

To: Felix Wong
From: Zulema Miller
Ref: Proposed Zoning Change ZC#05-019B
Date: August 7, 2014

The homeowners of High Lakes Trail would like to inform the City of Mansfield of several terrain, structural and safety concerns with the past and future development plans adjacent to the High Lakes subdivision. Any future development would have to take in to consideration the terrain, existing retaining walls, gas lines, drainage systems and the effects of flooding on the current homeowners.

The highly sloped terrain features cannot be identified on the city maps provided, however, there is a steep hill and incline from the entrance all the way to the end of the subdivision (about 2 blocks). A long retaining wall was constructed behind the homes adjacent to subject property #05-129B and terraced retaining walls were placed in between each home. This hill combined with the retaining walls creates a deep drop off into the homeowner's yards. Parts of subject property #05-129B are yet even higher on this hill/incline causing the following concerns for current homeowners:

- Any road construction or heavy vehicles driving close to the retaining wall is not only a major safety issue but has the potential of weakening the already stressed wall foundation. All roads would have to be as far away from the wall as possible.
- In order to construct the gas lines that are directly behind the retaining wall, all the trees and natural vegetation were taken out. Without these root systems and vegetation homeowners have seen an increase in erosion, more torrential flooding episodes, and retaining wall shifting and cracking. Homeowners are spending thousands of dollars re-landscaping due to flash flood damage. The more recent drought has worsened the situation.
- The City of Mansfield or the owners of subject property #05-129B must ensure that a properly engineered drainage system is put in place as soon as possible to prevent further damage from the gas line construction. Vegetation must also be replaced with alternating rows of trees and shrubs to help stabilize the terrain to prevent further erosion and shifting.

The homeowners of High Lakes Trail feel that the City of Mansfield and or the subject property owners must take the necessary precautions stated above to help stabilize the retaining walls and prevent major and or potentially tragic safety issues for the residents.

We invite you to come and see how the effect of the gas line and any future development will impact our property. We greatly appreciate your time and assistance in this matter.

Zulema Miller
1008 High Lakes Trail
817-453-2783