

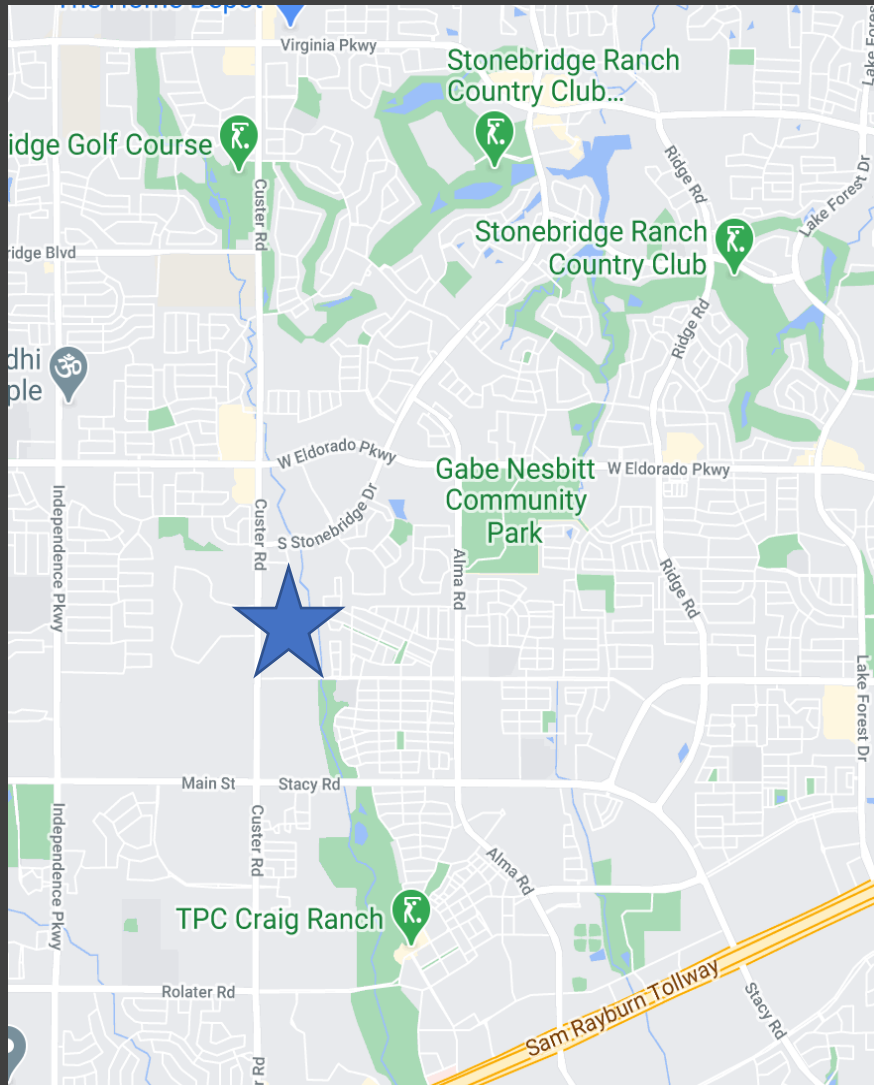
STORYBOOK RANCH

McKinney, Texas

June 15, 2021



Site Area – Low Density, High Quality, Balanced Use



- Redevelopment challenges from access constraints, easements, floodplain, and adjacent single-family
- Comprehensive Plan designates parcels as Commercial Center and Professional Campus which is not feasible with the site constraints
- Proposed uses have broad support and acceptable market fundamentals
 - Commercial Center use along Custer Road
 - Cottage Residential use for remaining parcel

Site Area – Neighborhood Layout



- Rowlett Creek area will be improved with hike/bike trail, greenspace, and seating areas
- Centralized amenity center with pool, outdoor kitchen, and fitness center
- Extensive perimeter screening and landscape buffers

Stillwater Capital – Recent Projects & Inspiration



Cottage Residential – Architectural Design



Cottage Residential – Variety of Building Layouts & Materials

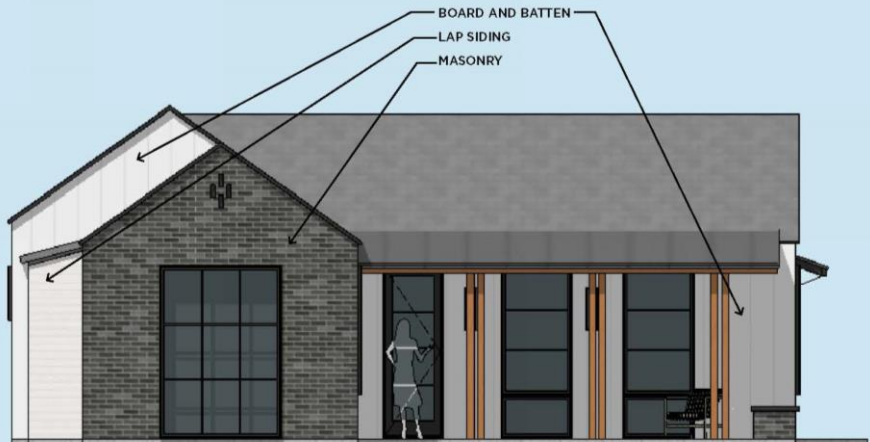
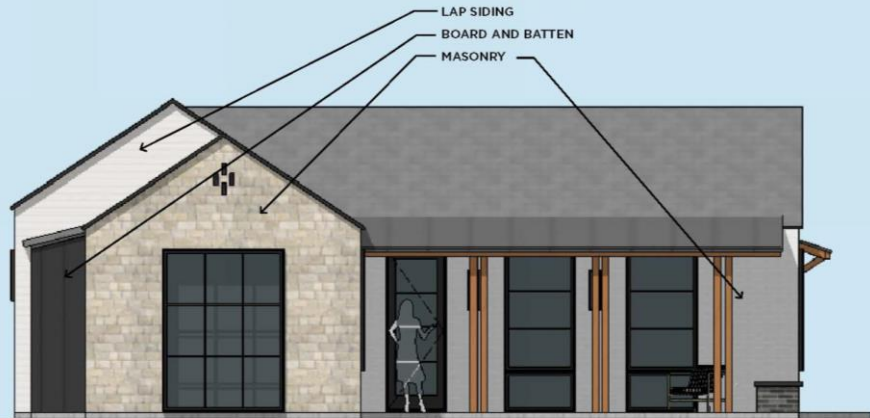


EXTERIOR MATERIALS			
	BR - 01		FCB - 01
	BR - 02		FCB - 02
	BR - 03		ST - 01
	BR - 04		MR - 01
	BR - 05		SR - 01

KEYNOTES	
NO.	NOTE
6.65	WOOD POST PAINTED
7.24	STANDING SEAM METAL ROOF
7.32	GUTTER
7.70	COMPOSITE SHINGLE ROOF
8.24	WINDOW AS SCHEDULED
9.76	EXTERIOR MATERIAL A
9.77	EXTERIOR MATERIAL B

EXTERIOR STYLE LEGEND												
	STYLE 1		STYLE 2		STYLE 3		STYLE 4		STYLE 5		STYLE 6	
Material A	BR-01	-	FCB-02	PT-04	BR-02	-	FCB-02	PT-03	ST-01	-	BR-04	-
Material B	FCB-01	PT-04	FCB-01	PT-03	FCB-02	PT-03	FCB-01	PT-04	FCB-01	PT-03	FCB-02	PT-04
Material C	FCB-02	PT-03	BR-01	-	FCB-2	PT-03	BR-02	-	BR-01	-	FCB-01	PT-04

Cottage Residential – Variety of Building Layouts & Materials



Cottage Residential – Urban Single Family Street Presence



Neighborhood HOA's Support the Proposed Use



Neighborhood Outreach

- **September, 2020:** In-person meeting with Stonebridge Ranch HOA Board
- **October, 2020:** In-person meeting with Craig Ranch North HOA
- **November, 2020:** Virtual meeting with Craig Ranch North and Stonebridge Ranch residents
- **February, 2021:** Virtual meeting with Craig Ranch North, adjacent residents



Adjacent Homeowner Support and Fencing

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 Stephens

Cc: [City Staff] [Stillwater Capital Investments]

ZONE2020-0137 Resident Support

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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
Snow HERGENRADER		3540 BUTTERFIELD TRAIL
Gladys Jordan		3524 Butterfield Trail
Mario Albert heal		3516 Butterfield Trail
Kathi Dye		3512 Butterfield
Rob Annemann		3508 Butterfield Tr
David Girardi		3528 Butterfield Tr.
Audra Braun		3536 Butterfield Tr
Andre Vinogradski		3532 Butterfield Tr
TIM STEPHENS		3544 BUTTERFIELD TRAIL

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