



August 30, 2010

Jennifer Cox, AICP  
Director of Planning  
221 N. Tennessee  
McKinney, Texas 75069

Re: Preliminary Final Plat – Fairway Meadows

Mrs. Cox:

Please accept this letter and associated material as a formal request for a Preliminary Final Plat for a proposed single family subdivision on approximately 16 acres adjacent to Rowlett Creek along Silverado Trail (formerly known as Ranch Road). As you will recall, the subject property (formerly known as the Hank Haney Golf Course) was zoned by DR Horton in 2006 for single family and townhomes. Subsequently in 2007 (ultimately approved in 2008), the new owner, Behringer Harvard requested to rezone the townhome area (all the land west of Rowlett Creek) for a combination of multi-family, retail and office uses. The area east of Rowlett Creek was not part of the 2007 zoning case and hence it remains zoned for single family uses. However, in conjunction with the 2007 zoning case, my client processed a General Development Plan for the area East and West of Rowlett Creek. The single family land plan illustrated on the approved GDP is consistent with the attached submittal.

On July 2, 2010, the proposed developer of the property (Ryland Homes – Mr. Fred Phillips) and I met briefly with Mr. Quint, Sr. Planner, to discuss the subject property, the existing zoning and the overall project in general terms. Previous land plans of the subject property contemplated a street connection to La Tierra Linda Trail in Craig Ranch North. At that time, DR Horton was intending to develop the subject property and connect into their existing subdivision. Lots 15 and 16 in Phase 10 were not permitted for construction in order to provide access to the subject property. Our client (Ryland Homes) has contacted DR Horton regarding purchasing lots 15 and 16, but has not been able to reach a mutually acceptable agreement. Therefore, this proposal contemplates both access points from Silverado Trail spaced sufficiently to meet the 140 foot criteria for curb cuts.

Once your staff has reviewed this proposal and provides comments, we respectfully request being scheduled for the September 28<sup>th</sup>, 2010 Planning and Zoning Commission meeting.

Regards,

Levi A. Wild, P.E.  
Project Manager

CC: file  
Ryland Homes  
Behringer Harvard  
Master Planning      Civil Engineering      Land Development      Property Management