

City of McKinney, Texas

Re: 801 North Tennessee Street Redevelopment

Dear City of McKinney Planning Department,

I am writing to express my support for the redevelopment project proposed by Jason Rose at the northwest corner of North Tennessee Street and East Heard Street in downtown McKinney.

Having met with the architect/developer and reviewed the plans for the property, I fully support the proposed use and vision for the redevelopment.

Please feel free to contact me if you have any questions.

Sincerely,

Beth Sosa
107 W. Heard St

City of McKinney, Texas

Re: 801 North Tennessee Street Redevelopment

Dear City of McKinney Planning Department,

I am writing to strongly express my unequivocal support for the redevelopment project proposed by Jason Rose at the northwest corner of North Tennessee Street and East Heard Street in downtown McKinney.

After meeting with the architect and developer and thoroughly reviewing the plans for this property, I am confident that this redevelopment will be a transformative and essential addition to our community. The proposed vision aligns with the needs of our growing downtown area and will bring significant positive impact to the local economy, aesthetics, and overall vitality of McKinney.

I fully endorse the project's goals and proposed use, and I strongly encourage the City to support its approval.

Please feel free to reach out if you require any further information or would like to discuss my support in more detail.

Sincerely,

214-929-6152
Billy Simmons
509 Heard Street

Billy Simmons
509 Heard Street

April, 2025

City of McKinney, Texas

Re: 801 North Tennessee Street Redevelopment

Dear City of McKinney Planning Department,

I am writing to express my full support for the proposed redevelopment project at the northwest corner of North Tennessee Street and East Heard Street in downtown McKinney, led by Jason Rose.

Having met with the architect and developer and reviewed the plans for the property, I am confident that this redevelopment will positively contribute to the area. I fully support both the proposed use and the overall vision for this project.

Please do not hesitate to contact me if you have any questions or need further information.

Sincerely,


509 Heard Street
McKinney, TX 75069
Marc Steib
509 Heard Street

April 2025

City of McKinney Planning Department
McKinney, Texas

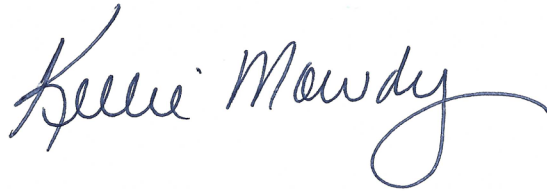
Dear Planning Department,

I am a resident of downtown McKinney and recently had the opportunity to meet with Mr. Jason Rose to discuss his proposed development at 801 North Tennessee Street.

Having grown up in a small town, I have developed a deep appreciation for the unique charm of downtown McKinney, which is part of what drew me to live here. I believe the proposed use for this site is well-suited to the area. If executed with the same quality and attention to detail as Mr. Rose's previous developments in downtown McKinney, I fully support this project. Please include this letter in the record for the proposed rezoning and use of the property.

I am excited to see the continued growth and progress of this area in McKinney!

Respectfully,
Kellie Mowdy
Downtown McKinney
P.O. Box 1191
McKinney, TX 75069
(580) 482-1230

A handwritten signature in blue ink that reads "Kellie Mowdy". The signature is fluid and cursive, with a large, sweeping loop at the end of the last name.

March, 2025

Bill Joplin's Air Conditioning & Heating
301 East Midway Street
McKinney, TX 75069
(469) 846-8339 Tel.

Dear City of McKinney,

Please accept this letter as my support for the proposed development of the property located at the Northwest corner of North Tennessee Street and East Heard Street in downtown McKinney by developer JRRL Properties LLC.

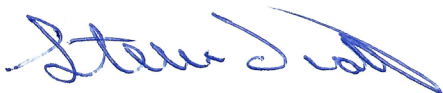
As both large downtown McKinney property owners and stakeholders as well as longtime downtown McKinney business owners, revitalization and investment in this area is welcomed and greatly needed.

I have met with the developers, reviewed the mixed-use, multi-family plans the developer is proposing at this location and I am in support.

I especially support the streetscape concept the developer is proposing to create with the use of pavers and the creation of a plaza the developer seeks to create as an extension of the downtown McKinney historical square..

We have worked with Mr. Lustig and Mr. Rose on numerous projects and they have always been great to work with and honored their commitments. While the developer's proposed redevelopment will potentially lead to increased property valuations within the area, their developments have been welcome additions to the downtown area.

Sincerely,



Steve Trout
Vice President of Services

April 2025

Randy Smith
D & M Plumbing Contractors
303 E Josephine
McKinney, TX 75069
(903) 413-5008

Dear City of McKinney,

I am writing as a local downtown McKinney affiliated plumbing contractor to express my support for the redevelopment initiatives led by Ron Lustig and Jason Rose. Over the years, we have had the privilege of collaborating with them on numerous projects, many of which have been in downtown McKinney.

Both Mr. Lustig and Mr. Rose consistently demonstrate an exceptional level of attention to detail and quality in their work. I wholeheartedly support their efforts, particularly the proposed mixed-use/residential development at 801 North Tennessee Street.

Downtown McKinney has greatly benefited from the efforts of local developers who are committed to improving our community, and Mr. Lustig and Mr. Rose have exemplified this dedication. Their projects have positively impacted the area, and I believe their continued work will further enhance the vitality of our downtown.

I look forward to the opportunity to continue working with them on future projects and to contributing to the ongoing improvement of our neighborhood.

Please accept this letter as my formal endorsement of their proposed plans for 801 North Tennessee Street. Should you have any questions, feel free to contact me at (903) 413-5008.

Sincerely,



Randy Smith
(903) 413-5008

Carolyn Northcutt
305 West Henry Street
McKinney, Texas

April 2025

Dear City of McKinney,

As both a property owner in downtown McKinney and small business owner, I am writing to express my support for the proposed development at the northwest corner of Tennessee and Heard Streets, presented by Ron Lustig and Jason Rose.

While I have occasionally raised concerns about the increase in property taxes resulting from the this developer's ongoing improvements in the downtown, I wholeheartedly believe that this development will bring positive changes to our community. The commercial spaces along North Tennessee Street are much needed and will undoubtedly help revitalize a section that has long awaited redevelopment.

As a longtime business owner and attorney, I recognize the value of the location and visibility this proposal offers. If I weren't nearing retirement, this would be the perfect opportunity to further elevate the visibility of my own business. The developer's consistent attention to detail and quality in past projects gives me confidence that this development will enhance the downtown area and benefit all stakeholders.

I appreciate your consideration of my support for this important project, and I look forward to seeing how it will contribute to the continued growth and success of downtown McKinney.

Sincerely,

A handwritten signature in black ink, appearing to read 'C Northcutt', with a long horizontal flourish extending to the right.

Carolyn Northcutt
305 West Henry Street

City of McKinney

April 2025

Dear City Council Members,

I am writing to voice my enthusiastic support for the new development project proposed along North Tennessee Street, spearheaded by Ron Lustig and Jason Rose. As a proud resident of the Lustig Addition, I've had the privilege of living in a community built by these developers, and it has been an incredibly positive experience.

Ron and Jason's commitment to quality and attention to detail is evident in the homes and neighborhoods they create. Their work not only enhances the aesthetic appeal of McKinney but also contributes to the overall vibrancy of the downtown area. It's clear that they are dedicated to preserving the unique charm of this city while ensuring that new developments complement its character.

Having witnessed the thoughtful planning and execution of their previous projects, I am confident that their new proposal will further elevate the area. Downtown McKinney is a gem, and the continued development by developers like Ron and Jason will help ensure it remains a thriving and attractive place for both residents and visitors.

I wholeheartedly support this project and hope it is just the beginning of more thoughtful development that will enhance the downtown district. Thank you for your ongoing efforts to maintain McKinney's special character and to foster growth that aligns with the city's unique identity.

Sincerely,



John Rattan
506-A North Tennessee Street

March, 2025

Re: Proposed redevelopment of 801 North Tennessee Street

Dear City of McKinney,

I currently reside at 406 Heard Street in downtown McKinney, Texas and have owned and operated TheDigginItShop located at 507 N Tennessee Street, for over 15 years.

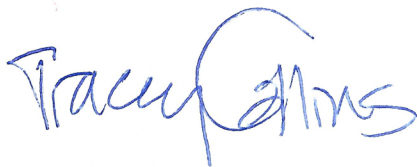
I would like to express my support in writing for Ron Lustig and Jason Rose's redevelopment proposed at 801 North Tennessee Street. I witnessed firsthand this developers attention to detail and efforts when they built their tudor revival townhomes located across Tennessee Street from my shop.

If this developer is willing to put the same attention to detail and investment of their time and energy into their proposed revitalization of this property, I am in support of them.

Located within walking distance to the square I hope that this adds walking traffic along the North Tennessee Street corridor and encourages additional development to follow.

Due to the quality of this local McKinney developer's prior projects, I support their endeavor and believe it will lead to increased value and future investment in the neighborhood.

Sincerely,



Tracey Collins
TheDigginItShop
507 N Tennessee Street
McKinney, TX 75069
(469) 952-3446 T.

April 2025

Planning Department
City of McKinney, Texas
401 East Virginia Street
McKinney, TX 75069

Re: 801 North Tennessee Street

Dear Planning Department,

I am writing to express my full support for the proposed McKinney Lofts development at 801 North Tennessee Street. As a resident of 508-A North Tennessee Street, within the Lustig Addition development, I have had the privilege of experiencing firsthand the exceptional quality and care that Ron Lusting and Jason Rose bring to their projects.

My Tudor-style cottage, located just north of the historic downtown square, is part of the Lustig Addition, a development that has brought both beauty and character to our neighborhood. The attention to detail, commitment to craftsmanship, and thoughtful design behind our homes have made this area a beloved part of McKinney, and I truly consider myself fortunate to live here.

Through my interactions with Ron and Jason, I have come to appreciate their dedication not only to quality construction but also to preserving and enhancing the unique charm that defines our downtown area. Their respect for McKinney's heritage, coupled with their innovative vision, makes me confident that the McKinney Lofts project will be another standout addition to our community—one that enhances both the aesthetic and the vibrancy of the neighborhood.

I wholeheartedly support the development and encourage you to give it the consideration it deserves. I am confident that it will be a positive contribution to our beloved downtown McKinney.

Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in dark ink, reading "Thomas & Renee Kempf". The signature is fluid and cursive, with the first names being more prominent and the last name "Kempf" written in a slightly more compact, stylized manner.

Thomas & Renee Kempf
508-A North Tennessee Street

April 2025

Planning Department
City of McKinney, Texas
401 East Virginia Street
McKinney, TX 75069

Re: McKinney Lofts Proposed Development

Dear Planning Department,

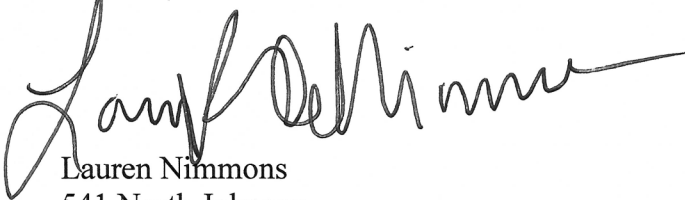
I am writing to formally express my strong support for the proposed McKinney Lofts development at 801 North Tennessee Street. As a resident of 541 North Johnson Street in the Lustig Addition, I have experienced firsthand the exceptional quality and thoughtful design that Ron Lustig and Jason Rose bring to their projects. It is with this experience in mind that I fully endorse their vision for this new development.

Living in the Lustig Addition has been a truly positive experience. The Tudor-style home I reside in, along with the other homes in the development, showcases Ron and Jason's dedication to preserving the historic charm of McKinney while introducing modern design elements that enhance our neighborhood. Their work demonstrates an understanding of the unique character that makes downtown McKinney so special.

I have no doubt that the McKinney Lofts project will further enrich the area. Ron and Jason have consistently demonstrated their ability to create spaces that are not only visually appealing but also integrate seamlessly with the community. This new development will add to the vibrancy of our downtown area, providing much-needed housing while maintaining the charm and historic integrity that McKinney is known for.

I encourage the Planning Department to approve the McKinney Lofts proposal, as I believe it will be a valuable addition to our city. I am confident that it will serve as a model for high-quality development in our community and will be well-received by residents and visitors alike.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lauren Nimmons', with a long, sweeping horizontal line extending to the right.

Lauren Nimmons
541 North Johnson

Jason Rose

From:
Sent: Tuesday, April 8, 2025 8:39 AM
To: Jason Rose
Subject: Re: proposed redevelopment at 801 North Tennessee Street in McKinney

Jason sorry for the delay. Let me know if this is good or needs to be taken down a notch.

My name is Jimmy Galaviz and I have been a proud resident and business owner in McKinney for the past 19 years and live right acrossed the street from this project. In that time, I've witnessed our city's incredible growth and evolution, and I appreciate the thoughtful direction and vision that our leadership continues to uphold. McKinney has always struck a balance between progress and charm, and I believe that's what makes this city so special.

I am writing today to express my support for the project being presented by Mr. Rose. I believe his development aligns well with the future we are building for McKinney, and I fully support his efforts to bring something fresh and well-designed to our community.

I am particularly in favor of incorporating pavers into the design, as I believe they will provide a distinctive and attractive aesthetic that enhances the character of the area. This detail, while seemingly small, can make a big impact in drawing people in and giving the neighborhood a unique appeal that sets it apart.

Our city thrives when we encourage thoughtful development that respects the character of our community while also inviting growth and vitality. I believe this project will contribute positively to the area and reflect the kind of smart progress that continues to make McKinney a great place to live and do business.

Thank you for your time and continued dedication to our city.

Jimmy Galaviz
(214)714-5382
BeautifulHairMcKinney.com
LoneStarLakeRentals.com

Ian MacLean
1104 S. Tennessee Street
McKinney, TX 75069

City of McKinney,

I currently reside at the "Dowell House," also known as the Benji House, located at 1104 South Tennessee Street that I originally purchased from Ron Lusting and Jason Rose in 2020. It was evident that their interest was in attracting someone who exuded a passion for putting their time and energy into revitalizing this downtown McKinney treasure and we found a fit from the beginning.

Throughout the process of embarking on such an adventure I have come to know Ron and Jason personally. In recognition and appreciation for the time, energy, and passion I put into restoring an irreplaceable downtown McKinney treasure they forwent profit in selling me two of their additional lots adjoining me to assist me in my venture of restoring one of McKinney's oldest and most recognized historic properties.

In addition to my work on the "Dowell House I have recently embarked upon restorative endeavors in and around the downtown and become heavily involved in the community.

Having come to know Ron and Jason personally, I encourage you to support them in their endeavors in downtown McKinney. In having dealt with them, I can personally attest to their willingness to put their passion and energy toward improving the downtown recognizing the value that exists beyond simply profit, rarely found nowadays.

I am happy to share my experience with Ron and Jason. Feel free to contact me.

Sincerely,



Ian MacLean
1104 S. Tennessee Street
McKinney, Texas 75069
(214) 893-9846 T.

Signarama®

3/19/2025

Dear City of McKinney,

As a downtown McKinney business owner I would like to express my support for the proposed development located at 801 North Tennessee Street. This area of downtown McKinney is in need of reinvestment and having reviewed the developer's plans for the area I support it and hope it leads to additional much needed capital investment and improvement for the area.

Being in the sign business, I interact with a variety of developers and as a result pay a little more attention to the development in the downtown than others might. This developer's project stand out. Their attention to detail gives them a trademark not typically seen with most developers.

Please accept this letter of support for this proposed redevelopment along North Tennessee Street.

Sincerely,

A handwritten signature in blue ink that reads "Vance Skinner". The signature is fluid and cursive, with the first name "Vance" and last name "Skinner" clearly distinguishable.

Vance Skinner
Owner
Signarama
1502 West University Drive
McKinney, Texas 75069

Dear City of McKinney,

I have been a resident of McKinney since 2014 and currently live at 803 West Street in the downtown area. I love living and walking in the charming downtown district. It's what makes McKinney special.

When I first moved downtown, I rented a house designed and built by Ron Lustig and Jason Rose (as I looked to buy a home) on North Kentucky. I loved the house design and community their rentals created. After many walks, I could spot their creative endeavors throughout downtown.

I recently learned of the proposed developments at 815 North Kentucky Street and 801 North Tennessee Street. This area of McKinney, which I lived only blocks from, desperately needs a developer that can give it charm and a way to integrate it into the downtown area. There are currently charming businesses desperately attempting to survive, but the surrounding area needs a little attention.

I have a daughter transitioning into adulthood and attempted to find her nearby housing and shared my search with Jason Rose. I expressed a desperate need for living options that were attractive, well built, and part of the community. He shared his proposed development at 801 North Tennessee detailing his intentions to create a unique streetscape with architectural appeal, including the use of pavers, charm, and a historic feel to design an urban streetscape fronting Tennessee Street.

I want to share my enthusiastic support for this project with you. Based on my firsthand experience, I believe Lustig and Rose's commitment to quality and attention to detail will contribute greatly to the continued improvement and charm of downtown McKinney, especially this neglected section of town.

Please accept my wholehearted endorsement of this local development. I have no doubt that this project will enhance the area and expand the downtown needs well.

Should you have any questions, feel free to contact me. I love this area and want to keep the historic charm alive.

Warmly,

A handwritten signature in dark ink, appearing to read 'Angelle' followed by a stylized surname.

Angelle Gremillion

214-546-2520
803 West Street
McKinney, TX