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May 10, 2013

Letter of Intent for Rezoning of 820 S. College

Area of Request:

.833 Acres

Location:

The property is located on the North West corner of Willie Street and College with the main frontage on College Street, side facing Willie Street and limited frontage to South Parker Street.

Existing Zoning:

PD98-02-12 is a PD based on the Office District which allows RG-18 uses and contains height and yard restrictions.

Requested Zoning:

This request is to modify the existing PD to allow RG-27 uses when developed according to the regulations applicable to the RG-27 District with the following modifications:

- Minimum Lot Width with townhome to be 23 feet.
- Minimum Lot Depth to be 85 feet.
- Minimum Lot Area to be 1,950 square feet.
- Minimum Rear Yard to be 18 feet.
- Minimum Front Yard to be 12 with an allowed porch and porch columns to extend into the front yard a maximum of 6'
- Minimum Side Yard to be 0' on interior lots
- Minimum Side Yard to be 12' on corner lots
- 20' separation between buildings
- The project shall be constructed with 100% masonry on all sides of the buildings.
- Maximum allowed density: 16 units per acre.
- Interior townhome lots shall have at least one (1) canopy tree within the front yard. If there is not adequate space for the second required canopy tree on the lot, said tree may be planted elsewhere on the subject property, along any of the street frontages, subject to the review and approval by the City's Landscape Architect.

Request Narrative:

Our request is to develop nine single family attached houses on this property which once was developed with quadraplex rental housing. While the property could be developed with apartments without rezoning we feel our proposed townhomes will be a better use of the land in the near and long term.

The apartments that were there were built in 1983 with most of the other housing housing in the area being forty to eighty years old. The area is in need of rejuvenating and redevelopment. In recent years new housing and neighborhood types have been constructed to meet a changing demand. Housing options have to be broadened to include new/niche housing needs including young professionals, empty nesters and seniors. Smaller, low maintenance, urban style housing such as the townhomes we propose fit that niche. New housing such as the owner occupied homes we propose can be a catalyst for the neighborhood and future development.

The proposed townhomes average over 2,150 square feet, which is larger than the surrounding homes and in some cases double the size. They have 2 car garages with an additional parking spaces for guests. The garages are accessed in the back from an alley/drive that will be in a mutual access easement. There will be a home owners association to maintain the common areas. One of the restrictions of the HOA will be that the garages be used only for parking of cars. The developer has used this restriction in other neighborhoods with great success.

This developer has built a similar high quality product before, which proved to be successful in meeting the new trend in housing needs. To meet the requirements of the historical district the elevations will be a classic style with cement board siding instead of brick and stone.

The shape and size of the property along with the desire to build larger, more expensive homes has driven the request for adjustments to the standard width, depth, area and rear setback for the lots. The newer urban style housing we propose is characterized by smaller, easier to maintain lots and we feel these changes are in keeping with many cities' desire for the new housing styles.

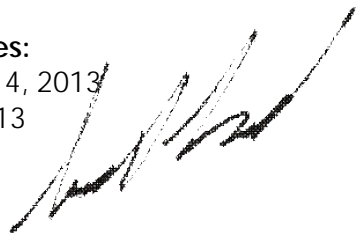
We thank the City Council, Plan Commission and City Staff for their consideration of our request.

Requested Hearing Dates:

Plan Commission: May 14, 2013

City Council: June 6,2013

Thanks



Scott B. Roberts, Architect NCARB

Creative Architects

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