



Request to Increase the Height of the Main Identification Sign

Regalia Mansfield South
350 North State Highway 360
Mansfield, Texas 76063

Pace Realty Corporation is the Managing Agent for Regalia Mansfield South and has managed the multifamily rental community since the opening in 2014. The main identification sign is situated at the driveway entrance to the community along the service road at 350 North Highway 360. At the time of construction, the main identification sign was clearly visible to all vehicular traffic along the northbound service road.

In 2017, a self-storage facility owned by Assured Self Storage was constructed at 264 North State Highway 360. The main identification sign for the self-storage facility was constructed in early 2018. The sign for the self-storage facility was placed in a position that clearly blocks the visibility of the main identification sign for Regalia Mansfield South to vehicular traffic traveling northbound along the State Highway 360 service road.

Since the time that the self-storage sign was constructed, prospective resident traffic for Regalia Mansfield South has significantly decreased. Our office staff at the community has received comments from prospective residents by telephone and email that they were unable to locate the entrance to the community when traveling northbound on the Highway 360 service road. Our current residents have also commented that their guests have also missed the entrance to the community because they could not see the main identification sign.

The lack of visibility of The Regalia Mansfield South main identification sign has placed the multifamily rental community at a competitive disadvantage. Much of the vehicular traffic along the State Highway 360 service road travels above the posted speed limit. Asking our prospective residents and residents' guest to slow when they near the self-storage facility could pose a safety issue.

We respectfully request that the city of Mansfield allow us to increase the height of Regalia Mansfield South's main identification sign so it is visible to vehicular traffic on the northbound State Highway 360 service road. Our staff has spoken with a representative of Assured Self Storage about increasing the height of our main identification sign, and they did not have an objection to that solution.

We appreciate your consideration of our request.

Respectfully,

A handwritten signature in blue ink, appearing to read "Steve Thurber", is written over a horizontal line.

Steve Thurber
Executive Vice President
Pace Realty Corporation

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