

jackt@legacymultifamily.net

From: Shawn Gambrell <sgambrell@firstmomentumllc.com>
Sent: Thursday, May 5, 2022 10:42 AM
To: jackt@legacymultifamily.net
Subject: Legacy at Mansfield Independent Senior Living

Jack,

It was very nice to meet you the other day! After our conversation and looking over site plans for your new facility i feel like this would be a great addition the the community, and also a great use of the land next door to us. i would definitely support this and hope the rest of the neighborhood would as well. Not only would this be a great development, it would also eliminate the illegal dumping of trash on vacant land! You have my vote!

Shawn Gambrell
First Momentum Enterprises LLC
817-648-5919

April 25, 2022

Mansfield City Manager
1200 E Broad Street
Mansfield, Tx 76063

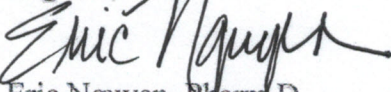
**RE: Zoning Change Request for 1460 W Turner Warnell Road, Mansfield, Tx 76063
Southeast Corner of W Turner Warnell Road and Hwy 157**

I am writing in support of the proposed Independent Senior Living project to be developed by Legacy Multifamily Development. As a professional and a business owner in Mansfield, I believed that this proposed establishment will not only be a good fit to our neighborhood but also provide a close proximity to families and many resources to our great senior citizens. After a long and productive discussion with Legacy Multifamily Development on their vision at this site, I'm very excited for the surrounding community and its citizens of Mansfield.

Developments such as this in my professional opinion can only bring on more positive stimulus and increase in property value for our Mansfield community. Additionally, it will further attracts other business sectors that may consider investing their businesses within the surrounding area.

I hope that you will join us in supporting the proposed development and help improve our community as well as serving our senior citizens. I understand that Legacy Multifamily Development value and commitment to better serve our community is true and complimentary to our future.

Regards,



Eric Nguyen, Pharm.D.
Owner, President

Melrose Pharmacy, LLC
2860 Hwy 157 N. #120
Mansfield, Tx 76063
817-453-4444



Sunshine Yoga Shack
2880 Hwy 157 North Suite 106
Mansfield, TX 76063
www.SunshineYogaShack.com

Mansfield City Manager
1200 E. Broad Street
Mansfield, TX 76063

RE: Zoning Change Request for 1460 W Turner Warnell Road, Mansfield, TX
76063
Southeast Corner of W Turner Warnell Road and Hwy 157

I am writing to support the proposed Independent Senior Living project to be developed by Legacy Multifamily Development. We recently had the opportunity to discuss the project with Legacy Multifamily Development and their vision for the development and for the greater Mansfield community. As a neighboring business and local resident, we believe this project will create a lasting positive impact on Mansfield.

Legacy Multifamily Development's project will provide a needed catalyst for improvement in this area and additional support for the nearby businesses and other residents. Additionally, the commitment to quality development and amenities proposed offer value in the choice of housing for seniors, in a convenient location. We feel this is something that Mansfield residents would desire.

We were impressed with Legacy Multifamily Development's outline for this property and their commitment to Mansfield. I hope you will join us in supporting their proposed development.

Sincerely,

A handwritten signature in black ink that reads "Lynn Rozak". The script is fluid and cursive.

Lynn Rozak
Owner and President
Sunshine Yoga Shack, Inc.
ERYT-500, YACEP, Reiki Master



BEALL 157 RETAIL, LLC
5712 Colleyville Boulevard, Suite 200
Colleyville, Texas 76034

June 3, 2022

Jack D. Traeger
Legacy Multifamily Development, LLC
17304 Preston Road, Suite 800
Dallas, Texas 75252

Mr. Traeger:

I have reviewed Legacy Multifamily Development's project narrative for the proposed senior living community located at 1460 W Turner Warnell Road, Mansfield, Texas 76063. I am writing to you in support of this proposed development.

As your neighbor, I appreciate you reaching out to me about your intentions to develop the site to the east of our property. A senior living community will be a great benefit for the tenants at Beall 157 Retail and for the city of Mansfield.

Sincerely,

A handwritten signature in blue ink, appearing to read 'LRBH'.

Logan R. Beall
Beall 157 Retail, LLC



US Headquarters
1000 N. Main Street, Mansfield, TX 76063, USA
(817) 804-3800 Main
www.mouser.com

April 21, 2022

Mr. Joe Smolinski
Mansfield City Manager
1200 E. Broad St.
Mansfield, TX 76063

RE: Zoning Change Request for Legacy at Mansfield Independent Sr. Living Community

Dear Mr. Smolinski,

I am writing in support of the proposed Independent Senior Living community project to be developed by Legacy Multifamily Development. We recently had the opportunity to meet with Jack Treager of Legacy to discuss his vision and plans for this new development and its place in our Mansfield community. As the largest private employer in the city, we feel this project will create a lasting positive impact on Mansfield.

As our workforce ages or their parents age, they are looking for an Independent yet maintenance-free lifestyle that is convenient to community activities. Since it is for Seniors, this plan should not have an impact on MISD. The renderings of the buildings and the proposed open space and landscape buffers will provide a quality development we can all appreciate.

We were impressed with Legacy's outline for this property, their commitment to Mansfield and their proven track record of delivering quality projects. I hope you will join us in supporting their proposed Independent Sr. Living Community.

Sincerely,

A handwritten signature in blue ink, appearing to be 'P. Shopp, Jr.', written over the word 'Sincerely,'.

Peter F. Shopp, Jr.
SVP Business Operations

**MANSFIELD COMMERCIAL PARTNERS, LP
8828 N STEMMONS FREEWAY, SUITE 212
DALLAS, TX 75247
214.505.9409**

August 31, 2022

SUPPORT LETTER

RE: Zoning Case # ZC22-011
1200 Turner Warnell
Mansfield, Texas, 76063

Dear City of Mansfield Staff, Mayor, and City Council:

My name is Hector Escamilla Jr., and I represent the ownership of the subject tract at 1200-1420 Turner Warnell Rd in Mansfield, TX. We have owned the property since the late 1990's as an investment opportunity, foreseeing the future development along Cooper St / Hwy 157.

Through the years we have had a number of interested parties in the land, and a few that have put forth development plans. None of the previously interested parties have put forth the quality of a plan that Legacy Multifamily Development has brought to the table.

The property sits in a secondary location compared to the neighboring retail to the west fronting Cooper St / Hwy 157. The proposed Independent Senior Living community is a great transitional use between the existing retail buildings and Single Family Residential to the South and East. Locating this development near the existing retail also helps to foster a sense of walkability in the area and provides amenities to the residents of the future development.

I am confident that this development will be a benefit to the community now and for years to come. The effort that the developer has shown with its proactive community outreach, and working with the City of Mansfield to institute their goals and alignment with the Comprehensive Plan is impressive.

At this time, I request that the Planning and Zoning Commission and the City Council of Mansfield, TX vote in favor of the desired Zoning Change.

Thank you for your attention in this matter.

Sincerely,



Hector Escamilla Jr.
President of Escamilla Capital Corporation
General Partner of Mansfield Commercial Partners, LP