

AGENDA

**PLANNING AND ZONING COMMISSION
CITY OF MANSFIELD, TEXAS
CITY HALL COUNCIL CHAMBERS
MONDAY, APRIL 15, 2019, 6:30 PM**

1. CALL TO ORDER

2. APPROVAL OF LAST MEETING MINUTES

- 3. CITIZEN COMMENTS:** Citizens wishing to address the Commission on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes. Please refrain from “personal criticisms”.

In order to be recognized during the “Citizens Comments” **or** during a public hearing (applicants included), please complete a yellow “Appearance Card” located at the entry to the Chambers and present it to the Planning Secretary.

- 4. CONSENT AGENDA:** All matters listed under the consent agenda are considered routine. If discussion is desired, then an item will be removed from the consent agenda and considered separately.

- A. SD#18-015: Final Plat of Lots 1 & 2, Block 1, Charles Brooks Addition
- B. SD#19-013: Final Plat of Lots 1-19, 20X and Lot A, Block 1, Mansfield Webb Town Homes

END OF CONSENT AGENDA

5. PUBLIC HEARINGS:

- A. SD#19-015: Public hearing on a replat to create Lots 10-R1 and 10-R2, Block 1, English Farms Addition
- B. ZC#17-022: Public hearing to consider a change of zoning from PR Pre-Development District, SF-12/22 Single-Family Residential District, and C-2 Community Business District to PD Planned Development District for single-family residential uses on approximately 65.2525 acres out of the Esquire Hendricks Survey, Abstract No. 659 & the William H. Herrall Survey, Abstract No. 724, Tarrant County, TX, and approximately 15.9256 acres out of the Esquire Hendricks Survey, Abstract No. 659, Tarrant County, TX, altogether totaling approximately 81.1781 acres generally located on the west side of Callender Road, north of the MISD Center for the Performing Arts, and southeast of the Woodland Estates subdivision.
- C. ZC#19-001: Public hearing for a change of zoning from SF-12/22 Single-Family Residential District and PR Pre-Development District to PD Planned Development District for single-family residential uses on approximately 7.7 acres out of Lot 1R1, Change of Scenery; 1.2 acres out of Lot 1R2, Change of Scenery; and 1.122 acres out of the William Childress Survey, Abstract No. 1949, Tarrant County, TX, totaling approximately 10.022 acres located at the southeast corner of Seeton Road and National Parkway.
- D. ZC#19-002: Public hearing for a change of zoning from C-2 Community Business District & PR Pre-Development District to PD Planned Development District for single-family residential uses on approximately 11.82 acres out of the Treese Crawford Survey, Abstract No. 831, Johnson County, TX, located on the east side of S. Main Street, approximately 112 feet north of Vinewood Drive.
- E. ZC#19-004: Public hearing for a request for a Specific Use Permit for an Auto Repair Garage on approximately 0.8656 acres out of the Jacob Back Survey, located at 800 N. SH 360

6. COMMISSION ANNOUNCEMENTS

7. STAFF ANNOUNCEMENTS

8. ADJOURNMENT OF MEETING

9. NEXT MEETING DATE: May 6, 2019

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Friday, April 12, 2019**, in accordance with Chapter 551 of the Texas Government Code.

Delia Jones, Planning and Zoning Secretary

- This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817 473-0211 or TDD 1-800-RELAY TX, 1-800-735-2989.
- In deciding a zoning change application, the Planning & Zoning Commission and City Council are required to determine the highest and best use of the property in question. The Commission may recommend and the Council may approve a change in zoning to the category or district requested by the applicant or to any zoning category or district of lesser intensity. Notice is presumed sufficient for every District up to the intensity set forth in the zoning change application.

**PLANNING & ZONING COMMISSION MEETING
CITY OF MANSFIELD**

April 1, 2019

Vice-Chairman Smithee called the meeting to order at 6:30 p.m. in the Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

Present:

Cory Smithee	Vice-Chairman
Mel Neuman	Commissioner
Kent Knight	Commissioner
Robert Klenzendorf	Commissioner
Andrew Papp	Commissioner
Tamera Bounds	Commissioner

Absent:

Wayne Wilshire	Chairman
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Staff:

Lisa Sudbury	Interim Director of Planning
Andrew Bogda	Planner
Delia Jones	Planning & Zoning Secretary
Clay Cawood	Fire Marshal
Joe Smolinski	Deputy City Manager

Call to Order

Vice-Chairman Smithee called the meeting to order at 6:30 p.m.

Minutes

Vice-Chairman Smithee called for approval of the March 18, 2019, minutes. Commissioner Bounds made a motion to approve the minutes. Commissioner Neuman seconded the motion which carried by the following vote:

Ayes: 6 - Smithee, Knight, Neuman, Papp, Klenzendorf and Bounds

Nays: 0

Abstain: 0

Citizen Comments

Calvin Webb, new Mansfield homeowner, spoke regarding the amenity center and park areas in SouthPointe that are unfinished. He stated that the city should hold developers to their agreements and commitments as outlined in their homeowner documents.

ZC#19-003: Public Hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for office, church, and special event uses on approximately 0.68 acres known as Lots 2 & 3, Block 15, Original Town of Mansfield, generally located at 403 E. Broad Street and 400 Elm Street

Mr. Bogda gave a brief overview of the request, power point presentation and was available for questions. Sheri Bumgardner, representing the applicant was available for questions.

Vice-Chairman Smithee opened the public hearing and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Vice-Chairman Smithee closed the public hearing.

Commissioner Bounds made a motion to approve the request. Commissioner Knight seconded the motion which carried by the following vote:

Ayes: 6 - Smithee, Knight, Neuman, Papp, Klenzendorf and Bounds

Nays: 0

Abstain: 0

OA#19-001: Public hearing and consideration of a proposed amendment of Section 8600.A of the Zoning Ordinance to revise the regulations for issuing or revoking Specific Use Permits by City Council

Mr. Bogda gave an overview of the amendment, power point presentation and was available for questions.

Vice-Chairman Smithee opened the public hearing and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Vice-Chairman Smithee closed the public hearing.

After discussion, Commissioner Neuman made a motion to approve the proposed amendment. Commissioner Papp seconded the motion which carried by the following vote:

Ayes: 6 - Smithee, Neuman, Knight, Klenzendorf, Papp and Bounds
Nays: 0
Abstain: 0

Other Agenda Items

Vice-Chairman Smithee stated that the following plats have had the easement information added and therefore, recommended they be approved with one vote. Commissioner Knight made a motion to approve the following plats:

- SD#18-039: Final Plat of Southpointe Phase 4
- SD#18-040: Final Plat of Southpointe Phase 5
- SD#18-046: Final Plat of Southpointe Phase 7
- SD#18-047: Final Plat of Southpointe Phase 8A

Commissioner Bounds seconded the motion which carried by the following vote:

Ayes: 6 - Smithee, Neuman, Knight, Klenzendorf, Papp and Bounds
Nays: 0
Abstain: 0

SD#19-008: Preliminary Plat of M3 Ranch Phase 1

Commissioner Neuman made a motion to approve the plat with the requested variance to the frontage requirement for Lot 2, Block 4. Commissioner Knight seconded the motion which carried by the following vote:

Ayes: 6 - Smithee, Neuman, Knight, Klenzendorf, Papp and Bounds
Nays: 0
Abstain: 0

SD#19-012: Final Plat of Lots 1-5, Block 1, Butler Masonry Addition

Commissioner Knight asked if there was a conflict with anything else on the plat and Ms. Sudbury confirmed that it is in compliance with the Planned Development.

Commissioner Papp made a motion to approve the plat. Commissioner Klenzendorf seconded the motion which carried by the following vote:

Ayes: 6 - Smithee, Neuman, Knight, Klenzendorf, Papp and Bounds
Nays: 0
Abstain: 0

Commissioner Announcements

None

Staff Announcements

None

Adjournment

Commissioner Knight made a motion to adjourn the meeting. Commissioner Bounds seconded the motion which carried by the following vote:

Ayes: 6 – Smithee, Neuman, Knight, Klenzendorf, Papp and Bounds

Nays: 0

Abstain: 0

With no further business, Vice-Chairman Smithee adjourned the meeting at 6:51 p.m.

Cory Smithee, Vice-Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: April 15, 2019

Subject: SD#18-015: Final Plat of Lots 1 & 2, Block 1, Charles Brooks Addition

GENERAL INFORMATION

Applicant:	Charles Brooks, owner GSI Geomatic Solutions, Inc., surveyor
Location:	340 English Trail, Venus TX
Existing Zoning:	N/A – property in ETJ
Proposed Use:	Residential
Size:	3.988 acres
Total Number of Lots:	2
R.O.W. Dedication:	30' from the centerline of English Trail
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

The purpose of this plat is to create two residential lots from one tract. Lot 1 has an existing house that will remain on it and a new residence will be built on Lot 2.

Staff recommends approval.

OWNER
 CHARLES BROOKS
 340 ENGLISH TRAIL
 VENUS, TEXAS 76084
 682-554-1500
 AMKTCB@HOTMAIL.COM

VLP HOLDINGS LLC
 INSTRUMENT NO. 153
 O.P.R.J.C.T.

CITY OF MANSFIELD
 GRID COORDINATES
 N 6,877,004.59
 E 2,388,325.57

PAUL BREWER
 VOLUME 2700, PAGE 995
 O.P.R.J.C.T.

3,988 Acres
 CHARLES BROOKS
 VOLUME 2034, PAGE 216
 O.P.R.J.C.T.

ROY BRASHER
 VOLUME 1714, PAGE 587
 O.P.R.J.C.T.

ROY THOMPSON
 VOLUME 1188, PAGE 788
 O.P.R.J.C.T.

ALFRED MARTINEZ
 VOLUME 2878, PAGE 130
 O.P.R.J.C.T.

2.420 Acres
 105410.7 Sq. Feet
 LOT 1, BLOCK 1
 CHARLES BROOKS ADDITION

MILAN CRISTO
 VOLUME 1846, PAGE 208
 O.P.R.J.C.T.

0.170 Acres
 7402.3 Sq. Feet
 R.O.W. DEDICATION

L&O PROPERTIES
 INSTRUMENT NO. 28484
 O.P.R.J.C.T.

1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN
 BASED ON COMMUNITY PANEL 48251C0100J
 AND LOMR EFFECTIVE FEBRUARY 21, 2013
 ZONE AE

LINE	BEARING	DISTANCE
L1	S61°52'11"W	349.21'
L2	N24°41'30"W	30.64'
L3	N38°08'14"W	79.29'
L4	N39°06'47"W	59.29'
L5	N48°09'52"W	56.59'

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS") AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS.

NO OBSTRUCTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY, OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREIN ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANSFIELD TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFOREMENTIONED RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEAN-UP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY (30) DAYS OF ITS MAILING.

SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.

SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE, AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.

AFTER RECORDING, RETURN TO CITY OF MANSFIELD
 1200 E. BROAD STREET, MANSFIELD, TX 76063

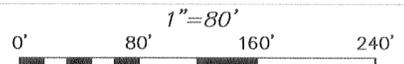
- A. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS AND FILLING OR OBSTRUCTION OF THE FLOODWAYS IS PROHIBITED.
- B. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR CROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
- C. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE COURSES OR FOR THE CONTROL OF EROSION.
- D. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONA INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
- E. ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPILED WITH.
- F. INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE, FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
- G. A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER IT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATION THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

SURVEYOR'S CERTIFICATION

I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON MARCH 27, 2017, AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

SJ Hoffman 4/5/19

REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6084



LEGEND

- IRF IRON ROD FOUND
- CIRS CAPPED IRON ROD SET
- STAMPED "GSI SURVEYING"
- C.M. CONTROLLING MONUMENT
- B.SL BUILDING SETBACK LINE
- DE DRAINAGE EASEMENT
- JCSUD JOHNSON COUNTY SPECIAL UTILITY DISTRICT

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF JOHNSON

WHEREAS, CHARLES BROOKS IS THE SOLE OWNER OF AN 3.818 ACRE TRACT OF LAND LOCATED IN THE R.B. & F.A. ENGLISH SURVEY, ABSTRACT NO. 254, JOHNSON COUNTY, TEXAS AS RECORDED IN VOLUME 2034, PAGE 216, DEED RECORDS, JOHNSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", S 61°46'32" W, A DISTANCE OF 31.41 FEET FROM THE NORTHEAST CORNER OF SAID BROOKS TRACT, IN THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO ALFRED MARTINEZ, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 2878, PAGE 130, O.P.R.J.C.T., IN ENGLISH TRAIL;

THENCE, CROSSING SAID BROOKS TRACT, S 11°01'24" E, A DISTANCE OF 246.72 FEET, TO AN X-CUT SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING S 61°52'11" W, A DISTANCE OF 31.39 FEET FROM THE SOUTHEAST CORNER OF SAID BROOKS TRACT, IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO L&O PROPERTIES, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 28484, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID BROOKS TRACT, AND WITH SAID L&O TRACT, AND WITH THE COMMON LINE BETWEEN SAID BROOKS TRACT, AND WITH A TRACT OF LAND CONVEYED TO ROY THOMPSON, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1188, PAGE 780, O.P.R.J.C.T., CONSECUTIVELY, S 61°52'11" W, A DISTANCE OF 697.74 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHWEST CORNER OF SAID BROOKS TRACT, AT THE EASTERNMOST CORNER OF A TRACT OF LAND CONVEYED TO ROY BRASHER, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1714, PAGE 587, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID BROOKS TRACT, AND WITH SAID BRASHER TRACT, N 73°19'57" W, A DISTANCE OF 97.79 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHWEST CORNER OF SAID BROOKS TRACT, AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO PAUL BREWER, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 2700, PAGE 995, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID BROOKS TRACT, AND WITH SAID BREWER TRACT, N 27°37'19" E, A DISTANCE OF 294.82 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE NORTHWEST CORNER OF SAID BROOKS TRACT, AT THE SOUTHWEST CORNER OF SAID MARTINEZ TRACT;

THENCE, WITH THE COMMON LINE BETWEEN SAID BROOKS TRACT AND WITH SAID MARTINEZ TRACT, N 61°46'32" E, A DISTANCE OF 596.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.818 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON MARCH 2, 2018.

UTILITY EASEMENT NOTE: ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT. AND ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

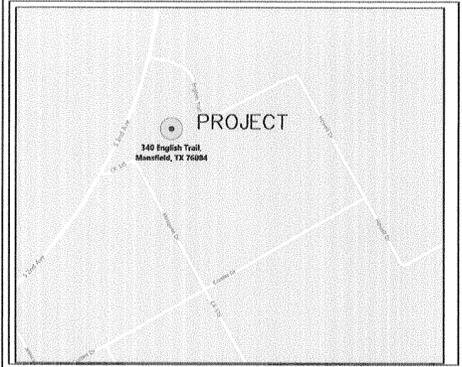
A 15' JCSUD BLANKET EASEMENT RECORDED IN VOLUME 2026, PAGE 474, O.P.R.J.C.T., DOES AFFECT THE SUBJECT TRACT, HOWEVER, THIS SURVEYOR CANNOT DETERMINE THE LOCATION THEREOF.

THE DRAINAGE EASEMENT AS SHOWN ON THIS PROPERTY ENCOMPASSES ALL THE LAND FROM THE EASEMENT LINE THEN WESTERLY TO THE BOUNDARY OF THE SUBJECT TRACT.

FILED FOR RECORD _____, 20____
 PLAT RECORDED IN VOLUME _____, PAGE _____, DRAWER _____
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
 DEPUTY CLERK _____

APPROVED BY THE CITY OF MANSFIELD
 _____ 20____
 APPROVED BY: _____ P&Z COMMISSION CHAIRMAN
 _____ 20____
 ATTEST: _____ PLANNING AND ZONING SECRETARY

VICINITY MAP (NOT TO SCALE)



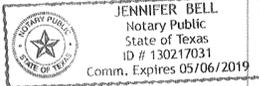
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT CHARLES BROOKS, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, DOES HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 & 2, BLOCK 1, CHARLES BROOKS ADDITION, JOHNSON COUNTY, TEXAS, AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT 11:07, THIS THE 5TH DAY OF April, 2019.

FOR: CHARLES BROOKS, A TEXAS SOLE OWNER

Charles Brooks
 CHARLES BROOKS



STATE OF TEXAS
 COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES BROOKS, KNOWN TO ME BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID OWNER.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5 DAY OF April, 2019.

Jennifer Bell
 NOTARY PUBLIC, FOR THE STATE OF TEXAS

- SURVEYOR'S NOTES:**
- ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (CORS 96).
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COPY OF A COMMITMENT FOR TITLE INSURANCE.
 - THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS SURVEY EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
 - () DENOTES RECORD DATA.

THIS SURVEY EXHIBIT WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON MARCH 2, 2018 AND SHOWS THE VISIBLE IMPROVEMENTS OBSERVED AT THE TIME OF THE SURVEY.

FINAL PLAT
LOTS 1 & 2, BLOCK 1
CHARLES BROOKS ADDITION,
 3.988 ACRES OUT OF THE R.B. & F.A. ENGLISH SURVEY,
 ABSTRACT NO. 254
 JOHNSON COUNTY, TEXAS
 2 LOTS

DATE: JANUARY 9, 2019 CASE SD#18-015

GEOMATIC SOLUTIONS, INC.

3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS
 OFFICE: 817-487-8916
 TBPLS FIRM NO. 10184400, SHELBY@GSI SURVEY.COM

Scale: 1"=80'	Date: 4/14/18	DWG: 2016427-FINAL PLAT
Drawn: OF	Checked: SJH	Job: 2016-427

PLANNING AND ZONING COMMUNICATION

Agenda: April 15, 2019

Subject: SD#19-013: Final Plat of Lots 1-19, 20X and Lot A, Block 1, Mansfield Webb Town Homes

GENERAL INFORMATION

Applicant:	Dong Wu, owner Macatee Engineering, engineer
Location:	East of Northside Church of Christ and west of La Frontera Trail (Arlington)
Existing Zoning:	PD
Proposed Use:	Single-family attached townhomes
Size:	3.669 acres
Total Number of Lots:	19 lots
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

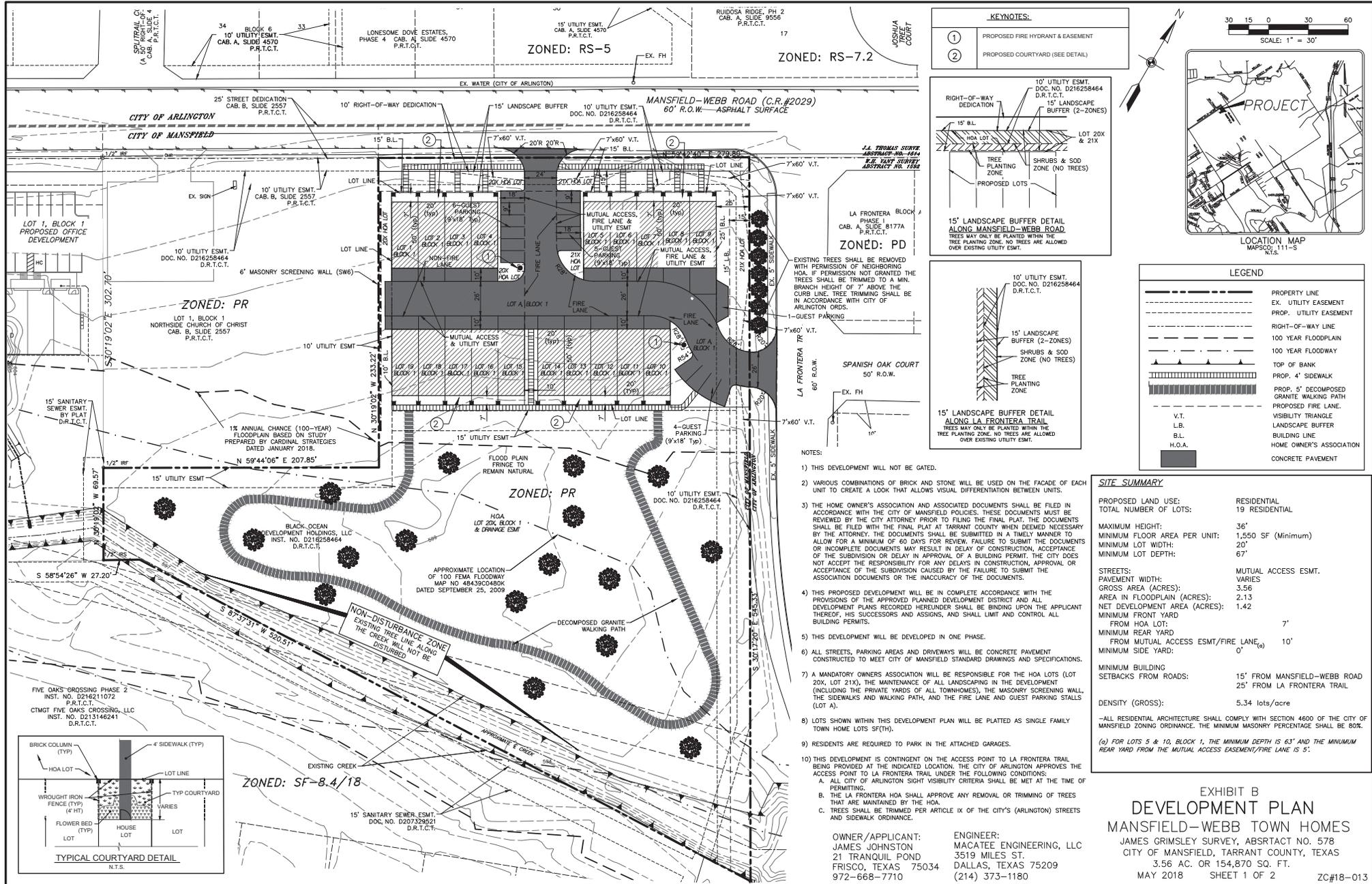
The purpose of this plat is to create 19 residential townhome lots, 2 open space lots, and a private driveway with guest parking.

The plat conforms to the approved development plan.

Staff recommends approval.

Attachments:

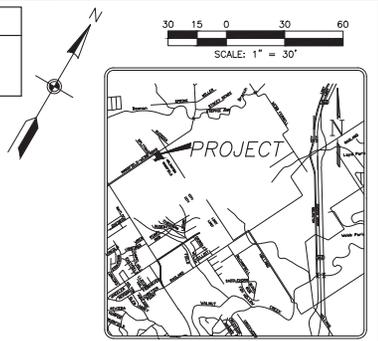
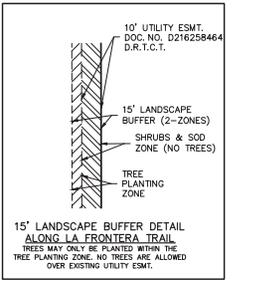
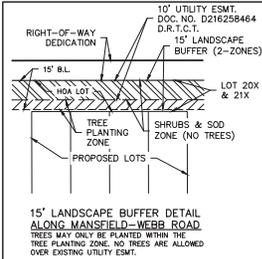
Approved Development Plan



KEYNOTES:

① PROPOSED FIRE HYDRANT & EASEMENT

② PROPOSED COURTYARD (SEE DETAIL)



LEGEND

---	PROPERTY LINE
- - - - -	EX. UTILITY EASEMENT
- · - · -	PROP. UTILITY EASEMENT
- - - - -	RIGHT-OF-WAY LINE
- · - · -	100 YEAR FLOODPLAIN
- · - · -	100 YEAR FLOODWAY
- · - · -	TOP OF BANK
- · - · -	PROP. 4' SIDEWALK
- · - · -	PROP. 5' DECOMPOSED GRANITE WALKING PATH
- · - · -	PROPOSED FIRE LANE
- · - · -	VISIBILITY TRIANGLE
- · - · -	LANDSCAPE BUFFER
- · - · -	BUILDING LINE
- · - · -	HOME OWNER'S ASSOCIATION
- · - · -	CONCRETE PAVEMENT

- NOTES:**
- 1) THIS DEVELOPMENT WILL NOT BE GATED.
 - 2) VARIOUS COMBINATIONS OF BRICK AND STONE WILL BE USED ON THE FACADE OF EACH UNIT TO CREATE A LOOK THAT ALLOWS VISUAL DIFFERENTIATION BETWEEN UNITS.
 - 3) THE HOME OWNER'S ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH THE CITY OF MANSFIELD POLICIES. THESE DOCUMENTS MUST BE REVIEWED BY THE CITY ATTORNEY PRIOR TO FILING THE FINAL PLAN. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAN AT TARRANT COUNTY WHEN DEEMED NECESSARY BY THE ATTORNEY. THE DOCUMENTS SHALL BE SUBMITTED IN A TIMELY MANNER TO ALLOW FOR A MINIMUM OF 60 DAYS FOR REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN DELAY OF CONSTRUCTION. ACCEPTANCE OF THE SUBDIVISION OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS IN CONSTRUCTION, APPROVAL OR ACCEPTANCE OF THE SUBDIVISION CAUSED BY THE FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.
 - 4) THIS PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
 - 5) THIS DEVELOPMENT WILL BE DEVELOPED IN ONE PHASE.
 - 6) ALL STREETS, PARKING AREAS AND DRIVEWAYS WILL BE CONCRETE PAVEMENT CONSTRUCTED TO MEET CITY OF MANSFIELD STANDARD DRAWINGS AND SPECIFICATIONS.
 - 7) A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE HOA LOTS (LOT 20X, LOT 21X). THE MAINTENANCE OF ALL LANDSCAPING IN THE DEVELOPMENT (INCLUDING THE PRIVATE YARDS OF ALL TOWNHOMES), THE MASONRY SCREENING WALL, THE SIDEWALKS AND WALKING PATH, AND THE FIRE LANE AND GUEST PARKING STALLS (LOT A).
 - 8) LOTS SHOWN WITHIN THIS DEVELOPMENT PLAN WILL BE PLATTED AS SINGLE FAMILY TOWN HOME LOTS SF(TH).
 - 9) RESIDENTS ARE REQUIRED TO PARK IN THE ATTACHED GARAGES.
 - 10) THIS DEVELOPMENT IS CONTINGENT ON THE ACCESS POINT TO LA FRONTERA TRAIL BEING PROVIDED AT THE INDICATED LOCATION. THE CITY OF ARLINGTON APPROVES THE ACCESS POINT TO LA FRONTERA TRAIL UNDER THE FOLLOWING CONDITIONS:
 - A. ALL CITY OF ARLINGTON SIGHT VISIBILITY CRITERIA SHALL BE MET AT THE TIME OF PERMITTING.
 - B. THE LA FRONTERA HOA SHALL APPROVE ANY REMOVAL OR TRIMMING OF TREES THAT ARE MAINTAINED BY THE HOA.
 - C. TREES SHALL BE TRIMMED PER ARTICLE IX OF THE CITY'S (ARLINGTON) STREETS AND SIDEWALK ORDINANCE.

SITE SUMMARY

TOTAL RESIDENTIAL LAND USE:	RESIDENTIAL
TOTAL NUMBER OF LOTS:	19 RESIDENTIAL
MAXIMUM HEIGHT:	36'
MINIMUM FLOOR AREA PER UNIT:	1,550 SF (Minimum)
MINIMUM LOT WIDTH:	25'
MINIMUM LOT DEPTH:	67'
STREETS:	MUTUAL ACCESS ESMT.
PAVEMENT WIDTH:	VARIES
GROSS AREA (ACRES):	3.56
AREA IN FLOODPLAIN (ACRES):	2.13
NET DEVELOPMENT AREA (ACRES):	1.42
MINIMUM FRONT YARD FROM HOA LOT:	7'
MINIMUM REAR YARD FROM MUTUAL ACCESS ESMT/FIRE LANE:	10'
MINIMUM SIDE YARD:	0'
MINIMUM BUILDING SETBACKS FROM ROADS:	15' FROM MANSFIELD-WEBB ROAD 25' FROM LA FRONTERA TRAIL
DENSITY (GROSS):	5.34 lots/acre

-ALL RESIDENTIAL ARCHITECTURE SHALL COMPLY WITH SECTION 4600 OF THE CITY OF MANSFIELD ZONING ORDINANCE. THE MINIMUM MASONRY PERCENTAGE SHALL BE 80%.

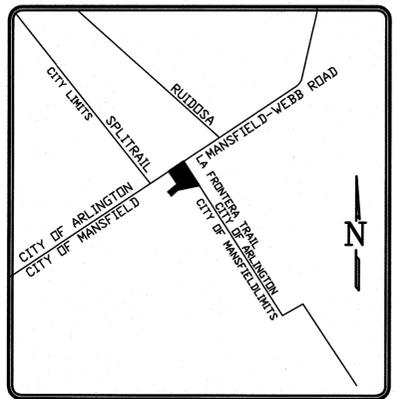
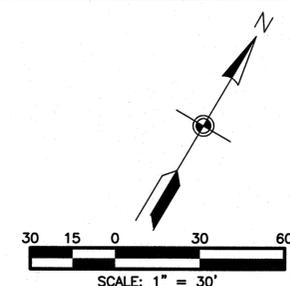
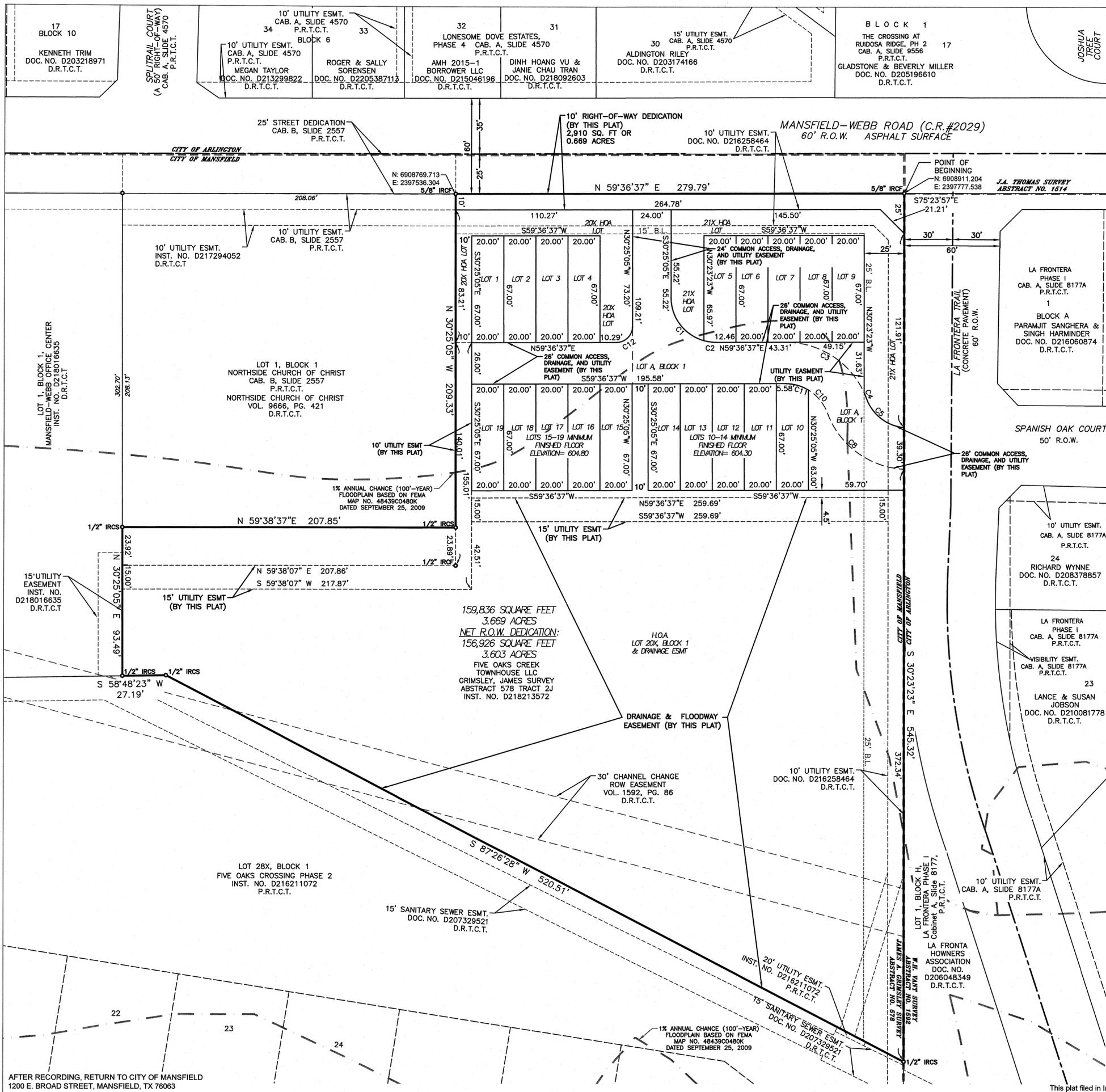
(a) FOR LOTS 5 & 10, BLOCK 1, THE MINIMUM DEPTH IS 63' AND THE MINIMUM REAR YARD FROM THE MUTUAL ACCESS EASEMENT/FIRE LANE IS 5'.

EXHIBIT B
DEVELOPMENT PLAN
MANSFIELD-WEBB TOWN HOMES
 JAMES GRIMSLEY SURVEY, ABSTRACT NO. 578
 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
 3.56 AC. OR 154,870 SQ. FT.
 MAY 2018 SHEET 1 OF 2 ZC18-1013

OWNER/APPLICANT:
 JAMES JOHNSTON
 21 TRANQUIL POND
 FRISCO, TEXAS 75034
 972-668-7710

ENGINEER:
 MACATEE ENGINEERING, LLC
 3519 MILES ST.
 DALLAS, TEXAS 75209
 (214) 373-1180

APPROVED DEVELOPMENT PLAN



LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	0.031	1,340
2	0.031	1,340
3	0.031	1,340
4	0.031	1,340
5	0.031	1,337
6	0.031	1,340
7	0.031	1,340
8	0.031	1,340
9	0.031	1,340
10	0.030	1,321
11	0.031	1,340
12	0.031	1,340
13	0.031	1,340
14	0.031	1,340
15	0.031	1,340
16	0.031	1,340
17	0.031	1,340
18	0.031	1,340
19	0.031	1,340
20X	2.582	112,472
21X	0.117	5,103
A	0.276	12,036

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°58'18"	28.00'	43.97'	S75°24'14"E	39.59'
C2	15°36'54"	28.00'	7.63'	N67°25'04"E	7.61'
C3	69°55'24"	54.00'	65.90'	N85°25'41"W	61.89'
C4	4°23'28"	54.00'	4.14'	N52°39'42"W	4.14'
C5	64°02'51"	28.00'	31.30'	S82°29'25"E	29.70'
C6	14°21'41"	28.00'	7.02'	S72°40'01"W	7.00'
C7	7°25'51"	54.00'	7.00'	N66°22'06"E	7.00'
C8	66°52'50"	54.00'	63.03'	S83°54'24"E	59.52'
C9	5°18'36"	54.00'	5.00'	S53°45'40"E	5.00'
C10	69°55'24"	28.00'	34.17'	S85°25'41"E	32.09'
C11	31°00'09"	28.00'	15.15'	S75°06'41"W	14.97'
C12	90°01'42"	10.00'	15.71'	N14°35'46"E	14.15'

LEGEND	
—	BOUNDARY LINE
- - -	ADJOINER LINE
—•—	5/8" IRCF
- -•-	1/2" IRCF
-•-	1/2" IRON ROD WITH CAP FOUND
-•-	1/2" IRON ROD WITH CAP STAMPED "VOTEX SURVEYING" SET
-•-	RIGHT-OF-WAY LINE
-•-	EASEMENT
-•-	DEED RECORDS TARRANT COUNTY, TEXAS
-•-	PLAT RECORDS TARRANT COUNTY, TEXAS
-•-	INSTRUMENT NUMBER
-•-	BUILDING LINE

- GENERAL NOTES:
- SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW
 - BEARINGS AND COORDINATES SHOWN HEREON FOR THE PLAT ARE CREATED FROM OUR ACTUAL FIELD SURVEY, RELATED TO THE TEXAS COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NAD83 GRID VALUES.
 - DRAINAGE EASEMENTS BASED ON FLOOD STUDY PREPARED BY CARDINAL STRATEGIES, DATED JANUARY 2018
 - A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE HOA LOTS (LOT 20X, LOT 21X). THE MAINTENANCE OF ALL LANDSCAPING IN THE DEVELOPMENT (INCLUDING THE PRIVATE YARDS OF ALL TOWNHOMES), THE MASONRY SCREENING WALL, THE SIDEWALKS AND WALK PATH, AND THE FIRE LANE AND GUEST PARKING STALLS (LOT A).
 - THE MUTUAL ACCESS EASEMENT IS FOR THE USE OF LOTS 1-19, BLOCK 1. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
 - THE MUTUAL ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

FINAL PLAT
LOTS 1-19, 20X, 21X AND LOT A, BLOCK 1
MANSFIELD WEBB TOWN HOMES
 3.669 ACRES OUT OF
 JAMES GRIMSLEY SURVEY, ABSTRACT NO. 578
 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
 19 RESIDENTIAL LOTS, 3 HOA LOTS
 02/14/19

OWNER/APPLICANT: DONG WU
 FIVE OAKS CREEK TOWNHOUSE, LLC
 2701 CUSTER PARKWAY, SUITE 706
 RICHARDSON, TEXAS 75080
 DONG_WU1@HOTMAIL.COM
 214-300-1881

ENGINEER:
 MACATEE ENGINEERING, LLC
 12655 N. CENTRAL EXPRESSWAY
 SUITE 420, DALLAS, TEXAS 75243
 DAYTONM@MACATEE-ENGINEERING.COM
 (214) 373-1180

AFTER RECORDING, RETURN TO CITY OF MANSFIELD
 1200 E. BROAD STREET, MANSFIELD, TX 76063

This plat filed in Instrument No. _____ Date _____, 20__.

SHEET 1 OF 2 CASE NO. SD#19-013
 VOTEX SURVEYING COMPANY - TBPL'S FIRM NO.
 10013600 10440 N. CENTRAL EXPWY DALLAS, TEXAS
 75231 PH. (469) 333-8831 candy@votexsurveying.com
 PROJECT NO. 2018-51

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Five Oaks Creek Townhouse, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 3.669 acre tract of land located in the James Grimsley Survey, Abstract No. 578, City of Mansfield, Tarrant County, Texas as recorded in Instrument No. D218213572, Deed Records, Tarrant County, Texas, being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap found for the most northerly corner of said 3.669 acre tract same being the intersection of the existing southwesterly right-of-way line of La Frontera Trail (60' right-of-way), as recorded in Cabinet A, Slide 8177, Plat Records, Tarrant County, Texas (P.R.T.C.T.) with the southeasterly margin of Mansfield-Webb Road (variable width right-of-way)

THENCE South 30° 23' 23" East, departing the southeasterly margin of said Mansfield-Webb Road and with the common line between said 3.669 acres tract and the existing southwesterly right-of-way of said La Frontera Trail, passing at a distance of 285.55 feet, the northwesterly corner of that certain tract of land described as Lot 1, Block H, La Frontera Phase I, and addition to the City of Arlington, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 8177, P.R.T.C.T. and continue with said course and the common line between said 3.669 acre tract and said Lot 1, Block H for a total distance of 545.32 feet to a 1/2-inch iron rod with cap stamped "Votex Surveying" set for the Easterly corner of said 3.669 acre tract, same being the northeasterly corner of that certain of land described in a Special Warranty Deed with Vendor's Lien to CTMGT Five Oaks Creek, LLC, as recorded in document no. D213146241, O.P.R.T.C.T.;

THENCE South 87° 26' 28" West, departing the southwesterly line of said Lot 1, Block H and with the common line between said 3.669 acre tract and said CTMGT Five Oaks Creek tract, a distance of 520.51 feet to a 1/2-inch iron rod with cap stamped "Votex Surveying" set for corner;

THENCE South 58° 48' 23" West, continuing with the common line between said 3.669 acre tract and said CTMGT Five Oaks Creek tract, a distance of 27.19 feet to a 1/2-inch iron rod with cap stamped "Votex Surveying" set for corner;

THENCE North 30° 25' 05" West, departing the northerly line of said CTMGT Five Oaks Creek tract, a distance of 93.49 feet to a 1/2-inch iron rod with cap stamped "Votex Surveying" set for the southerly corner of that certain tract of land described as Northside Church of Christ, and addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 2557, P.R.T.C.T.;

THENCE North 59° 38' 37" East, with the south line of said Northside Church of Christ tract, a distance of 207.85 feet to a 1/2-inch iron rod with cap stamped "Votex Surveying" set for easterly corner of said Northside Church of Christ tract;

THENCE North 30° 25' 05" West, with the common line between said 3.669 acres tract and said Northside Church of Christ tract, a distance of 209.33 feet to a 5/8-inch iron rod with cap found for the northwest corner of said 3.669 acre tract, same being in the southerly margin of the aforesaid Mansfield-Webb Road;

THENCE North 59° 38' 37" East with the northeasterly line of said 3.669 acre tract and with the southeasterly margin of said Mansfield-Webb Road, a distance of 279.79 feet to the POINT OF BEGINNING and containing 159,836 square feet of 3.669 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Five Oaks Creek Townhouse, LLC, being the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as Lots 1-19, 20X, 21X, and Lot A, Block 1, Mansfield Webb Town Homes, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

FIVE OAKS CREEK TOWNHOUSE LLC

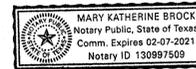
Dong Wu, Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Dong Wu, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of March, 2019.

Mary Katherine Brock
Notary Public, State of Texas



CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENT

THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS") AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEEES, SUCCESSORS AND ASSIGNS.

NO OBSTRUCTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREIN ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN HE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANSFIELD TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTIES OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFOREMENTIONED RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEAN-UP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY(30) DAYS OF ITS MAILING.

SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENT, IS SUBJECT TO STORMWATER OVERFLOW AND EROSION TO ANY EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.

SURVEYOR'S STATEMENT

This is to certify that I, Candy Hone, a Registered Professional Land Surveyor, licensed by the State of Texas, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Dated this the 29th day of March, 2019.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

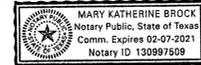


STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29 day of March, 2019.

Mary Katherine Brock
Notary Public, State of Texas



APPROVED BY THE CITY OF MANSFIELD
APPROVED BY: P & Z COMMISSION CHAIRMAN
ATTEST: PLANNING & ZONING SECRETARY

FINAL PLAT
LOTS 1-19, 20X, 21X AND LOT A, BLOCK 1
MANSFIELD WEBB TOWN HOMES

3.669 ACRES OUT OF
JAMES GRIMSLEY SURVEY, ABSRTACT NO. 578
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
19 RESIDENTIAL LOTS, 3 HOA LOTS
02/14/19

OWNER/APPLICANT: DONG WU
FIVE OAKS CREEK TOWNHOUSE, LLC
2701 CUSTER PARKWAY, SUITE 706
RICHARDSON, TEXAS 75080
DONG_WU1@HOTMAIL.COM
214-300-1881
ENGINEER:
MACATEE ENGINEERING, LLC
12655 N. CENTRAL EXPRESSWAY
SUITE 420, DALLAS, TEXAS 75243
DAYTONM@MACATEE-ENGINEERING.COM
(214) 373-1180

SHEET 2 OF 2 CASE NO. SD#19-013

VOTEX SURVEYING COMPANY - TBPLS FIRM NO.
10013600 10440 N. CENTRAL EXPWY DALLAS, TEXAS
75231 PH. (469) 333-8831 candy@votexsurveying.com
PROJECT NO. 2018-51

PLANNING AND ZONING COMMUNICATION

Agenda: April 15, 2019

Subject: SD#19-015: Public hearing on a replat to create Lots 10-R1 and 10-R2, Block 1, English Farms Addition

GENERAL INFORMATION

Applicant:	Johnson & Carolyn Bradley (owners) Dick S. Jones, Herbert Beasley Land Surveyors (engineer/surveyor)
Location:	1004 Red Wing Ct.
Existing Zoning:	SF-12/22
Proposed Use:	Single-family residential
Size:	1.633 acres
Total Number of Lots:	2
R.O.W. Dedication:	None
Compliance with Ordinances:	Yes

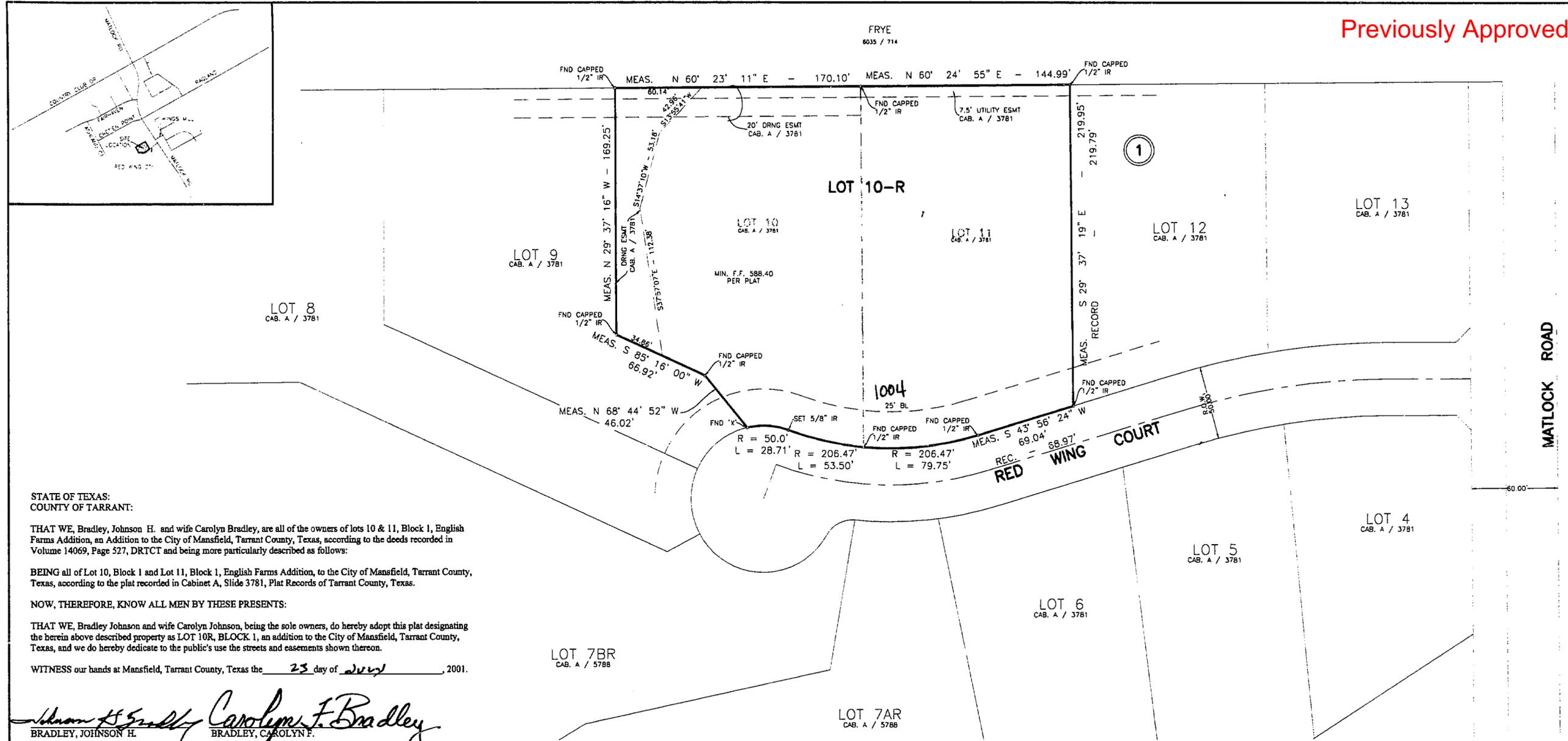
COMMENTS & CONSIDERATIONS

The purpose of the replat is to create 2 lots from Lot 10R, Block 1, English Farms Addition.

Staff recommends approval.

Attachments:

Previously Approved Plat



STATE OF TEXAS:
COUNTY OF TARRANT:

THAT WE, Bradley, Johnson H. and wife Carolyn Bradley, are all of the owners of lots 10 & 11, Block 1, English Farms Addition, an Addition to the City of Mansfield, Tarrant County, Texas, according to the deeds recorded in Volume 14069, Page 527, DRTCT and being more particularly described as follows:

BEING all of Lot 10, Block 1 and Lot 11, Block 1, English Farms Addition, to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 3781, Plat Records of Tarrant County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Bradley Johnson and wife Carolyn Johnson, being the sole owners, do hereby adopt this plat designating the herein above described property as LOT 10R, BLOCK 1, an addition to the City of Mansfield, Tarrant County, Texas, and we do hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS our hands at Mansfield, Tarrant County, Texas the 23 day of July, 2001.

Johnson H. Bradley
BRADLEY, JOHNSON H.

Carolyn F. Bradley
BRADLEY, CAROLYN F.

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Janman H. Bradley known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 23 day of July, 2001.

Stanley M. Cooper
Notary Public, The State of Texas

STANLEY M. COOPER
MY COMMISSION EXPIRES
January 2, 2004.

BEFORE ME, on this day personally appeared Carolyn F. Bradley, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 23 day of July, 2001.

Stanley M. Cooper
Notary Public, The State of Texas

STANLEY M. COOPER
MY COMMISSION EXPIRES
January 2, 2004.

SURVEYOR'S CERTIFICATE
THIS is to certify that I, William H. Moss, a Registered Professional Land Surveyor, of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

William H. Moss
WILLIAM H. MOSS
Registered Professional Land Surveyor
Texas Registration No. 5122



APPROVED BY THE CITY OF MANSFIELD
8-20-2001 *Ralph D. Ferguson*
APPROVED BY: *Ralph D. Ferguson* PLANNING & ZONING CHAIRMAN
8-20-2001 *Stacy Miller*
ATTEST: *Stacy Miller* PLANNING & ZONING SECRETARY

TXU ELECTRIC/LONE STAR GAS
APPROVED BY: *Stacy Miller*

SOUTHWESTERN BELL TELEPHONE CO.
APPROVED BY: *Stacy Miller*

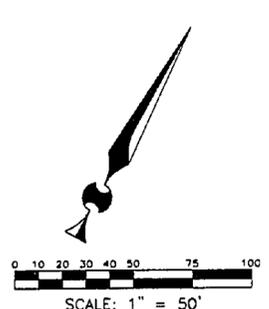
CHARTER COMMUNICATIONS
APPROVED BY: *Wendy McLaughlin*

THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS") AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS.

NO OBSTRUCTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREIN ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANSFIELD TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION. THEN IN SUCH EVENT, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE, WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFOREMENTIONED RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEAN-UP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY (30) DAYS OF ITS MAILING.

SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT, WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.



After recording, return to City of Mansfield
1305 E. Broad Street, Mansfield, TX 76063

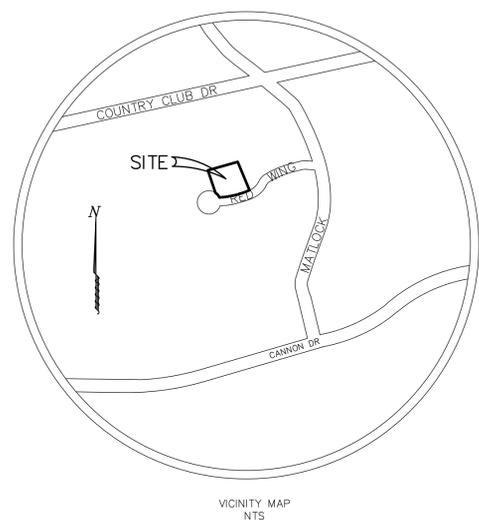
CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

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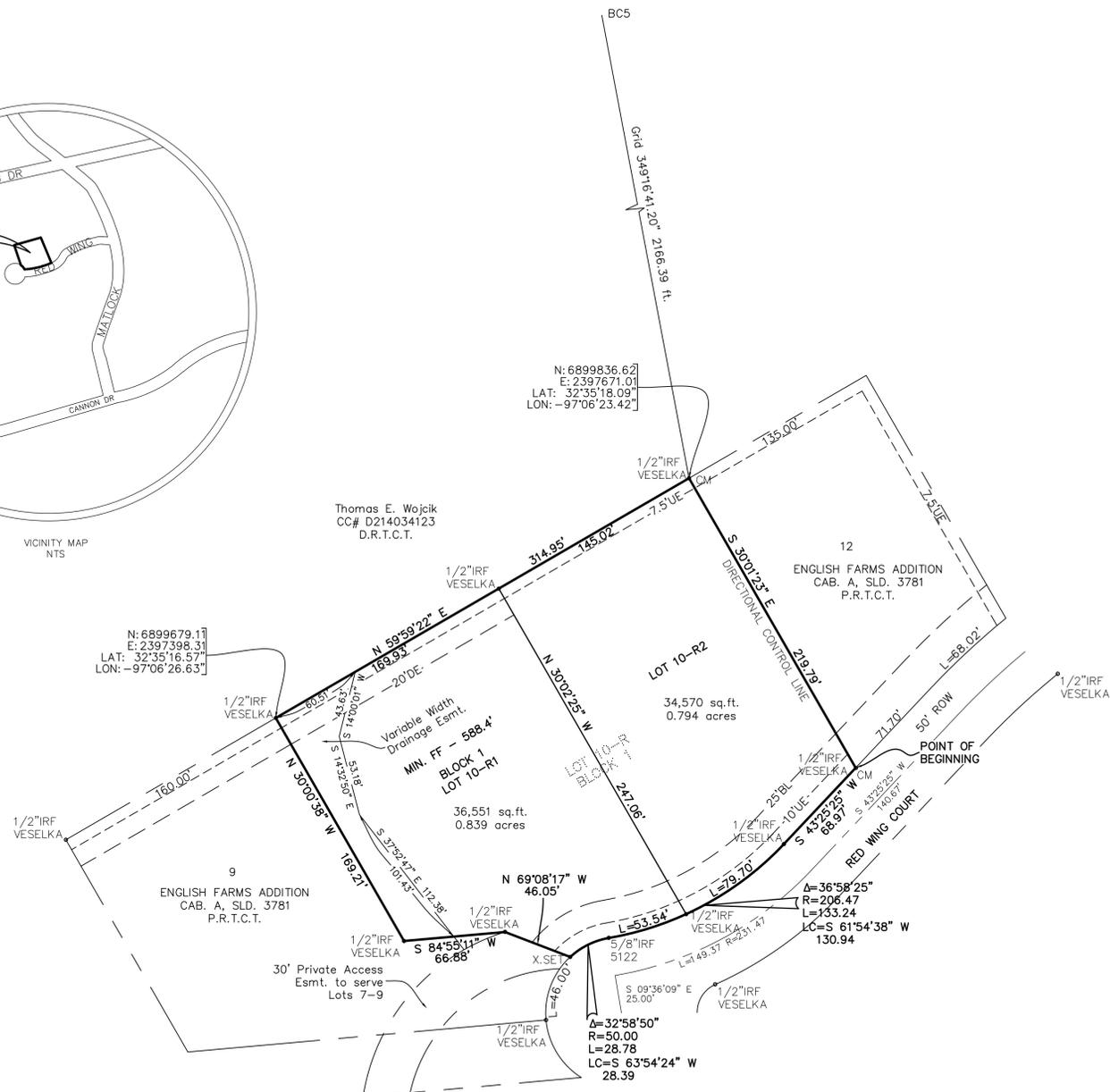
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VICINITY MAP NTS



This is to Certify that I, Dick S. Jones, a Registered Professional Land Surveyor of the State of Texas, having plotted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 6066" unless otherwise stated, and that this plat correctly represents that survey made by me or under my direction and supervision. Irons that are damaged, disturbed, or not so marked are not to be considered original.

DICK S. JONES, R.P.L.S.
Texas Registration No. 5524



AFTER RECORDING RETURN TO:
CITY OF MANSFIELD
1200 E. BROAD STREET
MANSFIELD, TEXAS, 76063

HERBERT S. BEASLEY
REGISTERED PROFESSIONAL SURVEYORS
LAND SURVEYORS L.P.
• LAND • TOPOGRAPHIC
• CONSTRUCTION SURVEYING
FIRM NO. 10094900
METRO 817-429-0194
FAX 817-446-5488
hsbeasley@msn.com
P. O. BOX 8873
FORT WORTH, TEXAS 76124

Plat NOTES:
1. The purpose of this plat is to subdivide the existing Lot 10R into two lots.
2. All easements shown by this plat are as per the English Farms Addition recorded in Cabinet A, Slide 3781, P.R.T.C.T.
3. Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.

Owner/Developer:
JOHNSON and CAROLYN BRADLEY
1002 Red Wing Court
Mansfield, Tx 76063
(817) 454-4138
jbrad1@yahoo.com

Surveyor:
Herbert S. Beasley Land Surveyors, L.P.
P.O. Box 8873
Fort Worth, Texas 76124
(817)429-0194
hsbeasley@msn.com

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Johnson H. and Carolyn F. Bradley, are the sole owners of a 1.633 acre tract of land located in the Robert P. Morgan Survey, Abstract No. 1054, City of Mansfield, Tarrant County, Texas, as recorded in Volume 14069, Page 522, Deed Records, Tarrant County, Texas, said tract being Lot 10-R, Block 1, ENGLISH FARMS ADDITION, an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in Cabinet B, Slide 2295, Plat Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod stamped "Veselka" found at the southeast corner of said Lot 10-R, said iron rod being the southwest corner of Lot 12, Block 1, ENGLISH FARMS ADDITION, an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 3781, Plat Records, Tarrant County, Texas;

THENCE along the south lines of said Lot 10-R as follows:

1. S43°25'25"W, a distance of 68.97 feet to a 1/2" iron rod stamped "Veselka" found;
2. Southwesterly, 133.24 feet, along a curve to the right, having a radius of 206.47 feet, a central angle of 36°58'25" and a chord bearing S61°54'38"W 130.94 feet to an 5/8" iron rod stamped "RPLS 5122" found at a point of reverse curve to the left having a radius of 50.00 feet and a central angle of 32°58'50";

3. Southwesterly along the arc, a distance of 28.78 feet to an "X" set, said "X" set being the most northerly southeast corner of Lot 9, Block 1, of said ENGLISH FARMS ADDITION, recorded in Cabinet A, Slide 3781;

THENCE along the common lines of said Lots 9 and 10-R as follows:

1. N69°08'17"W, a distance of 46.05 feet to a 1/2" iron rod stamped "Veselka" found;
2. S84°55'11"W, a distance of 66.88 feet to a 1/2" iron rod stamped "Veselka" found;
3. N30°00'38"W, a distance of 169.21 feet to a 1/2" iron rod stamped "Veselka" found in the north line of said Block 1;

THENCE N59°59'22"E, along said north line, a distance of 314.95 feet to a 1/2" iron rod stamped "Veselka" found;

THENCE S30°01'23"E, a distance of 219.79 feet to the point of beginning, containing 1.633 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Johnson H. Bradley and Carolyn F. Bradley, being the sole owners of the above described tract, do hereby adopt the herein above described property as LOTS 10-R1 and 10-R2, BLOCK 1, ENGLISH FARMS ADDITION, an addition to the City of Mansfield, Tarrant County, Texas and do hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND AT Fort Worth, Tarrant County, Texas, this the _____ day of _____, 2019.

By: JOHNSON H. BRADLEY

By: CAROLYN F. BRADLEY

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Johnson H. Bradley, owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2019.

NOTARY PUBLIC TARRANT COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Carolyn F. Bradley, owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2019.

NOTARY PUBLIC TARRANT COUNTY, TEXAS

APPROVED BY THE CITY OF MANSFIELD
_____, 2019
APPROVED BY: P & Z COMMISSION CHAIRMAN
_____, 2019
ATTEST: PLANNING & ZONING SECRETARY

**REPLAT
LOTS 10-R1 and 10-R2, BLOCK 1
ENGLISH FARMS ADDITION**

Being a revision Lot 10-R, Block 1, ENGLISH FARMS ADDITION, according to the plat filed in Cabinet B, Slide 2295, Plat Records, City of Mansfield, Tarrant County, Texas.

2 Lots
1.633 Acres

This plat filed in Instrument No. _____ Date _____

Case No. SD 19-1015

CM - Control Monument
IRF - Iron Rod Found
X.SET-X cut in concrete.
UE - Utility Easement.
DE - Drainage Easement.
BL - Building Line.
P.R.T.C.T. - Plat Records Tarrant County, Texas.

Bearings oriented to NAD 83 North Central Texas Zone Geodetic Data NAD_83(CORS96) EPOCH:2002.0000 Reference Monument: City of Mansfield Mon-BC5. Grid Scale Factor 0.999904278312



The subject property is not graphically depicted in areas subject to inundation by the 1% annual chance flood Zone AE (base flood elevations determined), Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.) and Zone X (Areas determined to be outside the 0.2% annual chance flood -plain); according to the National Flood Insurance Program Flood Insurance Rate Map of Tarrant County, Texas and Incorporated areas, Map No. 48439C0480K, Community-Panel No. 480606 480 K, dated September 25, 2009.

PLANNING AND ZONING COMMUNICATION

Agenda: April 15, 2019

Subject: ZC#17-022: Public hearing to consider a change of zoning from PR Pre-Development District, SF-12/22 Single-Family Residential District, and C-2 Community Business District to PD Planned Development District for single-family residential uses on approximately 65.2525 acres out of the Esquire Hendricks Survey, Abstract No. 659 & the William H. Herrall Survey, Abstract No. 724, Tarrant County, TX, and approximately 15.9256 acres out of the Esquire Hendricks Survey, Abstract No. 659, Tarrant County, TX, altogether totaling approximately 81.1781 acres generally located on the west side of Callender Road, north of the MISD Center for the Performing Arts, and southeast of the Woodland Estates subdivision

GENERAL INFORMATION

Applicant:	Charles F. Dibrell III of Terra Associates (engineering consultant) G.I. Joseph Vaughn (landscape architect) Dolce Vita Development Group, LLC (developer) Michael Balloun of Balloun ACCP, LP, et. al. (owner)
Size:	81.1781 acres
Proposed Use:	Single-family residential
Existing Land Use:	Vacant land; gas well drill sites; compressor station; frac pond
Surrounding Land Use & Zoning:	North - City park land and single-family residential (PR) South - Regional water line; MISD Center for the Performing Arts and vacant land (C-2 and PD); single-family residential (SF- 12/22) East - Single-family residential (PR, PD, and SF- 12/22); Callender Road West - Vacant land, single-family residential, and city park land (PR); two-family residential (2F)
Thoroughfare Plan Specification:	Callender Road – Major collector (four-lane undivided) Summer Trail – Minor collector (three-lane undivided) Meriwether Street – Local collector (two-lane undivided)

COMMENTS AND CONSIDERATIONS

The subject property consists of two tracts: a 65.2525 acre tract (Tract 1) that has frontage on Callender Road and a 15.9256 acre tract (Tract 2) separated from the larger tract by the Tarrant Regional Water District (TRWD) easement, for a total of 81.1781 acres. The tracts are mostly vacant land, but also include two gas well drill sites, a compressor station, frac pond, and associated gas line and access road easements. The property is located north of the MISD Center for the Performing Arts, west of the Villages of Park Hill single-family residential development and a series of larger residential tracts along Callender Road, and south and east of City-owned park land, which buffers this proposed development from the Woodland Estates single-family and two-family residential neighborhoods.

The applicant is requesting to re-zone the property from PR Pre-Development District, SF-12/22 Single-Family Residential District, and C-2 Community Business District to PD Planned Development for single-family residential uses.

Development Plan

The proposed development, called Dolce Vita at Mansfield, will include an Italian theme. The applicant plans a total of 284 single-family residential lots, 219 of which are located on Tract 1 and 65 of which are located on Tract 2.

Tract 2 will be connected to Tract 1 by two points of access that will need to cross the TRWD easement. The applicant does not propose to connect the development to the existing Meriwether Street stub in the Woodland Estates neighborhood, but notes a “future bridge by others”. Staff recommends that applicant complete the connection to Meriwether Street to provide for neighborhood connectivity and access to Mary Neal Elementary School, help relieve traffic congestion on surrounding roads, comply with Section D104.3 of the 2006 International Fire Code, and conform to the City’s Thoroughfare Plan and the previously approved preliminary plat for Woodland Estates. This extension will go through City park land over a creek and will require a culvert crossing. Meriwether Street will serve as the primary spine street of the development and will connect to an extension of Summer Trail which feeds out to Callender Road. In addition, as part of this development, Summer Trail will be extended south to Debbie Lane. This extension of Summer Trail also aligns with the City’s Thoroughfare Plan. A stub from Tract 2 to the Leonard property to the west will also be provided.

The applicant is also proposing to provide emergency/fire access to the southern portion of the development (Tract 2) via a future gated access point on the MISD property. The applicant will need to provide documentation from MISD consenting to these off-site emergency access connections and the City’s Fire and Engineering Departments will need to approve the design.

As part of the development, the gas well drill sites are proposed to be shut in and abandoned. In addition, the gas well pads, compressor station, and frac pond will all be redeveloped, and the associated gas line and access road easements will all be abandoned. The applicant has provided documentation from the operators of these facilities consenting to their inclusion in the zoning change application. A 50’ regional pipeline easement through the eastern portion of the development will remain. The applicant notes two residential lots that extend over this easement and has provided a note that no structures, fences, flatwork, or other improvements can be made over this easement. Two streets also cross this easement and the applicant will need to provide documentation from the pipeline company consenting to the crossings.

The development will provide a gross density of 3.49 residential lots per acre. The applicant notes that 82.6% of the property will be residential land use, and the balance (17.4%) will be open space. The open space areas are spread throughout the development and include buffers adjacent to the City park land to the north and west, buffers adjacent to Marsala Court, a detention pond and community center, areas adjacent to the 50' gas pipeline, and the site of the entryway features at the intersections of Meriwether Street and Summer Trail and Summer Trail and Callender Road.

Planned Development Standards and Zoning Exhibit

The applicant is requesting PD zoning primarily to achieve a mix of lot standards that do not squarely fit within the residential zoning districts allowed by the City’s Zoning Ordinance. The applicant is requesting three lot/product types. The proposed bulk area standards for the three proposed lot types are as follows:

Product Type	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Lot Coverage	Min. Floor Area	Max. Height
Sterling	8,400 sq. ft.	70' (a)	120'	25'	5' & 10'	15'	55% (c)	2,200 sq. ft.	35'
Hill	7,500 sq. ft.	65' (a)	115' (b)	25'	5' & 10'	15'	65% (c)	2,000 sq. ft.	35'
Arbor	6,325 sq. ft.	55' (a)	115'	25'	5' & 10'	15'	65% (c)	1,700 sq. ft.	35'

- a. Corner lots must be at least 10' wider than the minimum lot width
- b. Exceptions for Lots 279-284 and Lot 1; minimum lot depths are 100'
- c. Increased lot coverage is to allow for single-story homes

The minimum lot sizes and dimensions are roughly similar to the lots in the Villages of Park Hill development to the east, but smaller than the single-family lots in the Woodland Estates development to the north and west. The mix of lot sizes and lot widths are also roughly similar to those in previously approved planned developments, including Somerset and Birdsong. However, staff notes that the maximum lot coverages of 65% are excessive and above the 50-55% that has historically been approved. While the applicant notes that the larger lot coverage is to allow for single-story homes, staff notes that other developments have been able to provide single-story homes on similarly-sized lots utilizing a 50-55% maximum lot coverage.

The applicant notes that the development will comply with the community design standards noted in Section 4600 of the Zoning Ordinance as well as the residential landscaping standards noted in Section 7300 of the Zoning Ordinance.

The applicant has provided a zoning exhibit illustrating the distribution of the three lot types. The 55' “Arbor” lots will generally be located in the southern portion of the development adjacent to the MISD property, the TRWD property, and the Leonard and Kinney tracts. All 65 lots in Tract 2 will be “Arbor” lots, as well as 51 lots in Tract 1. The 70’ “Sterling” lots will all be located adjacent to the City parkland to the north and east. The balance of the property will be developed as 65’ “Hill” lots. There will be 15 “Sterling” lots, 153 “Hill” lots, and 116 “Arbor” lots. Staff recommends that this numerical distribution of lot types be written into the Development Standards.

A second page of the zoning exhibit provides illustrative examples serving as inspiration for the design and theme of the development.

Overall Landscape Plan

As indicated in the Landscape Plan, the developer will provide canopy trees in the open space lots along Verona Court, Napoli Court, Napoli Drive, and Marsala Court, as well as a few ornamental trees in some of the open space lots along Marsala Court; one of the lots will also include a pedestrian seating area. In the larger, centrally located open space lot between Meriwether Street and Treviso Drive, the developer will provide a detention pond and heavy landscaping around a proposed community center. Extensive canopy trees, ornamental trees, shrubs, and groundcover are also planned along Summer Trail, Callender Road, and at the intersection of Summer Trail and Meriwether Street near the enhanced entryway features. Throughout the development, the developer plans a total of 88 canopy trees, 4 evergreen trees, 41 ornamental trees, 160 large evergreen shrubs, 205 small evergreen shrubs, 147 ornamental shrubs, and areas of seasonal color, ornamental grasses, perennials, and evergreen groundcover.

Entryway and Boulevard Plan

In the Entryway Plan, the developer plans to split the entry features to two locations: one at the intersection of Callender Road and Summer Trail and one at the intersection of Summer Trail and Meriwether Street; this is primarily due to the fact that a divided boulevard cannot be accommodated at Callender Road and Summer Trail since the Summer Trail extension will need to align with the existing undivided section across Callender Road.

The Entryway Plan includes an 8' masonry wall along Callender Road and along both sides of Summer Trail between Callender Road and Meriwether Street. A small portion of the masonry wall along Callender Road (at the Venecia Court cul-de-sac) will be interrupted by a section of wrought iron fencing with stone columns. The masonry walls and fencing will be accented by rows of shrubs and ornamental grasses. The masonry wall along the north side of Summer Trail will also be accented by landscape planters with seasonal color and the masonry wall and shrubs along the south side of Summer Trail will be fronted by canopy trees. Four ornamental trees will also be planted along Callender Road. In lieu of traditional development signage, the entryway at Callender Road and Summer Trail will feature two column-like entry features (one on either side of Summer Trail) with the initials "DV" on the base. Decorative street lamps will also be installed along Summer Trail.

The divided boulevard section of Meriwether Street (where it intersects Summer Trail) includes stained concrete and will be accented by decorative street lights and canopy trees on either side. The open space area at Summer Trail and Meriwether Street will also include pedestrian trails, a pedestrian roundabout, and a decorative gathering area, accented by stained concrete, ornamental grasses, perennials, and shrubs. Two entryway signs reading "Dolce Vita" (and also including the column-like features planned for the Callender Road entrance) will be located along Summer Trail, one at Meriwether Street and one at Treviso Drive. The Treviso Drive entrance will also include stained concrete.

Community Center

The applicant has indicated a community center on the centrally-located open space lot south of Meriwether Street, however has not provided details for the proposed amenities other than the landscaping and pedestrian walks adjacent to it. Section 4600.D.20 of the Zoning Ordinance requires that one recreational facility be provided for every 250 lots. The design and location of the recreational facility must be approved by the Director of Planning prior to preliminary plat approval in order to ensure the facility meets the intent of this Ordinance requirement. Staff

recommends that these details be provided in the Planned Development exhibits and encourages at least a playground and/or swimming pool with cabana.

Elevations

The applicant has also provided conceptual building elevations of representative home products planned for the development. Four elevations have been provided, all of which appear to be single-story. The elevations include a mix of brick and stone construction. Staff recommends that the Elevations be labeled with the zoning case number ZC#17-022 and Exhibit D.

Recommendation

The development will provide for a single-family residential community that generally adheres to the three-units-per-acre density established in the Land Use Plan, generally adheres to the City's Zoning Ordinance standards or follows previously approved residential planned developments, includes enhanced landscaping and entryway amenities, and provides for the abandonment and redevelopment of gas well drill sites, compressor station, frac pond, and associated easements. Staff recommends approval with the following conditions:

- The applicant provide written documentation from TRWD and the gas pipeline operator consenting to the development, particularly the street and lot crossings of the easements as proposed.
- The applicant provide documentation from MISD consenting to the off-site emergency access connections; the City's Fire and Engineering Departments will need to approve the design.
- The applicant complete the connection to Meriwether Street to provide for neighborhood connectivity and access to Mary Neal Elementary School, help relieve traffic congestion on surrounding roads, comply with Section D104.3 of the 2006 International Fire Code, and conform to the City's Thoroughfare Plan and the previously approved preliminary plat for Woodland Estates.
- An open space lot be created for the abandoned gas well sites currently located in Lots 95 and 96.
- The applicant provide more information to confirm the acceptability of capped wellhead locations shown within rights-of-way. They could possibly impact public infrastructure due to voids or instability created and will be required to be kept some minimum vertical and horizontal distance away from public utility infrastructure. Exact requirements will be determined at a later date. If additional precautions are required, the developer will need to coordinate with the gas operator.
- The numerical distribution of lot types be written into the Planned Development Standards.
- The maximum lot coverage be reduced to 55% for all lot types.
- The applicant provide details for the proposed amenities planned for the "Community Center". The provided amenities, their design, and location shall comply with the intent of Section 4600.D.20 of the Zoning Ordinance.
- The Elevations be labeled with the zoning case number ZC#17-022 and Exhibit D.

Attachments:

Maps and Supporting Information

Exhibit A – Property Description

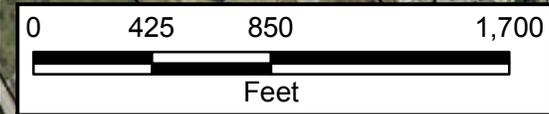
Exhibit B – Development Plan, Zoning Exhibit, and Planned Development Standards

Exhibit C – Overall Landscape Plan, Entryway and Boulevard Plan, and Community Center

Exhibit D – Elevations
Letter from EagleRidge Operating, LLC
Letter from Summit Midstream Partners, LLC



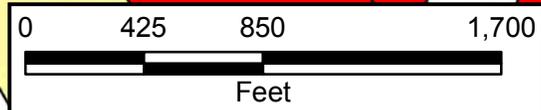
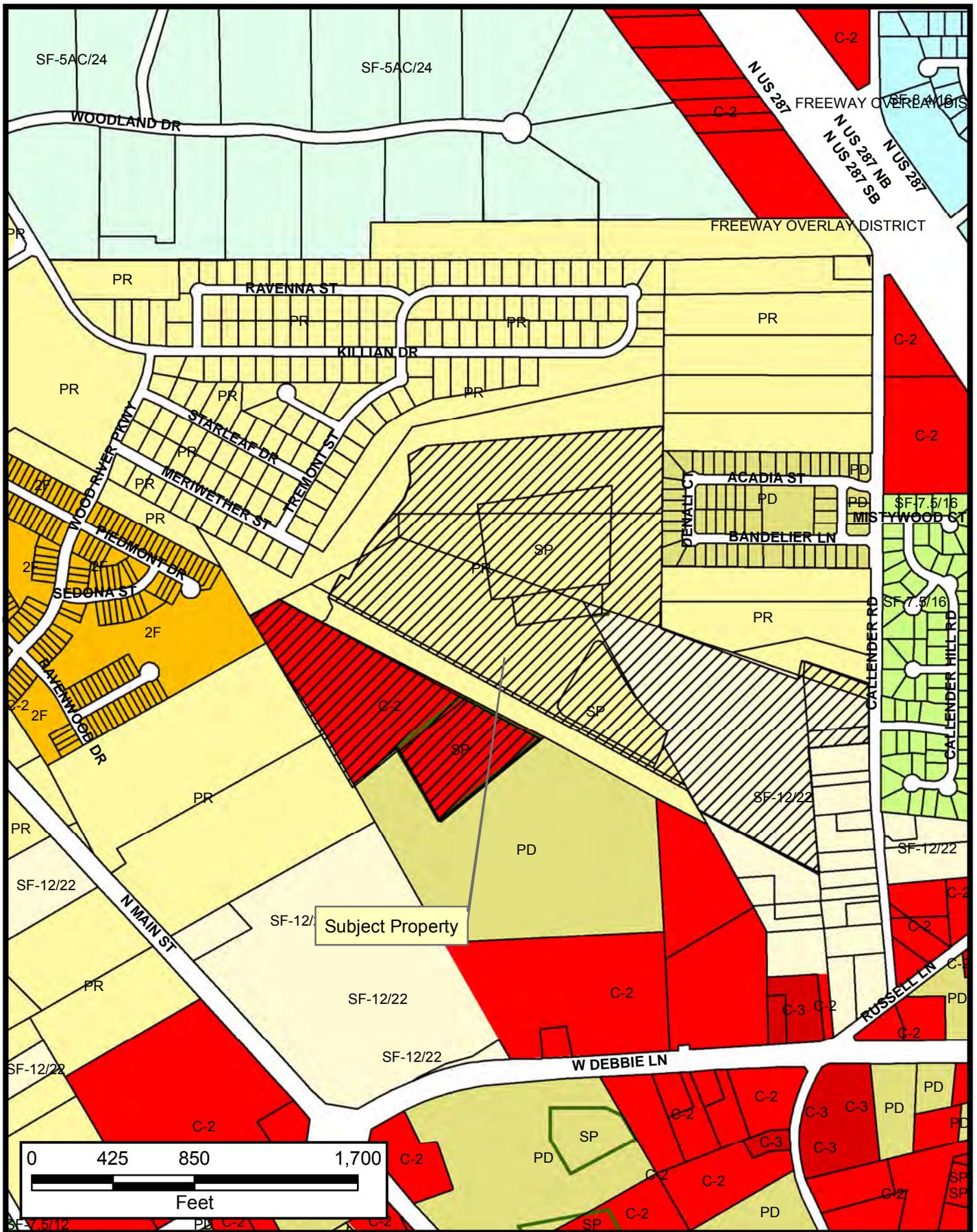
Subject Property



ZC#17-022

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

4/4/2019



ZC#17-022

Property Owner Notification for ZC#17-022

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
CALLENDER HILL ADDITION	BLK 1	DAVIDSON, EDWARD N & DAWN D	400 SUMMER TR	MANSFIELD, TX	76063-6092
CALLENDER HILL ADDITION	BLK 1	KILGORE DANIEL JAY TRUST	208 YOSEMITE DR	MANSFIELD, TX	76063
CALLENDER HILL ADDITION	BLK 1	BABA, TRUSTON & RACHEL	1801 CALLENDER HILL RD	MANSFIELD, TX	76063-6091
CALLENDER HILL ADDITION	BLK 1	CLARK, LUET	1800 CALLENDER HILL RD	MANSFIELD, TX	76063
CALLENDER HILL ADDITION	BLK 2	SILVA, JEFFREY & MINERVA	3 WINTER TRAIL CT	MANSFIELD, TX	76063-6094
CALLENDER HILL ADDITION	BLK 2	LEBOURVEAU, MICHAEL J & KI I	4 WINTER TRAIL CT	MANSFIELD, TX	76063-6094
CALLENDER HILL ADDITION	BLK 2	WOOLSEY, CHRIS B & LAURA E	5 WINTER TRAIL CT	MANSFIELD, TX	76063-6094
CALLENDER HILL ADDITION	BLK 2	GURICA, DONNA FAY TUCKER	401 SUMMER TR	MANSFIELD, TX	76063-6093
CALLENDER HILL ADDITION	BLK 2	FREEMAN, PERRY W & MICHELLE	403 SUMMER TR	MANSFIELD, TX	76063-6093
CALLENDER HILL ADDITION	BLK 2	CUNNINGHAM, ROBERT I & KATH	405 SUMMER TRL	MANSFIELD, TX	76063
HARRELL, WILLIAM H SURVEY	A 724	BALLOUN, MICHAEL	PO BOX 34001	FORT WORTH, TX	76162-4001
HARRELL, WILLIAM H SURVEY	A 724	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
HARRELL, WILLIAM H SURVEY	A 724	CROUCH, BEVERLY	2031 CALLENDER RD	MANSFIELD, TX	76063-6010
HARRELL, WILLIAM H SURVEY	A 724	CROUCH, BEVERLY	2031 CALLENDER RD	MANSFIELD, TX	76063-6010
HARRELL, WILLIAM H SURVEY	A 724	MANSFIELD PARK FACILITIES DEV	1200 E BROAD ST	MANSFIELD, TX	76063-1805
HARRELL, WILLIAM H SURVEY	A 724	TEXAS INTERNATIONAL OPERATING	PO BOX 191447	DALLAS, TX	75219
HENDRICKS, ESQUIRE SURVEY	A 659	BALLOUN, MICHAEL	PO BOX 34001	FORT WORTH, TX	76162-4001
HENDRICKS, ESQUIRE SURVEY	A 659	BALLOUN, MICHAEL	PO BOX 34001	FORT WORTH, TX	76162-4001

Property Owner Notification for ZC#17-022

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HENDRICKS, ESQUIRE SURVEY	A 659	LOUIS LAND	4408 BARNETT BLVD	ARLINGTON, TX	76017
HENDRICKS, ESQUIRE SURVEY	A 659	WATER BOARD	PO BOX 4508	FORT WORTH, TX	76164-0508
HENDRICKS, ESQUIRE SURVEY	A 659	WAGNER, PAUL & GLORIA	1901 CALLENDER RD	MANSFIELD, TX	76063
HENDRICKS, ESQUIRE SURVEY	A 659	BALLOUN, MICHAEL	PO BOX 34001	FORT WORTH, TX	76162-4001
HENDRICKS, ESQUIRE SURVEY	A 659	BALLOUN, MICHAEL	PO BOX 34001	FORT WORTH, TX	76162-4001
HENDRICKS, ESQUIRE SURVEY	A 659	BALLOUN, MICHAEL	PO BOX 34001	FORT WORTH, TX	76162-4001
HENDRICKS, ESQUIRE SURVEY	A 659	TEXAS ENERGY MIDSTREAM LP	5910 N CENTRAL EXPWY STE 1300	DALLAS, TX	75206-5126
HENDRICKS, ESQUIRE SURVEY	A 659	TEXAS INTERNATIONAL OPERATING	PO BOX 191447	DALLAS, TX	75219
HENDRICKS, ESQUIRE SURVEY	A 659	BALLOUN, MICHAEL	12852 COUNTY RD 1117	CLEBURNE, TX	76033
HENDRICKS, ESQUIRE SURVEY	A 659	BREWER, FRANCES J	1941 CALLENDER RD	MANSFIELD, TX	76063-6011
HENDRICKS, ESQUIRE SURVEY	A 659	TEXAS INTERNATIONAL OPERATING	PO BOX 191447	DALLAS, TX	75219
HENDRICKS, ESQUIRE SURVEY	A 659	BALLOUN, MICHAEL	PO BOX 34001	FORT WORTH, TX	76162-4001
HENDRICKS, ESQUIRE SURVEY	A 659	TEXAS ENERGY MIDSTREAM LP	5910 N CENTRAL EXPWY STE 1300	DALLAS, TX	75206-5126
HENDRICKS, ESQUIRE SURVEY	A 659	TEXAS INTERNATIONAL OPERATING	PO BOX 191447	DALLAS, TX	75219
HENDRICKS, ESQUIRE SURVEY	A 659	TEXAS INTERNATIONAL OPERATING	PO BOX 191447	DALLAS, TX	75219
MANSFIELD ISD CTR PERFORM ARTS	BLK 1	MANSFIELD, ISD	605 E BROAD ST	MANSFIELD, TX	76063-1766
MCDONALD, JAMES SURVEY	A 997	LEONARD, MARCIA L	PO BOX 715	CHILDRESS, TX	79201-0715
MCDONALD, JAMES SURVEY	A 997	KINNEY FAMILY LIVING TRUST	2212 COUNTRYSIDE DR	BEDFORD, TX	76021-7521
MCDONALD, JAMES SURVEY	A 997	KINNEY FAMILY LIVING TRUST	2212 COUNTRYSIDE DR	BEDFORD, TX	76021-7521
OAKDALE ADDITION-MANSFIELD	BLK 1	BALLOUN, MICHAEL	PO BOX 34001	FORT WORTH, TX	76162-4001
OAKDALE ADDITION-MANSFIELD	BLK 1	HOLGUIN, FELIPE & BERTHA	1861 CALLENDER RD	MANSFIELD, TX	76063-6012

Property Owner Notification for ZC#17-022

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
OAKDALE ADDITION-MANSFIELD	BLK 1	MALDONADO, ALFRED M & VELIA	1841 CALLENDER RD	MANSFIELD, TX	76063-6012
OAKDALE ADDITION-MANSFIELD	BLK 1	DANIEL, STEPHEN PAUL	752 N MAIN ST #1262	MANSFIELD, TX	76063
OAKDALE ADDITION-MANSFIELD	BLK 1	IVY, DANIEL S	1811 CALLENDER RD	MANSFIELD, TX	76063-6012
OAKDALE ADDITION-MANSFIELD	BLK 1	KCS PROPERTIES INC	1806 LAYTON AVE	HALTOM CITY, TX	76117
OAKDALE ADDITION-MANSFIELD	BLK 1	PALOMARES, ESTEBAN & CHAPARRO, ADRIANA	1333 FALCON DR	GRAND PRAIRIE, TX	75051
OAKDALE ADDITION-MANSFIELD	BLK 1	ZAKI, KHALLAF	1771 CALLENDER RD	MANSFIELD, TX	76063
OAKDALE ADDITION-MANSFIELD	BLK 1	BALLOUN, MICHAEL	12852 COUNTY RD 1117	CLEBURNE, TX	76033
OAKDALE ADDITION-MANSFIELD	BLK 1	HOLGUIN, FELIPE	1861 CALLENDER RD	MANSFIELD, TX	76063-6012
OAKDALE ADDITION-MANSFIELD	BLK 1	BALLOUN, MICHAEL	PO BOX 34001	FORT WORTH, TX	76162-4001
OAKDALE ADDITION-MANSFIELD	BLK 1	BALLOUN, MICHAEL	PO BOX 34001	FORT WORTH, TX	76162-4001
OAKDALE ADDITION-MANSFIELD	BLK 1	BALLOUN, MICHAEL	PO BOX 34001	FORT WORTH, TX	76162-4001
OAKDALE ADDITION-MANSFIELD	BLK 1	BALLOUN, MICHAEL	12852 COUNTY RD 1117	CLEBURNE, TX	76033
OAKDALE ADDITION-MANSFIELD	BLK 1	ZAKI, KHALLAF	1771 CALLENDER RD	MANSFIELD, TX	76063
OAKDALE ADDITION-MANSFIELD	BLK 1	BALLOUN, MICHAEL	12852 COUNTY RD 1117	CLEBURNE, TX	76033
VILLAGES OF PARK HILL	BLK 1	CAMARSE, JASON R & KIMBERLY P	812 BANDERLIER LN	MANSFIELD, TX	76063
VILLAGES OF PARK HILL	BLK 1	RATHERS, PAMELA JANE	810 BANDELIER LN	MANSFIELD, TX	76063
VILLAGES OF PARK HILL	BLK 1	MCGUIN, MISHA & JAMES	2401 DENALI CT	MANSFIELD, TX	76063
VILLAGES OF PARK HILL	BLK 1	HUGHES, ERNEST R & REEVES, IRENE M	2403 DENALI CT	MANSFIELD, TX	76063
VILLAGES OF PARK HILL	BLK 1	DOSS, LARRY N & LORI M	2405 DENALI CT	MANSFIELD, TX	76063
VILLAGES OF PARK HILL	BLK 1	AXEN, BENTON B & CANDACE ROMERO	2407 DENALI CT	MANSFIELD, TX	76063

Property Owner Notification for ZC#17-022

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
VILLAGES OF PARK HILL	BLK 1	ISON, MELISSA	2409 DENALI CT	MANSFIELD, TX	76063
VILLAGES OF PARK HILL	BLK 1	HAYNES, JENNIFER A & JOE K	2411 DENALI CT	MANSFIELD, TX	76063
VILLAGES OF PARK HILL	BLK 1	ABID, IRAM & KHAN, UMAIR	2413 DENALI CT	MANSFIELD, TX	76063
VILLAGES OF PARK HILL	BLK 1	KUCHARSKI, ADAM TOMASZ & BARBARA IRENA	811 ACADIA ST	MANSFIELD, TX	76063
VILLAGES OF PARK HILL	BLK 1	SOWAH, EDMUND & NYREEN	2417 DENALI CT	MANSFIELD, TX	76063
VILLAGES OF PARK HILL	BLK 1	AUDET, MICHAEL & CORINA	2415 DENALI CT	MANSFIELD, TX	76063
VILLAGES OF PARK HILL	BLK 2	COLLINS, STEPHANIE LORRAINE	811 BANDELIER LN	MANSFIELD, TX	76063
VILLAGES OF PARK HILL	BLK 2	DRAGOO, STEPHEN & KRISTA J	810 ACADIA ST	MANSFIELD, TX	76063
WOODLAND ESTATES	BLK 2	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
WOODLAND ESTATES	BLK 2	CURRENT OWNER	1007 MERIWETHER ST	MANSFIELD, TX	76063-6039
WOODLAND ESTATES	BLK 2	BOUNDS, JAMES & TAMERA	1009 MERIWETHER ST	MANSFIELD, TX	76063-6039
WOODLAND ESTATES	BLK 9	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
WOODLAND ESTATES	BLK 9	BRUNER, ROBERT D	1 LOCKHEED BLVD	FORT WORTH, TX	76108-3619

EXHIBIT A

TRACT 1 - 65.2525 ACRES: Being a tract of land out of the Esquire Hendricks Survey, Abstract No. 659 and the William H. Herrall Survey, Abstract No. 724, situated in the City of Mansfield, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in March of 2019, said tract being a portion of the same tract of land described in the deed to Michael Balloun recorded as Instrument No. D206310937 and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch steel rod found for the most easterly northeast corner of "Tract 2" of said Balloun deed, said rod being in the westerly right-of-way line of Callender Road;

Thence South 00 degrees 04 minutes 36 seconds West with the easterly boundary line of said Tract 2 and with said right-of-way line a distance of 305.99 feet to a 1/2 inch steel rod found;

Thence South 85 degrees 07 minutes 27 seconds West with the southerly boundary line of said Tract 2 a distance of 317.84 feet to a 1/2 inch steel rod found;

Thence South 05 degrees 06 minutes 12 seconds East with the easterly boundary line of said Tract 2 a distance of 662.04 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 61 degrees 42 minutes 28 seconds West with the southerly boundary line of said Tract 2 a distance of 708.86 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 29 degrees 42 minutes 39 seconds West continuing with the southerly boundary line of said Tract 2 a distance of 122.67 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the northerly boundary line of the Tarrant County Water Control & Improvement District No. 1 Right-of-Way described in Volume 4665, Page 680 of the Deed Records of Tarrant County, Texas;

Thence North 61 degrees 42 minutes 28 seconds West with the northerly boundary line of said District 1 right-of-way a distance of 2123.58 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 28 degrees 17 minutes 32 seconds East a distance of 135.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 61 degrees 42 minutes 28 seconds East a distance of 49.16 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 28 degrees 17 minutes 32 seconds East a distance of 180.89 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 37 degrees 32 minutes 36 seconds East a distance of 330.53 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 20 degrees 17 minutes 49 seconds East a distance of 94.05 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 04 degrees 38 minutes 54 seconds West a distance of 138.03 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 64 degrees 12 minutes 56 seconds East a distance of 105.79 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 85 degrees 21 minutes 06 seconds East a distance of 1235.09 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the easterly boundary line of said Balloun tract;

EXHIBIT A

Thence South 00 degrees 41 minutes 03 seconds West with said easterly boundary line a distance of 1052.02 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 69 degrees 41 minutes 45 seconds East continuing with said easterly boundary line a distance of 760.74 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 11 degrees 08 minutes 12 seconds East a distance of 99.61 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 70 degrees 03 minutes 47 seconds East a distance of 373.16 feet to the point of beginning and containing 65.2525 acres of land, more or less;

TRACT TWO – 15.9256 ACRES: Being a tract of land out of the Esquire Hendricks Survey, Abstract No. 659, situated in the City of Mansfield, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in November of 2017, said tract being a portion of the same tract of land described AS "Tract 3" in the deed to Michael Balloun recorded as Instrument No. D206310937 and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch "MILLER 5665" capped steel rod set for the most northerly northwest corner of said Tract 3, said rod being in the southerly boundary line of the Tarrant County Water Control & Improvement District No. 1 Right-of-Way described in Volume 4665, Page 680 of the Deed Records of Tarrant County, Texas;

Thence South 61 degrees 42 minutes 28 seconds East continuing with said northerly boundary line a distance of 1537.57 feet to the most northerly corner of Lot 1, Block 1, Mansfield ISD Center for the Performing Arts, an addition to the City of Mansfield, Tarrant County, Texas according to the plat thereof recorded as Instrument No. D210210194 of said Public Records;

Thence South 50 degrees 53 minutes 35 seconds West with the westerly boundary line of said Lot 1 a distance of 674.83 feet to a 1/2 inch "MILLER 5665" capped steel rod set for an inner corner of said Lot 1;

Thence North 29 degrees 43 minutes 42 seconds West with the northeasterly boundary line of said Lot 1 a distance of 168.22 feet to a 1/2 inch "MILLER 5665" capped steel rod set for an angle point therein;

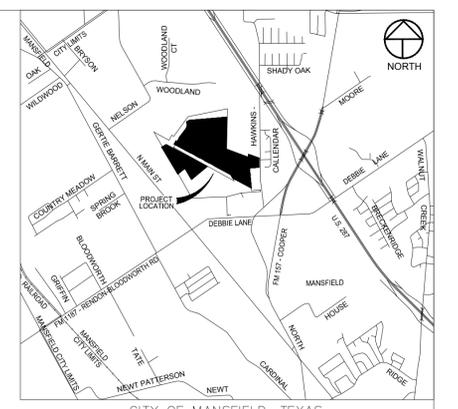
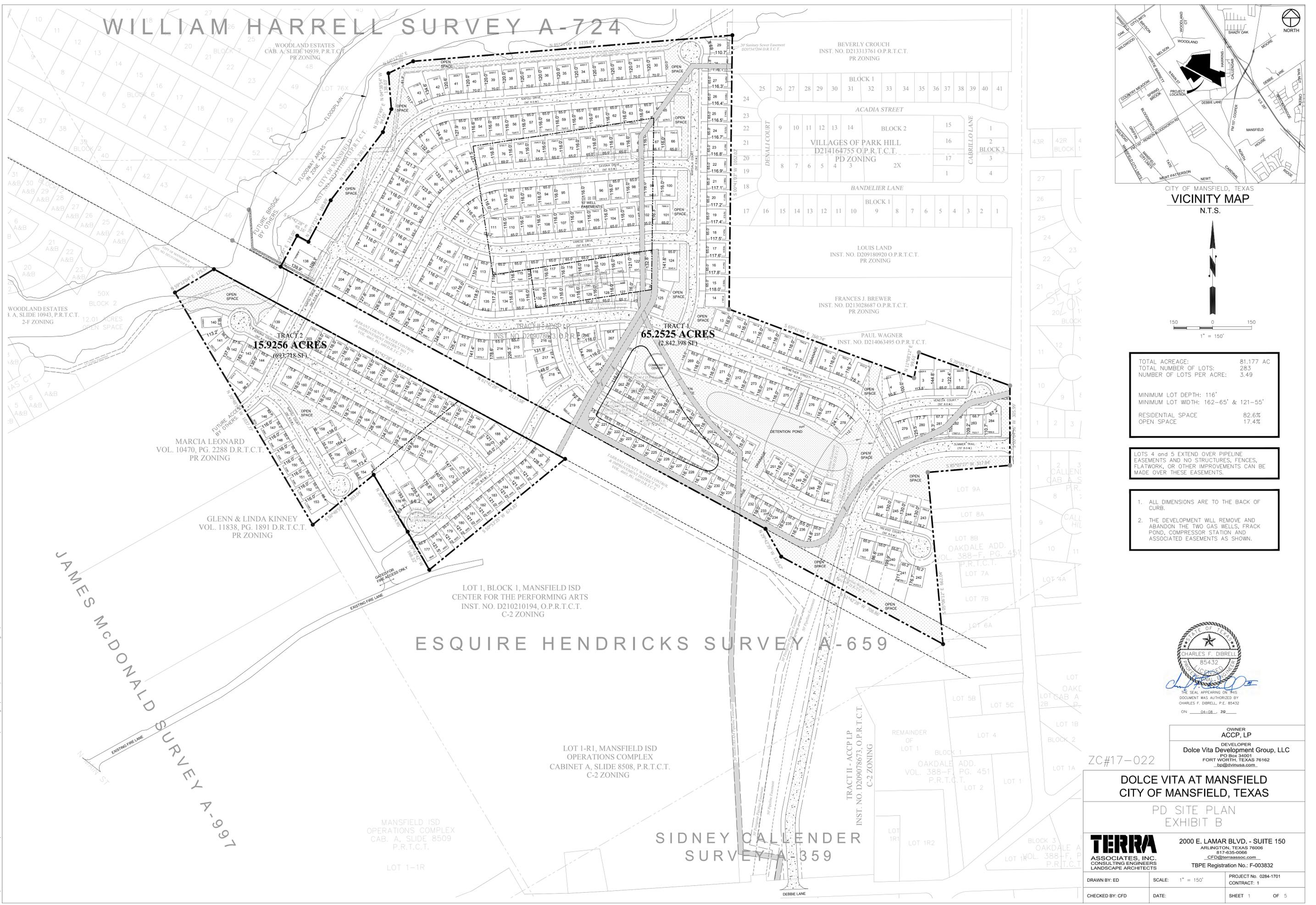
Thence North 30 degrees 57 minutes 07 seconds West continuing with said northeasterly boundary line a distance of 254.95 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 50 degrees 48 minutes 59 seconds West with the northwesterly boundary line of said Lot 1 a distance of 303.04 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most westerly corner of said Lot 1;

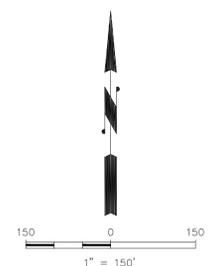
Thence North 30 degrees 48 minutes 54 seconds West a distance of 1037.77 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 59 degrees 12 minutes 04 seconds East a distance of 175.57 feet to the point of beginning and containing 15.9256 acres of land, more or less.

WILLIAM HARRELL SURVEY A-724



CITY OF MANSFIELD, TEXAS
VICINITY MAP
N.T.S.



TOTAL ACREAGE:	81.177 AC
TOTAL NUMBER OF LOTS:	283
NUMBER OF LOTS PER ACRE:	3.49
MINIMUM LOT DEPTH:	116'
MINIMUM LOT WIDTH:	162'-65' & 121'-55'
RESIDENTIAL SPACE:	82.6%
OPEN SPACE:	17.4%

LOTS 4 and 5 EXTEND OVER PIPELINE EASEMENTS AND NO STRUCTURES, FENCES, FLATWORK, OR OTHER IMPROVEMENTS CAN BE MADE OVER THESE EASEMENTS.

1. ALL DIMENSIONS ARE TO THE BACK OF CURB.
2. THE DEVELOPMENT WILL REMOVE AND ABANDON THE TWO GAS WELLS, FRACK POND, COMPRESSOR STATION AND ASSOCIATED EASEMENTS AS SHOWN.



OWNER
ACCP, LP
DEVELOPER
Dolce Vita Development Group, LLC
PO BOX 34091
FORT WORTH, TEXAS 76162
bp@dvinusa.com

ZC#17-022

DOLCE VITA AT MANSFIELD
CITY OF MANSFIELD, TEXAS

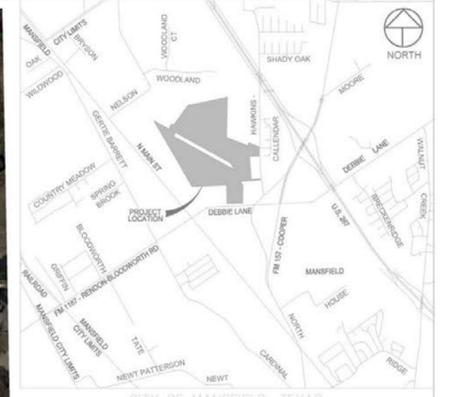
PD SITE PLAN
EXHIBIT B

TERRA
ASSOCIATES, INC.
CONSULTING ENGINEERS
LANDSCAPE ARCHITECTS
2000 E. LAMAR BLVD. - SUITE 150
ARLINGTON, TEXAS 76006
817-635-0066
CFD@terraassociates.com
TBPE Registration No.: F-003832

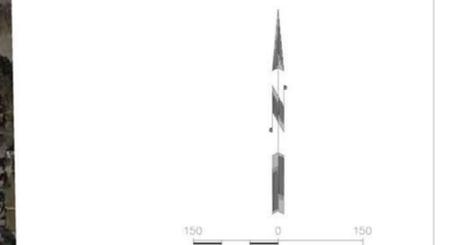
DRAWN BY: ED	SCALE: 1" = 150'	PROJECT No. 0284-1701 CONTRACT: 1
CHECKED BY: CFD	DATE:	SHEET 1 OF 5

X:\0284-Dolce Vita\0284-1701 Woodlands Estates\Drawings\Development Plan.dwg Apr. 08, 2019-10:27:27am Terra Associates Inc., Erick Dibrell

Y:\0284-Dolce vita\0-0284-1701 Woodlands Estates\Drawings\Zoning Exhibit-With Landscapes.dwg Apr 01, 2019 - 7:34am Terra Associates Inc., R. Eric Mourer



CITY OF MANSFIELD, TEXAS
VICINITY MAP
N.T.S.



Dolce vita Estates LAND USE SUMMARY			
Land Use	Typical Lot Size	Lots	% Space
residential	65' x 110'	284	86.1%
open space	--	--	13.9%

- 70' LOTS
- 65' LOTS
- 55' LOTS
- OPEN SPACES
- TREE BEING PROTECTED



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHARLES F. DIBRELL, P.E. 85432 ON 03-25, 2019

ZC#17-022

DEVELOPER
Dolce Vita Development Group, LLC
PO Box 34001
FORT WORTH, TEXAS 76162
bp@dvinusa.com

DOLCE VITA AT MANSFIELD
CITY OF MANSFIELD, TEXAS

ZONING EXHIBIT

TERRA ASSOCIATES, INC.
CONSULTING ENGINEERS
LANDSCAPE ARCHITECTS

2000 E. LAMAR BLVD. - SUITE 150
ARLINGTON, TEXAS 76006
817-635-0066
CFD@terraassoc.com
TBPE Registration No.: F-003832

DRAWN BY: ED	SCALE: 1" = 150'	PROJECT No. 0284-1701	CONTRACT: 1
CHECKED BY: CFD	DATE:	SHEET	OF

X:\0284-Dolce Vita\0284-1701 Woodlands Estates\Drawings\Zoning Exhibit-With Landscape3.dwg Apr. 08, 2019-1:38pm Terra Associates Inc., Charles Dibrell



OWNER
ACCP, LP
DEVELOPER
Dolce Vita Development Group, LLC
PO Box 34091
FORT WORTH, TEXAS 76162
bp@dvnusa.com

ZC#17-022

DOLCE VITA AT MANSFIELD
CITY OF MANSFIELD, TEXAS

ZONING EXHIBIT

TERRA
ASSOCIATES, INC.
CONSULTING ENGINEERS
LANDSCAPE ARCHITECTS
2000 E. LAMAR BLVD. - SUITE 150
ARLINGTON, TEXAS 76006
817-635-0066
CFD@terraassoc.com
TBPE Registration No.: F-003832

DRAWN BY: ED	SCALE: N/A	PROJECT No. 0284-1701 CONTRACT: 1
CHECKED BY: CFD	DATE:	SHEET 3 OF 5

**EXHIBIT “B”
ZC#17-022
Dolce vita’ at Mansfield
PLANNED DEVELOPMENT STANDARDS**

SECTION 1: DEVELOPMENT PLAN

The proposed development will be in complete accordance with the provisions of the approved Planned Development District and that all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

The Dolce vita’ at Mansfield Planned Development (DPD) shall apply to the 81.122-acres described in the legal description in Exhibit A. The DPD shall have three distinct product line as represented in Table 1 below. The maximum number of residential lots allowed within the DPD is 284.

SECTION 2: RESIDENTIAL PRODUCTS

Dolce vita’ at Mansfield will have single-family detached residential lots as shown on the Development Plan on Exhibit B, page 1 and the Zoning Exhibit on Exhibit B, page 2. The single-family residential lots will comply with the following requirements.

Product Type	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Yard	Min. Interior Side Yard	Min Exterior Side Yard	Min. Rear Yard	Max. Lot Coverage	Min. Floor Area Per Unit	Max. Height
Sterling	8,400 sq. ft.	70’ (a)	120’	25’	5’ & 10’	15’	15’	55%(c)	2,200 sq. ft.	35’
Hill	7,500 sq. ft.	65’ (a)	115’(b)	25’	5’ & 10’	15’	15’	65%(c)	2,000 sq. ft.	35’
Arbor	6,325 sq. ft.	55’ (a)	115’	25’	5’ & 10’	15’	15’	65%(c)	1,700 sq. ft.	35’

- a. Corner lots must be at least 10’ wider than the minimum lot width.
- b. Exceptions for lots 279-284 and lot 1; minimum lot depths are 100’.
- c. Increased lot coverage is to allow for single story homes.

Table 1 – Residential Product Table

SECTION 3: COMMUNITY DESIGN STANDARDS

Residential development in Dolce vita’ Estates must comply with the community design standards in Section 4600 of the Zoning Ordinance.

SECTION 4: GENERAL CONDITIONS

A. Landscaping:

- 1. There will be a minimum of three trees required for each lot with a minimum three (3.0) inch caliper.

B. Perimeter Walls/Screening:

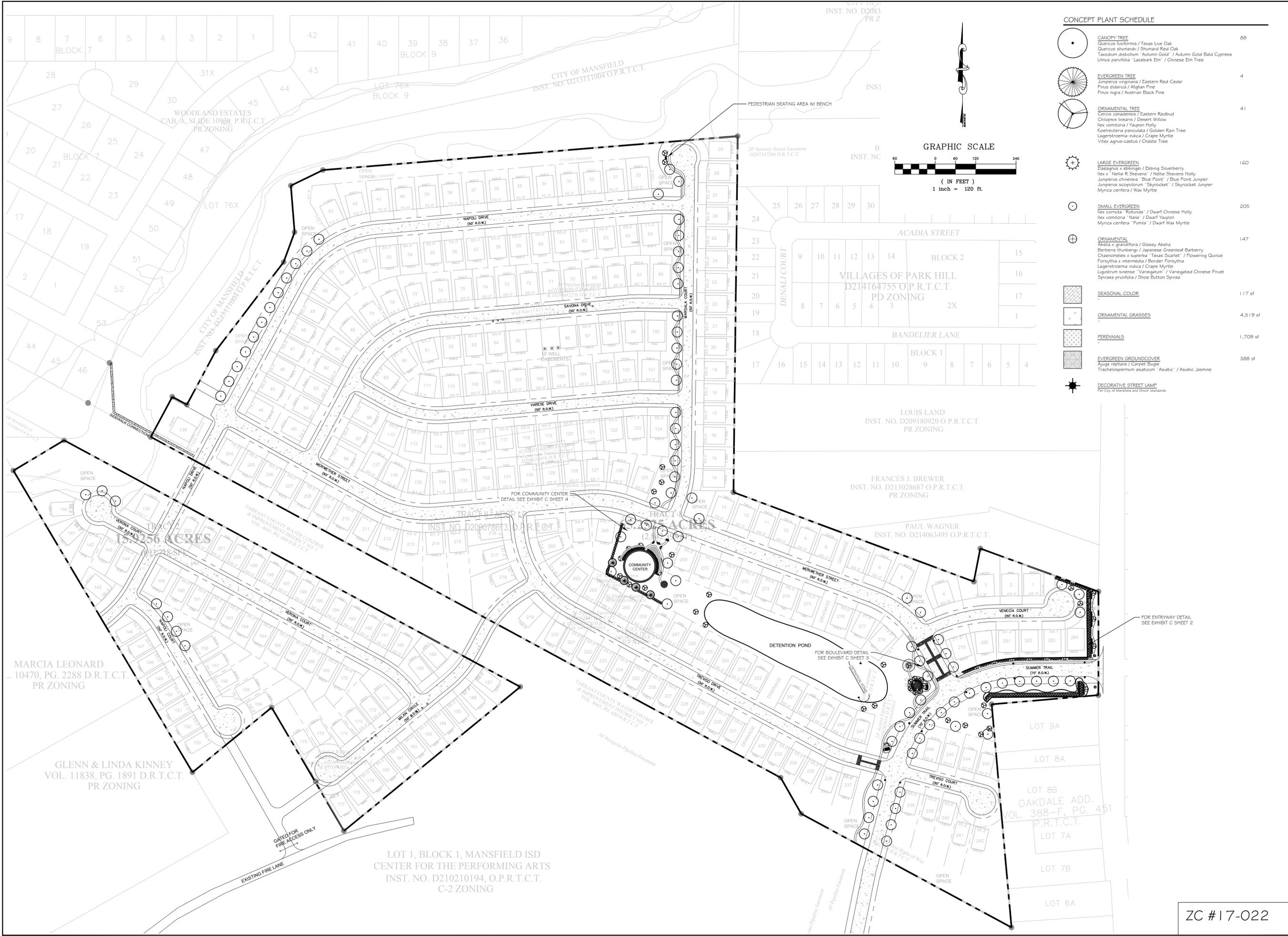
EXHIBIT "B"
ZC#17-022
Dolce vita' at Mansfield
PLANNED DEVELOPMENT STANDARDS

1. Masonry screening walls and wrought iron fence with stone columns shall be provided along Summer Trail and Callender Road as shown on the Entryway Plan.

SECTION 5: HOMEOWNERS ASSOCIATION

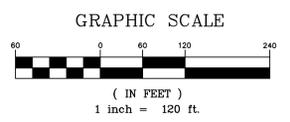
A mandatory homeowner's association will be responsible for the maintenance of all the open spaces and screening walls along Callender Road and Summer Trail. Maintenance shall include the parkway between the screening wall and the street; the open space lots and medians; along the rear property line of lots 279-284; and the enhanced entryway features, including but not limited to landscaping, and the enhanced masonry walls with entry signage and signage lighting.

The Owners association and associated documents shall be filed in accordance with the City of Mansfield policies. The documents must be reviewed by the City Attorney prior to the filing of the final plat. The documents shall be filed with the final plat at Tarrant County when deemed necessary by the City Attorney. The documents shall be submitted in a timely manner to allow for a minimum of 15 days review. Failure to submit the documents or incomplete documents may result in delay of construction, acceptance of the subdivision, or delay in approval of building permits. The city does not accept responsibility for any delays in construction, approval or acceptance of the subdivision caused by the failure to submit the association documents or the inaccuracy of the documents.



CONCEPT PLANT SCHEDULE

	CANOPY TREE Quercus fusiformis / Texas Live Oak Quercus shumardii / Shumard Red Oak Taxodium distichum 'Autumn Gold' / Autumn Gold Bald Cypress Ulmus parvifolia 'Lacebark Elm' / Chinese Elm Tree	85
	EVERGREEN TREE Juniperus virginiana / Eastern Red Cedar Pinus edulis / Afghan Pine Pinus nigra / Austrian Black Pine	4
	ORNAMENTAL TREE Cercis canadensis / Eastern Redbud Chilopsis linearis / Desert Willow Ilex vomitoria / Yaupon Holly Koeleria paniculata / Golden Rain Tree Lagerstroemia indica / Crape Myrtle Vibex agnus-castus / Chaste Tree	41
	LARGE EVERGREEN Elaeagnus x ebbingei / Ebbing Silverberry Ilex x 'Nellie R Stevens' / Nellie Stevens Holly Juniperus chinensis 'Blue Point' / Blue Point Juniper Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper Myrica cerifera / Wax Myrtle	160
	SMALL EVERGREEN Ilex cornuta 'Rotunda' / Dwarf Chinese Holly Ilex vomitoria 'Nana' / Dwarf Yaupon Myrica cerifera 'Fumida' / Dwarf Wax Myrtle	205
	ORNAMENTAL Abelia x grandiflora / Glossy Abelia Berberis thunbergii / Japanese Greenleaf Barberry Ceanothus x superba 'Texas Scarlet' / Flowering Quince Forsythia x intermedia / Border Forsythia Lagerstroemia indica / Crape Myrtle Ligustrum sinense 'Vaniatum' / Variegated Chinese Privet Spiraea prunifolia / Snow Button Spiraea	147
	SEASONAL COLOR	117 sf
	ORNAMENTAL GRASSES	4,519 sf
	PERENNIALS	1,709 sf
	EVERGREEN GROUNDCOVER Ajuga reptans / Carpet Bugle Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	388 sf
	DECORATIVE STREET LAMP Per City of Mansfield and Other Standards	



SHEET

EXHIBIT C

SHEET 1 OF 4

OVERALL LANDSCAPE

03-28-18	ISSUE / REVISION RECORD	REVISED PER CITY COMMENTS DATED 03-28-18
04-12-18	REVISED PER CITY COMMENTS DATED 04-12-18	REVISED PER CITY COMMENTS DATED 04-12-18
05-21-18	REVISED SITE LAYOUT	REVISED SITE LAYOUT
03-26-19	REVISED PER CITY COMMENTS - 8TH REVIEW	REVISED PER CITY COMMENTS - 8TH REVIEW
04-08-19	REVISED PER CITY COMMENTS - 8TH REVIEW	REVISED PER CITY COMMENTS - 8TH REVIEW

G. I. JOSEPH VAUGHN
LANDSCAPE ARCHITECT
C.F. #242

PRELIMINARY PLAN NOT INTENDED
FOR REGULATORY APPROVAL

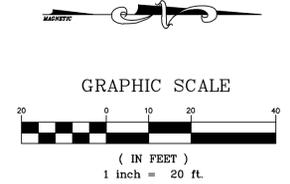
DOLCE VITA AT

MANSFIELD

CITY OF MANSFIELD, TEXAS

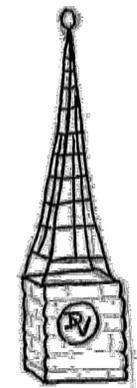
G. I. Joseph Vaughn
480 Cloud View Ct
Prosper, TX 75078
t 972-827-5677

ZC #17-022



CONCEPT PLANT SCHEDULE CALLENDER ENTRYWAY

SYMBOL	PLANT NAME	QUANTITY
●	CANOPY TREE Quercus laevis / Texas Live Oak Quercus shumardii / Shumard Red Oak Taxodium distichum 'Autumn Gold' / Autumn Gold Bald Cypress Ulmus parvifolia 'Lacebark Elm' / Chinese Elm Tree	9
⊗	ORNAMENTAL TREE Cercis canadensis / Eastern Redbud Chilopsis linearis / Desert Willow Ilex vomitoria / Yaupon Holly Koeleria paniculata / Golden Rain Tree Lagerstroemia indica / Crape Myrtle Vitex agnus-castus / Chaste Tree	5
⊕	LARGE EVERGREEN Elaeagnus x ebbingei / Ebbing Silverberry Ilex x 'Nellie R. Stevens' / Nellie Stevens Holly Juniperus chinensis 'Blue Point' / Blue Point Juniper Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper Myrica cerifera / Wax Myrtle	115
○	SMALL EVERGREEN Ilex cornuta 'Rotunda' / Dwarf Chinese Holly Ilex vomitoria 'Nana' / Dwarf Yaupon Myrica cerifera 'Pumila' / Dwarf Wax Myrtle	146
⊕	ORNAMENTAL Abelia x grandiflora / Glossy Abelia Berberis thunbergii / Japanese Greenleaf Barberry Chenomeles x superba 'Texas Scarlet' / Flowering Quince Forsythia x intermedia / Border Forsythia Lagerstroemia indica / Crape Myrtle Ligustrum sinense 'Varegatum' / Variegated Chinese Privet Spiraea prunifolia / Shoe Button Spiraea	40
▨	SEASONAL COLOR	117 sf
⊕	ORNAMENTAL GRASSES	2,695 sf
▨	EVERGREEN GROUNDCOVER Acaja reptans / Carpet Bugle Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	57 sf
★	DECORATIVE STREET LAMP Per City of Mansfield and Onco Standards	



SIGN TYP 'B'

LANDSCAPE PLANTERS

8' MASONRY WALL

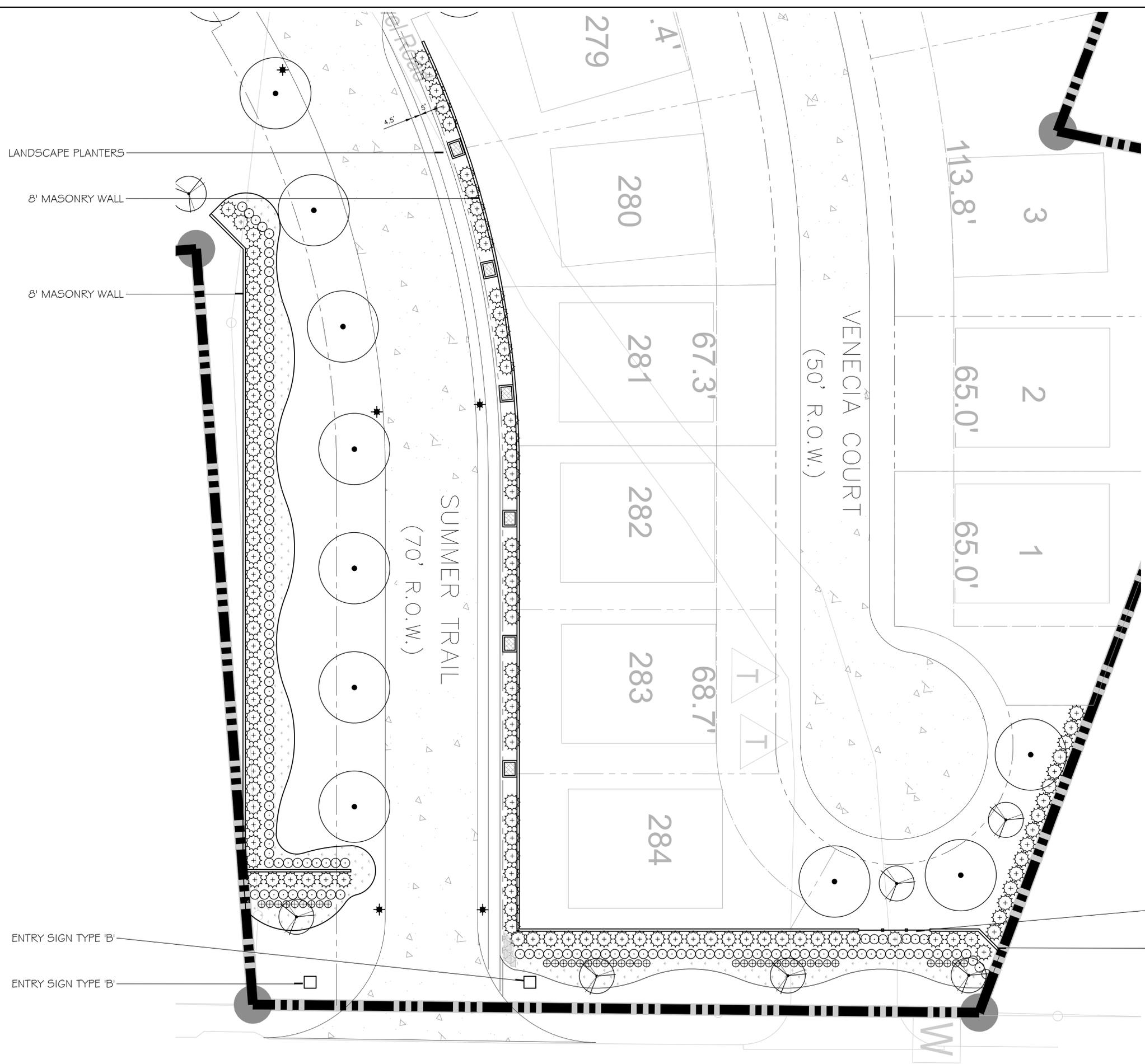
8' MASONRY WALL

8' WROUGHT IRON FENCING W/ STONE COLUMNS

8' MASONRY WALL

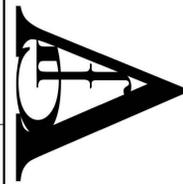
ENTRY SIGN TYPE 'B'

ENTRY SIGN TYPE 'B'

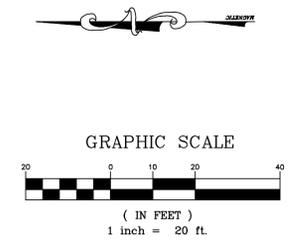


DOLCE VITA AT
MANSFIELD
CITY OF MANSFIELD, TEXAS

G. I. Joseph Vaughn
 480 Cloud View Ct
 Prosper, TX 75078
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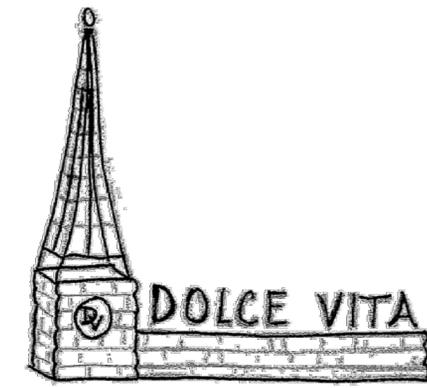


ZC #17-022

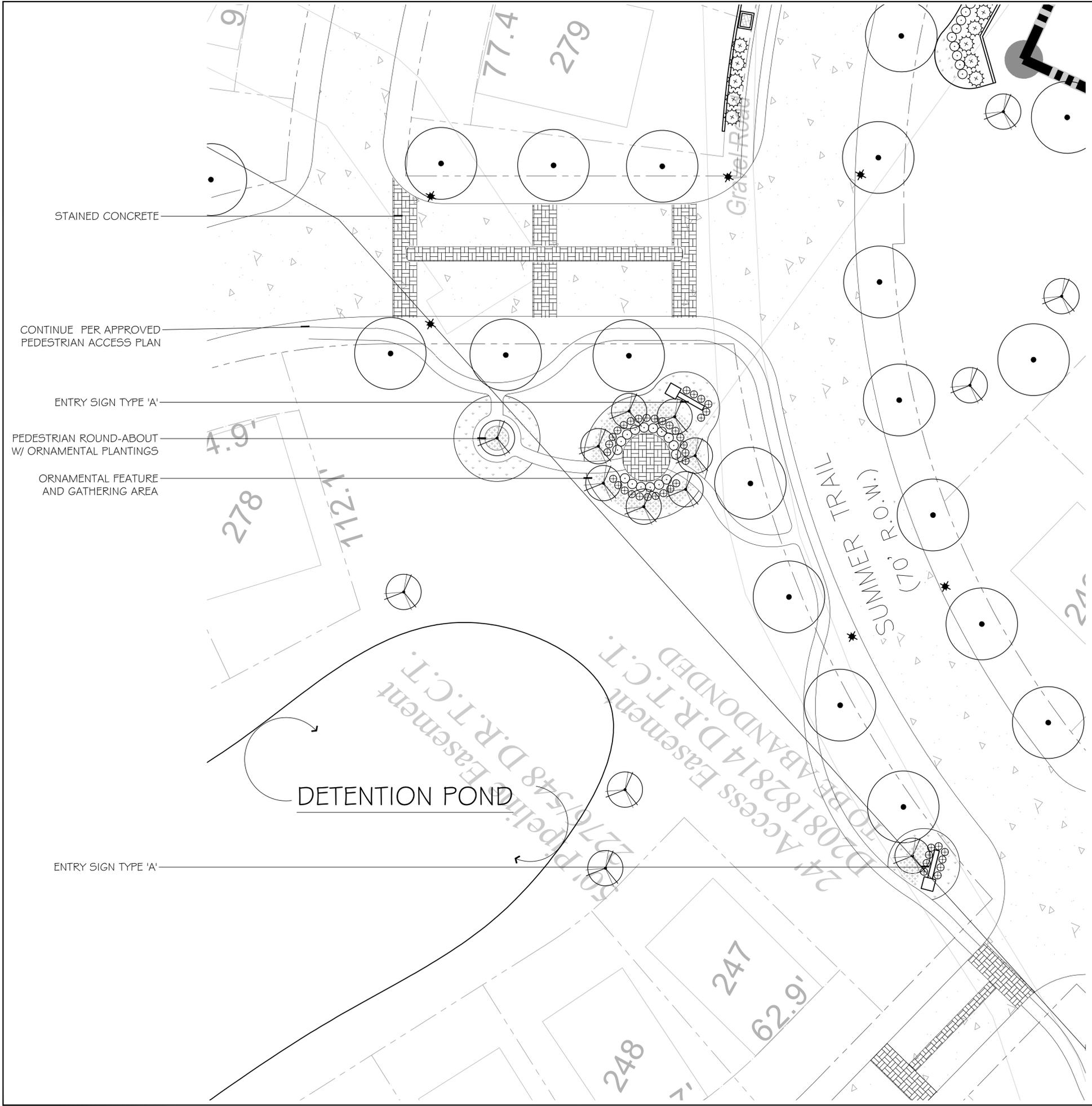


CONCEPT PLANT SCHEDULE MERIWETHER BOULEVARD

	CANOPY TREE Quercus fusiformis / Texas Live Oak Quercus shumardii / Shumard Red Oak Taxodium distichum 'Autumn Gold' / Autumn Gold Bald Cypress Ulmus parvifolia 'Lacebark Elm' / Chinese Elm Tree	7
	ORNAMENTAL TREE Cercis canadensis / Eastern Redbud Chiosyba linearis / Desert Willow Ilex vomitoria / Yaupon Holly Koeleria paniculata / Golden Rain Tree Lagerstroemia indica / Crape Myrtle Viter agnus-castus / Chaste Tree	12
	SMALL EVERGREEN Ilex cornuta 'Rotunda' / Dwarf Chinese Holly Ilex vomitoria 'Nana' / Dwarf Yaupon Myrica caroliniana 'Pumila' / Dwarf Wax Myrtle	16
	ORNAMENTAL Abelia x grandiflora / Glossy Abelia Berberis thunbergii / Japanese Greenleaf Barberry Chaenomeles x superba 'Texas Scarlet' / Flowering Quince Forsythia x intermedia / Border Forsythia Lagerstroemia indica / Crape Myrtle Ligustrum sinense 'Variegatum' / Variegated Chinese Privet Spiraea prunifolia / Snow Button Spiraea	41
	ORNAMENTAL GRASSES	1,271 sf
	PERENNIALS	716 sf
	DECORATIVE STREET LAMP For city of mansfield standards	



SIGN TYP 'A'



STAINED CONCRETE

CONTINUE PER APPROVED PEDESTRIAN ACCESS PLAN

ENTRY SIGN TYPE 'A'

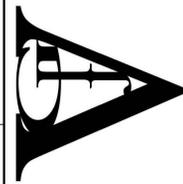
PEDESTRIAN ROUND-ABOUT W/ ORNAMENTAL PLANTINGS

ORNAMENTAL FEATURE AND GATHERING AREA

ENTRY SIGN TYPE 'A'

DOLCE VITA AT
MANSFIELD
CITY OF MANSFIELD, TEXAS

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 Prosper, TX 75078
 t 972-827-5677



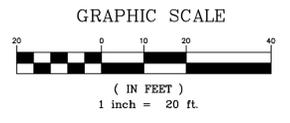
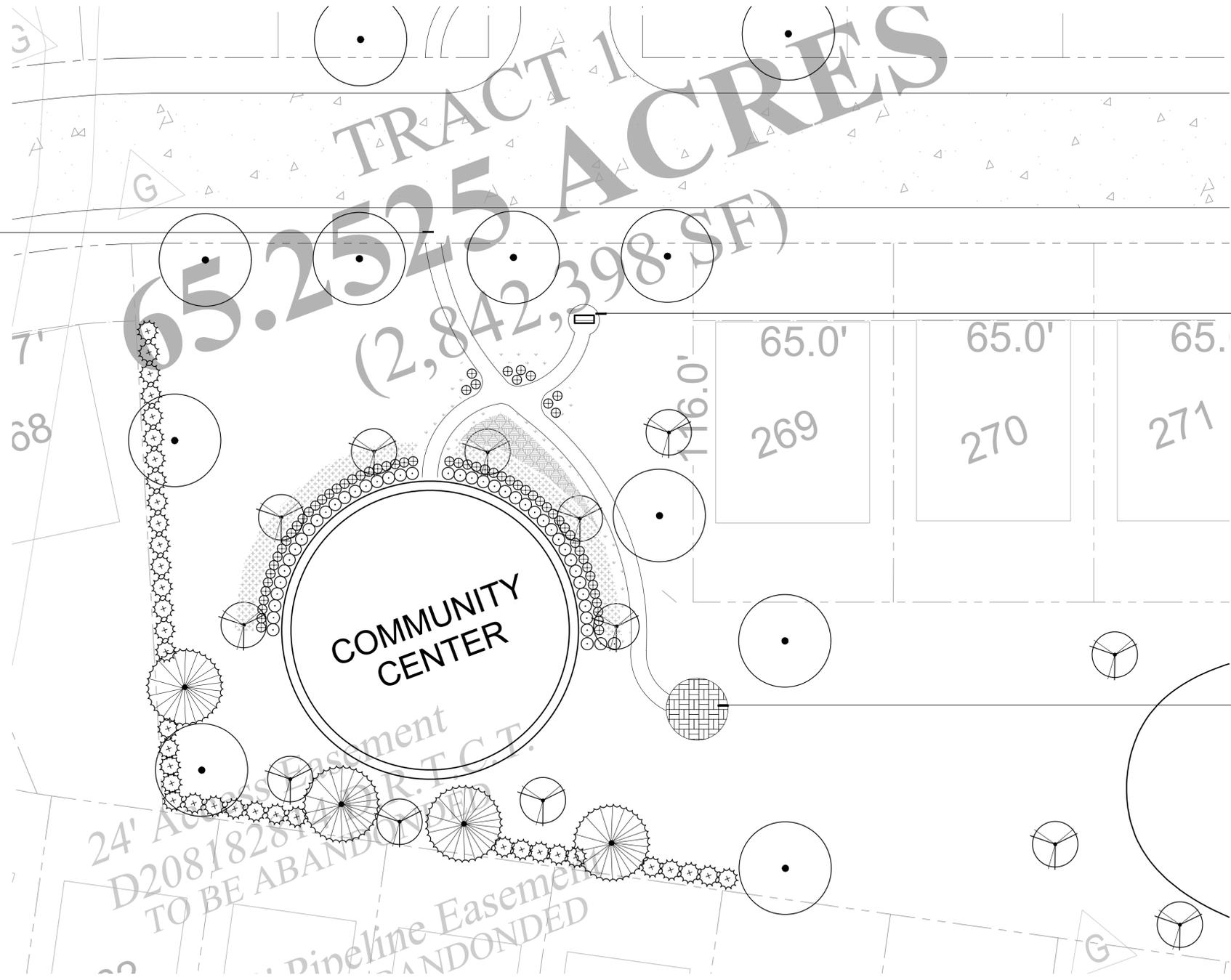
ZC #17-022

ISSUE / REVISION RECORD	REVISOR	DATE
REVISOR	DATE	REVISION
03-28-18	REVISOR	REVISION
04-12-18	REVISOR	REVISION
05-21-18	REVISOR	REVISION
03-26-19	REVISOR	REVISION
04-08-19	REVISOR	REVISION

G. JOSEPH VAUGHN
 LANDSCAPE ARCHITECT
 U.I. #242

PRELIMINARY PLAN NOT INTENDED
 FOR CONSTRUCTION
 REGULATORY APPROVAL

SIDEWALK CONNECTION TO APPROVED PEDESTRIAN ACCESS PLAN



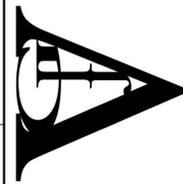
SHEET
EXHIBIT C
 SHEET 4 OF 4
 COMMUNITY CENTER

ISSUE / REVISION RECORD	
03-28-18	REVISED PER CITY COMMENTS DATED 03-26-18
04-12-18	REVISED PER CITY COMMENTS DATED 04-09-18
05-21-18	REVISED SITE LAYOUT
03-26-19	REVISED SITE LAYOUT
04-08-19	REVISED PER CITY COMMENTS - 8TH REVIEW

G. I. JOSEPH VAUGHN
 LANDSCAPE ARCHITECT
 U.P. #242
 PRELIMINARY PLAN NOT INTENDED
 FOR REGULATORY APPROVAL

**DOLCE VITA AT
 MANSFIELD**
 CITY OF MANSFIELD, TEXAS

G. I. Joseph Vaughn
 480 Cloud View Ct
 Prosper, TX 75078
 t 972-827-5677



OUTDOOR PATIO

CONCEPT PLANT SCHEDULE COMMUNITY CENTER

	CANOPY TREE <i>Quercus fusiformis</i> / Texas Live Oak <i>Quercus shumardii</i> / Shumard Red Oak <i>Taxodium distichum</i> "Autumn Gold" / Autumn Gold Bald Cypress <i>Ulmus parvifolia</i> "Lacebark Elm" / Chinese Elm Tree	9
	EVERGREEN TREE <i>Juniperus virginiana</i> / Eastern Red Cedar <i>Pinus edulis</i> / Afghan Pine <i>Pinus nigra</i> / Austrian Black Pine	4
	ORNAMENTAL TREE <i>Cercis canadensis</i> / Eastern Redbud <i>Chilopsis linearis</i> / Desert Willow <i>Ilex vomitoria</i> / Yaupon Holly <i>Koelerstera paniculata</i> / Golden Rain Tree <i>Lagerstroemia indica</i> / Crape Myrtle <i>Vitex agnus-castus</i> / Chaste Tree	13
	LARGE EVERGREEN <i>Elaeagnus x edingii</i> / Ebbing Silverberry <i>Ilex x 'Nellie R. Stevens'</i> / Nellie Stevens Holly <i>Juniperus chinensis</i> "Blue Point" / Blue Point Juniper <i>Juniperus scopulorum</i> "Skyrocket" / Skyrocket Juniper <i>Myrica cerifera</i> / Wax Myrtle	37
	SMALL EVERGREEN <i>Ilex cornuta</i> "Rotunda" / Dwarf Chinese Holly <i>Ilex vomitoria</i> "Nana" / Dwarf Yaupon <i>Myrica cerifera</i> "Pumila" / Dwarf Wax Myrtle	43
	ORNAMENTAL <i>Abelia x grandiflora</i> / Glossy Abelia <i>Berberis thunbergii</i> / Japanese Greenleaf Barberry <i>Chaenomeles x superba</i> "Texas Scarlet" / Flowering Quince <i>Forsythia x intermedia</i> / Border Forsythia <i>Lagerstroemia indica</i> / Grape Myrtle <i>Ligustrum sinense</i> "Variegatum" / Variegated Chinese Privet <i>Spiraea prunifolia</i> / Shoe Button Spiraea	66
	ORNAMENTAL GRASSES	553 sf
	PERENNIALS	993 sf
	EVERGREEN GROUNDCOVER <i>Ajuga reptans</i> / Carpet Bugle <i>Trachelospermum asiaticum</i> "Asiatic" / Asiatic Jasmine	331 sf

ZC #17-022

EXTERIOR

LIVE
OAK



ASH



CYPRESS



HOLLY



INTERIOR

HOLLY



LIVE OAK



HOLLY



HOLLY



HOLLY



LIVE OAK



April 5, 2019

City of Mansfield

Planning and Zoning Development

1200 E Broad Street

Mansfield, Texas 76063

RE: Zoning case #17-022

EagleRidge Operating, LLC and EagleRidge Energy LLC ("EagleRidge") grants approval and gives permission for Dolce vita to include the three EagleRidge properties in their Zoning Case. The three properties are:

- | | | |
|----------------------|-------------|---------------------------------------|
| 1. Southern Well Pad | 5.441 acres | Tarrant County Deed #D21009440 DRTCT |
| 2. Frack Pond | 1.593 acres | Tarrant County Deed #D209034978 DRTCT |
| 3. Northern Well Pad | 7.611 acres | Tarrant County Deed #D210094400 DRTCT |

This approval is conditional and is freely retractable by the undersigned at any time prior to the following events:

1. Execution of a land sale and purchase agreement approved by EagleRidge, and/or
2. Prior to the final approval of the Mansfield City Council, at the sole discretion of EagleRidge.

Either event shall remove the ability to 'retract' the rezoning permission granted by this letter.

A handwritten signature in blue ink, appearing to read "M. Grawe", written over a horizontal line.

Mark Grawe, Executive Vice President

EagleRidge Energy II, LLC

EagleRidge Operating, LLC
P.O. Box 191447
Dallas, TX 75219
O 214-295-6704
F 214-520-2773



Ryan M. Simmons
Summit Midstream Partners, LLC
2300 Windy Ridge Parkway
Suite 840 North
Atlanta, GA 30339

Phone: 770.504.5002
Fax: 770.504.5005
rsimmons@summitmidstream.com

City of Mansfield
Planning and Zoning Development
1200 E Broad Street
Mansfield, Texas 76063

RE: Zoning case #17-022

Summit Midstream is giving permission for Dolce vita to include our (one) property in their Zoning Case.
The property is:

1. Compressor Station 1.593 acres Tarrant County Deed #D209034978 DRTCT

This permission is freely retractable by the undersigned at any time prior to the

1. execution of the land purchase agreement or
2. prior to the fourth and final reading by City Council, is scheduled to occur on May 28th

Either event shall remove the ability to 'retract' the rezoning permission granted by this letter.

Ryan Simmons, CFA
Summit Midstream Partners, LLC

PLANNING AND ZONING COMMUNICATION

Agenda: April 15, 2019

Subject: ZC#19-001: Public hearing for a change of zoning from SF-12/22 Single-Family Residential District and PR Pre-Development District to PD Planned Development District for single-family residential uses on approximately 7.7 acres out of Lot 1R1, Change of Scenery; 1.2 acres out of Lot 1R2, Change of Scenery; and 1.122 acres out of the William Childress Survey, Abstract No. 1949, Tarrant County, TX, totaling approximately 10.022 acres located at the southeast corner of Seeton Road & National Parkway.

GENERAL INFORMATION

Applicant: Don Dykstra, Bloomfield Homes (developer)
Richard E. LeBlanc of Knox Street Partners No. 20, Ltd. c/o Hanover Property Co. (owner)
Brent Caldwell of Goodwin and Marshall, Inc. (engineer)
Eric Langvardt of Langvardt Design Group (landscape architect)

Size: 10.022 acres

Proposed Use: Single-family residential

Existing Land Use: Single-family residential

Surrounding Land Use & Zoning: North - National Pkwy.; Single-family residential (PD) across the street
South - Vacant land (PR)
East - Single-family residential (PD) and vacant land (PR)
West - Seeton Rd.; Neighborhood amenity center (PD) across the street

Thoroughfare Plan Specification: National Parkway – Major Arterial (four-lane divided)
Seeton Road – Local Collector (two-lane undivided)

COMMENTS AND CONSIDERATIONS

The subject property consists of 10.022 acres at the southeast corner of National Parkway and Seeton Road. The property is currently improved with one single-family residential home located roughly in the center of the property. The applicant is seeking to redevelop the property and is requesting to re-zone the property from SF-12/22 Single-Family Residential District and PR Pre-Development District to PD Planned Development District for single-family residential uses.

Development Plan and Standards

The applicant plans to develop a 33-lot single-family residential neighborhood called Lake Park.

The applicant is generally using SF-7.5/18 as their base zoning and is proposing the following bulk area standards:

Min. Lot Area: 7,500 sq. ft.

Min. Lot Width: 65' **

Min. Lot Depth: 110' *

Min. Front Yard: 25'

Min. Rear Yard: 15'

Min. Interior Side Yard: 5' & 10' ***

Min. Exterior Side Yard: 15' abutting rear yard; 20' abutting side yard

Max. Lot Coverage: 45%

Min. Floor Area: 2,200 sq. ft.

* The typical lot depth provided is 120'

** Corner lots that are adjacent to ROW must be at least 10' wider than the minimum lot width

*** Requires two side yards to have a combined total of not less than 15' with a 5' minimum on one side and a 10' minimum on the other side

The development will comply with the community design standards noted in Section 4600 of the Zoning Ordinance, with the exception that all lots will have front-entry garages with Cedar garage doors. The applicant also intends to comply with the Subdivision Ordinance with the exception of a variance request to allow a cul-de-sac length greater than 600' due to the boundary conditions of the property.

While the applicant is proposing a minimum lot size of only 7,500 sq. ft., staff notes that 26 of the 33 lots are greater than 9,000 sq. ft. in size, with 11 of those lots being greater than 12,000 sq. ft. in size. The development will have a gross density of 3.29 residential lots per acre and it is intended that the development will be completed in one phase.

The development will have access points off both National Parkway and Seeton Road.

Enhanced Entryway Plan

The Mountain Creek Lane access point off National Parkway will serve as the development's primary entrance and will include the enhanced entryway features. As indicated in the Enhanced Entryway Plan, the developer will be providing five enhanced entry features as required by the Zoning Ordinance. The five proposed elements are a boulevard section with median, enhanced pavers or stained concrete, decorative street lighting that conforms to City and Oncor standards, enhanced architectural features (enhanced screening wall with signage and 7' entry theme columns with cap), and enhanced landscaping features (shrub beds, perennial beds, crepe myrtle trees, and low voltage landscape lighting). The elements generally match on both sides of the entryway.

Landscaping and Screening

As noted in the development standards, all residential landscaping will comply with Section 7300 of the Zoning Ordinance. In addition, a minimum 6' masonry screening wall will be provided along National Parkway. As illustrated in the Entryway Plan, the masonry screening wall will include 7' tall 3'x3' masonry columns with 35' spacing O.C. The developer will also provide a meandering sidewalk along National Parkway as well as street trees and shrubs in the open space lots along National Parkway. A homeowners' association will be responsible for the maintenance of the screening wall, the open space lots, and the enhanced entryway features.

Product Elevations

The applicant has also provided conceptual building elevations of representative home products planned for the development. Five elevations have been provided, four of which are two-story. The elevations include a mix of brick stone construction and also illustrate the front-entry cedar garage doors that are planned.

Recommendation

With a gross density of 3.29 residential lots per acre, Lake Park generally follows the single-family residential density patterns seen in this area and established in the Land Use Plan. The applicant has endeavored to exceed the base zoning standards for SF-7.5/18, with the vast majority of the lots exceeding 9,000 sq. ft. in size and 120' in depth, as well as establishing a minimum residential floor area of 2,200 sq. ft. The development will largely meet or exceed the City's community design standards, and where this is not possible, an alternative has been proposed, such is the case with cedar garage doors in lieu of J-swing garages. Staff recommends approval.

Attachments:

Maps and Supporting Information

Exhibit A – Property Description

Exhibit B – Development Standards

Exhibit C – Development Plan

Exhibit D – Enhanced Entryway Plan

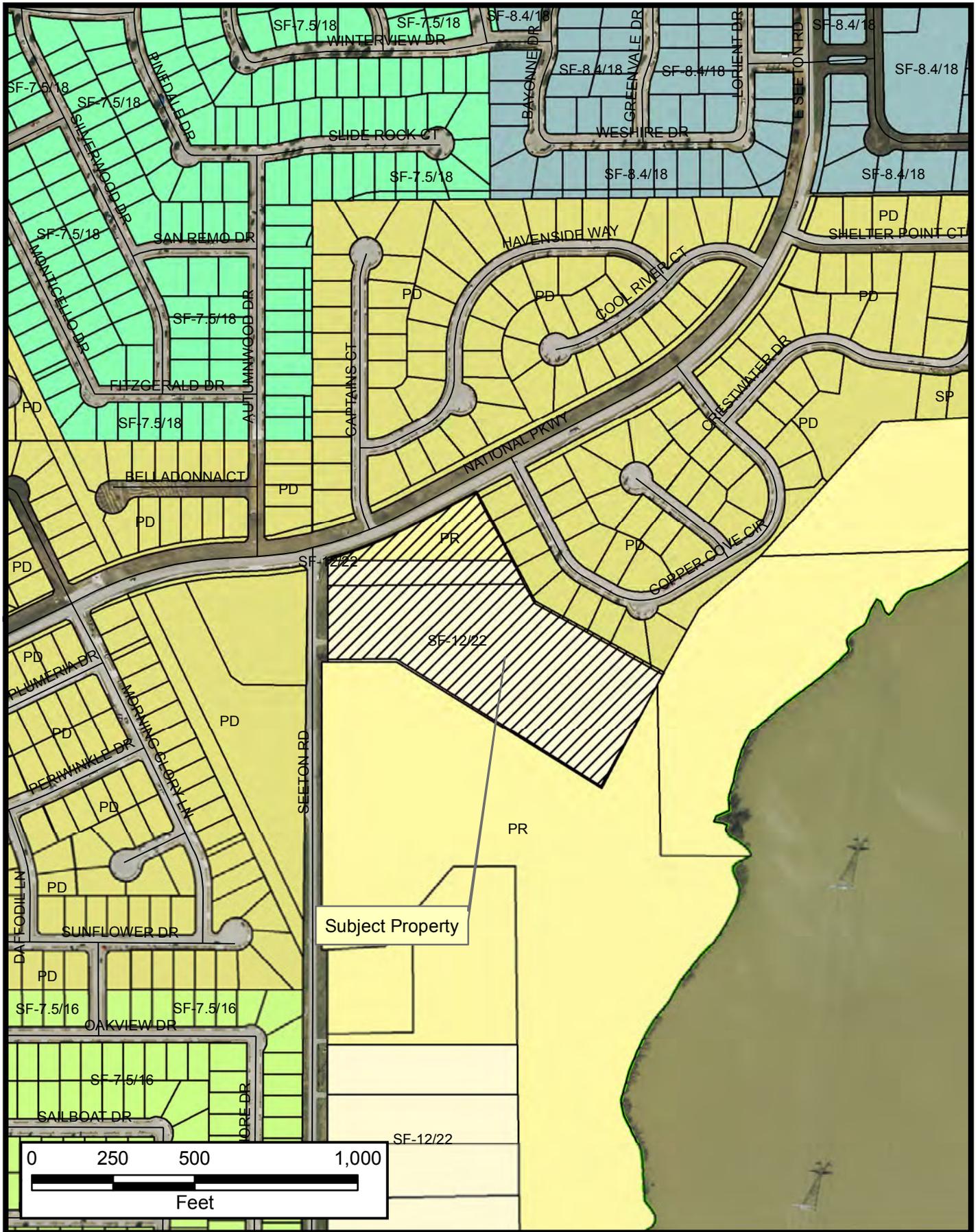
Exhibit E – Product Elevations



ZC#19-001

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

4/2/2019



ZC#19-001

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

4/2/2019

Property Owner Notification for ZC#19-001

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
CHANGE OF SCENERY ADDITION	LOT 1R1A	COMMUNITY AT LAKE RIDGE CHURCH	4208 IRON LN	MANSFIELD, TX	76063-3436
CHANGE OF SCENERY ADDITION	LOT 1R2A	COMMUNITY AT LAKE RIDGE CHURCH	4208 IRON LN	MANSFIELD, TX	76063-3436
CHILDRESS, WILLIAM SURVEY	A 1949	COMMUNITY AT LAKE RIDGE CHURCH	4208 IRON LN	MANSFIELD, TX	76063-3436
CHILDRESS, WILLIAM SURVEY	A 1949	U S A	PO BOX 17300	FORT WORTH, TX	76116
CHILDRESS, WILLIAM SURVEY	A 1949	U S A	PO BOX 17300	FORT WORTH, TX	76116
GARDEN HEIGHTS	BLK 22	HOMEOWNER'S ASSOCIATION OF GARDEN HEIGHTS, INC	9285 HUNTINGTON SQ #100	NORTH RICHLAND HILLS, TX	76182
GARDEN HEIGHTS	BLK 22	HOMEOWNER'S ASSOCIATION OF GARDEN HEIGHTS, INC	9285 HUNTINGTON SQ #100	NORTH RICHLAND HILLS, TX	76182
GARDEN HEIGHTS	BLK 22	HOMEOWNER'S ASSOCIATION OF GARDEN HEIGHTS, INC	9285 HUNTINGTON SQ #100	NORTH RICHLAND HILLS, TX	76182
GARDEN HEIGHTS	BLK 23	HMH GARDEN HEIGHTS LP	1038 TEXAN TRL	GRAPEVINE, TX	76051
GARDEN HEIGHTS	BLK 23	BLOOMFIELD HOMES LP	1050 E STATE HWY 114 STE 210	SOUTHLAKE, TX	76092
GARDEN HEIGHTS	BLK 23	WEAVER, WILLIAM & LAYLA	305 AUTUMNWOOD DR	MANSFIELD, TX	76063
SPRING LAKE ESTATES	BLK 1	IRANLOYE, SAMUEL & OLASUNKA	204 CAPTAINS CT	MANSFIELD, TX	76063-6838
SPRING LAKE ESTATES	BLK 1	SPRING LAKE ESTATES HOMEOWNER ASSOCIATION	9001 AIRPORT FRWY STE 450	NORTH RICHLAND HILLS, TX	76180
SPRING LAKE ESTATES	BLK 1	JORDAN, STEPHEN C & TATIA J	200 CAPTAINS CT	MANSFIELD, TX	76063-6838
SPRING LAKE ESTATES	BLK 1	SPRING LAKE ESTATES HOMEOWNER ASSOCIATION	9001 AIRPORT FRWY STE 450	NORTH RICHLAND HILLS, TX	76180
SPRING LAKE ESTATES	BLK 2	ELLIS, HENRY M & TAMIKO	4900 HAVENSIDE WAY	MANSFIELD, TX	76063-6827
SPRING LAKE ESTATES	BLK 2	ADEYEYE, JAMES A & EUNICE A	4902 HAVENSIDE WAY	MANSFIELD, TX	76063-6827
SPRING LAKE ESTATES	BLK 2	GARZA, HENRY B & TAMMY D	4904 HAVENSIDE WAY	MANSFIELD, TX	76063-6827
SPRING LAKE ESTATES	BLK 2	MEACHEM, PAMELA W & ROBERT	4906 HAVENSIDE WAY	MANSFIELD, TX	76063-6827
SPRING LAKE ESTATES	BLK 2	BARRACLOUGH, RAYLEEN C & ANDREW R	4908 HAVENSIDE WAY	MANSFIELD, TX	76063-6827
SPRING LAKE ESTATES	BLK 2	SPRING LAKE ESTATES HOMEOWNER ASSOCIATION	9001 AIRPORT FRWY STE 450	NORTH RICHLAND HILLS, TX	76180

Property Owner Notification for ZC#19-001

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
SPRING LAKE ESTATES	BLK 3	SPRING LAKE ESTATES HOMEOWNER ASSOCIATION	9001 AIRPORT FRWY STE 450	NORTH RICHLAND HILLS, TX	76180
SPRING LAKE ESTATES	BLK 3	DILLON, FRANK & MADELINE	4916 COPPER COVE CIR	MANSFIELD, TX	76063
SPRING LAKE ESTATES	BLK 3	CHAPPELL, BRIAN & MIQUE	4914 COPPER COVE CIR	MANSFIELD, TX	76063-6832
SPRING LAKE ESTATES	BLK 3	PAYNE, BILLIE J & JAMIE	4912 COPPER COVER CIR	MANSFIELD, TX	76063
SPRING LAKE ESTATES	BLK 3	WHATLEY, FELICIA	4910 COPPER COVE CIR	MANSFIELD, TX	76063
SPRING LAKE ESTATES	BLK 3	BROKAW, MICHAEL J & TRACY L	4908 COPPER COVE CIR	MANSFIELD, TX	76063
SPRING LAKE ESTATES	BLK 3	CURRENT OWNER	4906 COPPER COVE CIR	MANSFIELD, TX	76063-6832
SPRING LAKE ESTATES	BLK 3	BROWN, ANTHONY & ANNA TERES	4904 COPPER COVE CIR	MANSFIELD, TX	76063-6832
SPRING LAKE ESTATES	BLK 3	ADJOBI, CHUQ	4902 COPPER COVE CIR	MANSFIELD, TX	76063
SPRING LAKE ESTATES	BLK 3	DIXON, DARRELL L & MONICA M	4900 COOPER COVE CIR	MANSFIELD, TX	76063
SPRING LAKE ESTATES	BLK 3	SPRING LAKE ESTATES HOMEOWNER ASSOCIATION	9001 AIRPORT FRWY STE 450	NORTH RICHLAND HILLS, TX	76180
SPRING LAKE ESTATES	BLK 5	KILGORE, VICTORIA & HERMAN	4901 COPPER COVE CIR	MANSFIELD, TX	76063-6833
SPRING LAKE ESTATES	BLK 5	BRZUSZKIEWICZ, RAYMOND & L	4903 COPPER COVE CIR	MANSFIELD, TX	76063-6833
SPRING LAKE ESTATES	BLK 5	UNDERWOOD, JAMES & ANNESIA	4905 COPPER COVE CIR	MANSFIELD, TX	76063-6833
SPRING LAKE ESTATES	BLK 5	KULCSAR, MICHAEL & ADRIENNE	4909 COPPER COVE CIR	MANSFIELD, TX	76063-6833
SPRING LAKE ESTATES	BLK 5	ANDREWS, DANNY W & EVELIN K	4911 COPPER COVE CIR	MANSFIELD, TX	76063-6833
SPRING LAKE ESTATES	BLK 5	HUDSON, LARRY D & KAREN S	4915 COPPER COVE CIR	MANSFIELD, TX	76063-6833
SPRING LAKE ESTATES	BLK 5	SPRING LAKE ESTATES HOMEOWNER ASSOCIATION	9001 AIRPORT FRWY STE 450	NORTH RICHLAND HILLS, TX	76180

EXHIBIT "A"
ZC#19-001

All that certain lot, tract, or parcel of land, situated in a portion of the William Childress Survey, Abstract No. 1949, City of Mansfield, Tarrant County, Texas, being a portion of Lots 1R1 and 1R2 of Change of Scenery, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 2399 of the Plat Records of Tarrant County, Texas (PRTCT), and being all of that certain called 10.009 acre tract described in a deed to Knox Street Partners No. 20, Ltd. recorded in Instrument No. D217090680 of the Deed Records of Tarrant County, Texas (DRTCT), said tract being more completely described as follows, to-wit:

BEGINNING at a 5/8" iron rod found "bent" for the Northwest corner of said 10.009 acre tract, the Northwest corner of said Lot 1R2, and being at the intersection of the East right-of-way line of Seeton Road (75' right-of-way width at this point) and the Southeast right-of-way line of National Parkway (90' right-of-way width);

THENCE North 89 deg. 39 min. 53 sec. East along the Northwest line of said 10.009 acre tract and the Southeast right-of-way line of said National Parkway, a distance of 0.25 feet to a 1/2" iron rod found for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,222.12 feet, a central angle of 13 deg. 3 min. 18 sec., and being subtended by a chord which bears North 68 deg. 40 min. 48 sec. East - 277.86 feet;

THENCE in an Easterly direction along said curve to the left, the Northwest line of said 10.009 acre tract, and said Southeast right-of-way line, a distance of 278.46 feet to a 5/8" capped iron rod found stamped "MYCOSKIE MCINNIS";

THENCE North 62 deg. 9 min. 9 sec. East tangent to said curve and continue along said Northwest line and Southeast right-of-way line, a distance of 223.04 feet to a 5/8" capped iron rod found stamped "MYCOSKIE MCINNIS" for the most northerly corner of said 10.009 acre tract and the Northwest corner of Lot E, Block 3 of Spring Lake Estates, Section One, an addition to the City of Mansfield, Tarrant County Texas, according to the plat recorded in Instrument No. D208242102 (DRTCT);

THENCE South 27 deg. 54 min. 23 sec. East departing said Southeast right-of-way line and continue along the Northeast line of said 10.009 acre tract and the Southwest line of said Spring Lakes Estates, Section One, at 20.00 feet pass a 1/2" capped iron rod found stamped TQ BURKS 5509" for the Southwest corner of said Lot E, same being the Northwest corner of Lot 29, Block 3 of said Spring Lakes Estates, Section One, at 100.17 feet pass a 1/2" capped iron rod found

stamped "TQ BURKS 5509" for the Southwest corner of said Lot 29, Block 3, continue a total distance of 383.02 feet to a 1/2" capped iron rod found stamped "BEASLEY";

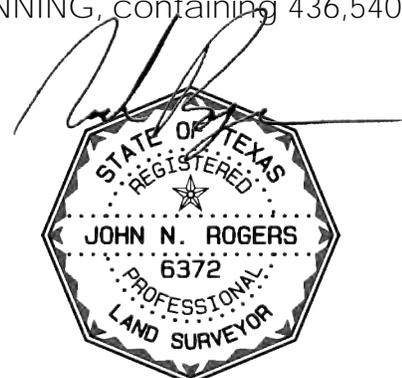
THENCE South 61 deg. 9 min. 12 sec. East along said Northeast and Southwest lines, a distance of 449.94 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" for the most southerly corner of said Spring Lake Estates, Section One, the most easterly corner of said 10.009 acre tract, and being in the Northwest line of a called 528.19 acre tract described as Tract No. 725 in a deed to the United States of America recorded in Volume 7168, Page 2254 (DRTCT), from which a 1/2" capped iron rod found stamped "BEASLEY" bears North 61 deg. 9 min. 12 sec. West - 0.73 feet, and from which a found Corps of Engineer's Monument No. 725-15-A bears North 28 deg. 59 min. 30 sec. East - 45.73 feet;

THENCE South 28 deg. 59 min. 30 sec. West along the Southeast line of said 10.009 acre tract and the Northwest line of said 528.19 acre tract, a distance of 400.10 feet to a found Corps of Engineer's Monument Number 725-15 found for the most southerly corner of said 10.009 acre tract and being an ell corner of said 528.19 acre tract;

THENCE North 58 deg. 6 min. 25 sec. West along the Southwest line of said 10.009 acre tract and the Northeast line of said 528.19 acre tract, a distance of 738.90 feet to a found Corps of Engineer's Monument No. 725-14 found;

THENCE South 89 deg. 34 min. 32 sec. West along the South line of said 10.009 acre tract and the North line of said 528.19 acre tract, a distance of 208.87 feet to a 5/8" iron rod found for the Southwest corner of said 10.009 acre tract, the Southwest corner of said Lot 1R1, and being in the East right-of-way line of said Seeton Road, from which a 5/8" capped iron rod found stamped "MYCOSKIE MCKINNIS" bears North 0 deg. 56 min. 28 sec. West - 0.49 feet, and from which a found Corps of Engineer's Monument No. 725-13 bears South 89 deg. 34 min. 32 sec. West - 19.99 feet;

THENCE North 0 deg. 5 min. 7 sec. East along the West line of said 10.009 acre tract, the West lines of said Lots 1R1 and 1R2, and along said East right-of-way line, a distance of 311.48 feet to the POINT OF BEGINNING, containing 436,540 square feet or 10.022 acres of land, more or less.



SECTION 1: DEVELOPMENT PLAN

The proposed development will be in complete accordance with the provisions of the approved Planned Development District and that all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

SECTION 2: RESIDENTIAL LOT STANDARDS

Lake Park will have front-entry, single-family detached residential lots as shown on Exhibit C. The residential single-family lots must comply with the following area and setback requirements:

Zoning District	Minimum Lot Area	Minimum Lot Width **	Minimum Lot Depth *	Minimum Front Yard	Minimum Rear Yard	Minimum Interior Side Yard	Min. Exterior Side Yard (backing up to an abutting side yard)	Min. Exterior Side Yard (backing up to an abutting rear yard) ***	Maximum Lot Coverage	Minimum Floor Area
Lake Park	7,500 sf	65'	110'	25'	15'	5' & 10'	20'	15'	45%	2,200 sf
* The typical lot depth provided is 120'.										
** Corner lots that are adjacent to ROW must be at least 10' wider than the minimum lot width.										
*** Requires two side yards to have a combined total of not less than 15' with a 5' minimum on one side and a 10' minimum on the other side.										

SECTION 3: COMMUNITY DESIGN STANDARDS

Residential development in Lake Park must comply with the community design standards in Section 4600 of the Zoning Ordinance and the Subdivision Control Ordinance, and amendments thereof. All lots within the community will be front-entry with Cedar garage doors. The Planned Development is requesting a variance from the City’s maximum allowable cul-de-sac length per the length shown on the Development Plan Exhibit “C” for Street B. The boundary conditions for the property do not allow the City’s maximum allowable cul-de-sac length of 600’ to be met.

SECTION 4: GENERAL CONDITIONS

A. Landscaping:

1. All landscaping on each lot must meet the requirements of the Residential Landscape Requirements described in Section 7300 of the Zoning Ordinance.

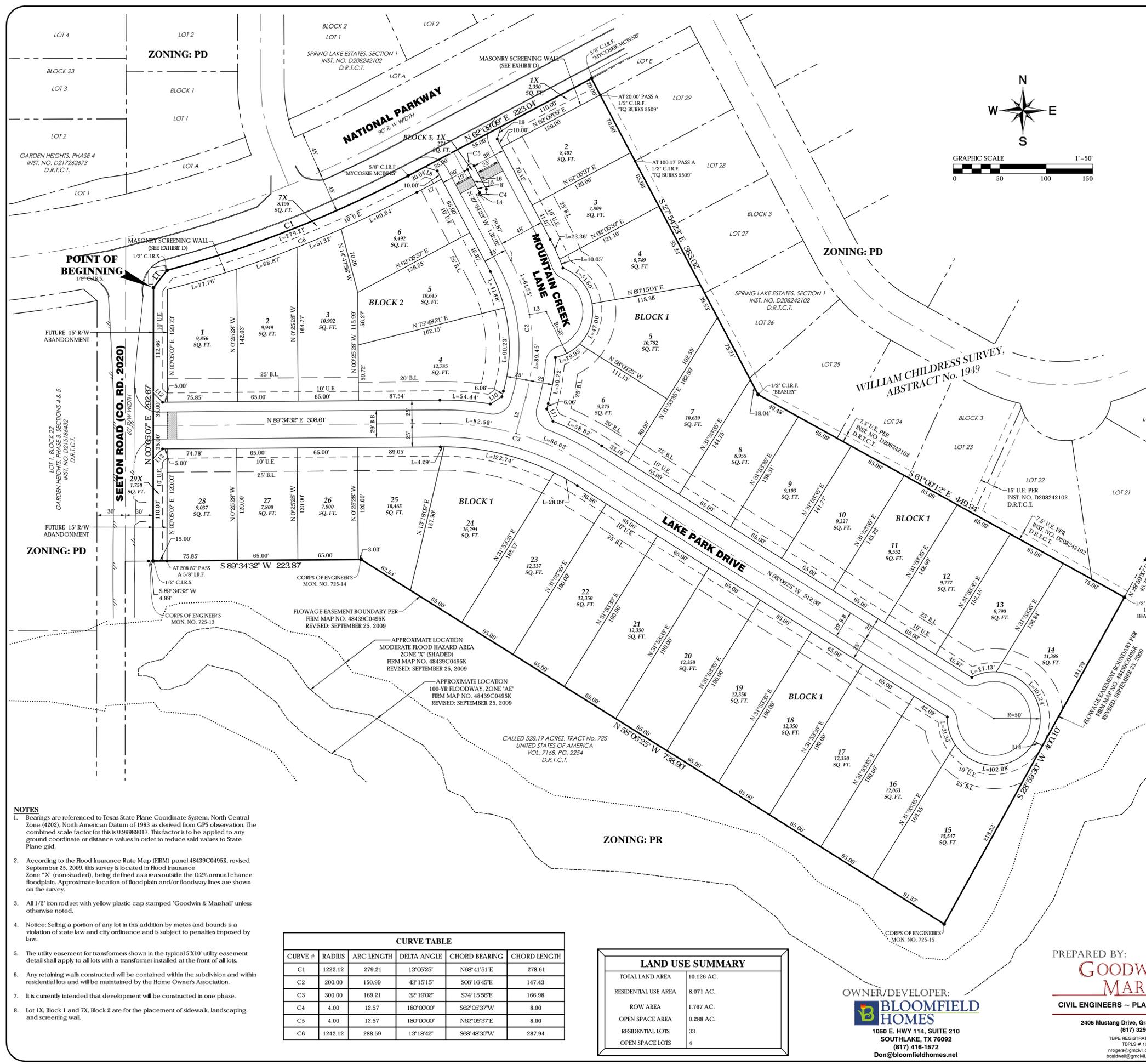
B. Perimeter Walls/ Screening:

1. A minimum six (6) foot masonry screening wall must be provided along National Parkway in accordance with Ordinance No. 1270.

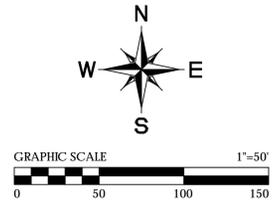
SECTION 5: HOMEOWNERS ASSOCIATION

A mandatory homeowners association will be responsible for the maintenance of the masonry walls along National Parkway, including the parkway between the screening wall or device and the street; the open space lots and medians; and the enhanced entryway features, including but not limited to, medians, landscaping, any non-standard pavement, and the enhanced masonry walls with signage.

The Owners Association and associated documents shall be filed in accordance with the City of Mansfield policies. These documents must be reviewed by the City Attorney prior to filing the final plat. The documents shall be filed with the final plat at Tarrant County when deemed necessary by the attorney. The documents shall be submitted in a timely manner to allow for a minimum of 60 days review. Failure to submit the documents or incomplete documents may result in delay of construction, acceptance of the subdivision or delay in approval of a building permit. The City does not accept the responsibility for any delays in construction, approval or acceptance of the subdivision caused by the failure to submit the association documents or the inaccuracy of the documents.



LINE #	BEARING	DISTANCE
L1	N37°50'23"E	23.72
L2	S15°20'53"W	40.10
L3	S79°43'20"W	18.25
L4	S62°05'37"W	4.50
L5	N27°54'23"W	28.00
L6	S27°54'23"E	28.00
L7	S82°09'03"W	30.06
L8	S72°52'37"E	14.15
L9	S17°07'23"W	14.13
L10	S57°42'05"W	14.78
L11	S27°00'20"E	14.78
L12	N45°10'10"W	14.08
L13	S44°49'50"W	14.20
L14	S61°00'30"E	10.00



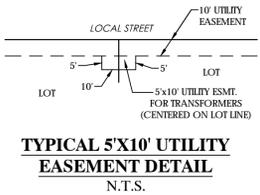
VICINITY MAP
N.T.S.

LEGEND	
●	BOUNDARY CORNER AS NOTED
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT-OF-WAY
INST. NO.	INSTRUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
PG.	PAGE
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GOODWIN & MARSHALL)
---	BOUNDARY LINE
- - -	ADJOINER LINE
---	ABSTRACT LINE
---	EASEMENT LINE
---	100-YEAR FLOODWAY
---	MODERATE FLOOD HAZARD AREA

- NOTES**
- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation. The combined scale factor for this is 0.99989017. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid.
 - According to the Flood Insurance Rate Map (FIRM) panel 48439C0495K, revised September 25, 2009, this survey is located in Flood Insurance Zone "X" (non-shaded), being defined as areas outside the 0.2% annual chance floodplain. Approximate location of floodplain and/or floodway lines are shown on the survey.
 - All 1/2" iron rod set with yellow plastic cap stamped "Goodwin & Marshall" unless otherwise noted.
 - Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and city ordinance and is subject to penalties imposed by law.
 - The utility easement for transformers shown in the typical 5'x10' utility easement detail shall apply to all lots with a transformer installed at the front of all lots.
 - Any retaining walls constructed will be contained within the subdivision and within residential lots and will be maintained by the Home Owner's Association.
 - It is currently intended that development will be constructed in one phase.
 - Lot 1X, Block 1 and 7X, Block 2 are for the placement of sidewalk, landscaping, and screening wall.

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1222.12	279.21	13°05'25"	N68°41'51"E	278.61
C2	200.00	150.99	43°15'15"	S06°16'45"E	147.43
C3	300.00	169.21	32°19'02"	S74°15'56"E	166.98
C4	4.00	12.57	180°00'00"	S82°05'37"W	8.00
C5	4.00	12.57	180°00'00"	N62°05'37"E	8.00
C6	1242.12	288.59	13°18'42"	S68°48'30"W	287.94

LAND USE SUMMARY	
TOTAL LAND AREA	10,126 AC.
RESIDENTIAL USE AREA	8,071 AC.
ROW AREA	1,767 AC.
OPEN SPACE AREA	0,288 AC.
RESIDENTIAL LOTS	33
OPEN SPACE LOTS	4



TYPICAL 5'X10' UTILITY EASEMENT DETAIL
N.T.S.

THE UTILITY EASEMENT FOR TRANSFORMERS SHOWN IN THE TYPICAL 5'X10' UTILITY EASEMENT DETAIL SHALL APPLY TO ALL LOTS WITH A TRANSFORMER INSTALLED AT THE FRONT OF THE LOTS.

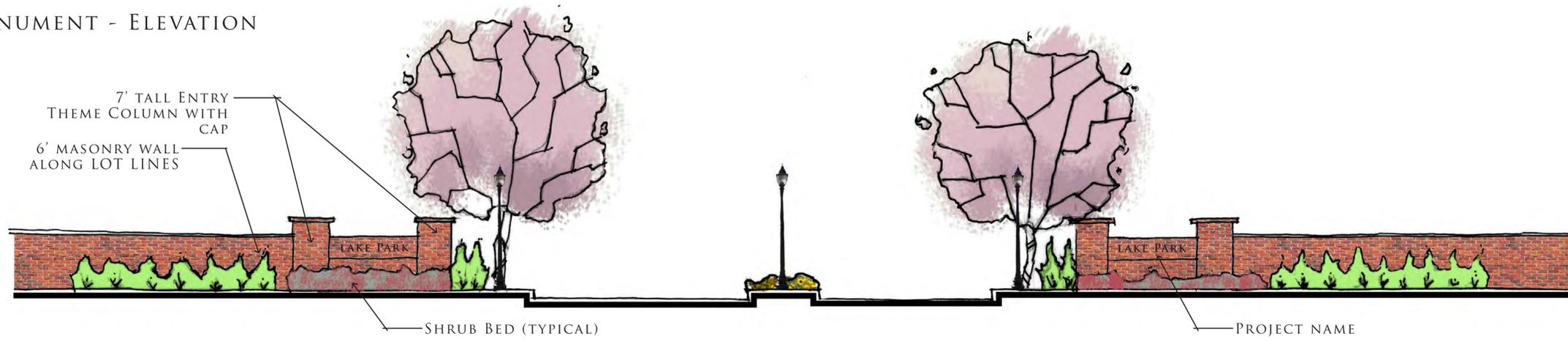
PREPARED BY:
GOODWIN & MARSHALL INC.
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700
mrogers@gmccivil.com (Surveyor)
baldwell@gmccivil.com (Engineer)

OWNER/DEVELOPER:
BLOOMFIELD HOMES
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572
Don@bloomfieldhomes.net

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 3/27/2019 9:17 AM

EXHIBIT "C"
DEVELOPMENT PLAN
OF
LAKE PARK
BEING
10.126 ACRES
SITUATED IN THE
WILLIAM CHILDRESS SURVEY, ABSTRACT No. 1949
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
33 RESIDENTIAL LOTS, 4 NON-RESIDENTIAL LOTS
Date: March 2019
ZC # 19-001

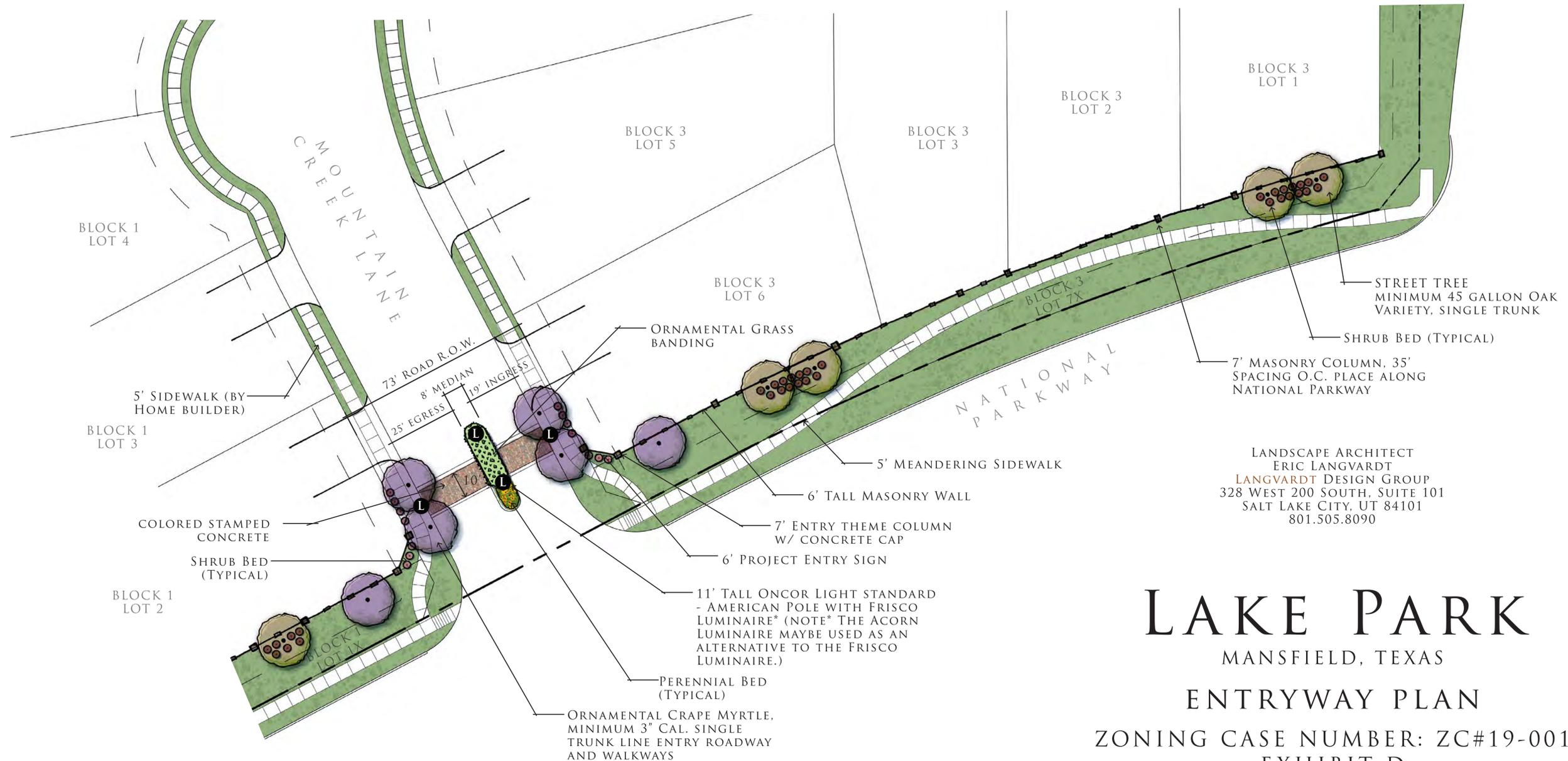
ENTRY MONUMENT - ELEVATION



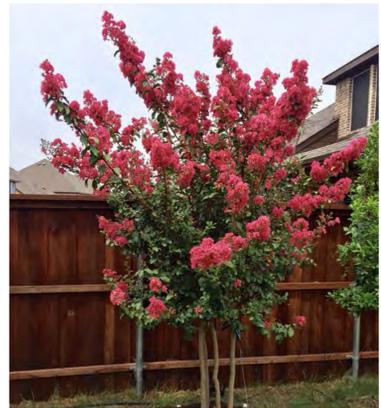
11' TALL ONCOR LIGHT STANDARD - AMERICAN POLE WITH FRISCO LUMINAIRE* (NOTE* THE ACORN LUMINAIRE MAYBE USED AS AN ALTERNATIVE TO THE FRISCO LUMINAIRE.)

ENTRY MONUMENT - PLAN VIEW

LOW VOLTAGE LANDSCAPE LIGHTING WILL BE PROVIDED AT THE ENTRY



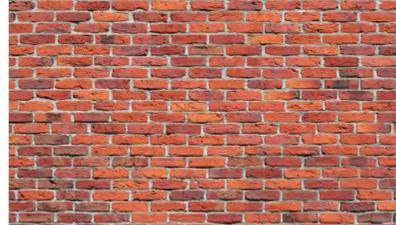
SHRUB BEDS - LITTLE PRINCESS CRAPE MYRTLE OR ALTERNATIVE



ENTRY ORNAMENTAL TREE - CRAPE MYRTLE (TUSCARORA OR CATAWBA)



ORNAMENTAL GRASS MASSING - MISCANTHUS OR ALTERNATIVE



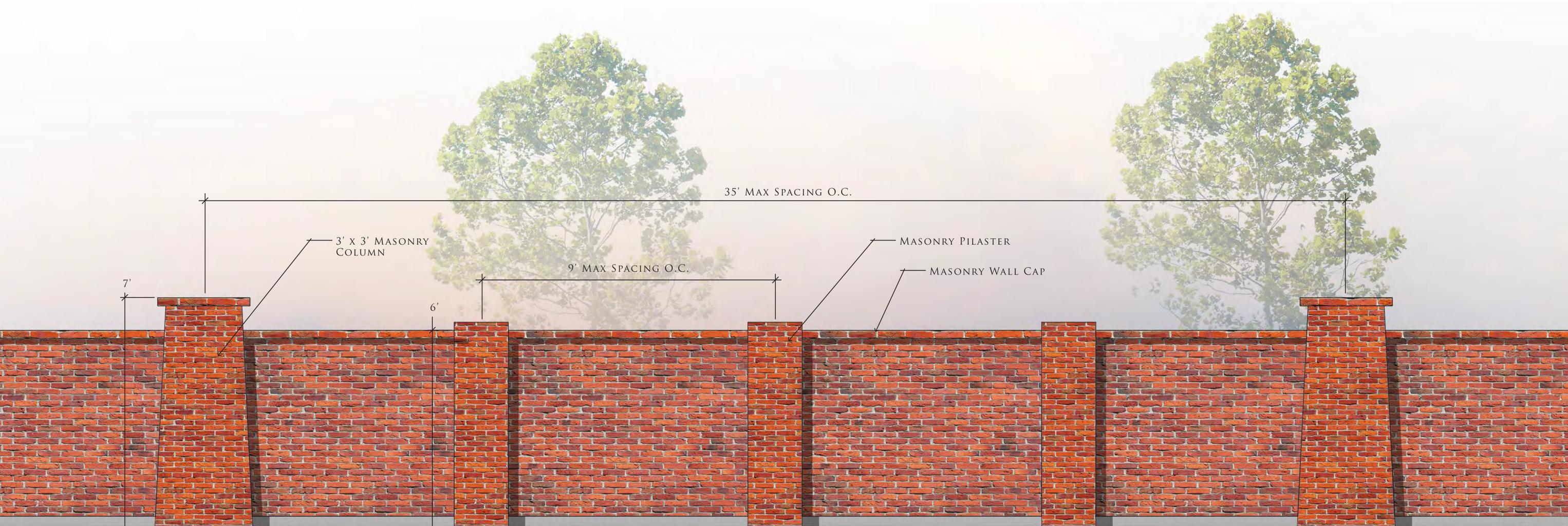
BRICK MASONRY WALLS



PERENNIAL BEDS - BLACK EYED SUSAN OR ALTERNATIVE

LAKE PARK
MANSFIELD, TEXAS
ENTRYWAY PLAN
ZONING CASE NUMBER: ZC#19-001
EXHIBIT D

MASONRY WALL ELEVATION



LAKE PARK

MANSFIELD, TEXAS

ENTRYWAY PLAN

ZONING CASE NUMBER: ZC#19-001

EXHIBIT D











PLANNING AND ZONING COMMUNICATION

Agenda: April 15, 2019

Subject: ZC#19-002: Public hearing for a change of zoning from C-2 Community Business District & PR Pre-Development District to PD Planned Development District for single-family residential uses on approximately 11.82 acres out of the Treese Crawford Survey, Abstract No. 831, Johnson County, TX, located on the east side of S. Main Street, approximately 112 feet north of Vinewood Drive.

GENERAL INFORMATION

Applicant:	Rich Darragh of Skorburg Company (developer) Lyndell Lacey of Central Mansfield Church of Christ (owner) William B. Mashburn (owner) Michael Martin of Bannister Engineering (engineer)
Size:	11.82 acres
Proposed Use:	Single-family residential
Existing Land Use:	Vacant land
Surrounding Land Use & Zoning:	North - Vacant land (PR & C-2) South – Manufactured home community (PD) East - Manufactured home community (PD) West - S. Main St.; Single-family residential (SF-6/12 & SF-7.5/18) across the street
Thoroughfare Plan Specification:	South Main Street (Business 287) – Major Arterial (four-lane divided)

COMMENTS AND CONSIDERATIONS

The subject property consists of 11.82 acres on the east side of S. Main Street, approximately 112 feet north of Vinewood Drive and about 1,100 feet south of Heritage Parkway. The property is currently vacant. The applicant is requesting to re-zone the property from C-2 Community Business District and PR Pre-Development District to PD Planned Development District for single-family residential uses.

Development Plan and Standards

The applicant plans to develop a 46-lot single-family residential neighborhood called Forest Brook. The applicant is generally using SF-7.5/18 as their base zoning and is proposing the following bulk area standards:

Min. Lot Area: 6,875 sq. ft.

Min. Lot Width: 55'

Min. Lot Depth: 110'

Min. Front Yard: 25' typical; 20' on knuckles and cul-de-sacs

Min. Rear Yard: 15'

Min. Interior Side Yard: 5' & 10', for a total of 15'

Min. Exterior Side Yard: 15' abutting rear yard; 20' abutting side yard

Max. Lot Coverage: 55%

Min. Floor Area: 1,800 sq. ft.

Min. Masonry Percentage: 90%

Notes:

All corner lots shall be at least 10' wider than the minimum lot width

A deviation is requested for Lot 9, Block 3 to have a reduced min. lot depth of 106.19' and a reduced building line adjacent to the street of 10'

Staff notes that the minimum lot area, minimum lot width, and maximum lot coverage standards deviate from the typical standards for SF-7.5/18 but are on par with some of the smaller lot product types in larger planned developments that have recently been approved. In addition, the applicant notes an average lot area of 8,147 sq. ft. and staff notes that only 14 lots are smaller than 7,500 sq. ft.

The development will comply with the community design standards noted in Section 4600 of the Zoning Ordinance, with the exception that all lots will have front-entry garages. In lieu of J-swing garages, each garage will be required to have two architectural elements noted in Item 14 of the PD regulations (i.e. decorative details, molding, lighting, columns, etc.). In addition, the applicant is proposing to exceed the minimum masonry percentage requirements (90% instead of 80%). The applicant also plans to allow for front porches; front porches can vary in length and width but will be limited to a maximum area of 50 sq. ft. and will not encroach into the required setbacks.

The development will have a gross density of 3.89 residential lots per acre and will be completed in one phase. The development will be served by two access points off South Main Street.

Enhanced Entryway Plan

The Fox Chase Drive access point off South Main Street will serve as the development's primary entrance and will include the enhanced entryway features. As indicated in the Enhanced Entryway Plan, the developer will be providing five enhanced entry features as required by the Zoning Ordinance. The five proposed elements are a boulevard section with median, enhanced pavers or stained concrete, decorative street lighting that conforms to City and OnCor standards, enhanced architectural features (enhanced screening wall with signage and 9' decorative stone columns with cap), and enhanced landscaping features (planter beds, shrubs, and ornamental trees). The elements match on both sides of the entryway.

A secondary enhanced entryway will be provided at the other entrance on South Main Street (Putnam Street), which will include smaller entryway signs with shrubs and groundcover.

Landscaping and Screening

The applicant has provided an overall Landscape and Screening Plan for the entire development. All residential landscaping will comply with Section 7300 of the Zoning Ordinance. In addition, a minimum 6' masonry screening wall with masonry columns (spaced every 80' O.C.) will be provided along S. Main St. adjacent to the residential lots. Along S. Main St., adjacent to the open space lot Lot 10X, Block 3, the applicant will be providing a decorative metal fence with masonry columns spaced every 80' O.C. Along the north property line, the applicant is proposing a decorative metal fence without masonry columns; this open-style design is to better accommodate drainage due to the location of the floodplain in this area. A 6' cedar wood fence will be provided along the east and south property lines. The applicant notes that the screening

devices along S. Main Street will be maintained by the homeowners association, while the wood fences and the decorative metal fence along the north property line will be maintained by the individual homeowners.

To further enhance the development, ornamental trees will be planted in the open space lots adjacent to S. Main St. and the applicant plans to enhance Lot 10X, Block 3 with shade trees, a 5' crushed granite community walking trail, and park benches. The applicant is also proposing that the street signs in the development be enhanced with decorative base, pole, and light standards. A homeowners' association will be responsible for the maintenance of the screening wall and decorative metal fence along Main Street, the open space lots, the enhanced entryway features, and the decorative street sign poles and mounts. The individual homeowners will be responsible for the maintenance of the wood fence and the decorative metal fence along the north property line. Staff recommends that the decorative metal fence along the north property line be maintained by the homeowners association to ensure continual consistency in its design and upkeep and that a screening wall easement be provided for its maintenance.

Product Elevations

The applicant has also provided conceptual building elevations of representative home products planned for the development. Ten elevations have been provided, four of which are one-story and six of which are two-story. The elevations include a mix of brick stone construction and one of the elevations includes a porch.

Recommendation

With a gross density of 3.89 residential lots per acre, Forest Brook generally follows the single-family residential density patterns seen in this area, and established in the Land Use Plan. While some of the minimum proposed lot standards deviate from the typical Zoning Ordinance standards, they are on par with some of the smaller lot product types in other larger planned developments. In addition, the applicant is endeavoring to provide a high quality development by exceeding the minimum masonry requirements, allowing for porches, providing for enhanced architectural features around garages in lieu of J-swings, providing a secondary enhanced entryway in addition to the primary one, and enhancing the larger open space lot with recreational amenities. Staff recommends approval with the condition that the decorative metal fence along the north property line be maintained by the homeowners association to ensure continual consistency in its design and upkeep and that a screening wall easement be provided for its maintenance.

Attachments:

- Maps and Supporting Information
- Exhibit A – Property Description
- Exhibit B – Development Plan
- Exhibit C – Enhanced Entryway Plan
- Exhibit D – Landscape and Screening Plan
- Exhibit E – Representative Product



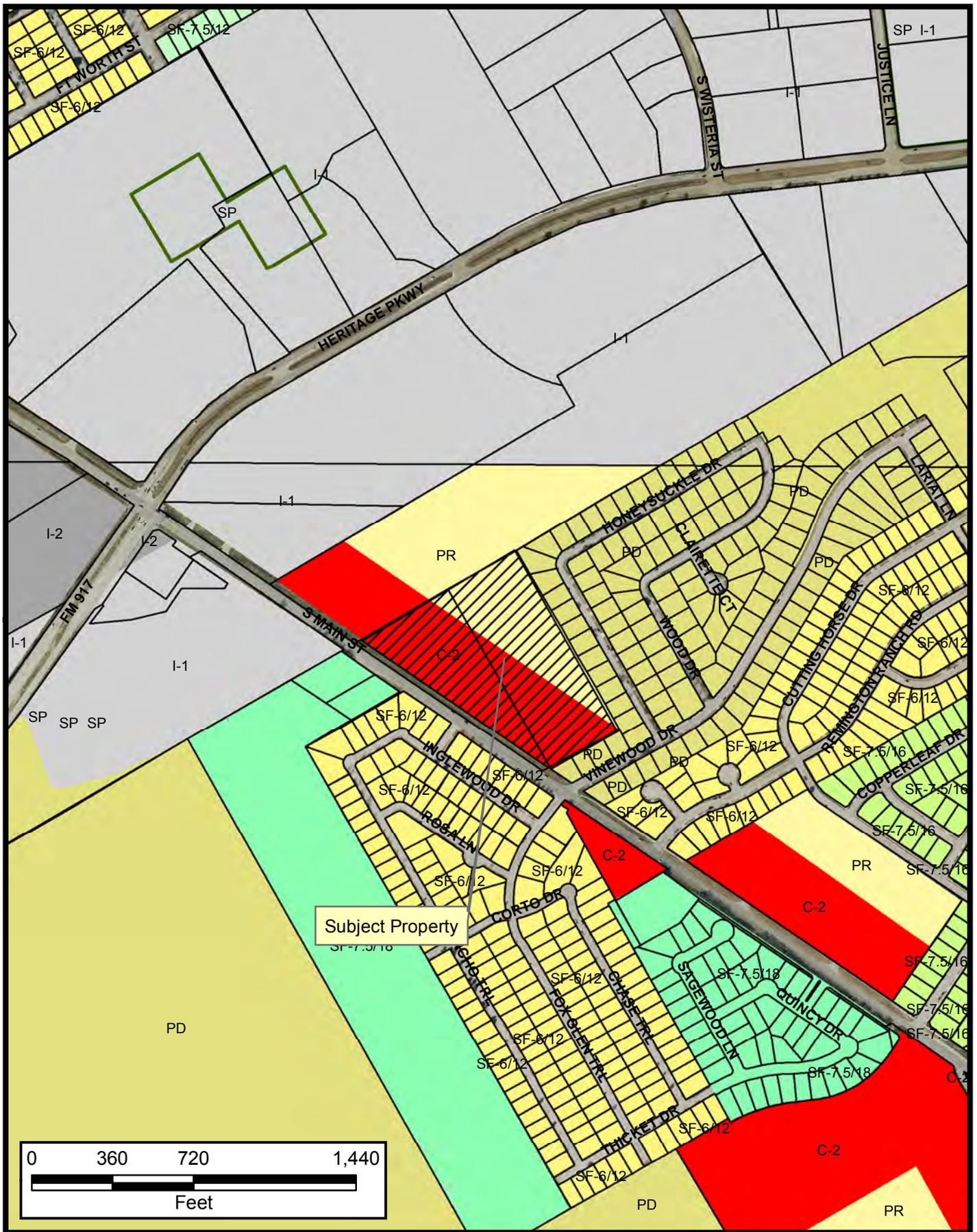
Subject Property



ZC#19-002

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

4/3/2019



ZC#19-002

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4/3/2019

Property Owner Notification for ZC#19-002

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
		CURRENT OWNER	1209 INGLEWOOD DR	MANSFIELD, TX	76063
C TREECE	TR 3 N PT, 3 S PT	CRYSTAL LAKE DEVELOPMENT LLC	3825 CAMP BOWIE BLVD	FORT WORTH, TX	76107
C TREECE	TR 6	REYNOLDS HAROLD L ETUX	6362 RETTA MANSFIELD RD	BURLESON, TX	76028
C TREECE	TR 7	CENTRAL MANSFIELD CHURCH OF CHRIST	PO BOX 526	MANSFIELD, TX	76063-0526
C TREECE	TR 8	MASHBURN WILLIAM B LIVING TRUST	2402 JAMES MADISON HWY	HAYMARKET, VA	22069
D MC QUEEN	TR 2	KNAPP SISTERS INVESTMENTS LTD	P O BOX 2243	MANSFIELD, TX	76063-0047
FOX GLEN VILLAGE	BLK 1	ROWE THOMAS G	1221 INGLEWOOD DR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 1	JACKSON CLYDE ETUX	1219 INGLEWOOD DR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 1	ODOM CRYSTAL KENYA	1217 INGLEWOOD DR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 1	GONZALES ERIK	1215 INGLEWOOD DR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 1	BUTCHER EMILY	1213 INGLEWOOD DR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 1	ENGLAND KATHLEEN BRIDGES ETVIR ERNEST R	1211 INGLEWOOD DR	MANSFIELD, TX	76063-5748
FOX GLEN VILLAGE	BLK 1	LIOTTI PATRICK M & JULIA	1207 INGLEWOOD DR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 4	DENT JEFFERY AARON ETUX AMANDA SUE	1109 INGLEWOOD DR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 4	MAGLOIRE ESTHER	1201 INGLEWOOD DR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 4	MOGOS ILEANA	6284 SEABOURNE DR	HUNTINGTON BEACH, CA	92648
FOX GLEN VILLAGE	BLK 4	HARMON RAYMOND JOHN ETUX ANGELA KAREN	1203 INGLEWOOD DR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 5	LEE DEMETRIUS E ETUX PATRICIA L	1201 FOX GLEN TR	MANSFIELD, TX	76063
SENTRY INDUDSTRAL PARK	BLK E	SET BACK PARTNERS	100 N MITCHELL RD	MANSFIELD, TX	76063
VINEWOOD ADDN	BLK 1	FOLLIS JIM	6904 GOLF GREEN DR	ARLINGTON, TX	76001-1900

Property Owner Notification for ZC#19-002

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
VINEWOOD ADDN	BLK 1	LOPEZ JUAN E & CRISPINA VASQUEZ	1307 VINEWOOD DR	MANSFIELD, TX	76063
VINEWOOD ADDN	BLK 1	LAUFF JOHN JOSEPH ETUX BRENDA	1305 VINEWOOD DR	MANSFIELD, TX	76063
VINEWOOD ADDN	BLK 1	MARTINEZ RAMON ETUX ROSALINDA	1303 VINEWOOD DR	MANSFIELD, TX	76063-2750
VINEWOOD ADDN	BLK 1	GERTH PERRY C ETUX	1325 HONEYSUCKLE	MANSFIELD, TX	76063
VINEWOOD ADDN	BLK 1	BECKMAN BYRON KEITH	1327 HONEYSUCKLE DR	MANSFIELD, TX	76063
VINEWOOD ADDN	BLK 1	PETERSEN ROGER L	1329 HONEYSUCKLE	MANSFIELD, TX	76063
VINEWOOD ADDN	BLK 1	RAMIREZ ERIC	1323 HONEY SUCKLE DR	MANSFIELD, TX	76063
VINEWOOD ADDN	BLK 1	AK HOUSING LLC	4660 S HWY 360 UNIT 0W120	GRAND PRAIRIE, TX	75052-4492
VINEWOOD ADDN	BLK 1	GODINEZ MOISES GAYTAN & LAURA RITA	1317 HONEYSUCKLE DR	MANSFIELD, TX	76063
VINEWOOD ADDN	BLK 1	OLALDE JOSE J & MARIA I	1315 HONEYSUCKLE DR	MANSFIELD, TX	76063
VINEWOOD ADDN	BLK 1	LOVELESS LARRY ETUX SHARON K	1313 HONEYSUCKLE DR	MANSFIELD, TX	76063
VINEWOOD ADDN	BLK 1	GARCIA VERONICA	1311 VINEWOOD DR	MANSFIELD, TX	76063
VINEWOOD ADDN	BLK 1	ROCHA JOSE LUIS	1305 HONEYSUCKLE DR	MANSFIELD, TX	76063
VINEWOOD ADDN	BLK 1	PHINNEY WAYNE O	1307 HONEYSUCKLE	MANSFIELD, TX	76063
VINEWOOD ADDN	BLK 1	CARNLEY LACEY	P O BOX 1320	MANSFIELD, TX	76063-1320
VINEWOOD ADDN	BLK 1	BUNYEA LOGAN T ETUX LAUREN E	1311 HONEYSUCKLE DR	MANSFIELD, TX	76063
VINEWOOD ADDN	BLK 1	GODINEZ MOISES GAYTAN & LAURA RITA	1317 HONEYSUCKLE DR	MANSFIELD, TX	76063
VINEWOOD ADDN	BLK 2	BOOTHE REBECCA A	1310 HONEYSUCKLE DR	MANSFIELD, TX	76063
VINEWOOD ADDN	BLK 2	HATHORN KELLY & CHARLES	1308 HONEYSUCKLE DR	MANSFIELD, TX	76063
VINEWOOD ADDN	BLK 2	WILLOUGHBY GARY E ETUX CATHERINE A	1306 HONEYSUCKLE DR	MANSFIELD, TX	76063

Property Owner Notification for ZC#19-002

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
VINEWOOD ADDN	BLK 2	ALONSO ALFREDO	3634 N LITTLEJOHN AVE	FORT WORTH, TX	76105-4037
VINEWOOD ADDN	BLK 2	SALVADOR ALEGRIA	1302 HONEYSUCKLE DR	MANSFIELD, TX	76063
VINEWOOD ADDN	BLK 2	DALTON MARY L LIFE ESTATE	1322 HONEYSUCKLE	MANSFIELD, TX	76063
VINEWOOD ADDN	BLK 2	TRUJILLO FERNANDO &	1320 HONEYSUCKLE DR	MANSFIELD, TX	76063-2755
VINEWOOD ADDN	BLK 2	LOCKHART MARLA	1318 HONEYSUCKLE DR	MANSFIELD, TX	76063-2755
VINEWOOD ADDN	BLK 2	BOBADILLA JESUS ETUX	1316 HONEYSUCKLE DR	MANSFIELD, TX	76063-2755
VINEWOOD ADDN	BLK 2	GILCHRIST MICHAEL ETUX MARY ALICE	1314 HONEYSUCKLE DR	MANSFIELD, TX	76063
VINEWOOD ADDN	BLK 2	TAMAYO TAURINO	1312 HONEYSUCKLE DR	MANSFIELD, TX	76063-2755
VINEWOOD ADDN	BLK 4	MARTINEZ DEBORAH	1306 VINEWOOD	MANSFIELD, TX	76063
VINEWOOD ADDN	BLK 4	RAI MANINDERJIT K	5 TRAILSIDE CT	MANSFIELD, TX	76063
VINEWOOD ADDN	BLK 4	OVIEDO JOSE BENANCIO	1314 VINEWOOD DR	MANSFIELD, TX	76063
VINEWOOD ADDN	BLK 4	JARAMILLO MARIO J	1312 VIENWOOD DR	MANSFIELD, TX	76063
VINEWOOD ADDN	BLK 4	LOPEZ JUAN E	1310 VINEWOOD DR	MANSFIELD, TX	76063
VINEWOOD ADDN	BLK 4	JARAMILLO MARIO J	1312 VIENWOOD DR	MANSFIELD, TX	76063

EXHIBIT A
ZONING CASE ZC#19-002

LEGAL LAND DESCRIPTION:

BEING 11.820 acres (514,877 square feet) of land in the Treese Crawford Survey, Abstract No. 831, City of Mansfield, Johnson County, Texas, said 11.820 acres (514,877 square feet) of land being all that certain tract of land described in a General Warranty Deed to William B. Mashburn living Trust u/t/d December 13, 2004 (hereinafter referred to as Mashburn tract), as recorded in Book 4082, Page 138, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.) and being all that certain tract of land described in a Warranty Deed to Central Mansfield Church of Christ (hereinafter referred to as Church of Christ tract), as recorded in Instrument Number 2014-19060, O.P.R.J.C.T.; said 11.820 acres (514,877 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod found for the Northerly corner of said Mashburn tract, same being the Southeasterly line of that certain tract of land described in a General Warranty Deed to Knapp Sisters Investment, Ltd. (hereinafter referred to as Knapp tract), as recorded in Instrument Number D199244207, Official Public Records, Tarrant County, Texas, same also being the Northerly Northwest corner of that certain tract of land described as Vinewood Addition, an addition to the City of Mansfield, Johnson County, Texas, according to the plat recorded in Volume 4, Page 31, Plat Records, Johnson County, Texas (P.R.J.C.T.);

THENCE South 29 degrees 28 minutes 42 seconds East, departing the Southeasterly line of said Knapp tract and with the common line between said Mashburn tract and said Vinewood Addition, a distance of 919.39 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southeasterly corner of said Mashburn tract, same being the North corner of that certain tract of land described as Vinewood Addition (hereinafter referred as Block 1), an addition to the City of Mansfield, Johnson County, Texas, according to the plat recorded in Volume 8, Page 138, P.R.J.C.T.;

THENCE South 61 degrees 18 minutes 53 seconds West with the common line between said Mashburn tract and said Block 1, a distance of 345.75 feet to the Southerly corner of said Mashburn tract, same being the existing Northeasterly right-of-way line of South Main Street, also known as U.S. 287 Business (100' right-of-way), as recorded in Volume 14, Page 487, District Clerk Condemnation Book, from which a one-half inch iron rod found bears South 61 degrees 21 minutes 48 seconds West, a distance of 0.51 feet;

THENCE North 55 degrees 37 minutes 38 seconds West with the common line between said Mashburn tract and the existing Northeasterly right-of-way line of said South Main Street, pass at a distance of 68.38 feet, the Southwesterly corner of said Mashburn tract, same being the Southerly corner of said Church of Christ tract, from which a one-half iron rod with plastic cap stamped "GRANT" found bears South 53 degrees 37

EXHIBIT A
ZONING CASE ZC#19-002

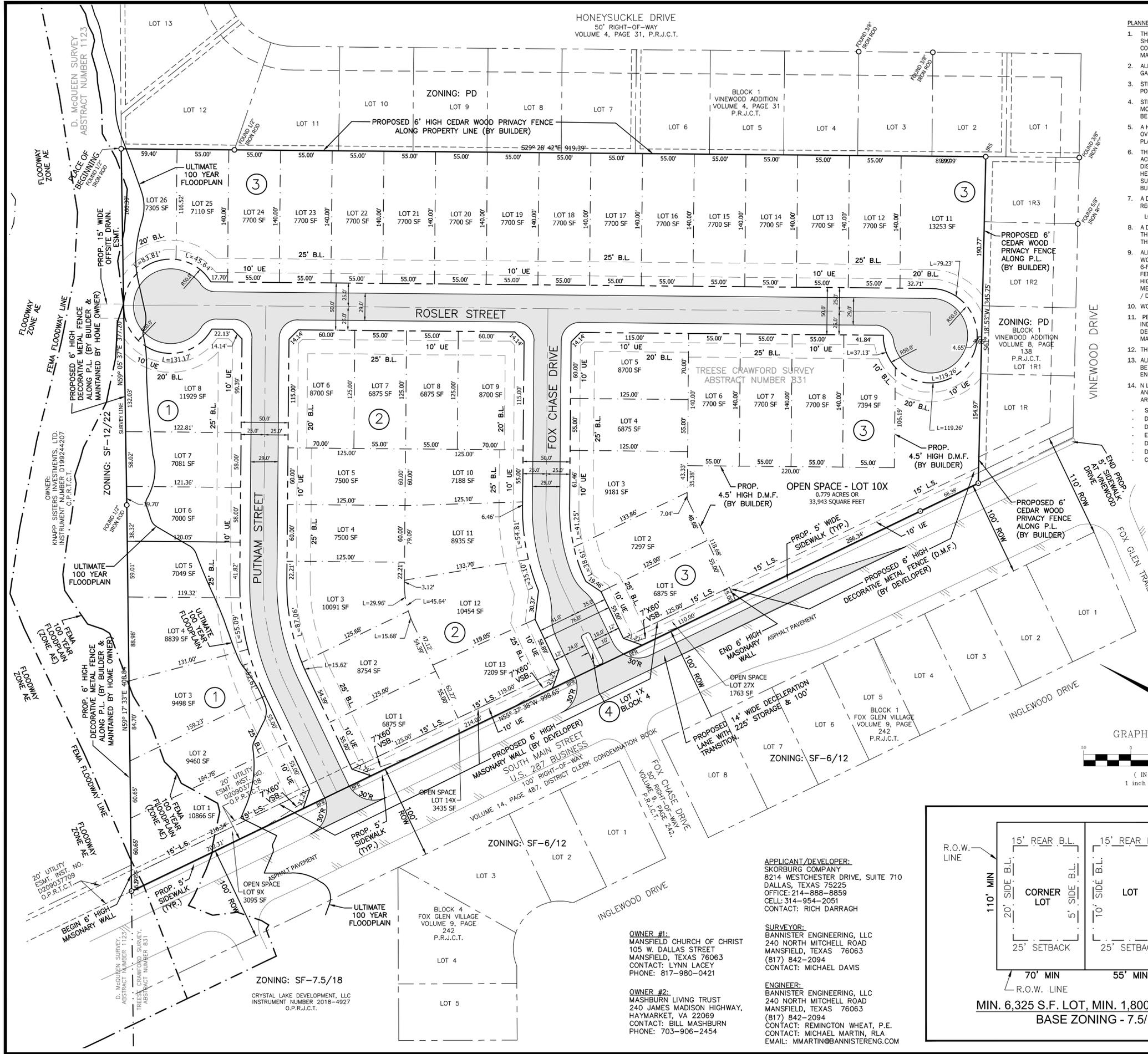
minutes 42 seconds West, a distance of 0.27 feet and continue with said course and with the common line between said Church of Christ tract and the existing Northeasterly right-of-way line of said South Main Street for a total distance of 998.65 feet to the Northwesterly corner of said Church of Christ tract, from which a one-half iron rod found bears North 23 degrees 11 minutes 07 seconds East, a distance of 0.48 feet;

THENCE North 59 degrees 17 minutes 33 seconds East, continue with the common line between said Church of Christ tract and the existing Northeasterly right-of-way line of said South Main Street, pass at a distance of 27.57 feet, the existing Northeasterly right-of-way line of said South Main Street, same being the Southerly corner of the remainder of said Knapp tract and continue with said course and the common line between said Church of Christ tract and said Knapp tract for a total distance of 408.84 feet to a one-half iron rod found for the Northerly corner of said Church of Christ tract, same being the Westerly corner of said Mashburn tract;

THENCE North 59 degrees 05 minutes 37 seconds East with the common line between said Mashburn tract and said Knapp tract, a distance of 377.20 feet to the PLACE OF BEGINNING, and containing a calculated area of 11.820 acres (514,877 square feet) of land.

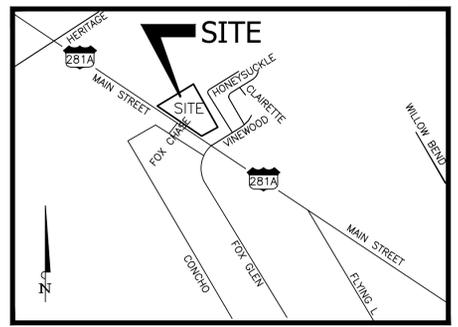


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02/18/19



PLANNED DEVELOPMENT REGULATIONS:

1. THE BASE ZONING DISTRICT FOR THE PLANNED DEVELOPMENT SHALL BE SF-7.5/18 AND SHALL BE SUBJECT TO SECTION 4600 - COMMUNITY DESIGN STANDARDS AS OUTLINED IN THE CITY OF MANSFIELD ZONING ORDINANCE.
2. ALL LOTS IN THIS DEVELOPMENT SHALL HAVE FRONT-LOADING GARAGES. REFER TO GARAGE DATA SUMMARY.
3. STREET LIGHTS SHALL BE ENHANCED WITH DECORATIVE BASE, POLE AND LIGHT STANDARDS.
4. STREET SIGNS SHALL BE ENHANCED WITH DECORATIVE POLE AND MOUNTS WITH STANDARD STREET SIGNS ATTACHABLE AND SHALL BE MAINTAINED BY THE H.O.A.
5. A HOME OWNERS ASSOCIATION (HOA) SHALL BE ESTABLISHED TO OVERSEE THE CODES AND COVENANTS OUTLINE WITHIN THIS PLANNED DEVELOPMENT. REFER TO SEPARATE NOTES THIS SHEET.
6. THIS PROPOSED PLANNED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH PROVISIONS OF THE APPROVED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
7. A DEVIATION IS REQUESTED FOR THE FOLLOWING LOTS IN REGARDS TO THE MINIMUM LOT DEPTH OF 110 FEET:
LOT 9, BLOCK 3 = 106.19' LOT DEPTH
8. A DEVIATION IS REQUESTED OF THE BUILDING LINE ADJACENT TO THE COURT FOR LOT 9 BLOCK 3. THE BUILDING LINE ADJACENT TO THE COURT SHALL BE 10 FEET.
9. ALL REAR AND SIDE YARD FENCES CONSTRUCTED AS 6-FOOT HIGH WOOD PRIVACY FENCE SHALL BE MAINTAINED BY THE BUILDER. THE 6-FOOT HIGH MASONRY SCREEN WALL AND DECORATIVE METAL FENCES (D.M.F.) SHALL BE INSTALLED BY THE DEVELOPER. 6-FOOT HIGH WOOD PRIVACY FENCES SHALL BE STOCKADE TYPE, ON METAL POLES AND STAINED WITH NATURAL CEDAR WOOD FENCING / DECKING STAIN.
10. WOOD PRIVACY FENCE SHALL NOT EXCEED 6' IN HEIGHT.
11. PERIMETER FENCES BY BUILDER SHALL BE MAINTAINED BY INDIVIDUAL HOME OWNER. PERIMETER SCREENING WALL AND ALL DECORATIVE METAL FENCE ALONG MAIN STREET SHALL BE MAINTAINED BY THE HOA.
12. THE DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE.
13. ALL FRONT PORCHES MAY VARY IN LENGTH AND WIDTH BUT WILL BE A MAXIMUM OF 50 SQUARE FEET. PORCHES WILL NOT ENCR OACH INTO SETBACKS.
14. IN LIEU OF SWING GARAGES, ALL GARAGES WILL BE FRONT ENTRY AND SHALL HAVE A MINIMUM OF TWO (2) OF THE FOLLOWING ARCHITECTURAL ELEMENTS:
 - SCOSCE LIGHTING
 - DECORATIVE BANDING OR MOLDING
 - DECORATIVE OVERHANG ABOVE GARAGE DOORS
 - EYEBROW SOLDIER COURSE OVER GARAGE DOORS
 - DECORATIVE DETAILS ABOVE GARAGE DOORS
 - DECORATIVE BRACKETS ON GARAGE DOORS (CARRIAGE STYLE)
 - COLUMNS FLANKING GARAGE DOORS



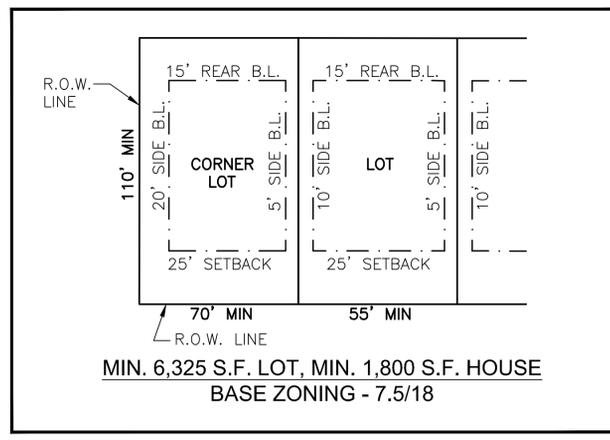
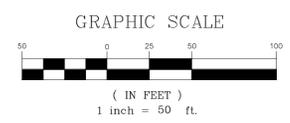
VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS

SITE DATA SUMMARY:

BASE ZONING:	SF - 7.5/18
MAXIMUM HEIGHT:	35'
MINIMUM FLOOR AREA:	1800 S.F.
MINIMUM LOT AREA:	6,875 S.F.
AVERAGE LOT AREA:	8,147 S.F.
MAXIMUM LOT COVERAGE:	55%
MINIMUM LOT WIDTH:	55'
MINIMUM LOT DEPTH:	110'
MINIMUM LOT WIDTH FOR CORNER LOTS:	ALL CORNER LOTS SHALL BE AT LEAST 10' WIDER THAN THE MIN. LOT WIDTH.
MINIMUM STREET FRONTAGE ON KNUCKLES AND CUL-DE-SACS:	35'
STREETS:	50' R.O.W.
PAVEMENT:	29' BACK TO BACK
MINIMUM FRONT SETBACK:	25' TYPICAL 20' ON KNUCKLES & CUL-DE-SACS
MINIMUM REAR SETBACK:	15'
MINIMUM INTERIOR SIDE YARD:	5' AND 10' FOR A TOTAL OF 15'
MINIMUM EXTERIOR SIDE YARD:	15' ABUTTING REAR YARD 20' ABUTTING SIDE YARD
MIN. MASONRY PERCENTAGE:	90%

HOME OWNERS ASSOCIATION NOTES:

1. A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SCREENING WALL AND DECORATIVE METAL FENCE ALONG MAIN STREET, INCLUDING THE PARKWAY BETWEEN THE SCREENING WALL AND THE STREET; THE OPEN SPACE LOTS; AND THE ENHANCED ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO, THE MEDIAN, LANDSCAPING, ANY NON-STANDARD PAVEMENT, THE ENTRANCE MASONRY WALL AND SIGNAGE, AND THE DECORATIVE STREET SIGN POLES AND MOUNTS.
2. THE OWNERS ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH CITY OF MANSFIELD POLICIES. THESE DOCUMENTS MUST BE REVIEWED BY THE CITY ATTORNEY PRIOR TO FILING THE FINAL PLAT. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT AT TARRANT COUNTY WHEN DEEMED NECESSARY BY THE ATTORNEY. THE DOCUMENTS SHALL BE SUBMITTED IN TIMELY MANNER TO ALLOW FOR A MINIMUM OF 60 DAY REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN A DELAY OF CONSTRUCTION, ACCEPTANCE OF THE SUBDIVISION OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS IN CONSTRUCTION, APPROVAL OR ACCEPTANCE OF THE SUBDIVISION CAUSED BY FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR INACCURACY OF THE DOCUMENTS.



APPLICANT/DEVELOPER:
SKORBURG COMPANY
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
OFFICE: 214-888-8859
CELL: 314-954-2051
CONTACT: RICH DARRAGH

SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
(817) 842-2094
CONTACT: MICHAEL DAVIS

ENGINEER:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
(817) 842-2094
CONTACT: MICHAEL MARTIN, RLA
EMAIL: MMARTIN@BANNISTERENG.COM

OWNER #1:
MANSFIELD CHURCH OF CHRIST
105 W. DALLAS STREET
MANSFIELD, TEXAS 76063
CONTACT: LYNN LACEY
PHONE: 817-980-0421

OWNER #2:
MASHBURN LIVING TRUST
240 JAMES MADISON HIGHWAY,
HAYMARKET, VA 22069
CONTACT: BILL MASHBURN
PHONE: 703-906-2454

EXHIBIT "B" DEVELOPMENT PLAN FOREST BROOK

Being approximately 11.820 Acres of land situated in the Treese Crawford Survey, Abstract No. 831
City of Mansfield, Johnson County, Texas

46 Single Family Lots
5 Open Space Lots
ZC#19-002



240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)
CONTACT: MICHAEL MARTIN, RLA

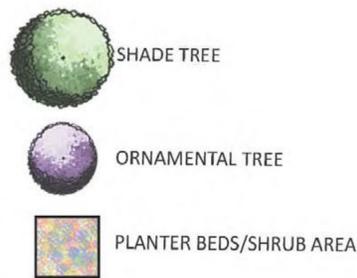
Date Prepared: 2/12/2019
Date Revised: 3/28/2019



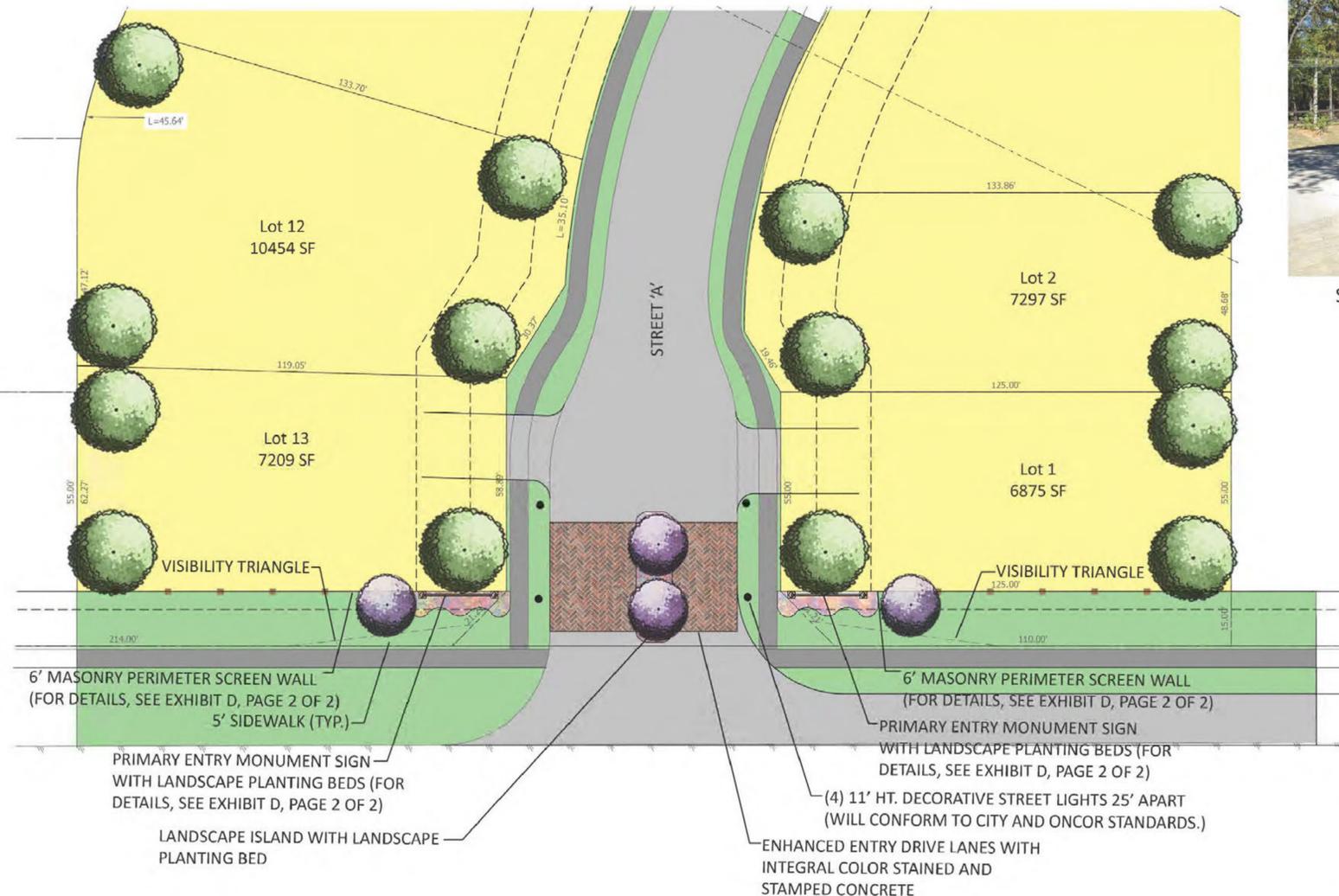
CONCEPTUAL PRIMARY ENTRY ELEVATION



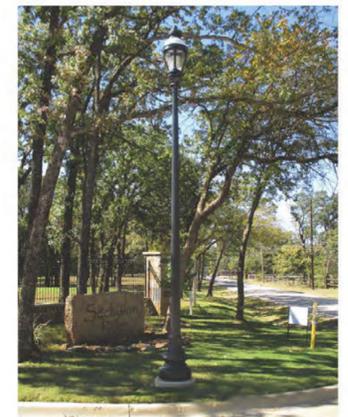
CONCEPTUAL PRIMARY ENTRY BIRDS EYE



TYPICAL PLANT LIST:
SHADE TREES: LIVE OAK, RED OAK, BUR OAK AND CEDAR ELM
ORNAMENTAL TREES: CRAPE MYRTLE, CHITALPA, MEXICAN PLUM, CHINESE PISTACHE, WAX MYRTLE
SHRUBS: DWARF WAX MYRTLE, INDIAN HAWTHORNE, RED YUCCAS, TEXAS SAGE, MEXICAN FEATHER GRASS, RED OR GULF MUHLY GRASS, FIRE POWER NANDINA, DWARF BURFORD HOLLY, NELLY R STEVENS, AMERICAN BEAUTY BERRY, FLAME LEAF SUMAC, ANNUAL COLOR BEDS
GROUND COVER: BUFFALO GRASS 609 OR COMMON BERMUDA



STREET SIGN SAMPLE



STREET LIGHT SAMPLE

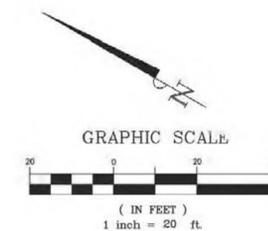
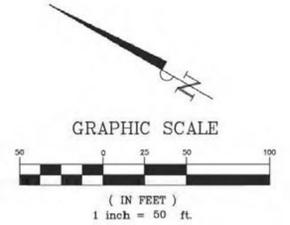


EXHIBIT "C"
ENHANCED ENTRYWAY PLAN
FOREST BROOK
 City of Mansfield
 Tarrant County, Texas

BANNISTER
 ENGINEERING
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)

CONTACT: MICHAEL MARTIN, RLA PREPARED DATE: 02/18/2019
 ZC#19-002 REVISED DATE: 03/28/2019

JOB NO. 090-19-005



TYPICAL PLANT USE:
 SHADE TREES: LIVE OAK, RED OAK, RED MAPLE, CHINESE PISTACHE
 ORNAMENTAL TREES: CRANE MYRTLE, OKLAHOMA RED BUD, VIBEX
 SHRUBS: NELLE E. STEVENS HOLLY, DWARF WAX MYRTLE, RED YUCCA, TEXAS SAGE, MEXICAN FEATHER GRASS, GULF MULBERRY, FIRE POWER WANDURA, DWARF BURFORD HOLLY, ANNUAL COLOR PEES
 SOF AREAS: BUFFALO GRASS 609, 18-WAY 419 PERENNIA, OR COMMON PERENNIA

TYPICAL RESIDENTIAL LANDSCAPE REQUIREMENTS:
 FOR LOTS CONTAINING 9,800 SQUARE FEET OR LESS, PROVIDE THREE (3) CANOPY TREES, AT LEAST TWO (2) TREES SHALL BE PLACED IN THE REAR YARD AND (1) TREE IN EACH FRONT YARD.
 FOR LOTS CONTAINING 9,800 SQUARE FEET OR GREATER, PROVIDE FOUR (4) CANOPY TREES, AT LEAST TWO (2) TREES SHALL BE PLACED IN THE FRONT YARD AND (2) IN REAR YARD.
 FRONT YARD: ONE (1) ORNAMENTAL 15 GALLON ACCENT, FOURTEEN (14) 5 GALLON SHRUBS, TWO (2) SEASONAL FLOWER PLANTS, MILKCHIEF PERENNIA SOF: FRONT, SIDES AND REAR YARDS

NOTE:
 A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SCREENING WALL AND DECORATIVE METAL FENCE ALONG MAIN STREET, INCLUDING THE PARKWAY BETWEEN THE SCREENING WALL AND THE STREET; THE OPEN SPACE LOTS; AND THE ENHANCED ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO, THE MEDIAN, LANDSCAPING, ANY NON-STANDARD PAVEMENT, THE ENTRANCE MASONRY WALL AND SIGNAGE, AND THE DECORATIVE STREET SIGN POLES AND MOUNTS.

OPEN SPACE (HOA) PLANTING SCHEDULE						
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	GAL	SIZE	NOTES
	19	SHADE TREES	45 GAL	5'	10'-12'	Full, Matching, Symmetrical
	18	ORNAMENTAL TREES	50 GAL	5'	6'-8'	Full, Matching, Symmetrical
SHRUB AREAS	QTY	BOTANICAL NAME / COMMON NAME	CONT	HEIGHT	SPACING	NOTES
	54	SHRUBS	5 GAL	24" HT	36" O.C.	Full, Matching, Symmetrical
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	NOTES			
	PER PLAN	Grassland dactylon TP 414 / Bermuda sod				
		Shrub	APPROX: 27,500SF			

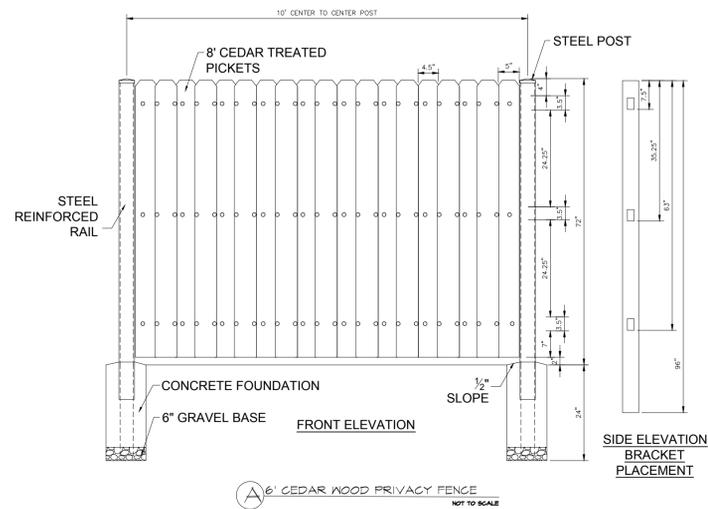
LANDSCAPE AND SCREENING PLAN
EXHIBIT 'D'
 for
FOREST BROOK
 City of Mansfield
 Tarrant County, Texas

PREPARED DATE: 02/18/2019
 REVISED DATE: 03/28/2019
PAGE 1 OF 2

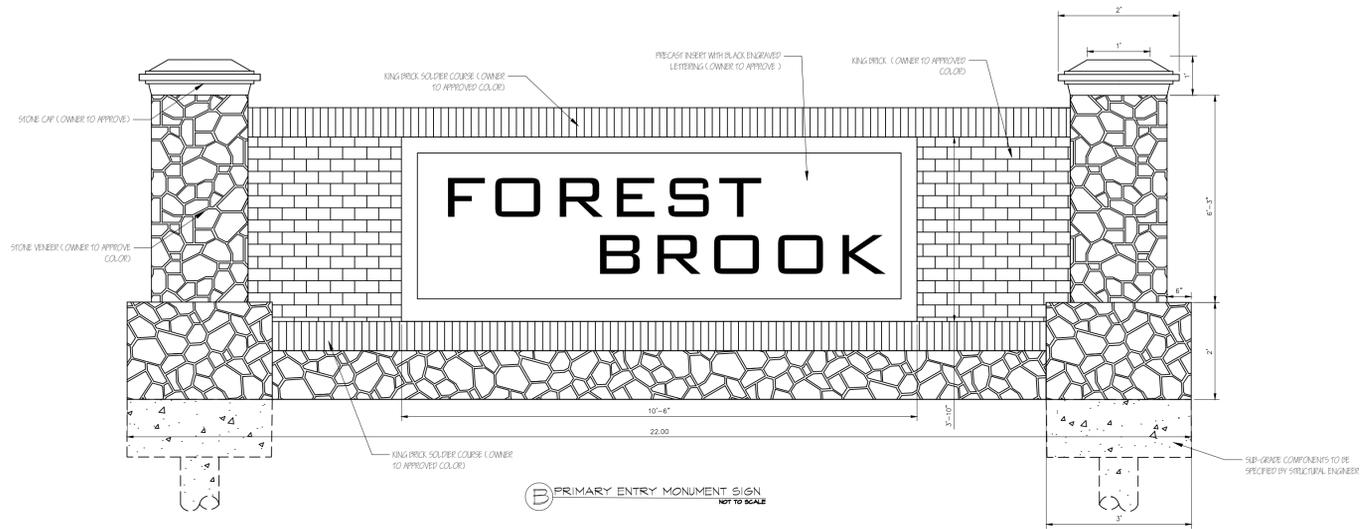
BANNISTER ENGINEERING
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)

CONTACT: MICHAEL MARTIN, RLA
 PREPARED DATE: 02/18/2019
ZC#19-002

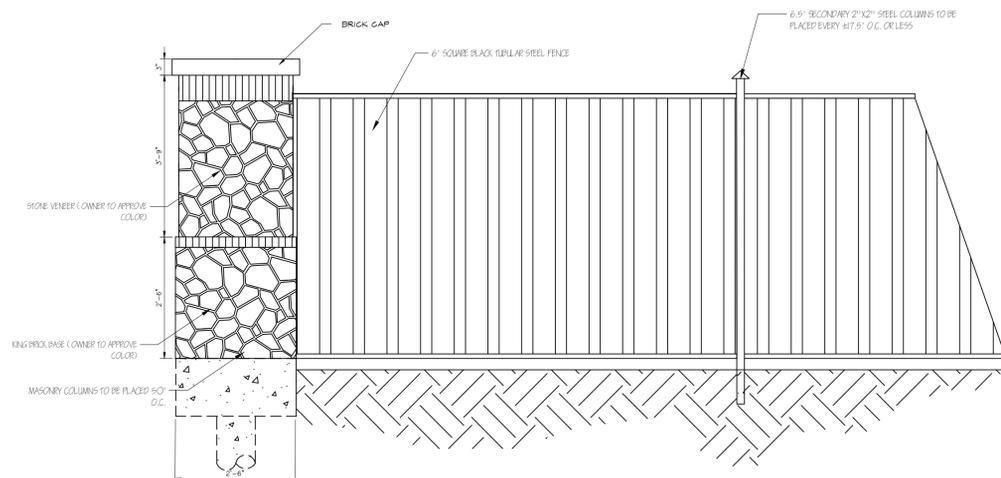
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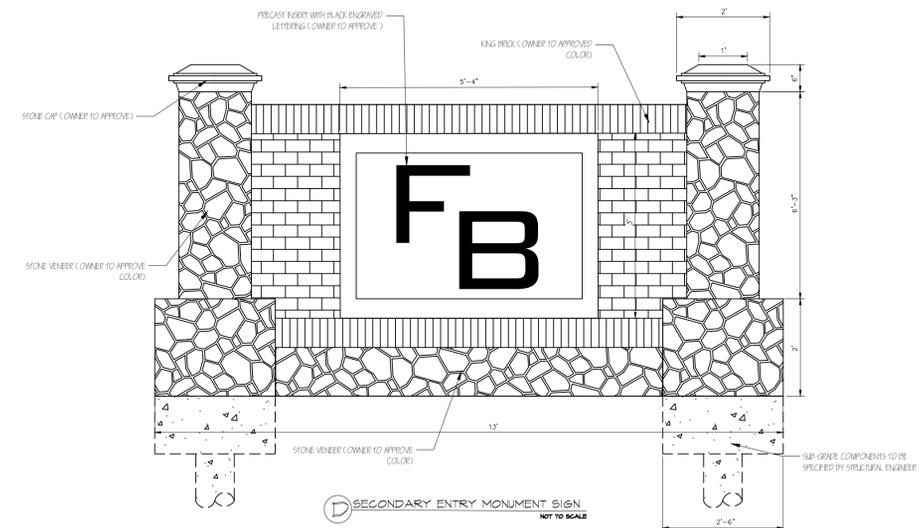
A 6' CEDAR WOOD PRIVACY FENCE
NOT TO SCALE



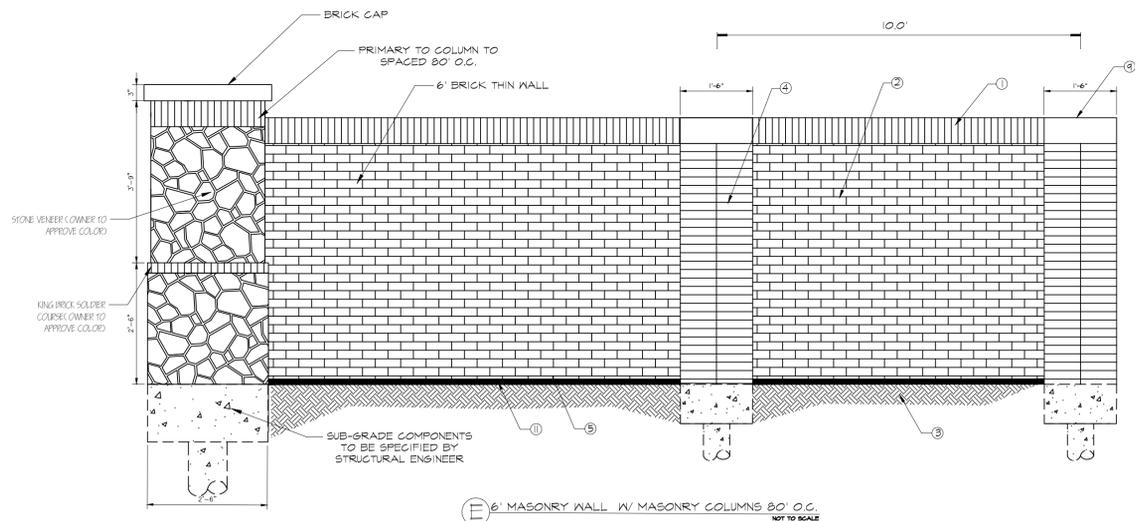
B PRIMARY ENTRY MONUMENT SIGN
NOT TO SCALE



C 6' DECORATIVE METAL FENCE W/ MASONRY COLUMNS 80' O.C.
NOT TO SCALE

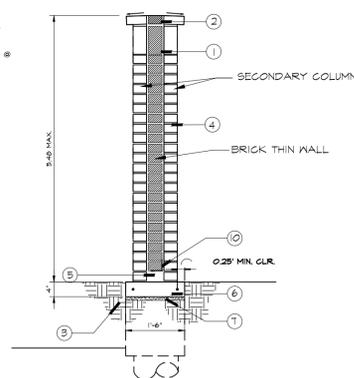


D SECONDARY ENTRY MONUMENT SIGN
NOT TO SCALE



E 6' MASONRY WALL W/ MASONRY COLUMNS 80' O.C.
NOT TO SCALE

- 1 SOLDIER COURSE @ TOP OF WALL (SEE ELEVATION)
- 2 STANDARD RUNNING BOND BRICK FACING (STANDARD MASONRY H-REINFORCING, BRICK SELECTION BY OWNER, REINFORCED W/ 11-NO. 4 GAUGE WIRE HORIZONTAL AT EACH COURSE, PROVIDE SLIGHT SLOPE @ TOP AS SHOWN TO FACILITATE DRAINAGE)
- 3 COMPACTED SUBGRADE TO 45% OF AASHTO T-99 DENSITY
- 4 STANDARD 16\"/>



LANDSCAPE AND SCREENING DETAILS EXHIBIT 'D' FOREST BROOK

City of Mansfield

Tarrant County, Texas

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)
CONTACT: MICHAEL MARTIN, RLA

Prepared Date: 2/18/2019

Revision Date: 03/28/2019

PAGE 2 OF 2

Representative Product



Representative Photo

EXHIBIT E
ZC# 19-002

Representative Product



EXHIBIT E
ZC# 19-002

Representative Product



EXHIBIT E
ZC# 19-002

Representative Product



EXHIBIT E
ZC# 19-002

PLANNING AND ZONING COMMUNICATION

Agenda: April 15, 2019

Subject: ZC#19-004: Public hearing for a request for a Specific Use Permit for an Auto Repair Garage on approximately 0.8656 acres out of the Jacob Back Survey, located at 800 N. SH 360

GENERAL INFORMATION

Applicant: Kyle Vrla of Dynamic Engineering Consultants, PC (engineer)
Billy Green of Christian Brothers Automotive Corporation (developer)
John Boguski of Ellanu, LLP (owner)
Dana King of Icon Architects, Inc. (architect)
Joel Chris Howard of Geonav (surveyor)
Kenneth D. Bates of Evergreen Design Group (landscape architect)
Connie Keck of Vixxo Sign & Lighting (sign contractor)

Size: 0.8656 acres

Proposed Use: Auto repair garage

Existing Land Use: Vacant land

Surrounding Land Use & Zoning: North - Vacant land (C-2)
South - Vacant land (C-2)
East - Multi-purpose stadium (C-2)
West - SH 360

Thoroughfare Plan Specification: SH 360 – Freeway

COMMENTS AND CONSIDERATIONS

The subject property consists of 0.8656 acres out of a 5.783 acre unplatted tract of land along SH 360 adjacent to Vernon Newsom Stadium. The property is currently vacant land, zoned C-2 Community Business District.

Specific Use Permit Request

The applicant is requesting a Specific Use Permit (SUP) to allow an auto repair garage. In the C-2 zoning district, auto repair garages require SUP approval.

Site Plan

The applicant is proposing a 5,655 sq. ft. single-story Christian Brothers Automotive auto repair garage building with nine service bays, as well as an office and waiting area. The office/waiting area is in the far westernmost portion of the building, closest to SH 360, while the service bays and a small indoor storage area occupy the balance of the building. The main entrance and service bays are all located on the south elevation of the building. The southwestern corner of the building (near the entrance) will be flanked by an outdoor sitting area.

The site will have its primary access point directly off SH 360 at an off-site location to be determined, subject to approval by TXDOT. The off-site location will be on property owned by the current owner of the subject property, Ellanu, LLP. The exact location has not yet been determined due to the recent relocation of ramps in this area, however the applicant has stated that TXDOT has provided verbal confirmation that an access point will be granted. In addition, the site will have a stub to the property to the south. The applicant has provided staff with an overall future access plan that shows how access will be provided through the properties to the north and south to connect to the stadium property as those properties develop. To serve pedestrians, a sidewalk connection will be made directly into the development from the sidewalk along SH 360.

The site will provide 29 parking spaces, which exceeds the Zoning Ordinance requirement of 11 parking spaces, which is based on the calculation of 1 parking space per 500 sq. ft. of floor area that has been established for auto repair garages.

The applicant will provide a trash enclosure in the northeastern portion of the property, which will be adjacent to the building and screened in accordance with Section 7301.B of the Zoning Ordinance. The applicant also notes that all equipment will be designed and screened in accordance with Section 7301.A of the Zoning Ordinance. The applicant has specified that there will be no outside storage of materials on the property. While the applicant has provided written communication to this regard, staff recommends that the applicant also add a note to the plan that there will be no after-hours outside storage of vehicles awaiting repair.

Elevations

The provided Elevations show burgundy brick and ash limestone as the primary building materials, with the limestone extending along the base of the building and serving as accents around (or in place of) doors and windows. The building will feature a peaked roof with hunter green composition shingles and will be accented on all sides by a cast stone water table, as well as green-colored light fixtures and diamond-shaped tiles to match the roof color. The building will also feature several recesses and projections and varied rooflines to add architectural interest. Each elevation will be 96 – 98% masonry. The overhead doors for the service bays will all include windows and will be painted black. The building will be approximately 26'-8" in height as measured to the top of the highest roof peak. The trash enclosure, located adjacent to the building, will include materials and design elements that match the building.

Landscape Plan

As indicated in the Landscape Plan, the applicant will provide a 20' landscape setback adjacent to SH 360 and 20' landscape buffers along the north, south, and east property lines. The north and east buffers will include Chinese pistache and Lacey oak trees. The south buffer will include a mix of Eastern red cedar and Nellie Stevens holly trees, while the landscape setback adjacent to SH 360 will include Ginkgo trees and a mix of shrubs and groundcover to screen the parking lot and flank the monument sign. The front of the building will also be flanked by shrubs and groundcover.

Sign Plan

The applicant has provided notes indicating that all signage will follow the standards for C-2 zoned properties as indicated in Section 7100 of the Zoning Ordinance. In addition, the applicant has provided a Sign Plan showing the specifications for the proposed signage on the property. There will be one monument sign along SH 360; the monument sign meets the

materials, size, and setback requirements for monument signs as outlined in the Zoning Ordinance. There will also be two wall signs along the south-facing elevation: the company logo over the main entrance and text reading “Christian Brothers Automotive” over the service bays. While wall signs are limited to one per street frontage, staff generally allows a business to split the signage into multiple components so long as the same message/image is not repeated and that the components added together do not exceed the size requirements. The building address will be displayed on the west elevation, facing SH 360. The applicant has also submitted a rendering for the signage that will appear on the door window, which meets the City’s requirements for both content and size.

Recommendation

The proposed development will help jumpstart development of the vacant property along SH 360 in front of Vernon Newsom Stadium, provide for additional automotive repair services for area residents, provide enhanced architectural elements at the building’s prominent entrance, add landscaping, provide connections to adjacent properties, and provide abundant parking. Staff recommends approval with the condition that the applicant provides a direct access point to SH 360 at a location to be approved by TXDOT and adds a note to the plan that there will be no after-hours outside storage of vehicles awaiting repair.

Attachments:

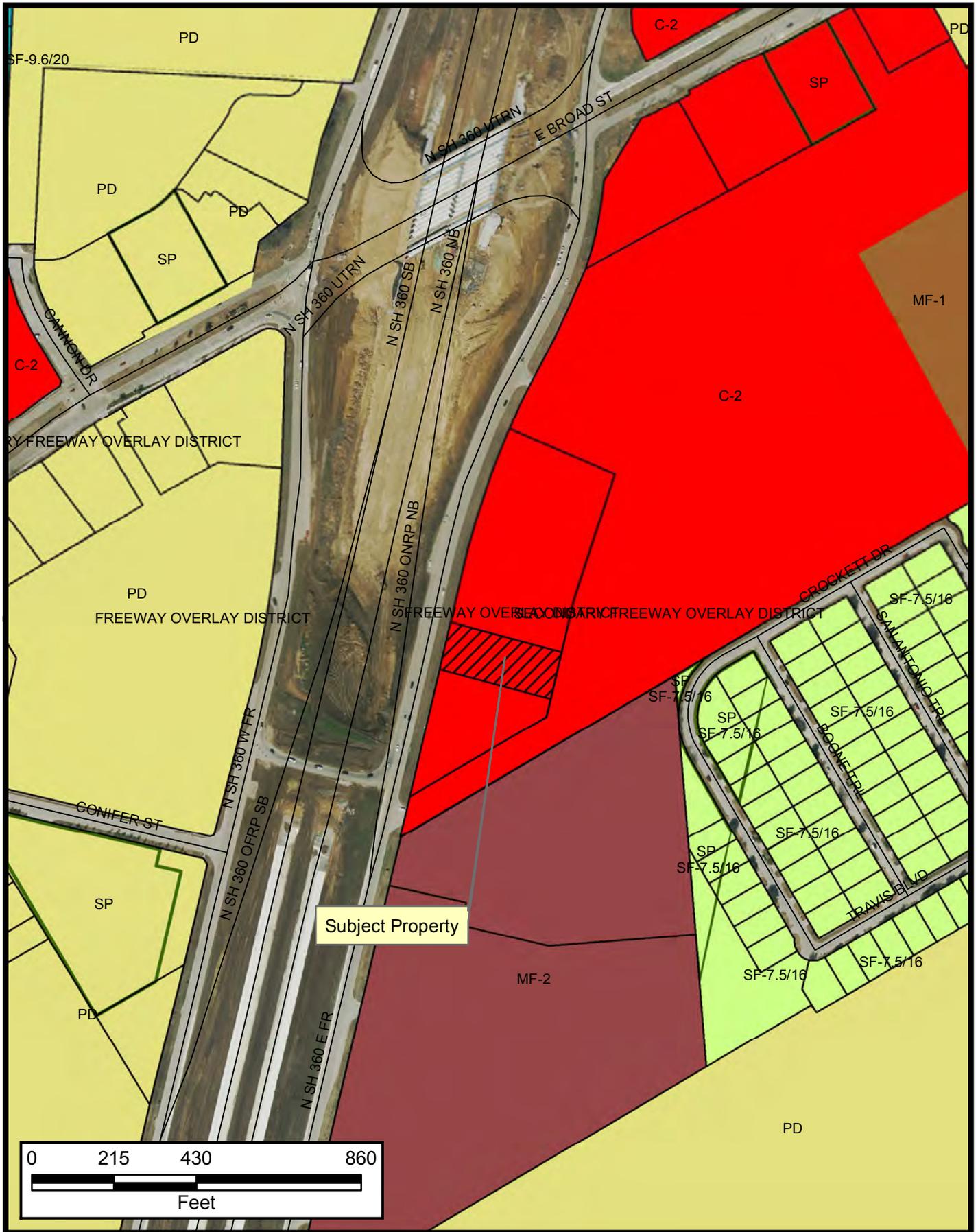
- Maps and Supporting Information
- Exhibit A – Property Description
- Exhibit B – Site Plan
- Exhibit C – Elevations
- Exhibit D – Landscape Plan
- Exhibit E – Sign Plan



ZC#19-004

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

4/2/2019



ZC#19-004

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

4/2/2019

Property Owner Notification for ZC#19-004

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BACK, J SURVEY	A 126	ELLANU LLP	4314 IRVIN SIMMONS DR	DALLAS, TX	75229
MANSFIELD ISD ATHLETIC COMPLEX	BLK 1	MANSFIELD, ISD	605 E BROAD ST	MANSFIELD, TX	76063-1766
MANSIONS OF MANSFIELD ADDN	BLK 1	PAM RESIDENTIAL LP	1605 LBJ FWY STE 700	DALLAS, TX	75234

EXHIBIT A
ZC#19-004

METES AND BOUNDS (AS-SURVEYED):

BEING 0.8656 acres of land located in the Jacob Back Survey, Abstract No. 126, Tarrant County, Texas, being part of the called 5.783 acres tract of land described in the deed to Ellanu, LLP. As recorded in Document Number 214220439 of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at an 1/2" iron rod found on the southeasterly right-of-way line of State Highway 360, said iron being the most southerly corner of said 5.783 acres tract;

THENCE North 13 degrees 06 minutes 32 seconds East, along the common said southeasterly right-of-way and west line of said 5.783 acres tract, a distance of 521.15 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "GEONAV" (hereinafter referred to as "with cap") set for the **POINT OF BEGINNING** of the herein described tract;

THENCE North 13 degrees 06 minutes 32 seconds East, continuing along said common line, a distance of 125.73 feet to a 1/2-inch iron rod with cap set for corner;

THENCE, South 74 degrees 57 minutes 45 seconds East, departing said common line and over and across said 5.783 acres tract, a distance of 300.06 feet to a 1/2-inch iron rod with cap set for corner on the common west line of Lot 1R, Block 1 of the Mansfield ISD Complex, an addition to the city of Mansfield, as recorded in Cabinet A, Slide 10068 of the Plat Records of Tarrant County, Texas and the east line of said 5.783 acres tract;

THENCE South 13 degrees 05 minutes 55 seconds West, along the common west line of said Mansfield ISD and east line of said 5.783 acres tract, a distance of 125.73 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 74 degrees 57 minutes 45 seconds West, a distance of 300.09 feet to the **POINT OF BEGINNING AND CONTAINING** 37,707 square feet or 0.8656 acres of land, more or less.



5 SOUTH ELEVATION
 SCALE: 3/8" = 1'-0"



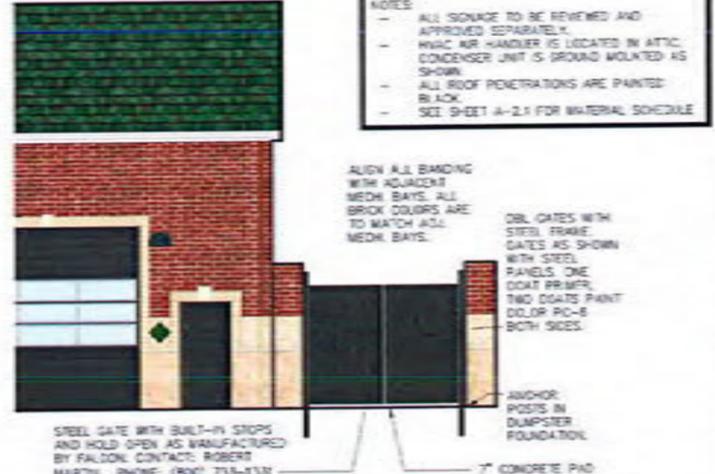
4 NORTH ELEVATION
 SCALE: 3/8" = 1'-0"



3 EAST ELEVATION
 SCALE: 3/8" = 1'-0"



2 WEST ELEVATION
 SCALE: 3/8" = 1'-0"



1 DUMPSTER ENCLOSURE ELEVATION
 SCALE: 3/8" = 1'-0"

- NOTES**
- ALL SOURCE TO BE REVIEWED AND APPROVED SEPARATELY.
 - HVAC AIR HANDLER IS LOCATED IN ATTIC. CONDENSER UNIT IS GROUND MOUNTED AS SHOWN.
 - ALL ROOF PENETRATIONS ARE PAINTED IN A/C.
 - SEE SHEET A-2.1 FOR MATERIAL SCHEDULE.

MATERIAL CALCULATIONS:
 ALL CALC'S INCLUDES WINDOWS, DOORS, ROOF AND EAVES/FASCIA/SOFFITS M-5

- MASONRY INCLUDES BRICK M-5 & M-8 AND LIMESTONE M-10
- NON-MASONRY INCLUDES TILE M-7 AND CAST STONE M-11

NORTH FACADE: 2,322 S.F. - 98% MASONRY & 2% NON-MASONRY
 SOUTH FACADE: 1,251 S.F. - 98% MASONRY & 2% NON-MASONRY
 EAST FACADE: 710 S.F. - 98% MASONRY & 2% NON-MASONRY
 WEST FACADE: 423 S.F. - 98% MASONRY & 2% NON-MASONRY

PC-5 PAINT	SEMI-GLOSS	SHERWIN WILLIAMS	MARSHMALLOW/ SW 7001
PC-5 PAINT	SEMI-GLOSS	SHERWIN WILLIAMS	BLACK
M-5 BRICK			ADBE BRICK CO., 8" NOM 2 1/4" MODULAR BRICK, COLOR: BURGUNDY, MORTAR COLOR: WHITE
M-6 COMPOSITION SHINGLE ROOF			CHARITANED LANDMARK 30 AL, COLOR: "MUNTER GREEN"
M-7 MARBLE TILE MEDALLION			DALE-TILE W71-12 EXPRESS GREEN (POLISHED)
M-8 BRICK			ADBE BRICK CO., 8" NOM 2 1/4" MODULAR BRICK, COLOR: GLACIER WHITE, MORTAR COLOR: WHITE
M-10 LIMESTONE			THIN MANUFACTURED LIMESTONE VENEER, SUNSET STONE, STYLE: LIMESTONE, COLOR: ASH, MORTAR COLOR: WHITE
M-11 CAST STONE			PRE-CAST STONE WATERTABLE AND SILL, COLOR: WHITE, SEE A-5 FOR PROFILES

TYPICAL NOTES FOR ALL ELEVATIONS

1. 2"-0" BRND. JAMBS, HEADS OF DOORS AND WINDOWS, AND ADJCENT IN GABLES AT EVERY AND SIDE ELEVATIONS TO BE BRICK COLOR M-5.
2. ALL MASONRY SURFACES ARE TO BE SPRAYED WITH WATER-PROOFING SEALER, PROSOOD INC. BLOCK GUARD AND GRAFFITI CONTROL, #8003 - PH. 800-355-4255
3. ALL DOWN SPOULTS ARE TO BE PAINTED TO MATCH THE COLOR OF THE WALL MATERIAL BEING SET.
4. ALL WOOD TRIM AT SOFFITS, EAVES, FASCIA, RAKES, ETC. TO BE ALUMINUM OR VINYL SINGING OVER EXPOSED WOOD.
5. ALL EXTERIOR LIGHTS ARE TO BE ON PHOTO CELL. TYPICAL OF ALL ELEVATIONS.

EXHIBIT C
 ZC-#19-004

A-4.1
 9/19/2019

Date: _____

Revisions

1919 - Issue for Site Plan	Submitted
2019 - Revision 1 - For Site Plan Re-Submittal	

Project No: 19-004
 Drawn By: _____
 Date: 3/21/19
 Sheet Title: **COLOR EXTERIOR ELEVATIONS**
 Drawing No: _____



Christian Brothers

A U T O M O T I V E[®]

N State Hwy 360
Mansfield, TX 76063

EXHIBIT E
ZC#19-004



Dallas Office 2711 LBJ Freeway | Suite 400 | Farmers Branch, TX 75234

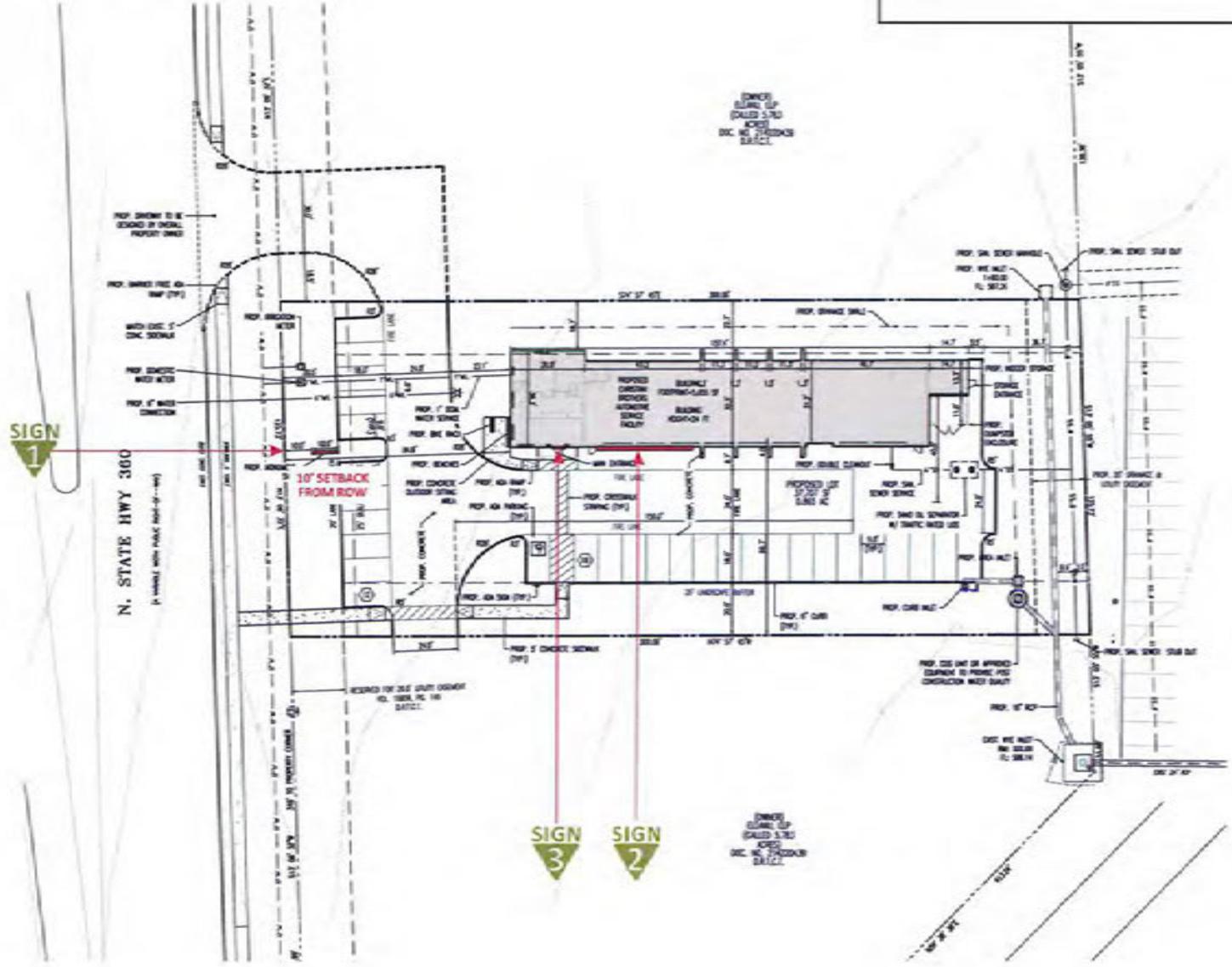
Houston Office 4801 Woodway Drive | Suite 160W | Houston, TX 77056

s i g n & l i g h t i n g

SITE PLAN



SQUARE FEET CALCULATIONS	
	Proposed
SIGN 01: Exterior Monument Sign	55
SIGN 02: Exterior South Channel Letters	74.3
SIGN 03: Exterior South Logo	11.7



Address
 N State Hwy 360
 City Mansfield
 State TX 76063

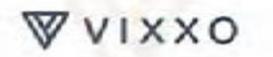
Account Representative:
 Connie Keck

This design and engineering is submitted as our proposal, and the right to use or exhibit in any form, is not authorized without written permission by Vixxo.

Notes
 .
 .
 .
 .

Designer JW
 Design # 1500253-R6
 Original Date 02/27/19
 Revision Date 05/28/19

All electrical work to be completed in accordance with the National Electrical Code (NEC) and all other applicable codes.
 
 * All electrical components shall be U.S. Listed
 * Sign shall be grounded per N.E.C. Article 250
 * Insulated conductors as per N.E.C. Code 310 & refer to be used - metallic insulated systems
 * Disconnect switch as per N.E.C. Code 404.5



sign & lighting

2:10

The purchaser agrees to hold the Vixxo & Vixxo Lighting LLC responsible for the design and engineering work shown on this drawing. It is the responsibility of the purchaser to provide all necessary information and data to the Vixxo & Vixxo Lighting LLC. The purchaser agrees to hold the Vixxo & Vixxo Lighting LLC harmless for any and all claims, damages, and expenses, including reasonable attorneys' fees, arising out of or from the use of this drawing, whether or not such claims, damages, and expenses are caused in whole or in part by the negligence of the Vixxo & Vixxo Lighting LLC.

D/F MONUMENT SIGN STRUCTURE AND F.C.O. NUMBERS

SCALE: 1/4"=1'-0"

SPECIFICATIONS

- 20" DEEP ALUMINUM CABINET FILLER PAINTED TO MATCH PMS 349 C GREEN, GLOSSY FINISH.
- ALL CABINET INTERIORS ARE PAINTED LIGHT ENHANCEMENT WHITE.
- 2" EXTRUDED ALUMINUM RETAINER SECTIONS PAINTED TO MATCH PMS 349 C GREEN, GLOSSY FINISH.
- FACES ARE FLAT TRANSLUCENT WHITE ACRYLIC WITH FIRST SURFACE VINYL OVERLAYS & WILL SLIDE OUT FOR SERVICE.
- VINYL COLORS ARE PER COLOR SCHEDULE.
- INTERNALLY ILLUMINATED WITH H.O. FLUORESCENT LAMPS.
- CABINET POWER CUTOFF SWITCH TO BE MOUNTED ON SIDE OF CABINET WITH WEATHERPROOF FLIP-UP COVER & PAINTED TO MATCH CABINET.
- SEE FIELD INSTALLATION NOTES.
- ADDRESS NUMBERS ARE 1/2" WHITE ACRYLIC MOUNTED TO BASE WITH STUD MOUNTS. (BOTH SIDES)

SQUARE FOOTAGE:
SQ. FT. PER FACE: 55.0

F.C.O. NUMBERS SPECIFICATIONS

- 1/2" THICK OPAQUE WHITE GEMINI #5687 PLASTIC LETTER FORMS.
- NUMBERS HAVE WHITE FACES WITH BLACK EDGE (SIDES)
- LETTERS ARE NON-ILLUMINATED.
- COPY STYLE: CLARENDON FORTUNE BOLD
- FLUSH MOUNTED TO MONUMENT WITH APPROPRIATE NON-CORROSIVE MOUNTING HARDWARE AND SEALED WITH SILICONE.



Christian Brothers
AUTOMOTIVE

EXHIBIT E

Address _____
N State Hwy 360
City Mansfield
State TX 76063

Account Representative:
Connie Keck

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Notes

Designer JW
Design # 1500253-R6
Original Date 02/27/19
Revision Date 03/28/19

All electrical work to be completed in a UL approved method and that meet current N.E.C. standards.



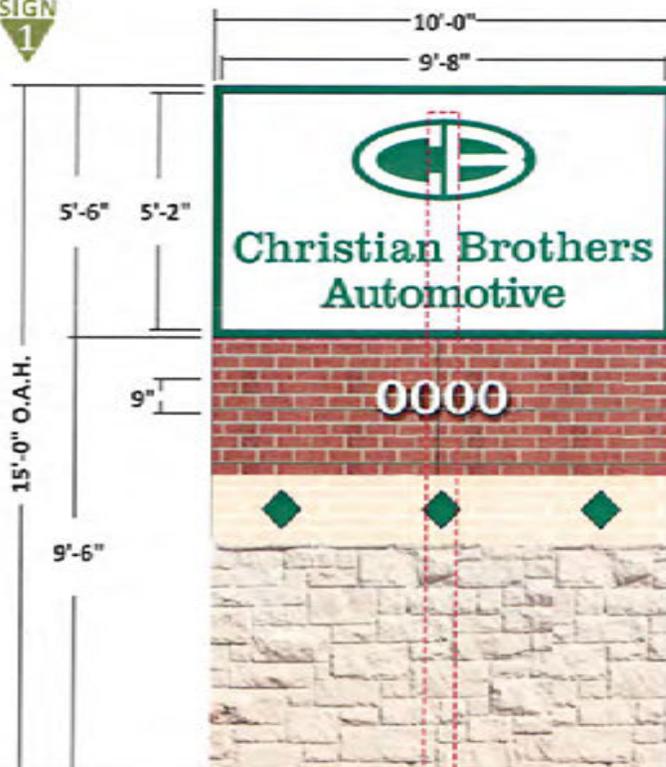
* All electrical components shall be UL Listed
* Sign shall be grounded per N.E.C. Article 250
* Insulated conductors per N.E.C. Code 300.3
* Pipe to be used - metallic insulated suitable
* Disconnect switch as per N.E.C. Code 300.3



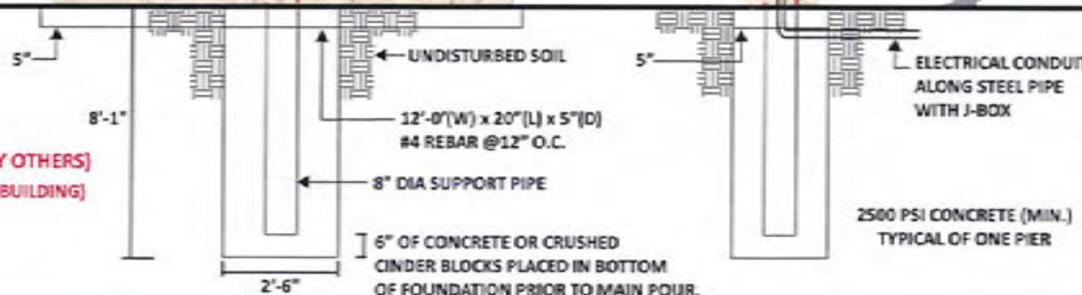
sign & lighting

3:10

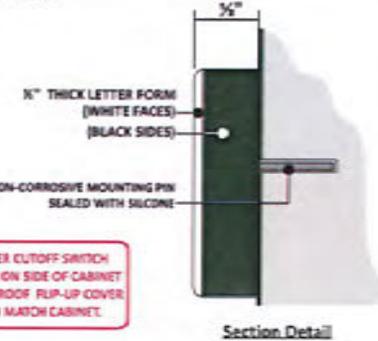
The customer agrees to work for with business agreed any time for design for business with any other work in a work of any other place and conditions. This document shall remain in force for the use of the customer and shall not be used for any other purpose without the written consent of Vixxo.



[MASONRY & FOOTING PAD BY OTHERS]
[STONE & BRICK BASE TO MATCH BUILDING]



20"



COLOR SCHEDULE	
GREEN PAINT	PMS 349 C GLOSSY FINISH
GREEN VINYL	ARLON 3M #K000-25
GRAY	GRACL #T2 LIGHT GRAY VINYL
WHITE	PMS WHITE PAINT, PLD
LOGO VINYL DETAIL	
WHITE	#1026-25 GREEN VINYL
	#T2 LIGHT GRAY VINYL

ZC#19-004

ILLUMINATED 24" CHANNEL LETTERS AND LOGO WITH BACK PANELS ON WIRE-WAYS

SIGN 2
SIGN 3



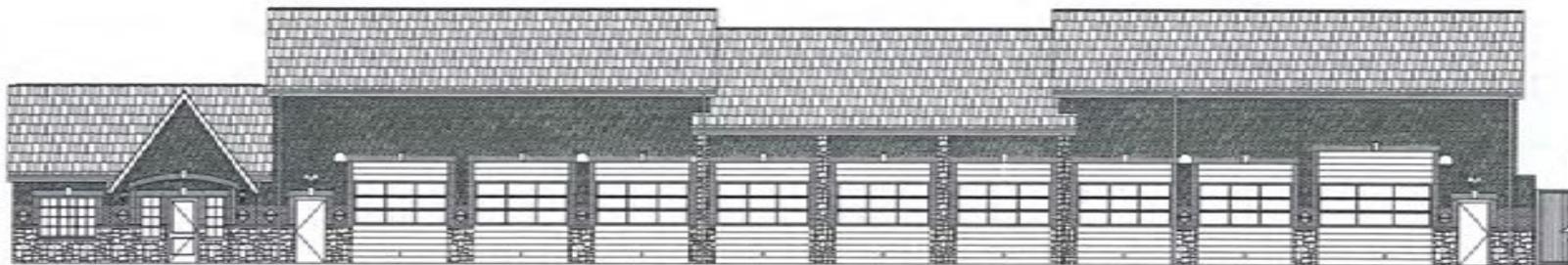
BUILDING (SOUTH) ELEVATION

SCALE: 3/32"=1'-0"

SCOPE OF WORK:

1. FABRICATE, SHIP & INSTALL (1) ONE NEW SET - 24" INDIVIDUAL CHANNEL LETTERS WITH BACK PANELS ON WIRE-WAYS.
2. FABRICATE, SHIP & INSTALL (1) ONE NEW 28" LED FACE LIT CHANNLED LOGO WITH BACK PANEL ON WIRE-WAY.

157'-0"



SCALE: N.T.S.



Christian Brothers
AUTOMOTIVE

EXHIBIT E

Address

N State Hwy 360

City Mansfield

State TX 76063

Account Representative:

Connie Keck

This design and engineering is submitted as our proposal, and the right to use or exhibit in any form, is not authorized without written permission by Vixxo.

Notes

- 1.
- 2.
- 3.
- 4.
- 5.

Designer JW

Design # 1500253-R5

Original Date 02/27/19

Revision Date 03/28/19

All electrical work to be completed in accordance with the National Electrical Code (NEC), 2017 Edition.



* All electrical components shall be UL listed.
* Sign shall be grounded per N.E.C. Article 250.
* Insulated conductors per N.E.C. Code 310.15.
* Sign to be used - install enclosed in shop.
* Document created in per N.E.C. Code 600.5.

VIXXO

sign & lighting

4:10

The client will retain the right to make changes to the design and engineering at any time. The client will be responsible for obtaining all necessary permits and approvals. The client will be responsible for providing all necessary information and materials. The client will be responsible for providing all necessary information and materials.

ZC#19-004



74.3 SQFT



Christian Brothers
AUTOMOTIVE

EXHIBIT E

Address _____

N State Hwy 360

City Mansfield

State TX 76063

Account Representative:
Connie Keck

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Notes

- 1.
- 2.
- 3.
- 4.
- 5.

Designer JW
Design # 1500253-R6
Original Date 02/27/19
Revision Date 03/28/19

All electrical components shall be UL listed and approved and shall meet applicable N.E.C. standards.



* All electrical components shall be UL listed.
* Sign shall be grounded per N.E.C. Article 250.
* Insulated conductors as per N.E.C. Code 310.8.
* Signs to be used - metallic insulated sheath.
* Disconnect switch as per N.E.C. Code 540.5.



sign & lighting

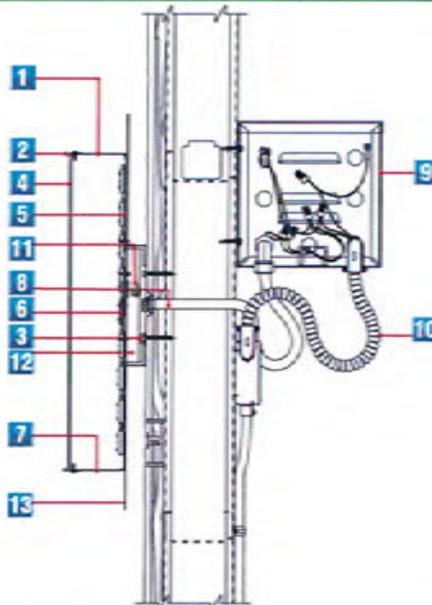
5:10

The customer agrees to hold the artist or artist group harmless for any damage to the sign or sign components caused by fire, theft, vandalism, or other causes. The customer shall be responsible for the sign's appearance and shall be responsible for the sign's performance. The customer shall be responsible for the sign's appearance and shall be responsible for the sign's performance.

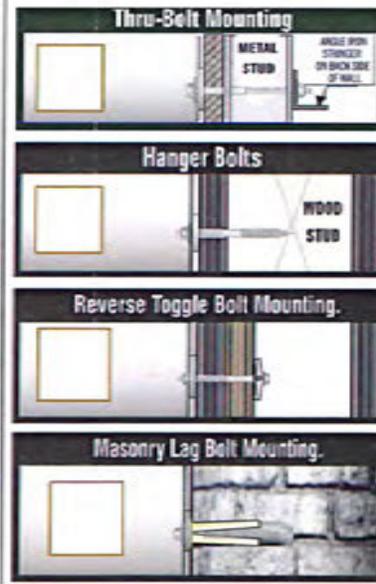
SPECIFICATIONS

- 1 5" FABRICATED ALUMINUM LETTER RETURNS PAINTED BLACK
PAINT INTERIOR WITH LIGHT ENHANCING PAINT
- 2 1" TRIM CAP BLACK
- 3 NON-CORROSIIVE INSTALLATION HARDWARE: SEE DETAIL
- 4 3/16" THICK #7328 PLEX/POLYCARBONATE FACE WHITE
- 5 LED DIODE MODULE WHITE (MIN. 15' LEADS)
- 6 FLAT ALUMINUM BACK WELDED TO RETURNS PAINTED BLACK
- 7 3/8" WEEP HOLES (2) TWO PER LETTER
- 8 GROUNDED WALL PASS-THRU SEALED WATER TIGHT (SHOWN AS TYPICAL / FRONT ELEVATION TO HAVE PASS THROUGH AT TOP OF LETTER)
- 9 LOW VOLTAGE ELECTRONIC TRANSFORMER LOCATED IN INTERIOR WALL AREA INSIDE A PROTECTIVE CASE BOX
- 10 WATERPROOF FLEXIBLE CONDUIT FOR WIRING
- 11 UL LISTED AND APPROVED 20AMP DISCONNECT SWITCH
- 12 2" DEEP WIRE-WAY PAINTED BLACK
- 13 1" CONTOUR .063 ALUMINUM PAINTED GLOSS BLACK

SIDE SECTION VIEW



MOUNTING DETAIL



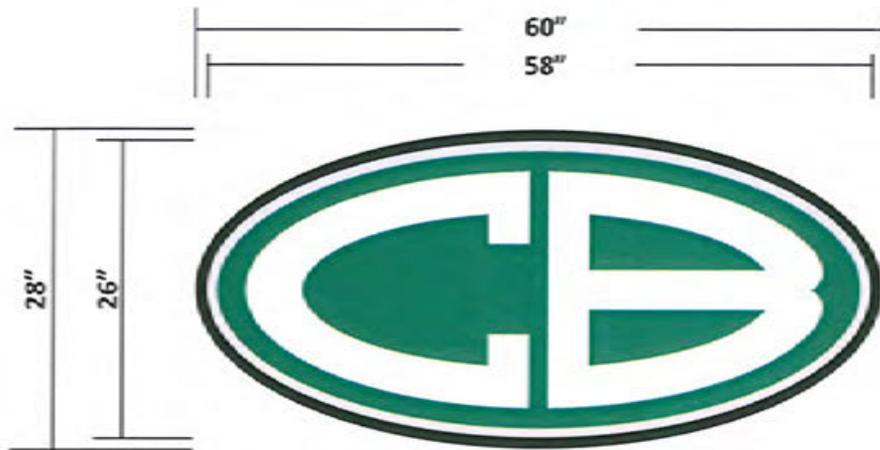
COLOR SCHEDULE

	GREEN PAINT	PMS 349 C GLOSSY FINISH
	GREEN VINYL	ARLON 3M #3630-26
	GRAY	GRACAL #72 LIGHT GRAY VINYL
	WHITE	PMS WHITE PAINT, PLEX
	BLACK	PMS BLACK PAINT, PLEX

28" LED FACE LIT CHanneled Logo WITH BACK PLATE

SCALE 3/4"=1'

SIGN
3



11.7 SQFT



Christian Brothers
AUTOMOTIVE

EXHIBIT E

Address _____

N State Hwy 360

City Mansfield

State TX 76063

Account Representative:
Connie Keck

This design and engineering is submitted as our proposal, and the right to use or exhibit in any form, is not authorized without written permission by Vixxo.

Notes

-
-
-
-

Designer JW
Design # 1500253-R6
Original Date 02/27/19
Revision Date 03/28/19

All electrical components shall be UL listed.



* All electrical components shall be UL listed.
* Sign shall be provided per N.E.C. Article 250.
* Insulated conductors as per N.E.C. Code 304.8.
* Tape to be used - metallic insulator in white.
* Disconnect switch as per N.E.C. Code 500.5.



sign & lighting

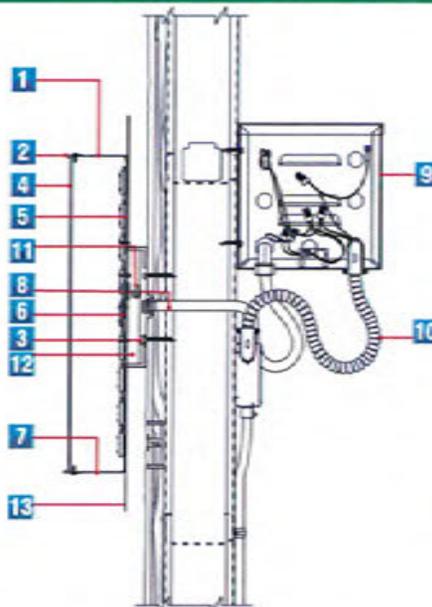
6:10

The amount shown on this letter is only an estimate. The amount shown on this letter is only an estimate. The amount shown on this letter is only an estimate.

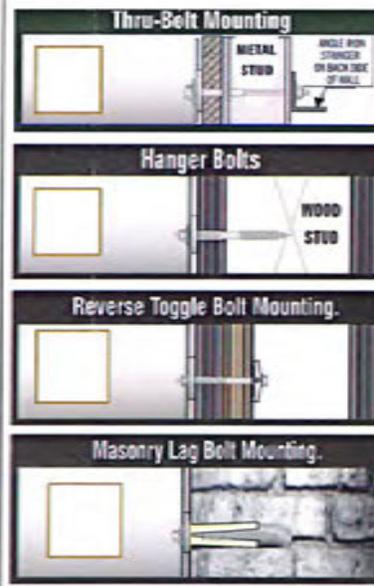
SPECIFICATIONS

- 1 5" FABRICATED ALUMINUM LOGO RETURNS PAINTED BLACK
PAINT INTERIOR WITH LIGHT ENHANCING PAINT
- 2 1" TRIM CAP BLACK
- 3 NON-CORROSIVE INSTALLATION HARDWARE: SEE DETAIL
- 4 3/16" THICK #7328 PLEX/POLYCARBONATE FACE WHITE
- 5 LED DIODE MODULE WHITE
- 6 FLAT ALUMINUM BACK WELDED TO RETURNS PAINTED BLACK
- 7 1/2" WEEP HOLES (2) TWO PER LETTER
- 8 GROUNDED WALL PASS-THRU SEALED WATER TIGHT (SHOWN AS TYPICAL / FRONT ELEVATION TO HAVE PASS THROUGH AT TOP OF LETTER)
- 9 LOW VOLTAGE ELECTRONIC TRANSFORMER LOCATED IN INTERIOR WALL AREA INSIDE A PROTECTIVE CASE BOX
- 10 WATERPROOF FLEXIBLE CONDUIT FOR WIRING
- 11 UL LISTED AND APPROVED 20AMP DISCONNECT SWITCH
- 12 2" DEEP WIRE-WAY PAINTED BLACK
- 13 1" CONTOUR .063 ALUMINUM PAINTED GLOSS BLACK

SIDE SECTION VIEW



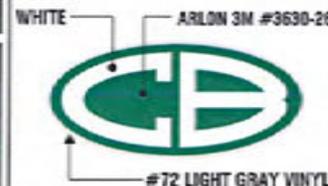
MOUNTING DETAIL



COLOR SCHEDULE

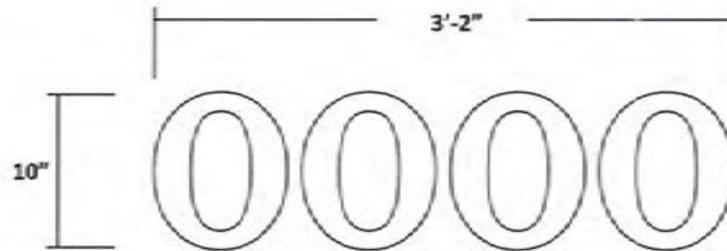
GREEN PAINT	PMS 349 C GLOSSY FINISH
GREEN VINYL	ARLON 3M #3630-26
GRAY	ORACAL #72 LIGHT GRAY VINYL
WHITE	PMS WHITE PAINT, PLEX
BLACK	PMS BLACK PAINT, PLEX

LOGO VINYL DETAIL



ZC#19-004

WEST ELEVATION NUMBER FORMS



ADDRESS NUMBER F.C.O. LETTER ELEVATION

SQUARE FOOTAGE: 2.7

(1) ONE SET REQUIRED

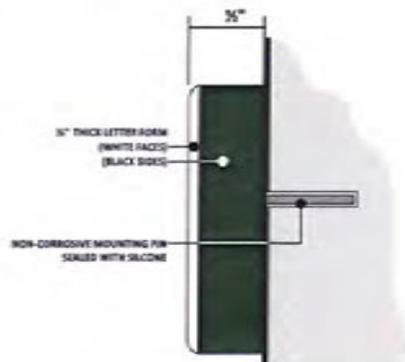
SCALE: 1"=1'-0"

SCOPE OF WORK

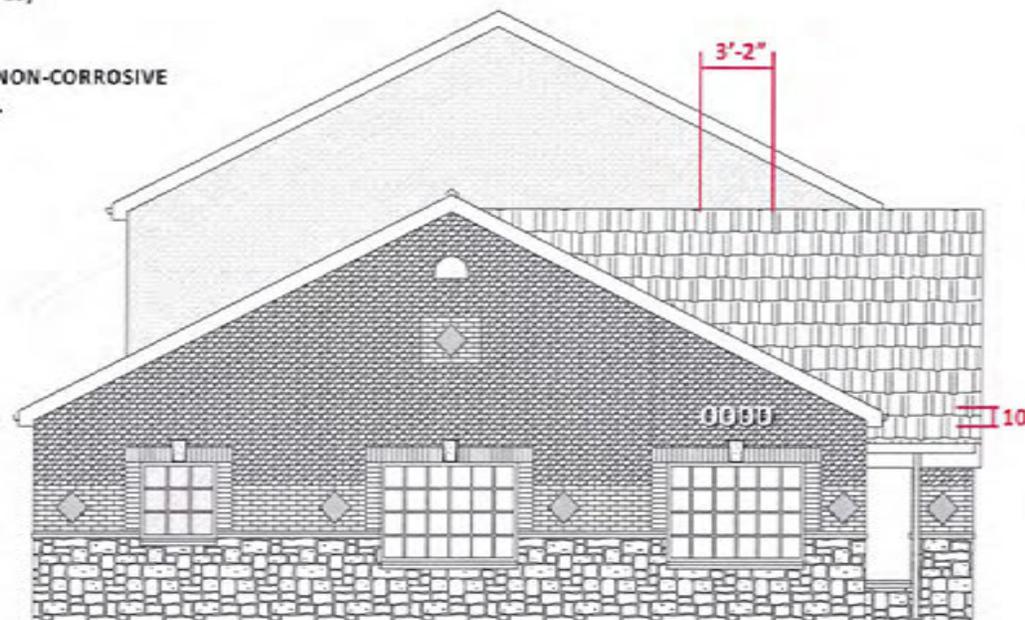
1. FABRICATE, SHIP & INSTALL (1) ONE SET NEW GEMINI ADDRESS NUMBERS.

SPECIFICATIONS

1. 3/8" THICK OPAQUE WHITE GEMINI #5687 PLASTIC LETTER FORMS.
NUMBERS HAVE WHITE FACES WITH BLACK EDGE (SIDES)
2. LETTERS ARE NON-ILLUMINATED.
3. COPY STYLE: CLARENDON FORTUNE BOLD
4. FLUSH MOUNTED TO BUILDING WITH APPROPRIATE NON-CORROSIVE MOUNTING HARDWARE AND SEALED WITH SILICONE.



Section Detail



SCALE: 1/8"=1'-0"



Christian Brothers
AUTOMOTIVE

EXHIBIT E

Address

N State Hwy 360

City Mansfield

State TX 76063

Account Representative:

Connie Keck

This design and engineering is submitted as our proposal, and the right to use or exhibit in any form, is not authorized without written permission by Vixxo.

Notes

Designer JW
Design # 1500253-R6
Original Date 02/27/19
Revision Date 03/28/19

All electrical components shall be UL listed
Sign shall be grounded per N.E.C. Article 250
Insulated conductors as per N.E.C. Code 900.5
Race to be used - install required within
Disconnect switch as per N.E.C. Code 900.5



* All electrical components shall be UL listed
* Sign shall be grounded per N.E.C. Article 250
* Insulated conductors as per N.E.C. Code 900.5
* Race to be used - install required within
* Disconnect switch as per N.E.C. Code 900.5

VIXXO

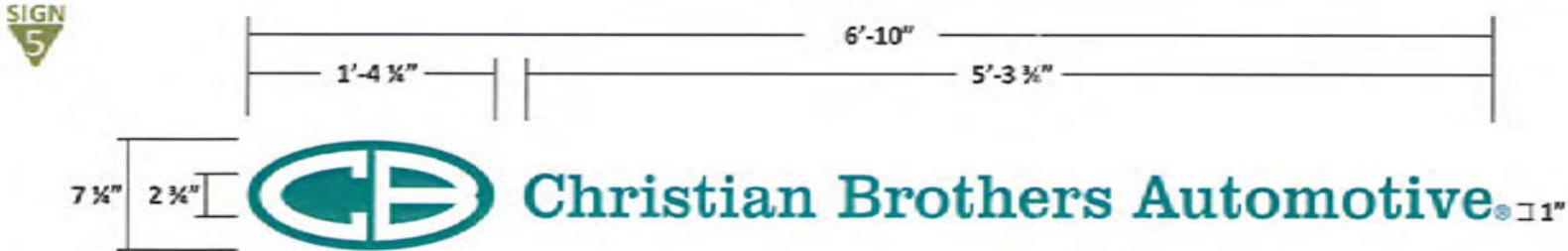
sign & lighting

7:10

The customer agrees to hold the office liable for any errors in any work that occurs. The customer shall not be held liable for any errors in any work that occurs. The customer shall not be held liable for any errors in any work that occurs.

ZC#19-004

INTERIOR LETTER FORMS



INTERIOR FLAT CUT OUT LETTER / LOGO SET ELEVATION

SQUARE FOOTAGE: 4.1

(1) ONE SET REQUIRED

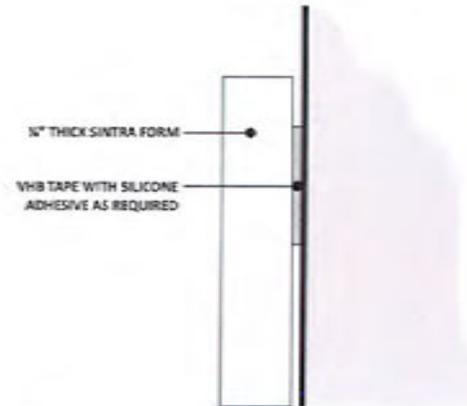
SCALE: 1"=1'-0"

SCOPE OF WORK

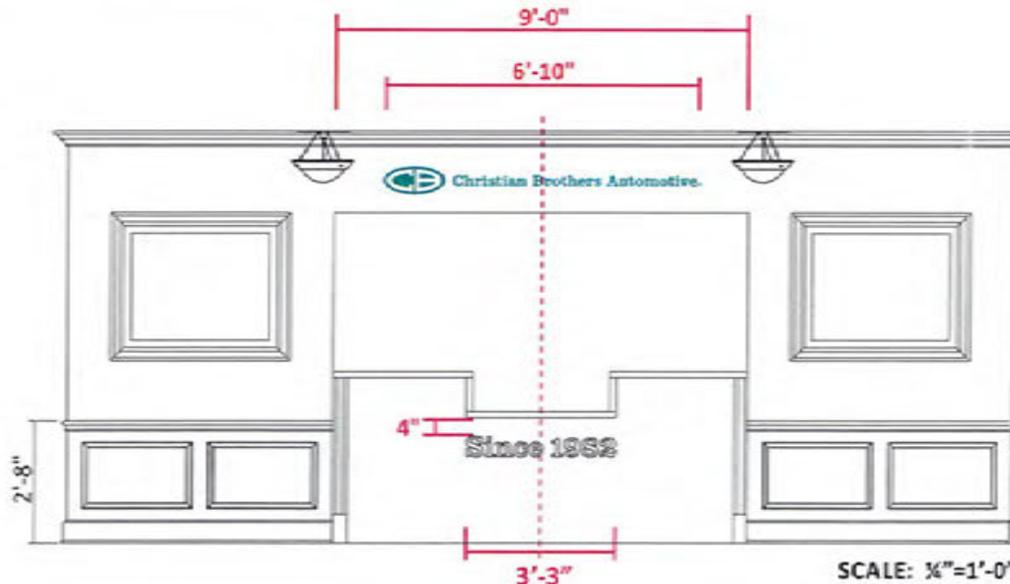
1. FABRICATE, SHIP & INSTALL (1) ONE SET FLAT CUT OUT LOGO AND LETTERS.

SPECIFICATIONS

1. LETTERS: 1/8" THICK SINTRA PAINTED FIRST SURFACE TO MATCH PMS-3298 C GREEN GLOSSY FINISH.
2. COPY STYLE: CLARENDON
3. LOGO: 3/8" THICK SINTRA FORM PAINTED FIRST SURFACE TO MATCH PMS-3298 C GREEN GLOSSY FINISH. "CB" IS .032 WHITE ALUMINUM LAMINATE.
4. LOGO'S / LETTERS MOUNTED FLUSH TO WALL WITH VHB TAPE AND SILICONE.



SECTION DETAIL



SCALE: 1/4"=1'-0"

COLOR SCHEDULE		
	GREEN PAINT	PMS #3298 C GLOSSY FINISH
	GREEN VINYL	ARLON #4026 VINYL
	WHITE	PMS WHITE ALUM OVERLAY



Christian Brothers
AUTOMOTIVE

EXHIBIT E

Address _____
N State Hwy 360
City Mansfield
State TX 76063

Account Representative:
Connie Keck

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Notes
-
-
-

Designer JW
Design # 1500253-R6
Original Date 02/27/19
Revision Date 03/28/19

All electrical work to be completed in accordance with applicable codes and standards.



* All electrical components shall be UL Listed
* Sign shall be grounded per N.E.C. Article 250.
* Insulated conductors as per N.E.C. Code 505B.
* Tape to be used - metallic insulated walltie.
* Disconnect switch as per N.E.C. Code 540.5.



8:10

The customer agrees to have the vendor furnish and install the sign for a cost of \$10,000.00. All materials to be installed by the vendor and the customer shall be responsible for the removal of the sign from the site. Any additional charges for materials and labor shall be the responsibility of the customer.

INTERIOR LETTER FORMS CONTINUED

SIGN
6



INTERIOR FLAT CUT OUT LETTER SET ELEVATION

SQUARE FOOTAGE: 1.0

(1) ONE SET REQUIRED

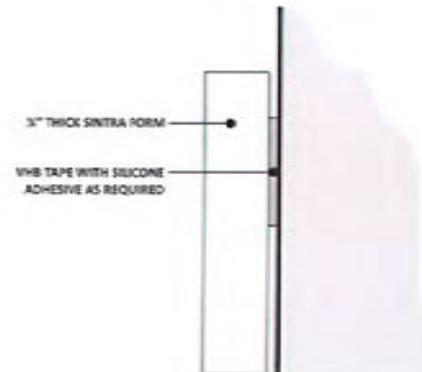
SCALE: 1 1/2"=1'-0"

SCOPE OF WORK

1. FABRICATE, SHIP & INSTALL (1) ONE SET FLAT CUT OUT LETTERS.

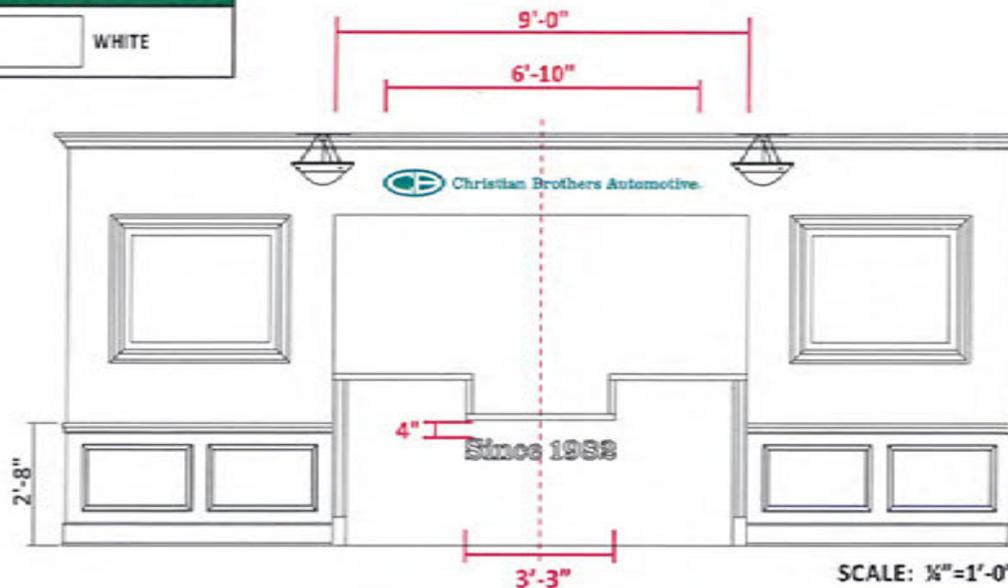
SPECIFICATIONS

1. SINCE 1982 LETTERS & NUMBERS: 3/8" THICK SINTRA PAINTED FIRST SURFACE WHITE GLOSSY FINISH.
2. COPY STYLE: CLARENDON
3. LETTERS AND NUMBERS MOUNTED FLUSH TO WALL WITH VHB TAPE AND SILICONE.



SECTION DETAIL

COLOR SCHEDULE	
	WHITE



SCALE: 1/4"=1'-0"

EXAMPLE



Christian Brothers
AUTOMOTIVE

EXHIBIT E

Address _____
N State Hwy 360
City Mansfield
State TX 76063

Account Representative:
Connie Keck

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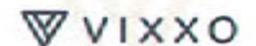
Notes
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Designer JW
Design # 1500253-R6
Original Date 02/27/19
Revision Date 03/28/19

All electrical components to be UL listed, approved and labeled and shall meet current N.E.C. standards.



* All electrical components shall be UL listed.
* Signs shall be grounded per N.E.C. Article 250.
* Insulated conductors as per N.E.C. Code 300.8.
* Sign to be used - metallic insulated wall.
* Disconnect switch as per N.E.C. Code 404.6.



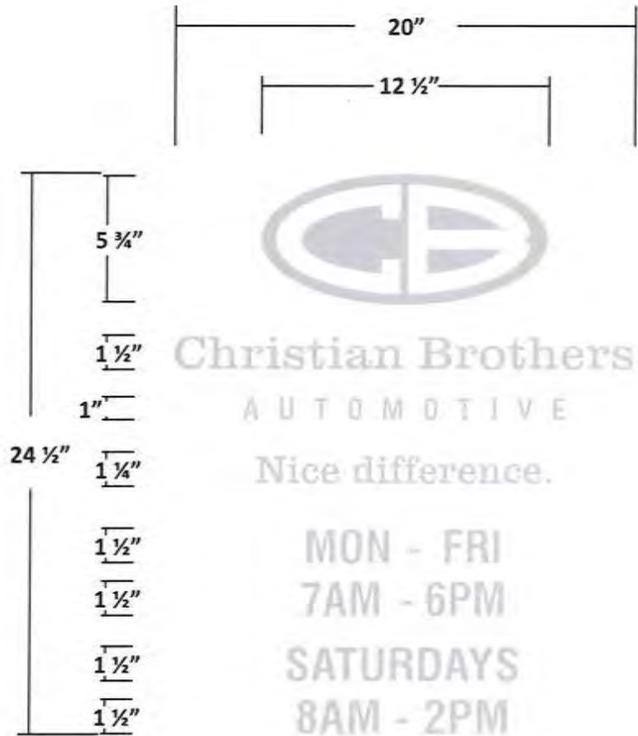
sign & lighting

9:10

The attached plan for this sign is for informational purposes only. It is not intended to be used as a construction document. All construction shall be in accordance with the applicable code requirements. Vixxo is not responsible for any errors or omissions in this document.

WINDOW VINYL

SIGN
7



SCALE: 3/4"=1'-0"

WINDOW VINYL GRAPHIC ELEVATION

(1) ONE REQUIRED

SCALE: 1 1/2"=1'-0"

SPECIFICATIONS

1. #07 ETCHED GLASS VINYL OVERLAY.
2. OVERLAY APPLIED TO GLASS 2ND SURFACE (INSIDE OFFICE)

COLOR SCHEDULE

	#07 ETCHED GLASS VINYL
--	------------------------



Christian Brothers
AUTOMOTIVE

EXHIBIT E

Address _____

 N State Hwy 360
 City _____ Mansfield
 State _____ TX 76063

Account Representative:
Connie Keck

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Notes
 *
 *
 *
 *

Designer JW
 Design # 1500253-R6
 Original Date 02/27/19
 Revision Date 03/28/19

All electrical work to be completed in a U.L. approved method and shall meet current N.E.C. standards



* All electrical components shall be U.L. Listed.
 * Sign shall be grounded per N.E.C. Article 250.
 * Insulated conductors as per N.E.C. Code 310.8.
 * Type to be used - metallic insulated sealrite.
 * Disconnect switch as per N.E.C. Code 500.5.



sign & lighting
10:10

The purchaser agrees to hold the office building design company harmless for any and all claims, suits, actions, damages, and expenses, including reasonable attorney's fees, in any and all proceedings brought against the company or its representatives.

Summary of City Council Actions

April 8, 2019

Review and Consideration of a Minor Amendment to the Shops at Broad Planned Development Standards to revise the Masonry Requirements for FLIX Movie Theater (ZC#16-008)

Denied - 3 – 4 (Lewis, Leyman, Moore and Newsom)