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SENT VIA ELECTRONIC MAIL

January 6, 2020

City of Mansfield Planning Staff  
1200 E. Broad Street  
Mansfield, Texas 76063

Re: Mitchell Farms Council Comments

Dear City of Mansfield,

During our discussion with City Council in our first public hearing on November 25, 2019, we heard and listened to the concerns of the various council members that gave us feed-back on Mitchell Farms, our newest proposed development in Mansfield. We are hopeful that staff and Council will find our modifications to Mitchell Farms are consistent with Councils' objective to ensure the project will be developed to the same level of high quality exemplified by the surrounding developments. A summary of the changes is provided below:

#### Lot Mix:

Council voiced concerns that our original lot mix did not align with the South Point PD requirements. In discussions with Staff we were shown a phase of South Point very similar in size and lot count. South Pointe Phase 8B, (Exhibit A) incorporates three lot types, Cottage, Village and Manor. The break-down of the lot mix is as follows:

#### RESIDENTIAL PRODUCT SUMMARY

Phase	Type	Lot Size	Units	% of Sub-Total	Acreage	Density
8B	Cottage	50' x 110'	48	51.6%	17.32	3.0 units/ac.
	Village	65' x 115'	25	26.9%		
	Manor	75' x 120'	20	21.5%		
	Park / Open Space				8.19	
	Other				5.95	
	Sub-Total		93	100.0%	31.46	

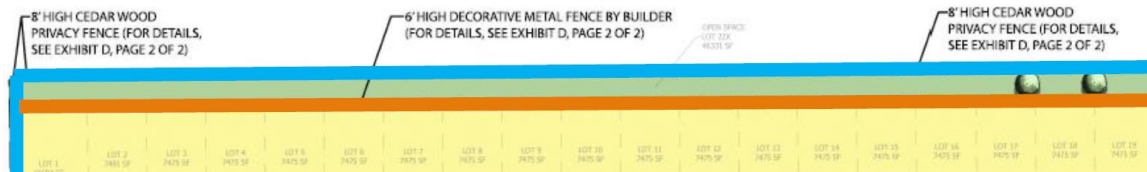
Our updated plan (Exhibit B) includes 55 cottage lots, 27 village lots and 30 manor lots. Our updated lot mix closely mirrors the lot mix percentage of South Point Phase 8B with a higher percentage of 75' Lots at 26.8% versus the 21.5% in Phase 8B. The updated Mitchell Farms lot mix is as follows:

Project	Type	Lot Size	Number of Lots	% of Sub-Total	Acreage	Density
Mitchell Farms	Cottage	50' X 110'	55	49.1%	23.78	3.73
	Village	65' X 115'	27	24.1%		
	Manor	75' X 115'	30	26.8%		
	Park/Open Space				3.68	
	Dedicated ROW				2.54	
	Sub-Total		112	100%	30.001	

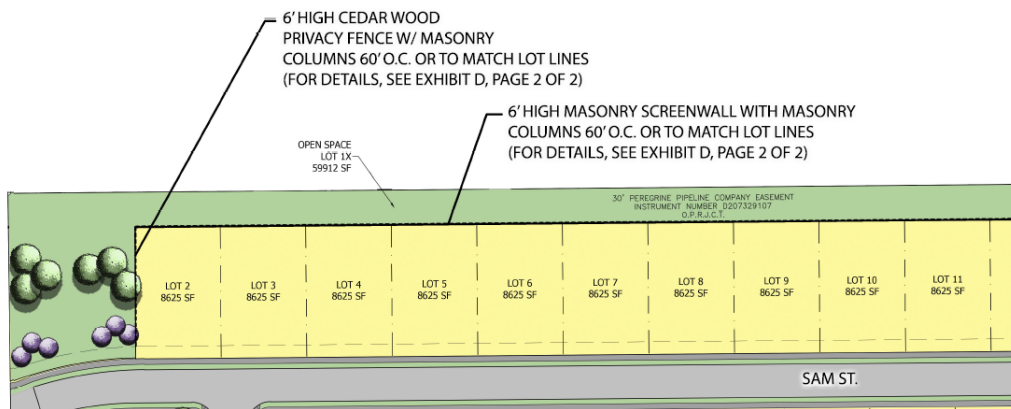
## Screening on Northern Boundary:

We have also been working with our neighbor to the north, the Living Church, on a more cohesive screening plan that would complement both proposed uses. We have eliminated the double fencing over the gas easement, removing the 30' dead space, and we are now proposing a 6' masonry wall with masonry columns along the rear lot lines of the homes abutting the Church. This will provide a lasting screening element and more usable land along the Churches border. It will also eliminate a 30' alley trapped between 2 fences that was a concern for us and the Church for both maintenance and safety.

## City Council Reading #1 North Boundary Screening:



## Updated North Boundary Screening:

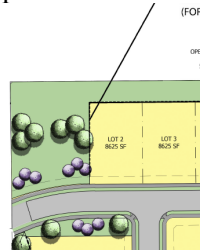
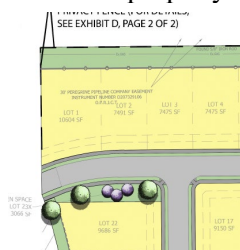


## Column Spacing:

Staff has recommended that we decrease our typical column spacing on our screening walls from 60' to 48' to match the surrounding developments. We agree with this recommendation and have made the necessary changes to our landscape plans.

## Removal of Lot 1 Block 5:

In addition, several councilmembers agreed with the unaddressed Planning & Zoning Commission recommendation that Lot 1 of Block 5 be made open space due its proximity to the gas well on the Churches property to the north. We have complied with this request and turned Lot 1 into open space.





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### **Increase J-Swing Percentage:**

The Council also discussed that the number of J-swings should be increased. We have increased the J-Swing requirement to 20% of the 65' and 75' lots over the 10% in the previous submittal.

### **Home Size Minimum:**

At our first reading, our minimum home size was 1,800 SF across the board. Council suggested that we increase the minimum home sizes. Therefore, we have increased the home size on the 65' and 75' lots to 2,000 SF and 2,200 SF respectively. The increase on the 65' lots exceeds the minimum requirements for the South Point Village Lots. The increase to 2,200 SF on the 75' lots meets the minimum requirement in South Point for the Manor Lots.

	South Pointe Manor lots	Mitchell Farms 75's	South Pointe Village lots	Mitchell Farms 65's
Minimum Lot Area	8,400 sf	<b>8250 sf</b>	6,300 sf	<b>7,180 sf</b>
Minimum Lot Width	75'	<b>75'</b>	55'	<b>65'</b>
Minimum Floor Area	2,200 sf.	<b>2,200 sf</b>	1,800 sf.	<b>2,000 sf</b>

### **Projected Price Points/Market Research:**

During our 1<sup>st</sup> Council meeting, we showed incorrect price points for the South Point Submarket. After reviewing our research, on the surrounding neighborhood's housing prices, we have affirmed Council's stance that our projected price estimates presented at our first council reading are not reflective of the current prices of South Pointe and our future product in Mitchell Farms. Currently, 50' lots at Southpointe are starting in the \$320's and some builders are starting in the \$350's. This should bring an average home price for the 50' lots much closer to the mid-high \$300's. Builder's larger 65' product is starting in the \$360's and \$380's. This is confirmation that the average home price projected for Mitchell Farms is much higher than was mistakenly presented at our first council reading.

We hope that the Council will be pleased with our efforts to comply with their feedback and vote to approve another high-quality Skorburg development in the City of Mansfield.

Cordially,

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Exhibit B