



INTEGRITY GROUP
Developing & Building Dreams

September 2, 2016

Mr. Felix Wong
Director of Planning
City of Mansfield
1200 E. Broad St.
Mansfield, TX 76063

Re; Variance Request – Ladera Mansfield

Felix,

Per our conversation, the letter and its attachments will serve as our request for the variance of the 25' buffer zone between the houses along the West property line and the Church, and the South property line and the existing homes. The specific variance is not to encroach the houses into the 25' buffer, but the wrought iron fences, by no more than 5', thus leaving a 20-25' buffer on some houses and a full 25' buffer on others.

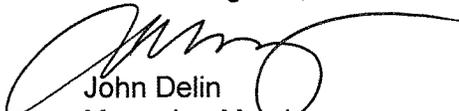
Attached you will see a plot plan for a type of home that fully utilizes the lot and builds up to the 25' line. Some of our homes do not build fully up to the 25' line and therefore would have no encroachment or a smaller encroachment. As you are aware, the individual customer picks their homesite and the type of home they want to build.

Additionally, you will find attached a letter from Jay Fraze from Community of Hope Church in which he states that he and the church will not have an issue with this variance. There is also attached a picture of a similar set up in another of our communities.

I do apologize for the confusion on this matter, we normally use this self-imposed buffer to allow us to place fences only, no structures, in this zone for the types of homes that have more back patio then our homes with side patios.

I appreciate your assistance with this matter and look forward to answering or providing any additional items required.

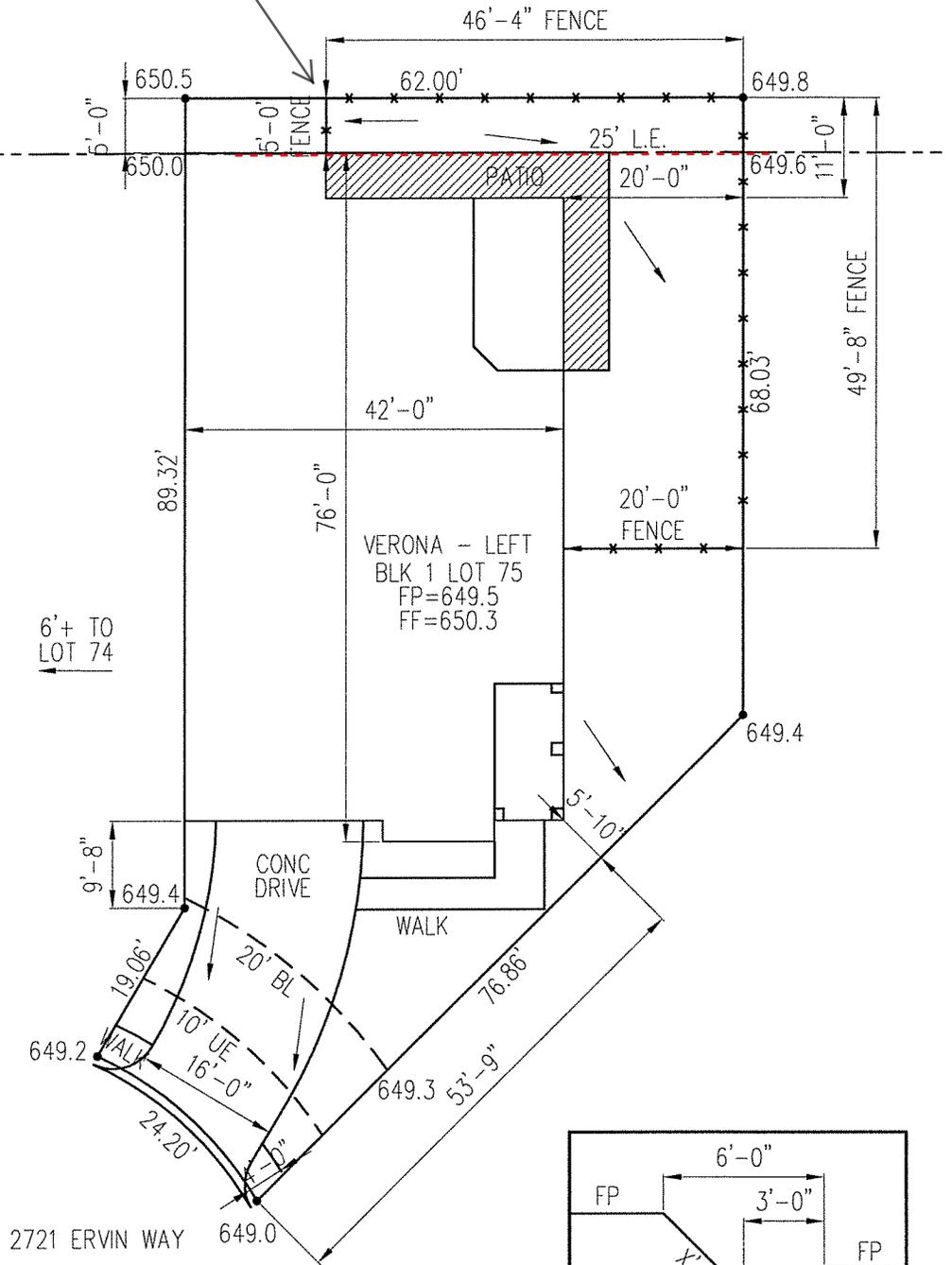
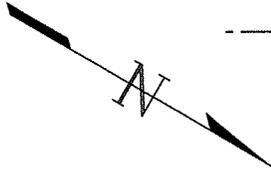
Kindest Regards,



John Delin
Managing Member

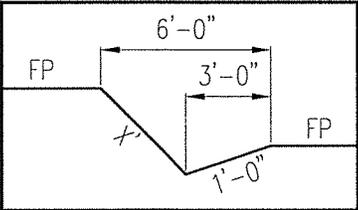
attachments

Fence encroaches by 5'



LEGEND	
BL	= BUILDING LINE
UE	= UTILITY EASEMENT
TW	= TOP OF WALL
BW	= BOTTOM OF WALL
TC	= TOP OF CURB
FP	= FINISHED PAD
FF	= FINISHED FLOOR
T	= TEMPORARY TRASH
W	= TEMPORARY WASHOUT
—x—	= WROUGHT IRON FENCE
—o—	= VINYL FENCE
→	= DIRECTION OF FLOW
▨	= EXTRA FLATWORK

IMPERVIOUS COVERAGE	
DRIVE:	602 SQFT
DRIVEWAY APRON:	0 SQFT
PATIO FLATWORK:	252 SQFT
PRIVATE WALK:	107 SQFT
PUBLIC WALK:	31 SQFT
TOTAL FLATWORK:	992 SQFT
LOT AREA:	6134 SQFT
SLAB AREA:	2991 SQFT
LOT COVERAGE:	49 %
W.I. FENCE LENGTH: 122' LINEAR FT	
PRI. FENCE LENGTH: 0' LINEAR FT	



TYPICAL DEVELOPMENT CROSS SECTION BETWEEN PADS



SUBDIVISION: LADREA MANSFIELD	
BLOCK: 1	LOT: 75
STREET ADDRESS:	
2721 ERVIN WAY	
TOWN: MANSFIELD, TX	
SCALE: 1" = 20'	DRAWN BY: SCS
DATE: 08/04/2016	
REVISION DATE:	
08/11/2016	

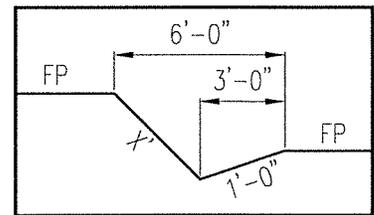
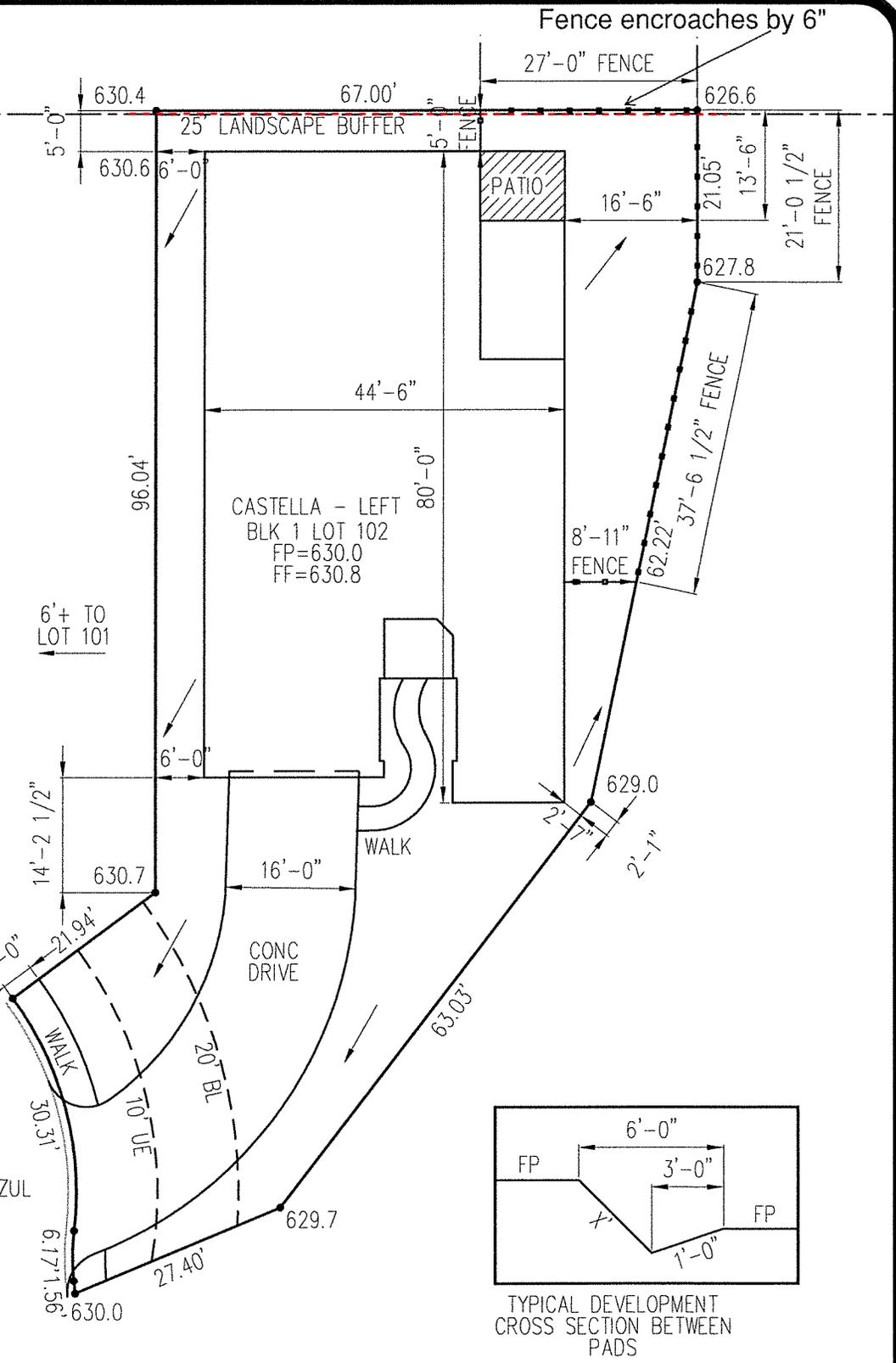
THIS DRAWING WAS PREPARED FROM INFORMATION FURNISHED BY THE HOME BUILDER. BUILDER SHOULD REVIEW THIS DRAWING TO ENSURE COMPLIANCE WITH ALL ZONING AND BUILDING CODE REGULATIONS FOR THIS PROPERTY.

BEFORE CONSTRUCTION OF ANY KIND, THE BUILDER OR CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, SIDE YARD SETBACKS AND EASEMENTS IN ORDER TO COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND RESTRICTIONS.

STREET, ALLEY AND SIDEWALK LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO DEVELOPMENT PLANS FOR CONSTRUCTION. BUILDER SHOULD CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH INLETS, TRANSFORMERS, TOPOGRAPHY, OR OTHER STRUCTURES.

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▨	= EXTRA FLATWORK

IMPERVIOUS COVERAGE	
DRIVE:	1003 SQFT
DRIVEWAY APRON:	0 SQFT
PATIO FLATWORK:	89 SQFT
PRIVATE WALK:	69 SQFT
PUBLIC WALK:	78 SQFT
TOTAL FLATWORK:	1239 SQFT
LOT AREA:	7562 SQFT
SLAB AREA:	3261 SQFT
LOT COVERAGE:	43 %
W.I. FENCE LENGTH: 100' LINEAR FT	
VINYL FENCE LENGTH: 0' LINEAR FT	



TYPICAL DEVELOPMENT CROSS SECTION BETWEEN PADS

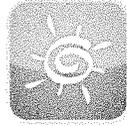


SUBDIVISION: LADREA MANSFIELD	
BLOCK: 1	LOT: 102
STREET ADDRESS:	
2819 VISTA AZUL	
TOWN: MANSFIELD, TX	
SCALE: 1" = 20'	DRAWN BY: SCS
DATE: 07/12/2016	
REVISION DATE:	
07/26/2016	
08/26/2016	

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community of hope
united methodist church

August 31, 2016

LaDera Mansfield
John Delin,
2565 Stradere Rd.
Justin, TX 76247

Email: john@integritygroups.com

John,

It has been a pleasure continuing to work with you as the development grows. It is exciting to see the homes being built and prepared for our new neighbors.

I understand that there is some conversation regarding the placement of fences and buffer areas near our shared property line. Specifically, we understand that there is a 25' buffer between the property line and the structure of the homes near our property. Within that buffer will be another fence for the homeowner, essentially reducing the buffer to 20' from fence to fence.

Community of Hope has no problem at all with the buffer being 20' from fence to fence and still 25' from property line to the home.

We look forward to the beauty of the walking paths and the homes as they are developed. Should you have any other questions, please feel free to call me at your convenience.

Grace and Hope;

Jay Frazee

Jay Frazee, Pastor
Community of Hope

