

Ashton Holdings Inc

4110 Surfside Court
Arlington, Texas 76016
(817) 729-6511

June 29, 2020

Matt Jones
Director of Planning
City of Mansfield
1200 E Broad St
Mansfield TX 76063

Subject: Request to amend the minimum floor area on the 90' wide lots in The Oaks Preserve

Please accept this letter as a formal request for an amendment of The Oaks Preserve PD Standards for the purpose of reducing the minimum floor area on the 90' wide lots from 3,000SF to 2,600SF as depicted in the attached Exhibit B.

The request is intended to match the 2,600SF minimum floor area requirement on the 90' wide lots of the SF-12/22 zoning. I understand that the City Council has recently upgraded this minimum requirement from 2,200SF to 2,600SF.

The builders I have carefully selected for this development would be building a variety of floor plans, with some of them larger than the minimum required square footage. Hence, I envision that the size of homes within The Oaks Preserve would range from 2,600SF to 3,000+SF. As a result, it would offer residents an interesting, non-monotonous neighborhood.

The request would satisfy the City Council's desire to have larger homes on larger lots as reflected in their recent upgrade of floor area in SF-12/22. The slight reduction would also allow a smoother transition from the smaller 2,000SF minimum floor area of the development to the north. To ensure the continuous high quality of this development, the lot layout already approved in The Oaks Preserve PD and the preliminary plat will remain the same.

I would greatly appreciate the Planning Staff supporting this request and scheduling it for hearings at your earliest convenience.

Sincerely,



Adlai Pennington