

November 16, 2018

Lisa Sudbury
Acting Director of Planning/Assistant Director of Planning
1200 Broad Street
Mansfield, Texas

RE: Minor modification to M3 zoning

Dear Lisa Sudbury,

As we discussed in our meeting in October, the Developer for M3 Ranch desires to revise the spine road design from an alley product to a slip street design. The revision is due to the lack of home builders on the 80 ft. Type A lots that have a desire to provide an alley product. The original design intent of limiting the views of garage from the main entry drive is still being achieved with the slip road addition and requiring garages for the 80' lots fronting to face the side yard or be a J swing. The summary of changes is below with most of the exhibits revisions being due to updating the master plan background image. The overall lot count, lot mix, lot density and the overall design intent remains unchanged.

Approved Submittal:

- B : Development District Standards
- C-1 : Master Plan
- C-2 : Thoroughfare Plan
- C-3 : Street Section
- C-4 : Context Map
- D-1 : Trail & Open Space Plan
- D-2 : Art Opportunity Plan
- D-3 : Amenity Center Plan
- D-4 : Amenity Center Rendering
- D-5 : Images
- D-6 : Images
- D-7 : Images
- E-1 : Primary Entry Elevation
- E-2 : Primary Entry Plan
- E-3 : Primary Entry Rendering
- E-4 : Entry Boulevard
- F-1 : Neighborhood/ Entry Plan
- F-2 : Secondary/Tertiary Dev. Entry
- F-3 : Primary/Secondary Neigh. Entry
- F-4 : Tertiary Neighborhood Entry
- F-5 : Screening Options
- G : Phasing

Summary of November Revisions:

- (Language on alleys updated and garages along the entry drive.)
- (Updated with new plan, no design intent changes.)
- (Updated background with new plan, no design intent changes.)
- (Updated sections to allow for slip street.)
- (No Revisions)
- (Updated background with new plan, no design intent changes.)
- (Updated background with new plan, no design intent changes.)
- (Updated background with new plan, no design intent changes.)
- (No Revisions)
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- (No Revisions)
- (Updated background with new plan, no design intent changes.)
- (No Revisions)
- (Updated sections and plan to illustrate slip street.)
- (Updated background with new plan, no design intent changes.)
- (No Revisions)
- (No Revisions)
- (No Revisions)
- (Updated background with new plan, no design intent changes.)
- (Updated background with new plan, no design intent changes.)

We appreciate your time and consideration. Please let me know if you have any questions or need any additional information.

Sincerely,



Aaron Duncan
Principal