

May 1, 2018

Ms. Savannah Ware
Senior Planner
City of Grand Prairie, Texas
PO Box 534045
Grand Prairie, TX 75053

RE: Case Number Z180302/CP180301
Forum at Sara Jane Parkway

Dear Ms. Ware:

This letter is notification that the Bob Smith Management Co. is not in favor of the proposed Comprehensive Plan Amendment CPA180302 and the proposed Zoning Change/Concept Plan Z180302/CP180301 located at Forum and Sara Jane Parkway.

We believe that such changes to the above mentioned property will increase density significantly which would be detrimental not only to the adjacent land owners but the surrounding neighborhoods. It has been our understanding that for many years the City of Grand Prairie was in great need for single family housing and had earmarked this specific area as a targeted market. If the proposed amendments are approved we believe the dynamics of the new development in the long run will be damaging and counterproductive to the vision of the city. Creating single family homes for the citizens of Grand Prairie would offer solid taxpaying residents to support solid residential infrastructure, which would support retail development currently located at the SH161 corridor greater success. A single-family development would have a greater economic impact to the city of Grand Prairie long term.

There are currently more than 550 apartment units being proposed on SH161 to the south of the current retail development. We strongly believe that this is where any multi-family should go so that its alignment will be in keeping with alike properties. Not in areas of the city better suited for single family housing.

We encourage not only the Planning and Zoning Commission but the City Council of the City of Grand Prairie to deny the above referenced amendments and to encourage the City to provide the rooftops to the citizens of the city so that the foundation of a greater community will be long term.

If Planning and Zoning and the City Council choose to support Case Number Z180302/CP180301 for increase density, then Bob Smith Management serves notice that we should also be entitled to the similar zoning and shall seek same, as it will be difficult for us to continue to market our property for quality single-family development with all the new multi-family units on either side of our property.

Thank you for your time and consideration.



Sally Smith Mashburn
President of Bob Smith Management Co.