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Date: Tuesday, December 13, 2016 12:34 PM
To: Scott Welmaker <scott.welmaker@mansfield-texas.com>, Richard Nevins <richard.nevins@mansfield-texas.com>
Subject: Holland/Skorburg

Scott/Richard,

Thanks for the heads up from last night's council meeting. As always, much appreciated.

That is a concern of the mayor and council that I am confident can be easily explained, understood and resolved. To the complete satisfaction of staff and council. And the neighbors and neighborhood.

On a regular basis we get inquiries from office and/or medical/dental users who are looking for a standalone commercial lot for their business or practice. And that proposed 250' by 250' lot located at the Matlock median break and adjacent to new quality SF homes will be a perfect fit for their needs. And that is my target.

We will be willing to reasonably restrict that commercial lot from uses that staff and the council may find objectionable. Felix earlier had mentioned gas sales, auto parts, lube center, fast food restaurants and the such. Personally I do not see any of these type of uses that would even want this lot as currently proposed and located.

There is a similar commercial tract, albeit a bit larger, that is presently being developed with uses and uses like I envision on this Matlock lot. And it is also bounded on 3 sides by quality single family homes. It is on the north side of Debbie east of North Walnut Creek Drive. There is an active market for such commercial lots fronting on both Matlock and Debbie in this neighborhood and market, that is a given.

Although I personally did not agree with Mansfield staff's concerns regarding the location of the two (2) egress/ingress points as originally drawn by Skorburg, it was and is their final call. ***And to satisfy city staff in this objection of theirs was and is the only reason that we shifted the location of this 250' by 250' lot from the north to the south.***

In our 300 acre River Park mixed use development in SW Fort Worth we built four (4) quality SF subdivisions, each ranging in acreage from 16 to 23 acres and thus similar to the 15+ acres of the Holland/Skorburg proposed SF development. ***And each of those four SF neighborhoods have only one (1) egress/ingress point.*** Price point when developed (15 to 8 years ago) of the homes in River Park ranged from the high \$200's to the high \$800's and are certainly higher today. That successful and highly regarded mixed use development is in Fort Worth. Holland/Skorburg is of course in Mansfield.

I accept the fact that Mansfield has the final call in such matters. But I did what was necessary and prudent to satisfy staff and the city solely to enable a quality SF development on this infill location to be developed. And remain convinced that it will be a great add to this neighborhood and Mansfield.

Thanks again for all you guys do.

TR