



November 29, 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 26, 2018, and your email dated November 27, 2018

Following is a list of the changes.

- Item 7(A) under "General Standards" for Tract 2 has been amended to indicate the HOA is responsible for maintaining fencing/screening on the walls and fences shown on the Screening Plan (Exhibit D-2).
- A note has been added to the Development Standards Table indicating J-swing garages may have a 20' front yard setback.
- A note has been added to the Development Standards Table indicating that the minimum dwelling area for at least 30% of the homes on Type 1 lots shall be 2,000 square feet.
- Item 4(A) under "Development Standards" for Tract 2 has been amended to indicate a minimum of 20% of the total number of lots within the Birdsong community shall contain a J-Swing, side entry oriented (door facing a side street), or non-front entry (access to garage is from a drive interior to the lot) garage. J-Swing garages shall not be required on TYPE 1 lots.

With respect to the requested density comparison between the Birdsong, M3 Ranch, and Somerset communities, the breakdown for those products is below. Since the lot types between communities vary slightly, we have grouped the lots to most closely correspond to the Birdsong lot types. The numbers shown below do not incorporate the townhomes in the M3 Ranch or Somerset communities.

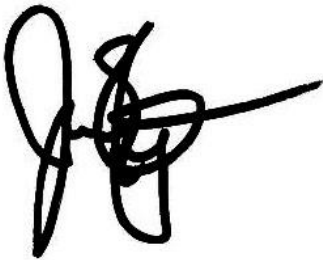
LOT WIDTH	BIRDSONG		M3 RANCH		SOMERSET	
<= 50'	200	37%	725	46%	439	40%
60'	260	48%	465	30%	425	38%
70' +	80	15%	381	24%	241	22%
	540	100%	1571	100%	1105	100%

With respect to coordinating fencing with the M3 Ranch community along the north collector street, the M3 Ranch Screening Plan does not show any fencing along the open spaces adjacent to the collector. In the locations where lots in M3 Ranch are adjacent to the collector, a board-on-board fence is required, No masonry columns were required to be incorporated into the fence's design. The proposed fencing for the Birdsong community is of a higher quality. (Tubular steel or split rail adjacent to open spaces and board-on-board with masonry columns where lots are adjacent to the collector.) Unless the Council requires the screening to match, we continue to propose the higher quality fencing.

We have amended the Development Plan to show the curvilinear alternative which was discussed during the Council meeting.

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