

Rendition Homes  
1038 Texan Trail  
Grapevine, Texas 76051  
(817) 849-5100

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December 18, 2018

Art Wright  
City of Mansfield  
Mansfield, Texas 76063

Re: Mill Valley PD - Mansfield, Tx.

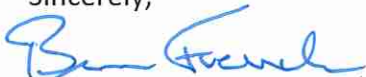
Dear Mr. Wright,

Following up our prior communications regarding our Mill Valley PD, we would like to request a modification to the Amended PD on this project to modify the "Front Build To Line" to "Front Build Line". This language was a carryover from initial zoning discussions which was part of the adjacent Southpointe PD and was not our understanding. Several plans proposed by Rendition and John Houston Homes are negatively impacted and not allowed to be constructed under the current language.

We request to be added to the next Planning & Zoning Commission Meeting Agenda to present this item.

Please let me know if you need any additional information.

Sincerely,



Bruce French  
Sr. Vice President - Land  
History Maker Homes

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Product Types	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Front Build Line Front Build-To-Line	Minimum Side Yard Setback	Minimum Rear Yard Setback	Maximum Lot Coverage	Minimum Floor Area
Manor	8,400 sf	75'	120'	20'	7'	15'	45%	2,200 sf
Township	7,800 sf	65'	120'	20'	7'	15'	45%	2,000 sf
Village	6,300 sf	55'	115'	20'	7'	15'	45%	2,000 sf
All corner lots will have an increased 5' exterior side yard setback from the above required setback.								
Corner lots must be at least 10' wider than the minimum lot width.								

Table 1 - Residential Product Table