



MULBERRY FIELDS

4.6.2023



INTRODUCTION

DEVELOPMENT OF TEXAS

Development of Texas is a real estate company that specializes in acquisition and investment solutions that add value and vision to communities in Texas.

We are committed to discovering and realizing new opportunities in demanded areas while creating functional and desirable developments.



PROJECT SUMMARY

MULBERRY FIELDS

CURRENT APPROVED DEVELOPMENT



ELEVATIONS ARE BASED ON GPS OBSERVATIONS IN THE FIELD USING NGS C.O.R.S. (NAVD 88, SEGD 12x)

TIM A:
BOX CUT "X" ON D-INLET AT THE NORTHWEST CORNER OF THE INTERSECTION OF STATE HIGHWAY 35 (W. MULBERRY STREET) WITH WALKER STREET, AS SHOWN. ELEVATION = 26.40'

TIM B:
500 NAIL IN THE WEST SIDE OF A POWER POLE ALONG THE NORTH SIDE STATE HIGHWAY 35 (W. MULBERRY STREET), AS SHOWN. ELEVATION = 28.70'

TIM D:
ROCK CUT ON BACK OF CURB NEAR NORTHEAST PROPERTY CORNER, AS SHOWN. ELEVATION = 27.75'

References

WHAT WE ARE PROPOSING

Current Approved Plan

Zoned SF 6.3

41 Single Family Homesites

Why Change?

Economic Feasibility has shifted due to
Cost of Construction
Interest Rates
Insurance Rates

Proposed SFA Plan

Re-Zoned SFA

Approx. 82 Single Family Attached Homesites

No additional Water, Traffic or Density
Concerns



SFA SITE PLAN CONCEPT



WHAT IS SFA?

Sec. 28-50. - SFA—Single-family attached residential district (Townhomes).



- ✓ (a) *General purpose and description:* The SFA—Single-Family Attached Residential, district is intended to promote stable, quality, attached-occupancy residential development on individual lots at higher residential densities. Individual ownership of each lot and dwelling unit is encouraged. This district may be included within certain areas of neighborhoods or, when in accordance with the intent of the comprehensive plan, may provide a "buffer" or transition district between lower density residential areas and multifamily or nonresidential areas or major thoroughfares. Areas zoned for the SFA district shall have, or shall make provision for, City of Angleton water and sewer services. They shall be designed to adequately accommodate storm drainage; they shall have paved streets with logical and efficient vehicular circulation patterns which discourage non-local traffic; they shall be properly buffered from nonresidential uses; and they shall be protected from pollution and undesirable environmental and noise impacts.
- ✓ (c) *Height regulations:*
 - (1) *Maximum height:*
 - a. Two and one-half stories, and not to exceed 35 feet, for the main building or house.
 - b. One story for other accessory buildings, including detached garage, carports, garden shed, gazebo, clubhouse, mail kiosks, etc.
 - c. Other requirements (see [section 28-106](#)).
- ✓ (d) *Area regulations:*
 - (1) *Size of lots:*
 - a. *Minimum lot area:* 2,500 square feet.
 - b. *Maximum density:* Ten units per gross acre of land area within the development.
 - c. *Maximum project size:* The maximum size of a single-family attached residential development shall be 25 acres.
 - d. *Minimum lot width:* 20 feet.
 - e. *Minimum lot depth:* 100 feet.



WHAT IS SFA?

- ✓ (2) *Size of yards:*
 - a. *Minimum front yard:* 15 feet; front yard setbacks shall be staggered in at least four-foot increments such that no more than two units have the same front setback in a row; no front-entry garages permitted unless the garage door or carport access opening is set back at least 20 feet from the property line (i.e., the right-of-way or street easement line).
 - b. *Minimum side yard:*
 - 1. Single-family attached dwellings shall not have an interior side yard; however, a minimum ten-foot side yard is required for a corner lot adjacent to a residential street or alley that only serves lots within the SFA subdivision, a minimum 15-foot side yard is required for a corner lot adjacent to a residential or collector street serving lots outside the SFA subdivision, a minimum 20-foot side yard is required for a corner lot adjacent to an arterial street. The ends of any two adjacent building complexes or rows of buildings shall be at least 15 feet apart.
 - 2. A complex or continuous row of attached single-family dwellings shall have a minimum length of four dwelling units (quadriplex), a maximum length of eight dwelling units.
 - c. *Minimum rear yard:* 15 feet for the main building and any accessory building(s); 20 feet for rear entry garage.
- ✓ (3) *Maximum lot coverage:* 70 percent by main and accessory buildings on each individual lot.
- ✓ (4) *Parking regulations:*
 - a. A minimum of two parking spaces for each dwelling unit, located in front, behind, beside or incorporated into the dwelling unit and located on the same lot as each dwelling unit (see [section 28-101](#), off-street parking and loading requirements).
 - b. Designated visitor parking spaces shall be provided in off-street, common areas at a ratio of one guest/visitor space per four units. SFA developments that include a two-car garage or carport and driveway area equivalent to two additional parking spaces on each lot are not required to provide visitor parking spaces.
 - c. Additional parking shall be required for any recreational uses, clubhouse, office, sales offices and other similar accessory structures and uses.
- ✓ (5) *Minimum floor area per dwelling unit:* 800 square feet of air-conditioned floor area.
- ✓ (6) *Minimum exterior construction standards:* See [section 28-105](#).



WHY SFA FOR MULBERRY FIELDS

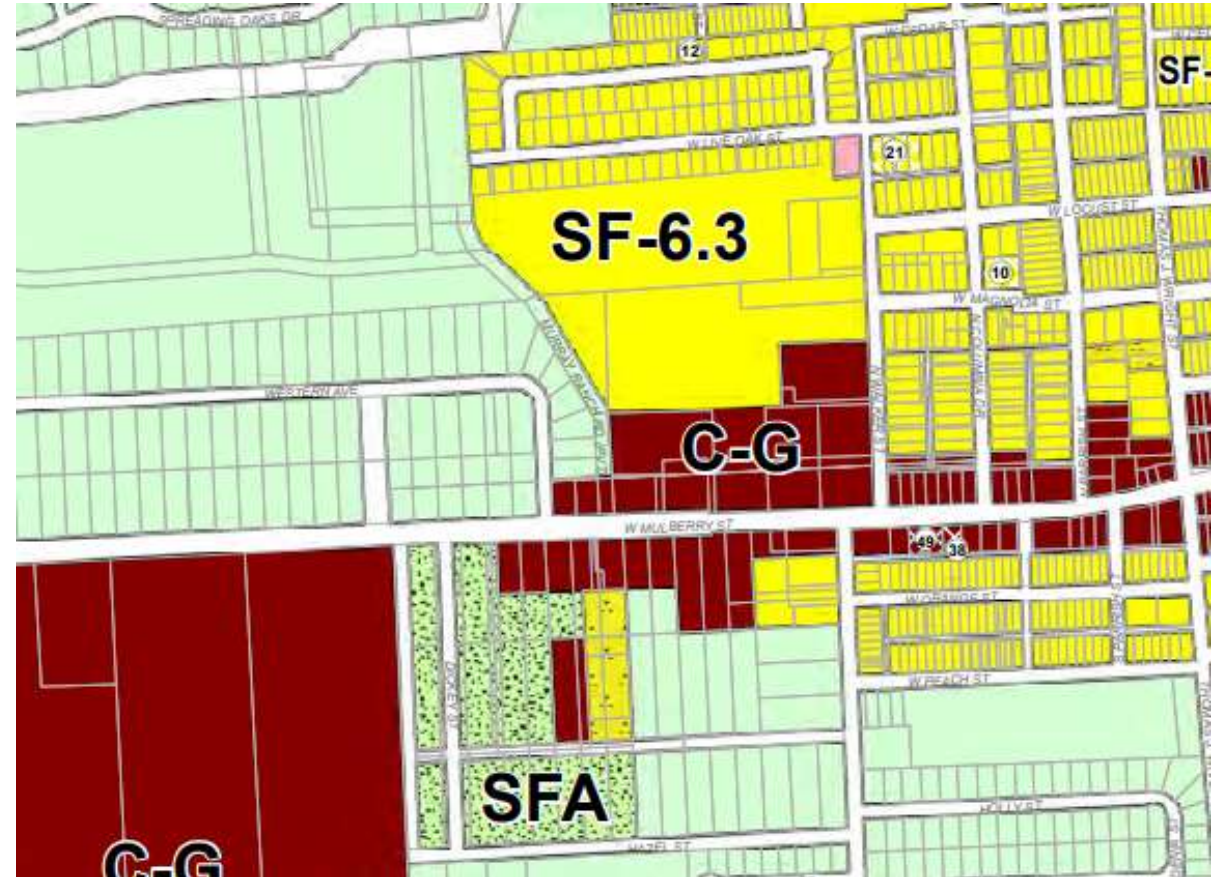
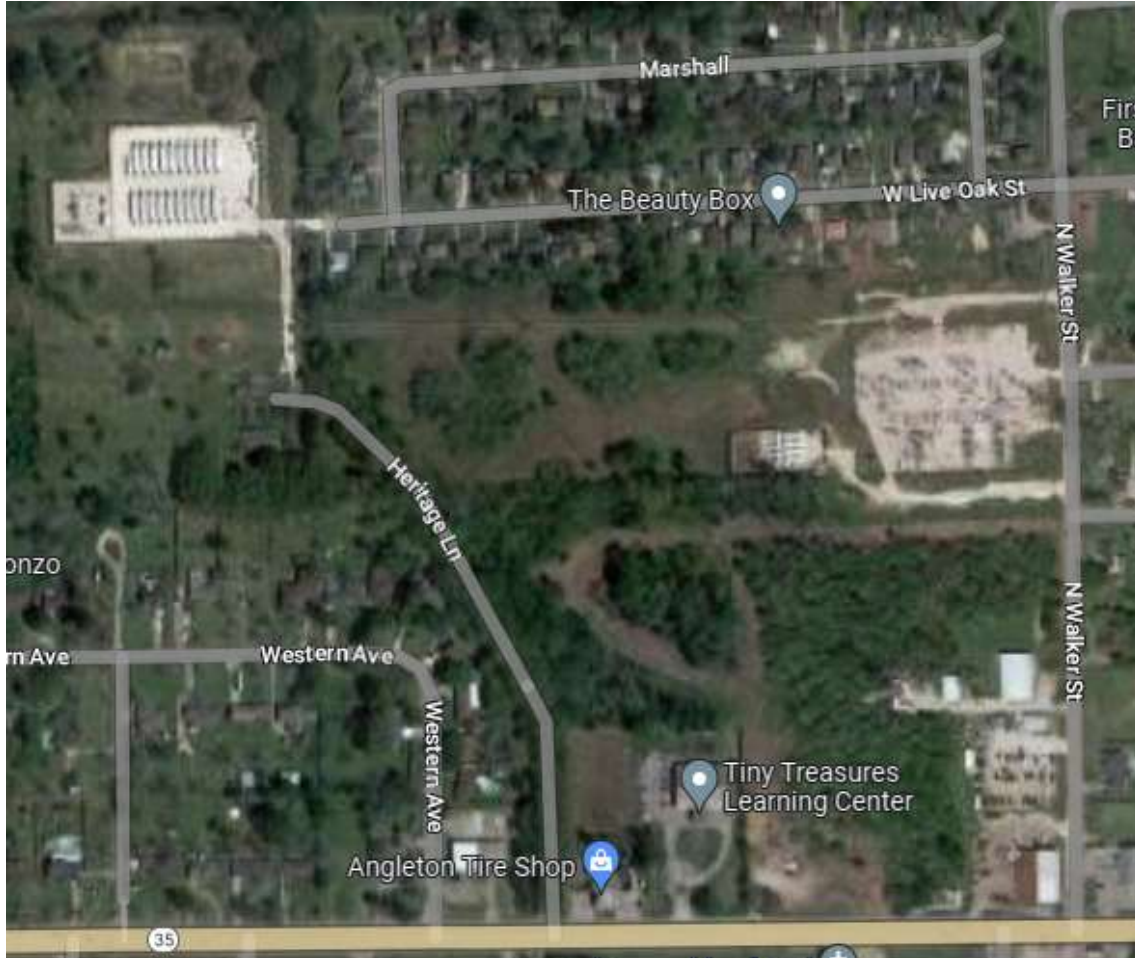
Surrounded
By
Commercial



Option that
best aligns
with City
Needs

High Quality
Affordable
Housing
Option

SURROUNDED BY COMMERCIAL



NEED FOR AFFORDABLE HOUSING



Median household
can afford a home
mortgage of \$236,865
(Per Wells Fargo Loan Assumptions)

Anticipated Sales
Price
\$200,000-\$220,000



HIGH QUALITY AFFORDABLE HOUSING





OTHER POSSIBLE OPTIONS



MULTIFAMILY



COMMERCIAL USE

QUESTIONS?



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