



JR ROSE
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January 19, 2019

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

Subject: “*Proposed Residential Platting of 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 RS-60 **platting** with the intent of preserving the historical Dowell House existing at 1104 South Tennessee Street.

The site is currently comprised of two parcels:

1.06 Acres, Geographic ID Number R-6085-000-0220-1, Abs. A0085 Ed Bradley, Tract 22
.388 Acres, Geographic ID Number R-6811-000-0200-1, Abs. A0811 Mary Standifer Survey, Tract 20

For a total of: 1.448 Acres

The entire property is Currently zoned RS-60 with a minimum lot area of 6,000 Square Feet, minimum lot width of 50’, minimum lot depth of 100.

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

Films Featured

- [Benji \(1974\)](#)



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- 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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Photo via BedandBreakfast.com



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