

April 14, 2021

Subject: Request for Zoning Change of 4 Acre lot at 2349 N Holland Rd (ZC21-003) City of Mansfield Planning Department

Dear Mr. Bogda,

I live in the Southwind neighborhood close to 2349 N Holland Rd (ZC21-003). I am writing this letter in support of the above zoning request. When I saw the proposed lots, I reached out to Mr. Allababidi, and I was very disappointed to hear that Damascus Gardens was not initially approved due to opposition from someone in a neighboring community. I believe the benefits of a neighborhood with large lots and custom homes far outweigh any potential negatives.

My husband and I moved to the Southwind neighborhood in 2013. Since then, we have had two kids and are now looking for an upgrade. We have spent over a year looking for options to no avail. Anything custom built was/is in Arlington, Burleson, or Rendon; all of which would take us out of our children's current schools. While there are new neighborhoods popping up in Mansfield, a lot of them have smaller lot sizes and smaller square footage. Again, with these options, we would be forced to pull our children out of their school with their friends or attempt to transfer in. I know a couple other families that are in a similar situation to ours. We are constantly talking about how hard it has been to find a home. I believe, overall, the addition of another neighborhood with custom homes would be extremely welcome in this area.

I understand some concern with the opposition had to do with tract homes decreasing home values in the area. If Damascus Gardens were to be a tract home neighborhood with 100+ lots, I would see the value in that concern. However, the addition of nine custom homes is not going to decrease value. If anything, having another neighborhood with homes similar to those in King's Mill and Strawberry Fields would only bring value to the area. Southwind has added around 100 tract homes to the front of the neighborhood recently and even that has not decreased the value of our house. According to several local custom home builders, the average starting cost of a custom home in Mansfield is around \$150/square foot. The minimum square footage as posted in the EXHIBIT B ZC#21-003 DEVELOPMENT PLAN for Damascus Gardens is 2600 square feet, which would make the minimum home price around \$390,000 for the home value alone. Most of the families I know searching for homes of this caliber want at least 3500 square feet, which would put home prices at just above half a million dollars.

In my search for a larger home this past year, it seems a large majority of the custom home opportunities within MISD actually reside outside of the City of Mansfield. Why wouldn't we want to bring the opportunity to have that money actually go into the City of Mansfield? Homes in neighborhoods like Kings Mill, Strawberry Fields, and Knight's Bridge are rarely listed for sale because most people that get in custom homes stay there. When homes in those areas are listed for sale, they sell very quickly. This proves that there is clearly a demand for custom homes in this area.

I know another concern was the traffic increasing along North Holland. I don't particularly like to gamble on the chances of "what if," but for the sake of argument "what if other landowners along

North Holland follow suit and sell the land to be developed like Damascus Gardens?”. This *could* happen which might increase traffic along North Holland, but this *could* also not happen which would make the argument negligible. Many of the lots surrounding the land to be used for Damascus Gardens have homes on them, so I would think it is less likely that they would sell. In addition, if those homeowners who are directly next to the area in question have not raised any opposition to Damascus Gardens, it would seem those most affected by the change in this area do not share these same concerns.

I think the addition of Damascus Gardens would bring great value to the City of Mansfield and would give families the chance to find their forever home. I hope that you will consider all of this and approve the above zoning case. Thank you so much for your time and your consideration in this matter.

Sincerely,

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