CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Agenda

Planning and Zoning Commission

Monday, June 17, 2024 | **6:00 PM** | **City Hall Council Chambers**

IMMEDIATELY FOLLOWING THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

24-6066 Minutes - Approval of the June 3, 2024, Planning and Zoning Commission Meeting Minutes

Attachments: 6-17-24 DRAFT Minutes

6. CITIZENS 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.

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

7. PUBLIC HEARINGS

24-5847 Public Hearing on a Change of Zoning from PD, Planned Development District for Single-Family to PD, Planned Development District, for detached and attached single-family residential (row house) uses on approximately 11.621 acres out of the T. Hanks Survey, Abstract No. 644 and the M. Dickey Survey Abstract No. 1986 Tarrant County, TX, located at 801 Lillian Rd. and 1340 W. Broad St. Josephdam Real Estate, Developer (ZC#23-016)

Attachments: Maps and Supporting Information

Exhibits A, B & D

Exhibit C

24-6053 Public Hearing on a Change of Zoning from C2, Community Business District to PD, Planned Development District for C-2, Community Business District uses including Flex-Office Warehouse on approx. 1.998 acres out of the William Lynn Survey, Abstract No. 984, Tarrant Co., TX, located on property addressed at 2480 North U.S. Highway 287. (ZC#23-008)

Attachments: Maps and Supporting Information

Exhibit A - F

24-6055 Public Hearing on a Change of Zoning from PD, Planned Development District to S, South Mansfield Form Based Development District on Approximately 57.95 Acres of land in the John Robertson Survey, Abstract No. 1317, City of Mansfield, Tarrant County, Texas, Generally Located east of U.S. Highway 287, east and west of N. Mitchell Road, and north of the Union Pacific railroad right-of-way on property addressed at 101 S. U.S. Highway 287 and at 20 and 24 North Mitchell Road; BV Mitchell LLC and the City of Mansfield, applicants (ZC#24-008)

Attachments: Maps and Supporting Information

24-6056 Public Hearing on a Change of Zoning from PR, Pre-Development District to S, South Mansfield Form-Based Development District on Approximately 19.974 Acres, Generally Located East of State Highway 360, West of the Tarrant Regional Water District Pipeline Tract, and Approximately 800 feet South of Lone Star Road; City of Mansfield, Applicant (ZC#24-010)

Attachments: Maps and Supporting Information

8. SUMMARY OF CITY COUNCIL ACTIONS

9. COMMISSION ANNOUNCEMENTS

10. STAFF ANNOUNCEMENTS

11. WORK SESSION

Discussion for Review and Approval of Zoning Cases

12. ADJOURNMENT OF MEETING

13. NEXT MEETING DATE: Monday, July 1, 2024

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on June 13, 2024, prior to 6:00 p.m. in accordance with Chapter 551 of the Texas Government Code.

_____

Clarissa Carrasco, Administrative Assistant II

* 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,

* 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.

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STAFF REPORT

File Number: 24-6066

Agenda Date: 6/17/2024 **Version:** 1 **Status:** Approval of Minutes

In Control: Planning and Zoning Commission **File Type:** Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the June 3, 2024, Planning and Zoning Commission Meeting Minutes

CITY OF MANSFIELD

1200 E. Broad St.
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Meeting Minutes - Draft

Planning and Zoning Commission

Monday, June 3, 2024 | **6:00 PM** | **City Hall Council Chambers**

1. CALL TO ORDER

Chair Mainer called the meeting to order at 6:01 p.m. in the City Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving the date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

Staff present:
Director of Planning and Development Services Jason Alexander
Assistant Director of Planning Arty Wheaton-Rodriguez
Planning Manager Katasha Smithers
Planner I Shirley Emerson
Planner I Helina Sarkodie-Minkah
Administrative Assistant II Clarissa Carrasco

Commissioners:

Absent 1 - Blake Axen

Present 6 - Jennifer Thompson;Brandon Shaw;David Goodwin;Michael Mainer;Michael Bennett and Patrick Moses

2. INVOCATION

Commissioner Bennett gave the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

24-6022 Minutes - Approval of the May 6, 2024, Planning and Zoning Commission Meeting Minutes

Commissioner Shaw made a motion to approve the meeting minutes as presented. Commissioner Moses seconded the motion which carried by the following vote:

Aye: 5 - Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer and Patrick Moses

Nay: 0

Absent: 1 - Blake Axen

Abstain: 1 - Michael Bennett

6. CITIZENS COMMENTS

There were no citizen comments.

7. PUBLIC HEARINGS

24-5847 Public Hearing on a Change of Zoning from PD, Planned Development District for Single-Family to PD, Planned Development District, for detached and attached single-family residential (row house) uses on approximately 11.621 acres out of the T. Hanks Survey, Abstract No. 644 and the M. Dickey Survey Abstract No. 1986 Tarrant County, TX, located at 801 Lillian Rd. and 1340 W. Broad St. Josephdam Real Estate, Developer (ZC#23-016)

Mr. Wheaton-Rodriguez gave a presentation on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 6:10 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Mainer closed the public hearing at 6:11 p.m.

Commissioner Moses made a motion to table the case until Monday, June 17, 2024. Commissioner Shaw seconded the motion which carried by the following vote:

Aye: 6 - Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 1 - Blake Axen

Abstain: 0

24-6029

Public Hearing on a Change of Zoning from SF-7.5/12, Single-Family Residential District to PD, Planned Development District for Detached Single-Family Residential Uses on approximately 0.783 acres located at 509 W. Kimball Street; Avante Procurement LLC, owner; First Choice Builders, Developer (ZC#24-001)

Ms. Emerson gave a presentation on the case and was available to answer any questions.

Jacqueline Hughes, applicant, was also available to answer any questions.

Chair Mainer opened the public hearing at 6:22 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Mainer closed the public hearing at 6:23 p.m.

Commissioner Shaw made a motion to approve the zoning case as presented. Commissioner Bennett seconded the motion which carried by the following vote:

Aye: 6 - Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 1 - Blake Axen

Abstain: 0

24-6030

Public Hearing for Change of Zoning from SF-7.5/12, Single-Family Residential District, D, Downtown District (SD-1, Broad Street Corridor), and C-2, Community Business District to D, Downtown District, D3, Urban Center Zone on Approximately 10.52 Acres Total, Being Approximately 7.4 Acres on a Portion of Block 17 and a Portion of the John Collier Tract, Original Town of Mansfield and Being Approximately 3.12 Acres in Lot 1R1A, Block 1, Lee's Broad Addition, located at 605 and 703 E. Broad Street; City of Mansfield, Applicant (ZC#24-007)

Mr. Alexander gave a presentation on the case and was available to answer any questions.

Mr. Wheaton-Rodriguez also spoke on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 6:30 p.m. and called for anyone wishing to speak to come forward.

Sherran Fear, 4103 Kite Lane, spoke on the case.

Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 6:38 p.m.

Commissioner Goodwin made a motion to approve the zoning case as

presented. Commissioner Bennett seconded the motion which carried by the following vote:

Aye: 6 - Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 1 - Blake Axen

Abstain: 0

24-6031 Public Hearing on a Change of Zoning from PD, Planned Development and PR, Pre-Development District to PD, Planned Development District for Commercial Uses, Retail and Restaurant with Drive-Through Service on approximately 1.292 acres in the J. Grimsley Survey Abstract No.578, City of Mansfield, Tarrant Co, TX, located at 1741 E Debbie Ln. (ZC#24-006)

Ms. Sarkodie-Minkah gave a presentation on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 6:47 p.m. and called for anyone wishing to speak to come forward.

Clay Cristy, applicant, spoke on the case and was available to answer any questions.

Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 6:50 p.m.

Commissioner Shaw made a motion to approve the zoning change with the following conditions:

1. That the permitted uses of the property be expressly limited to only those commercial uses that are permitted as a matter of right under the provisions of Section 155.057 of the Mansfield Zoning Ordinance (i.e., Neighborhood Design Standards); and
2. That a drive-through facility in accordance with all applicable provisions of the Mansfield Zoning Ordinance be permitted as a matter of right.

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

Aye: 6 - Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 1 - Blake Axen

Abstain: 0

8. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Wheaton-Rodriguez gave a summary of the actions taken at the last two City Council meetings.

9. COMMISSION ANNOUNCEMENTS

There were no commission announcements.

10. STAFF ANNOUNCEMENTS

Mr. Wheaton-Rodriguez announced that our next meeting date will be Monday, June 17, 2024, and introduced Katasha Smithers, the new Planning Manager.

11. ADJOURNMENT OF MEETING

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

Aye: 6 - Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 1 - Blake Axen

Abstain: 0

With no further business, Chair Mainer adjourned the meeting at 6:56 p.m.

_____
Michael Mainer, Chair

_____
Clarissa Carrasco, Administrative Assistant II

CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
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STAFF REPORT

File Number: 24-5847

Agenda Date: 6/17/2024 **Version:** 4 **Status:** Public Hearing

In Control: Planning and Zoning Commission **File Type:** Zoning Case

Agenda Number:

Title

Public Hearing on a Change of Zoning from PD, Planned Development District for Single-Family to PD, Planned Development District, for detached and attached single-family residential (row house) uses on approximately 11.621 acres out of the T. Hanks Survey, Abstract No. 644 and the M. Dickey Survey Abstract No. 1986 Tarrant County, TX, located at 801 Lillian Rd. and 1340 W. Broad St. Josephdam Real Estate, Developer (ZC#23-016)

Requested Action:

To consider the change of zoning request.

Recommendation:

This request was last heard by the Planning and Zoning Commission and tabled at the June 3, 2024, public hearing. At that time, the Department of Planning and Development Services provided additional text amendments to the proposed PD, Planned Development District standards that further clarify land use and other placemaking controls to deliver a visual aesthetic in alignment with the direction and guidance provided by the Planning and Zoning Commission and the Mansfield 2040 Plan.

The Department of Planning and Development Services recommends approval of the request as presented with the sole consideration that photographs, illustrations, or other graphic depictions are provided for examples of the porch, stoop, and dooryard frontages. Such photographs, illustrations, or other graphic representations shall be attached as diagrams to the PD, Planned Development District standards.

Description/History

Existing Use: Vacant

Existing Zoning: PD, Planned Development District for Single-Family Residential (with a base zoning of SF-7.5/18, Single-family Residential District uses) for Tract 3, Zoning Case No. 18-031

Mansfield 2040 Land Use Designation: Urban Neighborhood and Mixed-Use Local, Western Promise Special Area Plan

Surrounding Land Use & Zoning:

North: Vacant Commercial, PD, Planned Development District for C-2, Community Business District Uses (Tracts 1 and 2, Zoning Case No. 18-031)

South: Existing Single-Family Residential, PD, Planned Development District for Single-Family Residential (with a base zoning of SF 7.5/18, Single-Family

Residential District uses, Zoning Case No. 18-031, Silver Oak)
East: Existing Single-Family Residential, PR, Pre-Development District (separated from site by existing drainage channel)
West: Existing Single-Family Residential, SF 7.5/12, Single-Family Residential District (separated by Lillian Road)

Synopsis
The requested zoning for this property --- PD, Planned Development District --- is consistent with the vision and recommendations found in the recently adopted Mansfield 2040 Plan. The subject property is designated as Urban Neighborhood and Mixed-Use Local and, as such, the proposed development envisions an intentional mix of detached single-family dwellings and attached single-family dwellings (i.e., row houses) of an appropriate intensity and scale that can transition into a future neighborhood node at the intersection of West Broad Street and Retta Road. Additionally, the development emphasizes placemaking and the pedestrian experience through public and private amenities. The project, if approved, could provide an excellent example of infill housing.

Mansfield 2040 Plan

Goals and Strategies
NH.1: Encourage Inclusive Housing Options (Allows inclusive housing options: townhomes)
NH.2: Support Our Existing Neighborhoods (Establishes infill development that focuses on compatibility in scale and density with surrounding developments)
MU.1: Support Vibrant Intensity (Consider high-intensity residential developments when paired with horizontally integrated nonresidential)

The Western Promise Special Area Plan
This development is along the Urban Neighborhood Core along West Broad Street

WP.1 Foster Complete Communities in Residential Neighborhoods and Mixed-Use Areas (c) Promote a wider variety of housing in the area.

Department of Planning and Development Services Analysis
The subject property consists of two (2) tracts of land located in Tarrant County totaling approximately 11.621 acres. The developer is proposing to build a maximum of 84 dwelling units. The current development proposes that 74 of those dwelling units be delivered as row houses with a maximum building height of three (3) stories; and that the remaining dwellings take the form of detached single-family residences with a maximum building height of two (2) stories. The detached single-family dwelling units are intended to be constructed along the southern boundary of the development and provide a suitable transition in land use intensity and height from the existing Silver Oaks Neighborhood to the row houses. All detached single-family units are served by J-swing style garages, thereby reducing the focus of a garage dominated front building façade.

The proposed row house portion of the development provides units that front on Retta Road and address the street with appropriate frontages (e.g., porches, stoops, or

dooryards). The larger tract of the development is on the west side of Retta Road and has units that front on a significant neighborhood green space (i.e., mews) that connects future residents to future commercial opportunities along West Broad Street. The units on the east side of Retta Road leverage existing terrain and natural features around the drainage channel along the eastern edge of the property. Much of this area is proposed to remain in its current condition and allows for a landscape-based buffer to uses east of the development. All rowhouse units are served by alley accessed garages.

The PD, Planned Development District Standards (Exhibit "C"), as proposed, provides architectural standards for building materials, architectural features, landscaping, and civic spaces.

The Department of Planning and Development Services --- in alignment with the Planning and Zoning Commission --- provided guidance and direction on urban design standards for this proposed development. This guidance has fostered the development to provide homes that more significantly address the existing context found in the housing styles that exist in the surrounding neighborhoods. For the most part, this means that homes now rely on pitched roof styles and utilize a building material palette in accordance with surrounding homes. From a land use and site planning standpoint, the project substantially meets contextual transitions between the existing single-family residential to the south while transitioning to future commercial opportunities further north along West Broad Street.

The developer has provided updated elevations that demonstrate architectural standards for materials that are in greater alignment with exterior finishes found in the surrounding environs. This consists of predominately masonry (brick and stone) materials with stucco, cementitious board, and metal accents. This is a shift from the predominately stucco building façades provided previously. A list of example materials can be found after the renderings provided in Diagram 3 within the proposed PD, Planned Development District standards.

The developer eliminated all rooftop deck areas in order to provide better privacy to surrounding homes and to address scale concerns with the roof top access points. Those private spaces have been replaced with third floor terraces. Gabled roofs have been provided to match those of the surrounding neighborhood (i.e., Silver Oak Addition).

A total of six (6) single-family home elevations have been provided to demonstrate unit diversity for the planned detached single-family lots along the southern edge of the development. In response to concerns from the abutting single-family residents, the lot dimensions have increased, decreasing the number of proposed units from 12 to 10 single-family lots.

Plat Review Committee (PRC):

As the project moves through the process from conceptualization to entitlement, a drainage analysis will need to be provided to demonstrate the preliminary engineering assertion that the detention proposed on the western portion of the development can "over detain" and offset the need for improvements on the eastern half of the

development.

Prepared By:
Arty Wheaton-Rodriguez
Assistant Director of Planning
817-276-4245

Attachments:
Maps and Supporting Information
Exhibits A, B & D (Property Description, Development Plan, Elevations, Landscaping Plan)
Exhibit C (Planned Development Standards)

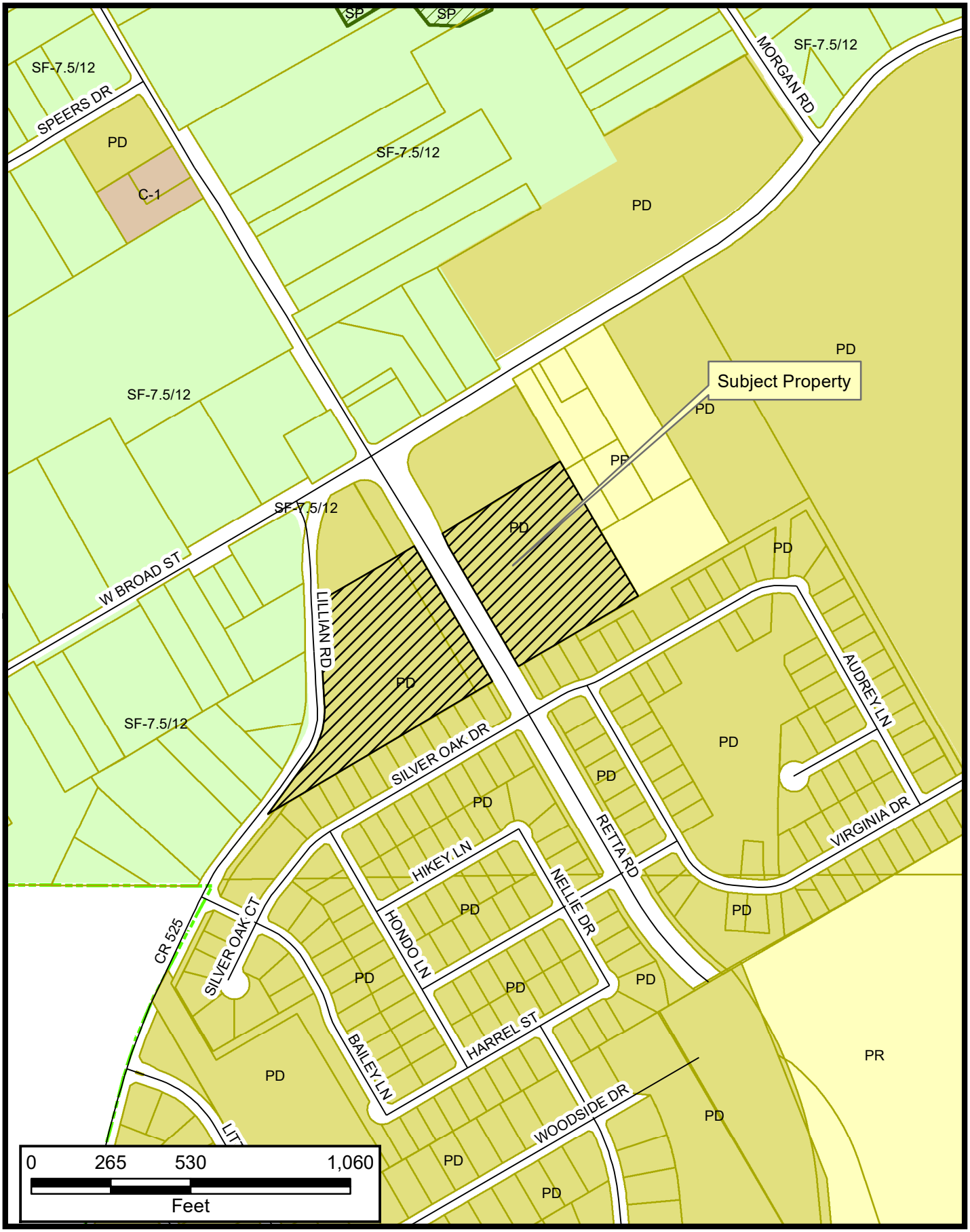


MANSFIELD TEXAS

ZC#23-016

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.

5/21/2024



MANSFIELD TEXAS

ZC#23-016

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5/21/2024

Property Owner Notification for ZC#23-016

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 *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
BONNER ESTATES	BLK 1	BONNER, CYNTHIA	PO BOX 352	MANSFIELD, TX	76063
BONNER ESTATES	BLK 1	BONNER, FONDA	808 LILLIAN RD	MANSFIELD, TX	76063
DICKEY, M D SURVEY	A 1986	JOSEPDAM REAL ESTATE LLC	303 LILLIAN RD	MANSFIELD, TX	76063
DICKEY, M D SURVEY	A 1986	NEW GALILEE BAPTIST CHURCH	PO BOX 601	MANSFIELD, TX	76063-0601
DICKEY, M D SURVEY	A 1986	SUAREZ, JOSE	764 LILLIAN RD	MANSFIELD, TX	76063
DICKEY, M D SURVEY	A 1986	BONNER, WILMER	808 LILLIAN RD	MANSFIELD, TX	76063
DICKEY, M D SURVEY	A 1986	BAILEY, LENARD R	PO BOX 15732	FORT WORTH, TX	76119
DICKEY, M D SURVEY	A 1986	WALKER, NELLIE	PO BOX 291	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	SANDOVAL-GARCIA, NIRIA	1301 W BROAD ST	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	SANDOVAL-GARCIA, NIRIA	1301 W BROAD ST	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	JOSEPDAM REAL ESTATE LLC	303 LILLIAN RD	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	MENDEZ, CRUZ S	5921 INKS LAKE DR	ARLINGTON, TX	76018-2252
HANKS, THOMAS J SURVEY	A 644	MENDEZ, CRUZ S	5921 INKS LAKE DR	ARLINGTON, TX	76018-2252
HANKS, THOMAS J SURVEY	A 644	SUAREZ, ISMAEL	1247 W BROAD ST	MANSFIELD, TX	76063-4405

Property Owner Notification for ZC#23-016

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HANKS, THOMAS J SURVEY	A 644	WALKER, NELLIE	PO BOX 291	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	WALKER, NELLIE	PO BOX 291	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	JOSEPDAM REAL ESTATE LLC	303 LILLIAN RD	MANSFIELD, TX	76063
SANDOVAL ADDITION	BLK 1	SANDOVAL, NIRIA L	1301 W BROAD ST	MANSFIELD, TX	76063-4400
SHINY ADDITION	BLK 1	KRALICH INVESTING LLC	1222 BROOKFIELD LN	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 10	GUZMAN, MIGUEL	800 VIRGINIA DR	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 11	NDIAYE, MOUSSA	1020 SILVER OAK DR	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 11	KOLA, SRINIVAS	1022 SILVER OAK DR	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 11	THE ROMINES FAMILY TRUST	1024 SILVER OAK DR	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 11	JOSEPH, SEENA	1026 SILVER OAK DR	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 11	RUDOLPH, MARY	1016 SILVER OAK DR	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 11	CROSBY, ELWOOD	1008 SILVER OAK DR	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 11	MILLS, ANDREA	1018 SILVER OAK DR	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 11	EVANS, AMY	1010 SILVER OAK DR	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 2	MEJIA, DIEGO ALEJANDRO	901 HONDO LN	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 3	SILVER OAK RESIDENTIAL COMMUNI	5757 ALPHA RD SUITE 680	DALLAS, TX	75240
SILVER OAK ADDITION	BLK 3	MACHA, BINDU	1100 SILVER OAK DR	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 3	FIRST BAPTIST CHURCH OF ARLING	301 S CENTER ST SUITE 500	ARLINGTON, TX	76010
SILVER OAK ADDITION	BLK 3	TRAN, HANG	1104 SILVER OAK DR	MANSFIELD, TX	76063

Property Owner Notification for ZC#23-016

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
SILVER OAK ADDITION	BLK 3	AZIZ, BAHER	1106 SILVER OAK DR	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 3	WILLIAMS, DONALD	7140 SUSSEX LN	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 3	NED, ETINYENE	1110 SILVER OAK DR	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 3	DAVENPORT, SEAN	1112 SILVER OAK DR	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 3	LEWIS, LESTER	1114 SILVER OAK DR	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 3	HERRING, BRANDI	1116 SILVER OAK DR	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 3	GRAVES, ROXANN	1118 SILVER OAK DR	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 3	SHEPOTKIN, SERGEY	1120 SILVER OAK DR	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 3	GREENWELL, TYRONE	1122 SILVER OAK DR	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 3	SILVER OAK RESIDENTIAL COMMUNI	5757 ALPHA RD SUITE 680	DALLAS, TX	75240
SILVER OAK ADDITION	BLK 4	EFUWAPE, MERCY	1101 SILVER OAK DR	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 4	KENNEDY, ELNORA	1103 SILVER OAK DR	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 4	BRANT, ROGER	6253 TOSCANA CIR	FORT WORTH, TX	76140-8239
SILVER OAK ADDITION	BLK 4	LUNDBERG, ANDREW	1107 SILVER OAK DR	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 4	LOPEZ-MARRERO, LUIS	1109 SILVER OAK DR	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 4	JACKSON, CAMERON	1111 SILVER OAK DR	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 4	GUZMAN, CARLOS	1113 SILVER OAK DR	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 4	HAYWORTH, PATRICK	1115 SILVER OAK DR	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 4	WHITLOCK, VIRGINIA	1117 SILVER OAK DR	MANSFIELD, TX	76063

Property Owner Notification for ZC#23-016

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
SILVER OAK ADDITION	BLK 4	HUNSAKER-MORALES, ALEXA	1119 SILVER OAK DR	MANSFIELD, TX	76063
SILVER OAK ADDITION	BLK 9	HOLMES, TOMIEKA	801 VIRGINA DR	MANSFIELD, TX	76063
WRIGHT ADDITION	BLK 1	DEL ROSARIO, GRACIA	345 SILVERWOOD CIR	SOUTHLAKE, TX	76092-8558

EXHIBIT A

CASE NO. ZC#23-016

STATE OF TEXAS:

COUNTY OF TARRANT:

LEGAL DESCRIPTION

TRACT 1

BEING A PORTION OF A TRACT OF LAND OUT OF THE T. HANKS SURVEY, ABSTRACT NUMBER 644, AND THE M. DICKEY SURVEY, ABSTRACT NUMBER 1986, AS CONVEYED TO JOSEPDAM REAL ESTATE, LLC IN A DEED RECORDED IN INSTRUMENT NUMBER D221049733 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), SAVE AND EXCEPT A PORTION OF LAND HEREIN DESCRIBED AS TRACT 2, AND SAVE AND EXCEPT A PORTION OF LAND DEDICATED AS RETTA ROAD RIGHT-OF-WAY, IN INSTRUMENT NUMBER D220064559, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "JBI", SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID TRACT 1, SAID POINT ALSO BEING A NORTHWESTERLY CORNER OF LOT 1X, BLOCK 3, SILVER OAK ADDITION, PHASE 1, AS DEPICTED IN A PLAT THEREOF, RECORDED IN INSTRUMENT NUMBER 2020-171 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.), SAID POINT ALSO BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF LILLIAN ROAD, SAID POINT ALSO BEING **THE POINT OF BEGINNING;**

THENCE, FOLLOWING THE EASTERLY RIGHT-OF-WAY LINE OF LILLIAN ROAD THE FOLLOWING COURSES:

NORTH 35 DEGREES 09 MINUTES 47 SECONDS EAST, A DISTANCE OF 157.98 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647";

NORTH 32 DEGREES 55 MINUTES 02 SECONDS EAST, A DISTANCE OF 100.25 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647";

NORTH 20 DEGREES 19 MINUTES 32 SECONDS EAST, A DISTANCE OF 57.02 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647";

NORTH 15 DEGREES 31 MINUTES 42 SECONDS EAST, A DISTANCE OF 27.85 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647";

NORTH 10 DEGREES 57 MINUTES 02 SECONDS EAST, A DISTANCE OF 44.00 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647";

NORTH 04 DEGREES 24 MINUTES 08 SECONDS EAST, A DISTANCE OF 359.62 FEET, TO A 1/2-INCH IRON ROD FOUND WITH ORANGE CAP STAMPED "R.W. COOMBS RPLS 5294", SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID TRACT 1, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF A REMAINDER TRACT OF LAND, KNOWN AS TRACT 3, AS CONVEYED TO NELLIE WALKER IN A DEED RECORDED IN INSTRUMENT NUMBER D181052760, D.R.T.C.T.;

THENCE, DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF LILLIAN ROAD, AND FOLLOWING THE COMMON LINE OF SAID TRACT 1 AND SAID WALKER TRACT 3, NORTH 59 DEGREES 53 MINUTES 08 SECONDS EAST, A DISTANCE OF 354.42 FEET, TO A 1/2-INCH IRON ROD FOUND WITH ORANGE CAP STAMPED "R.W. COOMBS RPLS 5294", SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID TRACT 1, SAID POINT ALSO BEING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RETTA ROAD;

THENCE, DEPARTING THE COMMON LINE OF SAID TRACT 1 AND SAID WALKER TRACT 3, AND FOLLOWING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RETTA ROAD, SOUTH 30 DEGREES 10 MINUTES 01 SECONDS EAST, A DISTANCE OF 519.86 FEET, TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "JBI", SAID POINT BEING THE MOST SOUTHEASTERLY CORNER OF SAID TRACT 1, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF LOT 15X, BLOCK 3 OF SAID SILVER OAK ADDITION, PHASE 1;

THENCE, DEPARTING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RETTA ROAD, AND FOLLOWING THE COMMON LINE OF SAID TRACT 1 AND SAID SILVER OAK ADDITON, SOUTH 59 DEGREES 34 MINUTES 03 SECONDS WEST, PASSING A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "JBI", AT A DISTANCE OF 787.99 FEET, AND CONTINUING A TOTAL DISTANCE OF 836.56 FEET, TO **THE POINT OF BEGINNING,** AND CONTAINING 267,465.02 SQUARE FEET OR 6.140 ACRES OF LAND MORE OR LESS.

OWNER/CLIENT:
RASAQ KUTEYI
610 S 4TH AVENUE
MANSFIELD, TX 76063
(817) 312-1480
EMAIL: ROK@JOEPDAM.COM

SURVEYOR:
HANNA SURVEYING AND ENGINEERING, LLC
SAM HANNA
11729 E FM 917
ALVARADO, TX 76009
PH: 682-553-9474
FIRM NO. 10194633

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

MANSFIELD, TARRANT COUNTY, TEXAS

* NOTES *

1. THE PURPOSE OF THIS EXHIBIT IS TO DESCRIBE TRACT 2

FIELD SURVEY BY: AJ	DATE: 5/30/2023	PROJECT NO. 23-765
DRAWN BY: SK	SCALE: N/A	SAM@HANNA-SE.COM

HSE HANNA SURVEYING & ENGINEERING LLC.

EXHIBIT A

LEGAL DESCRIPTION OF TRACT 1 A 6.140 ACRE TRACT OF LAND, OUT OF THE T. HANKS SURVEY, ABSTRACT NO. 644 & M. DICKEY SURVEY ABSTRACT NO. 1986 MANSFIELD, TARRANT COUNTY, TEXAS.

PAGE 1 OF 2

\\HANNASERVER\HannaServer\HSE\2023\23-765 - Retta Rd Lillian MF\Survey\23-765 - Retta Rd MF - 8.5X11 Legal.dwg

EXHIBIT A

CASE NO. ZC#23-106

TRACT 2

BEING A PORTION OF A TRACT OF LAND OUT OF THE T. HANKS SURVEY, ABSTRACT NUMBER 644, AND THE M. DICKEY SURVEY, ABSTRACT NUMBER 1986, AS CONVEYED TO JOSEPDAM REAL ESTATE, LLC IN A DEED RECORDED IN INSTRUMENT NUMBER D221049733 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), SAVE AND EXCEPT A PORTION OF LAND HEREIN DESCRIBED AS TRACT 1, AND SAVE AND EXCEPT A PORTION OF LAND DEDICATED AS RETTA ROAD RIGHT-OF-WAY, IN INSTRUMENT NUMBER D220064559, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "JBI", SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID TRACT 2, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF LOT 1X, BLOCK 11, SILVER OAK ADDITION, PHASE 2, AS DEPICTED IN A PLAT THEREOF, RECORDED IN INSTRUMENT NUMBER 2021-50 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.), SAID POINT ALSO BEING IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RETTA ROAD, SAID POINT ALSO BEING **THE POINT OF BEGINNING**;

THENCE, FOLLOWING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RETTA ROAD THE FOLLOWING COURSES:

NORTH 30 DEGREES 10 MINUTES 01 SECONDS WEST, A DISTANCE OF 447.35 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE BEGINNING OF A TANGENTIAL CURVE TO THE RIGHT WITH A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 09 MINUTES 26 SECONDS, AND BEING SUBTENDED BY A CHORD BEARING NORTH 27 DEGREES 05 MINUTES 18 SECONDS WEST, A CHORD DISTANCE OF 64.45 FEET;

ALONG SAID TANGENTIAL CURVE TO THE RIGHT, AN ARC LENGTH OF 64.48 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID TRACT 2, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF A REMAINDER TRACT OF LAND, KNOWN AS TRACT 4, AS CONVEYED TO NELLIE WALKER IN A DEED RECORDED IN INSTRUMENT NUMBER D181052760, D.R.T.C.T.;

THENCE, DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RETTA ROAD, AND FOLLOWING THE COMMON LINE OF SAID TRACT 2 AND SAID WALKER TRACT 4, NORTH 58 DEGREES 36 MINUTES 48 SECONDS EAST, A DISTANCE OF 460.03 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID TRACT 2, SAID POINT ALSO BEING IN THE SOUTHWESTERLY LINE OF LOT1, BLOCK 1, SANDOVAL ADDITION, AS DEPICTED IN A PLAT THEREOF, RECORDED IN INSTRUMENT NUMBER D201115385 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.);

THENCE, DEPARTING THE COMMON LINE OF SAID TRACT 2 AND SAID WALKER TRACT 4, AND FOLLOWING THE COMMON LINE OF SAID TRACT 2 AND SAID SANDOVAL ADDITION, SOUTH 30 DEGREES 09 MINUTES 52 SECONDS EAST, PASSING A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP, AT A DISTANCE OF 43.49 FEET, FOR THE MOST SOUTHERLY CORNER OF SAID SANDOVAL ADDITION, AND THE MOST NORTHWESTERLY CORNER OF A CALLED 0.391 ACRE TRACT OF LAND, AS CONVEYED TO CRUZ S. MENDEZ IN A DEED RECORDED IN INSTRUMENT NUMBER D213304739, D.R.T.C.T., AND CONTINUING A TOTAL DISTANCE OF 519.21 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST SOUTHEASTERLY CORNER OF SAID TRACT 2, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF A CALLED 2.09 ACRE TRACT OF LAND, AS CONVEYED TO ISMAEL SUAREZ IN A DEED RECORDED IN INSTRUMENT NUMBER D205383301, D.R.T.C.T., SAID POINT ALSO BEING IN THE NORTHERLY LINE OF LOT 8X, BLOCK 11 OF SAID SILVER OAK ADDITION, PHASE 2;

THENCE, DEPARTING THE COMMON LINE OF SAID TRACT 2 AND SAID SUAREZ TRACT, AND FOLLOWING THE COMMON LINE OF SAID TRACT 2 AND SAID SILVER OAK ADDITION, PHASE 2, SOUTH 59 DEGREES 33 MINUTES 02 SECONDS WEST, PASSING A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "JBI", AT A DISTANCE OF 246.59 FEET, AND CONTINUING A TOTAL DISTANCE OF 463.37 FEET, TO **THE POINT OF BEGINNING**, AND CONTAINING 238,759.14 SQUARE FEET OR 5.481 ACRES OF LAND MORE OR LESS.

OWNER/CLIENT:
RASAQ KUTEYI
610 S 4TH AVENUE
MANSFIELD, TX 76063
(817) 312-1480
EMAIL: ROK@JOEPDAM.COM

SURVEYOR:
HANNA SURVEYING AND ENGINEERING, LLC
SAM HANNA
11729 E FM 917
ALVARADO, TX 76009
PH: 682-553-9474
FIRM NO. 10194633

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

MANSFIELD, TARRANT COUNTY, TEXAS

* NOTES *

1. THE PURPOSE OF THIS EXHIBIT IS TO DESCRIBE TRACT 2

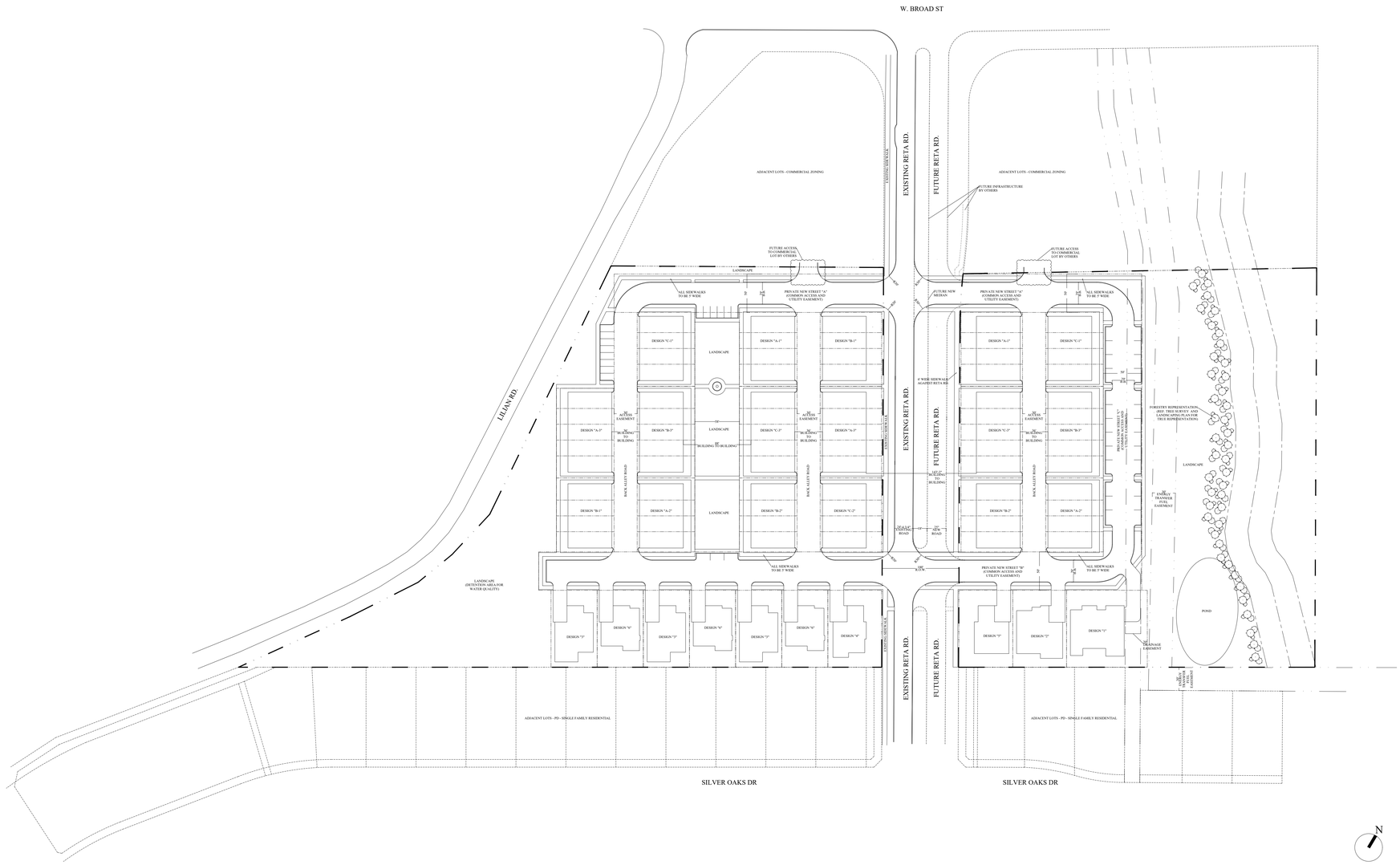
FIELD SURVEY BY: AJ	DATE: 5/30/2023	PROJECT NO. 23-765
DRAWN BY: SK	SCALE: N/A	SAM@HANNA-SE.COM

HANNA SURVEYING & ENGINEERING LLC.

EXHIBIT A

LEGAL DESCRIPTION OF TRACT 2 A 5.481 ACRE TRACT OF LAND, OUT OF THE T. HANKS SURVEY, ABSTRACT NO. 644 & M. DICKEY SURVEY ABSTRACT NO. 1986 MANSFIELD, TARRANT COUNTY, TEXAS.

\\HANNASERVER\HannaServer\HSE\2023\23-765 - Retta Rd Lillian MF\Survey\23-765 - Retta Rd MF - 8.5X11 Legal.dwg



SITE PLANS

SCALE: 1/64" = 1'-0"

FCD
ARCHITECTURAL DRAFTING AND DESIGNS

FEDERICO CANOURA
FCANOURA@FC-DESIGNS.NET
(682) 407-5770

CLIENT:
JOSEPDAM REAL ESTATE, LLC
2100 N HWY 360 #2100A, GRAND PRAIRIE, TX 75050

PROJECT:
RETA RD DEVELOPMENT
803 LILLIAN RD, MANSFIELD, TX 76063

SHEET TITLE:
PROPOSED SITE PLAN

NO.	REVISION/ISSUED	DATE
1	ZONING CHANGE APPLICATION - PRELIM	06/19/23
2	ZONING CHANGE APPLICATION - REV "1"	08/31/23
3	ZONING CHANGE APPLICATION - REV "2"	10/26/23
4	ZONING CHANGE APPLICATION - REV "3"	12/14/23
5	ZONING CHANGE APPLICATION - REV "4"	01/11/24
6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA
CHECKED BY:
DATE: 06-19-23
SCALE: AS NOTED

A1.0

DIAGRAM 3


TOWNHOME DESIGN "A-1"
T.O. ROOF
39'-0"
T.O. TOP PLATE
31'-0"
T.O. PARAPET
25'-6"
THIRD FLOOR
22'-0"
SECOND FLOOR
11'-6"
FIRST FLOOR
0'-0"
ASPHALT SHINGLES
BRICK VENEER
METAL AWNING
STONE VENEER


TOWNHOME DESIGN "A-2"
T.O. ROOF
39'-0"
T.O. ROOF PARAPET
35'-6"
T.O. TOP PLATE
31'-0"
T.O. PARAPET
25'-6"
THIRD FLOOR
22'-0"
SECOND FLOOR
11'-6"
FIRST FLOOR
0'-0"
ASPHALT SHINGLES
BRICK VENEER
METAL AWNING
STONE VENEER

DIAGRAM 3


TOWNHOME DESIGN "A-3"
T.O. ROOF
39'-0"
T.O. ROOF PARAPET
39'-0"
T.O. TOP PLATE
31'-0"
T.O. PARAPET
25'-8"
THIRD FLOOR
22'-0"
SECOND FLOOR
11'-6"
FIRST FLOOR
0'-0"
PARAPET CAP
STUCCO EXTERIOR FINISH
ASPHALT SHINGLES
BRICK VENEER


TOWNHOME DESIGN "B-1"
T.O. ROOF
41'-0"
T.O. ROOF
36'-7"
T.O. TOP PLATE
31'-0"
THIRD FLOOR
22'-0"
SECOND FLOOR
10'-6"
FIRST FLOOR
0'-0"
ASPHALT SHINGLES
METAL AWNING
STONE VENEER

DIAGRAM 3


TOWNHOME DESIGN "B-2"
ASPHALT SHINGLES
T.O. ROOF
43'-1"
T.O. PARAPET
36'-7"
T.O. TOP PLATE
31'-0"
THIRD FLOOR
22'-0"
SECOND FLOOR
10'-6"
FIRST FLOOR
0'-0"
METAL PARAPET CAP
SIDING EXTERIOR FINISH
METAL AWNING
BRICK VENEER


TOWNHOME DESIGN "B-3"
ASPHALT SHINGLES
STONE VENEER
BRICK VENEER
T.O. ROOF
41'-0"
T.O. ROOF
36'-7"
T.O. TOP PLATE
31'-0"
THIRD FLOOR
22'-0"
SECOND FLOOR
10'-6"
FIRST FLOOR
0'-0"

DIAGRAM 3

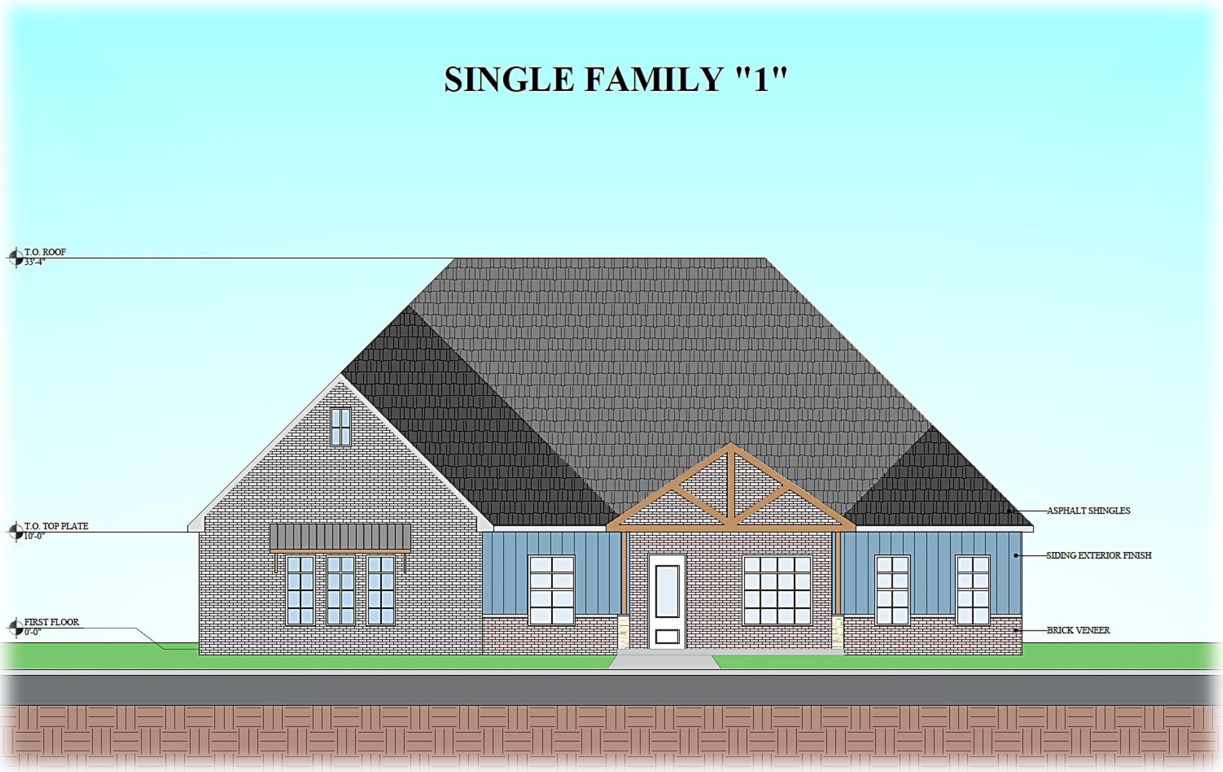

TOWNHOME DESIGN "C-1"
T.O. ROOF
41'-7"
T.O. PARAPET
36'-7"
T.O. TOP PLATE
31'-0"
THIRD FLOOR
22'-0"
SECOND FLOOR
10'-6"
FIRST FLOOR
0'-0"
PLASTIC
PARAPET CAP
STUCCO
EXTERIOR FINISH
ASPHALT SHINGLES
BRICK VENEER
PLASTER MOULDING
STONE VENEER


TOWNHOME DESIGN "C-2"
T.O. ROOF
41'-7"
T.O. TOP PLATE
31'-0"
THIRD FLOOR
22'-0"
SECOND FLOOR
10'-6"
FIRST FLOOR
0'-0"
ASPHALT SHINGLES
ASPHALT SHINGLES
METAL AWNING
PLASTER MOULDING
STONE VENEER

DIAGRAM 3


TOWNHOME DESIGN "C-3"
T.O. ROOF
39'-0"
T.O. TOP PLATE
31'-0"
T.O. PARAPET
25'-6"
THIRD FLOOR
22'-0"
SECOND FLOOR
11'-6"
FIRST FLOOR
0'-0"
ASPHALT SHINGLES
PLASTER MOULDING
BRICK VENEER
STONE VENEER

DIAGRAM 3


SINGLE FAMILY "1"
T.O. ROOF
33'-4"
T.O. TOP PLATE
10'-0"
FIRST FLOOR
0'-0"
ASPHALT SHINGLES
SIDING EXTERIOR FINISH
BRICK VENEER

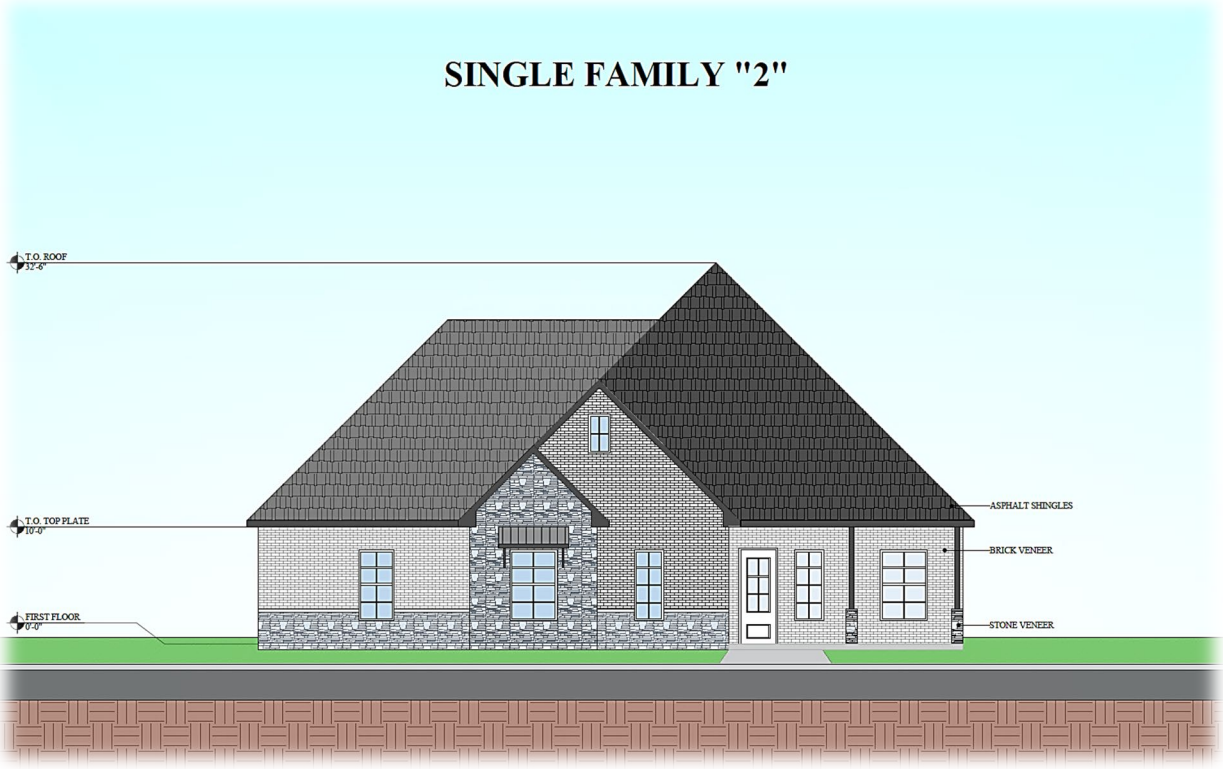
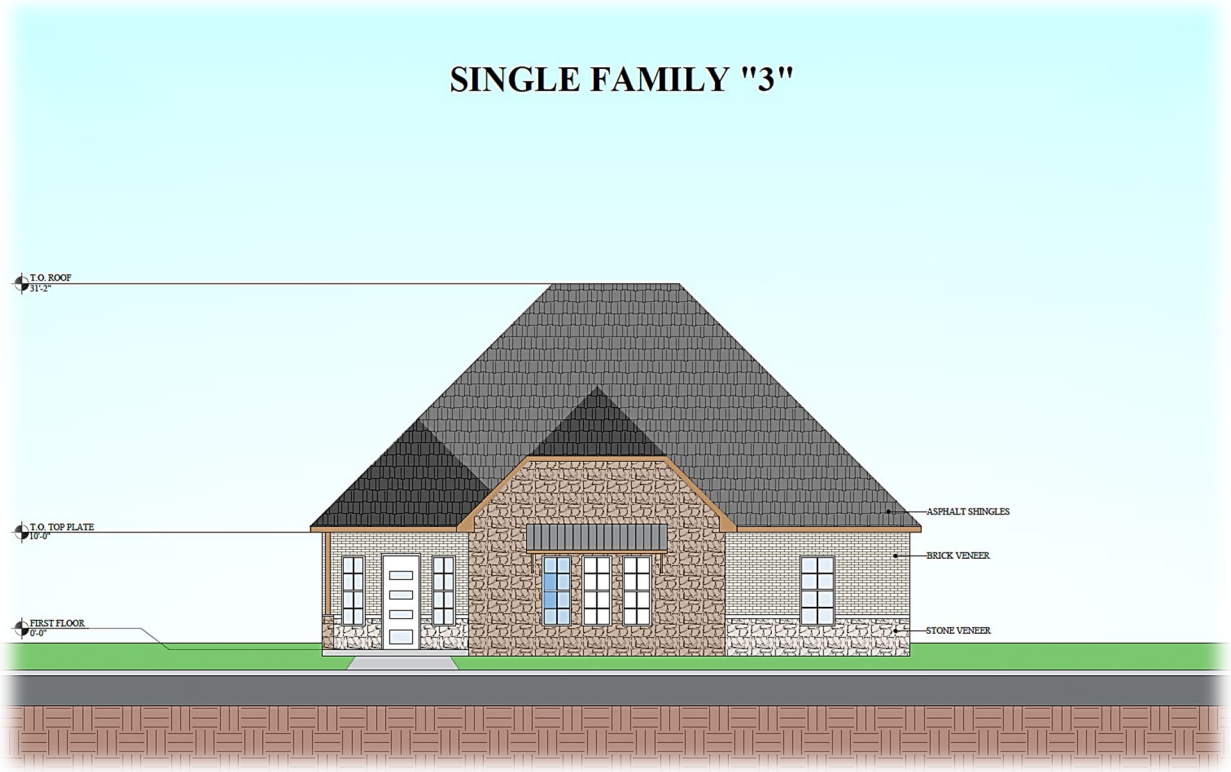

SINGLE FAMILY "2"
T.O. ROOF
32'-6"
T.O. TOP PLATE
10'-0"
FIRST FLOOR
0'-0"
ASPHALT SHINGLES
BRICK VENEER
STONE VENEER

DIAGRAM 3


SINGLE FAMILY "3"
T.O. ROOF
31'-2"
T.O. TOP PLATE
10'-0"
FIRST FLOOR
0'-0"
ASPHALT SHINGLES
BRICK VENEER
STONE VENEER

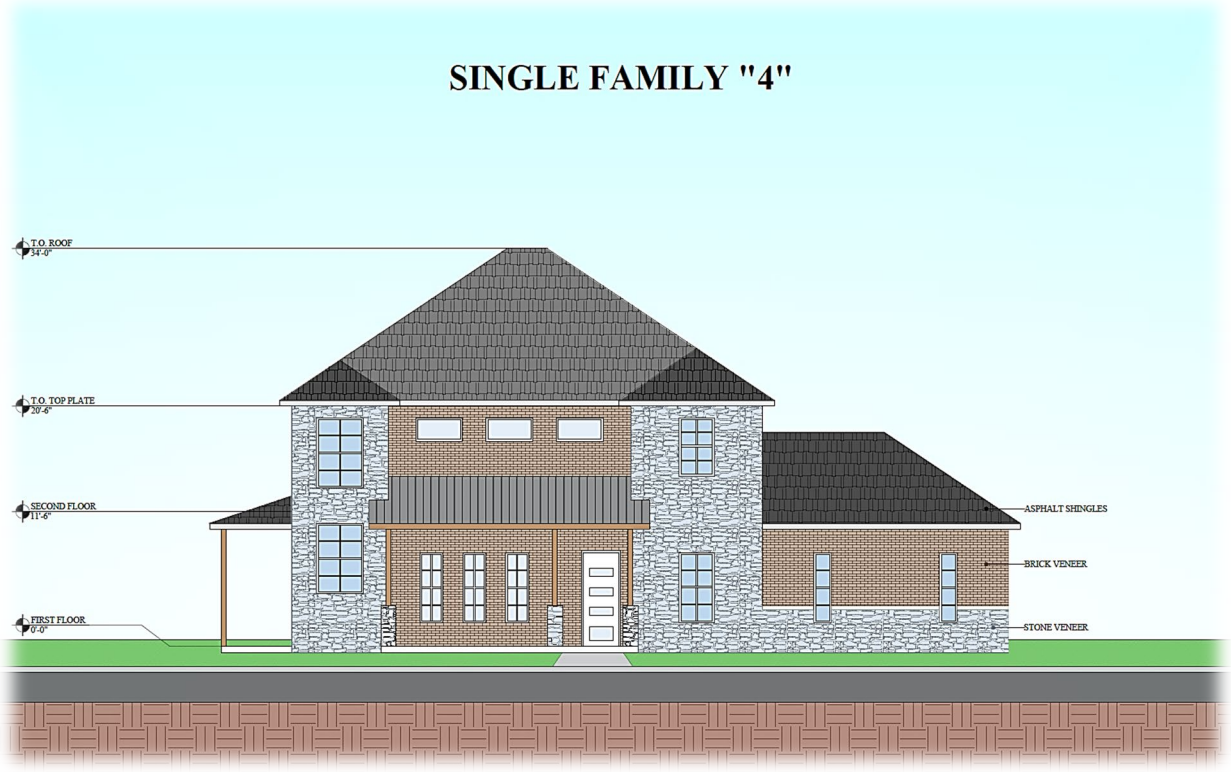
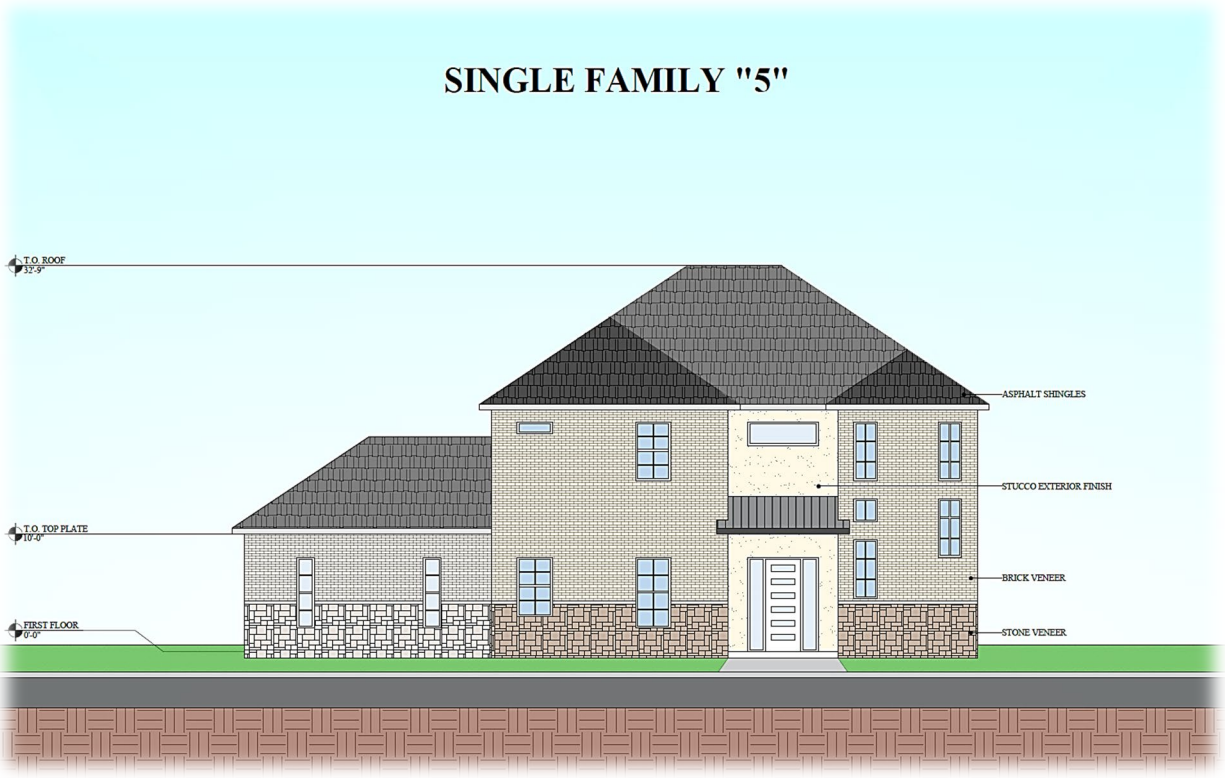

SINGLE FAMILY "4"
T.O. ROOF
34'-0"
T.O. TOP PLATE
20'-6"
SECOND FLOOR
11'-6"
FIRST FLOOR
0'-0"
ASPHALT SHINGLES
BRICK VENEER
STONE VENEER

DIAGRAM 3


SINGLE FAMILY "5"
T.O. ROOF
32'-9"
T.O. TOP PLATE
10'-0"
FIRST FLOOR
0'-0"
ASPHALT SHINGLES
STUCCO EXTERIOR FINISH
BRICK VENEER
STONE VENEER

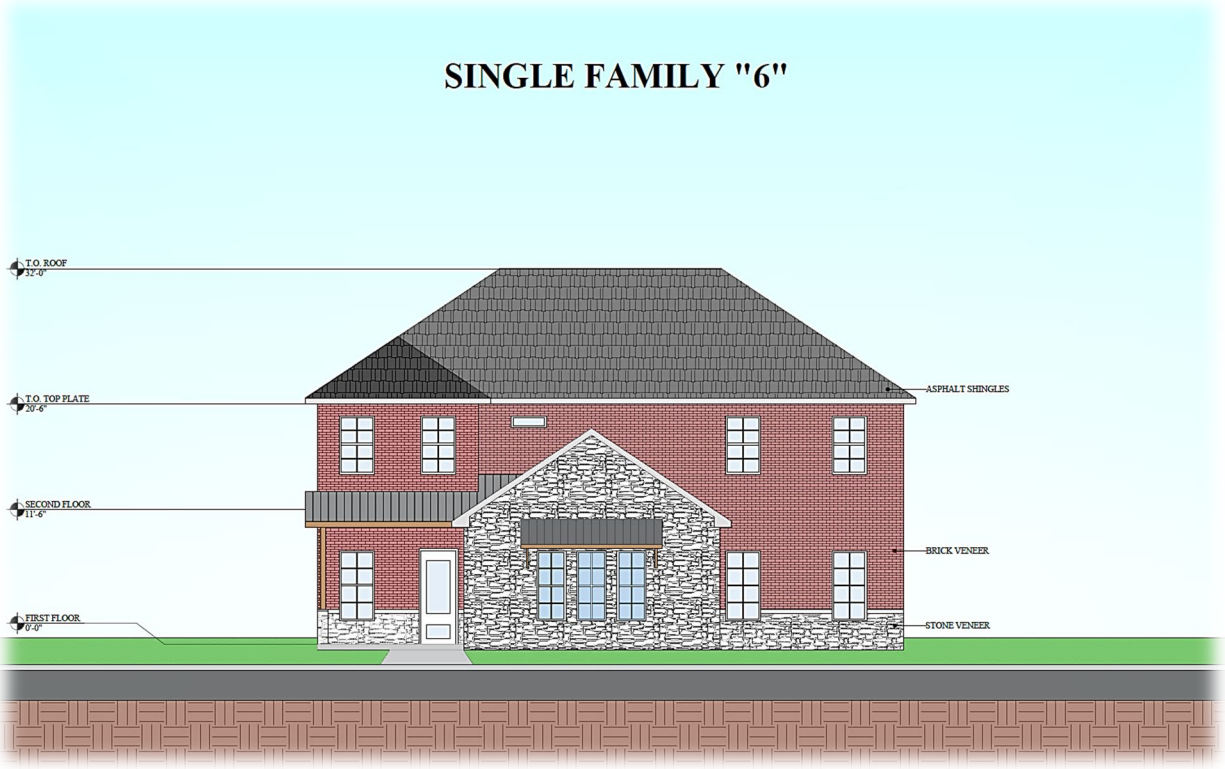
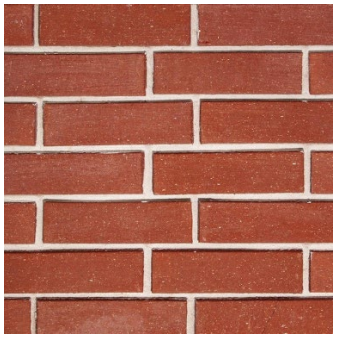
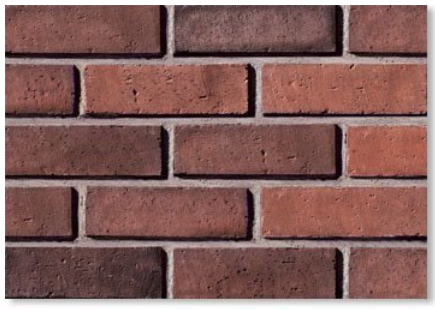
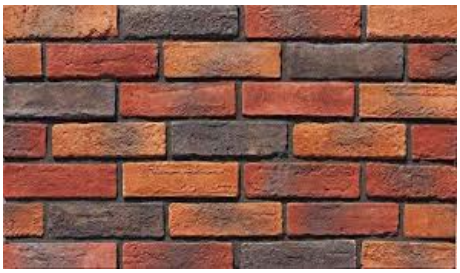

SINGLE FAMILY "6"
T.O. ROOF
32'-0"
T.O. TOP PLATE
20'-6"
SECOND FLOOR
11'-6"
FIRST FLOOR
0'-0"
ASPHALT SHINGLES
BRICK VENEER
STONE VENEER

DIAGRAM 3

MATERIALS EXAMPLES

RED BRICK VENEERS




BROWN/TAN BRICK VENEERS






OFF WHITE BRICK VENEERS



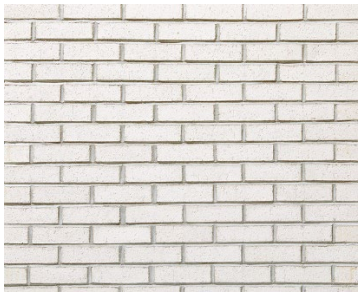
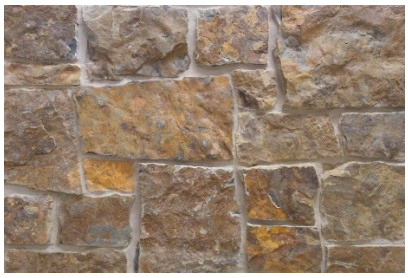


DIAGRAM 3

BROWN/TAN STONE VENEER


OFF BLUE STONE VENEER





OFF WHITE STONE VENEER

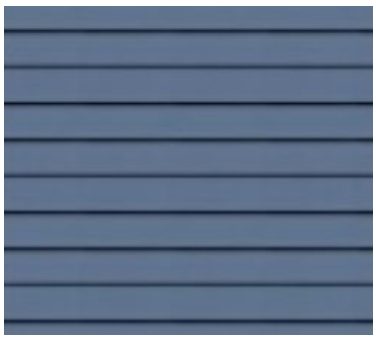




DIAGRAM 3

BLUE CEMENT SIDING





GREEN CEMENT SIDING





STUCCO EXTERIOR FINISH






DIAGRAM 3

ASPHALT SHINGLES







METAL AWNINGS



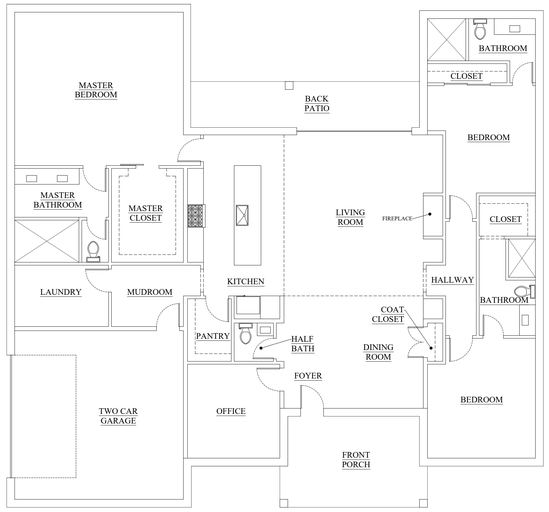






SINGLE FAMILY RESIDENTIAL

DESIGN "1"



01 FIRST FLOOR

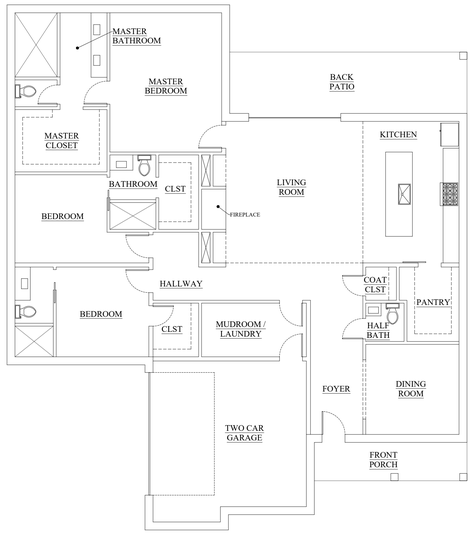


02 FRONT ELEVATION

DESIGN DETAILS

1. TOTAL SQUARE FOOTAGE 3,742 SF
   - 1.1. LIVING SQUARE FOOTAGE 2,917 SF
   - 1.2. GARAGE SQUARE FOOTAGE 484 SF
2. ONE STORY, 3 BEDROOMS + OFFICE, 3.5 BATHROOMS, OPEN FLOOR PLAN CONCEPT WITH A COVERED FRONT PORCH AND COVERED BACK PATIO.
3. COMBINATION OF STONE AND BRICK VENEER EXTERIOR FINISH WITH DARK WOOD FASCIA AND NATURAL WOOD POST. WOOD FRAME CONSTRUCTION WITH A 12:12 SLOPED ASPHALT SHINGLE ROOF AND METAL AWNING.
4. INTERIOR LOT DESIGN

DESIGN "2"



01 FIRST FLOOR

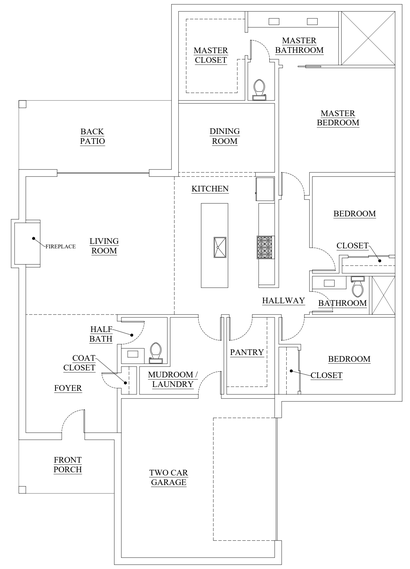


02 FRONT ELEVATION

DESIGN DETAILS

1. TOTAL SQUARE FOOTAGE 3,034 SF
   - 1.1. LIVING SQUARE FOOTAGE 2,356 SF
   - 1.2. GARAGE SQUARE FOOTAGE 398 SF
2. ONE STORY, 3 BEDROOMS, 3.5 BATHROOMS, OPEN FLOOR PLAN CONCEPT WITH A COVERED FRONT PORCH AND COVERED BACK PATIO.
3. COMBINATION OF STONE AND BRICK VENEER EXTERIOR FINISH WITH DARK WOOD FASCIA AND NATURAL WOOD POST. WOOD FRAME CONSTRUCTION WITH A 12:12 SLOPED ASPHALT SHINGLE ROOF AND METAL AWNING.
4. INTERIOR LOT DESIGN

DESIGN "3"



01 FIRST FLOOR



02 FRONT ELEVATION

DESIGN DETAILS

1. TOTAL SQUARE FOOTAGE 2,687 SF
   - 1.1. LIVING SQUARE FOOTAGE 2,036 SF
   - 1.2. GARAGE SQUARE FOOTAGE 415 SF
2. ONE STORY, 3 BEDROOMS, 2.5 BATHROOMS, OPEN FLOOR PLAN CONCEPT WITH A COVERED FRONT PORCH AND COVERED BACK PATIO.
3. COMBINATION OF STONE AND BRICK VENEER EXTERIOR FINISH WITH DARK WOOD FASCIA AND NATURAL WOOD POST. WOOD FRAME CONSTRUCTION WITH A 12:12 SLOPED ASPHALT SHINGLE ROOF AND METAL AWNING.
4. INTERIOR LOT DESIGN

FEDERICO CANOURA
FCANOURA@FC-DESIGNS.NET
(682) 407-5770

CLIENT: JOSEPDAM REAL ESTATE, LLC

2100 N HWY 360 #2100A, GRAND PRAIRIE, TX 75050

PROJECT: RETA RD DEVELOPMENT

803 LILLIAN RD, MANSFIELD, TX 76063

SHEET TITLE: SINGLE FAMILY RESIDNETIAL

NO.	REVISION/ISSUED	DATE
1	ZONING CHANGE APPLICATION - PRELIM	06/19/23
2	ZONING CHANGE APPLICATION - REV "1"	08/31/23
3	ZONING CHANGE APPLICATION - REV "2"	10/26/23
4	ZONING CHANGE APPLICATION - REV "3"	12/14/23
5	ZONING CHANGE APPLICATION - REV "4"	01/11/24
6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA

CHECKED BY:

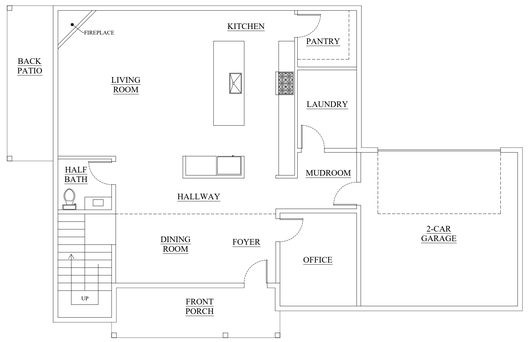
DATE: 06-19-23

SCALE: AS NOTED

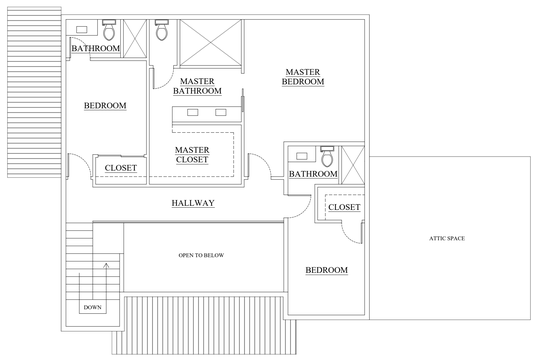
A2.0

SINGLE FAMILY RESIDENTIAL

DESIGN "4"



01 FIRST FLOOR



02 SECOND FLOOR

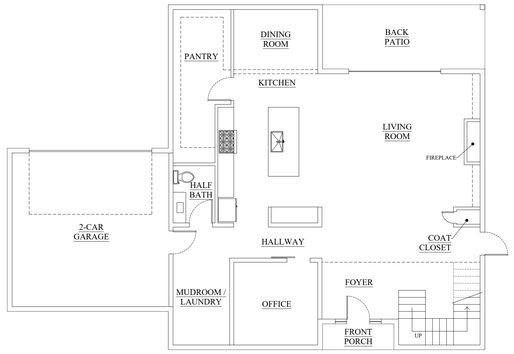


03 FRONT ELEVATION

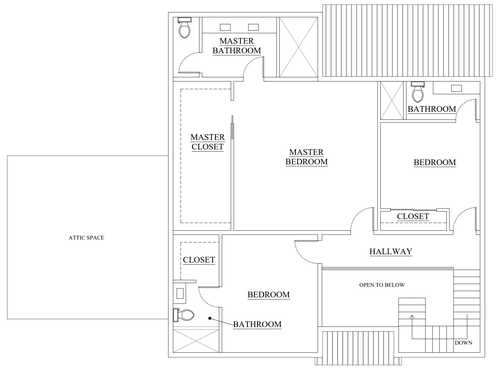
DESIGN DETAILS

1. TOTAL SQUARE FOOTAGE 3,231 SF
   - 1.1. LIVING SQUARE FOOTAGE 2,606 SF
   - 1.2. GARAGE SQUARE FOOTAGE 410 SF
2. TWO STOREYS, 3 BEDROOMS + OFFICE, 3.5 BATHROOMS, OPEN FLOOR PLAN CONCEPT WITH A COVERED FRONT PORCH AND COVERED BACK PATIO.
3. COMBINATION OF STONE AND BRICK VENEER EXTERIOR FINISH WITH DARK WOOD FASCIA AND NATURAL WOOD POST. WOOD FRAME CONSTRUCTION WITH A 8:12 SLOPED ASPHALT SHINGLE ROOF AND METAL AWNING.
4. CORNER LOT DESIGN

DESIGN "5"



01 FIRST FLOOR



02 SECOND FLOOR

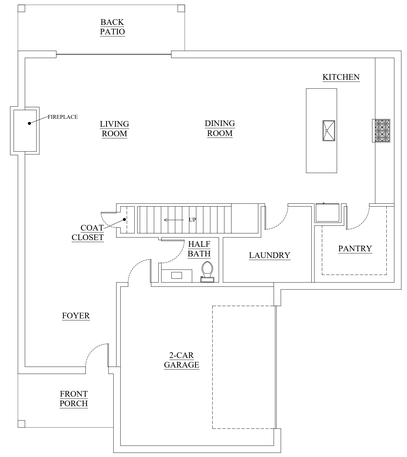


03 FRONT ELEVATION

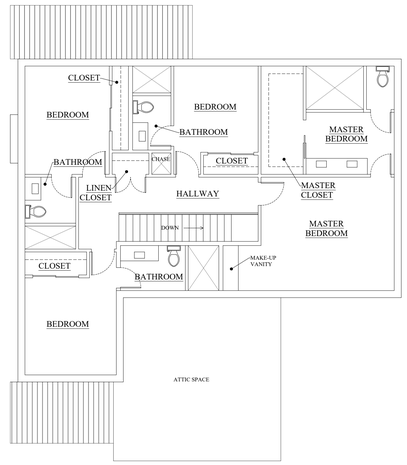
DESIGN DETAILS

1. TOTAL SQUARE FOOTAGE 3,536 SF
   - 1.1. LIVING SQUARE FOOTAGE 2,889 SF
   - 1.2. GARAGE SQUARE FOOTAGE 410 SF
2. TWO STOREYS, 3 BEDROOMS + OFFICE, 3.5 BATHROOMS, OPEN FLOOR PLAN CONCEPT WITH A COVERED FRONT PORCH AND COVERED BACK PATIO.
3. COMBINATION OF STONE AND BRICK VENEER EXTERIOR FINISH WITH DARK WOOD FASCIA AND NATURAL WOOD POST. WOOD FRAME CONSTRUCTION WITH A 8:12 SLOPED ASPHALT SHINGLE ROOF AND METAL AWNING.
4. CORNER LOT DESIGN

DESIGN "6"



01 FIRST FLOOR



02 SECOND FLOOR



03 FRONT ELEVATION

DESIGN DETAILS

1. TOTAL SQUARE FOOTAGE 3,866 SF
   - 1.1. LIVING SQUARE FOOTAGE 3,021 SF
   - 1.2. GARAGE SQUARE FOOTAGE 415 SF
2. TWO STOREYS, 4 BEDROOMS, 4.5 BATHROOMS, OPEN FLOOR PLAN CONCEPT WITH A COVERED FRONT PORCH AND COVERED BACK PATIO.
3. COMBINATION OF STONE AND BRICK VENEER EXTERIOR FINISH WITH DARK WOOD FASCIA AND NATURAL WOOD POST. WOOD FRAME CONSTRUCTION WITH A 8:12 SLOPED ASPHALT SHINGLE ROOF AND METAL AWNING.
4. INTERIOR LOT DESIGN

FEDERICO CANOURA
FCANOURA@FC-DESIGNS.NET
(682) 407-5770

CLIENT: JOSEPDAM REAL ESTATE, LLC

2100 N HWY 360 #2100A, GRAND PRAIRIE, TX 75050

PROJECT: RETA RD DEVELOPMENT

803 LILLIAN RD, MANSFIELD, TX 76063

SHEET TITLE: SINGLE FAMILY RESIDENTIAL

NO.	REVISION/ISSUED	DATE
1	ZONING CHANGE APPLICATION - PRELIM	06/19/23
2	ZONING CHANGE APPLICATION - REV "1"	08/31/23
3	ZONING CHANGE APPLICATION - REV "2"	10/26/23
4	ZONING CHANGE APPLICATION - REV "3"	12/14/23
5	ZONING CHANGE APPLICATION - REV "4"	01/11/24
6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA

CHECKED BY:

DATE: 06-19-23

SCALE: AS NOTED

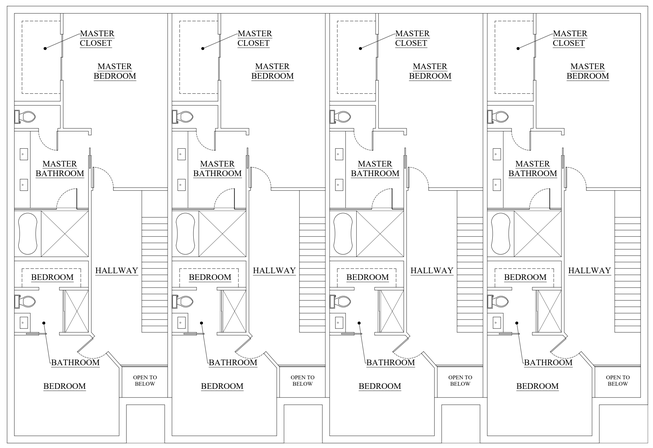
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TOWNHOME DESIGN "A-1"

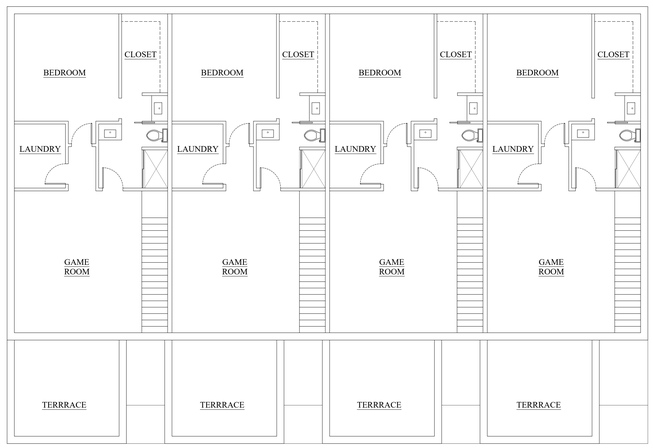
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

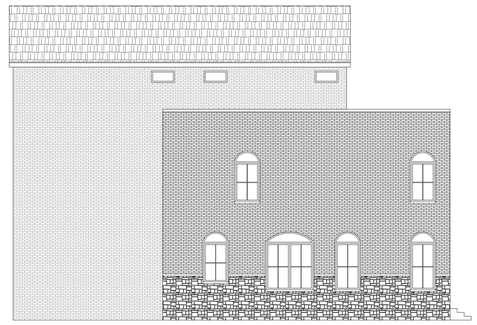


03 THIRD FLOOR

FRONT ELEVATIONS



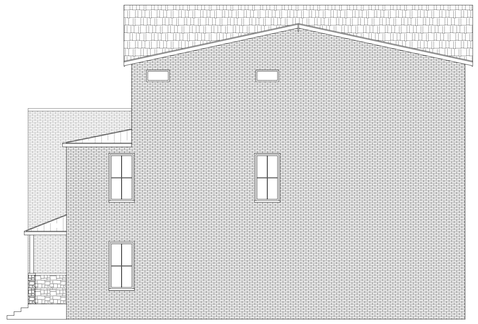
01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



03 REAR ELEVATION



04 RIGHT SIDE ELEVATION

FC D
ARCHITECTURAL DRAFTING AND DESIGNS

FEDERICO CANOURA
FCANOURA@FC-DESIGNS.NET
(682) 407-5770

CLIENT: JOSEPDAM REAL ESTATE, LLC
2100 N HWY 360 #2100A, GRAND PRAIRIE, TX 75050

PROJECT: RETA RD DEVELOPMENT
803 LILLIAN RD, MANSFIELD, TX 76063

SHEET TITLE: TH A-1

NO.	REVISION/ISSUED	DATE
1	ZONING CHANGE APPLICATION - PRELIM	06/19/23
2	ZONING CHANGE APPLICATION - REV "1"	08/31/23
3	ZONING CHANGE APPLICATION - REV "2"	10/26/23
4	ZONING CHANGE APPLICATION - REV "3"	12/14/23
5	ZONING CHANGE APPLICATION - REV "4"	01/11/24
6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

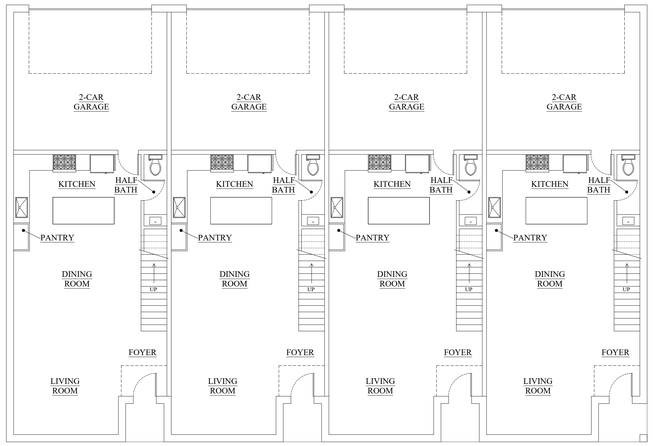
CASE NO. ZC#23-016

DRAWN BY: F. CANOURA
CHECKED BY:
DATE: 06-19-23
SCALE: AS NOTED

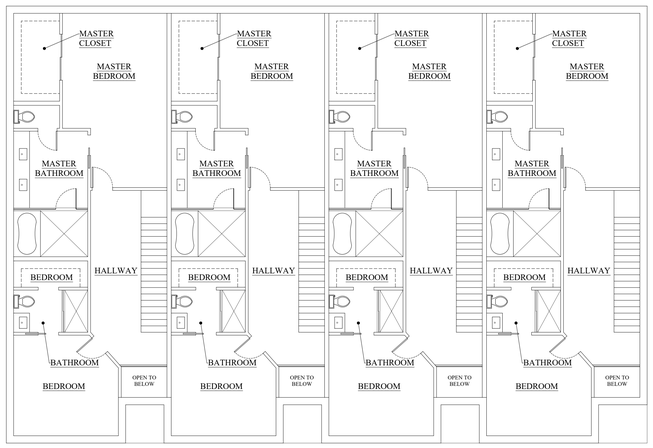
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TOWNHOME DESIGN "A-2"

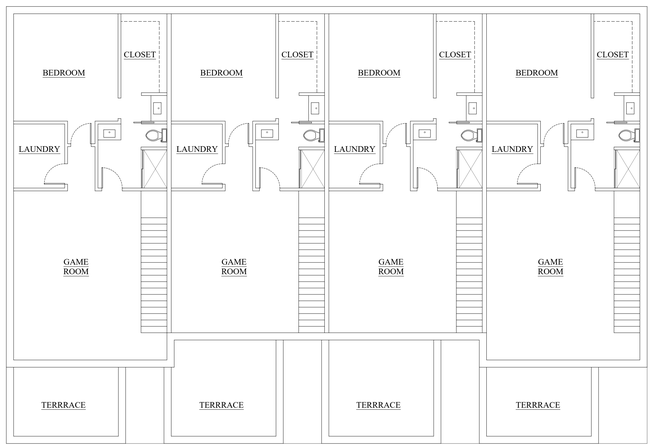
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

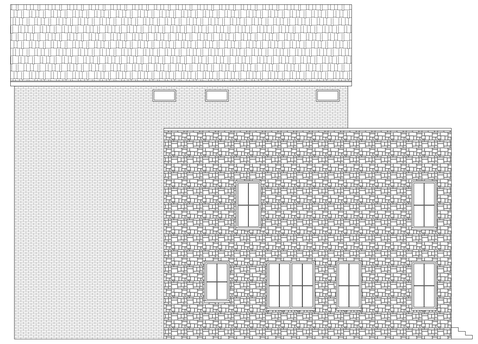


03 THIRD FLOOR

ELEVATIONS



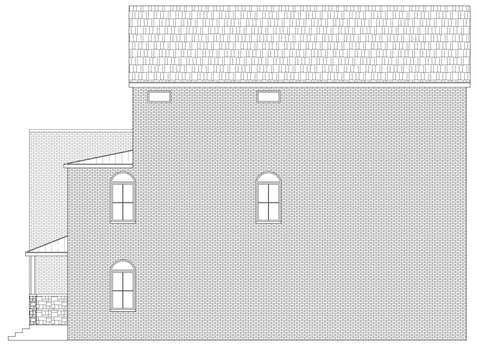
01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



03 REAR ELEVATION



04 RIGHT SIDE ELEVATION

FEDERICO CANOURA
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CLIENT: JOSEPDAM REAL ESTATE, LLC

2100 N HWY 360 #2100A, GRAND PRAIRIE, TX 75050

PROJECT: RETA RD DEVELOPMENT

803 LILLIAN RD, MANSFIELD, TX 76063

SHEET TITLE: TH A-2

NO.	REVISION/ISSUED	DATE
1	ZONING CHANGE APPLICATION - PRELIM	06/19/23
2	ZONING CHANGE APPLICATION - REV "1"	08/31/23
3	ZONING CHANGE APPLICATION - REV "2"	10/26/23
4	ZONING CHANGE APPLICATION - REV "3"	12/14/23
5	ZONING CHANGE APPLICATION - REV "4"	01/11/24
6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA

CHECKED BY:

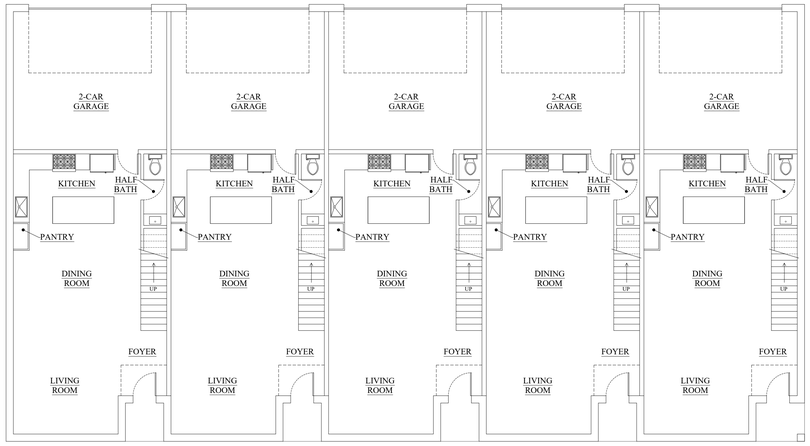
DATE: 06-19-23

SCALE: AS NOTED

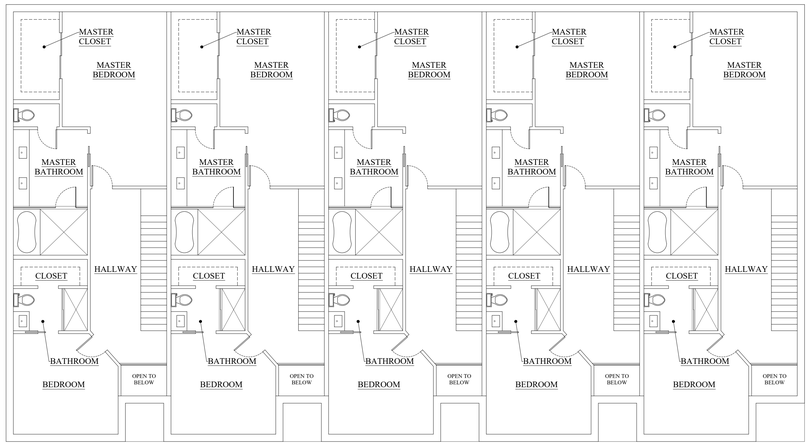
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TOWNHOME DESIGN "A-3"

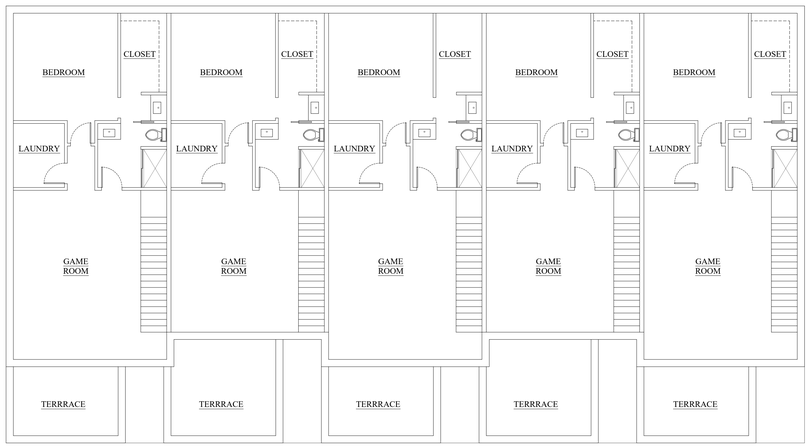
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

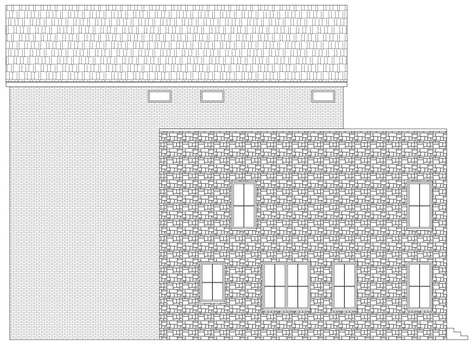


03 THIRD FLOOR

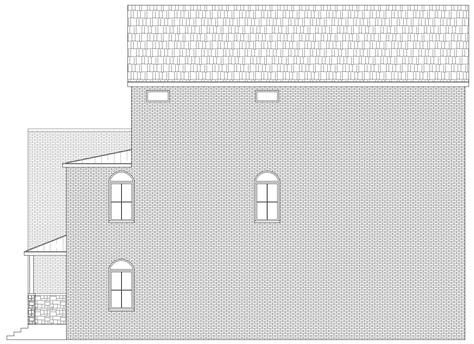
ELEVATIONS



01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



04 RIGHT SIDE ELEVATION



03 REAR ELEVATION

FEDERICO CANOURA
FCANOURA@FC-DESIGNS.NET
(682) 407-5770

CLIENT: JOSEPDAM REAL ESTATE, LLC

2100 N HWY 360 #2100A, GRAND PRAIRIE, TX 75050

PROJECT: RETA RD DEVELOPMENT

803 LILLIAN RD, MANSFIELD, TX 76063

SHEET TITLE: TH A-3

NO.	REVISION/ISSUED	DATE
1	ZONING CHANGE APPLICATION - PRELIM	06/19/23
2	ZONING CHANGE APPLICATION - REV "1"	08/31/23
3	ZONING CHANGE APPLICATION - REV "2"	10/26/23
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5	ZONING CHANGE APPLICATION - REV "4"	01/11/24
6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA

CHECKED BY:

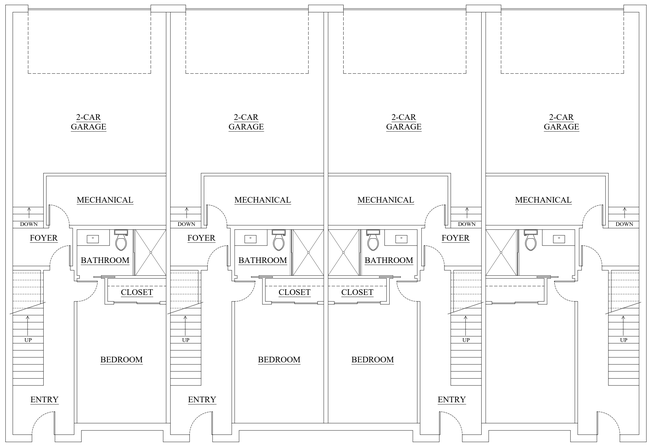
DATE: 06-19-23

SCALE: AS NOTED

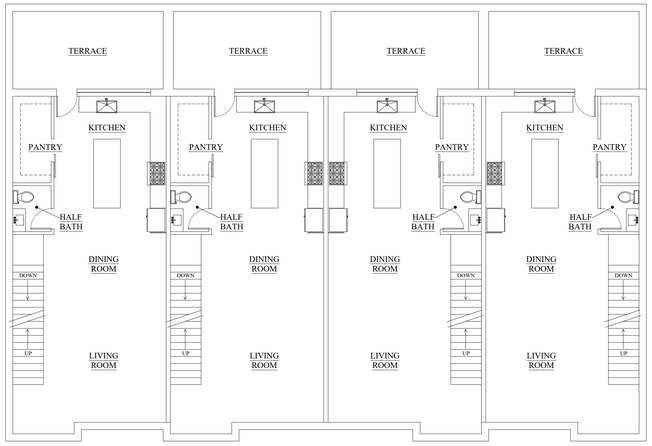
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TOWNHOME DESIGN "B-1"

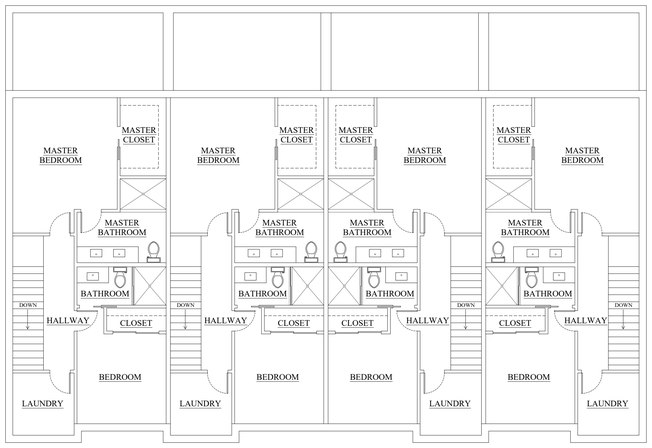
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

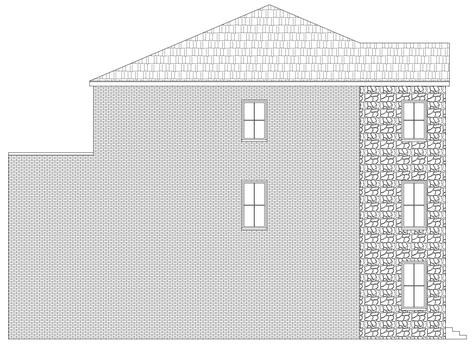


03 THIRD FLOOR

ELEVATIONS



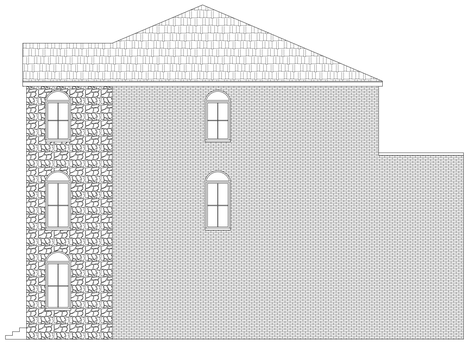
01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



03 REAR ELEVATION



04 RIGHT SIDE ELEVATION

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(682) 407-5770

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2100 N HWY 360 #2100A, GRAND PRAIRIE, TX 75050

PROJECT: RETA RD DEVELOPMENT

803 LILLIAN RD, MANSFIELD, TX 76063

SHEET TITLE: TH B-1

NO.	REVISION/ISSUED	DATE
1	ZONING CHANGE APPLICATION - PRELIM	06/19/23
2	ZONING CHANGE APPLICATION - REV "1"	08/31/23
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4	ZONING CHANGE APPLICATION - REV "3"	12/14/23
5	ZONING CHANGE APPLICATION - REV "4"	01/11/24
6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA

CHECKED BY:

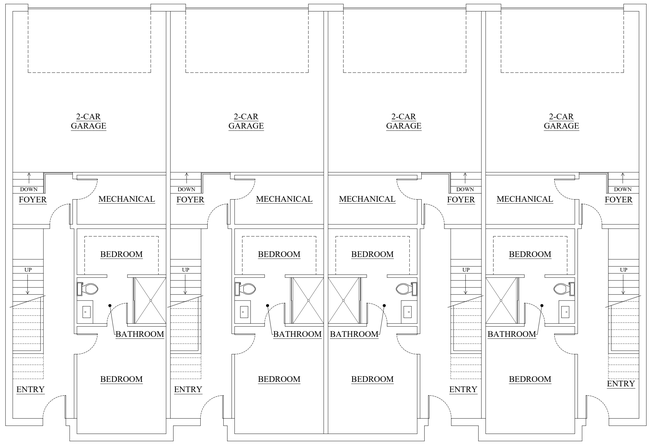
DATE: 06-19-23

SCALE: AS NOTED

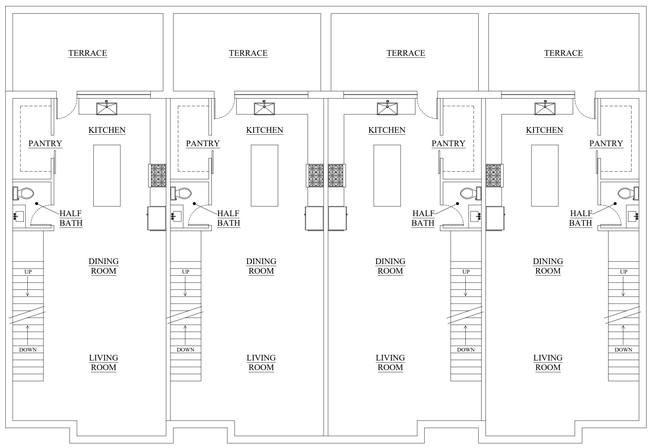
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TOWNHOME DESIGN "B-2"

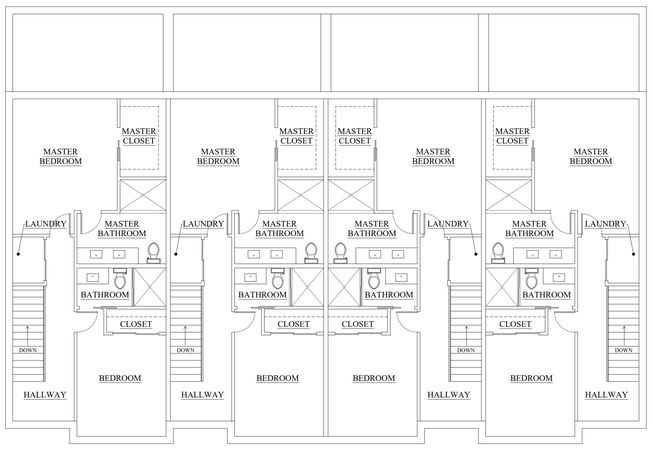
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

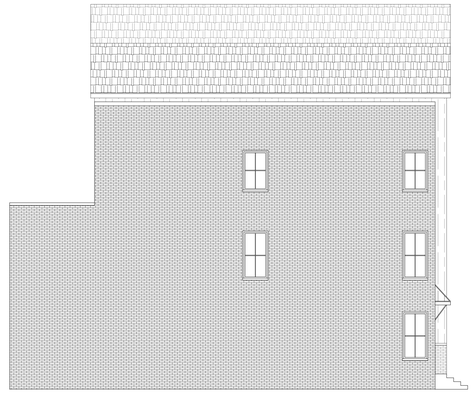


03 THIRD FLOOR

ELEVATIONS



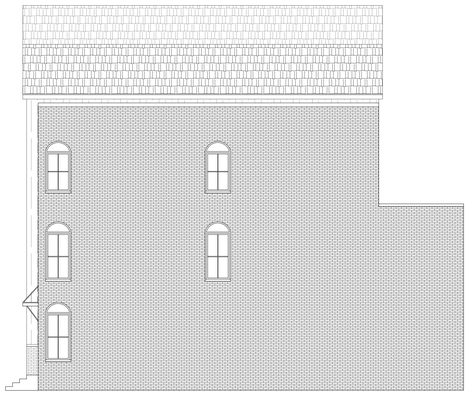
01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



03 REAR ELEVATION



04 RIGHT SIDE ELEVATION

FEDERICO CANOURA
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CLIENT: JOSEPDAM REAL ESTATE, LLC
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PROJECT: RETA RD DEVELOPMENT
803 LILLIAN RD, MANSFIELD, TX 76063

SHEET TITLE: TH B-2

NO.	REVISION/ISSUED	DATE
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5	ZONING CHANGE APPLICATION - REV "4"	01/11/24
6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA
CHECKED BY:
DATE: 06-19-23
SCALE: AS NOTED

A7.0

TOWNHOME DESIGN "B-3"

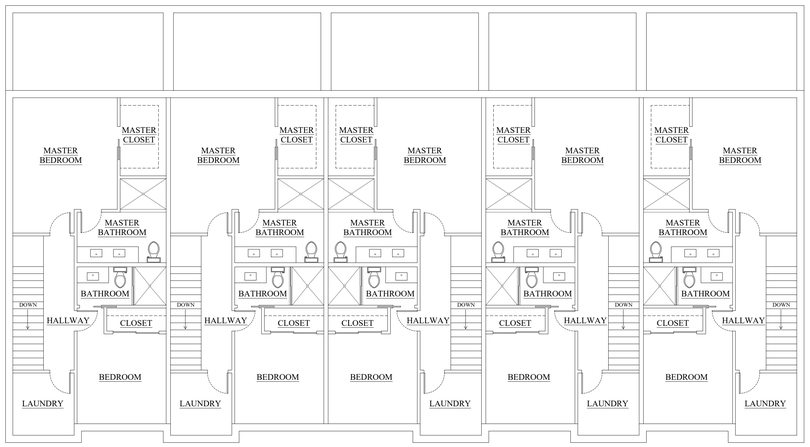
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

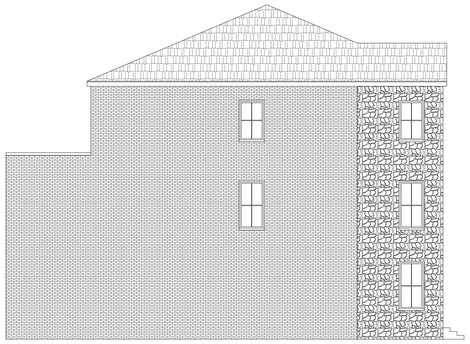


03 THIRD FLOOR

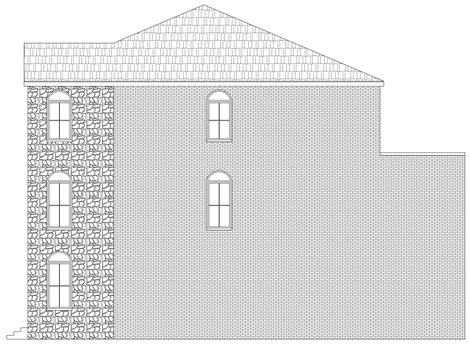
ELEVATIONS



01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



04 RIGHT SIDE ELEVATION



03 REAR ELEVATION

FEDERICO CANOURA
FCANOURA@FC-DESIGNS.NET
(682) 407-5770

ARCHITECTURAL DRAFTING AND DESIGNS

CLIENT: JOSEPDAM REAL ESTATE, LLC

2100 N HWY 360 #2100A, GRAND PRAIRIE, TX 75050

PROJECT: RETA RD DEVELOPMENT

803 LILLIAN RD, MANSFIELD, TX 76063

SHEET TITLE: TH B-3

NO.	REVISION/ISSUED	DATE
1	ZONING CHANGE APPLICATION - PRELIM	06/19/23
2	ZONING CHANGE APPLICATION - REV "1"	08/31/23
3	ZONING CHANGE APPLICATION - REV "2"	10/26/23
4	ZONING CHANGE APPLICATION - REV "3"	12/14/23
5	ZONING CHANGE APPLICATION - REV "4"	01/11/24
6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA

CHECKED BY:

DATE: 06-19-23

SCALE: AS NOTED

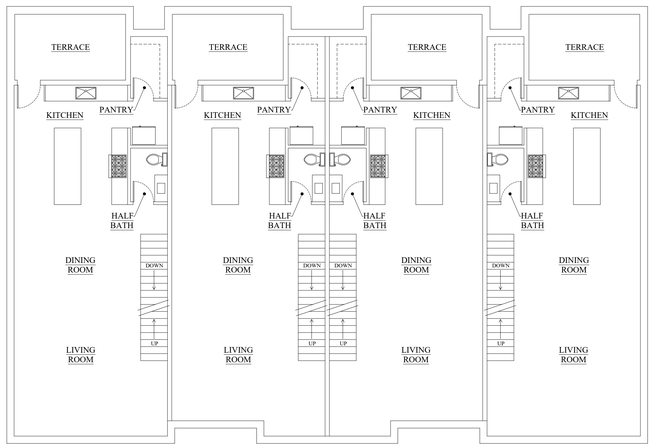
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TOWNHOME DESIGN "C-1"

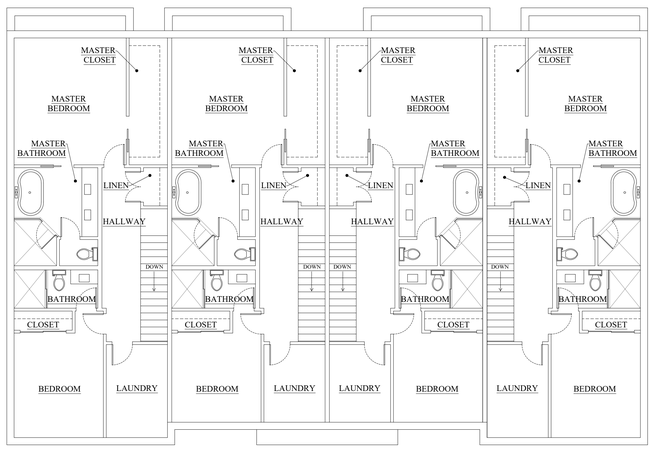
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

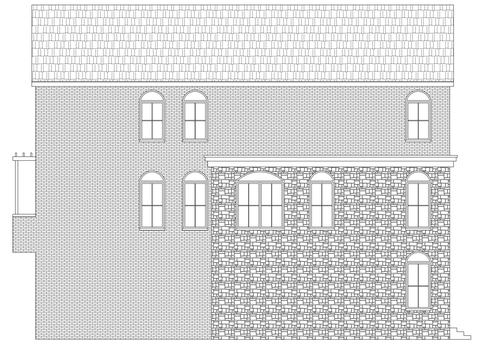


03 THIRD FLOOR

ELEVATIONS



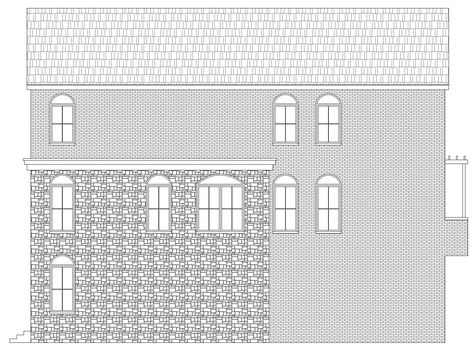
01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



03 REAR ELEVATION



04 RIGHT SIDE ELEVATION

FEDERICO CANOURA
FCANOURA@FC-DESIGNS.NET
(682) 407-5770

CLIENT: JOSEPDAM REAL ESTATE, LLC

2100 N HWY 360 #2100A, GRAND PRAIRIE, TX 75050

PROJECT: RETA RD DEVELOPMENT

803 LILLIAN RD, MANSFIELD, TX 76063

SHEET TITLE: TH C-1

NO.	REVISION/ISSUED	DATE
1	ZONING CHANGE APPLICATION - PRELIM	06/19/23
2	ZONING CHANGE APPLICATION - REV "1"	08/31/23
3	ZONING CHANGE APPLICATION - REV "2"	10/26/23
4	ZONING CHANGE APPLICATION - REV "3"	12/14/23
5	ZONING CHANGE APPLICATION - REV "4"	01/11/24
6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA

CHECKED BY:

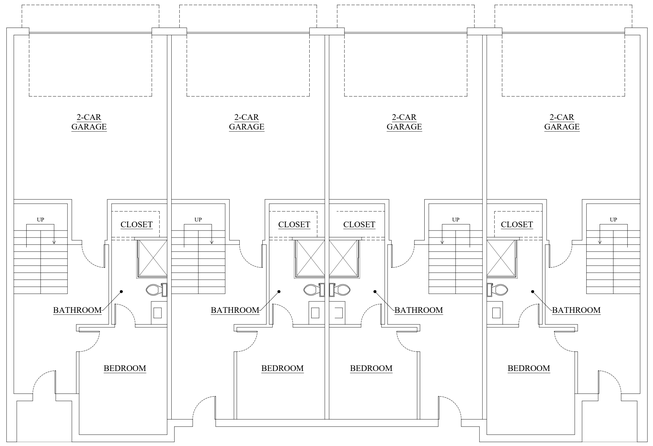
DATE: 06-19-23

SCALE: AS NOTED

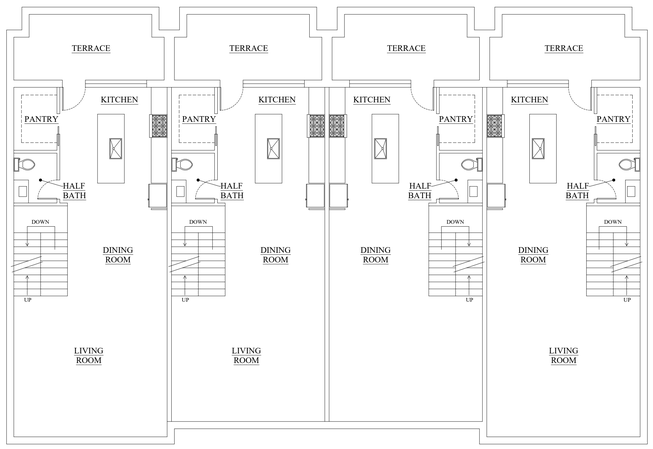
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TOWNHOME DESIGN "C-2"

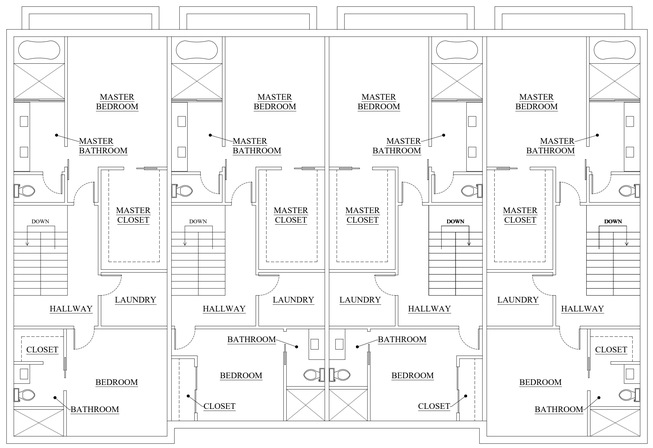
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

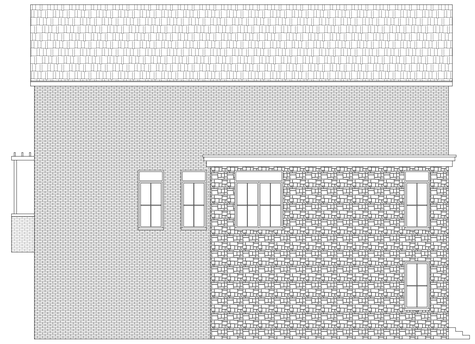


03 THIRD FLOOR

ELEVATIONS



01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



03 REAR ELEVATION



04 RIGHT SIDE ELEVATION

FEDERICO CANOURA
FCANOURA@FC-DESIGNS.NET
(682) 407-5770

CLIENT: JOSEPDAM REAL ESTATE, LLC
2100 N HWY 360 #2100A, GRAND PRAIRIE, TX 75050

PROJECT: RETA RD DEVELOPMENT
803 LILLIAN RD, MANSFIELD, TX 76063

SHEET TITLE: TH C-2

NO.	REVISION/ISSUED	DATE
1	ZONING CHANGE APPLICATION - PRELIM	06/19/23
2	ZONING CHANGE APPLICATION - REV "1"	08/31/23
3	ZONING CHANGE APPLICATION - REV "2"	10/26/23
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5	ZONING CHANGE APPLICATION - REV "4"	01/11/24
6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA
CHECKED BY:
DATE: 06-19-23
SCALE: AS NOTED

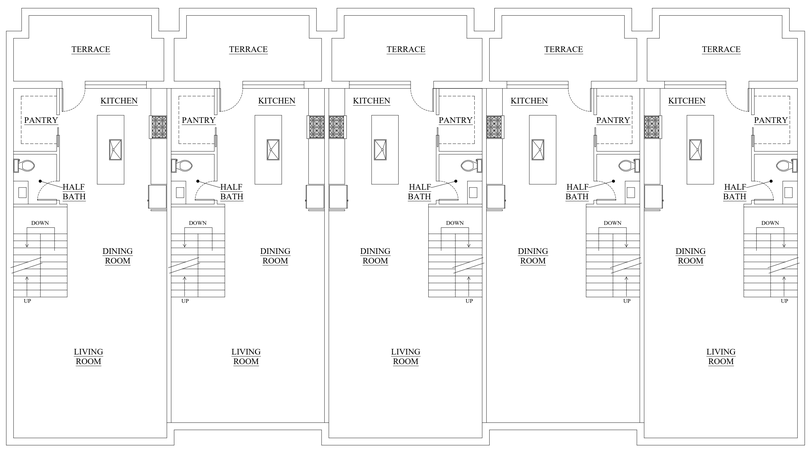
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TOWNHOME DESIGN "C-3"

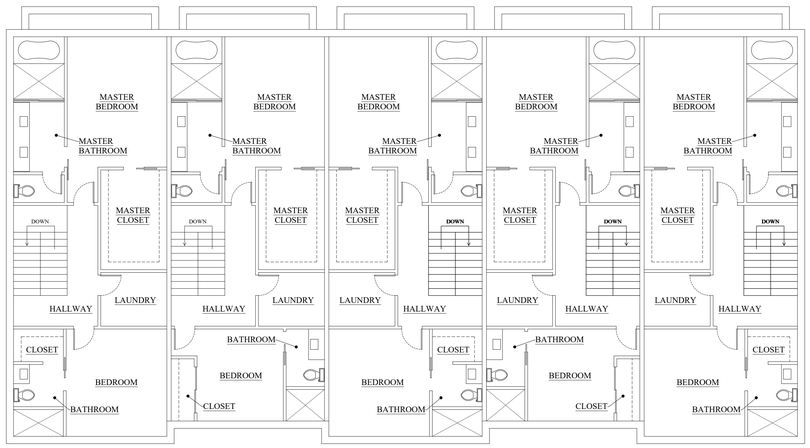
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR



03 THIRD FLOOR

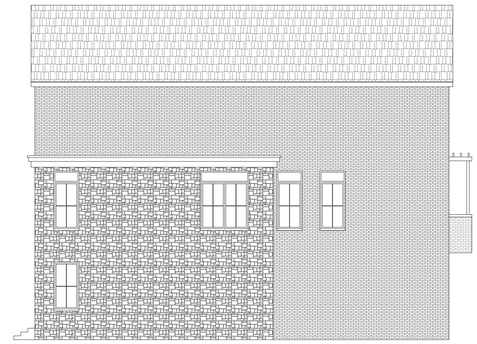
ELEVATIONS



01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



04 RIGHT SIDE ELEVATION



03 REAR ELEVATION

FEDERICO CANOURA
FCANOURA@FC-DESIGNS.NET
(682) 407-5770

ARCHITECTURAL DRAFTING AND DESIGNS

CLIENT: JOSEPDAM REAL ESTATE, LLC

2100 N HWY 360 #2100A, GRAND PRAIRIE, TX 75050

PROJECT: RETA RD DEVELOPMENT

803 LILLIAN RD, MANSFIELD, TX 76063

SHEET TITLE: TH C-3

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CASE NO. ZC#23-016

DRAWN BY: F. CANOURA

CHECKED BY:

DATE: 06-19-23

SCALE: AS NOTED

A11.0

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NEW GALILEE BAPTIST CHURCH
VOL.3745, PG.152, D.R.T.C.T.

JOSE MAXIMO
INST# D218098910, D.R.T.C.T.
CALLED 1.12 ACRES

LOT 2, BLOCK 1
BONNER ESTATES
OWNER: CYNTHIA V. BONNER
INST# D220237060, D.R.T.C.T.

LOT 1, BLOCK 1
BONNER ESTATES
OWNER: FONDA T. BONNER
INST# D220237060, D.R.T.C.T.

REMAINDER
TRACT 3
NELLIE WALKER
INST# 181052760, D.R.T.C.T.

TRACT 1
JOSEPDAM REAL ESTATE LLC
INST# D221049733
D.R.T.C.T.
6.140 ACRES

TRACT 2
JOSEPDAM REAL ESTATE LLC
INST# D221049733
D.R.T.C.T.
5.479 ACRES

TRACT 4
NELLIE WALKER
INST# D181052760, D.R.T.C.T.

1, BLOCK 1
DOWAL ADDITION
D201115385, D.R.T.C.T.

CALLED (TRACT I) 0.391 ACRES

INST# 20053301, D.R.T.C.T.
CALLED 2.09 ACRES

SILVER OAK ADDITION, PHASE 1
INST# 2020-171, D.R.J.C.T.

SILVER OAK ADDITION, PHASE 2
INST# 2021-50, D.R.J.C.T.

LILIAN RD. (VARIABLE WIDTH)
SALMAN RD.
SILVER OAKS DR
SILVER OAK DR (50' R.O.W.)
EXISTING RETA RD.
FUTURE RETA RD.
BACK ALLEY ROAD
ADJACENT LOTS - COMMERCIAL ZONING
ADJACENT LOTS - PD - SINGLE FAMILY RESIDENTIAL
FUTURE ACCESS TO COMMERCIAL LOT BY OTHERS
FUTURE INFRASTRUCTURE BY OTHERS
PRIVATE NEW STREET "A" (COMMON ACCESS AND UTILITY EASEMENT)
ALL SIDEWALKS TO BE 5' WIDE
6' WIDE SIDEWALK AGAINST RETA R/W
LANDSCAPE
LANDSCAPE (DETENTION AREA FOR WATER QUALITY)
DESIGN "A" (ROTATED)
DESIGN "B" (ROTATED)
DESIGN "A"
DESIGN "B"
DESIGN "C"
DESIGN "D"
DESIGN "3"
DESIGN "4"
DESIGN "5"
DESIGN "7"
ACCESS EASEMENT
BUILDING TO BUILDING
ENERGY TRANSFER FUEL EASEMENT
FORESTRY CONSERVATION (REFORESTATION AND LANDSCAPING FOR RIPARIAN CONSERVATION)
SLOPE EASEMENT
SE. SLOPE EASEMENT
EXISTING SIDEWALK
EXISTING ROAD
NEW ROAD
R.O.W.
SS
W
OHP
OHP

N59°53'08"E 354.42'
N58°36'48"E 460.03'
S59°34'03"W 836.56'
S58°36'02"W 463.07'
N30°25'52"W 1,171.21'
S30°25'52"E 1,171.21'

TAG 14716 TAG 14717 TAG 14718 TAG 14732 TAG 14731 TAG 14719 TAG 14720 TAG 14721 TAG 14722 TAG 14723 TAG 14724 TAG 14725 TAG 14726 TAG 14727 TAG 14728 TAG 14729 TAG 14714 TAG 14715 TAG 14713 TAG 14685 TAG 14687 TAG 14688 TAG 14699 TAG 14700 TAG 14701 TAG 14709 TAG 14711 TAG 14696 TAG 14575 TAG 14576 TAG 14580 TAG 14577 TAG 14579 TAG 14578 TAG 14702 TAG 14708 TAG 14703 TAG 14707 TAG 14704 TAG 14706 TAG 14705

TAG 14687 TAG 14684 TAG 14683 TAG 14690 TAG 14691 TAG 14692 TAG 14693 TAG 14694 TAG 14695 TAG 14688 TAG 14682 TAG 14681 TAG 14680 TAG 14679 TAG 14678 TAG 14677 TAG 14676 TAG 14675 TAG 14674 TAG 14673 TAG 14672 TAG 14652 TAG 14651 TAG 14650 TAG 14649 TAG 14648 TAG 14647 TAG 14646 TAG 14645 TAG 14643 TAG 14642 TAG 14641 TAG 14640 TAG 14639 TAG 14638 TAG 14671 TAG 14669 TAG 14670 TAG 14660 TAG 14659 TAG 14658 TAG 14614 TAG 14635 TAG 14626 TAG 14625 TAG 14624 TAG 14623 TAG 14636 TAG 14627 TAG 14630 TAG 14629 TAG 14628 TAG 14620 TAG 14606 TAG 14622 TAG 14621 TAG 14605 TAG 14604 TAG 14619 TAG 14601 TAG 14600 TAG 14583 TAG 14581 TAG 14582 TAG 14654 TAG 14653 TAG 14655 TAG 14612 TAG 14609 TAG 14611 TAG 14608 TAG 14613 TAG 14633 TAG 14634 TAG 14632 TAG 14631 TAG 14603 TAG 14602 TAG 14584 TAG 14593 TAG 14507 TAG 14599 TAG 14619 TAG 14618 TAG 14615 TAG 14598 TAG 14596 TAG 14590 TAG 14591 TAG 14595 TAG 14592 TAG 14586 TAG 14587 TAG 14585 TAG 14588 TAG 14594

LEGEND
EXISTING TREE TO BE PRESERVED/PROTECTED
EXISTING TREE TO BE REMOVED BY PERMIT

SCALE: 1" = 50'-0"

TREE SURVEY
ZC23-016

Date APR 9, 2024
Drawn By GAC
Checked By GAC
Revisions

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN
1921 MAPLEWOOD DRIVE
WEATHERFORD, TEXAS 76087 682-215-9151

LANDSCAPE ARCHITECT ★ STATE OF TEXAS ★ GREGORY A. CUPPETT ★ 2504 ★ REGISTERED ★ 10-24-2024

THE ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT, LICENSED LANDSCAPE ARCHITECT, REGISTRATION NUMBER 2504, ON OCTOBER 24, 2024. IT IS NOT INTENDED FOR USE BY OTHERS. THE REGISTRANT IS NOT RESPONSIBLE FOR ADAPTATIONS OR MODIFICATIONS OF THIS ELECTRONIC DRAWING FILE MADE BY OTHERS WITHOUT VERIFICATION BY THE REGISTRANT. THE USE OF THIS ELECTRONIC DRAWING FILE IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AGREEMENT BETWEEN THE USER AND THE REGISTRANT. THE USER IS RESPONSIBLE FOR COMPLYING WITH ALL LAWS, RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS BOARD OF PROFESSIONAL ENGINEERS. THE REGISTRANT SHALL HAVE NO LIABILITY FOR ANY DAMAGES RESULTING FROM THE USE OF THIS ELECTRONIC DRAWING FILE BY ANYONE OTHER THAN THE REGISTRANT. THE USER AGREES TO INDEMNIFY AND HOLD HARMLESS THE REGISTRANT FROM ANY CLAIMS, LIABILITIES, OR COSTS ARISING FROM THE USE OF THIS ELECTRONIC DRAWING FILE BY THE USER OR ANY PARTY ACTING ON BEHALF OF THE USER. BY USING THIS ELECTRONIC DRAWING FILE, THE USER ACKNOWLEDGES THAT THEY HAVE READ AND UNDERSTOOD THIS AGREEMENT AND AGREE TO BE BOUND BY ITS TERMS AND CONDITIONS. ANY USE OF THIS ELECTRONIC DRAWING FILE WITHOUT THE REGISTRANT'S EXPRESS WRITTEN PERMISSION IS STRICTLY PROHIBITED.

RETTA ROAD DEVELOPMENT
803 LILLIAN RD
MANSFIELD, TEXAS

Sheet No.
L-1

Tree #	Species	DBH	Condition	Exemptions	Comments
14575	Post Oak	21	Good		PRESERVE
14576	Post Oak	22	Good		PRESERVE
14577	Hackberry	11	Good		REMOVE MITIGATE
14578	Hackberry	11	Fair	BE	REMOVE Barbed Wire wrapped around the trunk
14579	Pecan	32	Good	BE	REMOVE
14580	Hackberry	11	Fair	BE	REMOVE Barbed wire wrapped around the trunk
14581	Mesquite	25	Good	BE	REMOVE
14582	Mesquite	11	Fair	BE	REMOVE
14583	Mesquite	14	Fair	BE	REMOVE
14584	Post Oak	40	Fair		OFF SITE
14585	Post Oak	25	Excellent		OFF SITE
14586	Cedar Elm	25	Fair		OFF SITE
14587	Post Oak	19	Good		OFF SITE
14588	Hackberry	8	Fair		OFF SITE
14589	Cedar Elm	19	Excellent		OFF SITE
14590	Cedar Elm	27	Excellent		PRESERVE
14591	Hackberry	9	Fair		PRESERVE
14592	Cedar Elm	15	Good		PRESERVE
14593	Cedar Elm	21	Excellent		PRESERVE
14594	American Elm	6	Fair		PRESERVE
14595	Bois Darc	14	Good		PRESERVE
14596	Bois Darc	15	Fair		PRESERVE
14597	Cedar Elm	8	Good		PRESERVE
14598	Cedar Elm	20	Good		PRESERVE
14599	Cedar Elm	10	Fair		PRESERVE
14600	Cedar Elm	14	Fair		PRESERVE
14601	Cedar Elm	7	Fair		PRESERVE
14602	Mesquite	6	Poor	DDH	REMOVE 90% Dead
14603	Mesquite	9	Fair		PRESERVE
14604	Cedar Elm	11	Fair		PRESERVE
14605	Cedar Elm	17	Good		PRESERVE
14606	Cedar Elm	7	Fair		PRESERVE
14607	Honey Locust	7	Fair		PRESERVE
14608	Post Oak	15	Fair		PRESERVE
14609	Cedar Elm	11	Fair		PRESERVE
14610	Cedar Elm	13	Good		PRESERVE
14611	American Elm	13	Fair		PRESERVE
14612	Cedar Elm	8	Fair		PRESERVE
14613	Cedar Elm	15	Good		PRESERVE
14614	Cedar Elm	13	Poor	DDH	REMOVE Mostly Dead, barbed wire wrapped around the trunk.
14615	Cedar Elm	29	Good		PRESERVE
14616	Cedar Elm	10	Good		PRESERVE
14617	Cedar Elm	9	Fair		PRESERVE
14618	Cedar Elm	14	Good		PRESERVE
14619	Cedar Elm	10	Fair		PRESERVE
14620	Cedar Elm	23	Fair		PRESERVE
14621	Cedar Elm	7	Fair		PRESERVE
14622	Cedar Elm	7	Fair		PRESERVE
14623	Cedar Elm	15	Excellent		PRESERVE
14624	Cedar Elm	16	Good		PRESERVE
14625	Bois Darc	13	Poor	DDH	REMOVE Lots of decay on the trunk going from the ground to about 7 feet up
14626	Cedar Elm	21	Good		PRESERVE
14627	Cedar Elm	8	Fair		PRESERVE
14628	Cedar Elm	17	Good		PRESERVE
14629	Bois Darc	12	Fair		PRESERVE
14630	Cedar Elm	12	Fair		PRESERVE
14631	Cedar Elm	14	Fair		PRESERVE
14632	Cedar Elm	17	Good		PRESERVE
14633	Cedar Elm	17	Excellent		PRESERVE
14634	Cedar Elm	20	Good		PRESERVE
14635	Cedar Elm	14	Good		PRESERVE
14636	Cedar Elm	12	Good		PRESERVE
14637	Bois Darc	25	Poor	DDH	REMOVE Mostly Dead. About 90% of the canopy is gone
14638	Bois Darc	19	Fair		PRESERVE
14639	Bois Darc	48	Fair		PRESERVE
14640	Cedar Elm	17	Fair		PRESERVE
14641	Cedar Elm	25	Good		PRESERVE
14642	Cedar Elm	8	Fair		PRESERVE
14643	Pecan	12	Good		PRESERVE
14644	Pecan	44	Excellent		PRESERVE
14645	Bois Darc	14	Fair		PRESERVE
14646	Bois Darc	13	Poor	DDH	REMOVE Leaning far over the creek. looks like it will fail soon.
14647	Bois Darc	10	Fair		PRESERVE
14648	Bois Darc	8	Fair		PRESERVE
14649	Honey Locust	8	Fair		PRESERVE
14650	Mesquite	9	Fair		PRESERVE
14651	Mesquite	7	Fair		PRESERVE
14652	Hackberry	18	Good		PRESERVE
14653	Cedar Elm	6	Fair		PRESERVE
14654	Cedar Elm	23	Good		PRESERVE
14655	American Elm	27	Poor	DDH	REMOVE Almost completely horizontal.
14656	Cedar Elm	8	Fair		PRESERVE
14657	Blackjack Oak	24	Good		PRESERVE
14658	Cedar Elm	17	Good		PRESERVE
14659	Cedar Elm	8	Fair		PRESERVE
14660	Cedar Elm	12	Good		PRESERVE
14661	Honey Locust	6	Fair		PRESERVE
14662	Mesquite	8	Fair		PRESERVE
14663	Honey Locust	11	Fair		PRESERVE
14664	Pecan	24	Good		PRESERVE
14665	Cedar Elm	23	Excellent		PRESERVE
14666	Cedar Elm	21	Excellent		PRESERVE
14667	Black Willow	20	Good		PRESERVE
14668	Mesquite	9	Fair		PRESERVE
14669	Cedar Elm	6	Fair		PRESERVE
14670	Cedar Elm	11	Fair		PRESERVE
14671	Honey Locust	7	Fair		PRESERVE
14672	Hackberry	21	Good		PRESERVE
14673	Bois Darc	6	Fair		PRESERVE

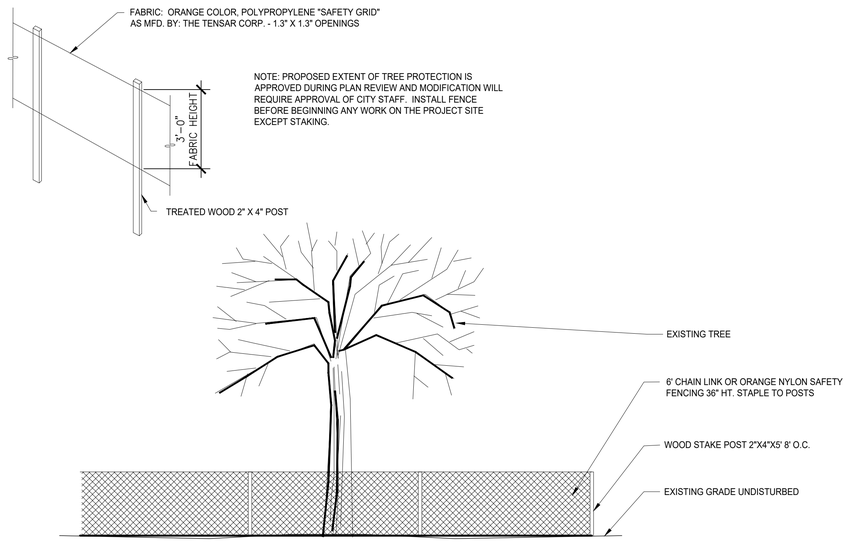
Tree #	Species	DBH	Condition	Exemptions	Comments
14674	Mesquite	10	Fair		PRESERVE
14675	Mesquite	9	Fair		PRESERVE
14676	Eastern Red Cedar	7	Fair		PRESERVE
14677	Honey Locust	6	Fair		PRESERVE
14678	Pecan	9	Good		PRESERVE
14679	Pecan	8	Fair		PRESERVE
14680	Pecan	28	Fair		PRESERVE
14681	American Elm	31	Poor	DDH	REMOVE Pretty thin canopy, a good amount of die back 80% Dead
14682	Mesquite	8	Fair		PRESERVE
14683	Mesquite	8	Fair		PRESERVE
14684	Mesquite	8	Fair		PRESERVE
14685	Mesquite	9	Fair		PRESERVE
14686	Gum Bumelia	8	Fair		PRESERVE
14687	Mesquite	12	Good		REMOVE MITIGATE
14688	Mesquite	17	Fair	BE	REMOVE
14689	Mesquite	9	Fair	BE	REMOVE
14690	Mesquite	17	Fair	BE	REMOVE
14691	Mesquite	8	Fair	BE	REMOVE
14692	Mesquite	12	Poor	DDH	REMOVE Lots of small stems growing from a stub , Stump
14693	Mesquite	7	Fair	BE	REMOVE
14694	Mesquite	8	Fair	BE	REMOVE
14695	Post Oak	30	Fair		PRESERVE
14696	Hackberry	6	Poor	DDH	OFF SITE
14697	Hackberry	9	Fair		OFF SITE
14698	Hackberry	6	Fair		OFF SITE
14699	Hackberry	10	Poor	DDH	OFF SITE
14700	Hackberry	9	Poor		OFF SITE
14701	Hercules Club	6	Fair		OFF SITE
14702	Hackberry	17	Fair		PRESERVE
14703	Blackjack Oak	22	Good		PRESERVE
14704	Honey Locust	8	Fair		PRESERVE
14705	Pecan	11	Fair		OFF SITE
14706	Hackberry	6	Fair		OFF SITE
14707	Hackberry	11	Fair		OFF SITE
14708	Hackberry	6	Fair		OFF SITE
14709	American Elm	12	Fair		OFF SITE
14710	Hackberry	15	Fair		OFF SITE
14711	Post Oak	19	Good		OFF SITE
14712	Post Oak	35	Excellent		OFF SITE
14713	Eastern Red Cedar	28	Good		PRESERVE
14714	Mesquite	11	Poor	DDH	REMOVE 90% Dead
14715	Hackberry	8	Fair		OFF SITE
14716	Hercules Club	9	Fair		OFF SITE
14717	Hercules Club	7	Fair		OFF SITE
14718	Hercules Club	7	Fair		PRESERVE
14719	Hackberry	14	Fair		OFF SITE
14720	Hackberry	15	Fair		OFF SITE
14721	Hercules Club	6	Fair		OFF SITE
14722	Hackberry	7	Fair		OFF SITE
14723	Hackberry	15	Fair		OFF SITE
14724	Hackberry	14	Fair		OFF SITE
14725	Hackberry	6	Poor	DDH	OFF SITE
14726	Hackberry	13	Fair		OFF SITE
14727	Hackberry	8	Fair		OFF SITE
14728	Hackberry	8	Fair		OFF SITE
14729	Hackberry	8	Fair		OFF SITE
14730	Hercules Club	6	Fair		OFF SITE
14731	Hackberry	8	Fair		OFF SITE
14732	Hercules Club	7	Fair		PRESERVE

TOTAL CALIPER INCHES ON SITE = 1729"

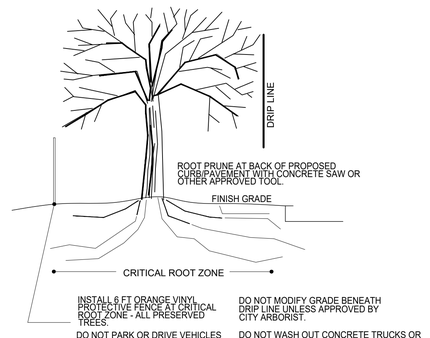
TOTAL INCHES REMOVED = 311"
TOTAL INCHES EXEMPT = 283"
TOTAL INCHES TO MITIGATE = 28"

TOTAL INCHES PRESERVED = 1375"

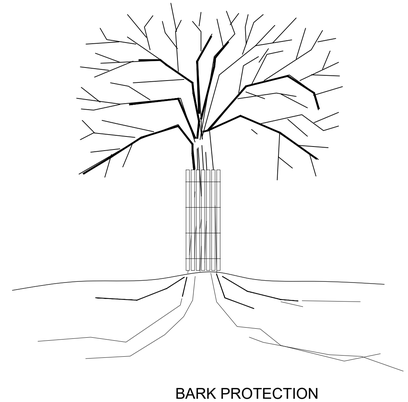
(147) 3" TREES PLANTED = 441"



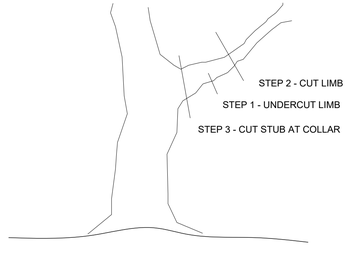
TREE PROTECTIVE FENCING
SCALE: NOT TO SCALE



ROOT PROTECTION
SCALE: NOT TO SCALE



BARK PROTECTION
SCALE: NOT TO SCALE



TREE PRUNING
SCALE: NOT TO SCALE

TREE SURVEY
ZC23-016

Date APR 9, 2024
Drawn By GAC
Checked By GAC
Revisions

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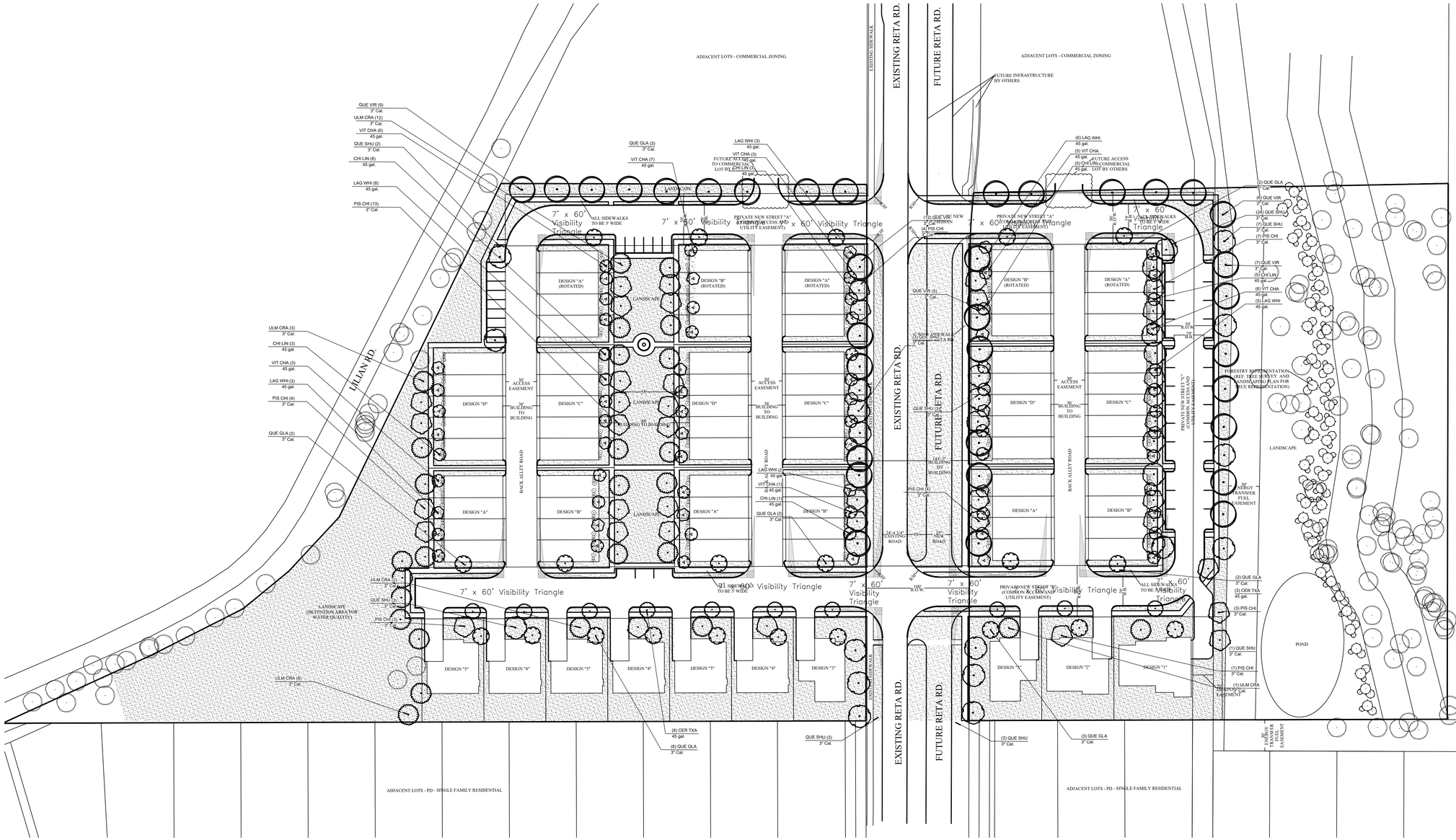
STATE OF TEXAS
GREGORY A. CUPPETT
REGISTERED LANDSCAPE ARCHITECT
2517
04/09/24

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RETTA ROAD DEVELOPMENT
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PLANTING NOTES:

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET L-8 FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE WITH APPROVAL OF OWNER AND CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES, AS WELL AS BRANCHES THAT OBSTRUCT SIGN VISIBILITY. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURES INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4;1 OR GREATER.
15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
16. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
17. PRIOR TO TREE PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM.
HYDRO-MULCH IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
TEXAS ONE CALL SYSTEMS 1-800-245-4545
LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5
BEFORE YOU DIG...

0 50 100 150
SCALE: 1" = 50'-0"

LANDSCAPE PLAN
ZC23-016

Date APR 9, 2024
Drawn By GAC
Checked By GAC
Revisions

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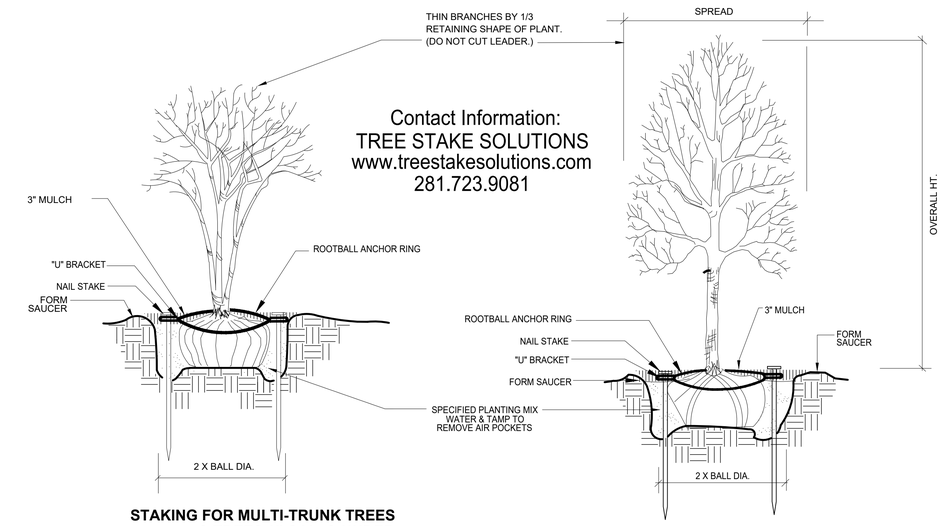
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REGISTERED LANDSCAPE ARCHITECT ★ STATE OF TEXAS ★ GREGORY A. CUPPETT ★ 2497 ★ REGISTERED 04/09/2024

RETTA ROAD DEVELOPMENT
803 LILLIAN RD
MANSFIELD, TEXAS

Sheet No.
L-3

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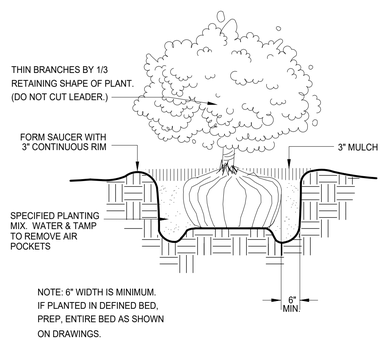


STAKING FOR MULTI-TRUNK TREES & TREES 2" CAL. & UNDER

SCALE: NOT TO SCALE

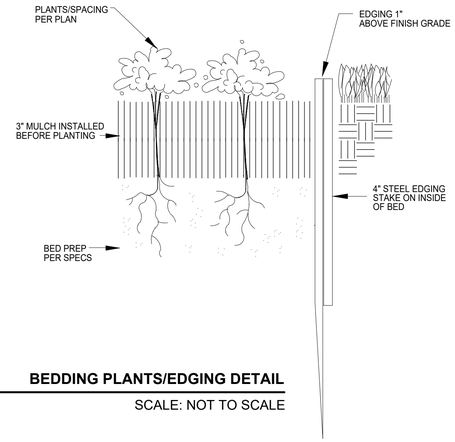
TREE PLANTING OVER 2" CALIPER

SCALE: NOT TO SCALE



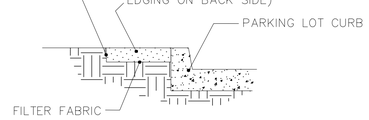
SHRUB PLANTING

SCALE: NOT TO SCALE



BEDDING PLANTS/EDGING DETAIL

SCALE: NOT TO SCALE



GRANITE STRIP

NTS

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
TREES								
	PIS CHI	40	Pistacia chinensis	Chinese Pistache	3" Cal.	10` Min.	As Shown	
	QUE GLA	21	Quercus glaucoides	Lacey Oak	3" Cal.	8` Min.		
	QUE SHU	27	Quercus shumardii	Shumard Oak	3" Cal.	12` Height Min		
	QUE VIR	34	Quercus virginiana	Southern Live Oak	3" Cal.	12` Height Min	As Shown	
	ULM CRA	27	Ulmus crassifolia	Cedar Elm	3" Cal.	12` Height Min	As Shown	
ORNAMENTAL TREES								
	CER TXA	10	Cercis canadensis texensis	Texas Redbud	45 gal.	6` Min Ht		
	CHI LIN	23	Chilopsis linearis	Desert Willow	45 gal.	6` Min Ht		
	LAG WHI	25	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle Multi-Trunk	45 gal.	8` Min.		
	VIT CHA	26	Vitex agnus-castus	Chaste Tree	45 gal.	8` Min.		
SHRUBS								
	ILE NAN	296	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	5 gal.		36" O.C.	
	MYR PUS	148	Myrica pusilla	Dwarf Southern Wax Myrtle	5 gal.		48" O.C.	

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	SPACING	REMARKS
GROUND COVERS									
	CYN DAC	187,234 sf	Cynodon dactylon	Bermudagrass	Hydro-Mulch				

PLANTING DETAILS

ZC23-016

Date APR 9, 2024
Drawn By GAC
Checked By GAC
Revisions

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1921 MAPLEWOOD DRIVE
WEATHERFORD, TEXAS 76087 682-215-9151
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RETTA ROAD DEVELOPMENT
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SECTION 02830

TREES, SHRUBS, AND GROUNDCOVERS

PART I GENERAL

1.01 DESCRIPTION OF WORK

A. Scope

1. Bed prep
2. Metal edging
3. Topsoil
4. Planting
5. Mulching
6. Guarantee

B. Related Work Specified Elsewhere

1. General Requirements – All locations
2. Section 02740 – Irrigation Trenching
3. Section 02750 – Irrigation
4. Section 02800 - Lawns

1.02 QUALITY ASSURANCE

A. Contractor Qualifications

Minimum of three (3) years experience on projects of similar characteristics and size.

B. Reference Standards:

1. American Joint Committee Of Horticultural Nomenclature: Standardized Plant Names, Second Edition, 1942;
2. American Association Of Nurserymen: American Standard For Nursery Stock, 1973

C. Substitutions

1. Substitutions accepted only upon written approval of Landscape Architect and Owner.
2. Submit substitutions possessing same characteristics as indicated on plans and specifications.

D. Inspection and Testing

1. The project Owner's representative reserves the right to inspect and tag plants at the place of growth with the Contractor.
2. Inspection at place of growth does not preclude the right of rejection due to improper digging or handling.
3. Owner's representative reserves the right to request soil samples and analysis of soil and plant mix. Remove or correct unacceptable soil. Cost of testing by Contractor.

1.03 SUBMITTALS

A. Certificates

1. Submit State and Federal certificates of inspection with invoice. (Only if required by Landscape Architect.)
2. File certificates with Owner's representative prior to material acceptance.

1.04 PRODUCT DELIVERY, STORAGE, & HANDLING

A. Preparation of Delivery

1. Balled & Burlaped (B&B) Plants
   a. Dig and prepare for shipment in manner that will not damage roots, branches, shape, and future development after replanting.
   b. Ball with firm, natural ball of soil, wrapped tightly with burlap covering entire ball.
   c. Ball size and ratios: conform to American Association of Nurserymen standards unless otherwise shown on plant list.
2. Pack plant material to protect against climatic & seasonal damage, as well as breakage injuries during transit.
3. Securely cover plant tops with ventilated tarpaulin or canvas to minimize wind-whipping and drying in transit.
4. Pack and ventilate to prevent sweating of plants during transit. Give special attention to insure prompt delivery and careful handling to point of delivery at job site.

B. Delivery

1. Deliver fertilizer, fertilizer tablets, peat, mulch, soil additives, and amendment materials to site in original, unopened containers, bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark, and conformance to State law.
2. Deliver plants with legible identification and size labels on example plants.
3. Protect during delivery to prevent damage to root ball or desiccation of leaves.
4. Notify Owner's representative of delivery schedule in advance so plant material may be inspected upon arrival at job site.
5. Deliver plants to job site only when areas are prepared.

C. Storage

1. Protect roots of plant material from drying or other possible injury with wetted mulch or other acceptable material.
2. Protect from weather.
3. Maintain and protect plant material not to be planted immediately upon delivery.

D. Handling

1. Do not drop plants.
2. Do not damage ball, trunk, or crown.
3. Lift and handle plants from bottom of container or ball.

1.05 JOB CONDITIONS

A. Planting Season Perform actual planting only when weather and soil conditions are suitable in accordance with locally acceptable practices.
B. Protection Before excavations are made, take precautionary measures to protect areas trucked over and where soil is temporarily stacked.

1.06 GUARANTEE

A. Guarantee new plant material for one year after acceptance of final installation (ie. Final Acceptance of project).
B. Make replacement (one per plant) during one year guarantee period at appropriate season with original plant type, size and planting mixture.
C. Repair damage to other plants, lawns, & irrigation caused during plant replacement at no cost to Owner.
D. Use only plant replacements of indicated size and species.

PART II PRODUCTS

2.01 MATERIALS

A. Plant Materials

1. Hardy under climatic conditions similar to locality of project.
2. True to botanical and common name variety.
3. Sound, healthy, vigorous, well branched, and densely foliated when in leaf; with healthy well-developed root system.
4. Free from disease, insects, and defects such as knots, sun-scald, windburn, injuries, disfigurement, or abrasions.
5. Conform to measurements after pruning with branches in normal positions.
6. Conform to American Association of Nurserymen standards unless shown differently on plant list.
7. Trees:
   a. Single, straight trunks, unless indicated otherwise
   b. Trees with weak, thin trunks not capable of support will not be accepated.
   c. All multi-stem trees are to have a minimum of three stems, similar in size and shape, with a spread of approximately 2/3 of the height. All yaupons to be female. Crape myrtle color selection by Landscape Architect.
8. Nursery grown stock only.
9. Subject to approval of Landscape Architect.
10. Seasonal color:
    a. Annuals in 4" pots or as specified
    b. Perennials in 4" pots, clumps, bulbs as specified

B. Topsoil

1. Natural, fertile, friable soils having a textural classification of loam or sandy loam possessing characteristics of soils in vicinity which produce heavy growth of crops, grass, or other vegetation.
2. Free of subsoil, brush, organic litter, objectionable weeds, clods, shale, stones ¾" diameter or larger, stumps, roots or other material harmful to grading, planting, plant growth, or maintenance operations.
3. Presence of vegetative parts of Bermuda grass (Cynodon dactylon), Johnson grass, nut grass (Cyperus rotundus), and other hard to eradicate weeds or grass will be cause for rejection of topsoil.
4. Test topsoil (cost by Contractor):
   a. Available nitrogen
   b. Available phosphorus
   c. Available potash
   d. Iron
   e. Ph: 5.5 to 7.0
   f. Decomposed organic matter: 6-10%

C. Mulch

1. Top Dressing Mulch – Shredded cypress or hard wood only
2. Soil prep – 3 Parts native soil to 1 Part composted landscape mix.
3. In pre-packaged bags only; bulk shredded material is unacceptable

D. Peat Moss Commercially available baled peat moss or approved equivalent.

E. Staking Material

1. Stakes for tree support:
   a. Construction grade yellow pine, stain brown
   b. Size as noted on plans
2. Wires:
   a. Padded with rubbed hose to protect tree
   b. Galvanized
   c. With galvanized turnbuckle
   d. Evenly tighten turnbuckles with plant in vertical position.

F. Water

1. Free of oils, acids, alkali, salt, and other substances harmful to plant growth
2. Location: Furnish temporary hoses and connections on site.

G. Sand – Washed builders sand

H. Antidesicant – "Wilt-proof" or equal.

I. Edging – 3/16" X 4" green, new and unused; with stakes.

2.02 MIXES

D. Planting Mixture

1. Existing topsoil – 50%
2. Shredded pine bark – 50%
3. Fertilizer 10:20:10 at 30 lb./1000 SF

E. Planting Mix for Annuals/Perennials

1. Prepare above mix
2. Add 2" of sand

F. Azalea mix: solid peat moss in hole 9" wider than root ball each direction. Plant in solid peat moss and provide mound at base of plant to allow for drainage.
G. Japanese maple, dogwood, camellias: Provide 50/50 peat moss to topsoil mix, raise for drainage.

PART III - EXECUTION

3.01 UTILITIES - verify location of all utilities prior to initiating construction; repair any damage caused by construction at no cost to owner.

3.02 INSPECTION

A. Inspect plants for injury and insect infestation; prune prior to installation.
B. Inspect site to verify suitable job conditions.

3.03 FIELD MEASUREMENTS

A. Location of all trees and shrubs to staked in the field and approved by Owner's representative prior to installation.
B. Location of all groundcover and seeding limits as shown on plans.

3.04 EXCAVATION FOR PLANTING

A. Pits

1. Shape - Vertical hand scarified sides and flat bottom.
2. Size for trees – 2 feet wider or twice the root ball, whichever is greater.
3. Size for shrubs – Size of planting bed as shown on drawings.
4. Rototill soil mix thoroughly, full depth.
5. NOTE: If beds are proposed beneath drip line of existing tree canopy, pocket prep plants. Do not roto-till beneath existing trees.

B. Obstructions Below Ground

1. Remove rock or underground obstructions to depth necessary to permit planting.
2. If underground obstructions cannot be removed, notify Owner's representative for instruction.

C. Excess Soil Dispense of unacceptable or excess soil away from the project site at Contractor's expense.

3.05 PLANTING

A. General

1. Set plants 2" above existing grade to allow for settling.
2. Set plants plumb and rigidly braced in position until planting mixture has been tamped solidly around ball.
3. Apply soil in accordance with standard industry practice for the region.
4. Thoroughly settle by water jetting and tamping soil in 6" lifts.
5. Prepare 3" dish outside root ball after planting.
6. Thoroughly water all beds and plants.
7. Stake trees and large shrubs as indicated on plans.
8. Apply anti-desicant according to manufacturer's instructions.
9. Apply commercially manufactured root stimulator as directed by printed instruction.
10. Plant and fertilize bedding plants per trade standards.
11. Apply 3" mulch top dressing.

B. Balled Plants

1. Place in pit of planting mixture that has been hand tamped prior to placing plant.
2. Place with burlap intact to ground line. Top of ball to be 2" above surrounding soil to allow for settling.
3. Remove binding at top of ball and lay top of burlap back 6".
4. Do not pull wrapping from under ball, but cut all binding cord.
5. Do not plant if ball is cracked or broken before or during planting process or if stem or trunk is loose.
6. Backfill with planting mixture in 6" lifts.

C. Container Grown Plants

1. Place in pit on planting mixture that has been hand tamped prior to placing plant.
2. Cut cans on two sides with an acceptable can cutter, and remove root ball from can. Do not injure root ball.
3. Carefully remove plants without injury or damage to root balls.
4. Backfill with planting mixture in 6" lifts.

D. Mulching

1. Cover planting bed evenly with 3" of mulch.
2. Water immediately after mulching.
3. Where mulch has settled, add additional mulch to regain 3" thickness.
4. Hose down planting area with fine spray to wash leaves of plants.

D. Pruning

1. Prune minimum necessary to remove injured twigs and branches, dead wood, and succors; remove approximately 1/3 of twig growth as directed by landscape architect; do not cut leaders or other major branches of plant unless directed by landscape architect.
2. Make cuts flush, leaving no stubs.
3. Paint cuts over 1" diameter with approved tree wound paint.
4. Do not prune evergreens except to remove injured branches.

3.06 EDGING

A. Stake edging alignment with string line prior to installation. Use framing square to insure right angles are true.
B. Install all edging straight and true as indicated on drawings. Where edging layout is circular in design, maintain true and constant radii as shown.
C. When required on slopes, make vertical cuts (approximately 6" on center) on bottom of edging to allow bending without crimping edging.
D. Install edging so that approximately 1" is exposed on lawn side. Edging should not be visible from bed side after application of mulch.
E. Align edging with architectural features (ie pavement joints, windows, columns, wall, etc.) when drawings indicate.
F. Bend all corners, do not cut corners.
G. Interlock all pieces with pre-fabricated connectors.
H. Install with all stakes on inside of planting bed.
I. Remove, file off all sharp corners and burrs.

3.07 CLEAN-UP

A. Sweep and wash all paved surfaces.

Remove all planting and construction debris from site, including rocks, trash and all other miscellaneous materials.

3.08 MAINTENANCE

A. Contractor responsible for routine, and regular maintenance of site until Final Acceptance is awarded by Owner. Work includes:

1. Weeding (weekly)
2. Watering (as required)
3. Pruning
4. Spraying
5. Fertilizing
6. Mulching
7. Mowing (weekly)

B. Provide Owner and Landscape Architect with preferred maintenance schedule in writing. Schedule shall include the above-listed tasks and shall address all frequencies, rates, times, levels, etc.

END OF SECTION

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Date APR 9, 2024
Drawn By GAC
Checked By GAC
Revisions

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PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

GREGORY A. CUPPETT 6476 LICENSED LANDSCAPE ARCHITECT STATE OF TEXAS 4/9/2024

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT LICENSED REGISTERED LANDSCAPE ARCHITECT NUMBER 6476, BY THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE RECIPIENT OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR MISUSE OF THE INFORMATION CONTAINED HEREIN AND TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT AND HIS EMPLOYEES AND CONSULTANTS FROM ANY AND ALL CLAIMS, DAMAGES, AND LIABILITIES ARISING OUT OF OR RESULTING THEREFROM. ANY REUSE OF THE INFORMATION CONTAINED HEREIN WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION IS PROHIBITED. THIS ELECTRONIC DRAWING FILE IS NOT A CONSTRUCTION DOCUMENT UNLESS SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT. ANY PRINTED REPRESENTATION OF THIS ELECTRONIC DRAWING FILE MAY NOT BE USED FOR CONSTRUCTION PURPOSES.

RETTA ROAD DEVELOPMENT
803 LILLIAN RD
MANSFIELD, TEXAS

Sheet No.
L-5

PLANTING SPECS
ZC23-016

SECTION 02800

FINISH GRADING, LAWN WORK, WILD FLOWERS

PART I - GENERAL

1.01 DESCRIPTION

A. Work includes turf establishment (sod, hydromulch, etc.) as described on drawings.

B. Make required analysis and material tests for topsoil, fertilizers, and other materials of similar character per current methods of the Association of Official Agricultural Chemists, when required.

C. Grass seed shall conform to tolerances for germination and purity per applicable standards of U.S. Department of Agriculture.

D. The turf contractor shall have a stand of grass established prior to substantial completion of the project. If this is not possible due to time of year or schedule, he shall maintain and protect the seeded areas until the grass is established.

PART II - PRODUCTS

2.01 TOPSOIL MATERIAL

A. Topsoil material (stockpiled, as specified in Specifications) has been saved for use in finish grading. After sifting out all plant growth, rubbish, and stones, use for areas designated to receive grass. If stockpiled topsoil is not sufficient quantity to complete work, furnish acceptable topsoil from another approved source to provide four inches (4") of topsoil for grass areas unless otherwise noted on drawings. Grass areas shall be defined as the graded areas disturbed during construction not to be paved or built upon.

B. Acceptable topsoil material shall be defined as natural, fertile, agricultural soil, capable of sustaining vigorous plant growth, uniform composition throughout admixture of subsoil, free of stones, lumps, plants, and their roots, sticks, or other extraneous matter; do not deliver while in a frozen or muddy condition.

2.02 FERTILIZER

A. Provide a commercial balanced fertilizer delivered to the job in bags labeled with manufacturer's guaranteed analysis. Store in weatherproof storage, place in such a manner that its effectiveness will not be impaired.

B. Fertilizer shall be a grade containing the percentages of plant food elements by weight as specified elsewhere in these specifications.

C. Availability of various elements shall be per Standards of the Association of Official Agricultural Chemists.

2.03 GRASS SEED

A. Grass seed shall be of the previous season's crop and the date of analysis shown on each bag shall be within nine (9) months of the time of delivery to the project. When requested by the Owner or Representative, the seeding contractor shall furnish a sample of seed from each bag for testing.

B. The seed shall comply with all provisions of the U.S. Department of Agriculture as to labeling, purity, and germination.

2.04 MULCHING

A. Dry straw or hay of good quality, free of seeds of competing plants and at such rate of 1 1/2 - 2 tons per acre; or,

B. Wood cellulose or cane fiber mulch at a rate of 1,000 pounds per acre when the slope is 3/4:1 and steeper; or,

C. A combination of good quality dry straw or hay free of seeds of competing plants at a rate of 2 1/2 tons per acre and wood cellulose or cane fiber mulch at a rate of 500 pounds per acre. This combination shall be used when the slope is flatter than 3/4:1; or,

D. Sericea lespedza seed bearing hay at a rate of 3 tons per acre. This mulch may be applied green or air dried, but must contain mature seed.

E. Manufactured mulch materials, such as soil retention blankets, erosion control netting, or others that may be required on special areas of high water concentration or unstable soils. When these materials are used, follow the manufacturer's recommendations for installation.

2.05 HYDRO-MULCHING

Wood cellulose fiber or cane fiber mulch will be applied with hydraulic seeding and fertilizing equipment. All slurry ingredients shall be mixed to form a homogeneous slurry and spray applied within one hour after the mixture is made.

When wood cellulose or cane fiber mulch is used at the 500 pound per acre rate, straw or hay mulch with asphalt emulsion is applied over this to complete the mulch.

Wood cellulose or cane fiber mulch at the 1,000 pound per acre rate is used alone where other mulch material will not stick.

Wood cellulose or cane fiber mulch is self anchoring.

PART III - EXECUTION

3.01 RESPONSIBILITY

The site grading contractor will be responsible to stockpile acceptable topsoil in a sufficient quantity to provide four inches (4") minimum cover for all grass areas, including but not limited to all curbed islands, and topsoil planting mounds/berms at the appropriate height and width as defined and shown on the landscaping and/or planting drawings. The topsoil and grass areas shall be further defined as any area disturbed during the grading and construction process.

The site grading contractor, shall be responsible to spread the topsoil within all perimeter graded areas and future building areas only.

The site grading contractor shall be responsible for backfilling of all curbed islands and planting mounds/berms. They shall also be responsible for removal of all stones, roots, and raking of all topsoil areas hat are to be seeded and/or planted. It will also be the site grading contractor's responsibility to provide fertilizer, grass seed, and any additional topsoil required and mulching.

3.02 GRASS SEEDING

A. Remove stones, roots, rubbish and other deleterious materials from topsoiled areas that are to be seeded.

B. Immediately prior to sowing seed, scarify ground as necessary; rake until surface is smooth and friable. Sow seed evenly, lightly wood rake into ground, then roll ground with suitable roller; water thoroughly with fine spray. During any weather, keep lawn watered with sprinklers or other approved methods. Re-seed any areas not doing well or damaged. At intervals as may be required according to seasonal conditions, mow and water grass and execute necessary weeding until acceptable and full stand of grass has been obtained.

C. Provide permanent grass seeding for lawn areas so indicated. Seed in accordance with the following schedule (unless otherwise directed by Owner or Owner's Representative::

1. Sow areas ready for seeding between March 1 and October 1 with Hulled Common Bermuda at a rate of 85 pounds per acre.
2. Sow areas ready for seeding between October 1 and March 1 with Unhulled Common Bermuda at a rate of 90 pounds per acre, and Annual Rye Grass at the rate of 50 pounds per acre.
3. Apply fertilizer at a rate of 20/25 pounds per 1,000 square feet.

3.03 WILD FLOWERS

A. Areas indicated on plans to receive wild flower coverage shall br fine graded, fertilized, and prepared in a manner similar to traditional turf establishment.

B. Area to be hydromulched with seed mix as follows:

Tickseed	10 pounds/acre
Cosmos	15 pounds/acre
Ox-Eyed Daisy	5 pounds/acre
Side Oats Grama	4 pounds/acre
Showy Primrose	0.5 pounds/acre
Plains Coreopsis	2 pounds/acre
Black Eyed Susan	2 pounds/acre
Indian Blanket	10 pounds/acre
Texas Bluebonnet	4 pounds/acre
Little Bluestem	4 pounds/acre

3.04 MULCH

A. All areas to be seeded shall be mulched.

B. Mulch materials shall be applied uniformly over the seeded area. Mulch shall be straw and shall be at the rate of 1 1/2 - 2 tons per acre

C. Mulch shall be anchored with an emulsified asphalt binder at the rate of 10 gallons per 1,000 square feet.

3.05 PROTECTION

Provide, at no additional cost to Owner, fencing, railing, wire or other types of protection for topsoiled and seeded areas against trespassing and damage. If lawns are damaged prior to Final Acceptance, treat or replace them as directed. Remove protection when so directed.

3.06 MAINTENANCE

Provide maintenance from start of work until Final Acceptance. Maintenance includes watering of lawns, weeding, mowing, edging, repairs of wash-outs and gullies, repairs to protection, and other necessary work of maintenance. Maintain slopes against erosion.

3.07 REHYDROMULCHING

The Owner's representative will designate areas to be replanted. Areas on which a stand of growing grass is not present in a reasonable length of time, (Bermuda grass seed should be germinating in 6-8 days) shall be prepared, reseeded and remulched, as specified for original planting at no additional cost to Owner. A stand shall be defined as live plants from seed occurring at a rate of not less than 1,000 growing plants per square foot. Replanting required because of faulty operations or negligence on the part of the Contractor shall be performed without cost to Owner.

3.08 FINAL CLEAN-UP

A. At time of final inspection of work, and before final acceptance, clean paved areas that are soiled or stained by operations of work of this section. Clean by sweeping or washing, and remove all defacements or stains.

B. Remove construction equipment, excess material and tools. Cart away from site any debris resulting from work of this section and dispose of as directed.

END OF SECTION

SECTION 02922
SODDING

PART I - GENERAL

1.01 DESCRIPTION

A. Work Included

1. Sod bed preparation
2. Fertilizing
3. Sodding
4. Miscellaneous management practices

B. Related Work Specified Elsewhere

1. Finish Grading, Section 02800
2. Lawns and Grasses, Section 02930

1.02 REFERENCE STANDARDS

A. Standardized Plant Names

American Joint Committee of Horticultural Nomenclature, Second Edition, 1942.

B. Texas Highway Department - Standard Specifications for Construction, Item 164, Seeding for Erosion Control.

1.03 SUBMITTALS

A. Vendors Certification That Sod Meets Texas State Sod Law

1. Include labeling requirements.
2. Include purity and type.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

A Sod:

1. Previous season's crop with date of analysis on each bag.
2. Furnish and deliver each variety in separate bags or containers.
3. Sod to be cut no more than three days before delivery.

B. Fertilizer:

1. Unopened bags labeled with the analysis.
2. Conform to Texas Fertilizer Law.

1.05 JOB CONDITIONS

A. Planting Season:

1. Only during suitable weather and soil conditions.
2. As specifically authorized by the Owner's Representative.

B. Schedule - Only after all other construction is complete.

C. Protect and Maintain Sodded Areas

1. From traffic and all other use.
2. Until sodding is complete and accepted.

PART II - PRODUCTS

2.01 MATERIALS

A. Sod:

1. Sod: As specified on drawings, weed, insect, and disease free having a minimum of 1 inch of topsoil attached to the roots and cut no more than three days prior to installation.
2. The sod shall be cut in strips of at least 1/2 sq. yd. and not more than 1 sq. yd. Sod shall be cut into strips not less than 12" in width or more than 9' in length. At the time of harvest, the top growth shall not exceed 3" in length.
3. All sod shall conform to the laws of the State and shall be obtained from sources meeting the approval of the Department of Agriculture, Division of Entomology.

B. Fertilizer:

1. Uniform in composition, free flowing.
2. Suitable for application in approved equipment.
3. Analysis of 16-20-0, 16-8-8 or as directed.

C. Water:

1. Free of oil, acid, alkali, salts or other substances harmful to growth of grasses.

PART III - EXECUTION

3.01 SOD BED PREPARATION

A. Cultivate to a depth of four (4") inches by disking and tilling with a power tiller.

B. Clear surfaces of all materials:

1. Stumps, stones, and other objects larger than one inch (1").
2. Roots, brush, wire, stakes, etc.
3. Any objects that may interfere with sodding or maintenance.

C. Prepare sod bed:

1. Remove soil clods larger than one inch (1").
2. Grade areas to smooth, even surface, removing ridges and filling depressions. Final grade to be below finish grade of curbing and edging as shown on details. All grades shall meet approval of Owner's Representative before sodding.

3.02 SODDING

A. Sodding:

1. Lightly water prepared grade, lay sod with staggered joints and with edges touching. Topdress with topsoil at edges if necessary to provide smooth surface. On slopes of 2 to 1 and greater, fasten sod in place with wood pegs (two each piece) or other approved method. Sod damaged by storage or during installation shall be rejected. Following settling, topdress with screened, approved topsoil.
2. Water and fertilize at 5 lbs. per 1,000 sq. ft.
3. Sod shall not be placed during a drought, nor during periods when sod is not normally placed in the area, and shall not be placed on frozen ground. No dry or frozen sod is acceptable.
4. The contractor shall keep all keep all sodded areas moist and growing until Final Acceptance. All areas shall be maintained in an acceptable condition until acceptance by Owner.

B. Rolling:

1. After placing sod, roll with a hand roller, weighing not more than 100 lbs. per foot of width, in two directions.
2. Eliminate all air pockets; finished surface should be free of excessive undulations.

3.05 MAINTENANCE AND MANAGEMENT

A. Includes protection, replanting, maintaining grades, repair of erosion damage. Also includes weekly mowing at 1 1/2" height until final acceptance.

B. Resodding:

1. Resod damaged or unacceptable areas.
2. Ruts, ridges, and other surface irregularities shall be corrected.

END OF SECTION

TURF SPECS
ZC23-016

Date APR 9, 2024
Drawn By GAC
Checked By GAC
Revisions

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PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT LICENSED REGISTERED LANDSCAPE ARCHITECT IN THE STATE OF TEXAS, REGISTRATION NUMBER 2627 ON 04/09/2024. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION PURPOSES UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LICENSED REGISTERED LANDSCAPE ARCHITECT WHO PREPARED IT. THE USE OF THIS ELECTRONIC DRAWING FILE IS SUBJECT TO THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE RULES AND REGULATIONS OF THE TEXAS BOARD OF LANDSCAPE ARCHITECTURAL EXAMINERS. BY USING THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR MISUSE OF THE INFORMATION CONTAINED HEREIN. ANY USE OF THIS ELECTRONIC DRAWING FILE BY ANY PERSON OTHER THAN THE ORIGINAL RECIPIENT IS AT THE SOLE RISK OF THE USER AND WITHOUT LIABILITY TO THE LICENSED REGISTERED LANDSCAPE ARCHITECT. ANY USE OF THIS ELECTRONIC DRAWING FILE WITHOUT THE LICENSED REGISTERED LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

RETTA ROAD DEVELOPMENT
803 LILLIAN RD
MANSFIELD, TEXAS

Sheet No.
L-6

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EXHIBIT "C" FOR ZC#23-006

LILLIAN ROAD DEVELOPMENT
PD, PLANNED DEVELOPMENT DISTRICT
(Single family residential attached and detached)

A. PURPOSE. The purpose of this PD, Planned Development District (this "PD, PLANNED DEVELOPMENT DISTRICT") is to provide a specific set of development standards that will yield dwellings of elevated quality and complement placemaking controls that ensure architectural compatibility and visual harmony with the existing urban fabric. It is further the purpose of this PD, PLANNED DEVELOPMENT DISTRICT to provide a broad range of residential opportunities that embody the land use principles and practices that are found in the Mansfield 2040 Plan, and that are consistent with the community's expectations for growing in a manner that is purposeful and sustainable. Collectively, the standards set forth in this PD, PLANNED DEVELOPMENT DISTRICT will provide a context-based controls that guide the placement, the design, and the construction of the single-family dwellings (detached) and single-family dwellings (attached).

B. GENERAL.

1. All development on the property as shown on EXHIBIT "A" (i.e., the "PROPERTY"), shall be in complete accordance with all provisions of this PD, PLANNED DEVELOPMENT DISTRICT, and all Development Plans recorded hereunder shall be binding upon the applicant thereof, his or her successors or assigns, and shall limit and control all applications for building permits.

2. The existing provisions of the City of Mansfield, Texas Code of Ordinances (the "CODE OF ORDINANCES") shall continue to be applicable to issues not

covered by the provisions of this PD, PLANNED DEVELOPMENT DISTRICT standards.

3. The provisions of Chapter 155 of the MANSFIELD CODE OF ORDINANCES (the "MANSFIELD ZONING ORDINANCE") shall continue to be applicable to all issues not covered by the provisions of this PD, PLANNED DEVELOPMENT DISTRICT.

4. In the event of any conflict between the provisions of this PD, PLANNED DEVELOPMENT DISTRICT standards, and those of the City of Mansfield, Texas Code of Ordinances, as amended, the provisions set forth herein shall take precedence.

5. In the event of any conflict between the provisions of this PD, PLANNED DEVELOPMENT DISTRICT standards and any of its illustrations, photographs, and other exhibits, including the site plan and visual representations of residential building types, that are attached hereto, and that are specified elsewhere in text, the standards that are set herein in the text shall prevail.

6. The appeals process for this PD, PLANNED DEVELOPMENT DISTRICT, shall follow the considerations and procedures as set forth in Section 155.066 of the MANSFIELD ZONING ORDINANCE entitled, "PD, Planned Development District regulations".

C. SITE DESIGN

1. The Developer shall design (or shall cause to be designed) with great care the public areas surrounding Retta Road since this arterial collector facilitates vehicular, pedestrian, and cyclist passage between the commercial property

located on the north side of the development and the residential within this development.

i. The Developer shall design and provide (or shall cause to be designed and to be provided) sidewalks, benches, contemporary fixtures, and landscaping (i.e., all items subject to the approval of the Director of Planning) that will encourage walkability and accessibility internal and external to the development (SEE DIAGRAM NO. 1).

2. The Developer shall design and provide (or shall cause to be designed and to be provided) appropriately scaled landscaping areas that will encourage the residents of the development to enjoy the openness of the site. Landscaping areas shall include undisturbed forestry areas, wildflower gardens, water fountains and amenities that will encourage exercising, subject to the approval of the Director of Planning (SEE DIAGRAM NO. 2).

3. The developer shall design and build (or shall cause to be designed and to be built) a system of sidewalks that loops through the entire development and connect with existing sidewalks of adjacent development to promote connectivity to adjacent communities, subject to the Director of Planning. All sidewalks shall be at least five (5) in width.

4. All buildings shall be designed to face a landscape area or major public road, and this shall be the designated main façade, in both instances each building shall have a landscaped front patio.

5. Setbacks for single family attached:

i. Front setback along Retta Road: 20 feet minimum.

ii. Front setback along any other streets: 10 feet minimum.

iii. Rear setback against property lines: 10 feet minimum.

iv. Side setback on corners or property lines: Five (5) feet minimum.

6. Setbacks for single family detached:

i. Front setback: 20 feet minimum.

ii. Rear setback against alley: Three (3) feet minimum.

iii. Rear setback against property lines: 10 feet minimum.

iv. Side setback against property lines: Five (5) feet minimum.

v. Side setback on corner lots: 20 feet minimum.

7. All utilities shall be placed underground.

D. BUILDING HEIGHT.

1. Building height shall be measured in stories for each habitable level above-ground as provided in below:

i. Stories are measured from finished floor to finished ceiling.

ii. The ground floor shall have a minimum story height of 10 feet. Single family attached only may have a ground floor with a minimum height of nine (9) feet.

iii. No story shall be permitted to be greater than 14 feet in height, as measured from finished floor to finished ceiling.

2. Building height is limited to two (2) stories for single-family detached and to three (3) stories for single-family attached.

3. Accessory buildings and structures shall comply with the provisions for height as set forth in Section 155.099 of the MANSFIELD ZONING ORDINANCE.

E. PERMITTED USES. The uses permitted for all buildings and their lots subject to the rules and regulations of this PD, PLANNED DEVELOPMENT DISTRICT shall be restricted to the following only:

1. Principal uses:

   i. Single-family residential, attached; and

   ii. Single-family residential, detached.

2. Accessory uses:

   i. Accessory dwelling unit; and

   ii. All other accessory residential uses permitted as a matter of right under the SF-7.5/12, Single-family Residential District (or successor zoning district).

3. Prohibited uses.

   i. All other uses and uses of buildings and lots not listed shall be prohibited.

F. GARAGE ORIENTATION.

1. All single family attached lots shall be alley-served.

2. All single family detached lots shall not have front facing garage access.

   i. Garages shall be accessed through a side entrance or a rear entrance through alley.

3. Each home shall have a minimum of two (2) covered parking spaces located within the garage.

G. ALLEY.

1. All alleys shall have an access easement a minimum of 30 feet in width in order to accommodate infrastructure and fire truck access.

i. No dead end shall exceed a linear 150 feet.

H. STREET TREES.

1. Canopy trees at least three (3) inches caliper in size at the time of planting shall be planted between the sidewalk and street section. Every lot shall have a minimum of one (1) canopy tree. All canopy trees shall be appropriately spaced subject to review and approval by the Director of Planning.

I. BUILDING ELEVATIONS CONTROL.

1. To encourage architectural variety on a continuous block and / or landscaped area, the front building façades for the single family attached buildings will not have repeating elevations across one another and on either side of the subject building.

i. Nine (9) single family attached buildings have been designed. The same building shall never face each other. A different exterior finish palette can be applied to the same design throughout the development to encourage diversity.

ii. Six (6) single family detached homes have been designed. The same design shall not be adjacent to one another. A different exterior finish palette can be applied to the same design throughout the development to encourage diversity.

2. Ref. “Retta Rd – Color Elevations – 05-10-24” document for design intent in all buildings and material examples.

J. HOMEOWNERS ASSOCIATION.

1. A Homeowners Association (“HOA”) shall be incorporated, and each lot / homeowner shall be a mandatory member. The bylaws of this association shall

establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member, and other provisions as deemed appropriate to secure a sound and stable association. In addition to maintaining all residential common areas, the HOA shall be responsible for maintaining the front yards and side yard spaces between buildings.

K. MINIMUM HABITABLE AREA.

1. The minimum habitable area for each single-family attached dwelling shall be 1,800 square feet.

2. The minimum habitable area for each single-family detached home shall be 2,200 square feet.

L. BUILDING FRONTAGE STANDARDS.

1. The front setback shall contain the building frontage.

2. Each single-family attached home shall provide a dooryard or a stoop. Each single-family detached home shall provide a porch (and fence). All dooryards, stoops, and porches shall be provided at the first story. For the purpose of this PD, PLANNED DEVELOPMENT DISTRICT, a stoop building frontage may be combined with a dooryard building frontage.

3. Porch (And Fence) Building Frontages:

   i. Porches shall be no less than six (6) feet deep.

   ii. Porches shall be permitted to encroach to within five (5) feet of the lot line.

iii. Stairs to porches may encroach up to the front lot line, but not into the public right-of-way (i.e., thoroughfare).

iv. Fences and hedges at the front lot lines shall be limited to a maximum height of four (4) feet.

v. Fences shall be prohibited in rear yards adjacent to public right-of-way.

vi. Fences along the front lot lines shall be made of metal or wrought iron or wood.

a. All metal and wrought iron shall be black.

b. All wood shall be painted or stained.

c. All gates shall be made of metal or wood.

4. Stoop Building Frontages:

i. Stoops shall be no less than four (4) feet deep.

ii. Stoops shall be between four (4) and six (6) feet in width.

iii. Stoops may encroach into the front setback up to 100 percent of its depth.

iv. Stairs to stoops may encroach up to the front lot line, but not into a public right-of-way (i.e, thoroughfare) or civic space.

v. Stoops shall be raised a minimum of two (2) feet from the average sidewalk grade at the building frontage.

5. Dooryard Building Frontages:

i. Dooryards may encroach into the front setback up to 100 percent of its depth.

ii. Dooryards shall be no less than 10 feet deep.

iii. Dooryards shall be bound by walls three (3) feet in height on three (3) sides.

iv. Walls for dooryard building frontages shall be constructed of brick or stone (or shall be faced with brick veneer or stone veneer), and shall match the adjacent building elevation.

M. ARCHITECTURAL STANDARDS.

1. General.

i. All building elevations shall exhibit design continuity (i.e., exterior finish) and contain exterior accent materials that exhibit quality and durability.

ii. All building elevations of a single architectural composition shall maintain a uniform level of quality in materials and detailing.

2. Walls.

i. No more than two (2) building wall materials shall be used on the exterior of a principal building or an outbuilding, excluding bay windows, patios, porches, exterior shutters, trim, and other such architectural features.

ii. Building walls shall be finished in brick or stone. Cementitious fiber board, stucco, and wood can only be used as an accent material and, where used on a single building, shall not exceed 20 percent of the total building wall area, with each building elevation being calculated independently.

a. All brick, where used, shall be appropriately detailed and shall also be laid to resemble load-bearing construction. All brick shall course exactly to the top, bottom, and sides of all wall openings.

b. All stone, where used, shall be of natural rock of the region, shall be laid dry-stack or mortared, and shall appear to be weight bearing and not applied.

c. All stucco shall be masonry.

d. All stucco shall have a smooth sand finish.

e. All exposed exterior wood shall be painted or stained.

f. Exterior insulation and finish systems (E.I.F.S.) and vinyl siding are prohibited.

iii. The heavier of the building wall materials shall be located below the light (e.g. stone below brick; brick below stucco; and stucco below cementitious fiber board and wood). The material transition shall run horizontally across the entire length of the building elevation.

iv. Columns shall be made of concrete or stone and shall be no less than 12 inches by 12 inches.

v. Posts shall be made of wood or a synthetic material that has the appearance of wood.

a. All posts shall be no less than six (6) inches by six (6) inches.

vi. All columns and posts shall be appropriately spaced in order to form square or vertically proportioned bays.

3. Roofs.

i. Principal roofs, where sloped, shall be symmetrical gable or hip and angled no less than 8:12. Sloped roofs shall only be clad in asphalt shingle, slate, or terra cotta tile. Sloped roof cladding may include metal,

provided that it complements an architectural style and that it minimizes glare.

ii. Principal roofs, where flat, shall be

iii. Ancillary roofs may be sheds angled no less than 3:12.

4. Openings.

i. Principal dwelling units shall have a limit for door and window openings in building elevations that are set along a thoroughfare or on open space. No less than 15 percent and no more than 40 percent of the total building wall area shall be used for door and window openings.

ii. All windows openings shall be vertically proportioned and be rectangular in shape where visible from thoroughfares and civic spaces.

iii. All windows shall use vertically proportioned panes, excluding any transom windows above door openings visible from thoroughfares and civic spaces.

iv. Door and window openings shall reveal their thickness within the building wall, and where appropriate to the building material that is used. Doors and windows in building walls made of brick, stone, and stucco shall be recessed a minimum of three (3) inches in depth.

a. Flush-mounted windows are prohibited.

v. Door and window header heights shall be consistent on building elevations fronting a thoroughfare or an open space.

vi. Door and window openings in building elevations that front a thoroughfare or a civic space shall be evenly spaced to create a harmonious composition.

vii. Doors and windows that operate as sliders (i.e., not hinged) are prohibited.

viii. Garage doors shall be made of wood or composite wood and may have glass or framed panels.

a. Garage doors shall not exceed 12 feet in width.

ix. A single carriage light shall be installed directly above each garage door.

5. Attachments.

i. Chimneys, where visible, shall be clad in brick, stone, or stucco.

ii. All chimneys shall extend to the ground and shall have a projecting cap on top.

iii. All flooring at stoops (e.g., the exterior stair and the landing) shall be made of brick, concrete, or stone to match the building wall finish.

iv. All flooring at balconies and at porches shall be made of brick, concrete, or stone.

v. Any part of a balcony projecting beyond a building wall shall be structurally supported by brackets of appropriate scale.

vi. Gutters, where provided, shall be copper, galvanized steel, aluminum, or painted if fronting a thoroughfare or open space.

6. Color.

i. Exterior color shall be neutral and selected from regional precedent.

N. DIAGRAM 1















O. DIAGRAM 2







CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 24-6053

Agenda Date: 6/17/2024 **Version:** 1 **Status:** Public Hearing

In Control: Planning and Zoning Commission **File Type:** Zoning Case

Agenda Number:

Title

Public Hearing on a Change of Zoning from C2, Community Business District to PD, Planned Development District for C-2, Community Business District uses including Flex-Office Warehouse on approx. 1.998 acres out of the William Lynn Survey, Abstract No. 984, Tarrant Co., TX, located on property addressed at 2480 North U.S. Highway 287. (ZC#23-008)

Requested Action

To consider the requested change of zoning.

Recommendation

The Department of Planning and Development Services recommends that this change of zoning request be tabled until July 1, 2024.

Description/History

Existing Use: Occupied, Commercial

Existing Zoning: C-2, Commercial Business District (within the FR, Freeway Overlay District)

Mansfield 2040 Land Use Designation: Public/Semi-Public

Surrounding Land Use & Zoning:

North - Residential, PR, Pre-Development District and SF-12/22, Single-Family Residential District
South - Commercial, C-2, Community Business District
East - Vacant, C-2, Community Business District
West - North U.S. Highway 287

Thoroughfare Plan Specification:
North U.S. Highway 287 - Freeway
Turner-Warnell Road - Four-lane divided arterial street.

Synopsis

Although some of the proposed uses (e.g., flex office and other commercial uses) under the requested zoning change are not entirely aligned with the vision and goals outlined in the Mansfield 2040 Plan, they are generally consistent with the development patterns in the immediate environs. As such, the PD, Planned Development District is an appropriate zoning classification for future development on the property. The PD, Planned

Development District zoning classification does permit increased flexibility in urban design and land use, which is most befitting for a property along a key gateway (i.e., U.S. Highway 287) into Mansfield.

Mansfield 2040 Plan

Goals and Strategies

The Public/Semi-Public category identifies Mansfield's civic facilities and educational institutions. These areas are intended to support municipal services, such as utility distribution and management, and Mansfield Independent School District (MISD) properties. Development within this category will be driven by the needed services and capacity of Mansfield's growing population. Public/Semi-Public spaces should serve residents locally and Citywide.

Private development within this category is not always anticipated; however, if partnerships are formed between public and private interests, private development should remain compatible with local properties and meet the needs of Mansfield's residents.

Analysis

The Applicant is requesting a change of zoning C2, Community Business District (within the FR, Freeway Overlay District) to PD, Planned Development District for C-2, Community Business District uses including Flex Office Warehouse.

The subject property consists of approximately 1.998 acres along North U.S. Highway 287 --- situated near Turner-Warnell Road and close to the City limits to the north. Adjacent uses to the property primarily include residential, commercial, and some light industrial activity.

The purpose of this PD, Planned Development District is to encourage non-residential development that is compatible with existing land uses in the area. As proposed, a new driveway access onto North U.S. Highway 287 will be provided, if approved. The Applicant received approval from the Texas Department of Transportation (TxDOT) for the proposed driveway.

Site Plan

The proposed site plan shows two (2) commercial buildings permitting uses in the C-2 Commercial Business District and flex-office use. Parking will be provided based on the uses approved, in accordance with the provisions in Section 155.091 of the Mansfield Zoning Ordinance.

The proposed site plan is shown on Exhibit “C”.

Signage

The project is subject to the applicable sign regulations found in Section 155.090 of the Mansfield Zoning Ordinance.

Summary

A PD, Planned Development District “is intended to accommodate unified design of uses and facilities, and to permit flexibility and encourage a more creative, efficient and aesthetically desirable design and placement of buildings, open spaces, circulation patterns and parking facilities to best utilize special site features of topography, size or shape” as set forth in Section 155.066 of the Code. A PD, Planned Development District is not intended to be crafted in order to relax base standards for development.

The proposed PD, Planned Development District provides the city with the ability to provide control measures of the types and intensity of uses allowed within the proposed development

After close coordination and collaboration with the Department of Planning and Development Services, the Applicant requests that this item be tabled until July 1, 2024. This would allow additional time to provide specific PD, Planned Development District standards and placemaking controls that will deliver building elevations and a visual aesthetic that is in alignment with the Mansfield 2040 Plan.

Prepared By
Helina Sarkodie-Minkah
Planner I
817-276-4287

Attachments
Maps and Supporting Information
Exhibit A - F

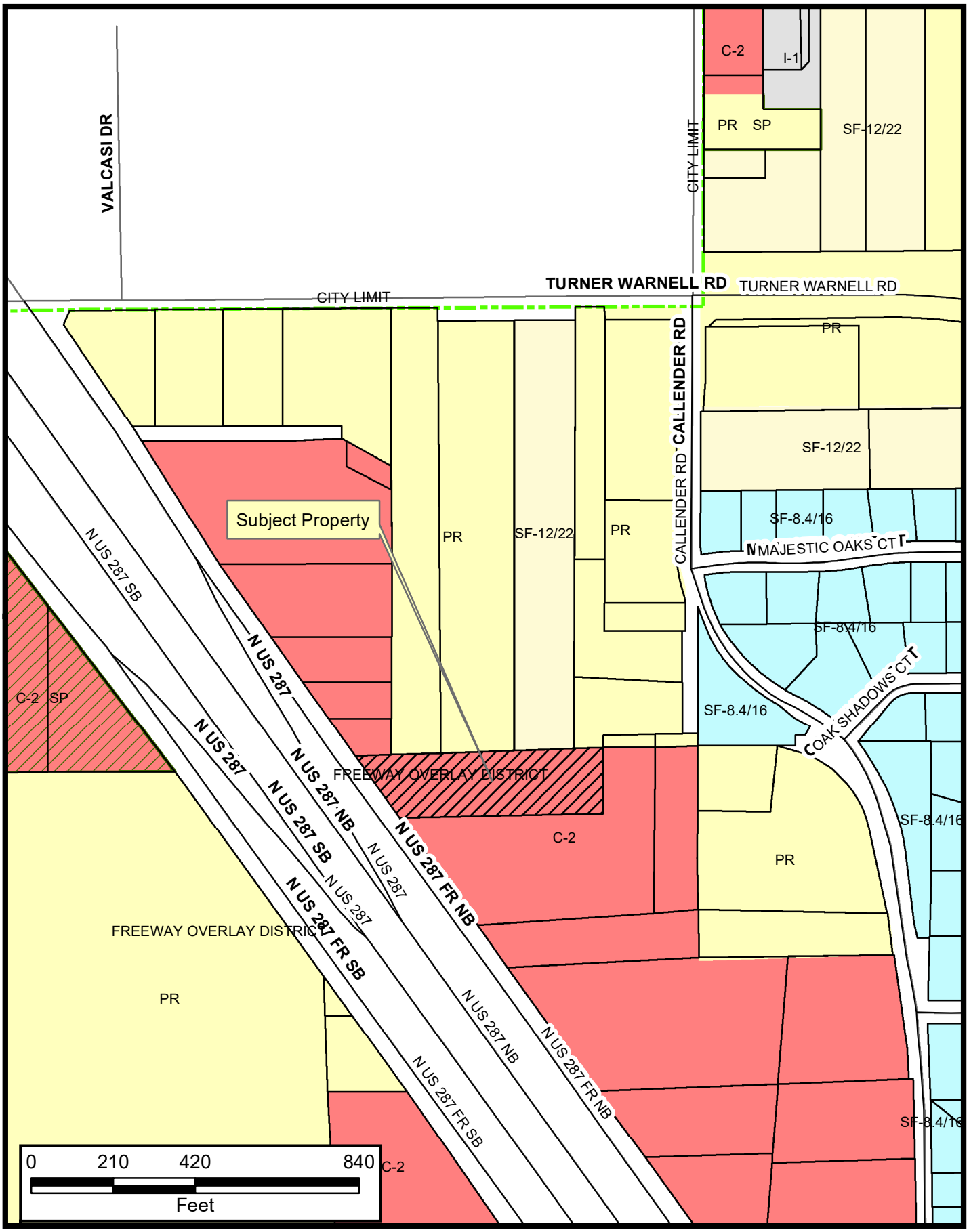


MANSFIELD TEXAS

ZC#23-008

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.

6/3/2024



MANSFIELD TEXAS

ZC#23-008

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.

4/19/2023

Property Owner Notification for ZC#23-008

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BURCHFIELD ADDITION	BLK 1	BURCHFIELD, LARRY D	PO BOX 1756	MANSFIELD, TX	76063
CALLENDER OAKS ESTATES	BLK 1	CRENSHAW, DONNA	2507 CALLENDER RD	MANSFIELD, TX	76063
CALLENDER OAKS ESTATES	BLK 1	RAMNARINE, INDARJIT	2509 CALLENDER RD	MANSFIELD, TX	76063-4839
HELZER ADDITIION	BLK 1	HAL PACIFIC PROPERTIES LP	10600 WHITE ROCK RD STE 100	RANCHO CORDOVA, CA	95670-6294
HELZER ADDITIION	BLK 1	MARTINEZ, DANIEL	566 TURNER WARNELL RD	MANSFIELD, TX	76063
HELZER ADDITIION	BLK 1	HAL PACIFIC PROPERTIES LP	10600 WHITE ROCK RD STE 100	RANCHO CORDOVA, CA	95670-6294
LEDBETTER, LEWIS B SURVEY	A 964	BURCHFIELD, LARRY	760 TURNER WARNELL RD	MANSFIELD, TX	76063
LEDBETTER, LEWIS B SURVEY	A 964	ROBERSON, NORMAN	2460 N U S HWY 287	MANSFIELD, TX	76063
LEDBETTER, LEWIS B SURVEY	A 964	ROBERSON, NORMAN	2460 N U S HWY 287	MANSFIELD, TX	76063
LYNN, WILLIAM SURVEY	A 984	ROBERSON, NORMAN	2460 N U S HWY 287	MANSFIELD, TX	76063
LYNN, WILLIAM SURVEY	A 984	ROBERSON, NORMAN	2460 N U S HWY 287	MANSFIELD, TX	76063
LYON BUSINESS PARK ADDITION	BLK 1	TRIPLE K HOLDINGS LLC	2909 TURNER WARNELL RD STE 101	ARLINGTON, TX	76001
ROPO-TUSIN ADDITION	BLK 1	ROPOTUSIN, OLUWAFIROPO	780 TURNER WARNELL RD	MANSFIELD, TX	76063

ZC#23-008

EXHIBIT "A"

LEGAL LAND DESCRIPTION:

ZONING LIMITS:

BEING 1.998 acres (87,074 square feet) of land in the William Lynn Survey, Abstract Number 984, City of Mansfield, Tarrant County, Texas and all of that certain tract of land described as Lot 1, Block 1, Lyon Business Park (hereinafter referred to as Lot 1), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 388-173, Page 61, Plat Records, Tarrant County, Texas; said 1.998 acres (87,074 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod with plastic cap stamped "MEYERS RPLS 5803" found for the Northwest corner of said Lot 1, same being the Southwest corner of that certain tract of land described as Lot 1R1, Block 1, Hilzer Addition (hereinafter referred to as Lot 1R1), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D206054300, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), same also being the existing Easterly right-of-way line of U.S. Highway 287 (variable width right-of-way), as recorded in Volume 4888, Page 347, Deed Records, Tarrant County, Texas;

THENCE North 87 degrees 53 minutes 18 seconds East, departing the Easterly right-of-way line of said U.S. Highway 287, with the common line between said Lot 1 and said Lot 1R1, pass at a distance of 97.45 feet, a one-half inch iron rod with plastic cap for the Southeast corner of said Lot 1R1, same being the Southwest corner of that certain tract of land described in a General Warranty Deed to Larry Burchfield (hereinafter referred to as Burchfield tract), as recorded in Instrument Number D218019508, O.P.R.T.C.T., continue with said course, with the common line between said Lot 1 and said Burchfield tract, pass at a distance of 212.10 feet, the Southeast corner of said Burchfield tract, same being the Southwest corner of that certain tract of land described as Lot 1, Block 1, Burchfield Addition (hereinafter referred to as Burchfield Addition), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D213126040, O.P.R.T.C.T., continue with said course, with the common line between said Lot 1 and said Burchfield Addition, pass at a distance of 403.13 feet, a one-half inch iron rod found for the Southeast corner of said Burchfield Addition, same being the Southwest corner of that certain tract of land described as Lot 1, Block 1, Ropo-Tusin Addition (hereinafter referred to as Ropo-Tusin Addition), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D215157666, O.P.R.T.C.T., continue with said course, with the common line between said Lot 1 and said Ropo-Tusin Addition, pass at a distance of 555.90 feet, the Southeast corner of said Ropo-Tusin Addition, same being the Southwest corner of that certain tract of land described as Lot 2, Block 1, Callendar Oaks Estates (hereinafter referred to as Lot 2), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 12179, P.R.T.C.T, continue with said course, with the common line between said Lot 1 and said Lot 2 for a total distance of 632.61 feet to a one inch pipe found for the Northeast corner of said Lot 1, same being the West line of that certain tract of land described in a Special Warranty Deed to Norman S. Roberson (hereinafter referred to as Roberson tract), as recorded in Instrument Number D215018291, O.P.R.T.C.T.;

THENCE South 00 degrees 35 minutes 32 seconds East with the common line between said Lot 1 and said Roberson tract, a distance of 149.96 feet to a one inch pipe found for the Southeast corner of said Lot 1, same being an inner-ell corner of said Roberson tract;

THENCE South 87 degrees 53 minutes 22 seconds West, continue with the common line between said Lot 1 and said Roberson tract, a distance of 529.13 feet to a five-eighths inch iron rod found for the Southwest corner of said Lot 1, same being the Westerly Northwest corner of said Roberson tract, same also being the existing Easterly right-of-way line of the aforesaid U.S. Highway 287;

THENCE North 35 degrees 41 minutes 15 seconds West with the common line between said Lot 1 and the existing Easterly right-of-way line of said U.S. Highway 287, a distance of 179.92 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 1.998 acres (87,074 square feet) of land.

Project No. 380-22-001	Date: 3/14/2023	Page 1 of 1	Drawn by: SA	Checked by: MD2

ZONING LIMITS EXHIBIT
LOT 1, BLOCK 1
LYON BUSINESS PARK
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823

ZC#23-008
EXHIBIT "B"

PLANNED DEVELOPMENT DISTRICT NO.____
DEVELOPMENT STANDARDS

Tract 1 – C-2 Community Business District

Development shall take place in accordance with the use and development standards for the C-2 Community Business District zoning district in the City of Mansfield Zoning District Regulations except as otherwise listed below:

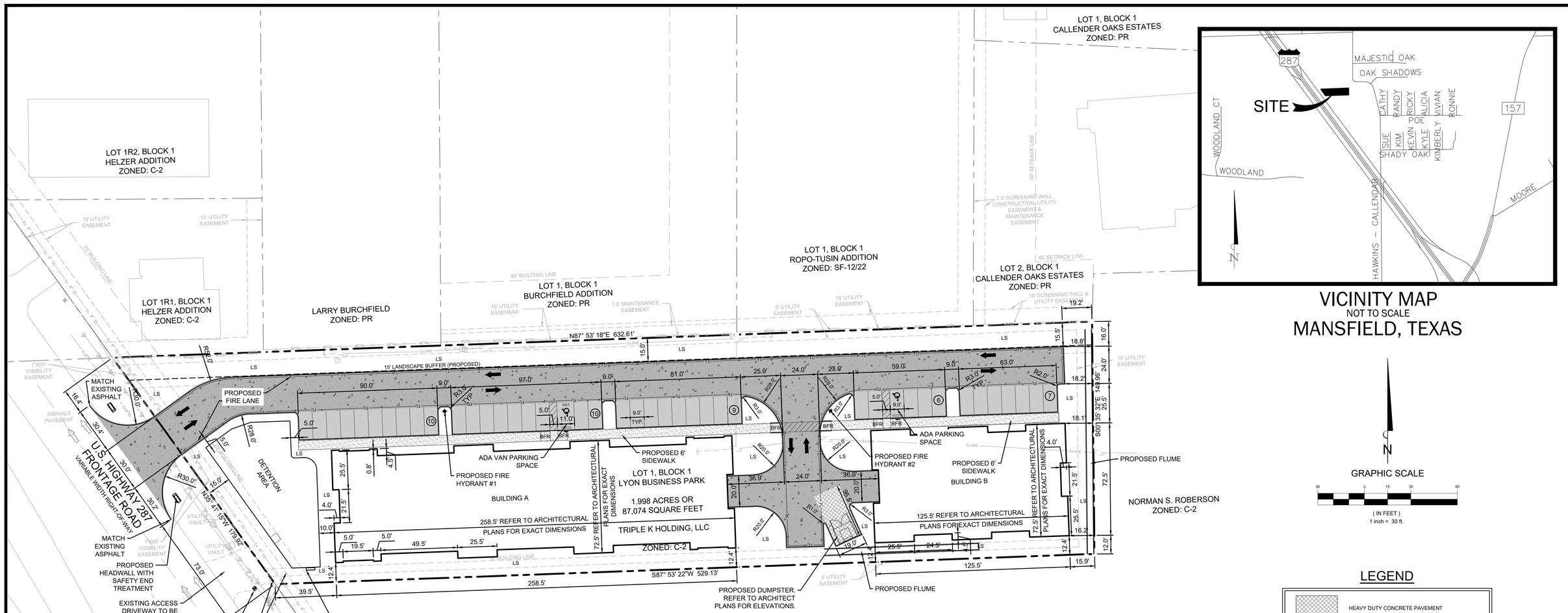
(A) *General purpose and description.* To establish and preserve an area consisting of interior warehousing of materials and equipment along with support office space. Examples of such businesses are construction-related trades such as dry wall, trim and cabinetry contractors as well as other kinds of uses in compatible circumstances.

(B) *Permitted uses.* Permitted uses include uses permitted in C-2, Community Business District and flex office. A specific use permit may be required as needed.

(C) *Area and height regulations.* Area and height regulations in a C-2, Community Business District are set forth in § 155.055.

(Ord. 671, passed 4-15-86)

DEVIATION TABLE		
	PERMITTED	**PROVIDED**
North Landscape Buffer	20'	15'
Passive Space	10% of Total Bldg SF = 262 SF	0 SF



VICINITY MAP
NOT TO SCALE

MANSFIELD, TEXAS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

LEGEND

- HEAVY DUTY CONCRETE PAVEMENT
- MEDIUM DUTY CONCRETE PAVEMENT
- LIGHT DUTY CONCRETE PAVEMENT
- SIDEWALK/FLATWORK
- ACCESSIBLE PARKING SPACE
- BFR — BARRIER FREE RAMP
- LS — LANDSCAPE
- FL — FIRE LANE
- (1) — PARKING COUNT
- EXISTING TRAFFIC CIRCULATION
- PROPOSED TRAFFIC CIRCULATION

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 PERMIT

SITE DATA SUMMARY TABLE

ZONING	C-2 COMMUNITY BUSINESS DISTRICT
LOT SIZE	1.998 ACRES
TOTAL BUILDING SQUARE FOOTAGE	26,107 S.F.
BUILDING A SQUARE FOOTAGE	17,166 S.F.
WAREHOUSE SQUARE FOOTAGE (57%)	9,785 S.F.
OFFICE SQUARE FOOTAGE (43%)	7,381 S.F.
BUILDING B SQUARE FOOTAGE	8,535 S.F.
WAREHOUSE SQUARE FOOTAGE (57%)	4,865 S.F.
OFFICE SQUARE FOOTAGE (43%)	3,670 S.F.
PARKING CALCULATIONS	
REQUIRED PARKING RATIO	1 PER 3000 S.F. OF WAREHOUSE FLOOR AREA + 1 PER 300 S.F. OF OFFICE AREA
BUILDING A	
WAREHOUSE SQUARE FOOTAGE (57%)	9,785 S.F. / 3000 S.F. ≈ 3 SPACES
OFFICE SQUARE FOOTAGE (43%)	7,381 S.F. / 300 S.F.≈ 25 SPACES
BUILDING A PARKING REQUIRED	28 SPACES
BUILDING B	
WAREHOUSE SQUARE FOOTAGE (57%)	4,865 S.F. / 3000 S.F. ≈ 2 SPACES
OFFICE SQUARE FOOTAGE (43%)	3,670 S.F. / 300 S.F. ≈ 12 SPACES
BUILDING B PARKING REQUIRED	14 SPACES
TOTAL NO. OF PARKING REQUIRED	42 SPACES
TOTAL NO. OF PARKING PROVIDED	42 SPACES
TOTAL NO. OF HC PARKING REQUIRED	2 SPACES
TOTAL NO. OF HC PARKING PROVIDED (INCLUDED)	2 SPACES
NO. OF HC VAN PARKING REQUIRED	1 SPACE
NO. OF HC VAN PARKING PROVIDED	1 SPACE

DEVELOPER:
TRIPLE K HOLDING, LLC.
CONTACT: LINDA MURILLO
2909 TURNER WARNELL RD.
SUITE 101
ARLINGTON, TX 76001-7745
lindam@connectiondrywall.com
(682)419-8779

ZONING NOTES
1. ALL USES ALLOWED IN C-2 WITH THE ADDITION OF "FLEX OFFICE/ WAREHOUSE"
2. A SPECIFIC USE PERMIT MAY BE REQUIRED, DEPENDING ON SPECIFIC BUILDING USE.

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

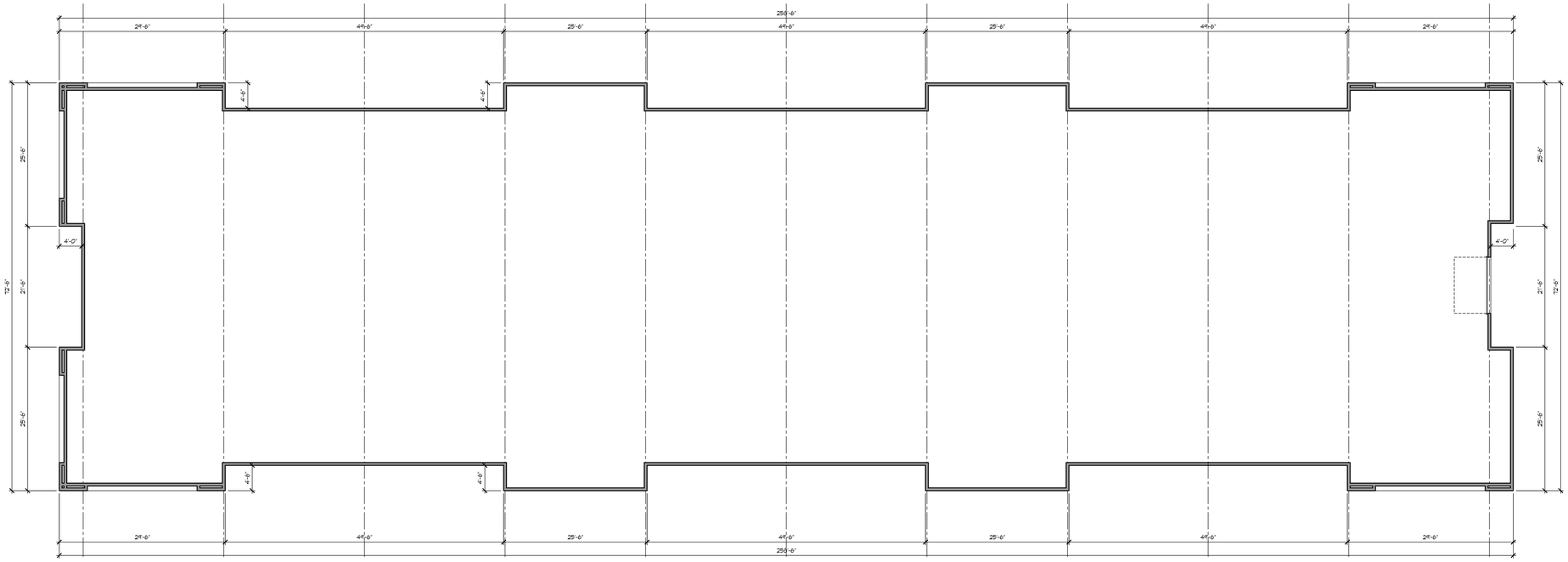
CONTACT: HECTOR J. SOTELO, P.E.
EMAIL: hsotelo@bannistereng.com

EXHIBIT C
DEVELOPMENT PLAN
OFFICE AND WAREHOUSE

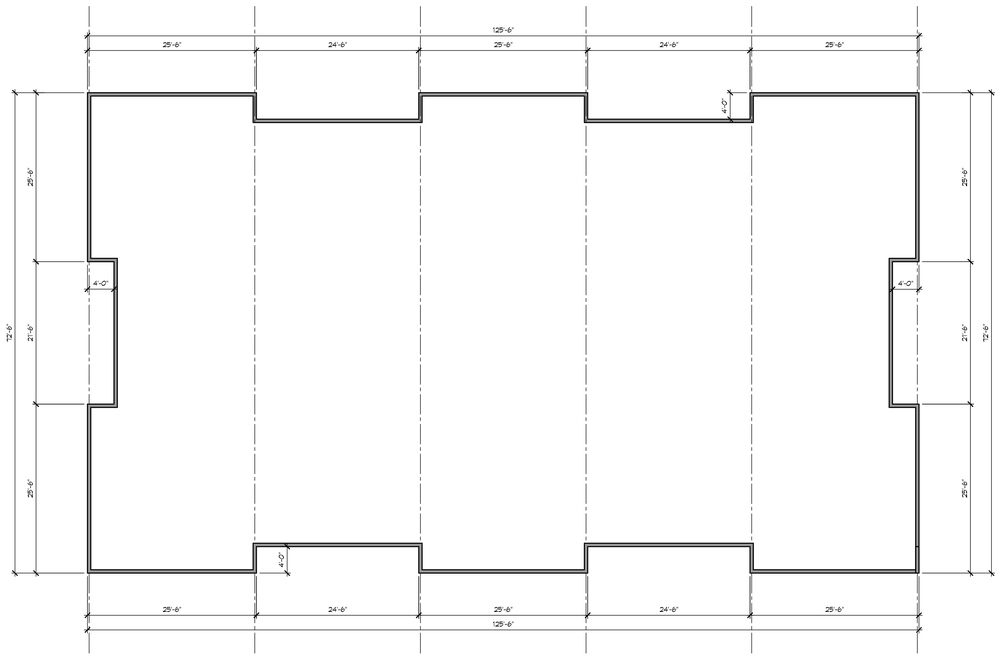
LOT 1, BLOCK 1, LYON BUSINESS PARK
MANSFIELD, TARRANT COUNTY, TEXAS
Date Prepared: May 09, 2024
Acreage: 1.998 ACRES
Number of Lots: 1
ZC#23-008

BE: 380-22-001

File: B:\Clients\380 (Triple K Holding, LLC\380-22-001 (2480 N US Hwy 287 - Mansfield)\Civil\Exhibits\- Zoning Exhibits\Site Exhibit.dwg || Date Plotted: 5/9/2024 8:21 AM || Plotted By: mjones



FLOOR PLAN BUILDING 'A'
1/8" = 1'-0"



FUTURE FLOOR PLAN- BUILDING 'B'
1/8" = 1'-0"

EXHIBIT D

case number (ZC#23-008)

213592

REGISTERED ARCHITECT
TERRY G. HANKINS
13649
STATE OF TEXAS
NOT FOR CONSTRUCTION

287 OFFICES

248 HWY 287
LOT ---- BLOCK ----

MANSFIELD, TEXAS
TARRANT

DATE: 3-20-23
5-8-23

SHEET Title:

CONCEPT FLOOR PLAN

No.10 DESIGN GROUP
219 N. WALNUT CREEK DR. MANSFIELD TEXAS 76063
817.477.1324 METRO 817.477.3853 FAX
ARCHITECTS

© COPYRIGHT 2023 NO. 10 DESIGN GROUP

SHEET No.:
D-1

CULTURED STONE



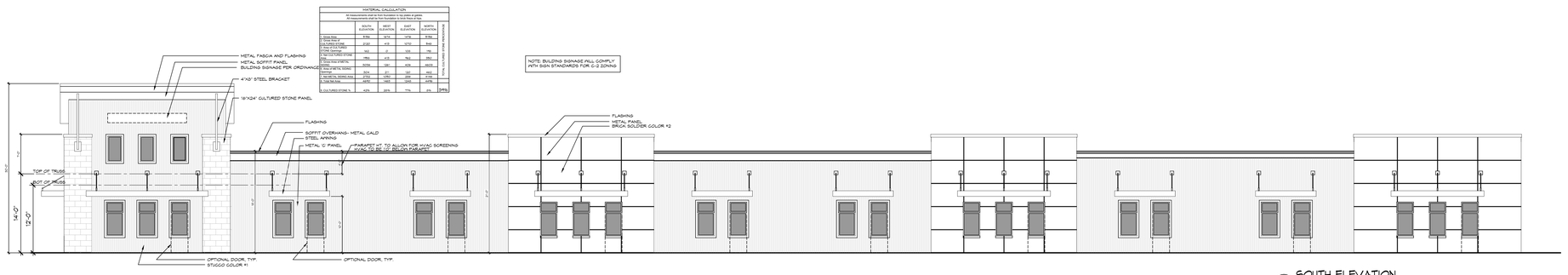
METAL 'C' PANEL



METAL PANEL



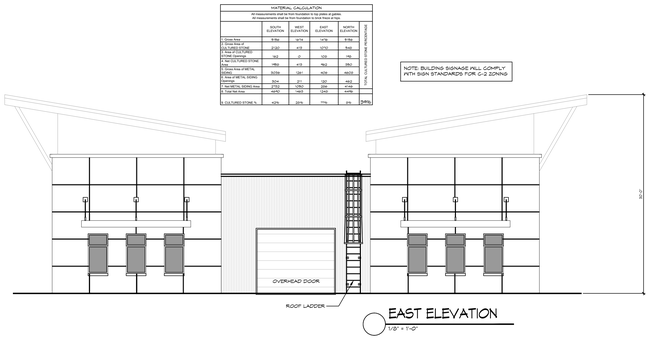
PROPOSED MATERIALS/COLORS
NO SCALE



MATERIAL CALCULATION

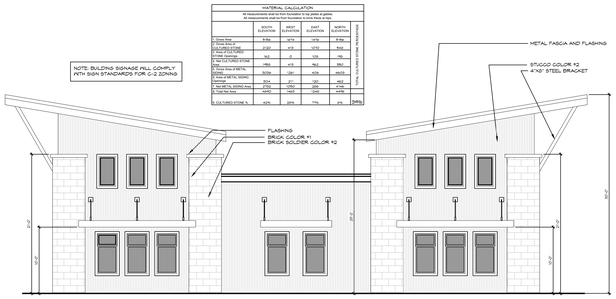
All measurements shall be from foundation to top plates at gables.
All measurements shall be from foundation to brick frieze at tops.

	SOUTH ELEVATION	WEST ELEVATION	EAST ELEVATION	NORTH ELEVATION	TOTAL FOR ENTIRE STRUCTURE
1. Gross Area	8,736	3474	1476	8,736	
2. Gross Area of CULTURED STONE Veneer (Openings Included)	2,122	418	1,210	948	
3. Net CULTURED STONE Area	1962	418	963	963	
4. Gross Area of METAL SIDING	3,098	1,961	426	4,603	
5. Gross Area of METAL SIDING Veneer	3,214	211	1,321	462	
6. Net METAL SIDING Area	2,722	1,750	206	4,141	
7. Total Net Area	4,683	1,920	1,169	4,478	
% CULTURED STONE %	42%	22%	77%	0%	34%

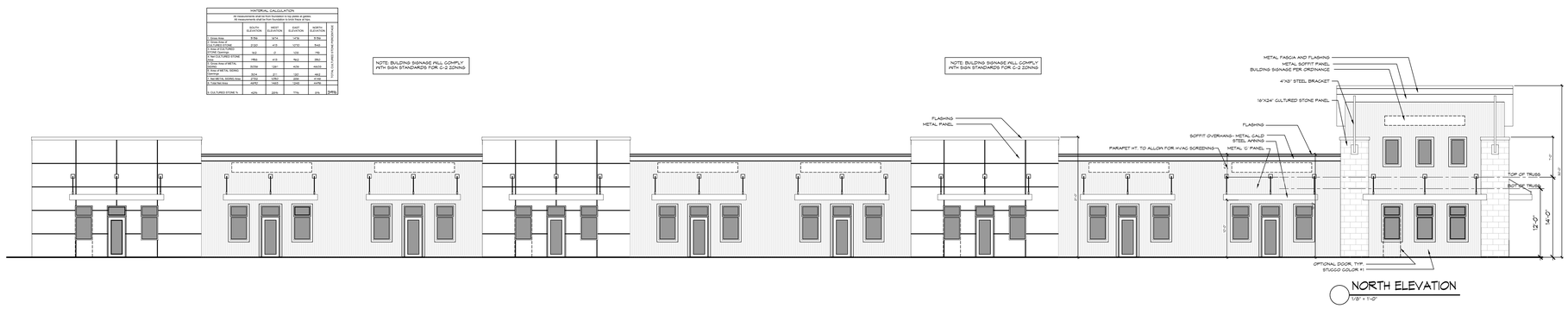


EAST ELEVATION
1/8" = 1'-0"

MONUMENT SIGN
1/4" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

BUILDING A
EXHIBIT D

case number (ZC#23-008)

213592

REGISTERED ARCHITECT
TERRY G. HANKINS
13649
STATE OF TEXAS
NOT FOR CONSTRUCTION

287
OFFICES

248 HWY 287
LOT ---- BLOCK ----

MANSFIELD, TEXAS
TARRANT

DATE: 3-20-23
5-8-23

SHEET Title:

CONCEPT ELEVATIONS
BUILDING A

No.10 DESIGN GROUP
214 N. WALNUT CREEK DR. MANSFIELD TEXAS 76063
817.477.1324 METRO 817.477.3353 FAX
ARCHITECTS

© COPYRIGHT 2023 NO. 10 DESIGN GROUP

SHEET No.:
D-2



PROPOSED MATERIALS/COLORS
NO SCALE



SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

BUILDING A- RENDERINGS
EXHIBIT D

case number (ZC#23-008)

78

213592

REGISTERED ARCHITECT
TERRY G. HAWKINS
13649
STATE OF TEXAS
NOT FOR CONSTRUCTION

287
OFFICES

248 HWY 287
LOT ---- BLOCK ----

MANSFIELD, TEXAS
TARRANT

DATE: 3-20-23
5-8-23

SHEET Title:

CONCEPT
ELEVATIONS
BUILDING A

No.10 DESIGN GROUP
219 N. WALNUT CREEK DR. MANSFIELD TEXAS 76063
817.477.1324 METRO 817.477.3853 FAX
ARCHITECTS

© COPYRIGHT 2023 NO. 10 DESIGN GROUP

SHEET No.:
D-3

METAL 'C' PANEL

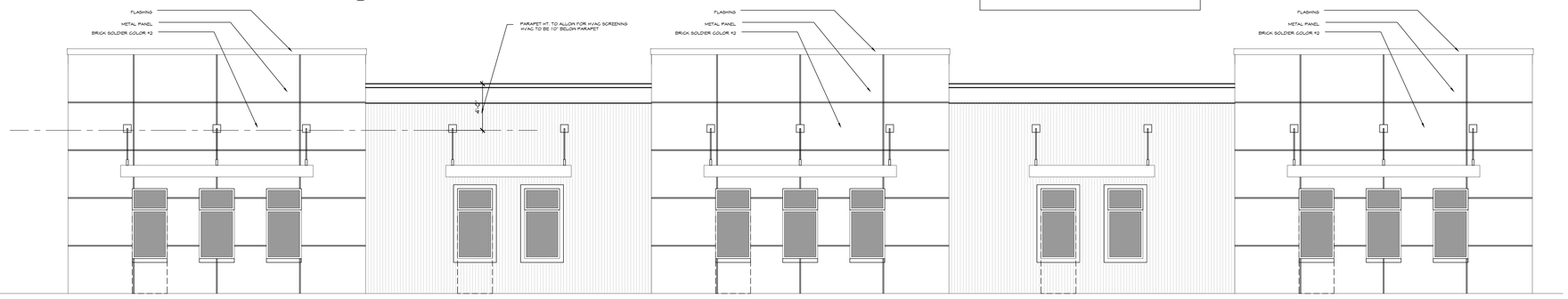


METAL PANEL



PROPOSED MATERIALS/COLORS
NO SCALE

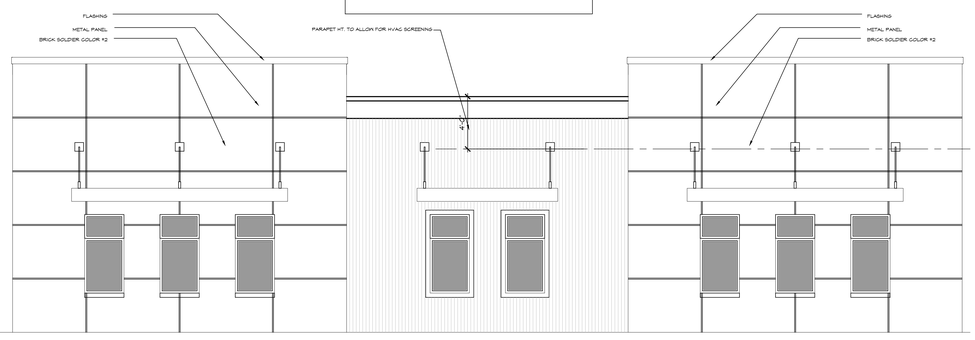
EXTERIOR MATERIALS:
STEEL PANEL AND METAL 'C' PANEL
COVERAGE= 100% STEEL SIDING

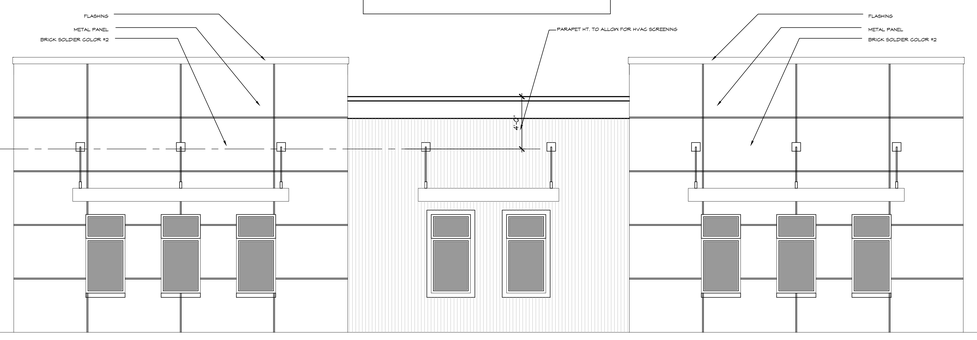


SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS:
STEEL PANEL AND METAL 'C' PANEL
COVERAGE= 100% STEEL SIDING

EXTERIOR MATERIALS:
STEEL PANEL AND METAL 'C' PANEL
COVERAGE= 100% STEEL SIDING





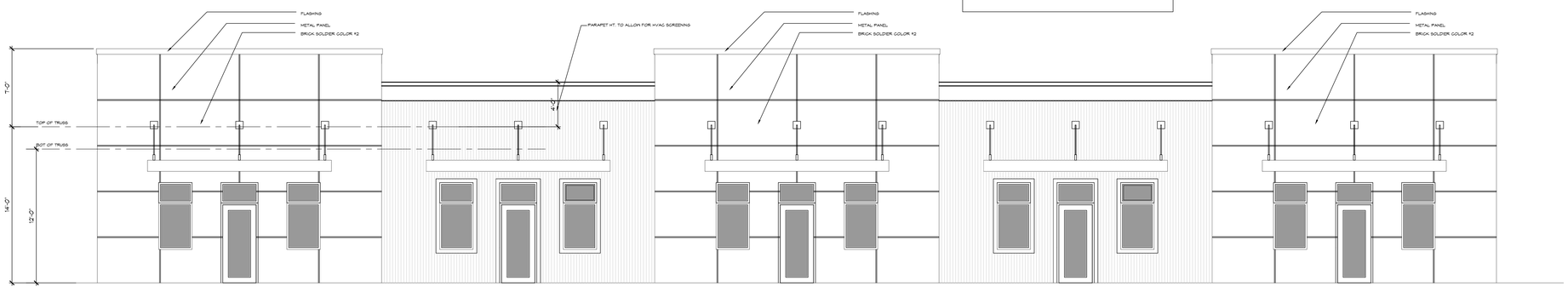
EAST ELEVATION
1/8" = 1'-0"

WEST ELEVATION
1/8" = 1'-0"

NOTE: BUILDING SIGNAGE WILL COMPLY
WITH SIGN STANDARDS FOR C-2 ZONING

NOTE: BUILDING SIGNAGE WILL COMPLY
WITH SIGN STANDARDS FOR C-2 ZONING

EXTERIOR MATERIALS:
STEEL PANEL AND METAL 'C' PANEL
COVERAGE= 100% STEEL SIDING



NORTH ELEVATION
1/8" = 1'-0"

BUILDING B
EXHIBIT D

case number (ZC#23-008)

213592

REGISTERED ARCHITECT
TERRY G. HAWKINS
13649
STATE OF TEXAS
NOT FOR CONSTRUCTION

287
OFFICES

248 HWY 287
LOT ---- BLOCK ----

MANSFIELD, TEXAS
TARRANT

DATE: 3-20-23
5-8-23

SHEET Title:

CONCEPT
ELEVATIONS
BUILDING B

No.10 DESIGN GROUP
219 N. WALNUT CREEK DR. MANSFIELD TEXAS 76063
817.477.1324 METRO 817.477.3853 FAX
ARCHITECTS

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SHEET No.:
D-4

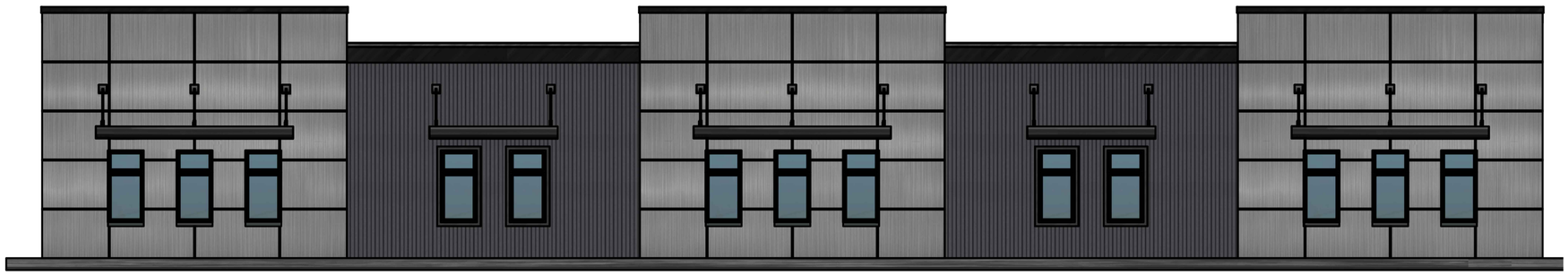
METAL 'C' PANEL



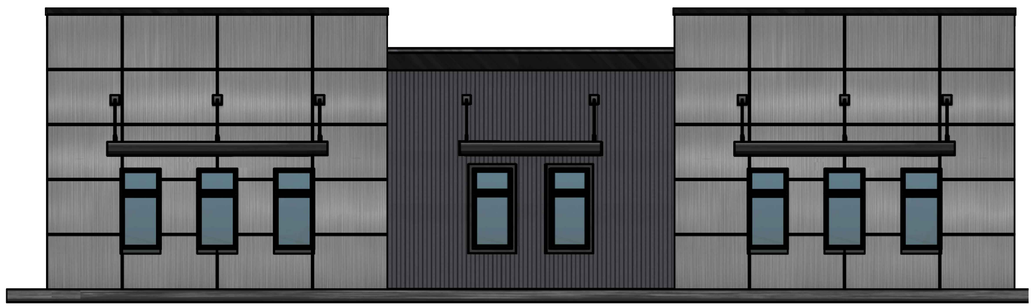
METAL PANEL



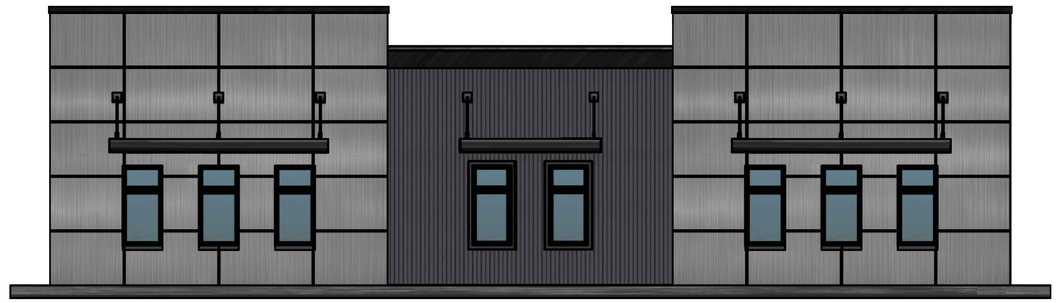
PROPOSED MATERIALS/COLORS
NO SCALE



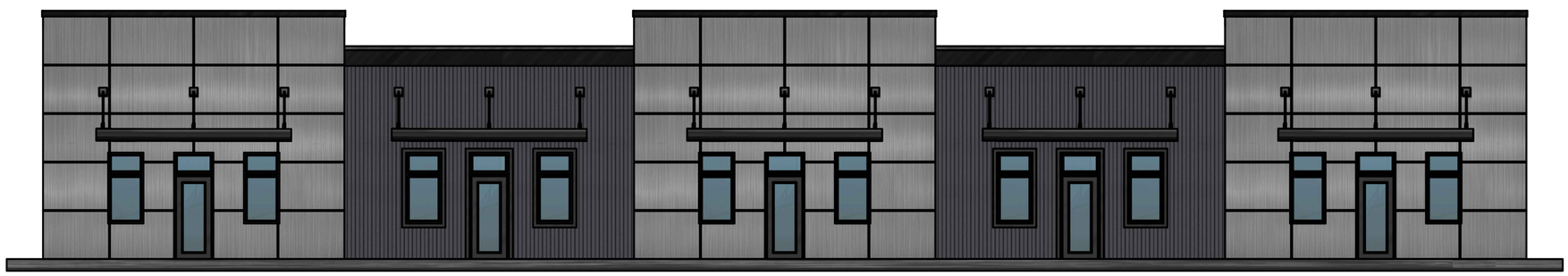
SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

BUILDING B- RENDERINGS
EXHIBIT D

case number (ZC#23-008)

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MANSFIELD, TEXAS
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5-8-23

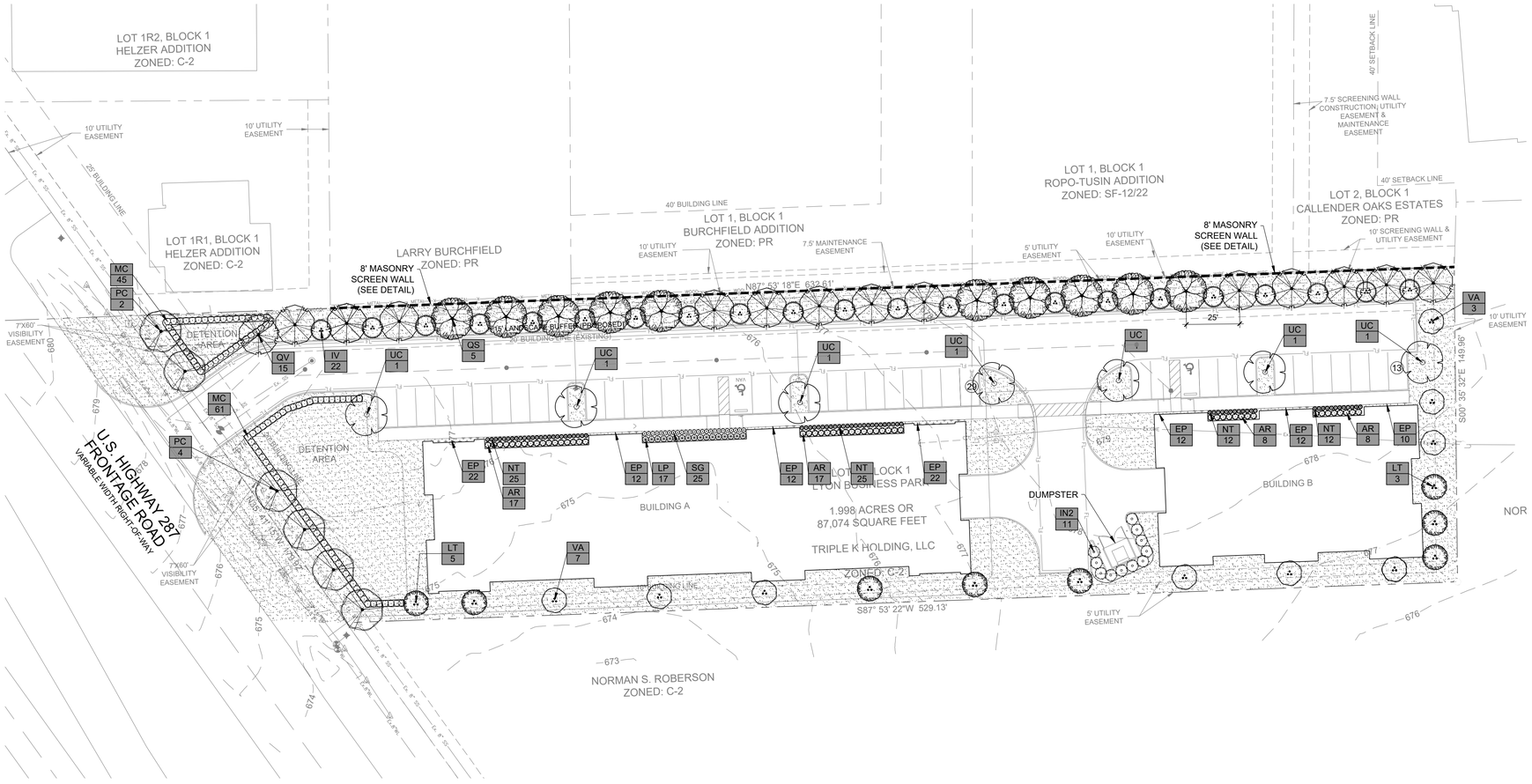
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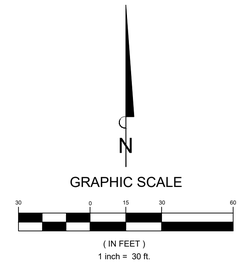
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BUILDING B

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SHEET No.:
D-5





SUMMARY CHART - INTERIOR LANDSCAPE				
PARCEL		LOT AREA (IN SQUARE FEET)	LANDSCAPE AREA (IN SQUARE FEET)	% OF LANDSCAPE AREA
LOT 1	REQ'D	79,496	7,950	10%
	PROV'D		31,487	39.61%

SUMMARY CHART - INT. PARKING LOT LANDSCAPING		
LOT 1	# OF REQ'D PARKING SPACES:	41
	# OF PROV'D PARKING SPACES:	42
	# OF TREE ISLANDS WITH TREES PROV'D:	3

SUMMARY CHART - BUFFERYARDS / SETBACKS						
PARCEL	LOCATION OF BUFFERYARD OR SETBACK	BUFFERYARD OR SETBACK WIDTH / TYPE	LENGTH (IN FEET)	TREES REQ'D	TREES PROV'D	SCREENING DEVICES
LOT 1	NORTH	20' BUFFERYARD REQ. (15' BUFFERYARD PROVIDED	633	25	25	8' MASONRY WALL
LOT 1	SOUTH	10' BUFFERYARD	529	11	11	-
LOT 1	EAST	10' BUFFERYARD	150	6	6	-
LOT 1	WEST	20' BUFFERYARD	180	5	5	-

NOTE

1. The property owner, tenant or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size.
2. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.
3. All landscaping shall be always maintained in a healthy and growing condition. The following landscaping maintenance note shall be placed on each landscape plan: "Landscaping Maintenance: The property owner, tenant, or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size.
4. All ground mounted mechanical equipment shall be screened with evergreen plant material.

LANDSCAPE DEVIATIONS

1. PROVIDING A 15' BUFFERYARD ON THE NORTH PROPERTY IN LIEU OF THE REQUIRED 20' BUFFERYARD DUE TO SITE RESTRAINTS. ADDITIONAL VEGETATIVE SCREENING IS BEING PROVIDED.
2. THE PASSIVE OPEN SPACE IS NOT BEING PROVIDED. WE UNDERSTAND THAT PASSIVE SPACE IS A REQUIREMENT. HOWEVER, AS STATED IN OUR APRIL 13, 2023 COMMENT RESPONSE LETTER, " THE SUBJECT PROPERTY FRONTS ON TXDOT RIGHT OF WAY, WHICH HAS NO SIDEWALKS. WITHOUT ACCESS TO A PUBLIC THOROUGHFARE, WALKWAY, PEDESTRIAN PATH, CIVIC OR OPEN SPACE, A PASSIVE SPACE AT THIS PROPERTY CANNOT FUNCTION AS THE ORDINANCE INTENDED." WE WOULD LIKE THE OPPORTUNITY TO DISCUSS THIS COMMENT WITH THE PLANNING AND ZONING COMMISSION.

PLANT SCHEDULE							
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	IV	22	ILEX VOMITORIA / YAUPON HOLLY	30 GAL.	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
	LT	8	LAGERSTROEMIA INDICA `TUSCARORA` / CRAPE MYRTLE	30 GAL	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
	PC	6	PISTACIA CHINENSIS / CHINESE PISTACHE	45 GAL.	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	QS	10	QUERCUS SHUMARDII / SHUMARD RED OAK	45 GAL.	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	QV	15	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	45 GAL.	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	UC	7	ULMUS CRASSIFOLIA / CEDAR ELM	45 GAL.	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	VA	10	VITEX AGNUS-CASTUS / CHASTE TREE	30 GAL.	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
	AR	50	ABELIA X 'ROSE CREEK' / ROSE CREEK ABELIA	5 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	IN2	11	ILEX X `NELLIE R STEVENS` / NELLIE STEVENS HOLLY	15 GAL.	48" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	LP	17	LOROPETALUM CHINENSE `PURPLE DIAMOND` / FRINGE FLOWER	3 GAL	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	MC	102	MUHLENBERGIA CAPILLARIS / PINK MUHLY	3 GAL	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	NT	74	NASSELLA TENUISSIMA `PONY TAILS` / MEXICAN FEATHER GRASS	1 GAL	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	SG	25	SALVIA GREGGII / AUTUMN SAGE	1 GAL	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	NOTES			
		PER PLAN	CYNODON DACTYLON `TIF 419` / BERMUDA GRASS	SOD			
	EP	102	EUONYMUS COLORATUS / PURPLE WINTERCREEPER	1 GAL., 18" O.C., TRIANGULAR SPACING			

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

CONTACT: HECTOR SOTELO, P.E.
EMAIL: hsotelo@bannistereng.com

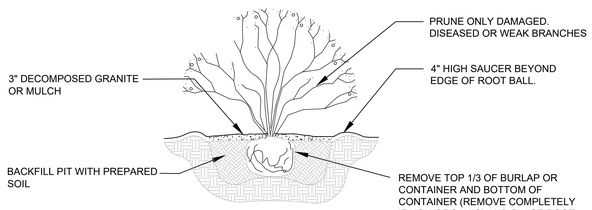
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Drew J. Dubocq
L.A.#3141
06/15/2023

LANDSCAPE PLAN
OFFICE AND WAREHOUSE
LOT 1, BLOCK 1, LYON BUSINESS PARK
MANSFIELD, TARRANT COUNTY, TEXAS
Date Prepared: June 15, 2023
Acreage: 1.998 ACRES
Number of Lots: 1
ZC#23-008

File: B:\Clients\580 (Triple K Holding, LLC)\380-22-001 (2480 N US Hwy 287 - Mansfield)\Civil\Sheet Sets\L100 Series.dwg || Date Plotted: 6/15/2023 11:07 AM || Plotted By: drew

GENERAL NOTES :

1. LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED BY HIS OR HER WORK.
2. CONTRACTOR SHALL ADVISE THE OWNER AND LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
3. IF A DISCREPANCY BETWEEN DRAWINGS AND PLANT SCHEDULE IS FOUND, THE DRAWINGS SHALL TAKE PRECEDENT OVER THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK.'
5. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
6. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT.
7. ALL DISTURBED AREAS NOT INDICATED AS PLANTING BEDS SHALL BE SODDED OR SEEDED BY CONTRACTOR TO PROVIDE AN ESTABLISHED TURF AREA.
8. CONTRACTOR SHALL REMOVE REASONABLE AMOUNT OF STONES, DEAD ROOTS, DETRITUS AND OTHER UNDESIRABLE MATERIAL FROM EXISTING SOIL.
9. IF ROCKS ARE ENCOUNTERED, REMOVE TO A DEPTH OF 3" AND ADD 3" OF FRIABLE FERTILE TOPSOIL TO ALL SODDED AREAS. CONTRACTOR TO ENSURE THAT SITE IS GRADED ACCORDING TO THE ENGINEER'S GRADING PLAN.
10. LAWN AREAS SHALL HAVE 3" MINIMUM FRIABLE TOPSOIL AND BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET.
11. SOIL PREPARATION FOR PLANTING BEDS SHALL BE AS FOLLOWS:
    - 3" OF ORGANIC COMPOST
    - 20 POUNDS OF ORGANIC FERTILIZER / 1,000 SF OF BED AREA
    - TILL BED TO A DEPTH OF 6" TO 8"
    - CHECK SOIL ACIDITY. SOIL ACIDITY SHOULD RANGE FROM 5.0 TO 7.0 PH. REGULATE IF NECESSARY.
12. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM 3" OF NATIVE HARDWOOD MULCH.
13. TREE PLANTING PITS SHALL BE CLEARED OF UNDESIRABLE MATERIAL AND BACKFILLED WITH PREPARED TOP SOIL. PLACE 1" OF COMPOST AND 3" OF SHREDDED HARDWOOD MULCH ON TOP OF ROOT BALL.
14. THE CONTRACTOR WILL BE HELD LIABLE FOR ANY DAMAGE CAUSED TO TREES DUE TO IMPROPER STAKING METHODS, INCLUDING ABSENCE OF STAKING THROUGHOUT THE WARRANTY PERIOD.
15. TREES SHALL BE PLANTED AT LEAST 2.5 FEET FROM ANY RIGHT-OF-WAY LINE, CURB, WALK OR FIRE HYDRANT, AND OUTSIDE ALL UTILITY EASEMENTS.
16. TREES SHALL BE PLANTED AT LEAST 8 FEET FROM ANY PUBLIC UTILITY LINE WHERE POSSIBLE. IN THE EVENT THIS IS NOT POSSIBLE, CONTRACTOR SHALL INSTALL A ROOT BARRIER, PER THE DETAIL(S) NOTED ON THIS SHEET.
17. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE GRADE.
18. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER THE FINAL ACCEPTANCE. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION IN ACCORDANCE WITH THE SEASON. DEAD, DAMAGED OR DESTROYED PLANT MATERIAL SHALL BE REPLACED IN KIND WITHIN THIRTY DAYS. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
19. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
20. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS IS PROHIBITED.
22. INSTALLING CONTRACTOR TO MAINTAIN LANDSCAPING FOR 30 DAYS FROM OWNER OCCUPANCY TO ESTABLISH PLANTS AND GRASS, MOWING AND TRIMMING TO BE INCLUDED.
23. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND RE-ESTABLISHED BY SOD. THESE AREAS SHALL BE IRRIGATED AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. THIS IS TO INCLUDE ALL AREAS TO THE BACK OF CURB AROUND THE PROPERTY.
24. ANY HARDWOOD MULCHED BEDS ON SITE SHALL HAVE PERMEABLE WEED MAT INSTALLED PRIOR TO PLANT MATERIAL AND MULCH BEING INSTALLED.
25. ALL BEDDING AREAS WITH GROUND COVER (ASIAN JASMINE, WINTERCREEPER, ETC.) SHALL BE TOP DRESSED WITH HARDWOOD MULCH UNTIL GROUND COVER HAS COVERED AREA COMPLETELY.
26. ANY SWITCH GEAR DEVICES, ELECTRICAL TRANSFORMERS, TELEPHONE PEDESTALS, AND HVAC UNITS LOCATED ON THE PROPERTY ARE TO BE SCREENED. IF THESE DEVICES HAVE BEEN ALTERED FROM THE MOST RECENT PLANS, THE CONTRACTOR IS TO VERIFY PLACEMENT OF THESE UTILITIES AND CONTACT LANDSCAPE ARCHITECT FOR PLANT MATERIAL SPECIFICATIONS AND PLACEMENT.
27. LANDSCAPE CONTRACTOR SHALL NOT PLACE TOPSOIL OR MULCH ABOVE BRICK LEDGE OF THE BUILDING AND SHALL NOT BLOCK WEEP HOLES ON THE BUILDING.
28. IF THE GRADES ON SITE AT THE TIME THE LANDSCAPE CONTRACTOR IS SET TO BEGIN WORK DOES NOT ALLOW THE BRICK LEDGE AND WEEP HOLES TO REMAIN UNCOVERED, IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OR GENERAL CONTRACTOR IMMEDIATELY.



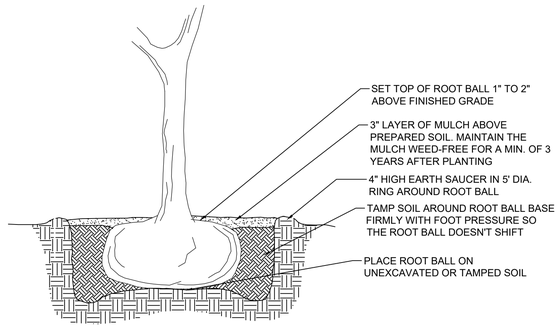
NOTE:

EXCAVATE PIT TO A WIDTH EQUAL TO 2.5 TIMES THE ROOT BALL WIDTH. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. SCARIFY SIDES OF PIT. EXCAVATE LARGER PIT FOR MULTIPLE PLANTINGS.

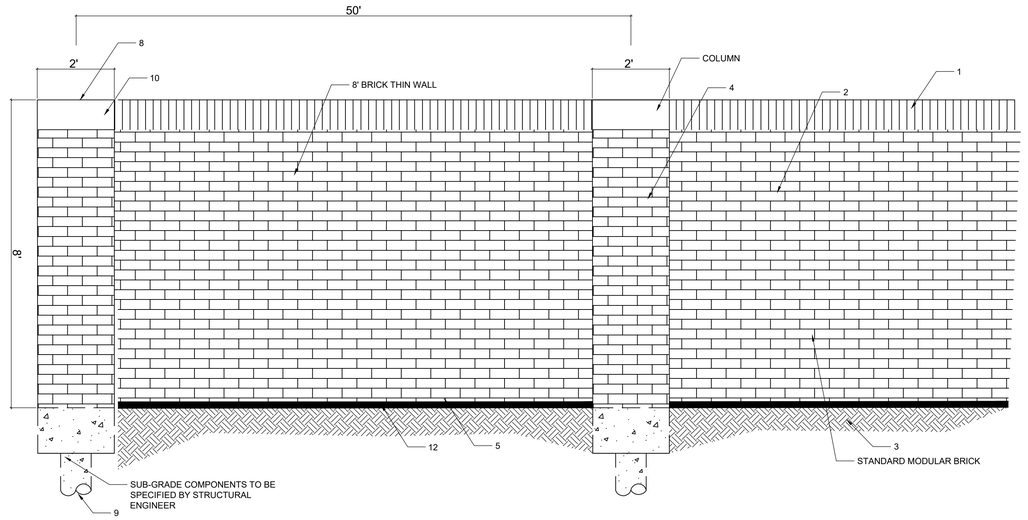
A SHRUB PLANTING DETAIL

NOTES:

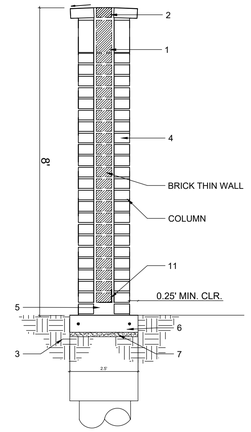
1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF THE ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



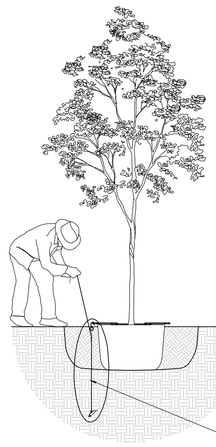
B TREE PLANTING DETAIL



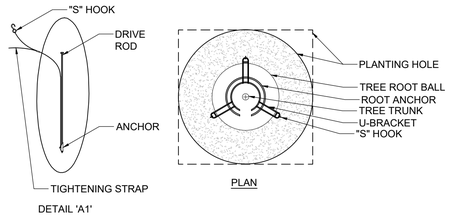
1. SOLDIER COURSE @ TOP OF WALL (SEE ELEVATION) STANDARD MASONRY H-REINFORCING. BRICK
2. STANDARD RUNNING BOND BRICK FACING W/ GRADE TO 95% OF ASH TO T-99 -SELECTION BY OWNER. REINFORCED W/ 1-NO. 9 GAUGE WIRE HORIZONTAL AT EACH COURSE. PROVIDE SLIGHT SLOPE @ TOP AS SHOWN TO FACILITATE DRAINAGE. DENSITY.
3. COMPACTED SUB
4. STANDARD 16" WIDE BRICK SUPPORT @ 12' OR 10' O.C.
5. BOTTOM COURSE WITH WEEP OPENINGS CONTINUOUS, 8" O.C. MIN.
6. CONCRETE MOW-STRIP W. (2) #4 BARS
7. 1" SAND SETTING BED
8. STANDARD 18"18" COLUMN @ 60' OR 20' O.C. GRADE @ 12' O.C. MAX. (O.C. TO MATCH
9. 12"- PIER X DEPTH TO 8' MIN. BELOW EXISTING COLUMNS & BRICK SUPPORTS)
10. CAST STONE COLUMN CAP
11. 3"X3"Xx GALVANIZED ANGLE IRON
12. 4" OPENING



C 8' MASONRY SCREEN WALL DETAIL



ROOT ANCHOR ITEM #	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH
15-BG	10 / 15 OR 17" ROOT BALL	12-18" MINIMUM DEPTH
30-BG	20 / 39 GALLON OR 22" ROOT BALL	18-24" MINIMUM DEPTH
45/65-BG	45 / 65 GALLON OR 27-30" ROOT BALL	24-30" MINIMUM DEPTH
100-BG	95 / 100 GALLON OR 36" ROOT BALL	30-36" MINIMUM DEPTH
150-BG	150 GALLON OR 42" ROOT BALL	48" MINIMUM DEPTH
200-BG	200 GALLON OR 48" ROOT BALL	48" MINIMUM DEPTH
300-BG	300 GALLON OR 58" ROOT BALL	48" MINIMUM DEPTH
CUSTOM-BG	ROOT BALLS LARGER THAN 60"	TBD



SEE DETAIL 'A1'

STEP 1:
- SET TREE IN PLANTING PIT.
- PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL.
- CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE.
- ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET.

STEP 2:
- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL.
- SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE.

STEP 3:
- REMOVE DRIP ROD.
- REPEAT STEPS 1 &2 FOR ALL THREE (3) ANCHOR LOCATIONS.
- PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.
- PLACE "S" HOOK OVER THE END OF THE U-BRACKET.
- PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF THE ROOT BALL.
- TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY.

D TREE STAKING DETAIL

LANDSCAPE NOTES AND DETAILS

OFFICE AND WAREHOUSE

LOT 1, BLOCK 1, LYON BUSINESS PARK
MANSFIELD, TARRANT COUNTY, TEXAS
Date Prepared: June 15, 2023
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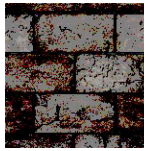
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L.A.#3141
06/15/2023

File: B:\Clients\380_Triple K Holding, LLC\380-22-001 (2480 N US Hwy 287 - Mansfield)\Civil\Sheet Set\L100 Series.dwg || Date Plotted: 6/15/2023 11:07 AM || Plotted By: drew

CULTURED STONE



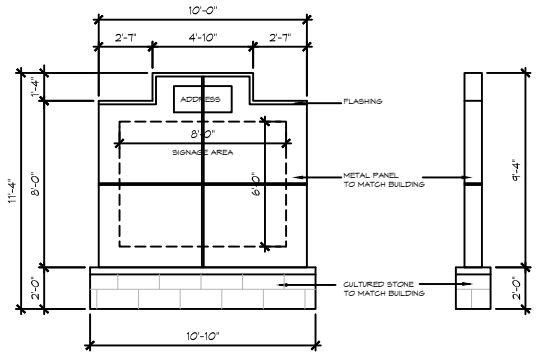
METAL 'C' PANEL



METAL PANEL



PROPOSED MATERIALS/COLORS
NO SCALE



MONUMENT SIGN
NO SCALE

EXHIBIT F

case number (ZC#23-008)

213592

287
OFFICES

248 HWY 287
LOT ---- BLOCK ----

MANSFIELD, TEXAS
TARRANT

DATE: 3-20-23
5-8-23

SHEET Title:
MONUMENT
SIGN

214 N. WALNUT CREEK DR. MANSFIELD TEXAS 76063
817.477.1329 METRO 817.477.3893 FAX
ARCHITECTS

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SHEET No.:
F-1

CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 24-6055

Agenda Date: 6/17/2024 **Version:** 1 **Status:** Public Hearing

In Control: Planning and Zoning Commission **File Type:** Zoning Case

Agenda Number:

Title

Public Hearing on a Change of Zoning from PD, Planned Development District to S, South Mansfield Form Based Development District on Approximately 57.95 Acres of land in the John Robertson Survey, Abstract No. 1317, City of Mansfield, Tarrant County, Texas, Generally Located east of U.S. Highway 287, east and west of N. Mitchell Road, and north of the Union Pacific railroad right-of-way on property addressed at 101 S. U.S. Highway 287 and at 20 and 24 North Mitchell Road; BV Mitchell LLC and the City of Mansfield, applicants (ZC#24-008)

Requested Action

To consider the subject zoning change request.

Recommendation

The Department of Planning and Development Services recommends approval of the zoning change request.

Description/History

Existing Use: Vacant
Existing Zoning: PD, Planned Development District
Mansfield 2040 Land Use Designation: Retail & Office, Mixed-Use Regional, and LINQ Special Area Plan

Surrounding Land Use & Zoning:
North - HEB Grocery, PD, Planned Development District
South - Manufacturing, PD, Planned Development District
East - Manufacturing, Clinics and Assisted Living facility, PD, Planned Development District
West - Existing Commercial, C-2, Community Business District

Thoroughfare Plan Specification:
U.S. Highway 287 - Frontage Road and Freeway
North Mitchell Road - Two lane divided collector street

Synopsis

The applicant is requesting to rezone the property from PD, Planned Development District, to S, South Mansfield Form Based Development District, on approximately 57.95 acres to accommodate mixed-use development along US 287 Frontage Road. It should

be noted that there are two (2) PD, Planned Development Districts regulating land use on the subject property; the first PD, Planned Development District contains regulations adopted under The Reserve PD, Planned Development District (Highway 287 Sub-district) and the second PD, Planned Development District contains specific regulations for the construction and operation of a chemical plant only.

Mansfield 2040 Plan

Goals and Strategies
MU.1(a): Integrate higher-intensity residential uses within mixed-use settings at intentional locations within the City.
MU.2(a): Encourage efficiently shared amenities between a variety of uses and users, including parking improvements, infrastructure, and open spaces.
MU.2(c): Establish a balanced and complementary mixture of uses within buildings and developments.
MU.3(a): Integrate public and private amenities aimed toward residents, businesses, and visitors.
RE.1(a): Market the City toward local, regional, and global partnerships in areas with appropriate context and infrastructure.
RE.2(b): Encourage local jobs by targeting employers that want the knowledge, skills, and talent of area residents.

The LINQ Special Area Plan
This development is within the LINQ, Corridor Mixed-Use designation along North U.S. Highway 287.

LQ.1: Capitalize on the intersection of location & opportunity.
LQ.3(a): Promote active transportation via safe and comfortable infrastructure for pedestrians and bicyclists.

Analysis
The applicant is requesting to rezone the property from the two (2) PD, Planned Development Districts to the S, South Mansfield Form-based Development District on approximately 57.95 acres.

The S, South Mansfield Form-based Development District relies extensively on transect zones (e.g., T-3, T-4, T-5, and T-6) and special districts to establish the schedule of allowable uses and building design standards. The transect zone that directs this proposed development must be shown on the required special land assemblage plan. As a considerable portion of the property is located within 660 feet of U.S. Highway 287, additional building standards may be required to reinforce the vision for the development along the regional corridor --- including a minimum building height of four (4) stories. The proposed commercial uses and layout of the development does not align with the compact, walkable site planning that the S, South Mansfield Form-based Development establishes.

Because the property is greater than two (2) acres in area, a development plan and a special land assemblage plan will be required. The development plan must be reviewed and approved by the City Council, and it will reinforce a pattern of development that is mixed-use vis-à-vis a required concept plan, phasing plan, and other project attributes that will achieve the community's vision for sustainable growth. The special land assemblage plan ensures that the property is appropriately master-planned to produce a development that is pedestrian-oriented, mixed-use, and attractive and it is approved administratively by the Department of Planning and Development Services.

New development on the property (and any future renovation or redevelopment) must comply with the urban design and landscaping standards of the S, South Mansfield Form-based Development District. These urban design and landscaping standards will inform the required submittal of a special land assemblage plan as well as site plans and building plans.

Summary

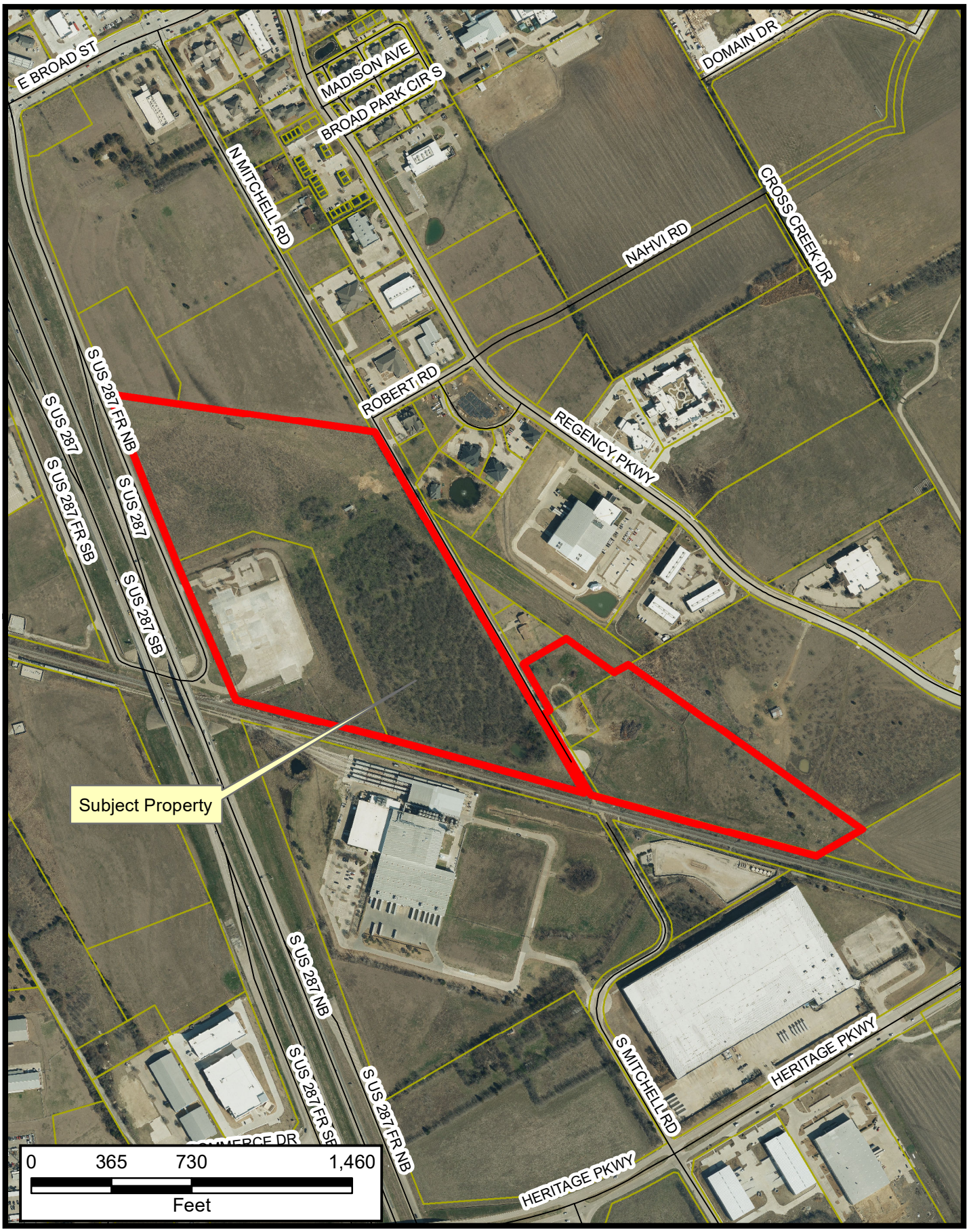
The S, South Mansfield Form-based Development District provides a specific set of form-based development standards that enables and encourages a creative development that is mixed-use, connected, walkable and visually harmonious. The possible introduction of a range of residential options, neighborhood-oriented commercial and other related civic activities have the potential to create a dynamic locus of activity along U.S. Highway 287. As such, the presence of civic and passive spaces with public art and other amenities are highly encouraged.

Prepared By

Jordon Drumgoole
Planning and Development Services Analyst
817-276-4253

Attachments

Maps and Supporting Information

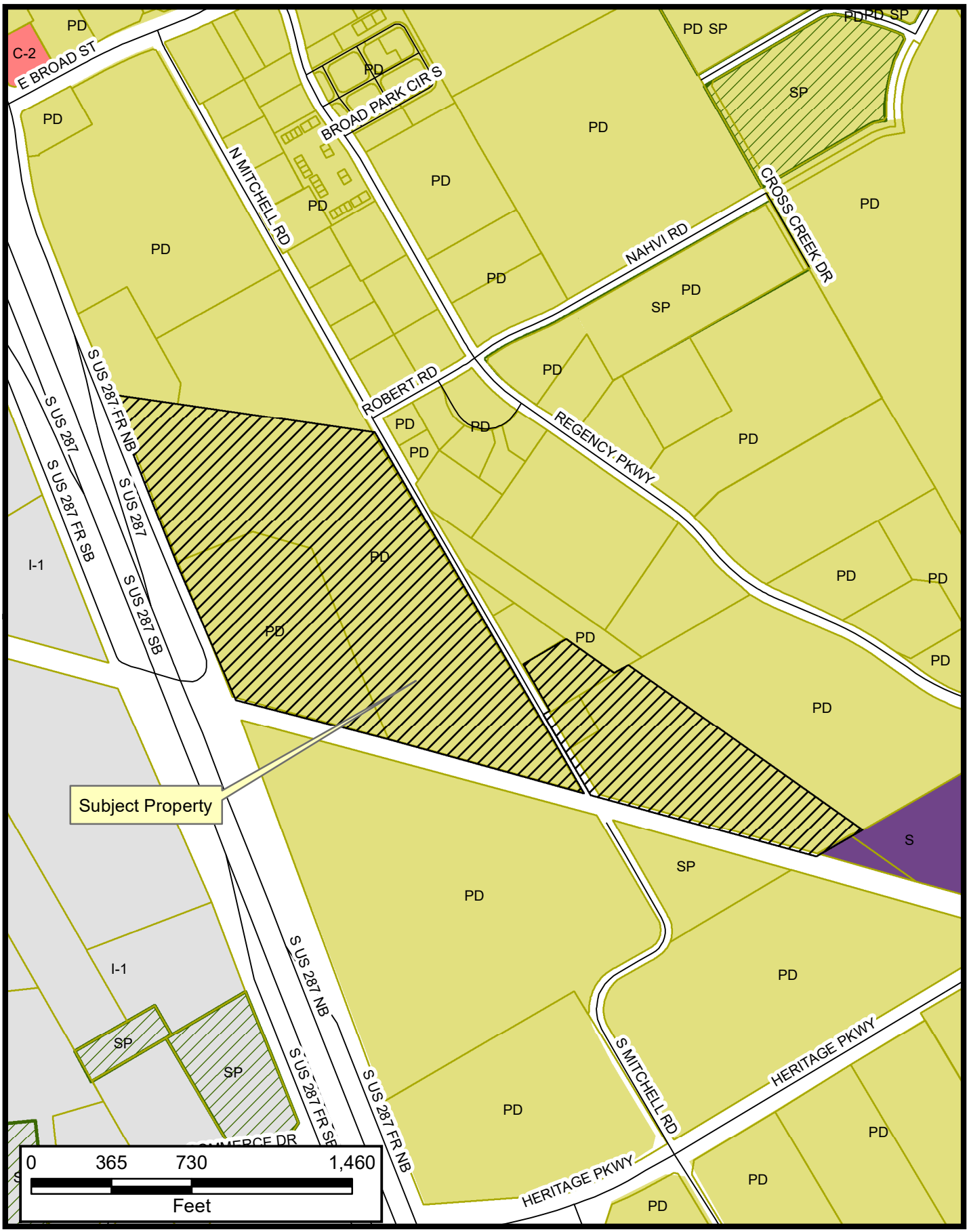


MANSFIELD TEXAS

ZC#24-008

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.

6/4/2024



MANSFIELD TEXAS

ZC#24-008

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6/4/2024

Property Owner Notification for ZC#24-008

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
FOUNTAINVIEW CENTER	BLK 1	ARGAR PRO INVESTMENTS LLC	8760 CR 612	MANSFIELD, TX	76063
FOUNTAINVIEW CENTER	BLK 1	OAKS ON THE RIDGE LLC	134 E CHURCH ST	GRAND PRAIRIE, TX	75050
GALLOWAY ADDITION	LOT 4	BV MITCHELL LLC	9311 LANSHIRE DR	DALLAS, TX	75238
GREGG, MILTON SURVEY	A 555	MANSFIELD ECONOMIC DEVELOPMENT	301 S MAIN ST	MANSFIELD, TX	76063-3106
GREGG, MILTON SURVEY	A 555	CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063-1805
HALL, J ADDITION	LOT 1	HAWIDI, DINA	2844 MARIPOSA DR	GRAND PRAIRIE, TX	75054
HALL, J ADDITION	LOT 1	HAWIDI, DINA	2844 MARIPOSA DR	GRAND PRAIRIE, TX	75054
HALL, J ADDITION	LOT 2	CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063-1805
HERITAGE BUSINESS PARK-MANSFLD	BLK 1	RMS HOLDINGS V LLC	1275 QUARRY ST	CORONA, CA	92879
MANSFIELD RETAIL CENTER ADDITION	BLK 1	HEB GROCERY CO LP	3890 W NORTHWEST HWY STE 300	DALLAS, TX	75220
MC ANEAR INDUSTRIAL PARK ADDN	BLK 1	MCCASLIN CONSULTING INC	100 N MITCHELL RD	MANSFIELD, TX	76063-5407
MCANEAR, ELIZABETH SURVEY	A 1005	TOTAL E&P USA REAL ESTATE LLC	PO BOX 17180	FORT WORTH, TX	76102
MCANEAR, ELIZABETH SURVEY	A 1005	WATER BOARD	PO BOX 4508	FORT WORTH, TX	76164-0508
MCANEAR, ELIZABETH SURVEY	A 1005	CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MCANEAR, ELIZABETH SURVEY	A 1005	CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MCANEAR, ELIZABETH SURVEY	A 1005	CRP/AI MANSFIELD OWNER LP	820 GESSNER RD STE 1000	HOUSTON, TX	77024
MCCASLIN BUSINESS PARK	BLK 1	VITX LLC	1700 ROBERT RD SUITE 100	MANSFIELD, TX	76063-9127
MCCASLIN BUSINESS PARK	BLK 2	MASTER METER INC	101 REGENCY PKWY	MANSFIELD, TX	76063-5093
MCCASLIN BUSINESS PARK	BLK 2	TALLY, JIM	2101 BAY COVE CT	ARLINGTON, TX	76013-5247

Property Owner Notification for ZC#24-008

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
ROBERTSON ADDITION	LOT 1	D & S PLASTICS INTL	PO BOX 3646	HOUSTON, TX	77253
ROBERTSON, JOHN SURVEY	A 1317	BROAD STREET US 287 LTD	2000 MCKINNEY AVE STE 1000	DALLAS, TX	75201
ROBERTSON, JOHN SURVEY	A 1317	BV MITCHELL LLC	9311 LANSHIRE DR	DALLAS, TX	75238
ROBERTSON, JOHN SURVEY	A 1317	BV MITCHELL LLC	9311 LANSHIRE DR	DALLAS, TX	75238

CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 24-6056

Agenda Date: 6/17/2024 **Version:** 1 **Status:** Public Hearing

In Control: Planning and Zoning Commission **File Type:** Zoning Case

Agenda Number:

Title

Public Hearing on a Change of Zoning from PR, Pre-Development District to S, South Mansfield Form-Based Development District on Approximately 19.974 Acres, Generally Located East of State Highway 360, West of the Tarrant Regional Water District Pipeline Tract, and Approximately 800 feet South of Lone Star Road; City of Mansfield, Applicant (ZC#24-010)

Requested Action

To consider the subject zoning change request.

Recommendation

The Department of Planning and Development Services recommends approval.

Description/History

Existing Use: Vacant
Existing Zoning: PR, Pre-Development District
Land Use Designation: Mixed-Use Regional, and the Entertainment District Special Area Plan

Surrounding Land Use & Zoning:
North - Vacant, PR, Pre-Development District
South - Vacant, PR, Pre-Development District
East - Vacant, PD, Planned Development District
West - Vacant, C-2, Community Business District and Vacant, S, South Mansfield Form-Based Development District

Thoroughfare Plan Specification:
Lone Star Road / Heritage Parkway - Future 4-lane dived major arterial

Synopsis

The City of Mansfield (the “City”) is initiating a zoning change on an approximately 19.974-acre property owned by the City from the PR, Pre-Development District to the S, South Mansfield Form-based Development District to accommodate future mixed-use development that recognizes, realizes, and achieves the vision and vast potential of the Toll Road 360 Corridor.

Mansfield 2040 Plan

Goals and Strategies
This development is within the Entertainment District, and designated as Mixed-Use Regional.

MU.1(a): Integrate higher-intensity residential uses within mixed-use settings at intentional locations within the City.
MU.2(a): Encourage efficiently shared amenities between a variety of uses and users, including parking improvements, infrastructure, and open spaces.
MU.2(c): Establish a balanced and complementary mixture of uses within buildings and developments.
MU.3(a): Integrate public and private amenities aimed toward residents, businesses, and visitors.

Entertainment District Special Area Plan

ED.1(c): Utilize, enhance, and promote the trail and its ability to connect this district to the rest of the City.
ED.3(c): Enhance streetscapes to allow for comfortable walking and bicycling within the district.

Analysis
The primary intent of the S, South Mansfield Form-based Development District, is to enable and to encourage a development pattern that is compact, mixed-use, walkable, and sustainable. To that end, the S, South Mansfield Form-based Development District is structured using the principles and practices of the rural-to-urban transect that, as used in this zoning district, create predictable urbanism by regulating building form and design.

Because the property is greater than two (2) acres in area, a development plan and a special land assemblage plan will be required. The development plan must be reviewed and approved by the City Council, and it will reinforce a pattern of development that is mixed-use vis-à-vis a required concept plan, phasing plan, and other project attributes that will achieve the community's vision for sustainable growth. The special land assemblage plan ensures that the property is appropriately master-planned to produce a development that is pedestrian-oriented, mixed-use, and attractive and is approved administratively by the Department of Planning and Development Services.

The S, South Mansfield Form-based Development District relies extensively on transect zones and special districts to establish the allowable uses and building design standards. The transect zone that directs this proposed development must be shown on the required special land assemblage plan.

New development on the property (and any future renovation or redevelopment) must comply with the urban design and landscaping standards of the S, South Mansfield Form-based Development District. These urban design and landscaping standards will inform the required submittal of a special land assemblage plan as well as site plans and

building plans.

Summary

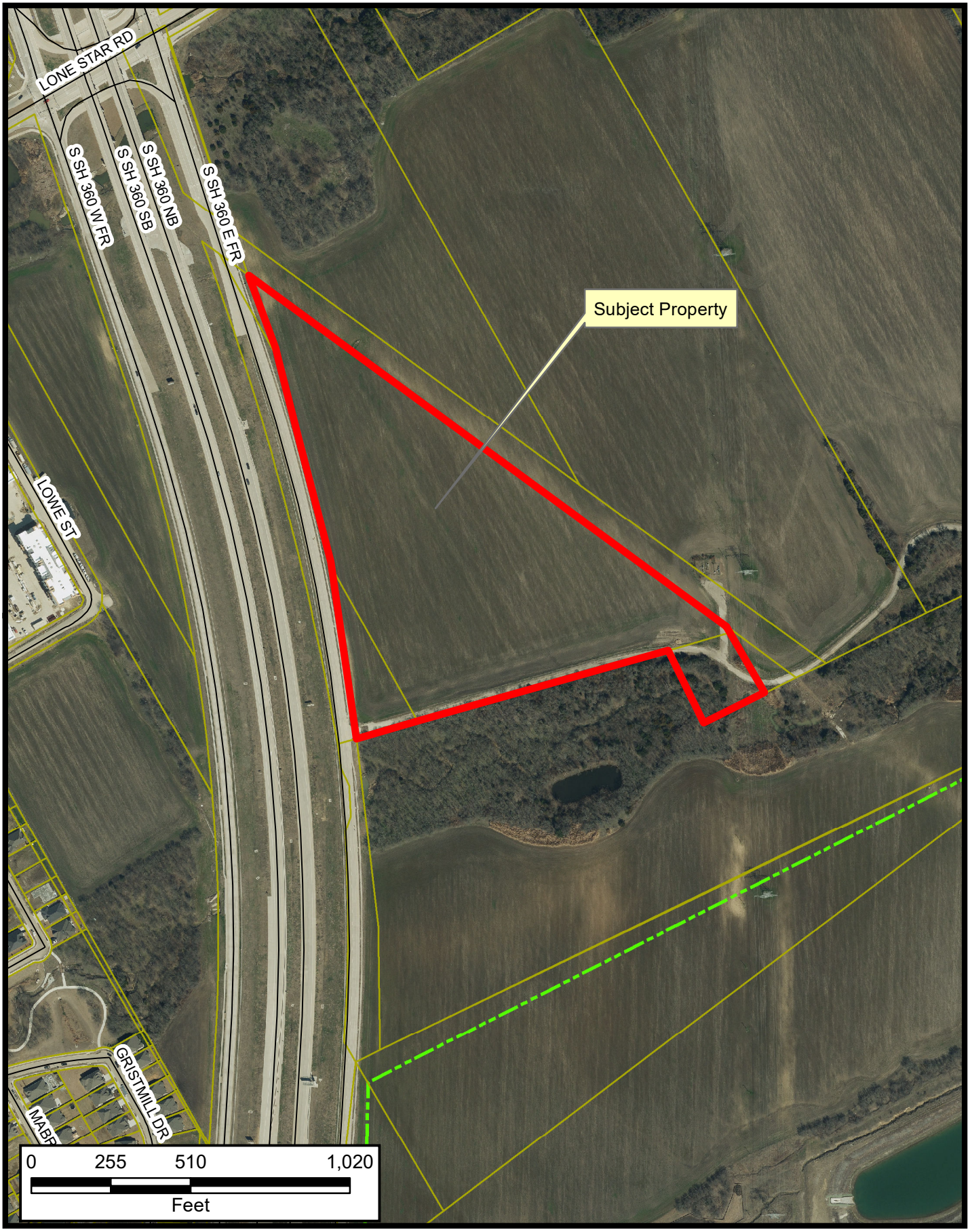
The S, South Mansfield Form-based Development District provides a specific set of form-based development standards that enables and encourages creative development. However, the provisions of the S, South Mansfield Form-based Development District also contemplate and understand that certain uses are valuable contributors to the regional, national, and global economies and can be designed and operated in a manner to be a valuable addition to the urban fabric. It is with that understanding that the provisions of the S, South Mansfield Form-based Development District are structured to allow for increased flexibility without the expense of aesthetic quality and delivering a coherent urban fabric.

Prepared By

Art Wright, AICP
Planning Manager, Long Range Planning
817-276-4226

Attachment

Maps and Supporting Information

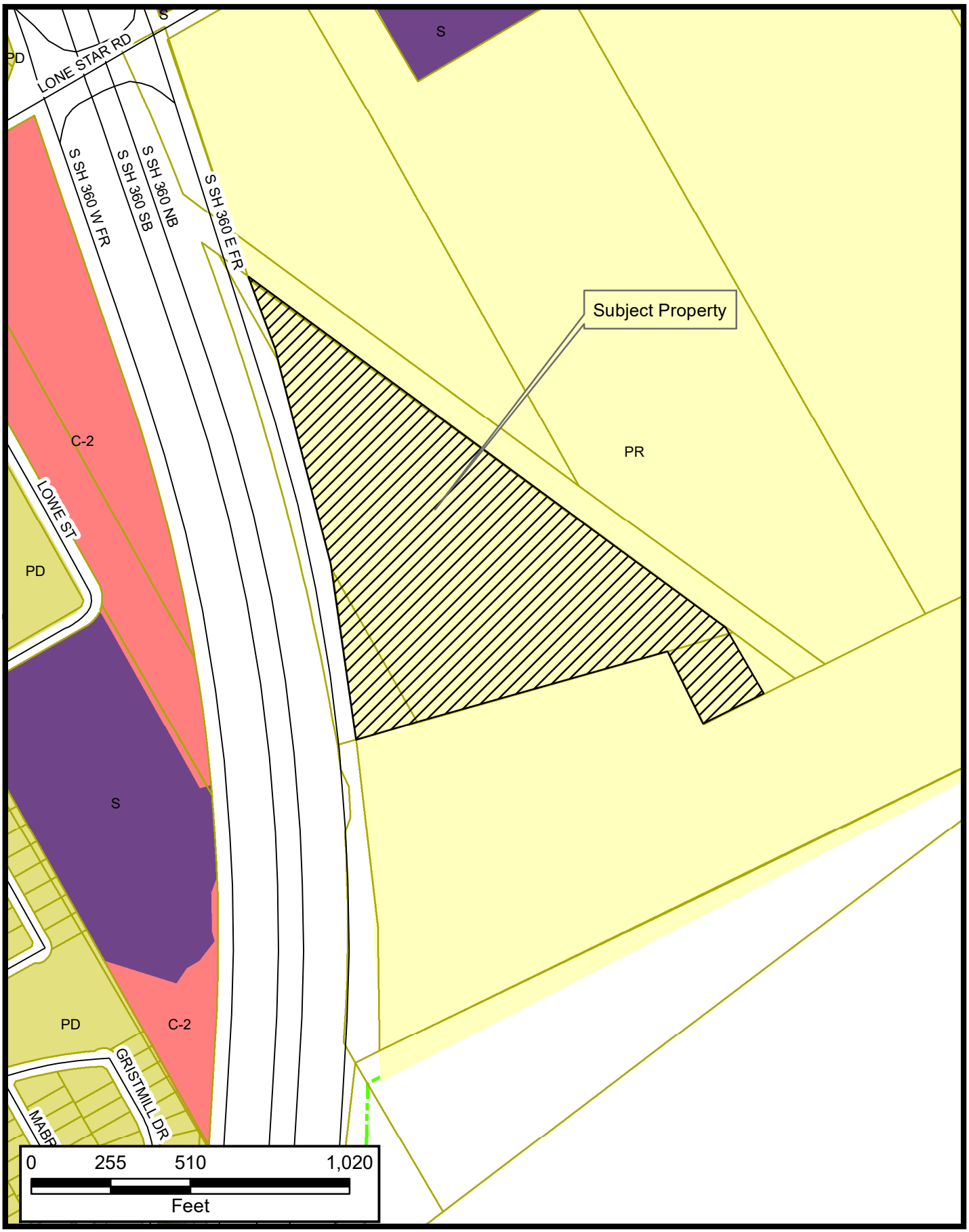


MANSFIELD TEXAS

ZC#24-010

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6/3/2024



MANSFIELD TEXAS

ZC#24-010

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6/3/2024

Property Owner Notification for ZC#24-010

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
385 M GREGG 1.622 ACRES		THREE SIXTY REALTY INC	3311 POLO DR	DELRAY BEACH, FL	33483--733
385 M GREGG 3.216 ACRES		THREE SIXTY REALTY INC	3311 POLO DR	DELRAY BEACH, FL	33483--733
616 385 J LAWRENCE M GREGG 0.223 ACRES		THREE SIXTY REALTY INC	3311 POLO DR	DELRAY BEACH, FL	33483--733
616 385 J LAWRENCE M GREGG 19.575 ACRES		THREE SIXTY REALTY INC	3311 POLO DR	DELRAY BEACH, FL	33483--733
616 385 J LAWRENCE M GREGG 1.755 ACRES		THREE SIXTY REALTY INC	3311 POLO DR	DELRAY BEACH, FL	33483--733
616 385 J LAWRENCE M GREGG 16.263 ACRES		THREE SIXTY REALTY INC	3311 POLO DR	DELRAY BEACH, FL	33483--733
616 385 J LAWRENCE M GREGG 36.26 ACRES		PHILLIPS FAMILY LIVING TRUST	3320 CHADWELL	DALLAS, TX	75234
616 J LAWRENCE 0.667 ACRES		PHILLIPS JUDITH A	3320 CHADWELL DR	FARMERS BRANCH, TX	75234--512
616 J LAWRENCE 1.886 ACRES		SUNBELT LAND INVESTMENT 360 LT	3015 NEW YORK AVENUE SUITE 201	GRAND PRAIRIE, TX	75052
616 J LAWRENCE 101.284 ACRES		SUNBELT LAND INVESTMENT 360 LT	3015 NEW YORK AVENUE SUITE 201	GRAND PRAIRIE, TX	75052
616 J LAWRENCE, 5.0680 ACRES		TARRANT CO WATER	800 E NORTHSIDE DR	FORT WORTH, TX	76102--101