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June 4, 2014

Mr. Brandon Opiela
Planning Department
221 N. Tennessee Street
McKinney, Texas 75069

Re: Case No. 14-066PF – Preliminary/Final Plat of Southern Hills at Craig Ranch

Dear Brandon:

I represent GA Land Development, LP, the owner of 135.984 acres of land (the “Property”) for which a preliminary/final plat has been submitted in Case No. 14-066PF.

Contemporaneously with this letter, my client has delivered to you a drawing labeled “Concept 6A”, which is a modification to its previously submitted preliminary-final plat, together with revised pages for the preliminary final plat. This modification replaces the collector street shown in the original submittal and the major thoroughfare shown on the current Master Thoroughfare Plan (“MTP”), both of which are labeled Craig Ranch Parkway and bisect the Property, with a street configuration that does not provide a continuous street through the Property from the access road of Sam Rayburn Tollway to Collin McKinney Parkway. This modification recognizes that the land use of the Property has undergone a transformation from an area previously zoned for over 5,000 multi-family units to a single family neighborhood with less than 450 lots. This modification also recognizes that neither Craig Ranch Parkway as depicted on the MTP, nor Craig Ranch Parkway as depicted in the original submittal, are required to serve the transportation needs of the new neighborhood, and that the existence of either through-road system would invite an inevitable and significant increase in traffic volumes and speeds through the neighborhood by motorists seeking to bypass the 121/Custer intersection that will create a dangerous environment for the residents of the neighborhood and adversely impact the values of the homes to be constructed therein.

We understand that this revised submittal will require the approval of the City Council; and to that end I respectfully request the following:

1. That the preliminary-final plat submittal modified by Concept 6A be placed on the Council agenda for June 17, 2014;

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2. That the Council approve the preliminary-final plat modified by Concept 6A, together with a variance from the MTP with regard to Craig Ranch Parkway;
3. That the Council approve the road sections of Craig Ranch Parkway extending north from the access road of Sam Rayburn Tollway to the Property (shown on Concept 6A as Craig Ranch Parkway) and south from Collin McKinney Parkway to the Property (shown on Concept 6A as Street AA); and
4. That the Council acknowledge the fact that construction of Craig Ranch Parkway and Street AA constitutes full satisfaction of the requirements to construct Craig Ranch Parkway contained in Section 7 of the Third Amendment To Chapter 380 Economic Development Program and Agreement for Craig Ranch ("VCIM II") dated effective August 21, 2012 and authorize any necessary amendment to such agreement to reflect the foregoing.

Thanks for your assistance in this matter.

Yours truly,



Robert H. Roeder

cc: Mr. Nick DiGiuseppe