtown as supply has tightened dramatically as well as the deteriorated condition of the existing home make demolishing the home and utilizing the current zoning of RS-60 the highest financial yield of the site.

(Reference letter attached from Pro Quality Construction regarding such)

10 Lots x \$125,000 per lot = \$1,250,000

Sales price of existing house as proposed in PD: \$400,000 *current asking

6 Lots intended to be built on 6 x \$125,000 = \$750,000

Total: \$1,150,000

However, developer is counting on the improvement and the commitment of Purchaser in the reconditioning of the existing Dowell House as well as the connection the Historic House provides to Historic Downtown McKinney to offset this.



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
(214) 533-0371 Tel.

Full Service Remodeling

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(214)533-0371

Email - proqualitycs@mac.com

Webpage -

www.proquality.construction

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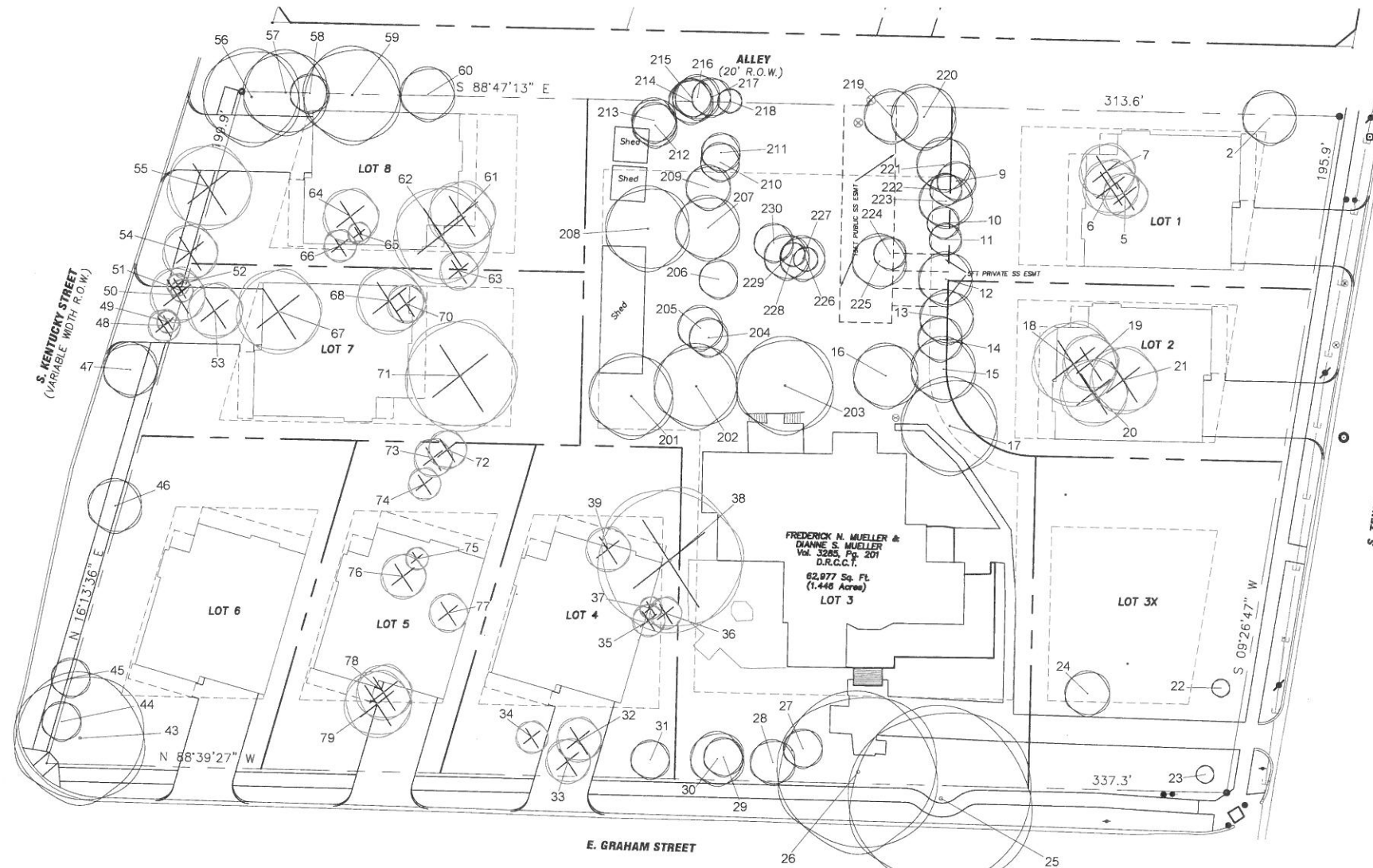
2017

Architectural Scale & Design of Proposed Lots to be developed



Materials

Architectural styling will be historically tailored to connect to the downtown and scale will be reduced to emphasize trees & minimize footprint bringing more grandeur and focus on the Dowell House. Home at top currently under construction by Developer at 1009 S Kentucky immediately adjacent to North side of site along Kentucky.

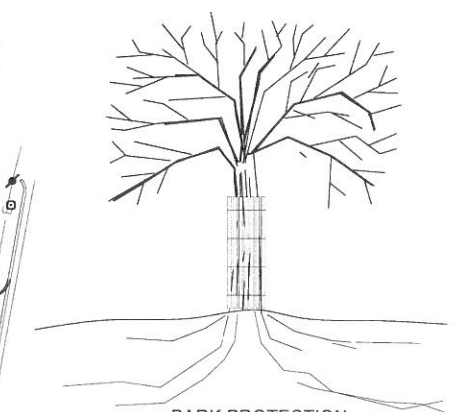


REF SHEET L-2 FOR TREE SURVEY CHART

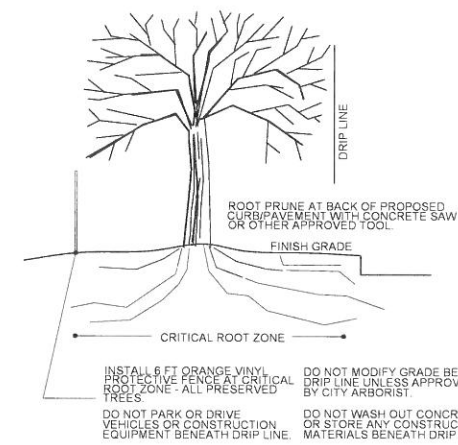
TREE PRESERVATION LEGEND



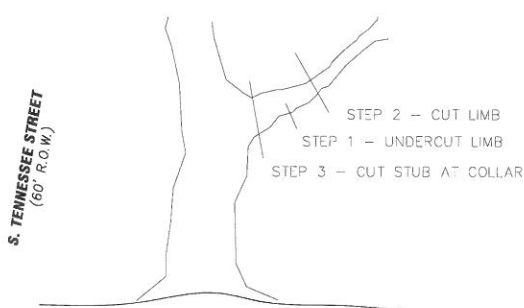
INSTALL 2X4S @ 5' OC TO MINIMUM HEIGHT OF 10' OR TO HEIGHT OF BRANCHING. STAPLE WIRE CONNECTORS TO 2X4S AT 3' OC. DO NOT ATTACH TO TREE. COMPLETELY ENIRCLE TRUNK.



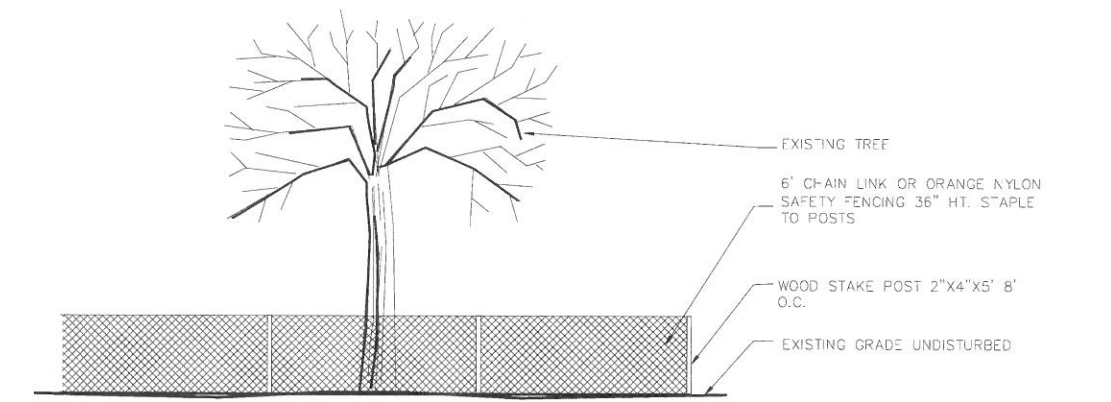
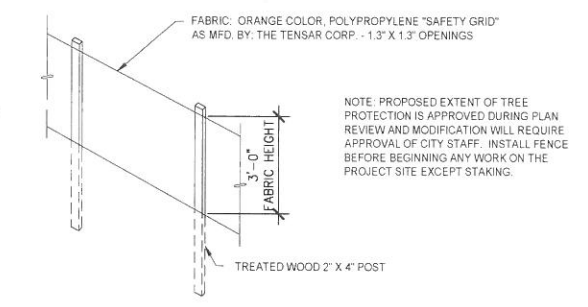
BARK PROTECTION
SCALE: NOT TO SCALE



ROOT PROTECTION
SCALE: NOT TO SCALE



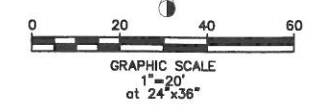
TREE PRUNING
SCALE: NOT TO SCALE



TREE PROTECTIVE FENCING
SCALE: NONE

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
TEXAS ONE CALL SYSTEMS 1-800-745-4343
LONE STAR NOTIFICATION CENTER 1-800-659-8344 EX. 5
BEFORE YOU DIG...

FAIN • CUPPET
LANDSCAPE ARCHITECTS, LLC
1011 E. South Street, Suite 200
Frisco, Texas 75034
972.242.8725
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN



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Rev. No.	Date	Description	By

1104 S TENNESSEE
TREE PRESERVATION PLAN
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	FILE	NO.
		06/18	1"=20' at 24"x36"		L1

TREE SURVEY

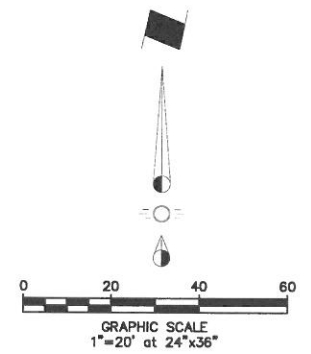
DBH	Species	Classification	Comments	Flood Plain
10	Cedar	Protected	Remove Exempt	No
11	Hackberry	Unprotected	Remove Exempt	No
12	Cedar	Protected	Remove Exempt	No
8	Cedar Elm	Protected	Preserve	No
6	Cedar Elm	Protected	Preserve	No
6	Cedar Elm	Protected	Preserve	No
11	Cedar Elm	Protected	Preserve	No
12	Cedar Elm	Protected	Preserve	No
13	Cedar Elm	Protected	Preserve	No
9	Cedar Elm	Protected	Preserve	No
13	Cedar Elm	Protected	Preserve	No
14	Elm	Protected	Preserve	No
20	Cedar	Protected	Preserve	No
17	Cedar	Protected	Remove Exempt	No
12	Cedar	Protected	Remove Exempt	No
13	Cedar Elm	Protected	Remove Exempt	No
13	Cedar	Protected	Remove Exempt	No
	Photinia	Unprotected	Preserve	No
	Photinia	Unprotected	Preserve	No
10	Red Oak	Protected	Preserve	No
37	Pecan	Protected	Preserve	No
35	Pecan	Protected	Preserve	No
8	Cedar	Protected	Preserve	No
10	Cedar	Protected	Preserve	No
8	Cedar	Protected	Preserve	No
12	Cedar Elm	Protected	Preserve	No
8	Hackberry	Unprotected	Preserve	No
14	Cedar Elm	Protected	Remove Exempt	No
9	Hackberry	Unprotected	Remove Exempt	No
6	Crape Myrtle	Protected	Remove Mitigate	No
6	Crape Myrtle	Protected	Remove Exempt	No
6	Crape Myrtle	Protected	Remove Exempt	No
4	Crape Myrtle	Unprotected	Remove Exempt	No
32	Cedar Elm	Protected	Remove Exempt	No
9	Plum	Protected	Remove Exempt	No
26	Hackberry	Unprotected	Preserve	No
8	Hackberry	Unprotected	Preserve	No
8	Hackberry	Unprotected	Preserve	No
12	Hackberry	Unprotected	Preserve	No
11	Hackberry	Unprotected	Preserve	No
6	Hackberry	Unprotected	Remove Exempt	No
4	Hackberry	Unprotected	Remove Exempt	No
11	Hackberry	Unprotected	Remove Exempt	No
4	Hackberry	Unprotected	Remove Exempt	No
11	Hackberry	Unprotected	Remove Exempt	No
11	Hackberry	Unprotected	Remove Exempt	No
18	Hackberry	Unprotected	Remove Exempt	No
19	Hackberry	Unprotected	Poor - Preserve	No
17	Hackberry	Unprotected	Preserve	No
8	Hackberry	Unprotected	Preserve	No

Tree Survey

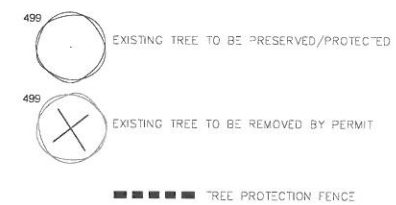
DBH	Species	Classification	Comment	Flood Plain
19	Hackberry	Unprotected	Preserve	No
12	Hackberry	Unprotected	Preserve	No
14	Hackberry	Unprotected	Remove Exempt	No
19	Hackberry	Unprotected	Remove Exempt	No
8	Cedar	Protected	Remove Mitigate	No
11	Hackberry	Unprotected	Remove Exempt	No
4	Hackberry	Unprotected	Remove Exempt	No
6	Hackberry	Unprotected	Remove Exempt	No
17	Hackberry	Unprotected	Remove Exempt	No
14	Hackberry	Unprotected	Remove Exempt	No
8	Cedar	Protected	Remove Exempt	No
22	Hackberry	Unprotected	Remove Exempt	No
8	Cedar	Protected	Remove Mitigate	No
8	Cedar	Protected	Remove Mitigate	No
6	Crape Myrtle	Protected	Remove Mitigate	No
4	Crape Myrtle	Unprotected	Remove Exempt	No
10	Hackberry	Unprotected	Remove Exempt	No
8	Pecan	Protected	Remove Exempt	No
12	Hackberry	Unprotected	Remove Exempt	No
13	Cedar	Protected	Remove Exempt	No
18	Hackberry	Unprotected	Preserve	No
17	Cedar Elm	Protected	Preserve	No
20	Cedar Elm	Protected	Preserve	No
8	Cedar	Protected	Preserve	No
10	Cedar	Protected	Preserve	No
8	Cedar	Protected	Preserve	No
14	Ash	Protected	Preserve	No
17	Hackberry	Unprotected	Preserve	No
10	Cedar	Protected	Preserve	No
8	Cedar	Protected	Preserve	No
8	Cedar	Protected	Preserve	No
10	Hackberry	Unprotected	Preserve	No
10	Hackberry	Unprotected	Preserve	No
10	Hackberry	Unprotected	Preserve	No
8	Hackberry	Unprotected	Preserve	No
4	Hackberry	Unprotected	Preserve	No
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6	Cedar Elm	Protected	Preserve	No
12	Cedar Elm	Protected	Preserve	No
6	Cedar	Protected	Preserve	No
11	Cedar	Protected	Preserve	No
11	Cedar	Protected	Preserve	No
4	Cedar	Protected	Preserve	No
10	Cedar	Protected	Preserve	No
6	Cedar	Protected	Preserve	No
9	Cedar	Protected	Preserve	No

Tree Survey

Cal.	Species	Classification	Comments	Flood Plain
8	Cedar	Protected	Preserve	No
12	Hackberry	Unprotected	Preserve	No



TREE PRESERVATION LEGEND



EXISTING TREE REMOVAL

- TREES TO BE REMOVED BY PERMIT.
 36" PROTECTED NON-EXEMPT INCHES TO BE REMOVED.
 (12) ADD. 3" TREES = 36" ADDED FOR MITIGATION.

CAUTION!!!
 UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG: TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377 TEXAS ONE CALL SYSTEMS 1-800-245-4545 LONE STAR INDIFICATION CENTER 1-800-669-8344 EXT. 5



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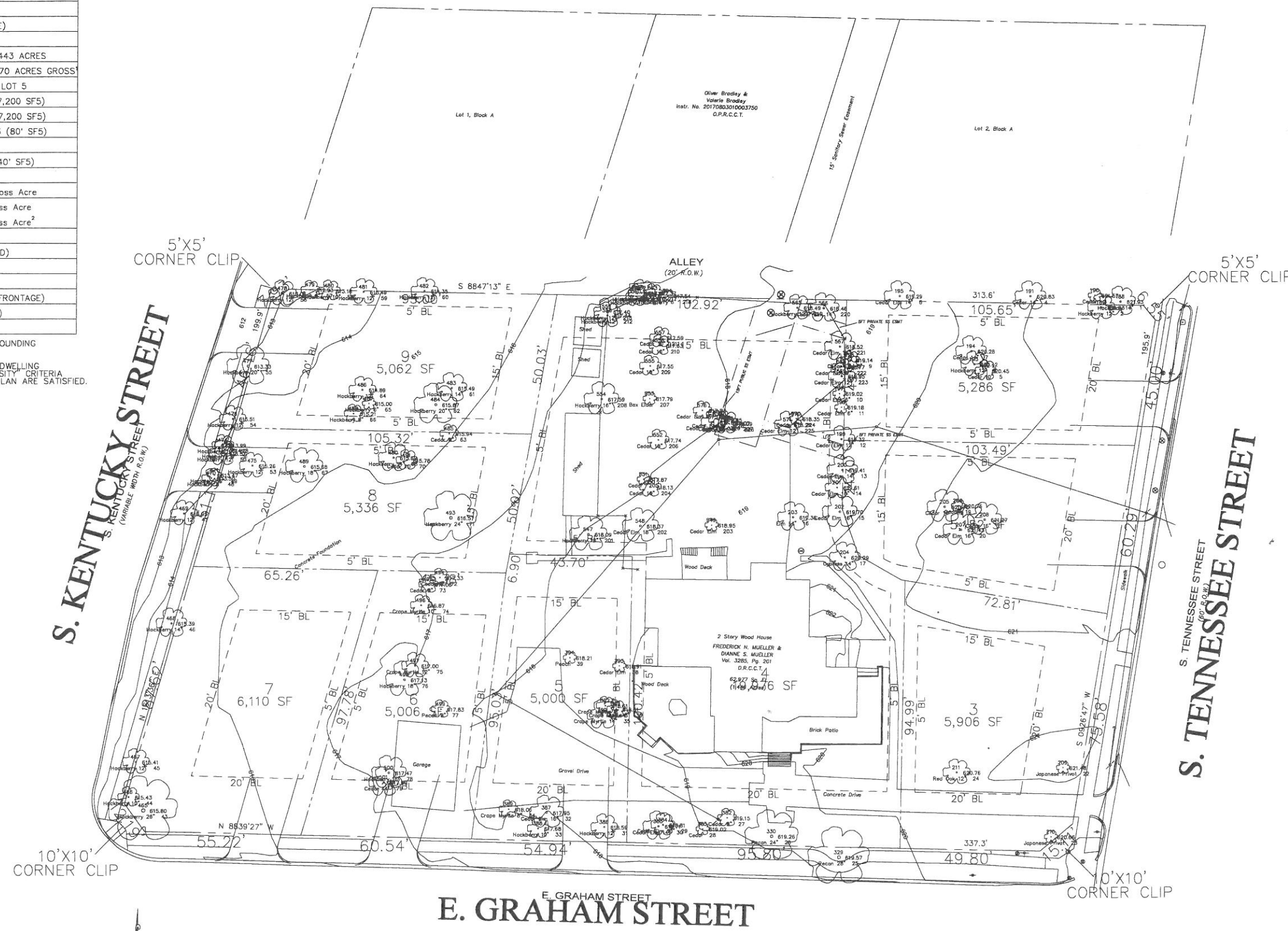
1104 S TENNESSEE					
TREE PRESERVATION TABLE					
CITY OF MCKINNEY					
COLLIN COUNTY, TEXAS					
DESIGN	DRAWN	DATE	SCALE	FILE	NO.
		06/18	1"=20' at 24"x36"		L2

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SITE DATA TABLE	
SUMMARIES	
PROPOSED USE	PD (SF5 BASE)
MAXIMUM LOT COUNT	9
TOTAL SITE	62,878 SF 1.443 ACRES
GROSS TOTAL SITE	117,612 SF 2.70 ACRES GROSS
MINIMUM LOT SIZE	5,000 SQFT -LOT 5
MEAN LOT SIZE	7,013 SQFT (7,200 SF5)
MEDIAN LOT SIZE	5,298 SQFT (7,200 SF5)
MINIMUM LOT DEPTH	90.11' -LOT 3 (80' SF5)
AVERAGE LOT DEPTH	111'
MINIMUM LOT WIDTH	50' -LOT 1 (40' SF5)
AVERAGE LOT WIDTH	60.17'
PROPOSED DENSITY	3.33 Units/Gross Acre
SF55 MAX DENSITY	3.2 Units/Gross Acre
	3.4 Units/Gross Acre ²
MIN FRONT SETBACK	20'
PORCH ENCROACHMENT	5' (BY THIS PD)
MIN REAR SETBACK	15'
MIN SIDE SETBACK	5' INTERIOR
SIDE STREET SETBACK	20' (DOUBLE FRONTAGE)
MAX BLDG. HEIGHT	35' (2015 IRC)
PARKING PER UNIT	2 COVERED

¹GROSS ACREAGE CALCULATED USING SURROUNDING STREET AND ALLEY RIGHT-OF-WAYS.

²THE DENSITY MAY BE INCREASED TO 3.4 DWELLING UNITS PER ACRE IF THE "DESIGN FOR DENSITY" CRITERIA OUTLINED IN THE CITY'S COMPREHENSIVE PLAN ARE SATISFIED.



01 ZONING EXHIBIT
SCALE 1"=20'-0"

Drawn By:
Jason R. Rose
Preparation Date:

Revisions:

Notes:

LOWELL SQUARE
MCKINNEY TEXAS



5-3-2018

JR ROSE
ARCHITECTURE
(214) 454-7895 Tel. (972) 420-0324 Fax

SHEET
ZE1

EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY!