



February 26, 2019

Mr. Art Wright
Planner II
City of Mansfield
1200 E. Broad Street
Mansfield, Texas 76063

Dear Mr. Wright:

Below are some responses to your earlier email regarding the 1st public hearing for the rezoning request for the Silver Oak neighborhood. (ZC#18-031).

- Zoning designations for Mrs. Walker's property. We are attempting to get in touch with Mrs. Walker to discuss this item. As of this time, we have not heard back from her.

As Mr. Snodgrass indicated at last night's City Council meeting, in order for the Silver Oak neighborhood to be viable, Retta Road and sewer has to be extended through Mrs. Walker's property. Mrs. Walker, up to this point, has agreed to dedicate right-of-way for Retta Road and grant the easement for the sewer contingent on the Council approving the zoning for her property as requested last night.

Mr. Snodgrass will work to get a response from Mrs. Walker in time for the 2nd public hearing (March 4th).

- Concrete footings for Lillian Road screening fence and potential for a masonry screening wall along Lillian Road. With regards to the latter item, Lillian Road is classified as a Collector Street. Per the City's Subdivision Ordinance, the combination of wood fencing with masonry columns is allowed along a Collector Street.

Mr. Snodgrass spoke with the property owners along Lillian Road after last night's Council meeting. They reiterated their preferences for wooden fencing along Lillian Road where lots back to it and open fencing along the detention pond. Mr. Snodgrass will follow up with the neighbors to confirm their desires.

If their vision for the screening were to change to a masonry wall, Mr. Snodgrass will commit at this time to provide such screening versus the wooden fence.

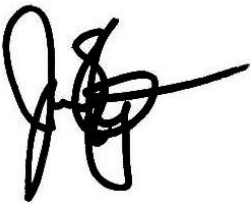
The footings for the columns are addressed in the City's Subdivision Ordinance, which requires, "Columns to be placed on appropriate structural footings." We have added similar wording in the development standards under "Perimeter Screening". We are not, nor will be requesting any type of variance to this standard.

Also, maintenance of all perimeter screening is the responsibility of the mandatory Homeowners Association. This is clearly stated in Item 6A under the "General Standards" for Tracts 3 and 4.

- Wrap-around porch clarification. The development standards have been amended to specifically reference the “wrap-around” aspect of the porch if it is to encroach into the 10’ side yard. Additionally, a photo of a house with a wrap-around porch has been added to the development standards as an illustrative example.
- With respect to meeting with neighboring property owners, Mr. Snodgrass has one meeting scheduled today to discuss the rezoning request. Also, after last night’s Council meeting, he was coordinating at least one additional meeting. He will be able to provide the Council with a status report at the 2nd public hearing.

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 'JS' with a long horizontal stroke extending to the right.

Jerry Sylo, AICP