

Mr. David P. Jones, AICP
Chief City Planner
City of Grand Prairie
206 W. Church St.
Grand Prairie, TX 75050

RE: Letter of Intent to develop +/- 13 Acre Tract located at NE corner of Forum Drive and Waterwood Drive, Grand Prairie, TX.


Dear Mr. Jones:

It is the intent of Nexmetro Development, LLC (NMD) to develop a 13-acre residential community called Avilla Heritage, located at the northeast corner of Forum Drive and Waterwood Drive. The proposed site is currently zoned SF-2 which would require the property to be rezoned to allow our intended use. Avilla communities provide a hybrid housing option featuring single-story detached homes for lease. Because of the unique characteristics of Avilla communities, NMD is requesting a rezoning of the subject tract to a Planned Development District as outlined in the enclosed Planned Development Standards for Avilla Heritage.

Avilla Heritage will bring a new residential option for the residents of Grand Prairie which aligns with Grand Prairie's 2010 Comprehensive Plan Goal 12: **Achieve a Broad Housing Selection for a Diverse Population**. Our "hybrid" housing product is well-suited to the changing housing trends in America and has proven to be successful in many locations throughout the country. The product appeals to several demographic groups such as young professionals, empty-nesters, seniors and pre-seniors.

We respectfully request that our development application to be considered by Planning & Zoning Commission on September 11, 2017 and City Council on September 19, 2017.

Respectfully,



Jason P. Flory, P.E.
Development Manager
Nexmetro Development LLC