

Corey Boyer
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Houston, TX 77043

July 12, 2025

The Honorable Mayor and Members of the City Council
City of Angleton
121 S Velasco St
Angleton, TX 77515

Request for Reconsideration of Plat Extension – Mulberry Fields Project

Dear Mayor and City Council Members,

I am writing to respectfully request the City Council's reconsideration of the recent decision regarding the plat extension for the Mulberry Fields development. I was unfortunately unable to attend the June 10th Council meeting to present the full scope of updates and enhancements made to the project, and I sincerely apologize for my absence. It was my daughter's fourth birthday, a special occasion that I could not miss.

Since the original plat approval, several key developments have significantly improved the feasibility and long-term viability of the Mulberry Fields project:

1. Acquisition of Adjacent Commercial Site

We have successfully secured an additional 1.7 acres fronting the property, designated for commercial use. This expansion transforms the project into a true mixed-use development and opens new possibilities for neighborhood-serving retail.

2. Planned Retail Development

The commercial component will introduce retail amenities that serve both the residential community and the broader public. This not only enhances the quality and appeal of the overall development but aligns with the city's long-term planning goals.

3. Improved Financing Options

With the newly secured commercial frontage, we have been able to unlock access to improved financing options. Lenders have expressed confidence in the project's mixed-use nature, allowing us to move forward more efficiently with funding for both phases.

4. Shared Cost Structure and Enhanced Feasibility

The shared infrastructure and development costs between the residential and commercial portions now make both segments far more financially viable. This integrated approach ensures that the project will be built and sustained with greater efficiency and quality.

These changes represent a significant evolution from the initial concept and greatly enhance the project's economic, social, and visual value to the community. I am confident that, given the opportunity to present this updated vision in person, the Council would agree that the extension serves the city's best interests.

I respectfully ask that the Council consider placing this matter on the next available agenda for reconsideration. I would welcome the opportunity to attend and present these updates in full, address any concerns, and answer questions.

Thank you for your time, understanding, and continued dedication to the growth and well-being of the City of Angleton.

Warm regards,

A handwritten signature in black ink, appearing to read "Corey Boyer". The signature is fluid and cursive, with a large initial "C" and a long, sweeping underline.

Corey Boyer
Development of Texas – Mulberry Fields LLC