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September 12, 2018

Development Services
City of McKinney
221. N. Tennessee
McKinney, Texas 75069

Subject: *“Proposed Planned Development 1104 South Tennessee Street, McKinney, TX 75069”*

Dates Requested: Planning & Zoning: t.b.d. _____ ; City Council:
t.b.d. _____

Sir/Madam:

Please accept this letter of intent in regards to a proposed residential development with the intent of preserving the historical Dowell House existing at 1104 South Tennessee Street. We are requesting slight modifications to the SF5 zoning category via a Planned Development Rezoning to best balance incorporating new homes in conjunction with preserving and renovating the existing historical home. In conjunction with our PD, we have provided a lot layout exhibit for informational purposes only

SF5 Requirements and proposed changes:: (Reference Site Plan Data Table)

Minimum Lot Size of 5,000 Square Feet
Minimum Lot Width of 40', 50' for Front Entry Garage Lots
Minimum Lot Depth of 80'
Minimum Front Yard Setback of 20'
Minimum Rear Yard Setbacks of 15'; (20' minimum for rear entry garages)
Minimum Building Separation of 10'
Minimum Side Yard Setbacks of Corner Lots of 15'
Maximum Gross Density of 7.0 Units to the Acre which is the maximum allowed under RS60, the site's current zoning.
Maximum number of lots will be 9.

We are requesting a change to the mean lot area requirement for a mean of 7,000 Square Feet in lieu of mean lot area requirement of 7,200 Square Feet and a median lot area of 5,200 Square Feet vs. 7,200 Square Feet in order to accommodate the conservation of the existing Dowell Historic House on a Significantly Larger Lot of 19,956 Square Feet.

In addition, care has been taken with respect to preserving trees upon the site with respect to the location of lot lines and proposed fencing as well as appropriate frontage for the Dowell House along both Tennessee and Kentucky Streets. Although allotted to the Dowell House, the interior greenspace will be an amenity to all the lots as it is centrally located for the benefit of all.



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Attached you will find Design Style Standards Examples which Architecturally match the character and style of the existing Dowell House, a mixture of Federal, Colonial, and Classical Architecture.

All new residences constructed upon the property will be designed in styles reminiscent of the existing home (The Dowell House), with architectural styles of Federal, Colonial, and Classical Architecture, generally in accordance with exhibit X. In addition, this development will combine old and new with a mix of lot sizes designed around the Dowell House preservation and grounds. Any structures which are preserved on the property will be subject to the new setbacks established under the PD.

The property is at the furthestmost edge of the Southern downtown boundary and is surrounded immediately to the South and West by a traditional 80's neighborhoods. It is our intent to further compliment the Architectural Style of the Dowell house to visually connect it to the feel of the Town Square Core as we view the Historical Square as the main amenity and highly sought after affiliation.

This PD is being requested in an effort to best balance the preservation of the historic Dowell house and develop the surrounding property in lieu of demolishing the home and developing the Property into RS-60 lots.

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,

Ron Lustig

Ron Lustig
Owner/Developer/Applicant

Jason Rose

Jason Rose
Owner/Developer/Applicant



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Dowell House C1870 Preservation

The driving force behind this Proposed Planned Development is the preservation of one of downtown McKinney's oldest homes, the Dowell House. It has been featured in multiple movies most notably including the original *Benji* movie. It is the developer's intent to sell the house to someone committed to the renovation and preservation of this historic monument.

Dowell House Bed & Breakfast



Dowell House Bed & Breakfast

McKinney, Texas (Collin County)

Photo Credit: Dowell House Bed & Breakfast

Located in a spacious, Federal/Classical style home built in 1870, where much of the original *Benji* movie was filmed, Dowell House has a rich history and an elegant ambiance to share with you. Drive along quaint streets lined with turn of the century homes; or enjoy one of the many historical museums and sites in the area yet be close to the many fine restaurants and shopping facilities in the metropolitan Dallas/Fort Worth area.

Dowell House Bed & Breakfast

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Films Featured

- **Benji (1974)**
 - This grand home was not so beautiful in the 1974 film. It was used as the abandoned and "haunted" house; the hideout for the lovable stray dog Benji.

As Seen In Film



© Mulberry Square Productions



Photo via Dowell House



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© Mulberry Square Productions



Photo via BedandBreakfast.com



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Exhibit D (Existing Architectural Styles & Proposed Architectural Styles)



Dowell House C1870



110 East Graham Street (South East Corner of Tennessee & Graham)
Style: Traditional (Illustrates existing character, not Developer's proposed character)



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108 East Graham Street (Immediately Across Graham Street facing Development)
Style: Traditional (Illustrates existing character, not Developer's proposed character)



106 East Graham Street (Immediately Across Graham Street facing Development)
Style: Traditional (Illustrates existing character, not Developer's proposed character)



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Rear Yard Fences (Immediately Across Kentucky Street facing Development)
Style: Traditional (Illustrates existing character, not Developer's proposed character)



Rear Yard Fences (Immediately Across Kentucky Street facing Development)
Style: Traditional (Illustrates existing character, not Developer's proposed character)



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917 South Kentucky (First House South of Development East Side of Kentucky Street)
Style: Traditional (Illustrates existing character, not Developer's proposed character)



919 & 1005 S Kentucky (Lots for Sale Immediately Adjacent to Development)
Style: Traditional (Illustrates existing character, not Developer's proposed character)



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1006 S Tennessee (Immediately Adjacent to Development South Along Tennessee)
Style: Classical/Colonial



1004 S Tennessee (Immediately Adjacent to Development South Along Tennessee)
Style: NA



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Pattern Book (Proposed Architectural Styles)



Colonial Style Architectural Example



Colonial Style Architectural Example





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Colonial Style Architectural Example



Modern Craftsman Style Architectural Example



Modern Craftsman Style Architectural Example



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Craftsman Style Example



Craftsman Style Example



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Colonial Revival Twist Style Architectural Example



Craftsman Revival Twist Style Architectural Example



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Development Regulations

- A. The subject property shall develop in accordance Section 146-106 (“SF-5 -Single Family Residential District) of the Zoning Ordinance, and as amended, except as follows:
 - a. The mean lot size for the neighborhood shall be a minimum of 7,000 square feet.
 - b. The median lot size for the neighborhood shall be a minimum of 5,200 square feet.
 - c. An increase to a maximum density to 7.0 dwelling units per gross acre.
- B. All new residences constructed upon the property will be designed in styles reminiscent of the existing home (The Dowell House), with architectural styles of Federal, Colonial, and Classical Architecture, generally in accordance with Exhibit D.