

May 15, 2019

Mansfield City Council
1200 E. Broad Street, Mansfield, Texas 76063

RE: Village at Broad Street - Zoning Ordinance Variance Request

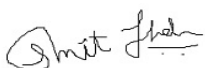
The Village at Broad Street development is located along Broad Street within the Reserve planned development district. The development will contain over 70,000 square feet of retail and restaurant space including Altitude Trampoline Park, Chipotle, Blaze Pizza, and many others. The site plan included with this letter indicates the proposed layout of the development and provides information about the businesses committed as tenants. Several sit-down restaurant establishments have committed to opening locations within our development and will require the ability to sale alcoholic beverages. Section 7800.B.21.c of the Zoning Ordinance, indicates that the sale of alcoholic beverages is not permitted on properties located within 300 feet of a public school (measured property line-to-property line). The proposed development is bordered by two public schools, Mansfield High School and Mary Orr Intermediate School, which are within 300 feet of the property lines of our development.

We are requesting a variance to section 7800.B.21.c of the City of Mansfield Zoning Ordinance to allow for the on-premises consumption of alcoholic beverages within the restaurants listed below and shown on the included site plan.

- Chipotle
- Fuddrucker's
- Blaze Pizza
- National Breakfast Chain

Please let us know if you have any questions concerning this request or there is any further information we can provide.

Thank you in advance for your consideration,



Smit Shah – Village at Broad Street

Attachments:

Mansfield Commercial CP (Overall Site Plan)
Mansfield Commercial – Separation Exhibit