



Skorburg Company  
8214 Westchester, Ste 710  
Dallas, TX 75224  
Phone: 214/522-4945  
Fax: 214/522-7244

SENT VIA ELECTRONIC MAIL

January 30, 2020

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

Re: Colby Crossing Addition 2 resubmittal for 2<sup>nd</sup> council reading

Dear City of Mansfield,

Based on feedback provided by City Council at the first reading for Colby Crossing Addition 2 held on January 27, 2020, we are resubmitting a modified plan that we hope will be to staff's and Council's liking and materially in line with Council's vision for the property. We share Council's vision for a high-quality development that will fit well within the existing neighborhood, and we reiterate our commitment to develop the property both horizontally (Skorburg Company) and vertically (Windsor Homes). A summary of the changes made to the plan is provided below:

**Lot Mix / Density:**

The focus of concern expressed by Council at the first reading was density and lot mix (wanting fewer lots less than 65' wide). Council's vote to approve at the 1<sup>st</sup> reading was conditioned on the PD standards being re-worked to provide that no more than fourteen (14) lots would be less than 65' wide. While there was no specific discussion regarding how that number came to be, we heard council loud and clear about wanting larger lots and lower density.

While we recognize our revised plan does not fully meet that threshold, we hope Council will find the substantial changes that have been made to be materially consistent with the desired outcome. The revised plan contains three (3) fewer lots as well as a larger lot mix.

For comparison, our old plan had 5 upa in density and comprised 48 total lots (with only 27% of the lots having a lot width of at least 60') as follows:

**Old Lot Mix**

LOT SIZE TYPE:	40' WIDE LOTS	50' WIDE LOTS	65' WIDE LOTS
NUMBER OF LOTS PROVIDED:	25	10	13
MINIMUM FLOOR AREA:	2,000 S.F.	2,000 S.F.	2,200 S.F.
MINIMUM LOT AREA:	4,099 S.F.	5,500 S.F.	7,280 S.F.
MINIMUM LOT WIDTH:	40'	50'	65'
MINIMUM LOT DEPTH:	100'	110'	110'
MINIMUM FRONT SETBACK:	20'	20'	20'
MINIMUM REAR SETBACK:	10'	10'	15' (SEE NOTE 1.B.)
MINIMUM INTERIOR SIDE YARD:	5'	5'	5' & 10' TOTAL=15'
MINIMUM EXTERIOR SIDE YARD: ADJACENT TO STREET	20'	20'	20'

Our revised plan has 4.7 upa density (3 fewer lots) and consists of 45 total lots (with 51% of the lots – 23 of the 45 lots – having a lot with of 60' or greater, and 22 lots with a lot width below 60'). The lot width table for the revised plan is below, and the revised Concept Plan is included on the attached **Exhibit “A”**.

#### **Revised Plan - Lot Width Table**

LOT SIZE TYPE:	40' WIDE LOTS	50' WIDE LOTS	60' WIDE LOTS	65' WIDE LOTS
NUMBER OF LOTS PROVIDED:	18	4	8	15
MINIMUM FLOOR AREA:	2,000 S.F.	2,000 S.F.	2,000 S.F.	2,200 S.F.
MINIMUM LOT AREA:	4,000 S.F.	5,500 S.F.	6,600 S.F.	7,150 S.F.
MINIMUM LOT WIDTH:	40'	50'	60'	65'
MINIMUM LOT DEPTH:	100'	110'	110'	110' (SEE NOTE 13)
MINIMUM FRONT SETBACK:	20'	20'	20'	20'
MINIMUM REAR SETBACK:	10'	10'	10'	15' (SEE NOTE 1.B.)
MINIMUM INTERIOR SIDE YARD:	5'	5'	5'	5' & 10'=15'
MINIMUM EXTERIOR SIDE YARD: ADJACENT TO STREET	15'	15'	15'	20'

Due to the additional side yard setback needed on corner lots, the technical lot mix is provided in the table below. However, as you can see, it only impacts two (2) lots between the categories.

#### **Revised Plan - Lot Mix Table**

LOT SIZE TYPE:	40' WIDE LOTS	50' WIDE LOTS	60' WIDE LOTS	65' WIDE LOTS
NUMBER OF LOTS PROVIDED:	19	5	6	15
MINIMUM FLOOR AREA:	2,000 S.F.	2,000 S.F.	2,000 S.F.	2,200 S.F.
MINIMUM LOT AREA:	4,000 S.F.	5,500 S.F.	6,600 S.F.	7,150 S.F.
MINIMUM LOT WIDTH:	40'	50'	60'	65'
MINIMUM LOT DEPTH:	100'	110'	110'	110' (SEE NOTE 13)
MINIMUM FRONT SETBACK:	20'	20'	20'	20'
MINIMUM REAR SETBACK:	10'	10'	10'	15' (SEE NOTE 1.B.)
MINIMUM INTERIOR SIDE YARD:	5'	5'	5'	5' & 10'=15'
MINIMUM EXTERIOR SIDE YARD: ADJACENT TO STREET	15'	15'	15'	20'

We have diligently worked all edges since the first City Council reading to fulfill Council's direction. While the revised plan does not completely conform to the first reading requirement, our hope is that Council recognizes this revised plan to be generally in conformance with Council's direction and vision for the property with 51% of the lots being 60' wide or greater.

**Amenities & Perimeter Screening:**

To be able to achieve the revised lot mix and reduction in density while still maintaining a viable project, we've had to make some modifications to other amenities and screening from what was previously included in the old plan presented to Council at the first reading. The amenity and perimeter screening modifications are as follows:

1. Removed trail and benches within the detention area at the northeast corner of the property, and converted the detention pond into a retention pond that will include a fountain feature.
2. Removed the unmanned gate house – but entry will still include a hardscape entry statement similar in design and color to match the existing Colby Crossing subdivision.
3. Kept the 8' tall masonry screening wall at the HOA open space entry area that abuts the Assisted Living Center, but removed the masonry columns from the 8' tall wood fence on the rear lot lines of lots that back up to the Assisted Living Center.
4. Lowered the height of the board on board wood fencing along the high school from 8' tall to 6' tall.

The features that we've removed with this revised plan were incorporated at the direction of the Planning and Zoning Commission; however, we think converting the detention pond into a retention pond with a beautiful fountain feature will be significantly more attractive for the neighborhood.

This revised plan now includes 51% of the lots (23 of 45 total lots) having a lot width of 60' or greater. In contrast, the old plan had only 27% of the lots (13 of 48 total lots) with a lot width of at least 60'.

We hope staff and City Council will view this revised plan for Colby Crossing Addition 2 to be sufficiently in conformance with the vision of the City of Mansfield, and will vote to approve Colby Crossing Addition 2 affording Windsor Homes the opportunity to build its high-quality product in another beautiful City of Mansfield community.

Cordially,



Adam J. Buczek, Development Partner  
Skorburg Company  
8214 Westchester, Ste 710  
Dallas, TX 75225

## EXHIBIT "A"

### COLBY CROSSING ADDITION 2 LOT WIDTH CONCEPT PLAN (45 TOTAL LOTS)

#### LEGEND

	40' MINIMUM FRONTAGE
	50' MINIMUM FRONTAGE
	60' MINIMUM FRONTAGE
	65' MINIMUM FRONTAGE
	HOA / OPEN SPACE
	STREET

