



We are proposing a gated community of individual micro-homes available at full-market rental rates. We are not asking for any subsidies from the City of Dallas and Casata does not offer low-income rentals. We do have an internal program for discounts to qualified residents.

We are proposing a zoning change for these 29 acres of agricultural land. A(A) Agricultural District Sec. 51A-4.111 reads, “It is anticipated that all of the A(A) district areas will be changed to other urban zoning categories as the areas within the corporate limits of Dallas become fully developed.”

Grady Niblo Estates was zoned agricultural until 2005 when it changed to single-family.
Red Bird 7 was zoned agricultural until 1986 when it changed to single-family.
Cappella Park was zoned agricultural until 2004 when it changed to a school/single-family.

We are asking for a zoning change to Clustered Housing Sec. 51A-4.115, “To provide for the development and protection of areas of moderate density housing with flexibility to allow for common open space.” Our proposal allows for the preservation of approximately 12-acres of escapement land. This is not a multi-family district request.

We are an owner-developer and do not develop for flip/investment sales. We use a 3rd party Property Management company, Tarantino - with over 40 years of experience, as our on-site property management in combination with Casata employ presence on the property daily.

We are proposing to build homes using sustainable design and development techniques. Each home will cost roughly \$200,000.00 to build, including costs of all the new infrastructure and amenities. Casata implements eco-conscious building practices, on permanent foundations, using EPA water sense fixtures, LED lighting, Energy Star appliances, an abundance of windows for daylight, integrated home automation technologies, and high-efficiency ducted mini-split HVAC.

We review all prospective tenants using an inclusive screening solution called Qira.com. Several processes are used to evaluate, including but not limited to, a criminal background check, sex offender check and credit check on every adult in a home each year and again before their renewal. Through Qira, we provide affordable solutions for security deposits and application fees.

We are expecting the clientele to range from young professionals, to young couples, to single parents, to retirees. The data on single-family home rentals vs. apartments shows the turnover rate is far lower for stand-alone homes. We believe our community lifestyle will create a higher retention rate than typical rentals.

We are excited to meet the increased demand for micro-homes which has roughly doubled since the start of the pandemic. 64% of Millennials have buyers’ remorse over the past 2 years due to misunderstanding the real costs of home ownership and maintenance. Our communities provide a turn-key lifestyle solution that many people are looking for.

Visit this site’s Landing Page at <https://masterplantexas.com/6711gradyniblo/>

or

Contact Masterplan at lee@masterplantexas.com with comments or questions.