



November 16, 2018

Mr. Andrew Bogda
Planner I
City of Mansfield
1200 E. Broad Street
Mansfield, Texas 76063

Dear Mr. Bogda:

Attached you will find revisions to the development standards for the proposed Planned Development for the Birdsong community. These revisions are based on the City Council's comments provided on November 12, 2018.

Following is a list of the changes.

- Development Standards Section 3-Rear Yard Setback: The setback has been increased from 10' to 15'. A note has also been added to allow for a 10' rear setback for outdoor living areas.
- Development Standards Section 4 (B): It now indicates the garage doors shall be at least a 25' front setback.

With respect to additional lot sizes, as we discussed with the Council, it starts to get a bit cumbersome to have more than 3 distinct lot types in a community of this size. As we showed in our presentation on the Concept 4A slide, while we are only zoning to 3 lot types, the builder anticipates 5 different product types. The breakdown for those products is below.

Type 1: 25%
Type 1A: 12%
Type 2: 33%
Type 2A: 15%
Type 3: 15%

We are not proposing to adjust setbacks at this time. Additional restrictions placed on setbacks limit the number of different house plans which can be built on a particular lot type. As an example, if the garage face has to be set back, only certain houses with that configuration can be built in the community. With a limited number of different house plans which can fit on the lot, the street can look monotonous, which no one wants. Without the restriction, the home builder can offer house plans with the garage door set back or on the same plane as the remainder of the house. This allows for an increase in house variety, which will create a more attractive streetscape.

The same condition exists if we increase the minimum square footage above what we are requesting. All the requirement does is limit the different houses which can be offered by the home builder.

There was discussion regarding the location of canopy trees in the front yard. It was suggested to locate front yard canopy trees within 5' of the front property line. Unfortunately, we realized that each lot has a 10' utility easement running across the front of the lot at the property line. As such, we cannot place the canopy trees within the first 10' of the lot.

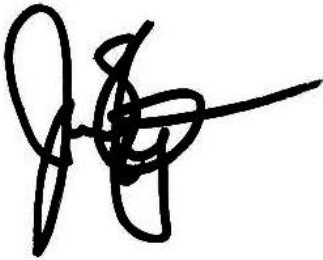
There was also discussion during the meeting regarding curvilinear streets. As I explained, certain development restrictions (i.e. having to cross gas easements perpendicular, etc.) and our shorter block lengths and overall community size limits our ability to provide curvilinear streets. I did mention that we probably have an opportunity to look at the streets in Phase 4.

I am providing the Plan Comparison exhibit for the Council's review. This is really about the best we can do without greatly impacting our open space and/or lot count. We are comfortable with either street configuration if the Council wishes to provide their input.

If the Council chooses to go with the revised street configuration, we would respectfully request that our provided open space requirement be decreased from 26.0 AC to 25.75 AC in Item 6 under "GENERAL STANDARDS". Additionally, the maximum number of Type 1 lots would increase from 200 to 202 and the number of Type 2 lots would decrease from 260 to 258.

If you have any questions, please do not hesitate to call me at 214.682.9415.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jerry Sylo', with a long horizontal stroke extending to the right.

Jerry Sylo, AICP