

From: Bill Fisher
To: Medlocklee@aol.com
Cc:
Bcc: Saleem Jafar; Kathy Nealy
Subject: Laureland

9/13/2004 9:41 PM

Attachments:

Commissioner Lee,

Moving the townhomes to the east boundary is not economically feasible and does not abut our TH piece to any MF parcel. The parcels directly to our east and west are all R-7.5. The only MF is an MF 1 A piece with a TH 3 piece south of the creek directly across Camp Wisdom from our site. Our townhomes line up across the street from the only MF 1 A parcel in the area.

The eastern portion along camp wisdom is very difficult to develop. It is heavily wooded and the ricketts branch of five mile creek comes through the property on that boundary. The Buford road right of way originally called for the alignment on that eastern edge. It has been realigned by traffic as part of this development plan to the western portiuon for three reasons:

1. The curb cut on Camp Wisdom is there
2. The Buford road as currently aligned is cost prohibitive to build due to the need to penetrate the heavily wooded area, plus the flood plain and need to bridge the Ricketts branch of five mile creek.
3. The road serves a large population as currently designed in our plan versus the extreme edge of the population area. Most improtantly to the community it is built without City of Dallas expense in our planned development. If the alignment had been left "as is" we would drop that portion of the site and avoid exposure to the Buford road plan.

Our development as planned achieves many positives for this area:

1. Places the site on the tax rolls for the first time in over 30 years
2. The Buford road portion of the thoroughfare plan is completed without City of Dallas expense
3. The drainage issues faced by our single family neighbors to the West are addressed in our engineering and drainage plan
4. The backbone infrastructure necessary to development all of this site is brought in with the completion of our development
5. The community got to land plan the balance of the tract under our develoment approach instead of the developer simply maximizing the value under the current R 7.5. The community got various lot sizes up to 10,000 SF custom home sites; all with minimum house sizes and deed restricted buidling design standards.

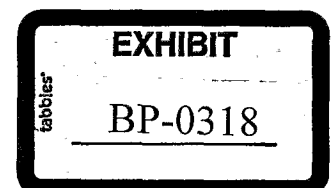
Moving to the East does not abut the town homes to anything but more R 7.5 and kills the project economically due to the development costs associated with the flood plain and the Ricketts branch of five mile creek. You can verify the zoning map at grid P-7 on the City's web site.

Call me if you need more information.

Thanks,

Bill

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