



Andrew Bogda <andrew.bogda@mansfieldtexas.gov>

Colby Crossing Phase 2 / Mansfield ISD capacity

Adam Buczek <abuczek@skorburgcompany.com>

Mon, Feb 10, 2020 at 2:47 PM

To: Andrew Bogda <andrew.bogda@mansfieldtexas.gov>

Cc: Adam Shiffer <AShiffer@skorburgcompany.com>, Kevin Harrell <kharrell@skorburgcompany.com>, John Arnold <jarnold@skorburgcompany.com>, Bryan Holland <bholland@skorburgcompany.com>, Neil Stenberg <Nstenberg@skorburgcompany.com>

Andrew,

In case anyone has any council members or residents express a concern about Mansfield ISD's capacity to handle our Colby Crossing Addition 2 development this evening, please see the e-mail correspondence today with Dr. Cash of Mansfield ISD. Please feel free to share with any council members and/or staff before the meeting if you think it would be helpful. As Dr. Cash states below, Mansfield ISD has the capacity on all campuses to handle our proposed development. The only campus that Dr. Cash states is currently at capacity is Mansfield High School – but as he states below, Mansfield ISD would be able to handle any additional high school students in Colby Crossing Addition 2 with increased class sizes without needing to construct any additional buildings or redraw boundary lines.

Thanks.

Best Regards,

Adam J. Buczek

Development Partner

Skorburg Company

8214 Westchester Drive, Suite 710

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From: Adam Shiffer <AShiffer@skorburgcompany.com>**Sent:** Monday, February 10, 2020 2:11 PM**To:** Adam Buczek <abuczek@skorburgcompany.com>**Subject:** Fwd: Colby Crossing Phase 2 Development

See forwarded email from Mansfield ISD

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From: Cash, Paul <PaulCash@misdmail.org>
Sent: Monday, February 10, 2020 2:08:59 PM
To: Adam Shiffer <AShiffer@skorburgcompany.com>
Subject: RE: Colby Crossing Phase 2 Development

We rely on our demographer company to determine the density of developments.

For the high school, MHS would simply absorb the increase in students by allowing more students in each class, no need for any additions at this time.

Paulo

From: Adam Shiffer [<mailto:AShiffer@skorburgcompany.com>]
Sent: Monday, February 10, 2020 1:28 PM
To: Cash, Paul <PaulCash@misdmail.org>
Subject: RE: Colby Crossing Phase 2 Development

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Thanks for your response Paul. Does the ISD have a way to provide a general estimate of high school students for a single family 45 house lot development? Also, for any additional high school students, would the ISD have options to handle them? For example, would they just increase class sizes or have to build additional classroom space?

Thank you,

Adam

From: Cash, Paul <PaulCash@misdmail.org>
Sent: Monday, February 10, 2020 1:12 PM
To: Adam Shiffer <AShiffer@skorburgcompany.com>
Subject: RE: Colby Crossing Phase 2 Development

Adam,

I received your message.

The schools impacted by your development include: Brown Elementary School, Asa Low Intermediate School, Wester Middle School, and Mansfield High School.

The only school that will be negatively impacted by additional student growth is Mansfield High School.

Mansfield High School is currently at capacity.

The other 3 schools will not be negatively impacted.

Paul

From: Adam Shiffer [mailto:AShiffer@skorburgcompany.com]

Sent: Monday, February 10, 2020 11:08 AM

To: Cash, Paul <PaulCash@misdmail.org>

Subject: Colby Crossing Phase 2 Development

WARNING: This email originated from outside of Mansfield ISD.

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Good morning Dr. Cash,

I recently left you a voicemail regarding our new development we are taking through the zoning process, Colby Crossing Addition 2. Before our Council meeting tonight, we wanted to reach out to the ISD about the school districts capacity for an additional 45 homes. Please see attachment for reference. Because some of the lot sizes are smaller we don't foresee every homeowner having school aged children but wanted to see if you could provide some sort of assurance that the ISD will have capacity for this new development. Please get back to us at your earliest convenience.

Thank you,

Subject Property



Subject Property

Location:	Southeast quadrant of Cannon Dr. and Miller Rd
Size:	+/- 9.612 Acres
Current Zoning:	PD 1645-07 (Senior Living Complex)
Proposed Zoning:	45 SF Detached Lots (3 fewer lots than 1 st CC reading)

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