

Craig Ranch North (Affected Residents)

20th February 2021

Honorable George Fuller, City Council and
Planning and Zoning Commission
222 N Tennessee St
McKinney, TX 75069

Re: ZONE2020-0137; Storybook Rezoning

Dear Mayor Fuller, City Council and Planning and Zoning Commission:

On behalf of the residents of Craig Ranch North that are affected by the proposal (Butterfield Trail), I am forwarding this letter in support of the application referenced above. We have met with the developers of the proposed project, Stillwater Capital Investments, and believe their proposed development is an excellent use of the property. We are very pleased with the cooperative way in which Stillwater approached this project and communicated with our homeowners. We have reviewed their plans and believe their project will be a great enhancement to our neighborhood. We are extremely appreciative of low-density and low-height product type proposed by Stillwater, especially compared to current zoning and other proposed projects.

As the City knows, our residents share a property line with the proposed development. We have discussed the appropriate screening between the properties with Stillwater in detail. It is our desire, and consistent with the regulations of our HOA, that our existing fencing and retaining wall be utilized with no additional fencing or screening installed. Any additional fencing would likely create an unmanageable strip of land between our properties with no new benefit. Stillwater has also agreed to make any required repairs to bring the fencing up to our HOA standards upon completion of their project at our HOA's reasonable discretion.

Again, we enthusiastically support the application and urge the City of McKinney to approve this request.

Thank you for your consideration.

Affected Residents of Craig Ranch North










Name: Tim Steg

Cc: [City Staff] [Stillwater Capital Investments]

ZONE2020-0137 Resident Support

To: McKinney City Council and Planning and Zoning Commission
 In Support of: Storybook Ranch Redevelopment Case ZONE2020-0137
 The undersigned shows support for Stillwater Capital Investments' proposed project and rezone of Storybook Ranch in accordance with zoning case ZONE2020-0137.

All addresses are on Butterfields Trail, McKinney, Texas 75070

Full Name	Signature	Address
Jason Hergenrader		3540 BUTTERFIELD TRAIL
Gladys Jordan		3524 Butterfield Trail
Mario Albert heal		3516 Butterfield Trail
Kathi Dye		3512 Butterfield
Rob Ahnemann		3508 Butterfield Tr
David Girardi		3528 Butterfield Tr.
Arela Brown		3536 Butterfield Tr
Andre Vinogradski		3532 Butterfield Trl
TIM STEPHENS		3544 BUTTERFIELD TRAIL