CITY OF MANSFIELD

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

Meeting Agenda

Planning and Zoning Commission

Monday, February 19, 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

24-5873 Minutes - Approval of the February 5, 2024, Planning and Zoning Commission Meeting Minutes

Attachments: 2-5-24 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 (rowhouse) 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-D

24-5872 Public Hearing on a Change of zoning from C-2, Community Business District to PD, Planned Development for Commercial uses and Car Wash on approximately 3.382 acres in the Henry McGehee Survey Abstract No.998, City of Mansfield, Tarrant Co, TX, located at 585 E Debbie Ln. (ZC#23-025)

Attachments: Maps and Supporting Information

Exhibit A - E

8. SUMMARY OF CITY COUNCIL ACTIONS

9. COMMISSION ANNOUNCEMENTS

10. STAFF ANNOUNCEMENTS

11. ADJOURNMENT OF MEETING

12. NEXT MEETING DATE: Monday, March 18, 2024

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on February 15, 2024, prior to 11:00 a.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: 24-5873

Agenda Date: 2/19/2024 **Version:** 1 **Status:** Approval of Minutes

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

Agenda Number:

Title

Minutes - Approval of the February 5, 2024, Planning and Zoning Commission Meeting Minutes

CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
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Meeting Minutes - Draft

Planning and Zoning Commission

Monday, February 5, 2024 | **6:00 PM** | **City Hall Council Chambers**

1. CALL TO ORDER

Chair Mainer called the meeting to order at 6:02 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:
Assistant Director of Planning Arty Wheaton-Rodriguez
Administrative Assistant II Clarissa Carrasco

Commissioners:

Present 7 - Blake Axen;Jennifer Thompson;Brandon Shaw;David Goodwin;Michael Mainer;Michael Bennett and Patrick Moses

2. INVOCATION

Commissioner Thompson gave the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

24-5857 Minutes - Approval of the January 23, 2024, Planning and Zoning Commission Meeting Minutes

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

Aye: 7 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Abstain: 0

6. CITIZENS COMMENTS

Toney Turner, 1324 West Broad Street, spoke in regards to traffic concerns near his property.

7. PUBLIC HEARINGS

24-5846 Public Hearing on a Change of Zoning from SF-12/22 Single-Family Residential District to PD Planned Development District for Attached Single-Family Residential (Rowhouse) Uses on Approximately 2.794 Acres out of the Henry McGehee Survey, Abstract No. 989, Tarrant County, TX, located at 1225 E Debbie Ln. 5E Real Estate, Developer (ZC#23-026)

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

Erik Drentlaw and Graham Pearce, 5E Real Estate, applicants, gave a presentation on the zoning case and were also available to answer any questions.

Chair Mainer opened the public hearing at 6:26 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 6:26 p.m.

Commissioner Moses made a motion to approve the zoning case with the following conditions:

1. That all windows fronting a thoroughfare or a civic space use vertically proportioned panes. This is architectural detail is consistent with the local architectural vernacular found within the D, Downtown District, the S, South Mansfield Form-Based Development District, and the other PD, Planned Development Districts that have been recently approved throughout the City of Mansfield.

2. That the minimum height of the first story of each row house dwelling be nine (9) feet.

Vice Chair Axen seconded the motion which carried by the following vote:

Aye: 7 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Abstain: 0

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 (rowhouse) 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 zoning case and was available to answer any questions.

Federico Canoura, lead architect, spoke on the zoning case and was available to answer any questions.

Chair Mainer opened the public hearing at 7:07 p.m. and called for anyone wishing to speak to come forward.

Keven Whelchel, 913 Hondo Lane, spoke in opposition of the case.

Cynthia Bonner, 800 Lillian Road, spoke in opposition of the case.

Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 7:16 p.m.

Vice Chair Axen made a motion to table the zoning case until the February 19, 2024, meeting date. Commissioner Thompson seconded the motion which carried by the following vote:

Aye: 7 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Abstain: 0

8. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Wheaton-Rodriguez mentioned that there were no city council actions that took place since the previous meeting.

9. COMMISSION ANNOUNCEMENTS

There were no commission announcements.

10. STAFF ANNOUNCEMENTS

Mr. Wheaton-Rodriguez reminded the commission that the next meeting date will be Monday, February 19, 2024.

11. ADJOURNMENT OF MEETING

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

Aye: 7 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Abstain: 0

With no further business, Chair Mainer adjourned the meeting at 7:55 p.m.

_____
Michael Mainer, Chair

_____
Clarissa Carrasco, Administrative Assistant II

CITY OF MANSFIELD

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STAFF REPORT

File Number: 24-5847

Agenda Date: 2/19/2024 **Version:** 2 **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 (rowhouse) 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:

The Department of Planning and Development Services recommends that the Planning and Zoning Commission table consideration and action on this request indefinitely.

This request was heard and tabled by the Planning and Zoning Commission on February 5, 2024, with a vote of 7-0 to table the case until the February 19, 2024.

The Department of Planning and Development Services encouraged consideration of the following if recommended for approval by the Planning and Zoning Commission on February 5, 2024:

1. That the building elevations of the attached single-family residences shall meet the design and elevation control requirements depicted in Diagram 3 of Exhibit C.
2. That the masonry requirement found in the architectural standards, Exhibit C, be adjusted to reflect the materials shown in the provided row house elevations.
3. That the minimum height of the first story of each row house dwelling be nine (9) feet.
4. That no two (2) detached single-family residences shall be designed or constructed to have the same front building elevation and that no more than one (1) garage door be permitted to front any thoroughfare.

Concerns were heard about context and compatibility with surrounding development. The developer was requested to meet with staff and make modifications to elevations associated with the rowhouses and detached single-family.

Description/History

Existing Use: Vacant

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

South: Existing Single-Family Residential, PD, Planned Development 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 attached single-family dwellings (e.g., row houses) and a transitional zone of detached single-family homes that are appropriate in scale and intensity with established residences provide a mix of uses within an existing large commercial tract. The development emphasizes placemaking and the pedestrian experience through public and private amenities. The development provides future connections to the surrounding commercially zoned property. The project, if approved, could provide an excellent example of missing middle housing within an existing development pattern.

Mansfield 2040 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.

Analysis

The subject property consists of two tracts of land located in Tarrant County totaling approximately 11.621 acres. The developer is proposing to build a maximum of 86 dwelling units. The current development proposes that 74 of those dwelling units be delivered as 3-story attached single-family (rowhouses) and the remaining 12 units be provided as 2-story detached single-family residential. The detached single-family dwelling units are proposed to be constructed along the southern boundary of the development and provide a transition from the existing Silver Oaks Neighborhood to the more intense rowhouse units that are being proposed. All detached single-family units are served by J-swing style garages, reducing the focus of a garage dominated façade.

The proposed row house portion of the development provides units with units that front on Retta Road and address the street with appropriate frontages (e.g., porch, stoop, dooryards or patios). 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 that connects future residents to future commercial opportunities along West Broad Street in the future. The units on the east side of Retta Road take advantage of existing terrain and natural resources around the drainage channel along the eastern edge of the property. Much of this area is proposed to remain in its current state and allows for a landscape-based buffer to uses east of the development. All row house units are served by alley accessed garages.

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

At the time of this analysis, the developer was preparing final elevations to be presented in both Exhibits “B” and “C”. The developer has been encouraged to draft building elevations that exemplify elements from other regionally- and nationally-acclaimed projects while ensuring visual harmony and consistency with the architectural character of existing development. The example projects provided include neo-traditional architectural design elements (e.g., masonry, appropriate window proportions, articulations, et cetera) that provide the iconic sense of place desired in the City of Mansfield and that appropriately interact with and address the public and semi-public realms.

Plat Review Committee:

The Plat Review Committee is comprised of representatives of an inter-departmental review committee that oversees all zoning and platting applications. The Plat Review Committee verifies application completeness, compliance with city ordinances, and appropriate application of all design criteria. 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 provided detention on the western half of the development can “over detain” and offset the need for improvements on the eastern half of the development.

Attachments:

Maps and Supporting Information

Exhibits A-D

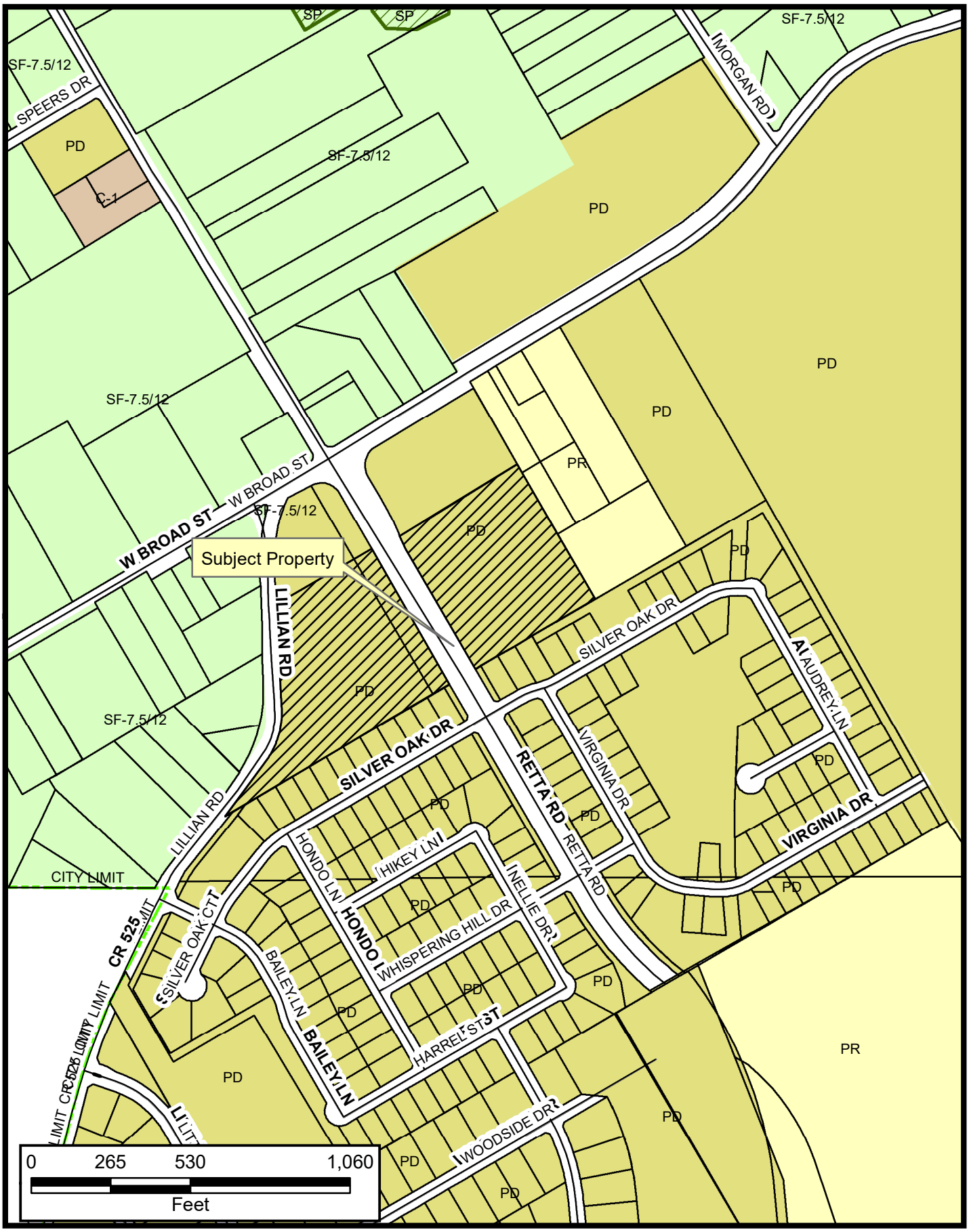


MANSFIELD TEXAS

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.

1/24/2024



MANSFIELD TEXAS

ZC#23-016

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1/24/2024

Property Owner Notification for ZC#23-016

LEGAL DESC 1 ADDRESS	LEGAL DESC 2 CITY	LEGAL DESC 3 ZIP	LEGAL DESC 4	ACREAGE	OWNER NAME	OWNER
90231					CITY OF ARLINGTON ARLINGTON T,X	P.O. BOX 76004--323
RAGLAND ROAD					GRAND PRAIRIE LAKE PARKS GRAND PRAIRIE, TX	3401 75052
HILLCREST ST					MANSFIELD ISD MANSFIELD, TX	203 76063
WALTER STEPHENSON					MIDLOTHIAN ISD MIDLOTHIAN, TX	100 76065 ROAD
LOOP 820					TXDOT FORT WORTH, TX	2501 SW 76113
ADDRESS ***				0.25195416 *** NO CITY *** 8275		*** NO * NO ZIP *
ADDRESS ***				0.05854059 *** NO CITY *** 83775		*** NO * NO ZIP *
ADDRESS ***				0.05854059 *** NO CITY *** 838		*** NO * NO ZIP *
ADDRESS ***				0.25504406 *** NO CITY *** 1571		*** NO * NO ZIP *
ADDRESS ***				1.94913821 *** NO CITY *** 211		*** NO * NO ZIP *
BONNER ESTATES	BLK 1	LOT 2		1.04985065 777	BONNER, CYNTHIA	PO BOX 352
BONNER ESTATES LILLIAN RD	BLK 1 MANSFIELD, TX	LOT 1 76063		0.33212368 7407	BONNER, FONDA	808
DICKEY, M D SURVEY LILLIAN RD	A 1986 MANSFIELD, TX	TR 3D 76063		5.54066290 632	JOSEPDAM REAL ESTATE LLC	303
DICKEY, M D SURVEY	A 1986	TR 3A01C		1.18896843 44	NEW GALILEE BAPTIST CHURCH	PO BOX 601
DICKEY, M D SURVEY LILLIAN RD	A 1986 MANSFIELD, TX	TR 3A01P 76063		1.15040246 459	SUAREZ, JOSE	764
DICKEY, M D SURVEY LILLIAN RD	A 1986 MANSFIELD, TX	TR 3A01K 76063		0.96823534 7976	BONNER, WILMER	808
DICKEY, M D SURVEY 15732	A 1986 FORT WORTH, TX	TR 3A01S 76119		2.46998925 995	BAILEY, LENARD R	PO BOX

DICKEY, M D SURVEY	A 1986	TR 3	1.39735260 955	WALKER, NELLIE	PO BOX 291
HANKS, THOMAS J SURVEY BROAD ST	A 644 MANSFIELD, TX	TR 4B02 76063	0.34439820 9216	SANDOVAL-GARCIA, NIRIA	1301 W
HANKS, THOMAS J SURVEY BROAD ST	A 644 MANSFIELD, TX	TR 4B 76063	0.70771792 4865	SANDOVAL-GARCIA, NIRIA	1301 W
HANKS, THOMAS J SURVEY LILLIAN RD	A 644 MANSFIELD, TX	TR 4H 76063	5.42972337 55	JOSEPDAM REAL ESTATE LLC	303
HANKS, THOMAS J SURVEY LAKE DR	A 644 ARLINGTON, TX	TR 4B01 76018-2252	0.70985208 3717	MENDEZ, CRUZ S	5921 INKS

Property Owner Notification for ZC#23-016

LEGAL DESC 1 ADDRESS	LEGAL DESC 2 CITY	LEGAL DESC 3 ZIP	LEGAL DESC 4	ACREAGE	OWNER NAME	OWNER
HANKS, THOMAS J SURVEY LAKE DR	A 644 ARLINGTON, TX	TR 4C01 76018-2252		0.37866259 2561	MENDEZ, CRUZ S	5921 INKS
HANKS, THOMAS J SURVEY BROAD ST	A 644 MANSFIELD, TX	TR 4D 76063-4405		2.01470309 816	SUAREZ, ISMAEL	1247 W
HANKS, THOMAS J SURVEY	A 644	TR 4		3.02304876 236	WALKER, NELLIE	PO BOX 291
HANKS, THOMAS J SURVEY	A 644	TR 4G	SEPARATED TR REF D220064559	0.42446361 4396	WALKER, NELLIE	PO BOX 291
HANKS, THOMAS J SURVEY LILLIAN RD	A 644 MANSFIELD, TX	TR 4G01 76063		0.78713080 3901	JOSEPDAM REAL ESTATE LLC	303
SANDOVAL ADDITION BROAD ST	BLK 1 MANSFIELD, TX	LOT 1 76063-4400		0.56151090 2879	SANDOVAL, NIRIA L	1301 W
SHINY ADDITION BROOKFIELD LN	BLK 1 MANSFIELD, TX	LOT 2 76063		0.34440532 9679	KRALICH INVESTING LLC	1222
SILVER OAK ADDITION VIRGINIA DR	BLK 10 MANSFIELD, TX	LOT 1 76063		0.23382743 84	GUZMAN, MIGUEL	800
SILVER OAK ADDITION SILVER OAK DR	BLK 11 MANSFIELD, TX	LOT 5 76063		0.20661157 0679	NDIAYE, MOUSSA	1020
SILVER OAK ADDITION SILVER OAK DR	BLK 11 MANSFIELD, TX	LOT 4 76063		0.21741719 6004	KOLA, SRINIVAS	1022
SILVER OAK ADDITION SILVER OAK DR	BLK 11 MANSFIELD, TX	LOT 3 76063		0.20242147 6777	THE ROMINES FAMILY TRUST	1024
SILVER OAK ADDITION SILVER OAK DR	BLK 11 MANSFIELD, TX	LOT 2 76063		0.19735319 0034	JOSEPH, SEENA	1026
SILVER OAK ADDITION SILVER OAK DR	BLK 11 MANSFIELD, TX	LOT 7 76063		0.17906336 0908	RUDOLPH, MARY	1016
SILVER OAK ADDITION SILVER OAK DR	BLK 11 MANSFIELD, TX	LOT 10 76063		0.18055555 5634	CROSBY, ELWOOD	1008
SILVER OAK ADDITION SILVER OAK DR	BLK 11 MANSFIELD, TX	LOT 6 76063		0.17906336 0813	MILLS, ANDREA	1018
SILVER OAK ADDITION SILVER OAK DR	BLK 11 MANSFIELD, TX	LOT 9 76063		0.18055555 5491	EVANS, AMY	1010
SILVER OAK ADDITION LN	BLK 2 MANSFIELD, TX	LOT 23 76063	BAL IN JOHNSON COUNTY	0.24015867 5846	MEJIA, DIEGO ALEJANDRO	901 HONDO

SILVER OAK ADDITION RD SUITE 680	BLK 3 DALLAS, TX	LOT 2X 75240	OPEN SPACE	0.63919543 2219	SILVER OAK RESIDENTIAL COMMUNI	5757 ALPHA
SILVER OAK ADDITION SILVER OAK DR	BLK 3 MANSFIELD, TX	LOT 14 76063		0.19487859 8019	MACHA, BINDU	1100
SILVER OAK ADDITION CENTER ST SUITE 500	BLK 3 ARLINGTON, TX	LOT 13 76010		0.19398530 7628	FIRST BAPTIST CHURCH OF ARLING	301 S
SILVER OAK ADDITION SILVER OAK DR	BLK 3 MANSFIELD, TX	LOT 12 76063		0.19398530 7623	TRAN, HANG	1104

Property Owner Notification for ZC#23-016

LEGAL DESC 1 ADDRESS	LEGAL DESC 2 CITY	LEGAL DESC 3 ZIP	LEGAL DESC 4	ACREAGE	OWNER NAME	OWNER
SILVER OAK ADDITION SILVER OAK DR	BLK 3 MANSFIELD, TX	LOT 11 76063		0.19398530	AZIZ, BAHER	1106
SILVER OAK ADDITION SUSSEX LN	BLK 3 MANSFIELD, TX	LOT 10 76063		7626 0.19398530	WILLIAMS, DONALD	7140
SILVER OAK ADDITION SILVER OAK DR	BLK 3 MANSFIELD, TX	LOT 9 76063		7624 0.19398530	NED, ETINYENE	1110
SILVER OAK ADDITION SILVER OAK DR	BLK 3 MANSFIELD, TX	LOT 8 76063		7627 0.19398530	DAVENPORT, SEAN	1112
SILVER OAK ADDITION SILVER OAK DR	BLK 3 MANSFIELD, TX	LOT 7 76063		7619 0.19398530	LEWIS, LESTER	1114
SILVER OAK ADDITION SILVER OAK DR	BLK 3 MANSFIELD, TX	LOT 6 76063		7627 0.19398530	HERRING, BRANDI	1116
SILVER OAK ADDITION SILVER OAK DR	BLK 3 MANSFIELD, TX	LOT 5 76063		7626 0.19398530	GRAVES, ROXANN	1118
SILVER OAK ADDITION SILVER OAK DR	BLK 3 MANSFIELD, TX	LOT 4 76063		7627 0.20279626	SHEPOTKIN, SERGEY	1120
SILVER OAK ADDITION SILVER OAK DR	BLK 3 MANSFIELD, TX	LOT 3 76063		3563 0.22003660	GREENWELL, TYRONE	1122
SILVER OAK ADDITION RD SUITE 680	BLK 3 DALLAS, TX	LOT 1X 75240	OPEN SPACE	5196 0.14203993 9776	SILVER OAK RESIDENTIAL COMMUNI	5757 ALPHA
SILVER OAK ADDITION SILVER OAK DR	BLK 4 MANSFIELD, TX	LOT 10 76063		0.22629185	EFUWAPE, MERCY	1101
SILVER OAK ADDITION SILVER OAK DR	BLK 4 MANSFIELD, TX	LOT 9 76063		0318 0.19398530	KENNEDY, ELNORA	1103
SILVER OAK ADDITION TOSCANA CIR	BLK 4 FORT WORTH, TX	LOT 8 76140-8239		7623 0.19398530	BRANT, ROGER	6253
SILVER OAK ADDITION SILVER OAK DR	BLK 4 MANSFIELD, TX	LOT 7 76063		7624 0.19398739	LUNDBERG, ANDREW	1107
SILVER OAK ADDITION SILVER OAK DR	BLK 4 MANSFIELD, TX	LOT 6 76063		1356 0.19398739	LOPEZ-MARRERO, LUIS	1109
SILVER OAK ADDITION SILVER OAK DR	BLK 4 MANSFIELD, TX	LOT 5 76063		1348 0.19398739	JACKSON, CAMERON	1111
SILVER OAK ADDITION	BLK 4	LOT 4		1353 0.19398739	GUZMAN, CARLOS	1113

SILVER OAK DR	MANSFIELD, TX	76063				
SILVER OAK ADDITION	BLK 4	LOT 3	1351	0.19398739	HAYWORTH, PATRICK	1115
SILVER OAK DR	MANSFIELD, TX	76063				
SILVER OAK ADDITION	BLK 4	LOT 2	1352	0.19398739	WHITLOCK, VIRGINIA	1117
SILVER OAK DR	MANSFIELD, TX	76063				
SILVER OAK ADDITION	BLK 4	LOT 1	1346	0.22177096	HUNSAKER-MORALES, ALEXA	1119
SILVER OAK DR	MANSFIELD, TX	76063				
SILVER OAK ADDITION	BLK 9	LOT 1	9551	0.24441581	HOLMES, TOMIEKA	801
VIRGINA DR	MANSFIELD, TX	76063				
WRIGHT ADDITION	BLK 1	LOT 1	0102	0.86167466	DEL ROSARIO, GRACIA	345
SILVERWOOD CIR	SOUTHLAKE, TX	76092-8558	7265			

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.

\\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

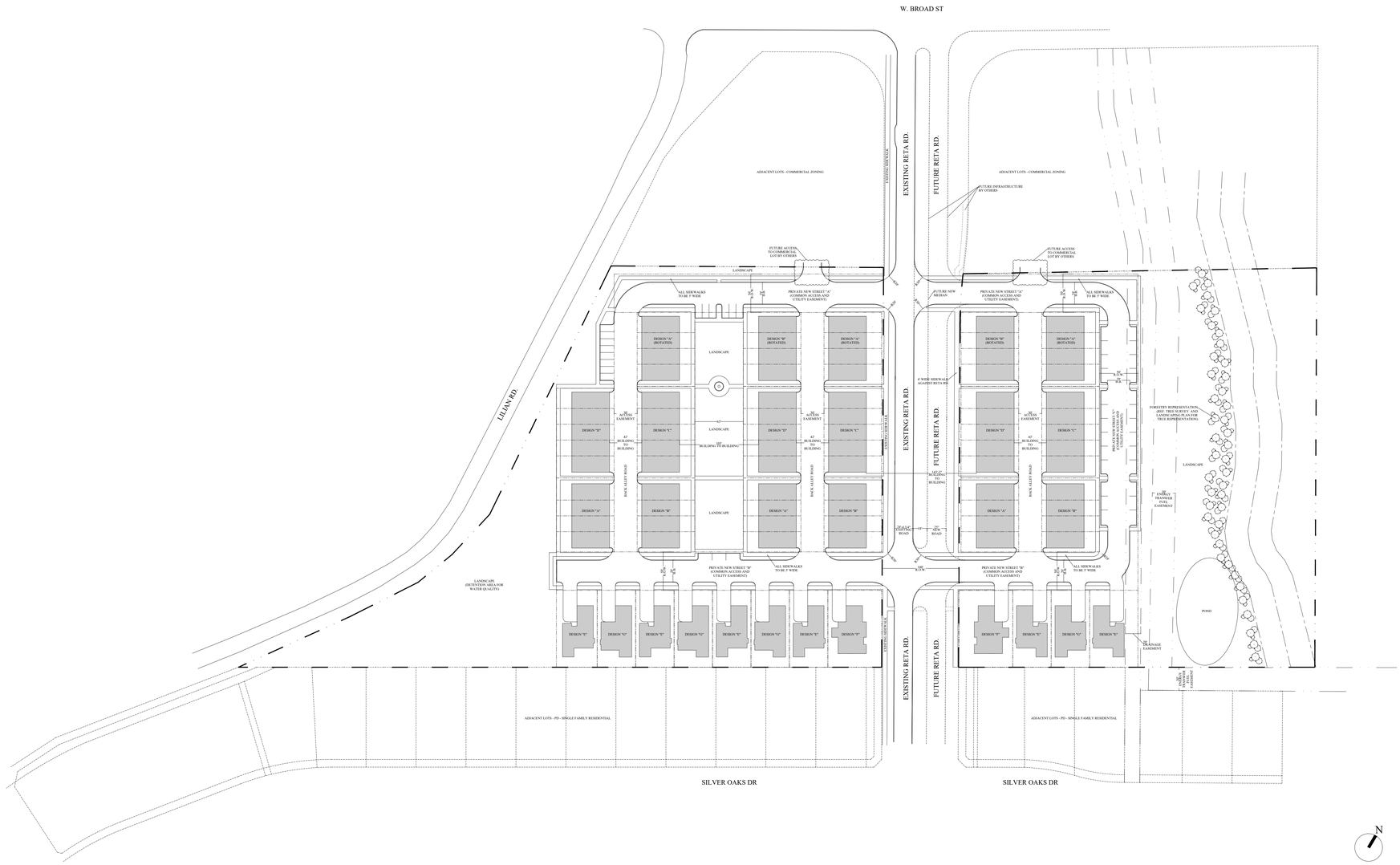
FIELD SURVEY BY: AJ	DATE: 5/30/2023	PROJECT NO. 23-765
DRAWN BY: SK	SCALE: N/A	SAM@HANNA-SE.COM

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"

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"	01/11/23

CASE NO. ZC#23-016

Exhibit B: Site Plan

DRAWN BY: F. CANOURA

CHECKED BY:

DATE: 06-19-23

SCALE: AS NOTED

A1.0

EXHIBIT "C"

803 LILLIAN RD DEVELOPMENT
(Single family residential attached and detached)

APPLICANT: FC DESIGNS ON BEHALF OF JOSEPDAM REAL ESTATE, LLC

ZC#23-106

A. GENERAL

1. The existing provisions of the City of Mansfield, Texas Code of Ordinances shall continue to be applicable to issues not covered by this planned development district standards (PD) for 803 Lillian Rd Development.
2. In the event of a conflict between these 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.
3. In the event of a conflict between these PD, Planned Development District standards and any of its illustrations, photographs, and other exhibits, including the site plan, that are attached thereto, and that are specified elsewhere in text, the standards that are set herein in the text shall prevail.
4. That the appeals process of this PD, Planned Development District, follow the considerations and procedures as set forth in Section 155.066 of the Mansfield Zoning Ordinance.

B. SITE DESIGN

1. The Developer shall design with great care the public areas surrounding Reta Rd since this arterial collector generates a passage between the commercial lots located on the north side of the development and the residential neighborhood located on the south side of the development.
    i. The developer shall design and provide sidewalks, benches, contemporary fixtures, and landscaping (all items subject to the approval of the Director of Planning) that will encourage walkability and accessibility through and to the development. Ref. Diagram 1.

2. The Developer shall design and provide large 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). Ref. Diagram 2.
3. The developer shall design and build a system of sidewalks that loops through the entire development and connect with existing sidewalks of adjacent developments to promote connectivity to adjacent communities (subject to the Director of Planning). All sidewalks to be 5' wide.
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: 20'
    ii. Rear setback against alley: 3'
    iii. Rear setback against property lines: 10'
    iv. Side setback on corners or property lines: 5'
6. Setbacks for single family detached.
    i. Front setback: 20'
    ii. Rear setback against alley: 3'
    iii. Rear setback against property lines: 10'
    iv. Side setback against property lines: 5'
    v. Side setback on corner lots: 20'

C. 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. Garage shall be accessed through side entrance or rear entrance through alley.

D. ALLEY ROADS

1. All alley roads shall be 30' wide to accommodate infrastructure and fire truck access.

i. No dead end shall exceed a linear 150’

E. 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.

F. ELEVATIONS CONTROL

1. To encourage architectural variety on a continuous block or landscaped area, the building facades for the single family attached buildings will not have repeating elevations across one another and on either side of the subject building.
    i. Four (4) 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. Three (3) 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. Diagram 3 for design intent in all buildings.

G. 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 space between buildings.

H. MINIMUM HOUSE SIZE

1. The minimum floor livable floor area for each home shall be 1,800 square feet.

I. ARCHITECTURAL STANDARDS

1. Masonry requirements: except for openings for doors and windows only, a minimum of 50 percent of each building wall shall be fired-clay brick, cast stone, stone and/or stucco.
    i. Exterior insulated finishing system (E.I.F.S) is not a permitted material.
    ii. Doors and windows shall be recessed a minimum of three (3) inches in building facades constructed of brick, stone, or stucco.
    iii. Flushed mounted windows are prohibited.
2. Required Architectural Features for all dwellings
    i. Architectural design intent is a modern contemporary design that celebrates strong horizontal lines, glazing, a contemporary color palette on traditional materials that contrast one another and the addition of warm materials (such as wood and siding) to emphasize carvings and pop-outs into and from the buildings.
    ii. Combination of flat roof and traditional pitch roof designs with a slope not larger than 8:12 for pitch roofs. Flat roof designs shall be protected by a parapet wall of at least forty-two (42) inches high on areas with accessibility and eighteen (18) inches high on not accessible rooftops. All flat roof designs shall be properly drained through roof drain.
    iii. All main entrances into the dwellings shall be celebrated in a unique way to clearly identify each unit. Corner units may have a side entrance to celebrate both facades. A dooryard, front patios, stoops, enclosed entries, and awnings can promote celebrate such feature.
    iv. All dooryards and patios shall be at least fifteen (15) feet deep by the width of the lot. Dooryards and patios shall be enclosed by ornamental metal fence no higher than four (4) feet in all single family attached lots. Dooryards and patios shall not be enclosed by fence on single family residential detached lots. Eight (8) feet high wood fences are permitted on single family residential to provide privacy into each lot backyard. Backyard wood fences shall be installed behind the main entrance façade wall.

a. Except as specifically provided in this PD, planned development district, all fencing requirements shall comply with the provisions set forth in section 155.094 (General provisions for all fences and free-standing walls) of the City of Mansfield, Texas Code of Ordinances, as amended. In addition, the Developer shall install an ornamental wall or fence against the commercial properties on the north side of the development. Such wall/fence shall be complimented with landscaping and allow openings through multiple places to allow for lots to communicate with one another. Wall/fence is subject to the approval of the Director of Planning.

v. All stoops, where provided, shall be elevated a minimum of two (2) feet above the adjacent sidewalk and shall have a minimum depth of four (4) feet. Stoops shall be constructed of brick, concrete, or stone material to match the adjacent building facade.

vi. Enclosed entrances shall be celebrated by carving into the building and allowing the architecture of the building to cover the outdoor entrance space and/or creating a pop-out from the main structure that clearly identifies each main entry. Pop-outs shall be of a different material or color than the wall behind it on the main building.

vii. All dwellings to be constructed on corner lots or high visibility lots shall be held to an elevated standard of architecture as depicted on the Development Plan. Side entrances, larger glazing areas, patios/balconies are some of the ways to celebrate such instances.

viii. In addition to the requirements of a dooryard, patio, a porch, or stoop on a front building façade, each dwelling shall incorporate four or more of the following architectural features to stimulate visual interest and to ensure building variety.

a. Awnings or canopies
b. Balconies or enclosed patios
c. Dormers
d. Offsets between adjacent units (a minimum of 12 inches)

e. Scone lighting
f. Decorative banding or molding
g. Eyebrow soldier courses
h. Large opening (windows)
i. Columns
j. Ornamental metal railings
k. Ornamental parapet wall caps

ix. All openings for doors and windows shall be proportional to the space it celebrates and to each individual unit while maintaining the integrity of the overall building. Designer contemporary windows openings are subject to the approval of the Director of Planning.

J. DIAGRAM 1















K. DIAGRAM 2







Diagram 3



BUILDING A - FACADE

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

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: BUILDING A - FACADE

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"	01/11/23

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA

CHECKED BY:

DATE: 06-19-23

SCALE: AS NOTED

A12.0

Diagram 3



BUILDING B - FACADE

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

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: BUILDING B - FACADE

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"	01/11/23

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA

CHECKED BY:

DATE: 06-19-23

SCALE: AS NOTED

A13.0

Diagram 3



BUILDING C - FACADE

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

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:
BUILDING C - FACADE

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"	01/11/23

CASE NO. ZC#23-016

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

A14.0

Diagram 3



BUILDING D - FACADE

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

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: BUILDING D - FACADE

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"	01/11/23

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA

CHECKED BY:

DATE: 06-19-23

SCALE: AS NOTED

A15.0

Diagram 3



Diagram 3



Diagram 3



Diagram 3



Diagram 3



Diagram 3



Diagram 3



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

LILIAN RD
(VARIABLE WIDTH)

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

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

1, BLOCK 1
DOWAL ADDITION
D201115385, 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# D220237061, 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

CALLED (TRACT II) 0.391 ACRES

INST# D205383301, D.R.T.C.T.
CALLED 2.09 ACRES

HOA LOT 1A
(7,674.36 S.F.)

HOA LOT 2A
PROP. OPEN/COMMON AREA FOR PRIVATE USE
(119,722.66 S.F.)

PROP. OPEN/COMMON AREA FOR PRIVATE USE

PROP. OPEN/COMMON AREA FOR PRIVATE USE

HOA LOT 1B
PROP. OPEN/COMMON AREA FOR PRIVATE USE
(114,221.16 S.F.)

INTERSECTION 4-10-01-DEN

CLINE MEDINA

FUTURE SIGNAL

FUTURE RETTA ROAD

RETTA ROAD
(100' R.O.W.)
INST# D220064559, D.R.T.C.T.

FUTURE MEDIAN

FUTURE RETTA ROAD

EX. POND

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.

SILVER OAK DR
(50' R.O.W.)

N59°53'08"E 354.42'

N58°36'48"E 67.60'

S59°34'03"W 836.56'

S59°33'02"W 463.37'

S33°09'52"E 571.21'

LEGEND

EXISTING TREE TO BE PRESERVED/PROTECTED

EXISTING TREE TO BE REMOVED BY PERMIT

SCALE: 1" = 50'-0"

TREE SURVEY

ZC23-016

Date DEC 01, 2023
Drawn By GAC
Checked By GAC
Revisions

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

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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

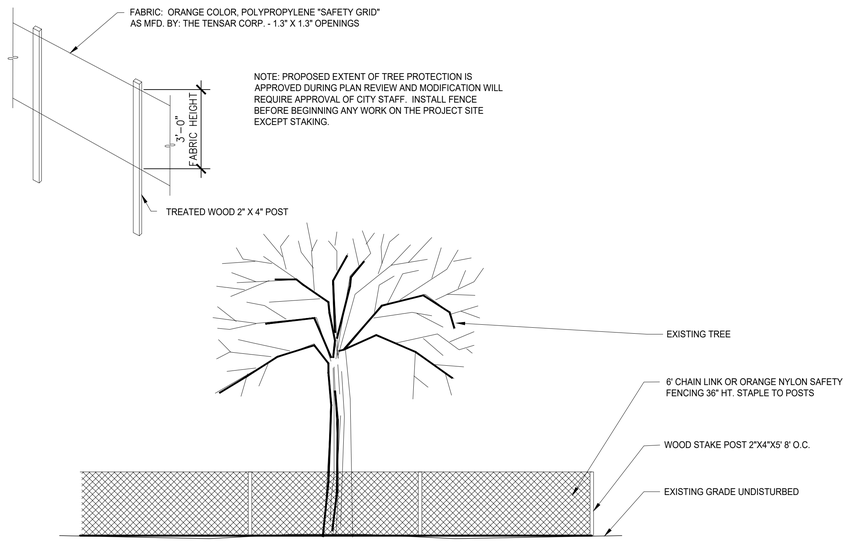
Tree #	Species	DBH	Condition	Exemptions	Comments
14674	Mesquite	10	Fair		PRESERVE
14675	Mesquite	9	Fair		PRESERVE
14676	Eastern Red Cedar	7	Fair		PRESERVE
14677	Honey Locust	6	Fair		PRESERVE
14678	Pecan	9	Good		PRESERVE
14679	Pecan	8	Fair		PRESERVE
14680	Pecan	28	Fair		PRESERVE
14681	American Elm	31	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"

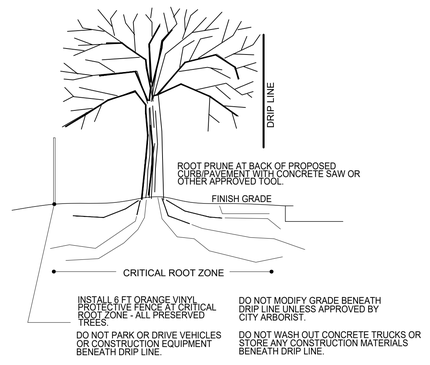
TOTAL INCHES REMOVED = 311"
TOTAL INCHES EXEMPT = 283"
TOTAL INCHES TO MITIGATE = 28"

TOTAL INCHES PRESERVED = 1375"

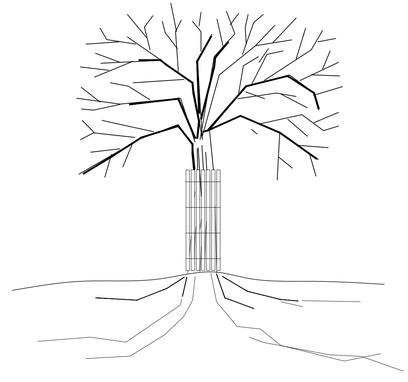
(153) 3" TREES PLANTED = 459"



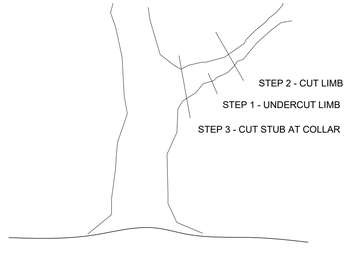
TREE PROTECTIVE FENCING
SCALE: NOT TO SCALE



ROOT PROTECTION
SCALE: NOT TO SCALE



BARK PROTECTION
SCALE: NOT TO SCALE



TREE PRUNING
SCALE: NOT TO SCALE

TREE SURVEY
ZC23-016

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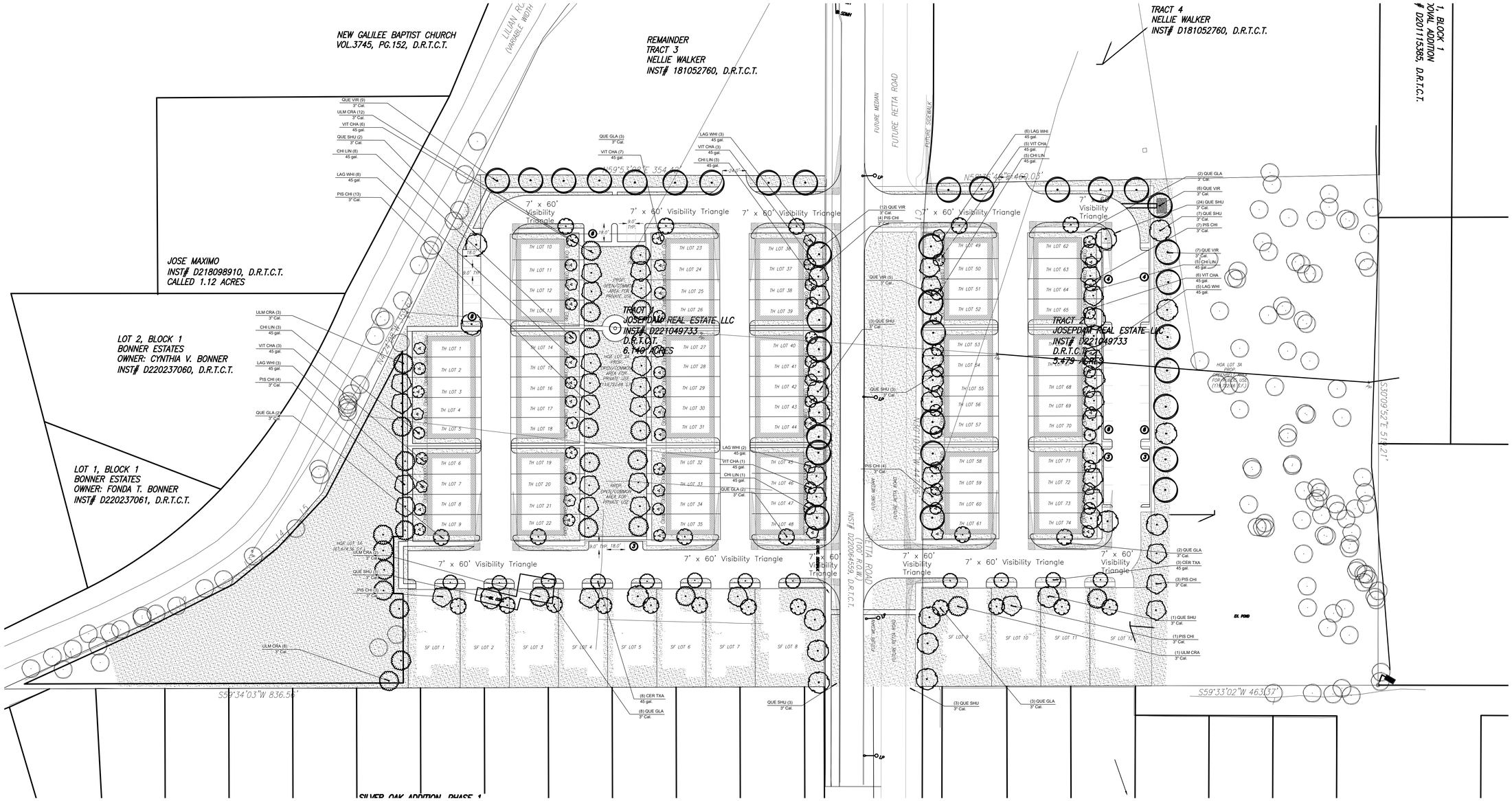
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LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DRIVE
WEATHERFORD, TEXAS 76087 682-215-9151
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

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RETTA ROAD DEVELOPMENT
803 LILLIAN RD
MANSFIELD, TEXAS

Sheet No.
L-2

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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...

SCALE: 1" = 50'-0"

LANDSCAPE PLAN

ZC23-016

Date DEC 01, 2023
Drawn By GAC
Checked By GAC
Revisions

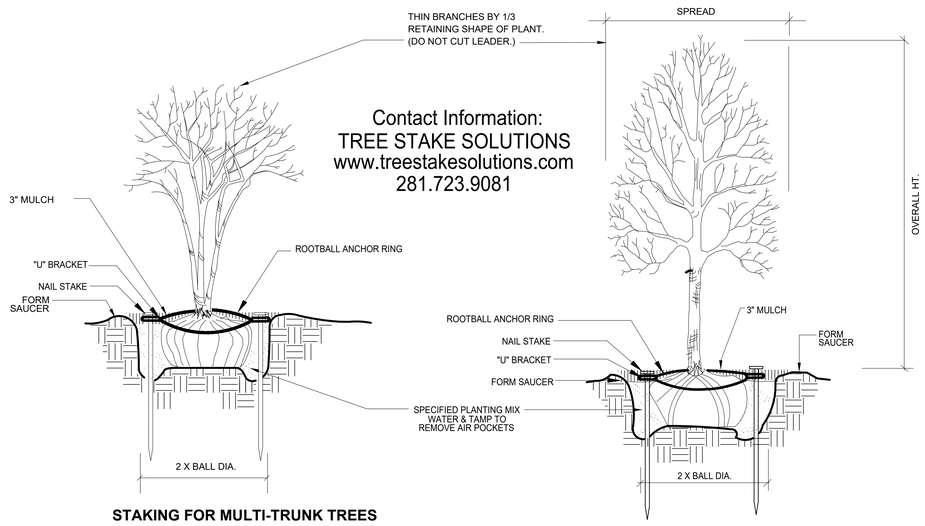
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1921 MAPLEWOOD DRIVE
WEATHERFORD, TEXAS 76087 682-215-9151
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RETTA ROAD DEVELOPMENT
803 LILLIAN RD
MANSFIELD, TEXAS

Sheet No.
L-3

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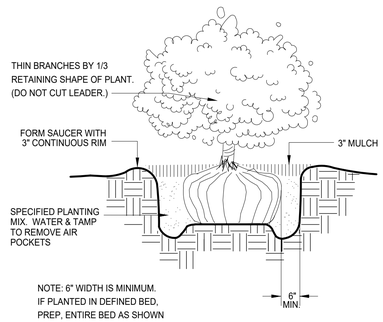
Contact Information:
TREE STAKE SOLUTIONS
www.treestakesolutions.com
281.723.9081

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

SCALE: NOT TO SCALE

TREE PLANTING OVER 2" CALIPER

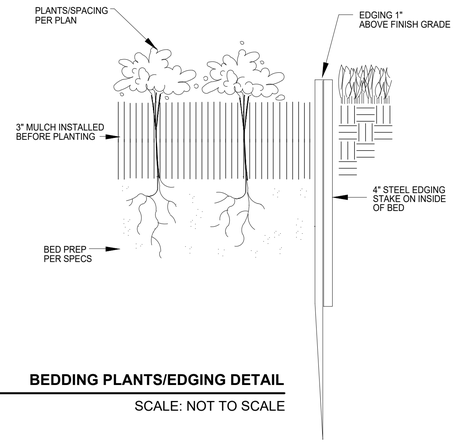
SCALE: NOT TO SCALE



NOTE: 6" WIDTH IS MINIMUM.
IF PLANTED IN DEFINED BED,
PREP, ENTIRE BED AS SHOWN
ON DRAWINGS.

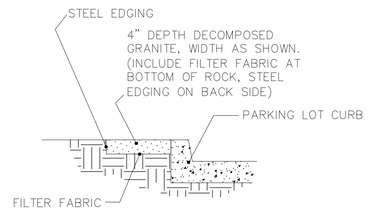
SHRUB PLANTING

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	23	Quercus glaucoides	Lacey Oak	3" Cal.	8` Min.		
	QUE SHU	29	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	12	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	184,723 sf	Cynodon dactylon	Bermudagrass	Hydro-Mulch				

Date DEC 01, 2023
Drawn By GAC
Checked By GAC
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WEATHERFORD, TEXAS 76087 682-215-9151
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

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RETTA ROAD DEVELOPMENT
803 LILLIAN RD
MANSFIELD, TEXAS

Sheet No.
L-4

PLANTING DETAILS
ZC23-016

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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 DEC 01, 2023
Drawn By GAC
Checked By GAC
Revisions

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



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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

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Date DEC 01, 2023
Drawn By GAC
Checked By GAC
Revisions

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WEATHERFORD, TEXAS 76087 682-215-9151
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 NUMBER 2627 ON 12-01-2023 IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. IT IS RELEASED ONLY FOR REVIEW BY AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. IT IS NOT TO BE ALTERED IN ANY WAY. IT IS RELEASED PURSUANT 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 ACCEPTANCE OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR MISUSE OF THE INFORMATION CONTAINED HEREIN. ANY REUSE OF THE INFORMATION CONTAINED HEREIN WITHOUT THE EXPRESS WRITTEN PERMISSION AND ADAPTATION BY THE LANDSCAPE ARCHITECT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE LANDSCAPE ARCHITECT. ALL CLAIMS ARISING FROM THE UNAUTHORIZED REUSE OF THE INFORMATION CONTAINED HEREIN SHALL BE BORNE BY THE USER. THE USER SHALL INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM. ANY MODIFICATION OF THE DRAWING FILE WITHOUT THE IRRIGATION DESIGNER'S WRITTEN PERMISSION AND ADAPTATION SHALL RELIEVE THE IRRIGATION DESIGNER OF ALL LIABILITY. THE USER SHALL INDEMNIFY AND HOLD HARMLESS THE IRRIGATION DESIGNER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM. THE IRRIGATION DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE DRAWING FILE WHEN IT IS TRANSMITTED TO OTHER PARTIES. THE IRRIGATION DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY FORMATS OR INFORMATION CONTAINED IN THE DRAWING FILE WHEN IT IS TRANSMITTED TO OTHER PARTIES. IN THE EVENT OF ANY DISCREPANCY BETWEEN THE DRAWING FILE AND A HARD COPY PLOT SIGNED AND SEALED BY THE IRRIGATION DESIGNER, THE HARD COPY PLOT SHALL GOVERN.

RETTA ROAD DEVELOPMENT
803 LILLIAN RD
MANSFIELD, TEXAS

Sheet No.
L-6

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 24-5872

Agenda Date: 2/19/2024 **Version:** 1 **Status:** Public Hearing

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

Title

Public Hearing on a Change of zoning from C-2, Community Business District to PD, Planned Development for Commercial uses and Car Wash on approximately 3.382 acres in the Henry McGehee Survey Abstract No.998, City of Mansfield, Tarrant Co, TX, located at 585 E Debbie Ln. (ZC#23-025)

Requested Action

To consider the requested change of zoning.

Recommendation

If approved, the Department of Planning and Development Services recommends the following conditions:

1. That the architectural design of the buildings be in strict compliance with the drawings, illustrations, and other graphics depicted in Exhibit “C”;
2. That the other commercial uses excluding the car wash be limited to those neighborhood oriented uses that were approved for the PD, Planned Development District for the Parkside community located nearby; and
3. That at least one (1) of the retail buildings and the required civic space shown on the site plan in Exhibit “B” be constructed at the same time as the car wash. A Certificate of Occupancy shall not be issued for the car wash prior to the completion of construction of said retail building and the installation of the required civic space.

Description/History

Existing Use: Vacant
Existing Zoning: C-2, Community Business District
Mansfield 2040 Land Use Designation: Mixed-Use Local

Surrounding Land Use & Zoning:
North - Clinic, C-2, Community Business District
South - School, C-2, Community Business District
East - Assisted Living facility, C-2, Community Business District
West - Vacant, C-2, Community Business District

Thoroughfare Plan Specification:
East Debbie Lane - 6-lane divided arterial street
North Walnut Creek Drive - 4-lane divided arterial street

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 Mixed-Use Local and is intended to provide for low- to medium-scale development that supports mixing uses within the same lot or project.

Residential and nonresidential uses may be vertically mixed on different building floors or horizontally incorporated next to one another in separate or shared structures. The proposed development promotes walkability and pedestrian mobility through reduced front and side setbacks, implementation of plazas and public gathering spaces, and reduced emphasis on parking and vehicular circulation, as contemplated within the Mansfield 2040 Plan.

Mansfield 2040 Goals and Strategies

MU.2(b): Incentivize high-quality building techniques and materials, such as masonry products, decorative finishes, and frequent transparency applications.

MU.2(c): Establish a balanced and complementary mixture of uses within buildings and developments.

MU.3(b): Utilize mixed-use applications around existing neighborhoods to provide local destinations and services.

The applicant is requesting a change of zoning from the C-2, Community Business District to PD, Planned Development District for three (3) retail buildings and a car wash facility.

Analysis

The subject property contains approximately 3.381 acres located at the northwest corner of East Debbie Lane and North Walnut Creek Drive. Other uses near that intersection include the Walnut Creek Academy, the Legend Assisted Living facility, the Parkside neighborhood (currently under construction), and the Brooks Wester Middle and Asa Lowe Intermediate Schools.

The applicant is proposing three (3) retail buildings and a car wash facility on the property. The desire of the applicant is to design, construct and operate a car wash facility. Previous iterations of this proposal focused exclusively on a car wash facility operating from this site. The size and shape of the lot --- from the applicant’s perspective --- lent itself purely to a car wash facility.

However, after visiting with the applicant on the possibilities for limited commercial activity on the site --- and the vision cast by the Mansfield 2040 Plan, revisions were made to introduce neighborhood oriented services to address pent up demand for these kinds of businesses in the area. In response, the applicant oriented the car wash facility to the rear of the site and positioned the three (3) retail buildings along East Debbie Lane and North Walnut Creek Lane to create a pedestrian-focused environment that is centered on a uniquely designed courtyard space drawing visual interest to the intersection of those two (2) thoroughfares. Due to the nature of the site design, there

were very few opportunities to meaningfully develop the portion of the property proposed as a car wash facility because of size and other site constraints.

The site will not have direct access to East Debbie Lane or North Walnut Creek Drive, but will use shared access with the properties to the north and the west.

The site is located in the area that is primarily residential character; however, there are commercial uses contemplated at the intersection of East Debbie Lane and North Walnut Creek Lane (i.e., Parkside) that begin to realize the vision of a true neighborhood node that is consistent with the vision and the goals of the Mansfield 2040 Plan.

Site Plan
The site is laid out with the car wash building located towards the north of the property with 29 proposed vacuum stalls. Retail Buildings Nos. 1 and 2 are located along East Debbie Lane; and Retail Building No. 3 is located along North Walnut Creek Drive. A courtyard --- that meets the passive space requirements in Section 155.092(L) is also provided --- and it is located towards the intersection of East Debbie Lane and North Walnut Creek Drive.

The applicant has provided a phasing table on the site plan --- and Phase One will include the construction of the car wash building and Retail Building No. 3 --- including all pavement and sidewalk and the courtyard located toward the southeast of the property. Phase Two will include the construction of the remaining two (2) retail buildings.

The site plan is shown on Exhibit “B”.

Building Elevations
The car wash and the three (3) buildings consist of a mix of brick, stone, and fiber cement materials. Building elevations have been provided for the car wash and the three (3) retail buildings in Exhibit “C”. The proposed building elevations for the car wash and the retail buildings feature ornamental tower elements at the ends, articulations and canvas awnings that provide visual interest and distinguish it from other similar development in the City and beyond.

The building elevations are shown on Exhibit “C”.

Landscape Plan
The development is shown to be well landscaped by providing a total of 31 canopy trees and ornamental trees in the buffer yards.
A 10-foot-wide landscape buffer has been provided towards the north adjacent to and south of the property East Debbie Lane and a 20-foot-wide landscape buffer at the east along North Walnut Creek and west adjacent to a residential neighborhood. The landscape plan also shows about 584 shrubs are provided in the interior landscape.

The Landscape Plan is shown on Exhibit “D”.

Signage

The project is subject to the General Business Sign regulations in Section 155.090 of the Zoning Ordinance. These regulations limit signage to one (1) sign per street frontage plus one (1) wall sign for the occupant of the property. For this property, the sign plan shows two (2) monument signs, one along West Debbie Lane and one along North Main Street; both signs are approximately eight (8) feet in height with a masonry base to match the building and a total sign area of 49 square feet. The sign plan also shows one (1) per each tenant in the three (3) proposed retail buildings and one (1) wall sign for the car wash facility.

The Sign Plan is shown on Exhibit “E”.

Summary

The property is currently zoned C-2, Community Business District, which promotes the development of a typical retail center and intends to create opportunity for shopping, employment, and other commercial services. As proposed, and presented, the request for a Zoning Change for commercial uses and the car wash reflects an intensified concept of site design and elevated architecture. The retail buildings --- as proposed --- will create an attractive streetscape along East Debbie Lane and North Walnut Creek Drive. By creating an attractive streetscape, the retail buildings unintentionally create a portion of land with very limited opportunities for commercial or other residential activity. Accordingly, a car wash facility could be a potential use --- and the presence of the proposed retail buildings help visually screen the use from a high-profile intersection in the northeast of Mansfield.

Prepared By

Helina Sarkodie-Minkah, Planner
817-276-4287

Attachments

Maps and Supporting Information
Exhibit A - E

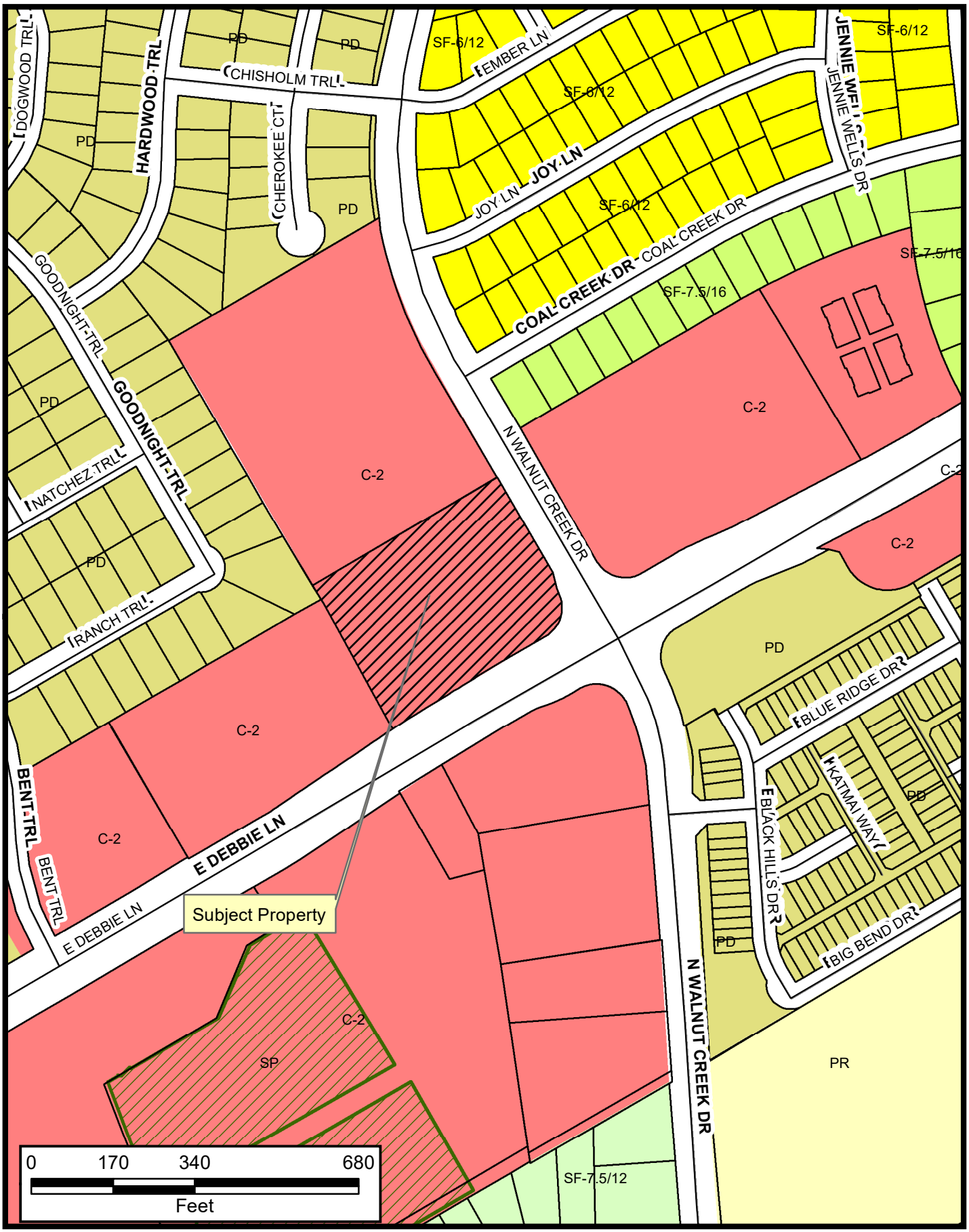


MANSFIELD TEXAS

ZC#23-025

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.

1/17/2024



MANSFIELD TEXAS

ZC#23-025

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.

1/17/2024

Property Owner Notification for ZC#23-025

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
EMBER CREEK ESTATES ADDITION	BLK 9	CABALLERO, JOSE	602 COAL CREEK DR	MANSFIELD, TX	76063
EMBER CREEK ESTATES ADDITION	BLK 9	LEVIAS, ANDRES	5703 STREAMSIDE DR	ARLINGTON, TX	76018
JARY CO. ADDITION	BLK 1	CEPT MANSFIELD PROPERTIES LLC	714 S GREENVILLE ST STE 120	ALLEN, TX	75002
LEGEND MANSFIELD ADDN	BLK 1	LW MANSFIELD PROPCO LLC	4500 DORR ST	TOLEDO, OH	43615
MCGEHEE, HENRY SURVEY	A 998	KIMBROUGH LTD # 223	312 MARTEL CT	COPPELL, TX	75019
MCGEHEE, HENRY SURVEY	A 998	RAY, ROBERT D	400 S MAIN ST	MANSFIELD, TX	76063-3107
MCGEHEE, HENRY SURVEY	A 998	CCAL WALNUT CREEK PRIVATE SCHO	PO BOX 2253	MANSFIELD, TX	76063
MCGEHEE, HENRY SURVEY	A 998	EDGE LEASE ASCQUISTION CO INC	3320 W 7TH STREET	FORT WORTH, TX	76107
TRAILS, THE	BLK 1	WOOD, RUSSELL D	2402 GOODNIGHT TR	MANSFIELD, TX	76063-7555
TRAILS, THE	BLK 1	H & A LIVING TRUST	2400 GOODNIGHT TR	MANSFIELD, TX	76063-7555
TRAILS, THE	BLK 1	CUPPLES, LAWRENCE	314 RANCH TR	MANSFIELD, TX	76063-7527
TURNING POINT ADDITION, THE	BLK 1	CCAL WALNUT CREEK PRIVATE SCHO	PO BOX 2253	MANSFIELD, TX	76063

Property Owner Notification for ZC#23-025

LEGAL DESC 1	LEGAL DESC 2	LEGAL DESC 3	LEGAL DESC 4	ACREAGE	OWNER NAME	OWNER ADDRESS CITY ZIP
90231					CITY OF ARLINGTON	P.O. BOX ARLINGTON T,X 76004--323
RAGLAND ROAD					GRAND PRAIRIE LAKE PARKS	3401 GRAND PRAIRIE, TX 75052
HILLCREST ST					MANSFIELD ISD	203 MANSFIELD, TX 76063
WALTER STEPHENSON					MIDLOTHIAN ISD	100 MIDLOTHIAN, TX 76065 ROAD
LOOP 820					TXDOT	2501 SW FORT WORTH, TX 76113
EMBER CREEK ESTATES CREEK DR ADDITION	BLK 9 MANSFIELD, TX	LOT 2 76063		0.179064970 107	CABALLERO, JOSE	602 COAL
EMBER CREEK ESTATES STREAMSIDE DR ADDITION	BLK 9 ARLINGTON, TX	LOT 1 76018		0.206788637 755	LEVIAS, ANDRES	5703
JARY CO. ADDITION GREENVILLE ST STE 120	BLK 1 ALLEN, TX	LOT 1 75002		6.129163371 29	CEPT MANSFIELD PROPERTIES LLC	714 S
LEGEND MANSFIELD ADDN ST	BLK 1 TOLEDO, OH	LOT 1 43615		5.242333269 65	LW MANSFIELD PROPCO LLC	4500 DORR
MCGEHEE, HENRY SURVEY MARTEL CT	A 998 COPPELL, TX	TR 3B02N 75019		3.393865041 67	KIMBROUGH LTD # 223	312
MCGEHEE, HENRY SURVEY ST	A 998 MANSFIELD, TX	TR 3B04A 76063-3107		3.730696414 04	RAY, ROBERT D	400 S MAIN
MCGEHEE, HENRY SURVEY 2253	A 998 MANSFIELD, TX	TR 4K01B 76063		0.494680397 45	CCAL WALNUT CREEK PRIVATE SCHO	PO BOX
MCGEHEE, HENRY SURVEY STREET	A 998 FORT WORTH, TX	TR 4K1 76107		12.62556677 39	EDGE LEASE ASCQUISTION CO INC	3320 W 7TH
TRAILS, THE GOODNIGHT TR	BLK 1 MANSFIELD, TX	LOT 10 76063-7555		0.221726903 227	WOOD, RUSSELL D	2402
TRAILS, THE GOODNIGHT TR	BLK 1 MANSFIELD, TX	LOT 9 76063-7555		0.421257075 083	H & A LIVING TRUST	2400
TRAILS, THE	BLK 1	LOT 8		0.305730817	CUPPLES, LAWRENCE	314 RANCH

TR	MANSFIELD, TX	76063-7527				
TURNING POINT ADDITION, THE	BLK 1	LOT 1	221 1.997768252	CCAL WALNUT CREEK PRIVATE	PO BOX 2253	MANSFIELD, TX 76063
			18	SCHO		

EXHIBIT "A"
ZC#23-025

Legal Description

BEING 3.382 acres (147,308 square feet) of land in the Henry McGehee Survey, Abstract No. 998, City of Mansfield, Tarrant County, Texas; said 3.382 acres (147,308 square feet) of land being a portion of that certain tract of land described in a Warranty Deed to Ira T. Kimbrough and Andrea E. Kimbrough (hereinafter referred to as Kimbrough tract), as recorded in Volume 6296, Page 991, Deed Records, Tarrant County, Texas (D.R.T.C.T.); said 3.382 acres (147,308 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northeast corner of the remainder of said Kimbrough tract, same being the Southeast corner of that certain tract of land described as Lot 1, Block 1, JaRy Co. Addition (hereinafter referred to as Lot 1), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D222225973, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), same also being the existing Southwesterly right-of-way line of North Walnut Creek Drive (90' right-of-way), as recorded in Volume 388-203, Page 20, Plat Records,
Tarrant County, Texas (P.R.T.C.T.);

THENCE South 30 degrees 24 minutes 14 seconds East with the common line between the remainder of said Kimbrough tract and the existing Southwesterly right-of-way line of said North Walnut Creek Drive, a distance of 230.60 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 14 degrees 26 minutes 55 seconds East, continue with the common line between the remainder of said Kimbrough tract and the existing Southwesterly right-of-way line of said North Walnut Creek Drive, a distance of 40.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a non-tangent curve to the right, whose long chord bears South 14 degrees 34 minutes 49 seconds West, a distance of 96.14 feet;

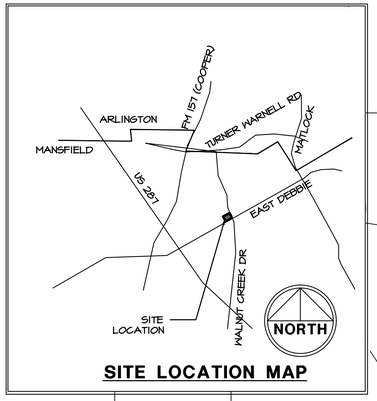
THENCE Southerly, continue with the common line between the remainder of said Kimbrough tract and the existing Southwesterly right-of-way line of said North Walnut Creek Drive, with said non-tangent curve to the right, having a radius of 68.00 feet, through a central angle of 89 degrees 57 minutes 52 seconds, for an arc distance of 106.77 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the intersection of the existing Southwesterly right-of-way line of said North Walnut Creek Drive with the existing Northwesterly right-of-way line of East Debbie Lane (variable width right-of-way), as recorded in Instrument Number D201101824, O.P.R.T.C.T.;

THENCE South 59 degrees 33 minutes 38 seconds West with the common line between the remainder of said Kimbrough tract and the existing Northwesterly right-of-way line of said East Debbie Lane, a distance of 364.08 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE North 30 degrees 20 minutes 22 seconds West, departing the existing Northwesterly right-of-way line of said East Debbie Lane, with the Southwesterly line of said Kimbrough tract, a distance of 337.07 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northwesterly corner of the remainder of said Kimbrough tract, same also being the Southwesterly corner of the aforesaid Lot 1;

THENCE North 59 degrees 34 minutes 07 seconds East with the common line between the remainder of said Kimbrough tract and said Lot 1, a distance of 442.66 feet to the place of beginning, and containing a calculated area of 3.382 acres (147,308 square feet) of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.



SITE LOCATION MAP

ZONED: PD

7.5' UTILITY EASEMENT CABINET A, SLIDE 7723 P.R.T.C.T.

DRAINAGE EASEMENT (BY THIS PLAT)

LOT 9 BLK 1
THE TRAILS PH 1
CAB A, SLIDE T122
P.R.T.C.T.

LOT 1 BLK 1
JARY CO. ADD'N
INST NO. D222225473
O.P.R.T.C.T.

ZONED: SF-7.5/16

LOT 8 BLK 1
THE TRAILS PH 1
CAB A, SLIDE T122
P.R.T.C.T.

S89° 56' 35"E 442.66'

80' RIGHT-OF-WAY
VOLUME 388-200, PAGE 20, P.R.T.C.T.

NORTH WALNUT CREEK DRIVE

ROBERT D. RAY
VOL 11235 PAGE 964
D.R.T.C.T.

ZONED: C-2

N00° 08' 58"E 337.70'

FIRE LANE
R28'
R25'
R23'
R22'

NEW CARWASH BUILDING
4,983 SQ. FT.

TRASH ENCLOSURE

9 SPACES @ 9' = 81.00'
3 SPACES @ 9' = 27.00'
9 SPACES @ 9' = 81.00'
10 SPACES @ 9' = 90.00'
10 SPACES @ 9' = 90.00'
6 SPACES @ 9' = 54.00'
6 SPACES @ 9' = 54.00'
9 SPACES @ 9' = 45.00'

NEW RETAIL BUILDING #3
1,170 SQ. FT.

NEW RETAIL BUILDING #1
2,761 SQ. FT.

NEW RETAIL BUILDING #2
2,785 SQ. FT.

COURTYARD AREA
COURTYARD AREA

25' BUILDING SETBACK
20' LANDSCAPE SETBACK

S16° 02' 23"W 40.00'

Δ=89°57'45"
R=68.00'
L=106.77'
CB=S45°04'03"W
CL=96.14'

S00° 05' 04"W 240.60'

N89° 57' 04"W 384.08'

100.00'
100.00'

NO TREES, SIGNS OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN THE SIGHT TRIANGLES

EAST DEBBIE LANE

GAS VALVE

ZONED: C-2

LOT 1 BLK 1
LEGEND MANSFIELD ADDITION
INST NO. D217156696
O.P.R.T.C.T.

EDGE LEASE AQUISITION CO. INC.
INST NUMBER D208185944
O.P.R.T.C.T.

CCAL WALNUT CREEK PRIVATE SCHOOL, LLC
INST NUMBER D214241788
O.P.R.T.C.T.

SOURCE BENCHMARK
CITY MONUMENT
7-07
ELEVATION = 635.46'

NORTH

1" = 40'

00 20 40 80 160

SITE PLAN NOTES:

1. PARKING LOT AND DRIVEWAY PAVEMENT TO BE REINFORCED CONCRETE
2. PROPOSED VARIABLE WIDTH RIGHT-OF WAY DEDICATION PLANNED FOR NORTH WALNUT CREEK DRIVE
3. ALL REFUSE CONTAINERS WILL BE WHEEL MOUNTED AND STORED WITHIN THE VACUUM EQUIPMENT BUILDING UNTIL SERVICED BY SANITATION SERVICE.
4. VAN ACCESSIBLE ADA PARKING STALLS: 3
5. VACUUM STALLS: 24
6. REGULAR PARKING STALLS: 58
7. TOTAL PARKING STALLS: 90
8. ALL DIMENSIONS ARE FROM THE FACE OF CURB UNLESS NOTED
9. PAVEMENT STRIPING DIMENSIONS ARE FROM THE CENTER OF THE STRIPE
10. REFUSE GENERATED ON SITE MANAGED WITH ROLLING CARTS STORED INSIDE VACUUM EQUIPMENT BUILDING
11. LOT SIZE 147,308 SF, 3.38 ACRES
12. CITY OF MANSFIELD, TARRANT COUNTY TEXAS
13. ZONING C-2
14. LAND USE: C2 COMMERCIAL USES AND A CAR WASH

PARKING REQUIREMENTS FOR RETAIL BUILDINGS:

1 PER 200 SQ. FT. OF FLOOR AREA

= 47.2 PARKING SPACES REQUIRED
= 54 PARKING SPACES PROVIDED

DEVELOPER:
CAR WASH PRO DESIGNERS (CWPD)
6400 N NORTHWEST HWY, UNIT 4,
CHICAGO, IL 60631 630.344.1257
MIKE.T@CARWASHPRODESIGNERS.COM
WWW.CARWASHPRODESIGNERS.COM

ENGINEERING BY WT GROUP, 2675 PRATUM AVE., HOFFMAN ESTATES, IL 60192
224-293-6333 JGLASCOTT@WTGROUP.COM

NOTE: THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, SHALL LIMIT AND CONTROL ALL BUILDING PERMITS

PAVEMENT SECTIONS

NEW 4" CONCRETE SIDEWALK
4" PORTLAND CEMENT CONCRETE

REINFORCED CONCRETE PAVEMENT

PHASE 1	PHASE 1 WILL INCLUDE CONSTRUCTION OF THE CARWASH BUILDING AND RETAIL BUILDING #3 INCLUDING ALL PAVEMENT AND SIDEWALK AND SOUTHEAST COURTYARD AREA.
PHASE 2	PHASE 2 WILL INCLUDE CONSTRUCTION OF RETAIL BUILDINGS #1 AND #2.

SITE PLAN

ROBINHOOD PLAZA

SURVEY BY BANNISTER ENGINEERING, LLC., 240 N. MITCHELL ROAD, MANSFIELD, TX 76063, 817-842-2094 mike@bannistereng.com
SURVEY NO: 4838

MANSFIELD, TARRANT COUNTY, TEXAS

12-05-2023

TOTAL LOT SIZE = 147,308 S.F., 3.38 ACRES
NUMBER OF LOTS: 1

ZC#23-025

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

WT GROUP
Engineering with Precision, Peace and Passion.
2675 Pratum Avenue | Hoffman Estates, IL 60192
T 224.293.6333 | F 224.293.6444
wtengineering.com
Texas Firm ID No: 18685
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WT Group
Engineering \ Design \ Consulting

PERMIT

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF TODD ABRAMS, PE

RELEASED FOR REVIEW ONLY.
NOT FOR CONSTRUCTION.

TODD ABRAMS, PE
TEXAS PE 126182

TEXAS FIRM
ID NO. 18685

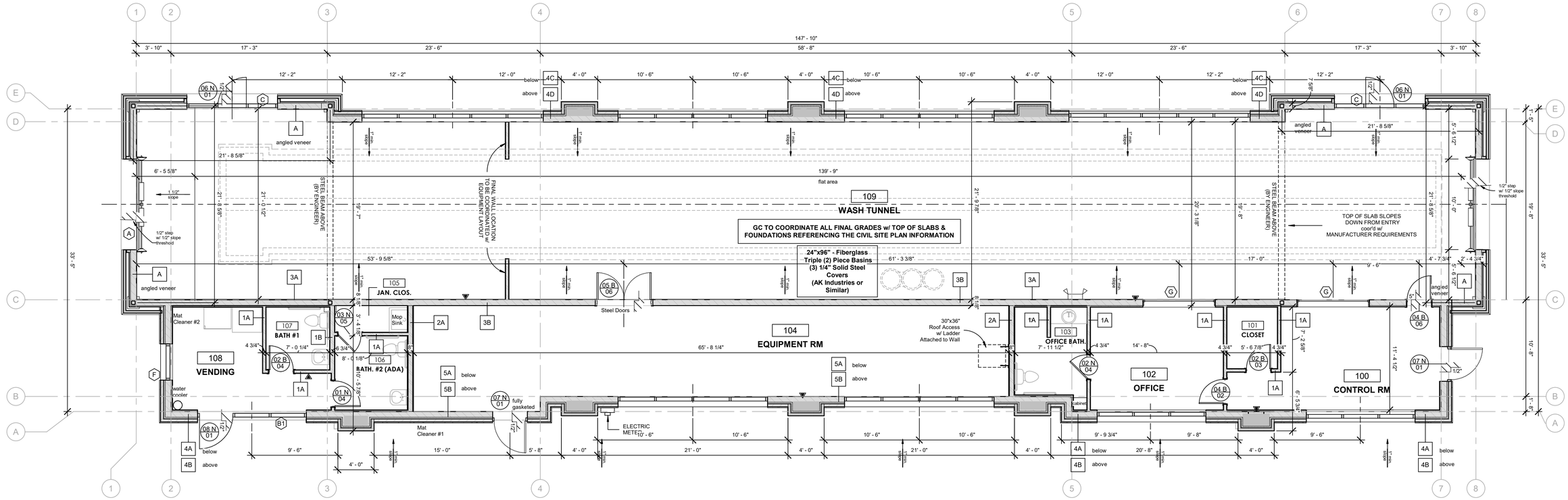
CAR WASH FACILITY
585 E. DEBBIE LANE.
MANSFIELD, TEXAS 76063

ISSUE

TO	DATE
CITY	10/18/23
CITY	12/14/23

CHECK:TOA
DRAWN:TEP
JOB: C2300027

EX-B
EXHIBIT B



1 C.1 CAR WASH FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

Exhibit C

NERO ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT GUIDO CORRADO HEINEN 29092 STATE OF TEXAS

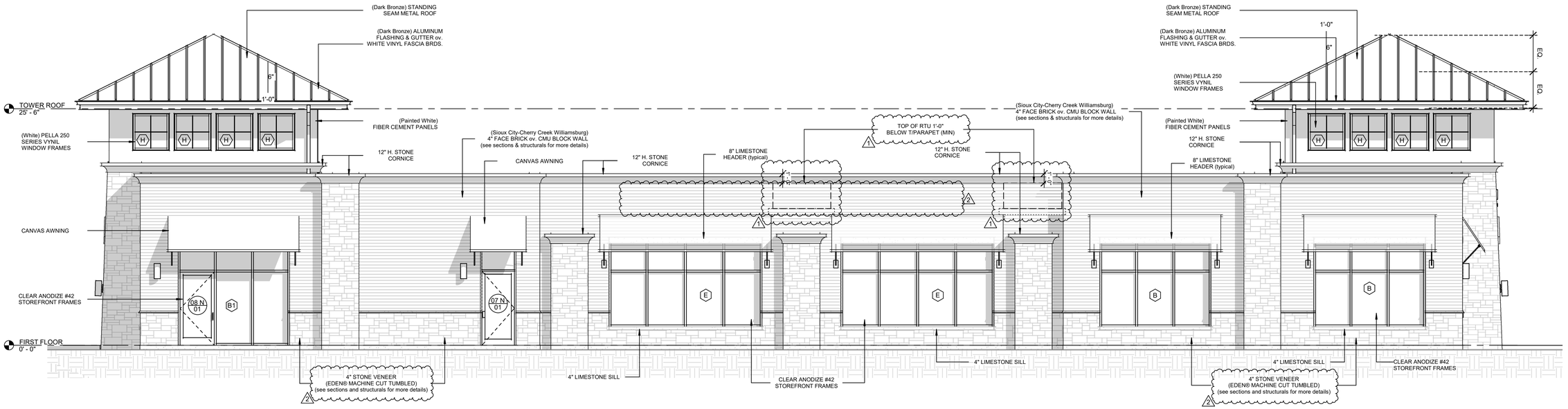
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

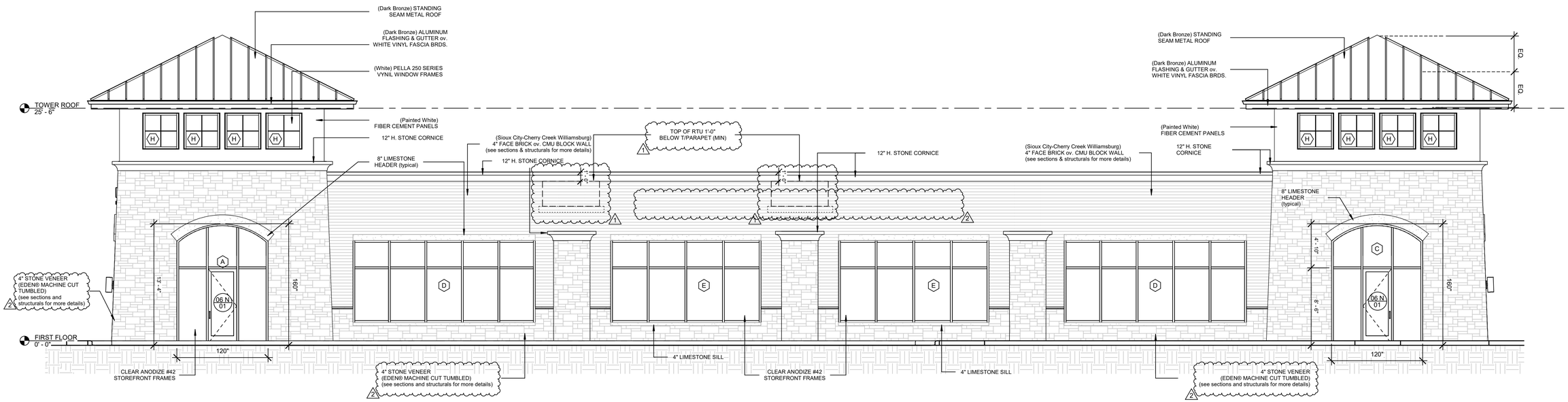
ZONING REVIEW - NOT FOR CONSTRUCTION

1	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	CAR WASH FLOOR PLAN
SHEET NO.	C.1



1 / C.2 South Elevation. Car Wash
SCALE: 3/16" = 1'-0"



2 / C.2 North Elevation. Car Wash
SCALE: 3/16" = 1'-0"

Exhibit C

NERI ARCHITECTS
6400 N NORTHWEST HWY SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

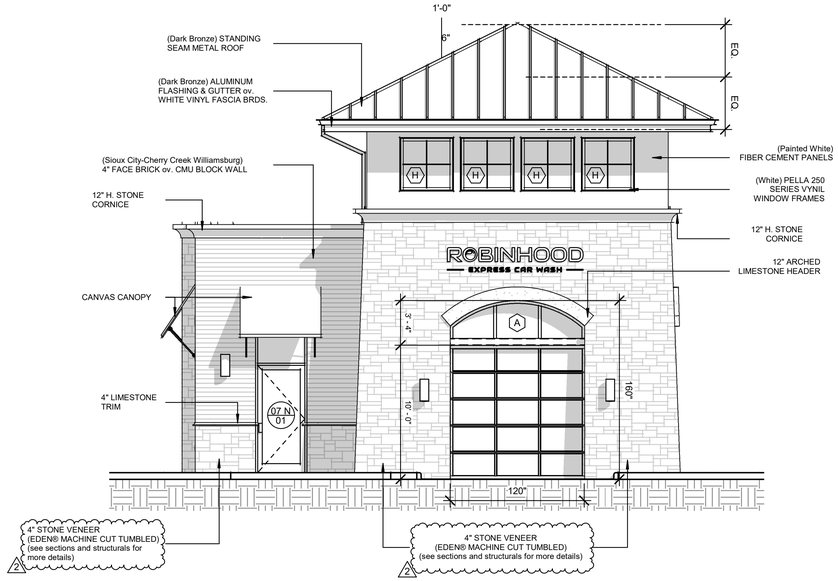
ZONING REVIEW - NOT FOR CONSTRUCTION

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT GINO CORRADO NERI 29092 STATE OF TEXAS

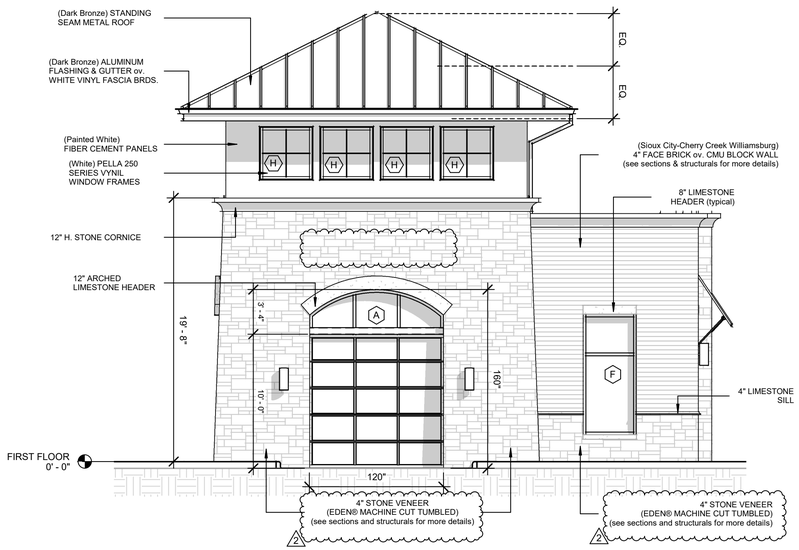
2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		**REVISIONS**

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	CAR WASH ELEVATIONS
SHEET NO.	C.2



1 / C.3 East Elevation. Car Wash

SCALE: 3/16" = 1'-0"



2 / C.3 South Elevation. Car Wash

SCALE: 3/16" = 1'-0"

Exhibit C

NERO ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT GUIDO CORRADO NERO 29092 STATE OF TEXAS

NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

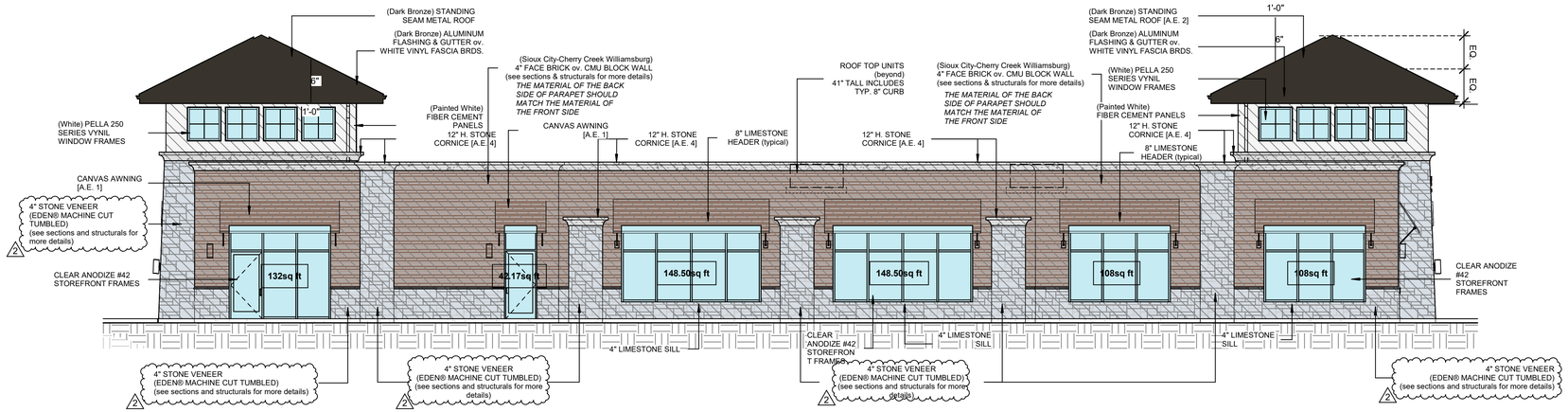
ZONING REVIEW - NOT FOR CONSTRUCTION

2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	CAR WASH ELEVATIONS
SHEET NO.	C.3

MASONRY	Stone -	721.67 SF	31.7%	85.2%
	Brick -	1,218.60 SF	53.5%	
MASONRY LIKE	Stone Cornice	204.36 SF	9.0%	14.8%
	Fiber Cement -	131.35 SF	5.8%	
TOTAL	TOTAL FACADE -	2,275.98 SF	100.0%	100.0%
	Window -	815.22 SF		

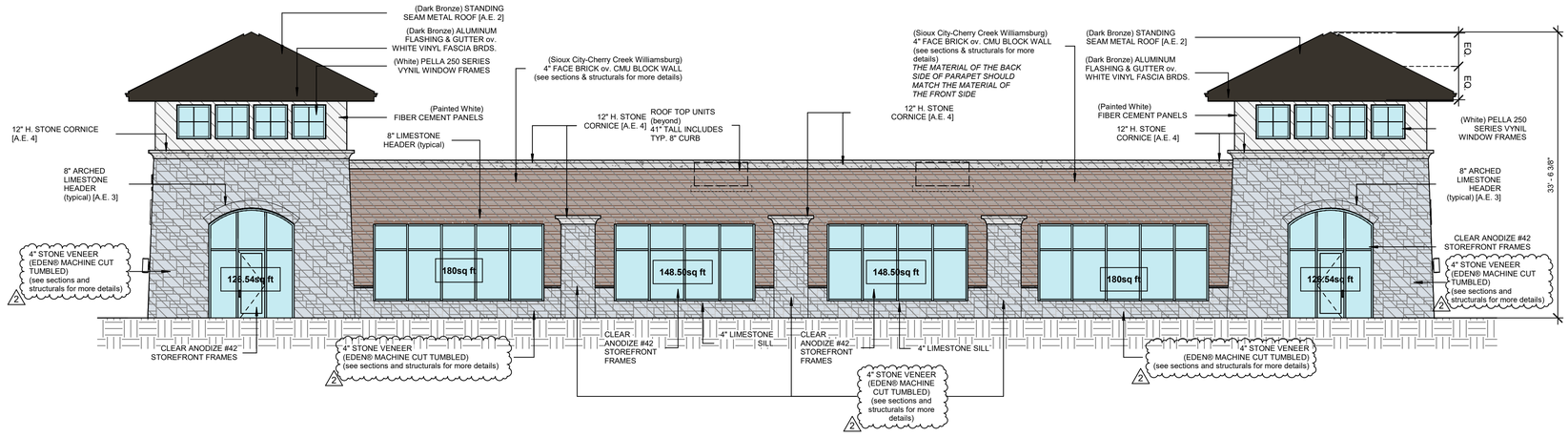
ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay



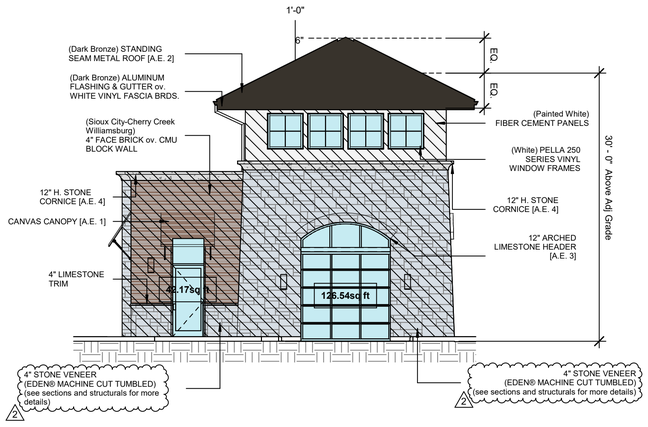
1 C.4 Car Wash South Elevation - material exhibit
SCALE: 1/8" = 1'-0"

MASONRY	Stone -	979.29 SF	47.4%	85.6%
	Brick -	787.99 SF	38.2%	
MASONRY LIKE	Stone Cornice	165.02 SF	8.0%	14.4%
	Fiber Cement -	131.40 SF	6.4%	
TOTAL	TOTAL FACADE -	2,063.70 SF	100.0%	100.0%
	Window -	1,030.80 SF		

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay



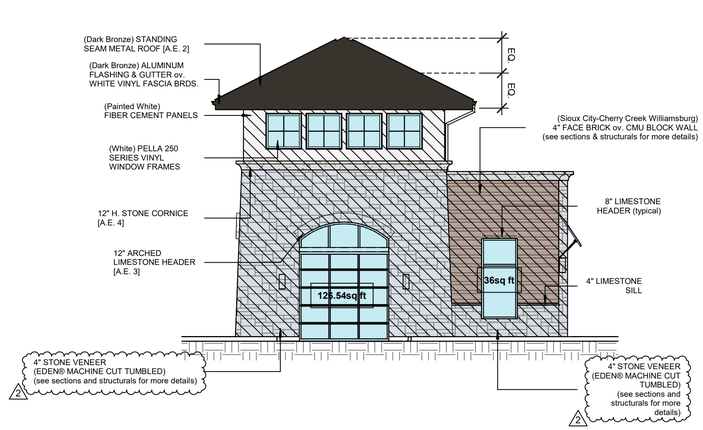
2 C.4 Car Wash North Elevation - material exhibit
SCALE: 1/8" = 1'-0"



3 C.4 Car Wash East Elevation - material exhibit
SCALE: 1/8" = 1'-0"

MASONRY	Stone -	367.82 SF	59.9%	83.2%
	Brick -	143.19 SF	23.3%	
MASONRY LIKE	Stone Cornice	37.45 SF	6.1%	16.8%
	Fiber Cement -	65.48 SF	10.7%	
TOTAL	TOTAL FACADE -	613.94 SF	100.0%	100.0%
	Window -	229.98 SF		

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay



4 C.4 Car Wash West Elevation - material exhibit
SCALE: 1/8" = 1'-0"

MASONRY	Stone -	373.33 SF	60.6%	83.3%
	Brick -	139.56 SF	22.7%	
MASONRY LIKE	Stone Cornice	37.45 SF	6.1%	16.7%
	Fiber Cement -	65.48 SF	10.6%	
TOTAL	TOTAL FACADE -	615.82 SF	100.0%	100.0%
	Window -	227.49 SF		

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay

Exhibit C

NERI ARCHITECTS
6400 N NORTHWEST HWY SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

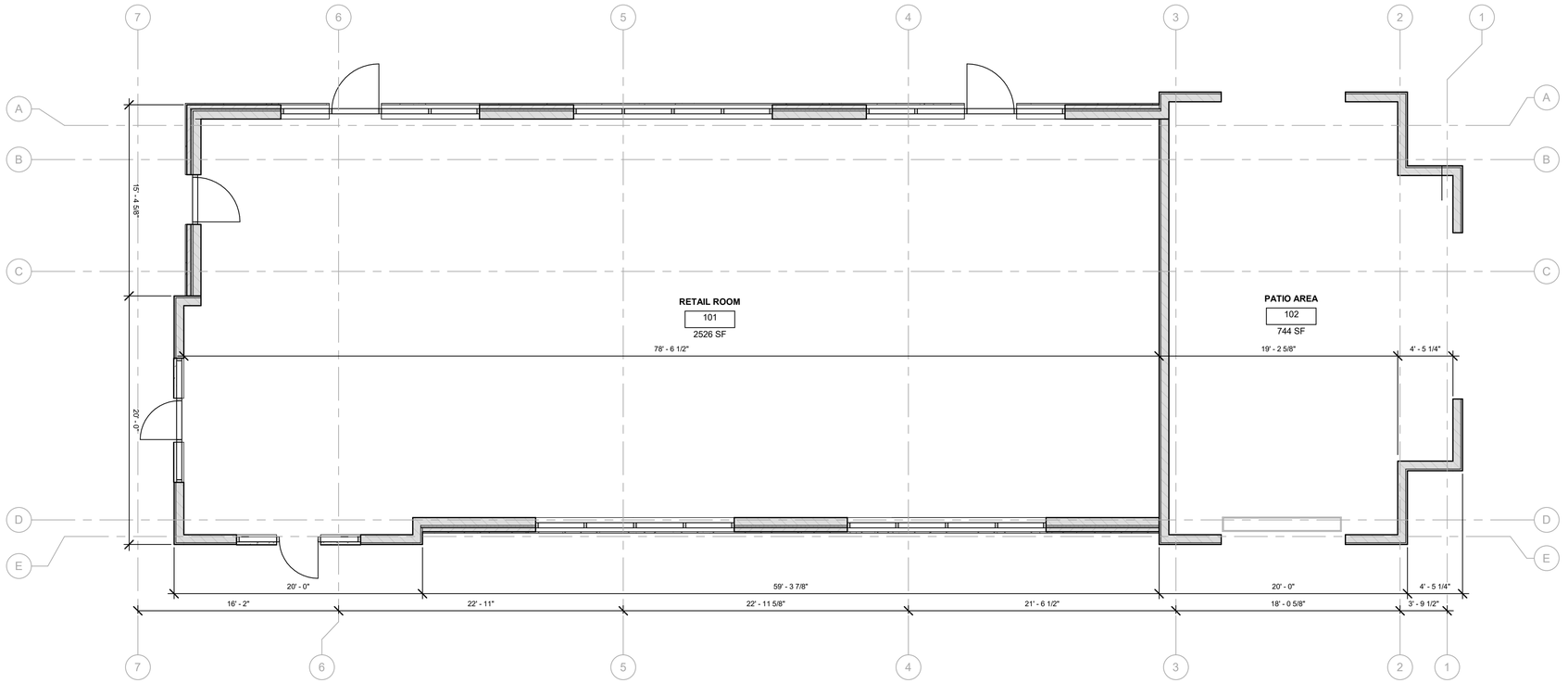
REGISTERED ARCHITECT GUIDO CORRADO HENRI 29092 STATE OF TEXAS

NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		**REVISIONS**
DRAWN BY:		RAM
APPROVED BY:		GCN / MAM
SCALE:		AS NOTED
DESCRIPTION:		CAR WASH MAIN ELEVATIONS - material exhibits
SHEET NO.		C.4



1 / C.5 RETAIL BUILDING #1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

N

Exhibit C

NERO ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

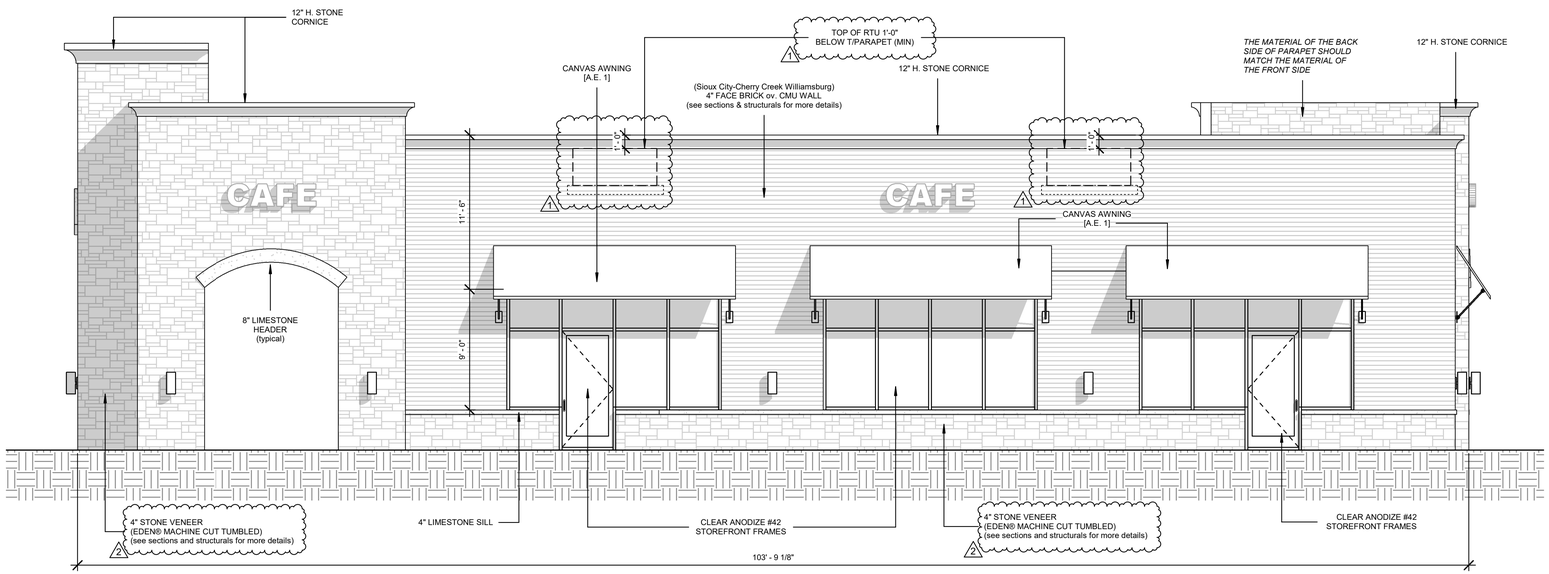
REGISTERED ARCHITECT
GUIDO CORRADO NERI
29092
STATE OF TEXAS

NEW AUTOMATED CARWASH FACILITY

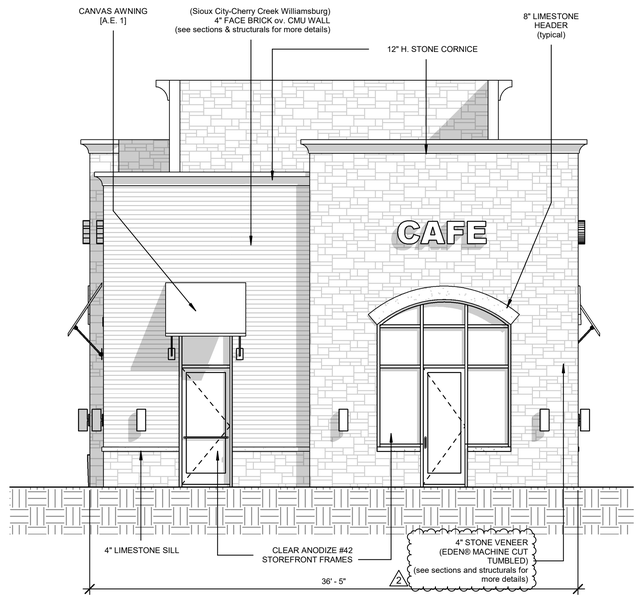
585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

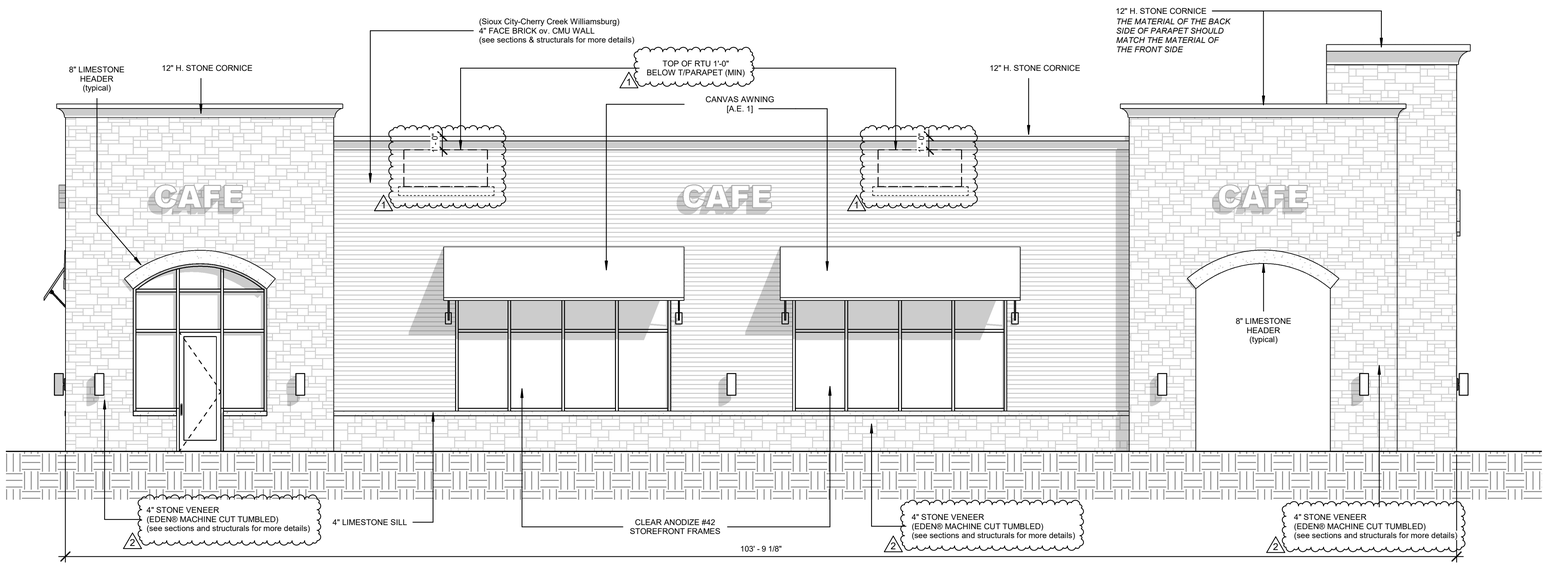
2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS
DRAWN BY:		RAM
APPROVED BY:		GCN / MAM
SCALE:		AS NOTED
DESCRIPTION:		RETAIL BUILDING #1 FLOOR PLAN
SHEET NO.		C.5



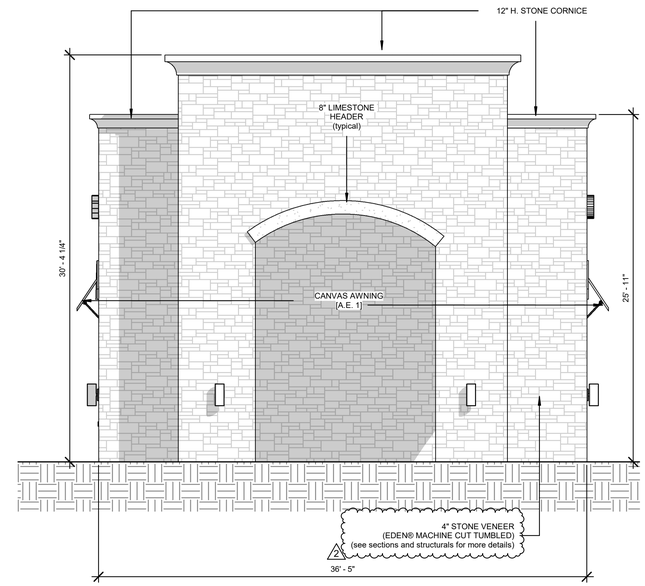
1 / C.6 North Elevation. Proposed Retail Building #1.
SCALE: 3/16" = 1'-0"



3 / C.6 West Elevation. Proposed Retail Building #1.
SCALE: 3/16" = 1'-0"



1 / C.6 South Elevation. Proposed Retail Building #1.
SCALE: 3/16" = 1'-0"



4 / C.6 East Elevation. Proposed Retail Building #1.
24x36
SCALE: 3/16" = 1'-0"

SIGNAGE ON COMMERCIAL/RETAIL BUILDINGS IS REPRESENTATIVE ONLY. ACTUAL SIGNAGE WILL BE SUBMITTED FOR REVIEW AND PERMITTED BY INDIVIDUAL END USER

Exhibit C

NERO ARCHITECTS
6400 N NORTHWEST HWY SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT STATE OF TEXAS GUIDO CORRADO MEN 29092

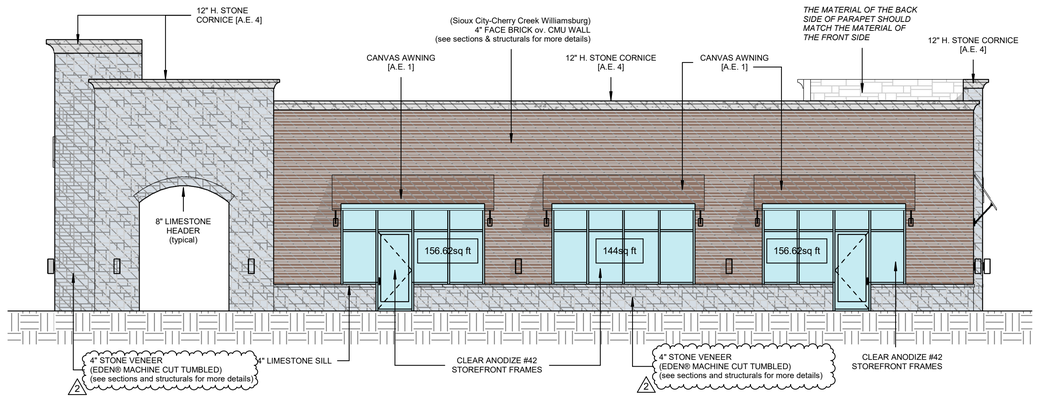
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RETAIL BUILDING #1 ELEVATIONS
SHEET NO.	C.6

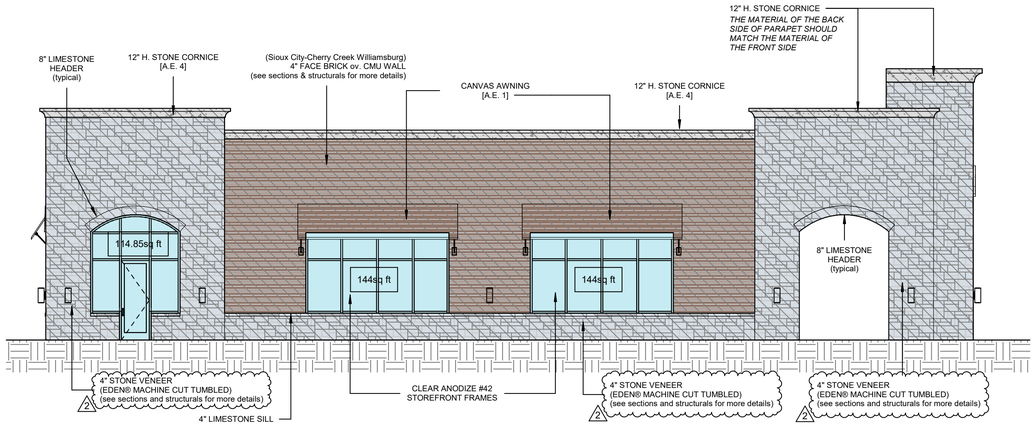


North Elevation. Proposed Retail Building #1 - material exhibit

1 C.7 SCALE: 1/8" = 1'-0"

MASONRY	Stone -	743.78 SF	38.0%	94%
	Brick -	1,094.93 SF	56.0%	
MASONRY LIKE	Stone Cornice	117.35 SF	6.0%	6%
TOTAL	TOTAL FACADE -	1,956.06 SF	100.0%	100.0%
	Window -	457.25 SF		

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay

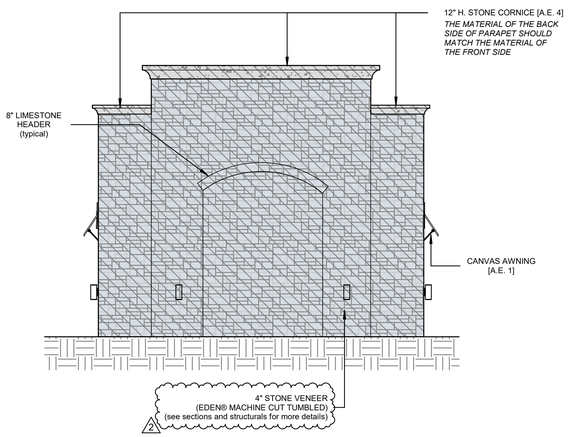


South Elevation. Proposed Retail Building #1 - material exhibit

2 C.7 SCALE: 1/8" = 1'-0"

MASONRY	Stone -	1,068.93 SF	52.0%	94.3%
	Brick -	868.78 SF	42.3%	
MASONRY LIKE	Stone Cornice	116.20 SF	5.7%	5.7%
TOTAL	TOTAL FACADE -	2053.91 SF	100.0%	100.0%
	Window -	402.85 SF		

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay

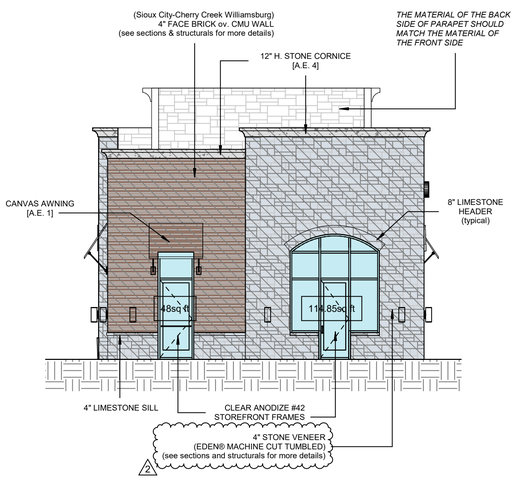


East Elevation. Proposed Retail Building #1 - material exhibit

4 C.7 SCALE: 1/8" = 1'-0"

MASONRY	Stone -	1,004.10 SF	95.2%	95.2%
MASONRY LIKE	Stone Cornice	51.06 SF	4.8%	4.8%
TOTAL	TOTAL FACADE -	1,055.16 SF	100.0%	100.0%

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay



West Elevation. Proposed Retail Building #1 - material exhibit

3 C.7 SCALE: 1/8" = 1'-0"

MASONRY	Stone -	444.43 SF	59.5%	94.8%
	Brick -	264.11 SF	35.3%	
MASONRY LIKE	Stone Cornice	39.02 SF	5.2%	5.2%
TOTAL	TOTAL FACADE -	747.56 SF	100.0%	100.0%
	Window -	162.85 SF		

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay

Exhibit C

NERO ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT GUIDO CORRADO NERO 29092 STATE OF TEXAS

NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		**REVISIONS**
DRAWN BY:		RAM
APPROVED BY:		GCN / MAM
SCALE:		AS NOTED
DESCRIPTION:		RETAIL BUILDING #1 MAIN ELEVATIONS - material exhibits
SHEET NO.		C.7

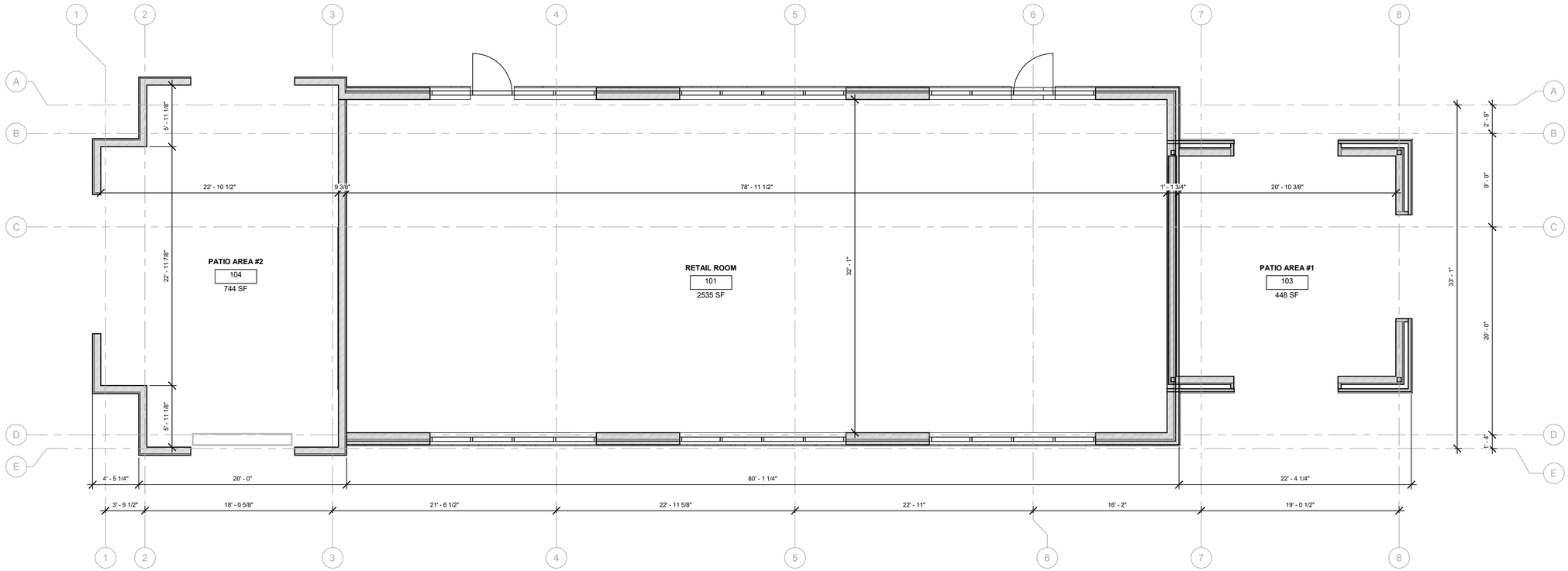




Exhibit C

NERO ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT
GUIDO CORRADO NERI
29092
STATE OF TEXAS

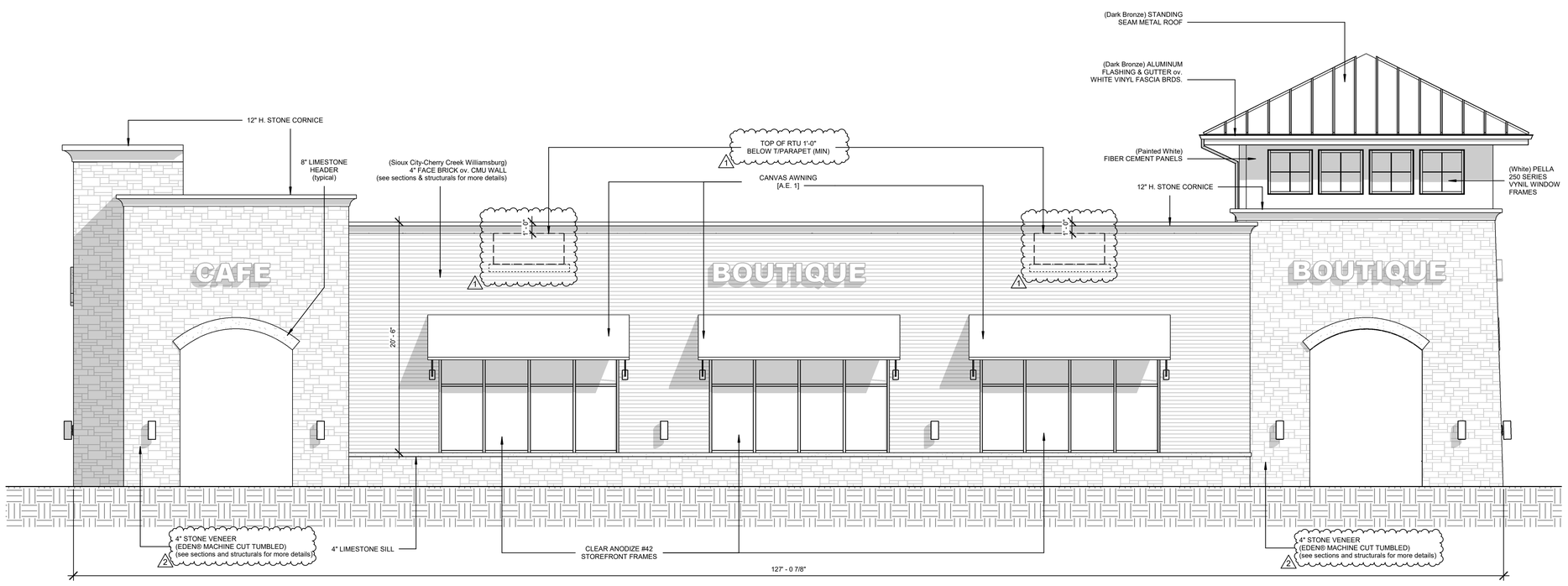
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

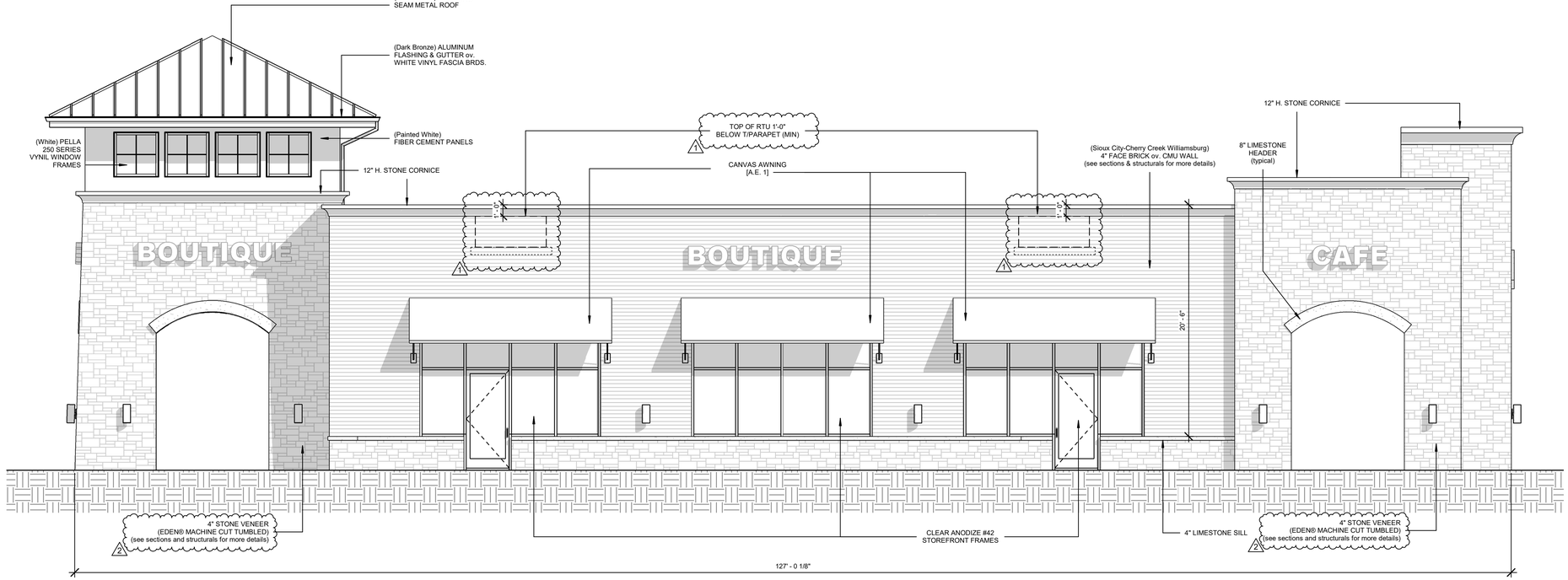
ZONING REVIEW - NOT FOR CONSTRUCTION

2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RETAIL BUILDING #2 FLOOR PLAN
SHEET NO.	C.8



1 / C.9 South Elevation. Proposed Retail Building #2.
SCALE: 3/16" = 1'-0"



2 / C.9 North Elevation. Proposed Retail Building #2.
SCALE: 3/16" = 1'-0"

SIGNAGE ON COMMERCIAL/RETAIL BUILDINGS IS REPRESENTATIVE ONLY. ACTUAL SIGNAGE WILL BE SUBMITTED FOR REVIEW AND PERMITTED BY INDIVIDUAL END USER

Exhibit C

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6400 N NORTHWEST HWY SUITE 4
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TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

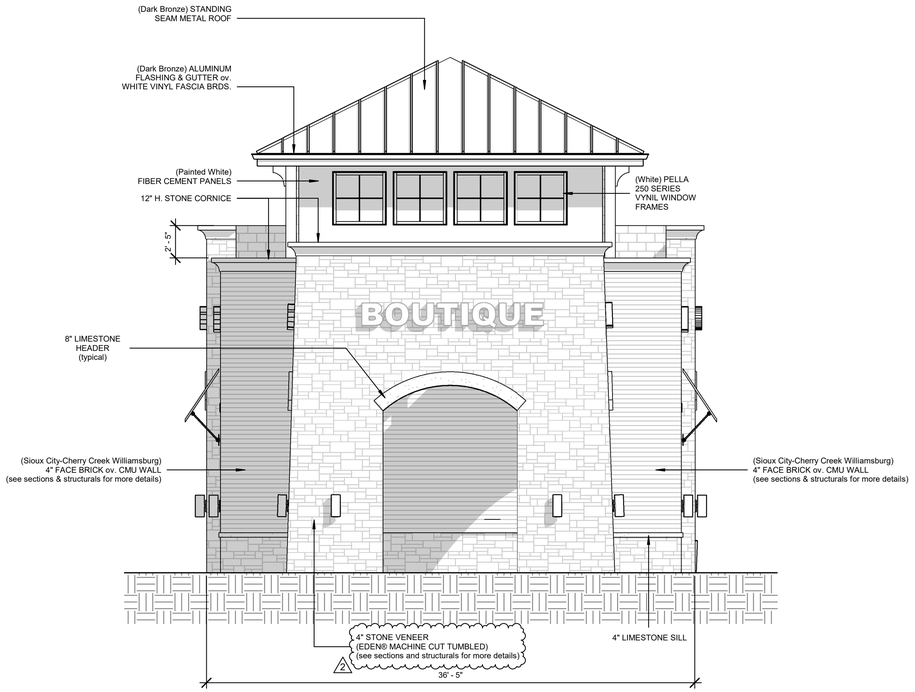
REGISTERED ARCHITECT GUIDO CORRADO MEN 29092 STATE OF TEXAS

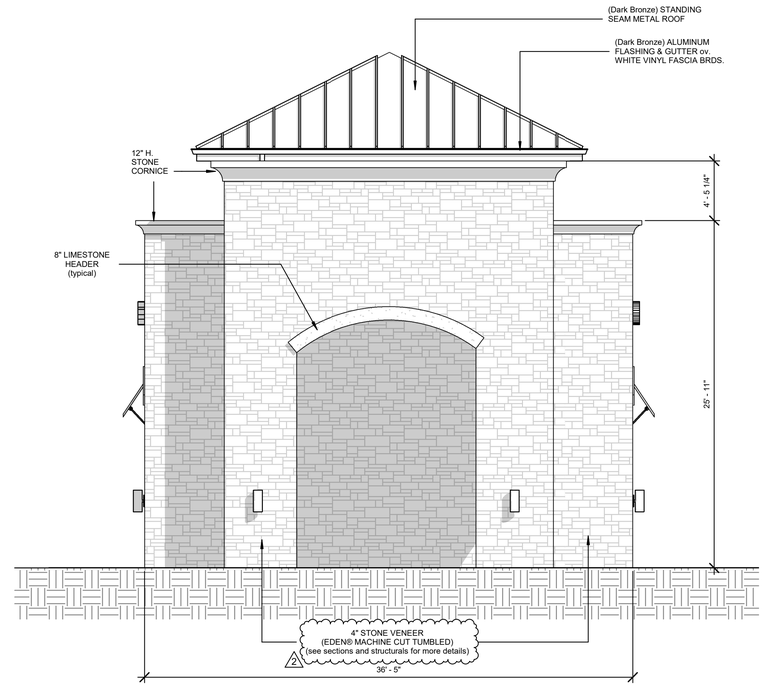
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS
DRAWN BY:		RAM
APPROVED BY:		GCN / MAM
SCALE:		AS NOTED
DESCRIPTION:		RETAIL BUILDING #2 ELEVATIONS
SHEET NO.		C.9





1 / C.10 East Elevation. Proposed Retail Building #2.
24x36
SCALE: 3/16" = 1'-0"

SIGNAGE ON COMMERCIAL/RETAIL BUILDINGS IS REPRESENTATIVE ONLY. ACTUAL SIGNAGE WILL BE SUBMITTED FOR REVIEW AND PERMITTED BY INDIVIDUAL END USER

Exhibit C

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT STATE OF TEXAS GUIDO CORRADO NERI 29092

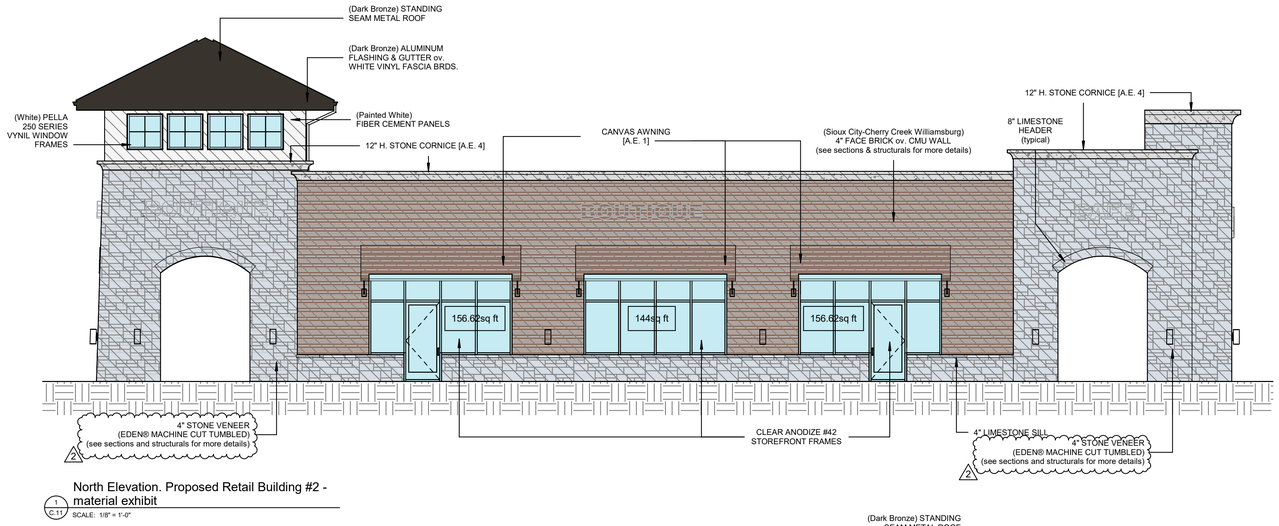
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RETAIL BUILDING #2 ELEVATIONS
SHEET NO.	C.10

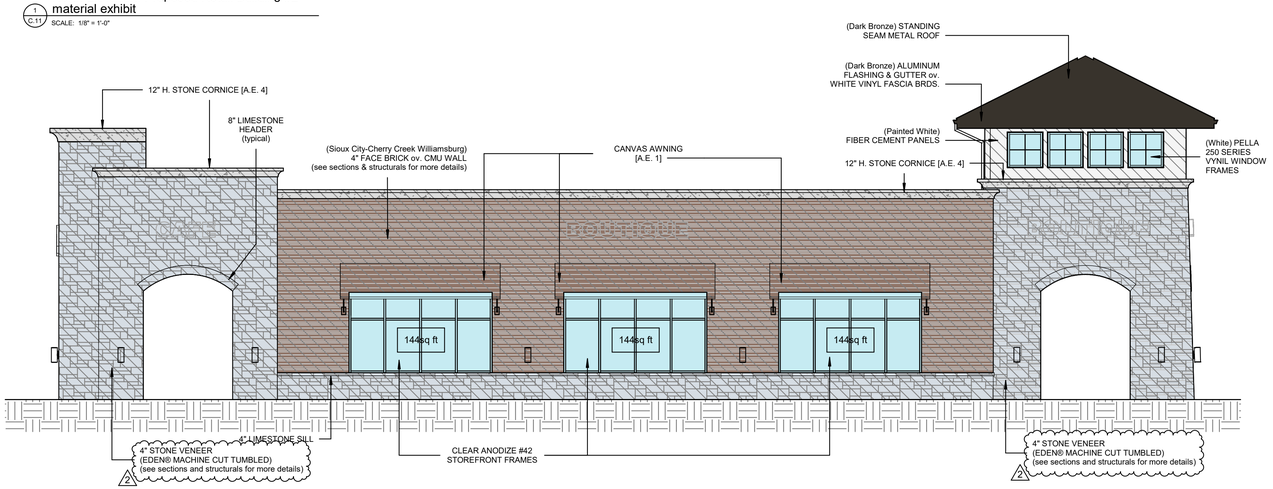


North Elevation. Proposed Retail Building #2 - material exhibit

1 / C.11 SCALE: 1/8" = 1'-0"

MASONRY	Stone -	1,111.36 SF	45.4%	91.6%
	Brick -	1,129.99 SF	46.2%	
MASONRY LIKE	Stone Cornice	140.17 SF	5.7%	8.4%
	Fiber Cement -	64.18 SF	2.7%	
TOTAL	TOTAL FACADE -	2,445.70 SF	100.0%	100.0%
	Window -	521.25 SF		

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay

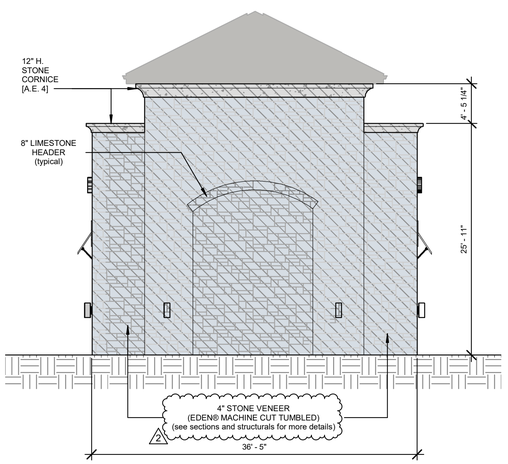


South Elevation. Proposed Retail Building #2 - material exhibit

2 / C.11 SCALE: 1/8" = 1'-0"

MASONRY	Stone -	1,136.82 SF	46.0%	91.7%
	Brick -	1,129.99 SF	45.7%	
MASONRY LIKE	Stone Cornice	140.17 SF	5.7%	8.3%
	Fiber Cement -	64.18 SF	2.6%	
TOTAL	TOTAL FACADE -	2,471.16 SF	100.0%	100.0%
	Window -	496.00 SF		

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay

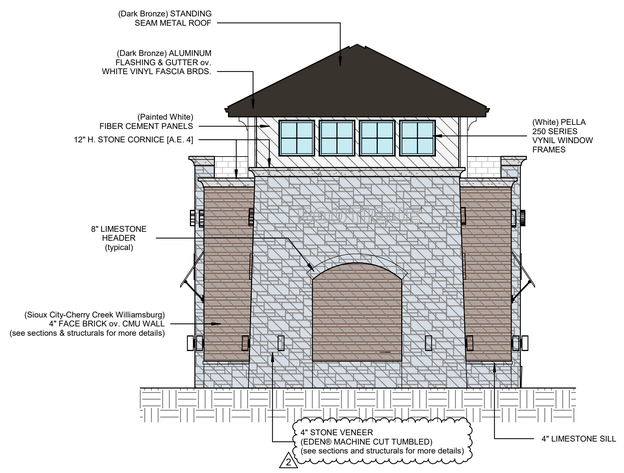


East Elevation. Proposed Retail Building #2 - material exhibit

3 / C.11 SCALE: 1/8" = 1'-0"

MASONRY	Stone -	1,004.10 SF	95.2%	95.2%
MASONRY LIKE	Stone Cornice	51.06 SF	4.8%	4.8%
TOTAL	TOTAL FACADE -	1,055.16 SF	100.0%	100.0%

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay



West Elevation. Proposed Retail Building #2 - material exhibit

4 / C.11 SCALE: 1/8" = 1'-0"

MASONRY	Stone -	539.61 SF	56.2%	88.9%
	Brick -	313.95 SF	32.7%	
MASONRY LIKE	Stone Cornice	40.81 SF	4.3%	11.1%
	Fiber Cement -	64.78 SF	6.8%	
TOTAL	TOTAL FACADE -	959.15 SF	100.0%	100.0%
	Window -	64.00 SF		

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay

Exhibit C

NERI ARCHITECTS
6400 N NORTHWEST HWY SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

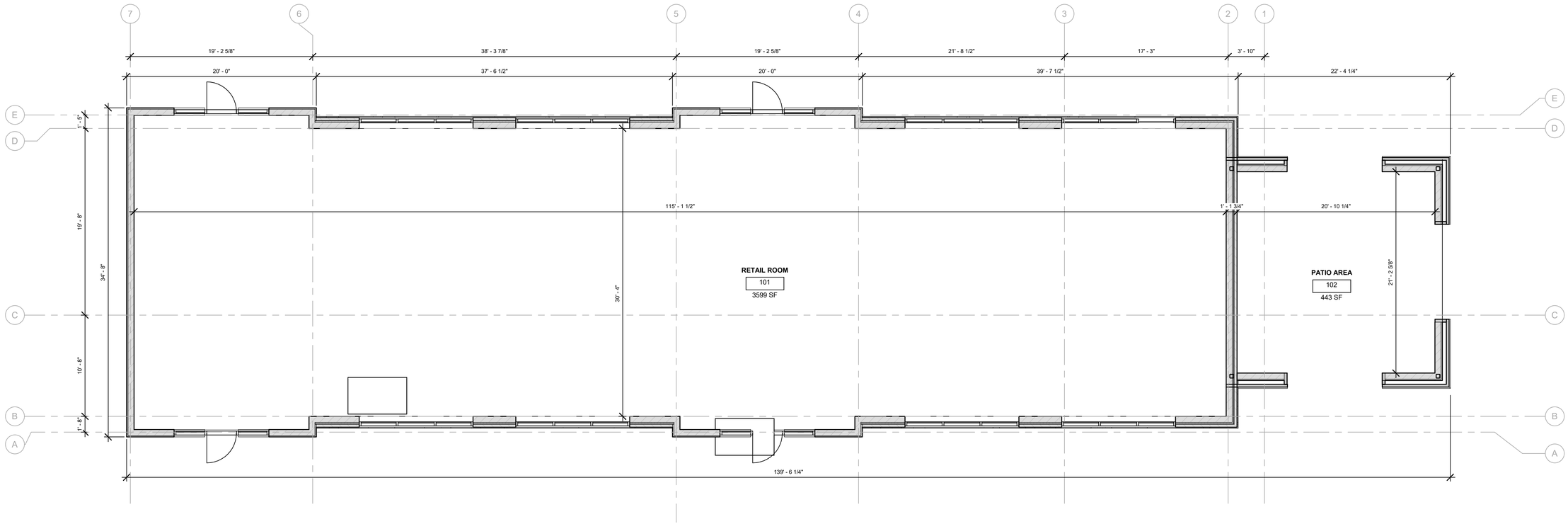
REGISTERED ARCHITECT STATE OF TEXAS GUIDO CORRADO MERI 29092

NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		**REVISIONS**
DRAWN BY:		RAM
APPROVED BY:		GCN / MAM
SCALE:		AS NOTED
DESCRIPTION:		RETAIL BUILDING #2 MAIN ELEVATIONS - material exhibits
SHEET NO.		C.11



1 C-12 RETAIL BUILDING #3 FLOOR PLAN
SCALE: 3/16" = 1'-0"

N

Exhibit C

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TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

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29092
STATE OF TEXAS

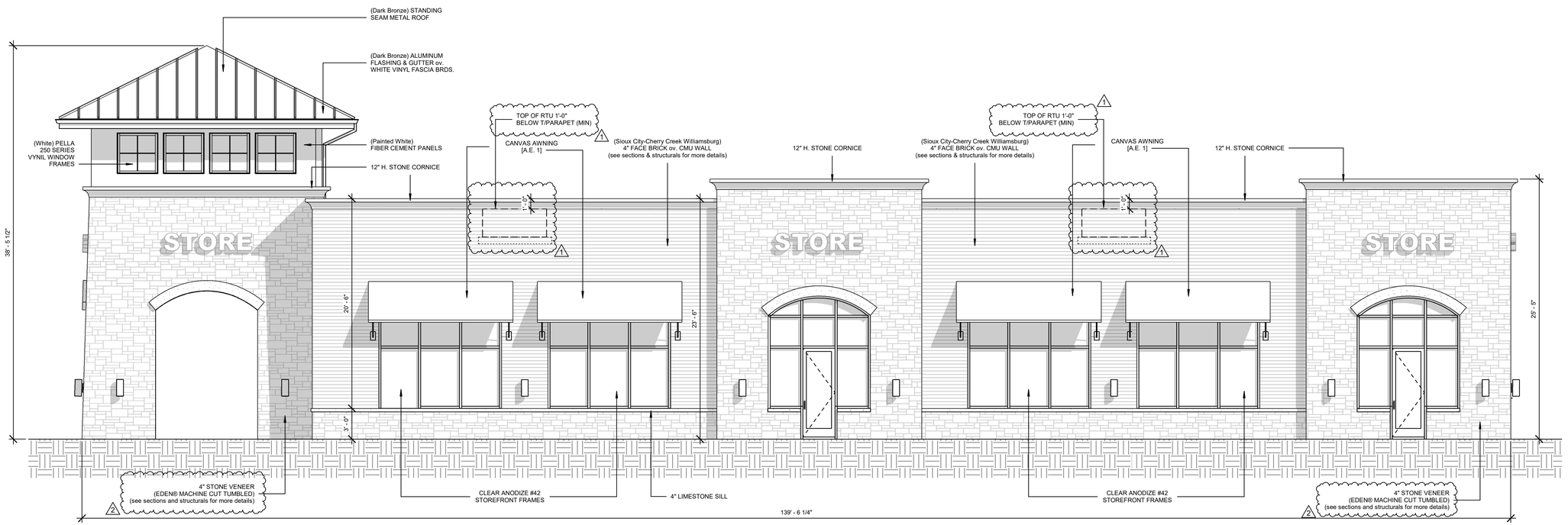
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

3	01.08.24	ZONING REVISION
2	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RETAIL BUILDING #3 FLOOR PLAN
SHEET NO.	C.12



1 / C.13 East Elevation. Proposed Retail Building #3.
SCALE: 3/16" = 1'-0"



2 / C.13 West Elevation. Proposed Retail Building #3.
SCALE: 3/16" = 1'-0"

SIGNAGE ON COMMERCIAL/RETAIL BUILDINGS IS REPRESENTATIVE ONLY. ACTUAL SIGNAGE WILL BE SUBMITTED FOR REVIEW AND PERMITTED BY INDIVIDUAL END USER

Exhibit C

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6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
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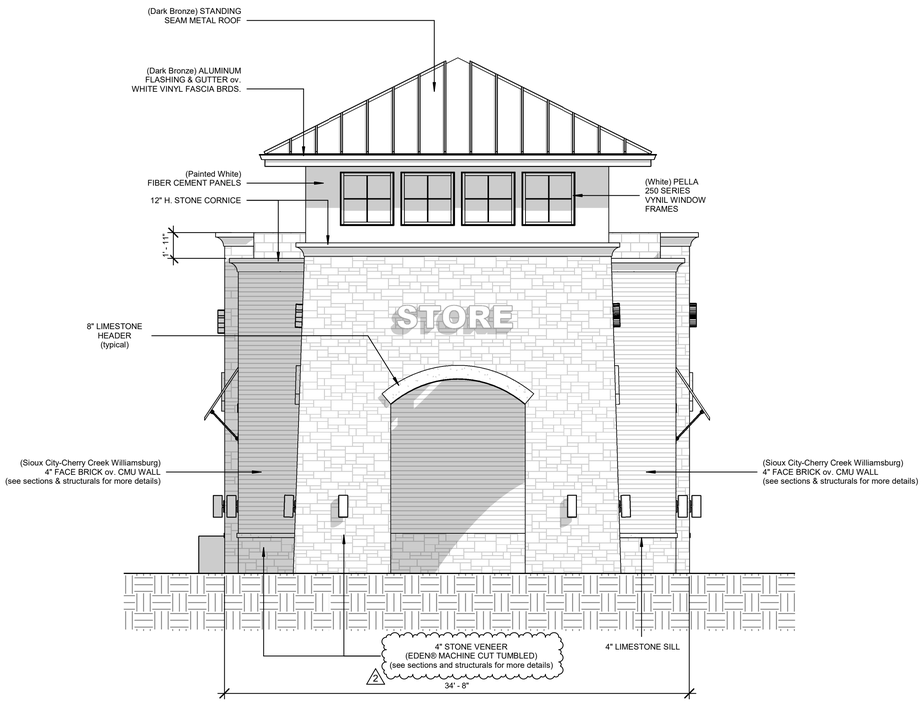
REGISTERED ARCHITECT
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STATE OF TEXAS

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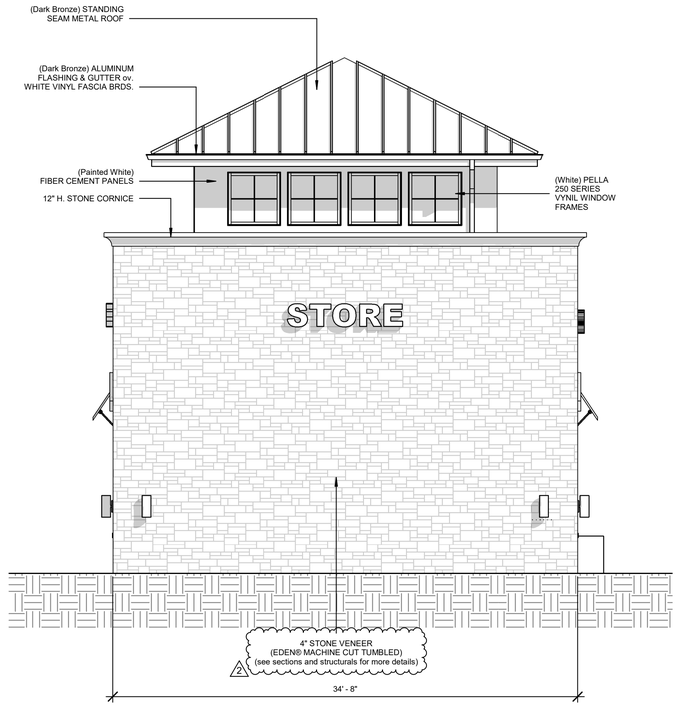
585 E. DEBBIE LANE
MANSFIELD, TX 76063

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2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS
DRAWN BY:		RAM
APPROVED BY:		GCN / MAM
SCALE:		AS NOTED
DESCRIPTION:		RETAIL BUILDING #3 ELEVATIONS
SHEET NO.		C.13



1 / C.14 South Elevation. Proposed Retail Building #3.
SCALE: 3/16" = 1'-0"



2 / C.14 North Elevation. Proposed Retail Building #3. 24x36
SCALE: 3/16" = 1'-0"

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TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT GINO CORRADO NERI 29092 STATE OF TEXAS

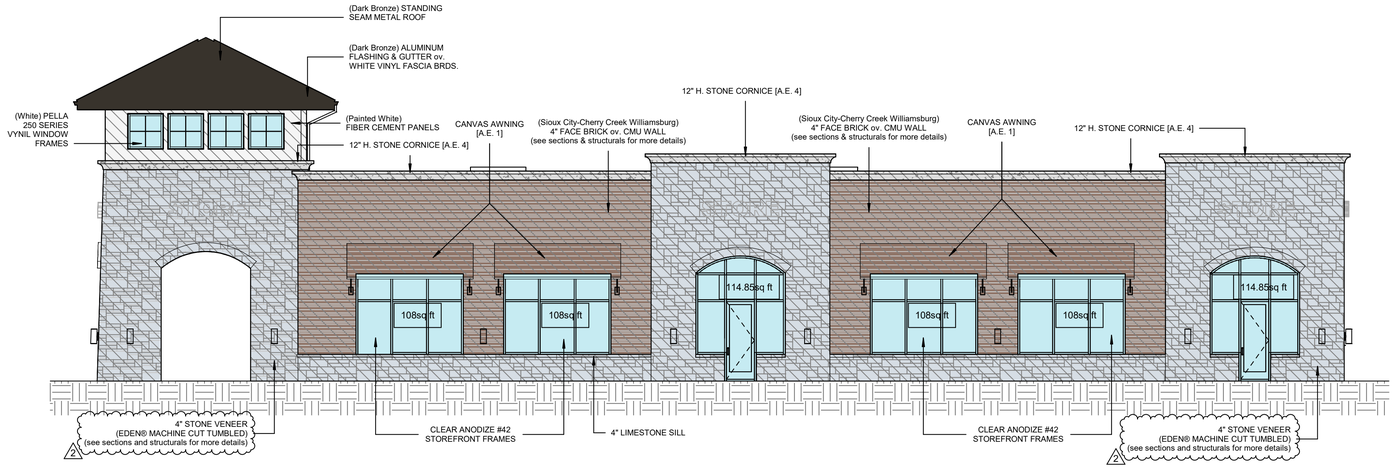
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RETAIL BUILDING #3 ELEVATIONS
SHEET NO.	C.14

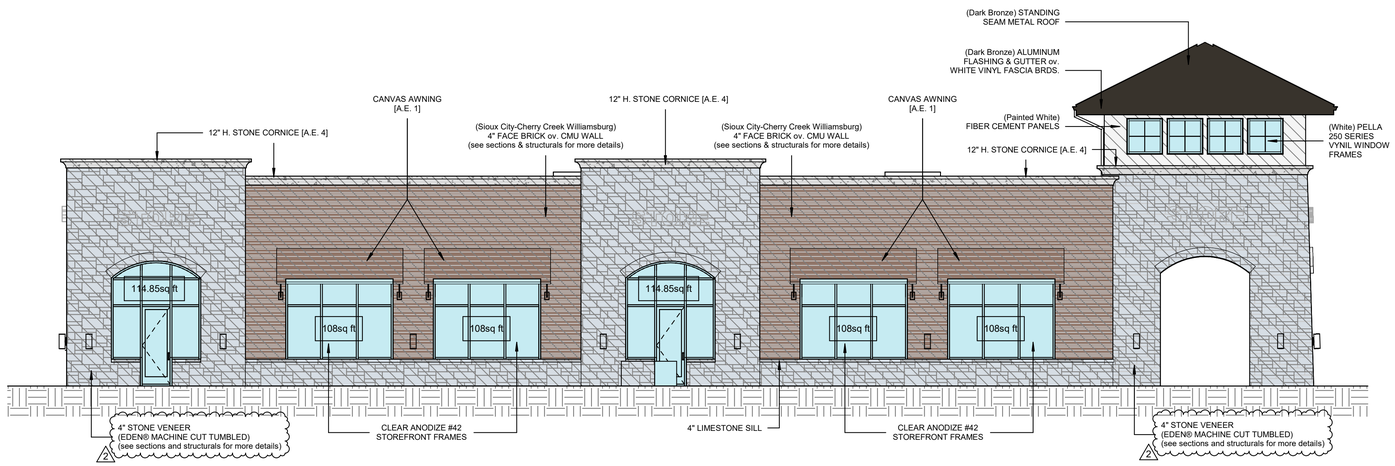


East Elevation. Proposed Retail Building #3 - material exhibit

1 / C-15 SCALE: 1/8" = 1'-0"

MASONRY	Stone -	1,362.60 SF	51.6%	92.1%
	Brick -	1,070.30 SF	40.5%	
MASONRY LIKE	Stone Cornice	142.44 SF	5.5%	7.9%
	Fiber Cement -	64.18 SF	2.4%	
TOTAL	TOTAL FACADE -	2,639.52 SF	100.0%	100.0%
	Window -	725.41 SF		

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay

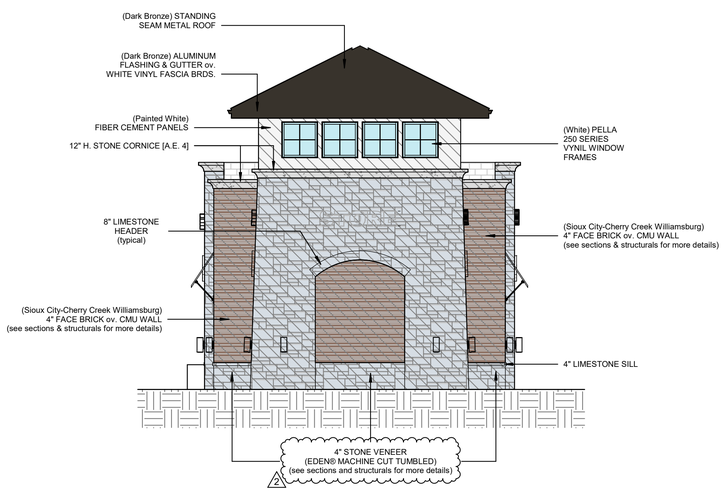


West Elevation. Proposed Retail Building #3 - material exhibit

2 / C-15 SCALE: 1/8" = 1'-0"

MASONRY	Stone -	1,362.60 SF	51.6%	92.1%
	Brick -	1,070.30 SF	40.5%	
MASONRY LIKE	Stone Cornice	142.44 SF	5.5%	7.9%
	Fiber Cement -	64.18 SF	2.4%	
TOTAL	TOTAL FACADE -	2,639.52 SF	100.0%	100.0%
	Window -	725.41 SF		

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
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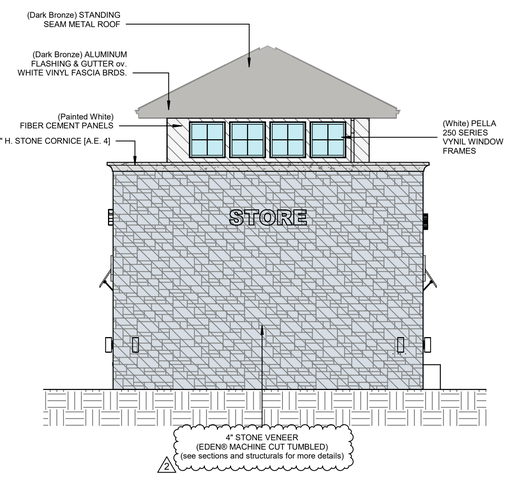


South Elevation. Proposed Retail Building #3 - material exhibit

3 / C-15 SCALE: 1/8" = 1'-0"

MASONRY	Stone -	527.21 SF	57.6%	88.7%
	Brick -	284.84 SF	31.1%	
MASONRY LIKE	Stone Cornice	39.04 SF	4.3%	11.3%
	Fiber Cement -	64.78 SF	7.0%	
TOTAL	TOTAL FACADE -	915.87 SF	100.0%	100.0%
	Window -	64.00 SF		

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay



North Elevation. Proposed Retail Building #3 - material exhibit

4 / C-15 SCALE: 1/8" = 1'-0"

MASONRY	Stone -	846.44 SF	91.0%	91.0%
MASONRY LIKE	Stone Cornice	35.4 SF	3.8%	9.0%
	Fiber Cement -	47.81 SF	5.2%	
TOTAL	TOTAL FACADE -	929.65 SF	100.0%	100.0%
	Window -	64.0 SF		

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay

Exhibit C

NERI ARCHITECTS
6400 N NORTHWEST HWY SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT GUIDO CORRADO HEIN 29092 STATE OF TEXAS

NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		**REVISIONS**
DRAWN BY:		RAM
APPROVED BY:		GCN / MAM
SCALE:		AS NOTED
DESCRIPTION:		RETAIL BUILDING #3 MAIN ELEVATIONS - material exhibits
SHEET NO.		C.15



1 / C.16 AERIAL VIEW LOOKING NORTHWEST
SCALE: 12" = 1'-0"



2 / C.16 VIEW LOOKING NORTHWEST
SCALE: 12" = 1'-0"



3 / C.16 VIEW LOOKING SOUTHWEST
SCALE: 12" = 1'-0"



4 / C.16 VIEW LOOKING SOUTHEAST
SCALE: 12" = 1'-0"

Exhibit C

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3	01.08.24	ZONING REVISION
2	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
1		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RENDERS
SHEET NO.	C.16



1 / C.17 VIEW LOOKING NORTHEAST
SCALE: 12" = 1'-0"



2 / C.17 VIEW LOOKING SOUTHWEST (CAR WASH)
SCALE: 12" = 1'-0"



3 / C.17 VIEW LOOKING SOUTH
SCALE: 12" = 1'-0"



4 / C.17 VIEW LOOKING NORTHWEST (CAFE)
SCALE: 12" = 1'-0"

Exhibit C

NERO ARCHITECTS
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PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT
GUIDO CORRADO NERI
29092
STATE OF TEXAS

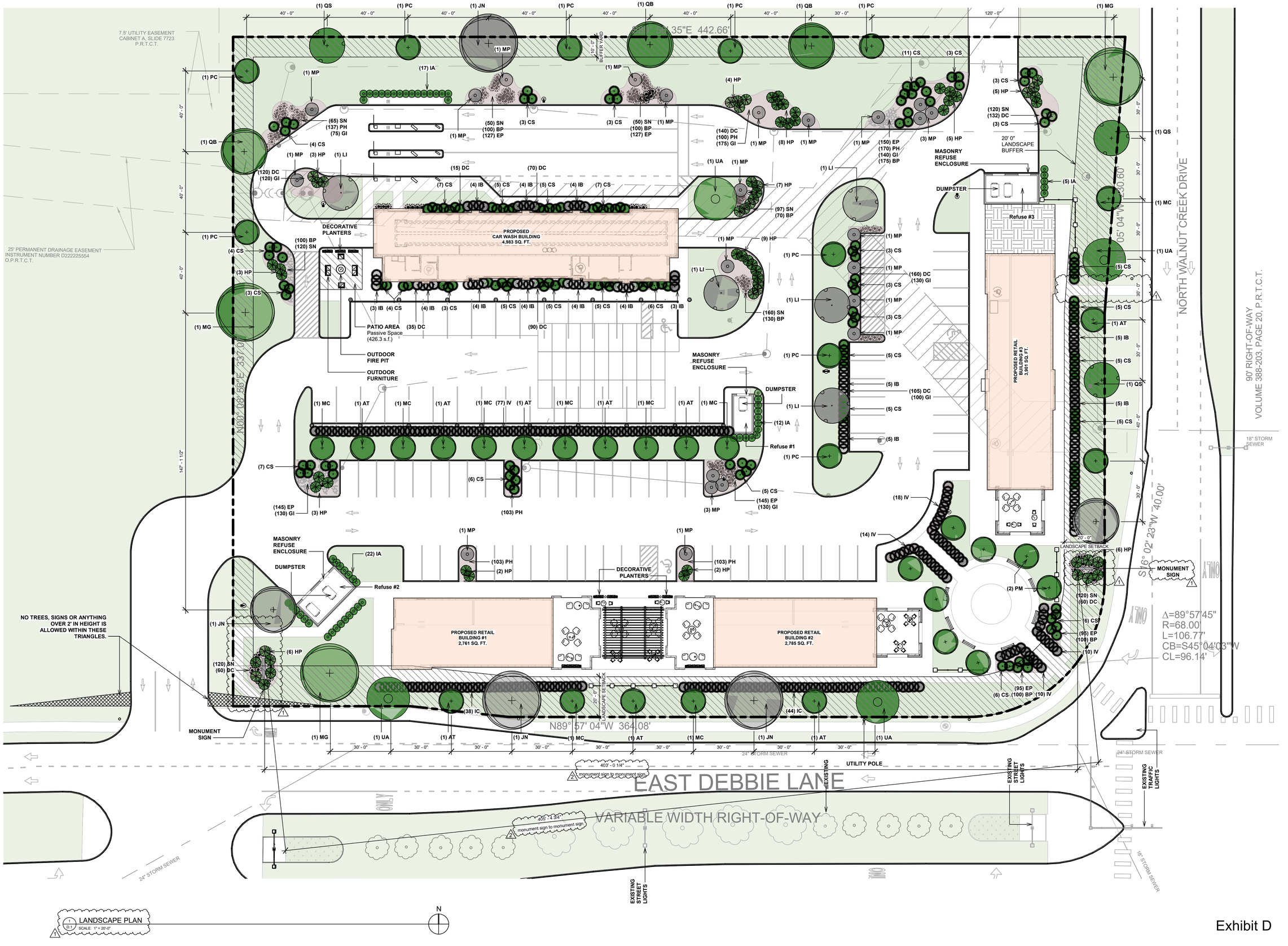
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

1	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RENDERS
SHEET NO.	C.17



LANDSCAPE PLAN
SCALE: 1" = 20'-0"

Exhibit D

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

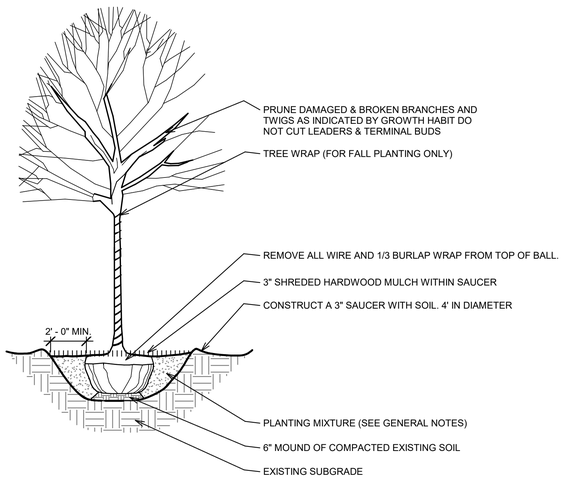
REGISTERED ARCHITECT
GUIDO CORRADO MEN
29092
STATE OF TEXAS

NEW AUTOMATED CARWASH FACILITY

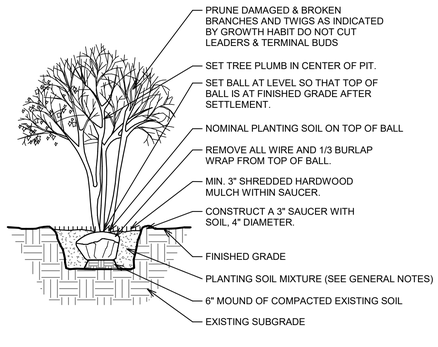
585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

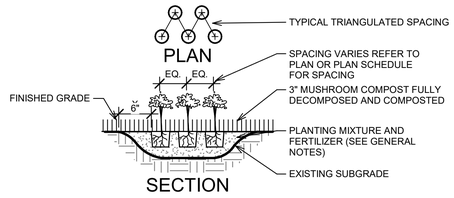
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2	12.12.23	ZONING REVISION
1	10.18.23	ZONING REVIEW
		REVISIONS
DRAWN BY:		RAM
APPROVED BY:		GCN / MAM
SCALE:		AS NOTED
DESCRIPTION:		LANDSCAPE PLAN
SHEET NO.		D.1



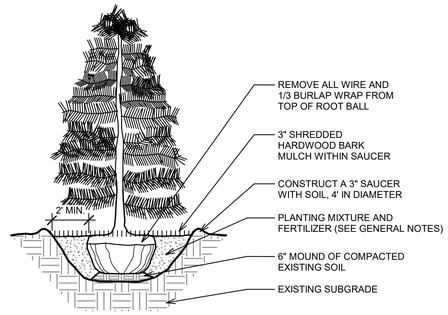
1 D.2 RATED DEMISING PARTITION
SCALE: 1/4" = 1'-0"



2 D.2 LARGE SHRUB PLANTING DETAIL
SCALE: 1/4" = 1'-0"



3 D.2 GROUND COVER PLANTING DETAIL
SCALE: 3/8" = 1'-0"



4 D.2 ORNAMENTAL TREE PLANTING DETAIL
SCALE: 1/4" = 1'-0"

Planting Schedule

LEGEND	QUANT.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	NOTES/SPECIAL CONDITIONS
CANOPY TREES (Min. Size at planting 3" Caliper) - Parkway Trees shall be max 40' apart					
QB	3	Quercus Buckleyi	Oak, Texas Red	3" caliper / 8' ht	Mature height 40-60 ft.
MG	3	Magnolia Grandiflora	Magnolia, Southern	3" caliper / 8' ht	Mature height 60-80 ft.
UA	4	Ulmus Americana	American Elm 'Princeton'	3" caliper / 8' ht	Mature height 40-50 ft.
QS	3	Quercus Shumardi	Oak, Shumard	3" caliper / 8' ht	Mature height 60-80 ft.
JN	5	Juglans Nigra	Black Walnut	3" caliper / 8' ht	Mature height 70-80 ft.
ORNAMENTAL TREES (Min. Size at planting 8' hgt. or 2.5" Caliper)					
MC	10	Myrica Cerifera	Southern Wax Myrtle	2.5" caliper / 8' ht	Mature height 15-25 ft.
AT	9	Acer Truncatum	Shantung Maple	2.5" caliper / 8' ht	Mature height 25 ft.
PC	9	Prunus Caroliniana	Cherry Laurel	2.5" caliper / 8' ht	Parkway Alt - used under power lines also
PM	8	Prunus mexicana	Mexican Plum	2.5" caliper / 8' ht	Mature height 15-30 ft.
LI	5	Lagerstroemia Indica	Crape Myrtle	2.5" caliper / 8' ht	Mature height 20-30 ft.
EVERGREEN SHRUBS (All Hedges to be maintained and kept below @ max. 3'-0" tall))					
IB	71	Ilex Burfordii 'nana'	Dwarf Burford Holly	30" spr. / 24" ht	
MP	23	Myrica Pusilla	Dwarf Wax Myrtle	30" spr. / 24" ht	
IA	56	Ilex x Attenuata 'Foster'	Foster Holly	30" spr. / 24" ht	
IC	82	Ilex comuta 'Rotunda'	Dwarf Chinese Holly	30" spr. / 24" ht	
IV	129	Ilex vomitoria 'nana'	Dwarf Yaupon	30" spr. / 24" ht	
DECIDUOUS SHRUBS - (Height at Time of planting dwarf shrubs – 18 inches / shrubs – 26 inches)					
CS	163	Cordateria Selloana	Pampas Grass	30" spr. / 24" ht	
HP	63	Hesperaloe Parvifolia	Red Yucca	30" spr. / 24" ht	
PERENNIALS, GROUNDCOVERS - (plants in mulch beds)					
SN	902	Salvia Nemorosa 'Marcus'	Marcus Dwarf Blue Salvia	30" spr. / 1gal. pots	perennials
DC	987	Delosperma Cooperi	Jewel of Desert® Peridot Ice Plant	18" spread / 2"pots	perennials
EP	884	Echinacea Purpurea	PowWow® White Echinacea	18" spread / 2"pots	perennials
GI	1000	Geranium Ibericum	Johnson's Blue Geranium	18" spread / 2"pots	perennials
BP	875	Bellis Perennis	Daisies	18" spread / 2"pots	perennials
PH	716	Petunia x Hybrida	Petunia	18" spread / 2"pots	perennials

SUMMARY CHART – BUFFER YARDS/SETBACKS

Location of Buffer Yard or Setback	Required/ Provided	Length	Buffer yard or Setback Width/Type	Canopy Trees	Ornamental Trees	Shrubs	Screening Wall/Device Height & mater(s)
North	Required	442.66'	Buffer 10'	8		N/A	N/A
	Provided		10'	4	4	N/A	N/A
East	Required	270.60'	Setback 20'	8		N/A	N/A
	Provided		20'	5	3	58	N/A
South	Required	364.08'	Buffer 20'	10		N/A	N/A
	Provided		20'	5	5	94	N/A
West	Required	337.07'	Setback 10'	5		N/A	N/A
	Provided		10'	3	2	N/A	N/A

*Note any credits in calculations:
a.

Other comments:
1.
2.
3.

SUMMARY CHART – INTERIOR LANDSCAPE

	Landscape Area (in Sq Ft)	% of Landscape Area	Canopy Trees	Ornamental Trees	Shrubs	Ground Cover (in Sq Ft)
Required	50,649.71 Sq Ft	34.85%	18	41	N/A	N/A
Provided					584	10,429.00 Sq Ft

*Note any credits in calculations:
a.

Other comments:
1.
2.
3.

SUMMARY CHART – INTERIOR PARKING LOT LANDSCAPING

# Of Required Parking Spaces 7g (1 sp/150 s.f.)	96
# Of Provided Parking Spaces	90
# of Tree Islands Provided	N/A
*Note any credits in calculations: a.	
Other comments: 1. 2.	

GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT /OWNER IMMEDIATELY OF ANY DISCREPANCIES, OBSTACLES AND/OR PROBLEMS.
2. VERIFICATION OF DIMENSIONS AND GRADES, BOTH EXISTING AND PROPOSED, SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES.
3. ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM STRUCTURES. SURFACE DRAINAGE SHALL BE DIRECTED TO EXISTING CATCH BASINS DESIGNATED FOR THE COLLECTION OF SURFACE RUN-OFF.
4. CONTRACTOR SHALL NOTIFY OWNER OF ANY UNDESIRABLE DRAINAGE CONDITIONS AND RECOMMEND SUITABLE SOLUTIONS. WHERE NECESSARY TO ACHIEVE PROPER DRAINAGE, UNDER DRAINAGE FOR TREE PITS SHALL BE INSTALLED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
5. LANDSCAPE CONTRACTOR SHALL REPAIR IN KIND ALL AREAS DAMAGED AS A RESULT OF LANDSCAPE OPERATIONS.
6. ALL TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 3" OF SHREDDED HARDWOOD MULCH.
7. ALL GROUND COVER/ PERENNIAL BEDS TO RECEIVE A MINIMUM 2" OF MUSHROOM COMPOST.
8. SIZES SHOWN ON PLANTING PLAN ARE MINIMUM ACCEPTABLE SIZES.
9. LANDSCAPE CONTRACTOR SHALL WARRANT ALL TREES, SHRUBS, VINES, GROUNDCOVERS AND PERENNIALS UNDER THIS CONTRACT WILL BE HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
10. SOIL TO BE USED FOR THE PLANTING MEDIUM FOR THE PROJECT SHALL BE FERTILE, WELL DRAINED, OF UNIFORM QUALITY, FREE OF STONES OVER 1" IN DIAMETER, STICKS, OILS, CHEMICALS, PLASTER, CONCRETE AND OTHER DELETERIOUS MATERIALS.
11. THE LANDSCAPE CONTRACTOR SHALL PREPARE PLANTING BEDS BY ADDING SOIL AMENDMENTS TO TOPSOIL MIX IN THE FOLLOWING QUANTITIES: TOPSOIL MIX FOR TREES AND SHRUBS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART PEAT, AND ONE (1) PART SAND. TOPSOIL MIX FOR PERENNIALS, BULBS, AND GROUND COVERS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART SAND AND TWO (2) PARTS DECOMPOSED MUSHROOM COMPOST. SOIL SHALL MEET THE FOLLWING REQUIREMENTS: SOIL COMPOSITION-45-77% SILT, 0-25% CLAY, 25-33% SAND; SOIL ACIDITY: Ph 6.0-7.0; SOIL ORGANIC CONTENT: THREE (3) TO FIVE (5) PERCENT.
12. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINER GROWN AS SPECIFIED ON PLANTING PLAN. ALL PLASTIC ROOT WRAPPING MATERIAL AND METAL WIRE BASKETS SHALL BE REMOVED.
13. LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATION OF ALL TREES AND PLANTING BED LINES AND HAVE LAYOUT APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING.
14. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. FLOOD PLANTS TWICE DURING FIRST TWENTY-FOUR HOUR PERIOD AFTER PLANTING.
15. ALL NEW AND TRANSPLANTED PLANTS TO BE SPRAYED WITH AN ANTIDESSICANT WITHIN TWENTY FOUR HOURS AFTER PLANTING. ANTI-TRANSPIRANT SHALL BE EQUAL TO "WILTPROOF."
16. ALL MUD SHALL BE REMOVED FROM ALL TIRES BEFORE LEAVING THE SITE AND ROADS SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES.
17. ALL GRASS AREAS SHALL BE 6 INCHES OF TOPSOIL AND KENTUCKY BLUEGRASS SOD.

NOTES

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.

All new development shall be irrigated by an underground irrigation system that may include a drip irrigation system. This irrigation system shall adhere to the manufacturers' specifications and the rules and regulations established by the Texas Commission on Environmental Quality (TEQ), or its successor agency, and the provisions set forth in Ch. 54 of the City of Mansfield, Texas Code of Ordinances (Water Demand Management and Drought Contingency Plan).

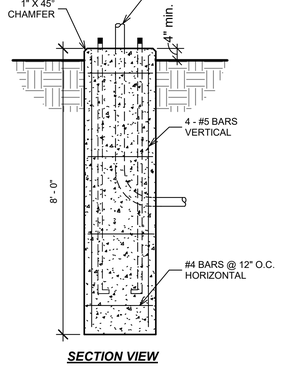
All underground irrigation systems shall be designed by an irrigator licensed by the State of Texas.

PASSIVE SPACE:

Required		proposed
10% of building area		
CAR WASH		
Building area:	4,983.0 s.f.	
Passive Space reqd:	498.3 s.f.	541.5 s.f.
RETAIL BUILDING #1		
Building area:	2,761.0 s.f.	
Passive Space reqd:	276.1 s.f.	1280.0 s.f.
RETAIL BUILDING #2		
Building area:	2,785.0 s.f.	
Passive Space reqd:	278.5 s.f.	904.8 s.f.
RETAIL BUILDING #3		
Building area:	3,901.0 s.f.	
Passive Space reqd:	390.1 s.f.	1,751.2 s.f.

PARKING LOT INTERNAL LANDSCAPING

Required		proposed
1 Canopy/(10) spaces		
33 parking spaces	(3) Canopy trees	



5 D.2 Light Post Foundation
SCALE: 1/2" = 1'-0"

Exhibit D

NERO ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT STATE OF TEXAS GUIDO CORRADO HEIN 29092

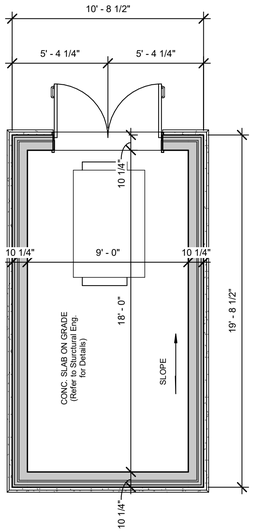
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

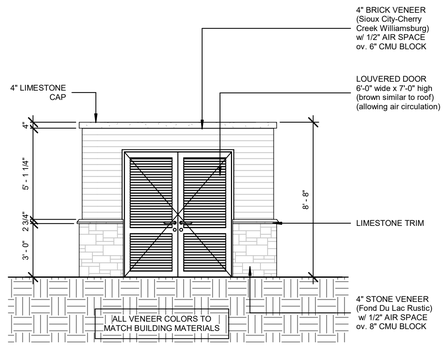
ZONING REVIEW - NOT FOR CONSTRUCTION

1	12.29.23	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
		REVISIONS

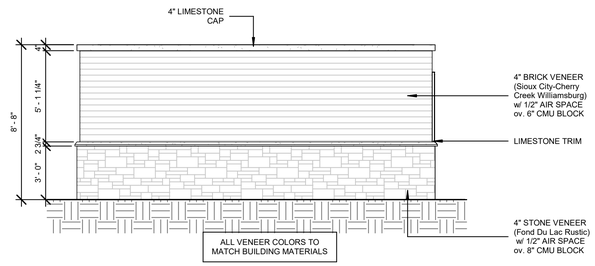
DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	LANDSCAPE SCHEDULE
SHEET NO.	D.2



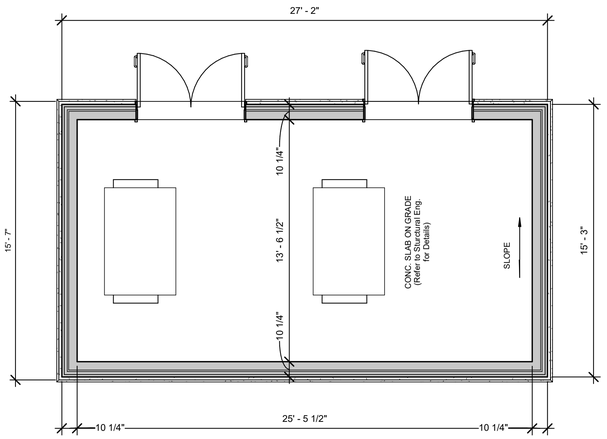
1 D.3 Refuse #1 Plan
SCALE: 1/4" = 1'-0"



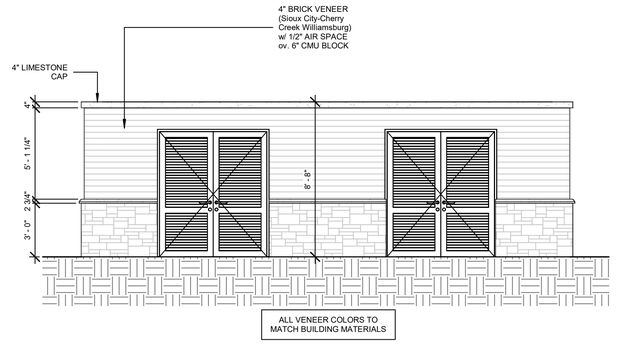
2 D.3 Refuse #1 (Entry)
SCALE: 1/4" = 1'-0"



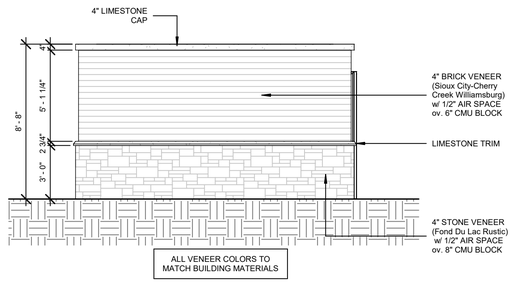
3 D.3 Refuse #1 (Sides)
SCALE: 1/4" = 1'-0"



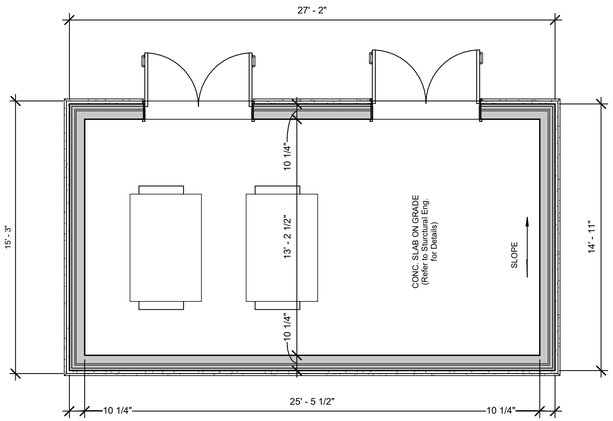
4 D.3 Refuse #2 Plan
SCALE: 1/4" = 1'-0"



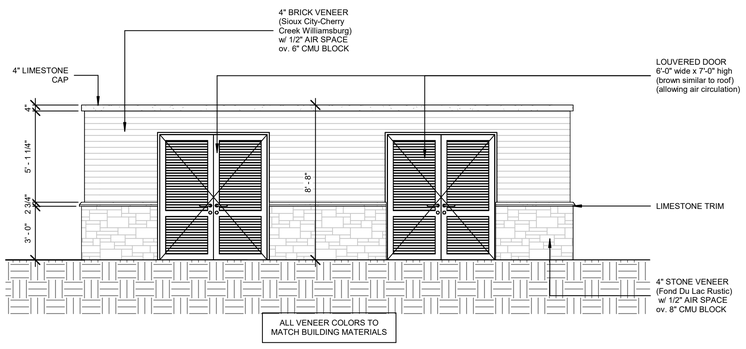
5 D.3 Refuse #2 (Entry)
SCALE: 1/4" = 1'-0"



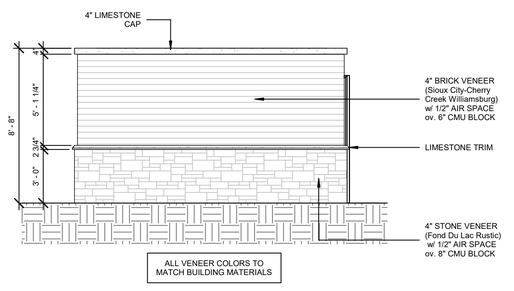
6 D.3 Refuse #2 (Sides)
SCALE: 1/4" = 1'-0"



7 D.3 Refuse #3 Plan
SCALE: 1/4" = 1'-0"



8 D.3 Refuse #3 (Entry)
SCALE: 1/4" = 1'-0"



9 D.3 Refuse #3 (Sides)
SCALE: 1/4" = 1'-0"

Exhibit D

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT
GUIDO CORRADO NERI
29092
STATE OF TEXAS

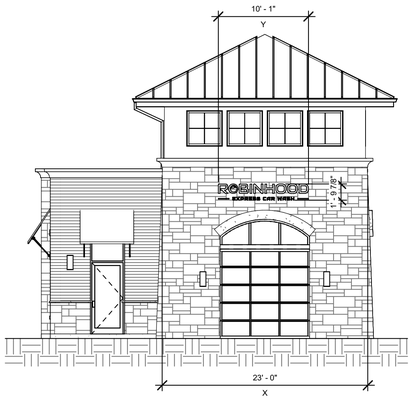
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

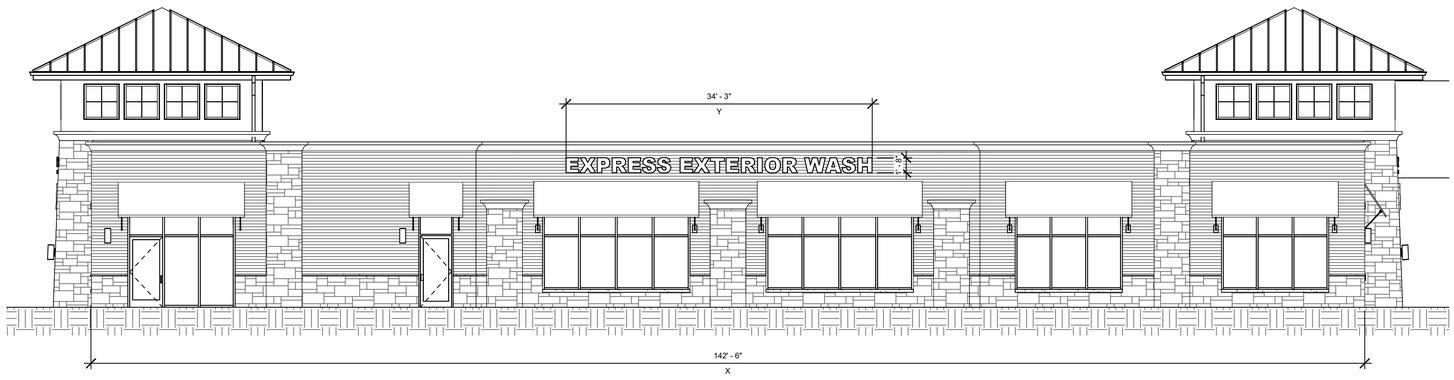
2	12.29.23	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	REFUSES
SHEET NO.	D.3



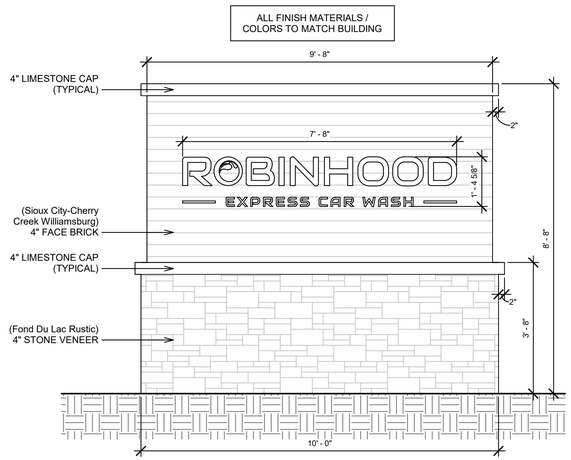
FOR WEST & EAST ELEVATIONS.
Y/X = 43.9%

2 E.1 EAST ELEVATION (West similar)
SCALE: 1/8" = 1'-0"

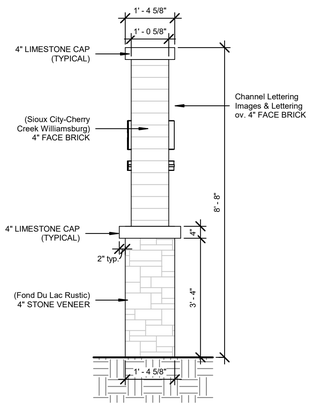


FOR NORTH & SOUTH ELEVATIONS.
Y/X = 24.1

1 E.1 SOUTH ELEVATION (North similar)
SCALE: 1/8" = 1'-0"



5 E.1 MONUMENT SIGN - FACE
SCALE: 1/2" = 1'-0"



4 E.1 MONUMENT SIGN - SIDE
SCALE: 1/2" = 1'-0"

NOTES:

- BUILDING AND MONUMENT SIGNS ARE UNDER SEPARATE PERMIT (Coordination required by GC and SUB-Contractor. Notify Architect of Any discrepancies)
- ALL SIGNS WILL COMPLY WITH THE REQUIREMENTS OF THE C-2 REGULATIONS

1

Exhibit E

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

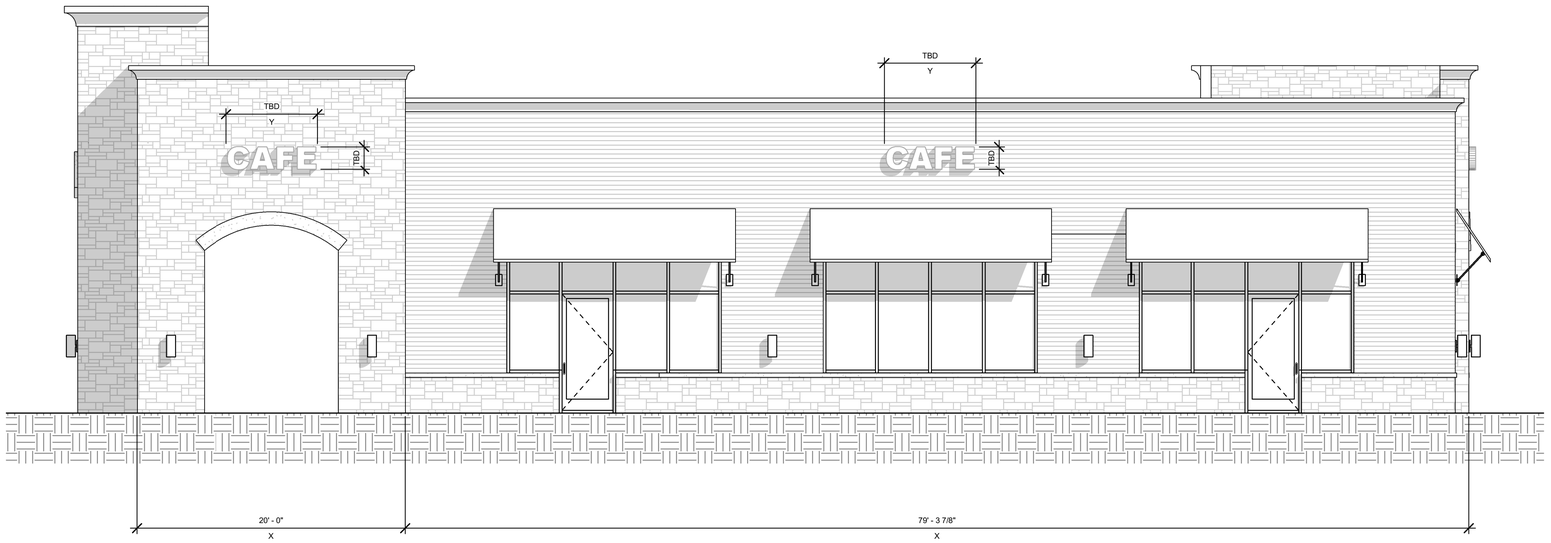
REGISTERED ARCHITECT
GUIDO CORRADO NERI
29092
STATE OF TEXAS

NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

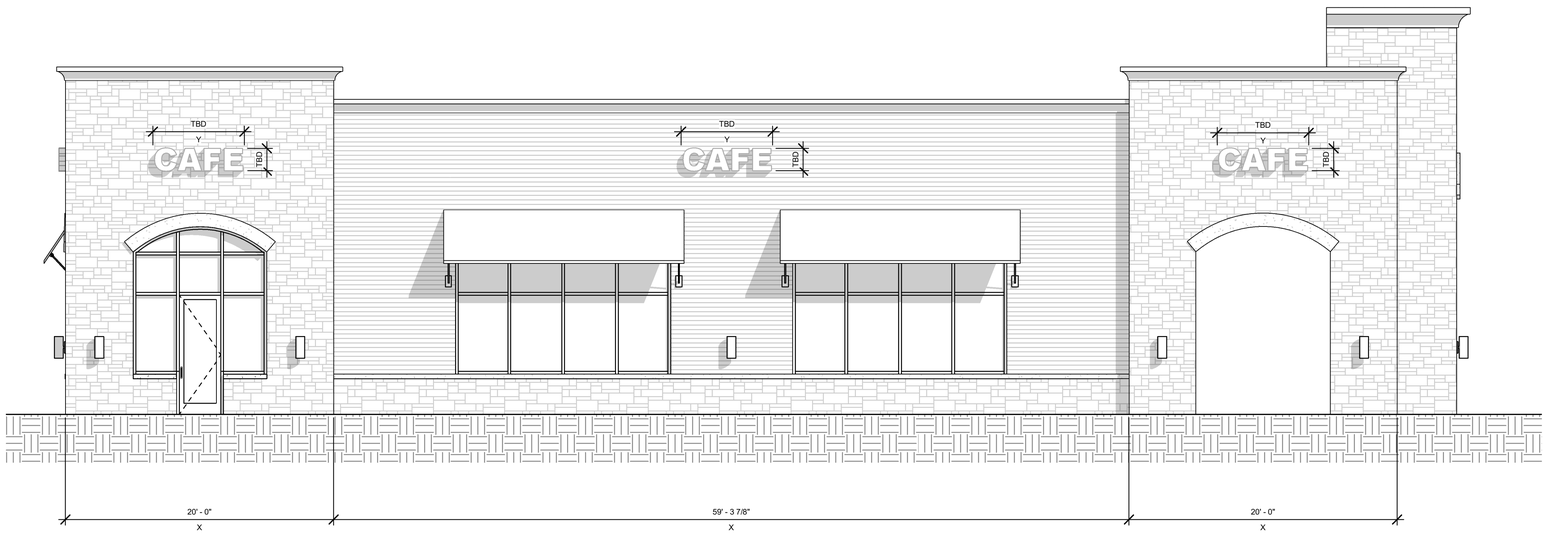
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
		REVISIONS
DRAWN BY:		RAM
APPROVED BY:		GCN / MAM
SCALE:		AS NOTED
DESCRIPTION:		CAR WASH SIGNAGE, ~~MONUMENT SIGN~~
SHEET NO.		E.1



1 / E.2 North Elevation. Proposed Retail Building #1.
SCALE: 3/16" = 1'-0"



3 / E.2 West Elevation. Proposed Retail Building #1.
SCALE: 3/16" = 1'-0"



2 / E.2 South Elevation. Proposed Retail Building #1.
SCALE: 3/16" = 1'-0"

NOTES:

- ALL SIGNS WILL COMPLY WITH THE REQUIREMENTS OF THE C-2 REGULATIONS

Exhibit E

NERO ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT
GUIDO CORRADO NERI
29092
STATE OF TEXAS

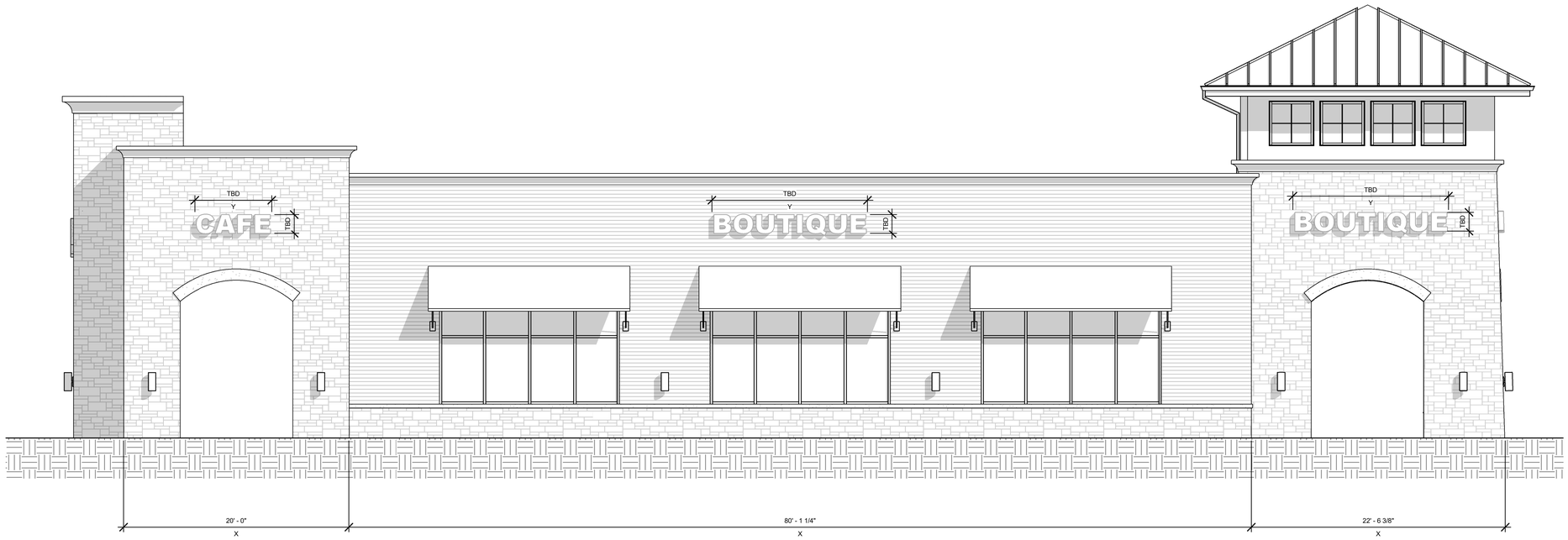
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

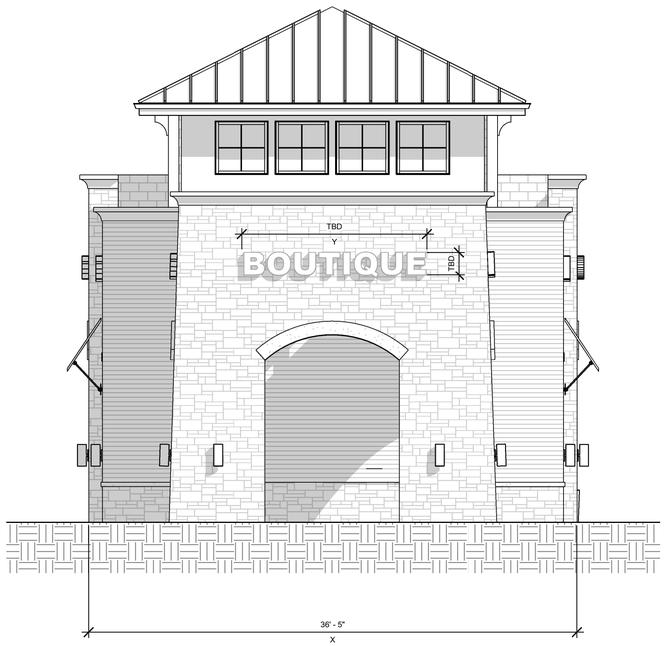
ZONING REVIEW - NOT FOR CONSTRUCTION

1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RETAIL BUILDING #1 SIGNAGE
SHEET NO.	E.2 1



1 / E.3 South Elevation. Proposed Retail Building #2 (North similar)
SCALE: 3/16" = 1'-0"



2 / E.3 West Elevation. Proposed Retail Building #2
SCALE: 3/16" = 1'-0"

NOTES:

- ALL SIGNS WILL COMPLY WITH THE REQUIREMENTS OF THE C-2 REGULATIONS

Exhibit E

NERI ARCHITECTS
6400 N NORTHWEST HWY SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT STATE OF TEXAS GUIDO CORRADO NERI 29092

NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

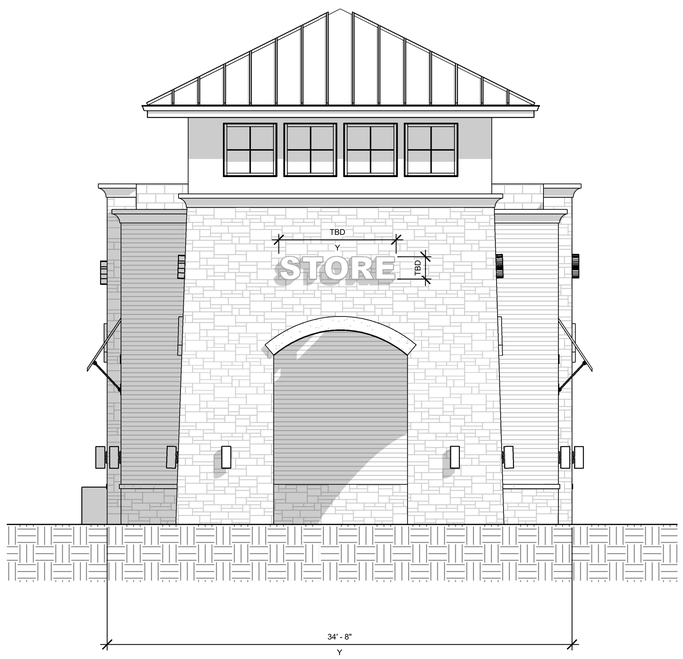
ZONING REVIEW - NOT FOR CONSTRUCTION

1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS

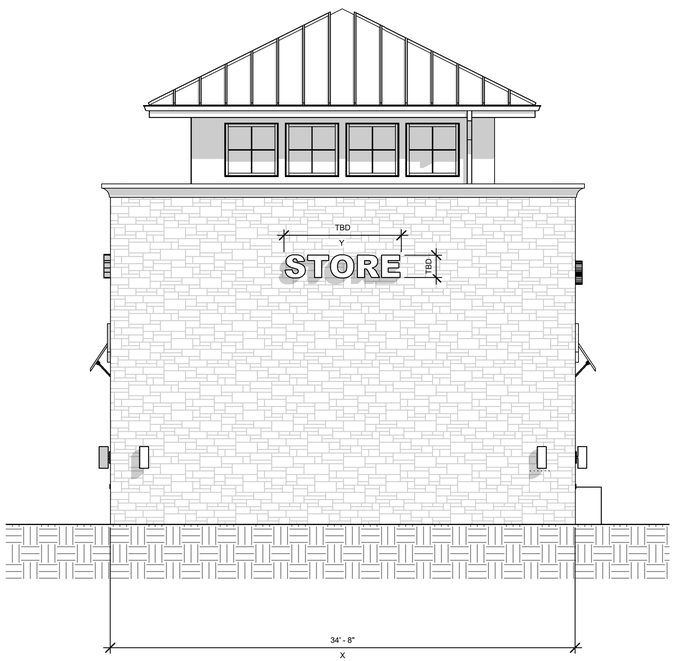
DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RETAIL BUILDING #2 SIGNAGE
SHEET NO.	E.3 / 1



3 / E.4 East Elevation. Proposed Retail Building #3. (West similar)
SCALE: 3/16" = 1'-0"



1 / E.4 South Elevation. Proposed Retail Building #3.
SCALE: 3/16" = 1'-0"



2 / E.4 North Elevation. Proposed Retail Building #3.
SCALE: 3/16" = 1'-0"

NOTES:

- ALL SIGNS WILL COMPLY WITH THE REQUIREMENTS OF THE C-2 REGULATIONS

Exhibit E

NERO ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT ★ GUIDO CORRADO MEN ★ 29092 ★ STATE OF TEXAS

NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RETAIL BUILDING #3 SIGNAGE
SHEET NO.	E.4 1