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Wednesday, August 6, 2025 **THE LOFTS AT
DOWNTOWN MCKINNEY**

Planning Department
City of McKinney
401 East Virginia Street
McKinney, Texas 75069
c.c. Matt Kostial

Subject: "801 N. Tennessee Street Rezoning Request"

Dear Sir/Madam:

Every so often a property presents itself offering the opportunity to create something timeless and unique. This project is one of those rare opportunities.

Please accept this "Letter of Intent" in regard to a proposed rezoning from "LM" - Light Manufacturing" to PD -Planned Development zoning category to allow for a unique Mixed-Use development to be located on approximately 1.519 acres at 801 North Tennessee Street. The intent of this Planned Development is to follow the City of McKinney's MTC Downtown Edge Character District as a guide.

Using the most careful approach to architectural planning and construction we plan to create a mixed-use development that will look to have existed for over a hundred years to compliment historical downtown McKinney and continue our reinvigoration and redevelopment along Tennessee Street.

We will anchor our development with a retail Flower Shop/Lease Center at the corner of North Tennessee Street and East Heard Street. The Florist will utilize the entirety of the streetscape along North Tennessee Street to market and display plants and flowers which in turn will make our development alive and colorful. Additionally, five units are devoted specifically to retail type uses and developer hopes to attract coffee shop type businesses that provide amenities for the development's residents as well as the surrounding community as well. Developer is also providing 16 "commercial ready" Live/Work units facing Tennessee in addition to the retail space to attract small creative business type users and to enliven the public plaza streetscape. A public plaza with inviting architecture is being proposed with an east facing orientation, ideal in our climate, provided with a minimum of four



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(4) park bench seating, tree wells for shade, easily accessible parallel street parking, and historic street lanterns subject to the City of McKinney's approval, all helping to create a warm, inviting environment reminiscent

of yesteryear. This is really where the attention and detail is going to be done with care in order to create this plaza streetscape.

We will utilize a combination of reclaimed antique bricks laid up with a mortar technique that will look a hundred years old. Interesting brick patterns and penetrations will bring the development to life. With touches of thoughtfully detailed wrought iron, custom commercial and residential entryways, recessed planting ledges, the development will foster and encourage sense of community.

We will carefully treat the streetscape in the same manner utilizing pavers, iron tree wells, iron benches, historic street lighting and wall sconce lighting, and sitting areas to invite neighbors to our project.

In having met with the adjoining residential neighbors regarding desired screening, an 8' living Leyland Cypress screen planted at 5' O.C. and maintained to a minimum 8' height is being proposed. The property lines contain a large number of trees and developer believes this method will preserve the existing trees and offer the best light and noise buffer between properties as well as offering a green, lush feel to the new property.

When our project is completed, this development will assure the uniqueness of Downtown McKinney lasts another hundred years.

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

Respectfully,

Jason Rose
Architect TX #18341



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