



JR ROSE  
ARCHITECTURE,  
CONSTRUCTION,  
& DEVELOPMENT  
*Imagine, Believe, Build.*

November 14, 2024

Planning Department  
City of McKinney  
222 N. Tennessee  
McKinney, Texas 75070

Subject: *“815 N. Kentucky Street Rezoning & Replat Request”*

Dear Sir/Madam:

Please accept this “Letter of Intent” in regard to a proposed rezoning from “BN” Neighborhood Business District” to Single-family residential or PD -Planned Development to allow for a unique residential transitional development from the Commercial Property on the east side of Kentucky Street to the more residential area to the North and West.

To us, Downtown McKinney provides an exciting canvas which provides us the opportunity to explore unique and timeless Architectural inspiration and creativity!

We are proposing to create a “community within a community” by orienting four single-family homes around a “community garden/courtyard.” This will provide a warm and inviting streetscape along Kentucky Street. Architecturally, we blend both historic and modern details with warm tone colors reflecting the color of the community garden.

To ensure long term success of the operation and maintenance of the Community Garden, developer will establish a mandatory HOA to be responsible it’s operation and maintenance. Developer intends to engage local Longhorn Landscape Creation located at 204 S. Kentucky Street for the design, operation, & maintenance.

Our project will create and encourage transitional redevelopment as desired within the McKinney Town Center Study, Section 4: The Vision, Workshop 3

Please accept this rezoning and replatting request in support of our endeavor to create unique and exciting developments within McKinney’s Town Center.

Thank you for your consideration. Fell free to contact me with any questions.

Respectfully,

Jason Rose