



2900 Wingate Street
Suite 200
Fort Worth, Texas 76107
VaqueroVentures.com

August 16th, 2021

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

Vaquero Ventures is seeking a variance for the sale of alcohol within 300 ft. of property owned by Mansfield ISD. The project we are working on is located at 1195 W Debbie Ln. within the C-2 zoning district. The development will consist of a 4872 SF convenience store. The site plan I have attached shows the proposed layout of the 7-Eleven 2.0 store, fuel pump stations, and parking. 7-Eleven requires the ability to sell alcoholic beverages for off-site consumption. As indicated in Section B.21.c of Chapter 155.099 of the City's Code of Ordinances, no-sale of alcoholic beverages is permitted within 300 feet of a public or private school. Our development is located adjacent to the Danny Griffin Operation Complex, which provides transportation for Mansfield's public schooling system. Ben Barber Innovation Academy and Frontier High School are located on the same piece of property but are not adjacent to our proposed site (as shown in the Separation Exhibit attached).

We are requesting a variance to Section B.21.c of Chapter 155.099 of the City's Code of Ordinances to allow for the sale of alcohol for off-premises consumption within the proposed 7-Eleven convenience store.

Please feel free to reach out if there is any further information we can provide.

Sincerely,

Brad White
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