

From: Christopher Tran
Manager Walnut Plaza

To: City Council Members
City of Mansfield

RE: #ZC18-002 aka Walnut Plaza 2000 FM 157 Mansfield, TX 76063

Dear City Council Members:

We would like to address the concern of some council members regarding the parking lot, landscaping, and an enclosure for the dumpsters. Upon closer evaluation of the area of what could and could not be done, Landlord proposed to do the following:

- 1) Within six months after the remodeling of the façade for the shopping center, Landlord will have areas of the parking lot which needs to be repaired cut out and replaced with new concrete.
- 2) Due to the fact that there is no irrigation system, it was determined that it would be best to wait until sometimes in October to have some xeriscaping in place on the side of HR Block which is facing Hwy 157, as well as some low bushes along the grassy knoll in front of the shopping center.
- 3) We could not even if we want to build an enclosure for the dumpsters due to the fact that the area back there is very narrow already, and delivery truck actually have to back in when they make delivery. One of the dumpsters is actually on the property of the people next to us.

We greatly appreciate the opportunity to proceed with this exciting project, and are looking forward to presenting the City of Mansfield a new, improved, better managed, and very nice shopping center for all to enjoy.

Sincerely yours,

Christopher Tran

Manager Walnut Plaza