CITY OF MANSFIELD

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

Meeting Agenda

Planning and Zoning Commission

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

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

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

Attachments: 5-6-24 DRAFT Minutes

6. CITIZENS COMMENTS

Citizens wishing to address the Commission on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes.

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

7. PUBLIC HEARINGS

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

Attachments: Maps and Supporting Information

Exhibits A-D

24-6029 Public Hearing on a Change of Zoning from SF-7.5/12, Single-Family Residential District to PD, Planned Development District for Detached Single-Family Residential Uses on approximately 0.783 acres located at 509 W. Kimball Street; Avante Procurement LLC, owner; First Choice Builders, Developer (ZC#24-001)

Attachments: Maps and Supporting Information

Exhibits A-C

24-6030 Public Hearing for Change of Zoning from SF-7.5/12, Single-Family Residential District, D, Downtown District (SD-1, Broad Street Corridor), and C-2, Community Business District to D, Downtown District, D3, Urban Center Zone on Approximately 10.52 Acres Total, Being Approximately 7.4 Acres on a Portion of Block 17 and a Portion of the John Collier Tract, Original Town of Mansfield and Being Approximately 3.12 Acres in Lot 1R1A, Block 1, Lee's Broad Addition, located at 605 and 703 E. Broad Street; City of Mansfield, Applicant (ZC#24-007)

Attachments: Maps and Supporting Information

Exhibit A - Legal Description

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

Attachments: Maps and Supporting Information

EXHIBIT A - D

8. SUMMARY OF CITY COUNCIL ACTIONS

9. COMMISSION ANNOUNCEMENTS

10. STAFF ANNOUNCEMENTS

11. ADJOURNMENT OF MEETING

12. NEXT MEETING DATE: Monday, June 17, 2024

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on May 30, 2024, prior to 5:00 p.m. in accordance with Chapter 551 of the Texas Government Code.

_____

Clarissa Carrasco, Administrative Assistant II

* This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817 473-0211 or TDD 1-800-RELAY TX,

* In deciding a zoning change application, the Planning & Zoning Commission and City Council are required to determine the highest and best use of the property in question. The Commission may recommend and the Council may approve a change in zoning to the category or district requested by the applicant or to any zoning category or district of lesser intensity. Notice is presumed sufficient for every District up to the intensity set forth in the zoning change application.

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STAFF REPORT

File Number: 24-6022

Agenda Date: 6/3/2024 **Version:** 1 **Status:** Approval of Minutes

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

Title

Minutes - Approval of the May 6, 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, May 6, 2024 | **6:00 PM** | **City Hall Council Chambers**

1. CALL TO ORDER

Chair Mainer called the meeting to order at 6:03 p.m. in the City Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving the date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

Staff present:
Director of Planning and Development Services Jason Alexander
Assistant Director of Planning Arty Wheaton-Rodriguez
Administrative Assistant II Clarissa Carrasco

Commissioners:

Absent 1 - Michael Bennett

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

2. INVOCATION

Chair Mainer gave the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Chair Mainer recessed the meeting into executive session at 6:05 p.m. Chair Mainer called the executive session to order in the Planning Conference Room at 6:06 p.m. Chair Mainer recessed the executive session at 6:36 p.m.

Consultation with City Attorney to Seek Advice About Pending or Contemplated Litigation, a Settlement Offer, or on a Matter in Which the Duty of the City Attorney to the City's Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with Chapter 551 of the Texas Government Code Pursuant to 551.071

Seek Advice of City Attorney Regarding Land Use Matters

6. APPROVAL OF MINUTES

Chair Mainer called the regular business session to order at 6:39 p.m.

24-5993 Minutes - Approval of the April 15, 2024, Planning and Zoning Commission Meeting Minutes

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

Aye: 5 - Blake Axen; Jennifer Thompson; Brandon Shaw; Michael Mainer and Patrick Moses

Nay: 0

Absent: 1 - Michael Bennett

Abstain: 1 - David Goodwin

7. CITIZENS COMMENTS

There were no citizen comments.

8. PUBLIC HEARINGS

24-5991 Public Hearing on a Specific Use Permit for an Automotive Tire Service on 0.734 acres being Lot 1R, Block 3, Oakdale Addition, Tarrant Co., TX, located at 700 W Debbie Ln; Texas Tires, Owner; Nationwide Construction Applicant (SUP#24-001)

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

Chair Mainer opened the public hearing at 6:45 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 6:46 p.m.

Commissioner Goodwin made a motion to approve the specific use permit with the following staff recommendations:

1. outdoor display of tires and related merchandise only be permitted provided that such display of tires and related merchandise are only permitted outdoors during the hours of operation; and

2. that such tires and merchandise do not impede vehicular access or disrupt pedestrian circulation within and around the site.

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

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

Nay: 0

Absent: 1 - Michael Bennett

Abstain: 0

24-5992 Public Hearing on a Change of zoning from PR, Pre-Development District to PD, Planned Development District for mixed uses on approximately 134.8 acres of land situated in the J. Lawrence Survey, Abstract No. 616, the M. Gregg Survey, Abstract No. 385, J. Lawrence Survey, Abstract No. 616, and the H. Henderson Survey, Abstract No. 432; City of Mansfield, Ellis County, Texas, located approximately 1500 feet east of State Highway 360, south of Lone Star Road, and south of Britton Road (ZC#24-009)

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

Chair Mainer opened the public hearing at 6:59 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 6:59 p.m.

Commissioner Goodwin made a motion to approve the zoning change as presented. Commissioner Thompson seconded the motion which carried by the following vote:

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

Nay: 0

Absent: 1 - Michael Bennett

Abstain: 0

9. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Wheaton-Rodriguez summarized the actions that took place at the previous City Council meeting.

10. COMMISSION ANNOUNCEMENTS

Commissioner Thompson and Goodwin shared their admiration of the Council Chambers renovations.

Vice Chair Axen shared his appreciation of the Mansfield Fire and Police departments' efforts during the flooding that occured the weekend before. Vice Chair Axen also shared his appreciation of the Public Works department's efforts in repairing a pothole in a timely manner.

Commissioner Moses wished all the mothers a Happy Mother's Day.

Commissioner Shaw highlighted Teacher Appreciation Week and thanked our MISD teachers.

Chair Mainer encouraged the commission to attend the Volunteer Appreciation Event.

11. STAFF ANNOUNCEMENTS

Mr. Wheaton-Rodriguez mentioned that our next meeting date will be Monday, June 3, 2024, and that staff is welcoming a new Planning Manager later in the month.

12. WORK SESSION

Discussion for Review and Approval of Zoning Cases

This work session has been postponed to the next meeting.

13. ADJOURNMENT OF MEETING

Commissioner Shaw motioned to adjourn the meeting. Vice Chair Axen seconded the motion which carried by the following vote:

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

Nay: 0

Absent: 1 - Michael Bennett

Abstain: 0

With no further business, Chair Mainer adjourned the meeting at 7:06 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: 6/3/2024 **Version:** 3 **Status:** Public Hearing

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

Agenda Number:

Title

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

Requested Action:

To consider the change of zoning request.

Recommendation:

This request was heard and tabled indefinitely by the Planning and Zoning Commission on February 19, 2024. The Planning and Zoning Commission tabled the request indefinitely to permit the applicant the amount of time needed to modify the building elevations, to promote greater visual harmony with the surrounding context and existing development.

The Department of Planning and Development Services recommends that the request be tabled until the June 17, 2024, hearing. This would allow additional time to provide specific architectural controls that will deliver building elevations and a visual aesthetic that is in alignment with the direction and guidance provided by both the Planning and Zoning Commission and the Department of Planning and Development Services.

Description/History

Existing Use: Vacant
Existing Zoning: PD, Planned Development District for Single-Family Residential (with a base zoning of SF-7.5/18, Single-family Residential District uses) for Tract 3, Zoning Case No. 18-031
Mansfield 2040 Land Use Designation: Urban Neighborhood and Mixed-Use Local, Western Promise Special Area Plan

Surrounding Land Use & Zoning:

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

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

East: Existing Single-Family Residential, PR, Pre-Development District (separated from site by existing drainage channel)
West: Existing Single-Family Residential, SF 7.5/12, Single-Family Residential District (separated by Lillian Road)

Synopsis

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

Mansfield 2040 Plan

Goals and Strategies

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

The Western Promise Special Area Plan

This development is along the Urban Neighborhood Core along West Broad Street

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

Department of Planning and Development Services Analysis

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

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

residents to future commercial opportunities along West Broad Street in the future. The units on the east side of Retta Road leverage existing terrain and natural features around the drainage channel along the eastern edge of the property. Much of this area is proposed to remain in its current condition, and allows for a landscape-based buffer to uses east of the development. All row house units are served by alley accessed garages.

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

The Department of Planning and Development Services --- in alignment with the Planning and Zoning Commission --- provided guidance and direction on urban design standards for this proposed development. From a land use and site planning standpoint, the project substantially meets contextual transitions between the existing single-family residential to the south while transitioning to future commercial opportunities further north along West Broad Street. However, the architectural design (i.e., building elevations) do not reinforce this contextually appropriate transition visually; and some of the architectural standards may unintentionally produce physical outcomes that may not be entirely in alignment with the guidance and direction provided, causing some concern.

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

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

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

Plat Review Committee (PRC):

The PRC is comprised of representatives from various departments with permitting jurisdiction over applications for development. The PRC 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 detention proposed on the western portion of the development can "over detain" and offset the need for improvements on the eastern half of the

development.

Attachments:
Maps and Supporting Information
Exhibits A-D

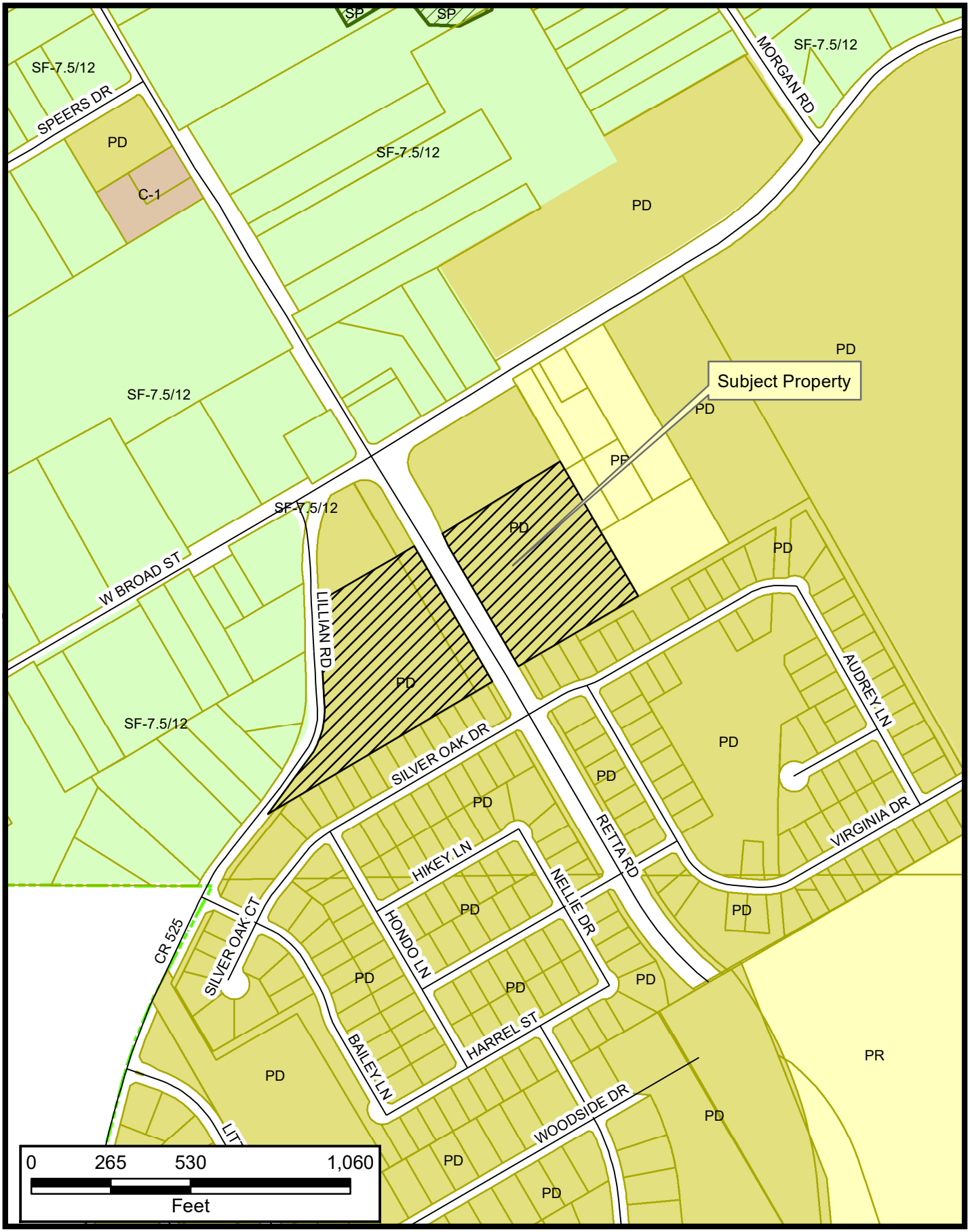


MANSFIELD TEXAS

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.

5/21/2024



MANSFIELD TEXAS

ZC#23-016

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5/21/2024

Property Owner Notification for ZC#23-016

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
BONNER ESTATES	BLK 1	BONNER, CYNTHIA	PO BOX 352	MANSFIELD, TX	76063
BONNER ESTATES	BLK 1	BONNER, FONDA	808 LILLIAN RD	MANSFIELD, TX	76063
DICKEY, M D SURVEY	A 1986	JOSEPDAM REAL ESTATE LLC	303 LILLIAN RD	MANSFIELD, TX	76063
DICKEY, M D SURVEY	A 1986	NEW GALILEE BAPTIST CHURCH	PO BOX 601	MANSFIELD, TX	76063-0601
DICKEY, M D SURVEY	A 1986	SUAREZ, JOSE	764 LILLIAN RD	MANSFIELD, TX	76063
DICKEY, M D SURVEY	A 1986	BONNER, WILMER	808 LILLIAN RD	MANSFIELD, TX	76063
DICKEY, M D SURVEY	A 1986	BAILEY, LENARD R	PO BOX 15732	FORT WORTH, TX	76119
DICKEY, M D SURVEY	A 1986	WALKER, NELLIE	PO BOX 291	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	SANDOVAL-GARCIA, NIRIA	1301 W BROAD ST	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	SANDOVAL-GARCIA, NIRIA	1301 W BROAD ST	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	JOSEPDAM REAL ESTATE LLC	303 LILLIAN RD	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	MENDEZ, CRUZ S	5921 INKS LAKE DR	ARLINGTON, TX	76018-2252
HANKS, THOMAS J SURVEY	A 644	MENDEZ, CRUZ S	5921 INKS LAKE DR	ARLINGTON, TX	76018-2252
HANKS, THOMAS J SURVEY	A 644	SUAREZ, ISMAEL	1247 W BROAD ST	MANSFIELD, TX	76063-4405

Property Owner Notification for ZC#23-016

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

Property Owner Notification for ZC#23-016

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

Property Owner Notification for ZC#23-016

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

EXHIBIT A

CASE NO. ZC#23-016

STATE OF TEXAS:

COUNTY OF TARRANT:

LEGAL DESCRIPTION

TRACT 1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MANSFIELD, TARRANT COUNTY, TEXAS

* NOTES *

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

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

HSE HANNA SURVEYING & ENGINEERING LLC.

EXHIBIT A

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

\\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

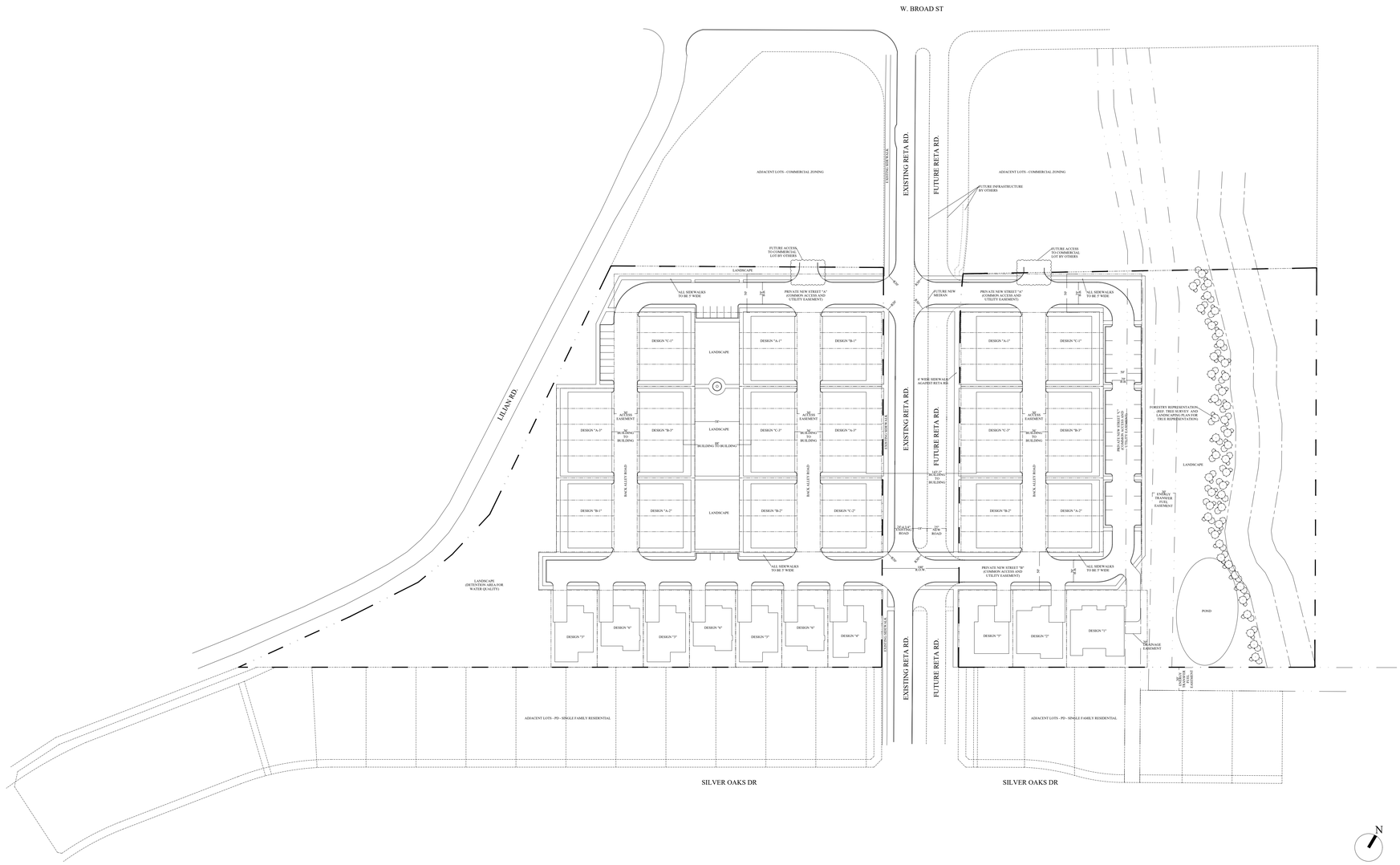
FIELD SURVEY BY: AJ	DATE: 5/30/2023	PROJECT NO. 23-765
DRAWN BY: SK	SCALE: N/A	SAM@HANNA-SE.COM

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"	01/11/24
6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

CASE NO. ZC#23-016

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

A1.0

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.

DIAGRAM 1















DIAGRAM 2







DIAGRAM 3


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


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

DIAGRAM 3


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


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

DIAGRAM 3


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


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

DIAGRAM 3

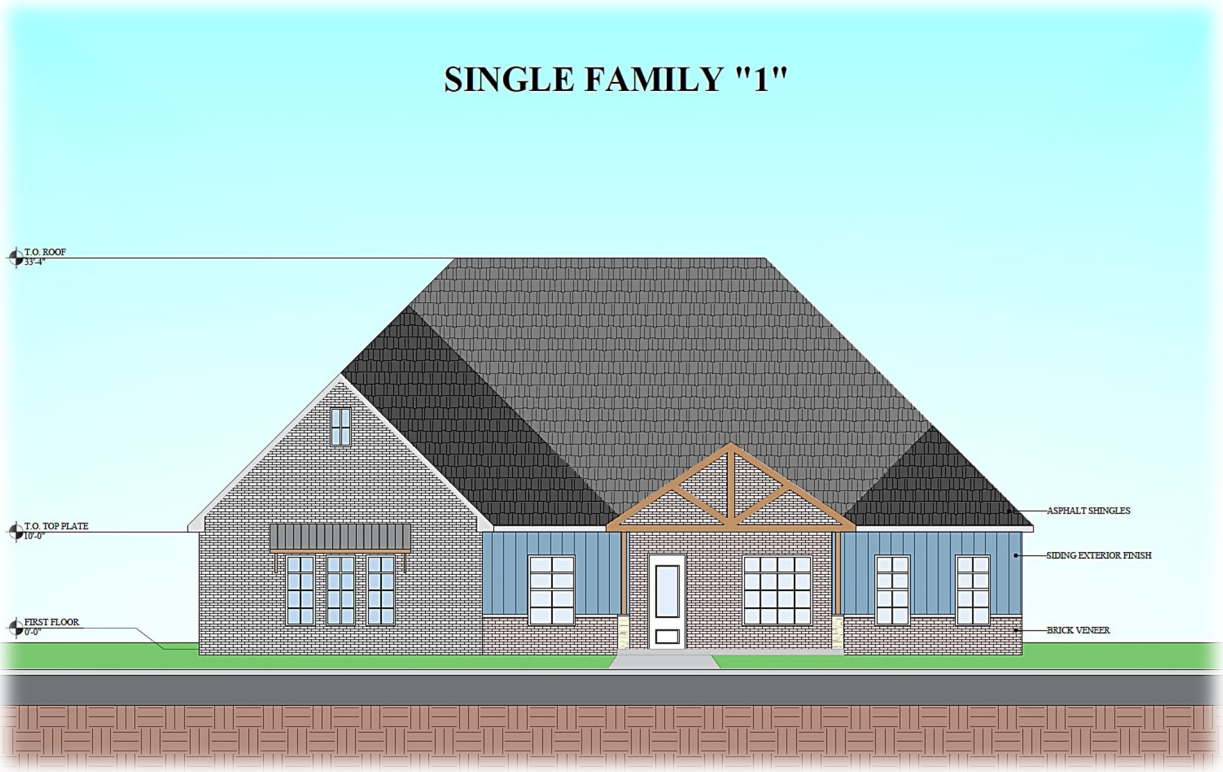

TOWNHOME DESIGN "C-1"
T.O. ROOF
41'-7"
T.O. PARAPET
36'-7"
T.O. TOP PLATE
31'-0"
THIRD FLOOR
22'-0"
SECOND FLOOR
10'-6"
FIRST FLOOR
0'-0"
PLASTIC
PARAPET CAP
STUCCO
EXTERIOR FINISH
ASPHALT SHINGLES
BRICK VENEER
PLASTER MOULDING
STONE VENEER


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

DIAGRAM 3


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

DIAGRAM 3


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

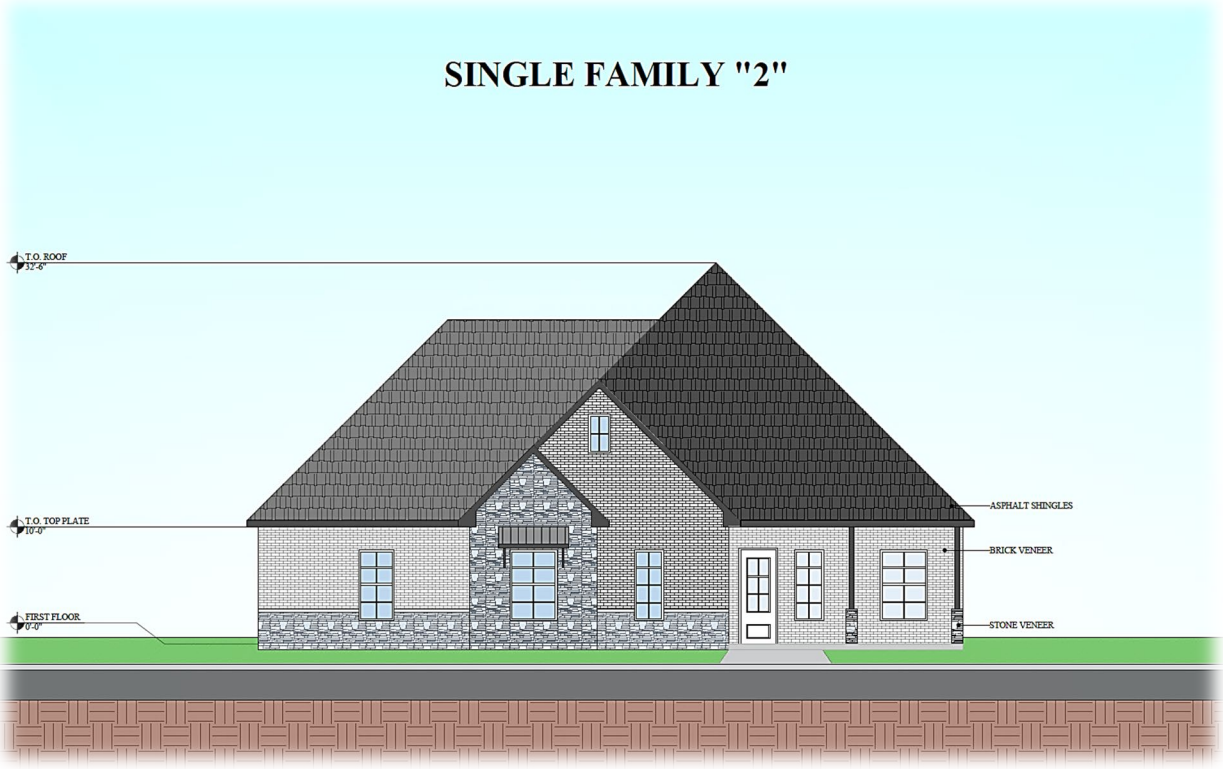
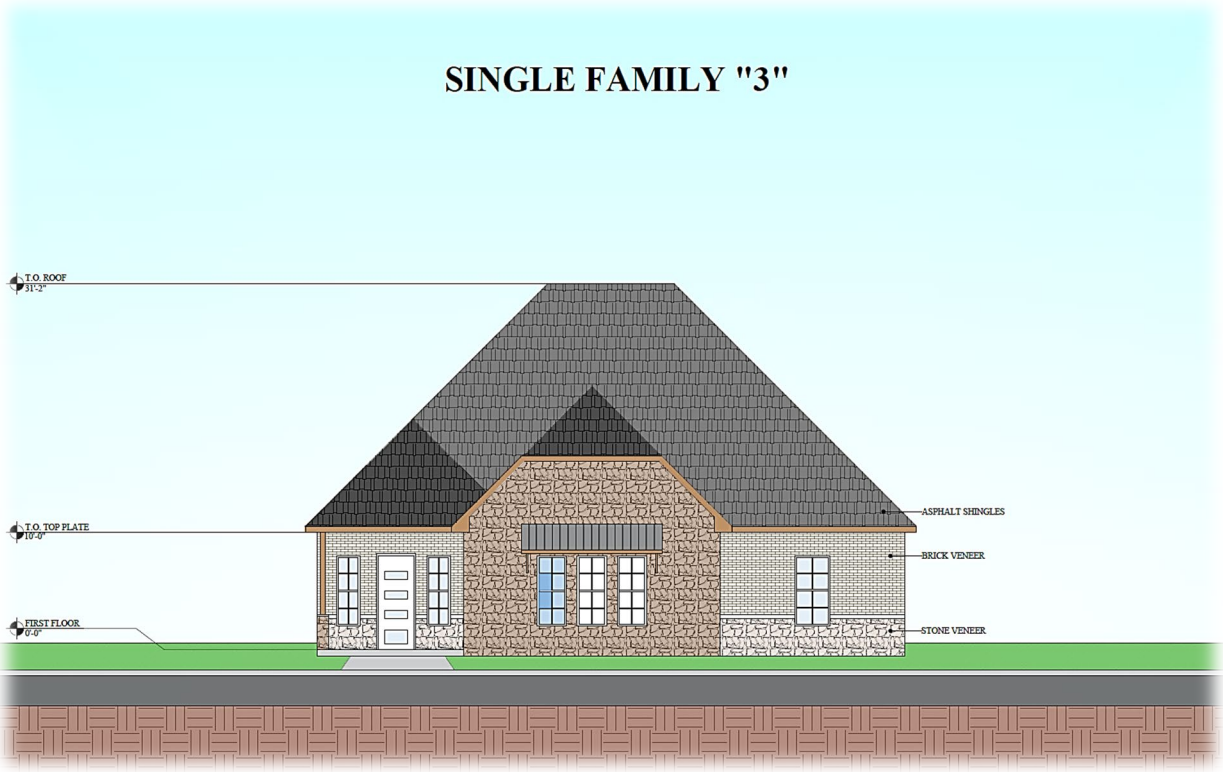

SINGLE FAMILY "2"
T.O. ROOF
32'-6"
T.O. TOP PLATE
10'-0"
FIRST FLOOR
0'-0"
ASPHALT SHINGLES
BRICK VENEER
STONE VENEER

DIAGRAM 3


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

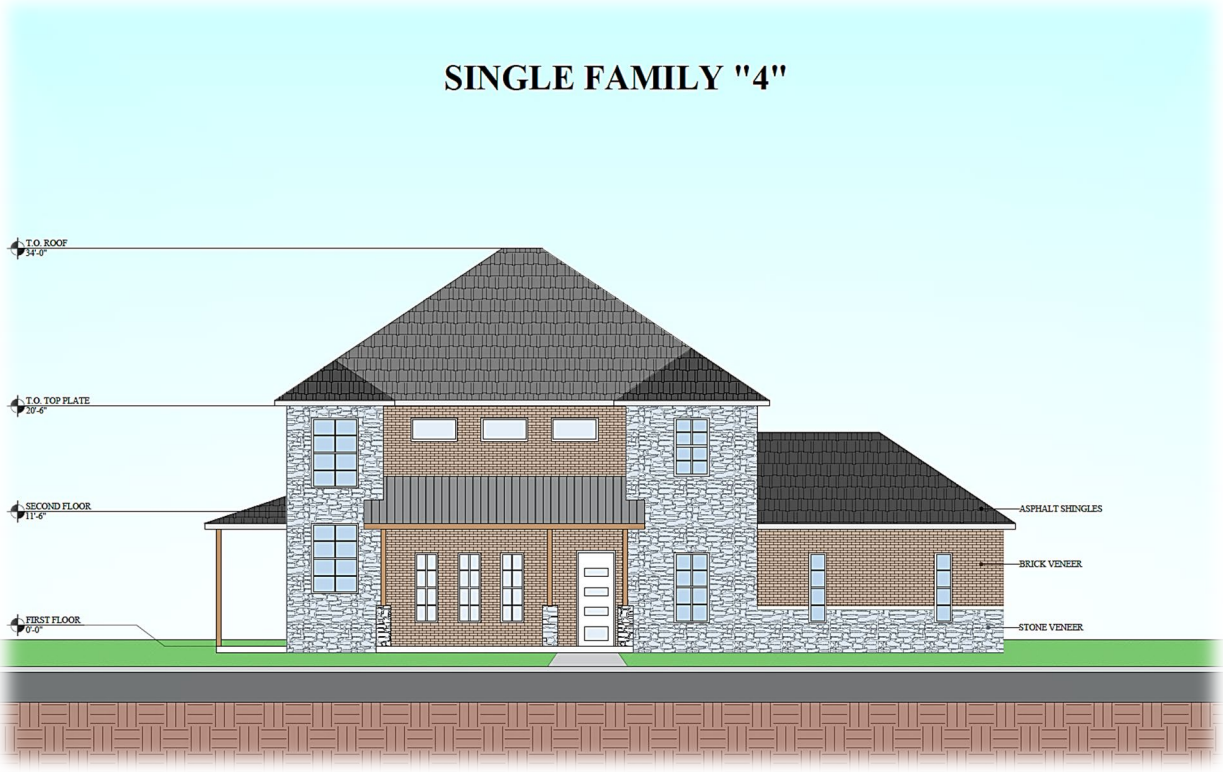
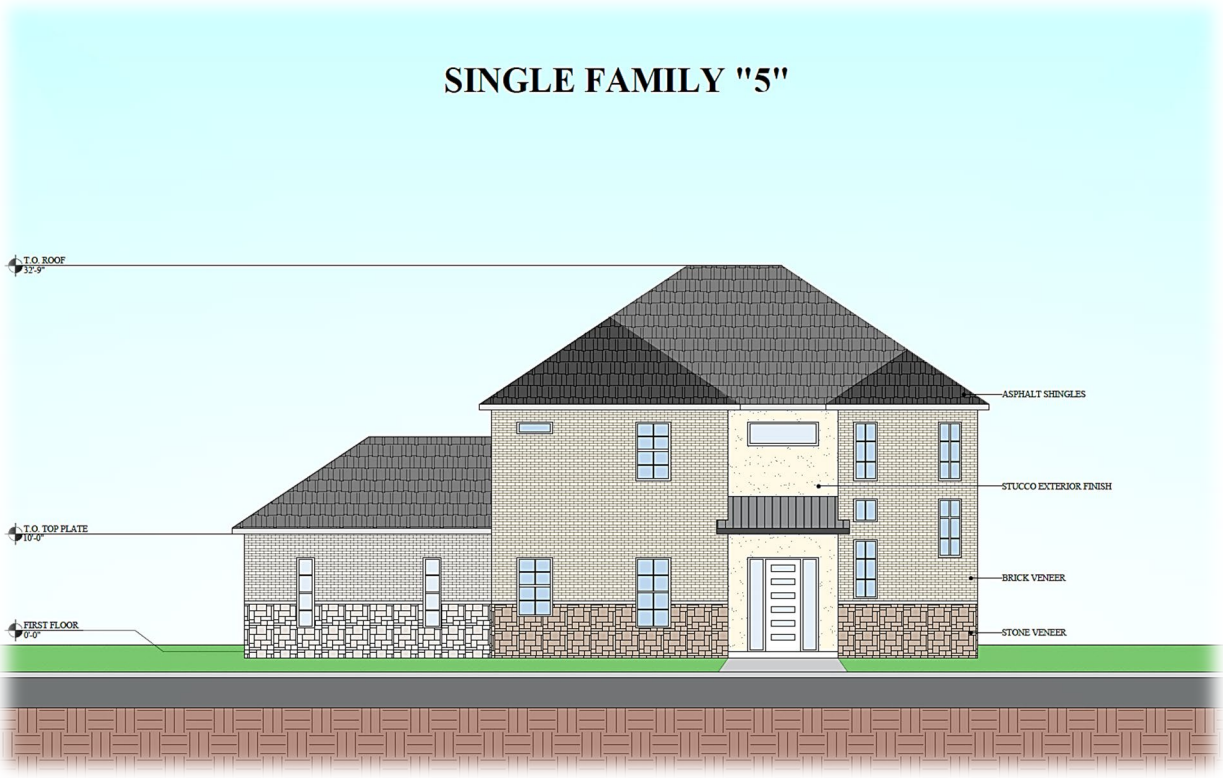

SINGLE FAMILY "4"
T.O. ROOF
34'-0"
T.O. TOP PLATE
20'-6"
SECOND FLOOR
11'-6"
FIRST FLOOR
0'-0"
ASPHALT SHINGLES
BRICK VENEER
STONE VENEER

DIAGRAM 3


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

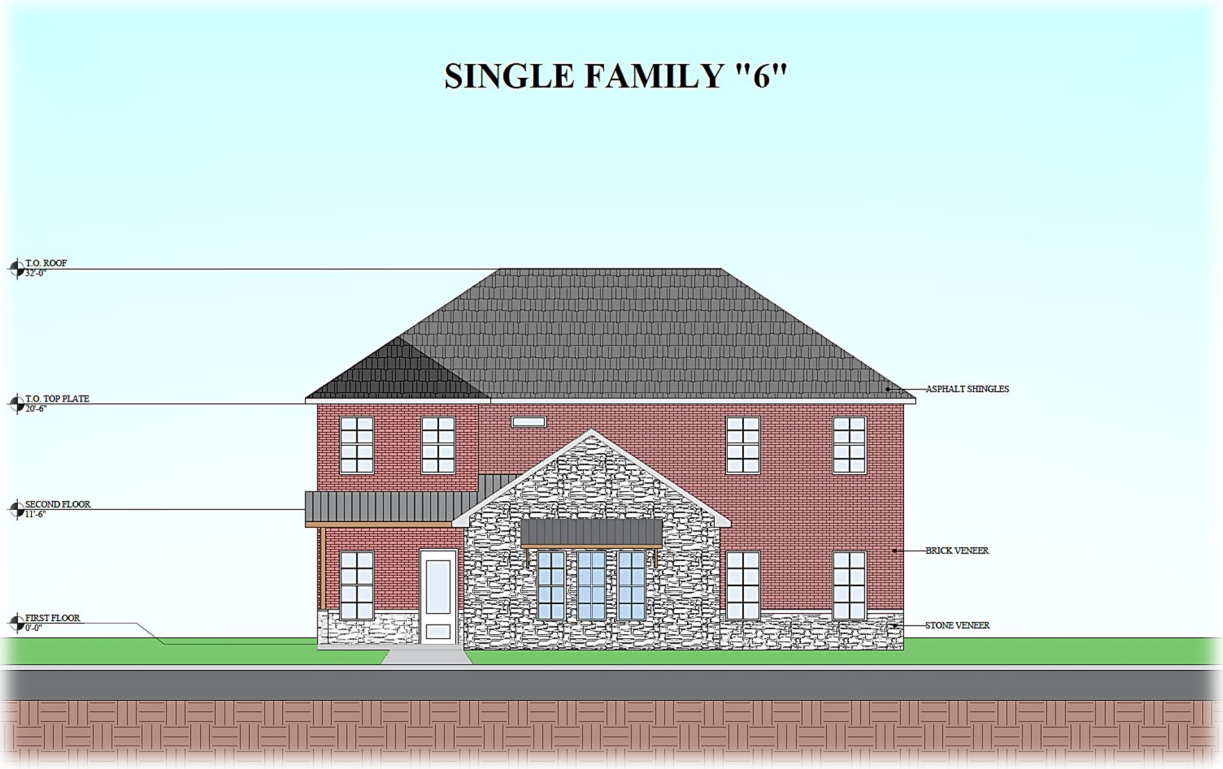
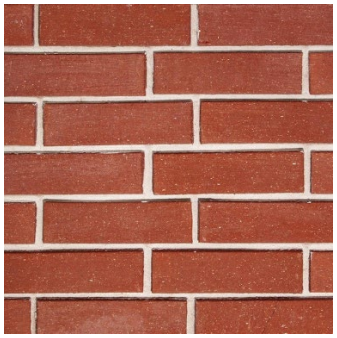
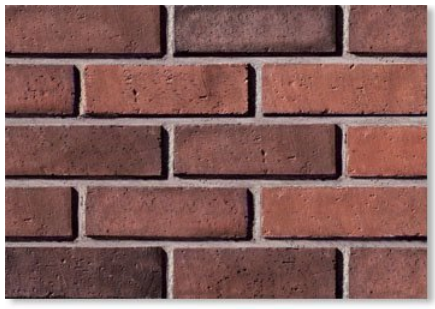
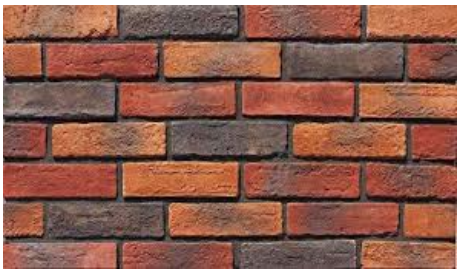

SINGLE FAMILY "6"
T.O. ROOF
32'-0"
T.O. TOP PLATE
20'-6"
SECOND FLOOR
11'-6"
FIRST FLOOR
0'-0"
ASPHALT SHINGLES
BRICK VENEER
STONE VENEER

DIAGRAM 3

MATERIALS EXAMPLES

RED BRICK VENEERS




BROWN/TAN BRICK VENEERS






OFF WHITE BRICK VENEERS



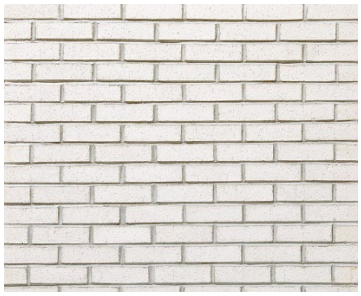
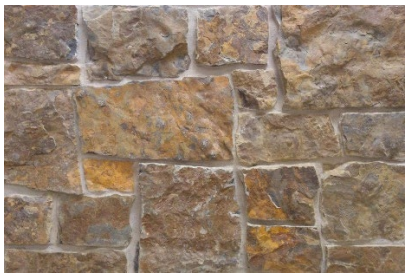


DIAGRAM 3

BROWN/TAN STONE VENEER


OFF BLUE STONE VENEER





OFF WHITE STONE VENEER

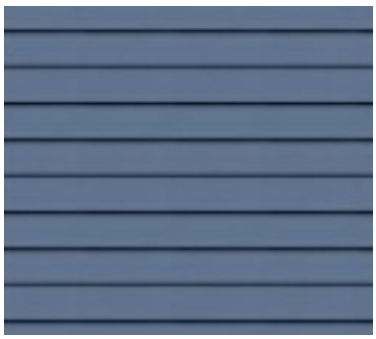




DIAGRAM 3

BLUE CEMENT SIDING





GREEN CEMENT SIDING





STUCCO EXTERIOR FINISH






DIAGRAM 3

ASPHALT SHINGLES







METAL AWNINGS



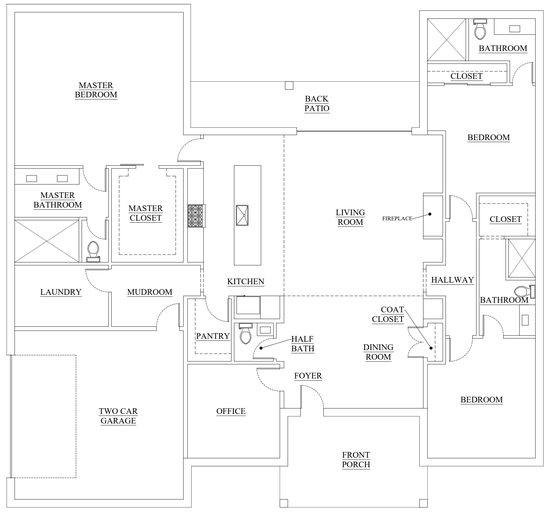






SINGLE FAMILY RESIDENTIAL

DESIGN "1"



01 FIRST FLOOR

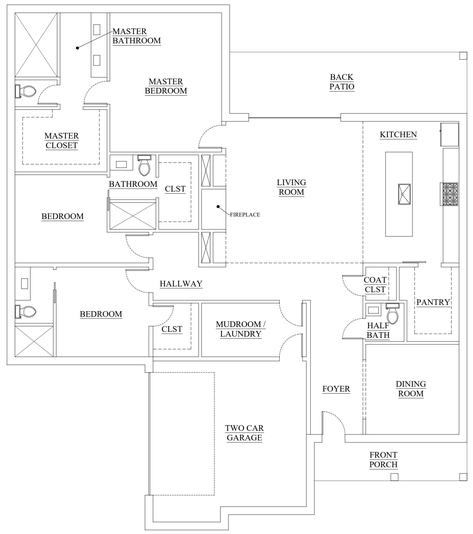


02 FRONT ELEVATION

DESIGN DETAILS

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

DESIGN "2"



01 FIRST FLOOR

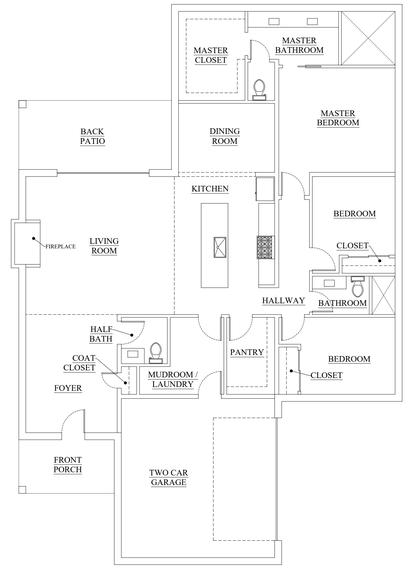


02 FRONT ELEVATION

DESIGN DETAILS

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

DESIGN "3"



01 FIRST FLOOR



02 FRONT ELEVATION

DESIGN DETAILS

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

FCD
ARCHITECTURAL DRAFTING AND DESIGNS
FEDERICO CANOURA
FCANOURA@FC-DESIGNS.NET
(682) 407-5770

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

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

SHEET TITLE: SINGLE FAMILY RESIDNETIAL

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

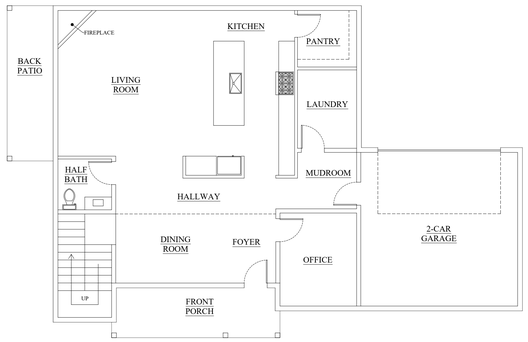
CASE NO. ZC#23-016

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

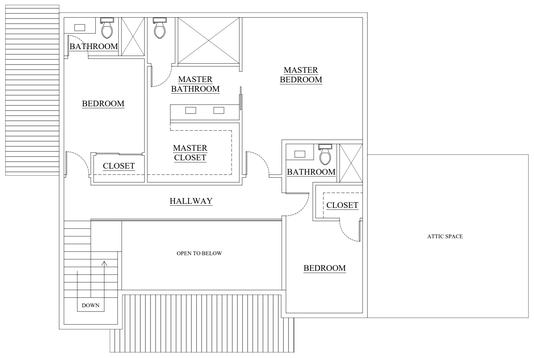
A2.0

SINGLE FAMILY RESIDENTIAL

DESIGN "4"



01 FIRST FLOOR



02 SECOND FLOOR

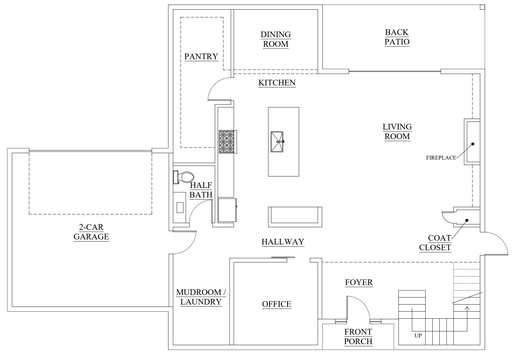


03 FRONT ELEVATION

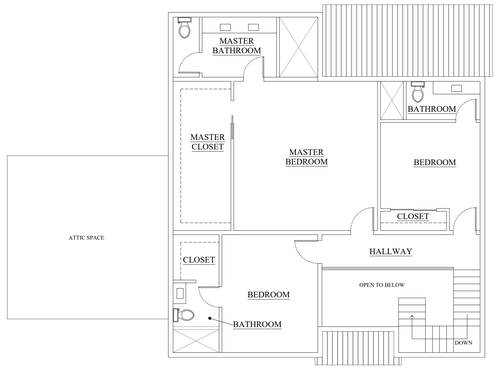
DESIGN DETAILS

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

DESIGN "5"



01 FIRST FLOOR



02 SECOND FLOOR

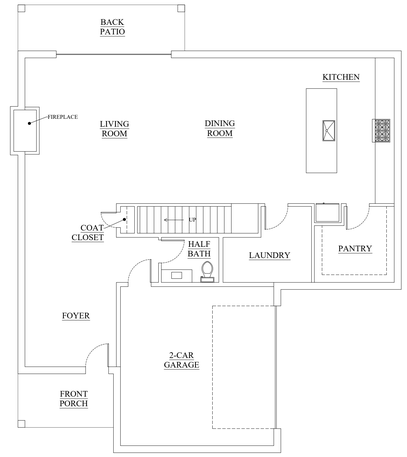


03 FRONT ELEVATION

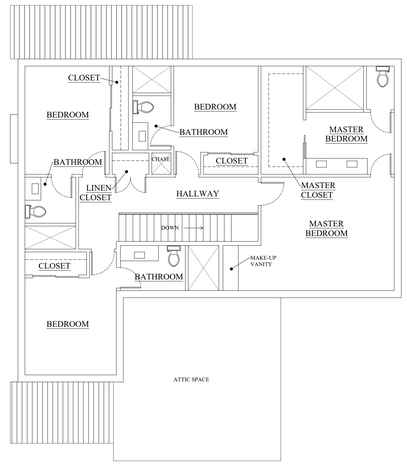
DESIGN DETAILS

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

DESIGN "6"



01 FIRST FLOOR



02 SECOND FLOOR



03 FRONT ELEVATION

DESIGN DETAILS

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

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

CLIENT: JOSEPDAM REAL ESTATE, LLC

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

PROJECT: RETA RD DEVELOPMENT

803 LILLIAN RD, MANSFIELD, TX 76063

SHEET TITLE: SINGLE FAMILY RESIDENTIAL

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

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA

CHECKED BY:

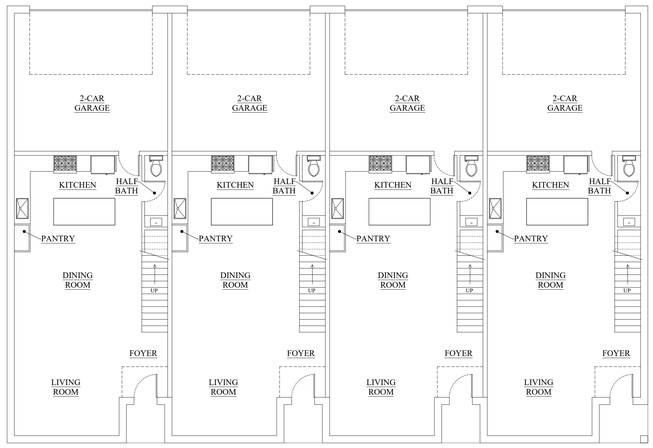
DATE: 06-19-23

SCALE: AS NOTED

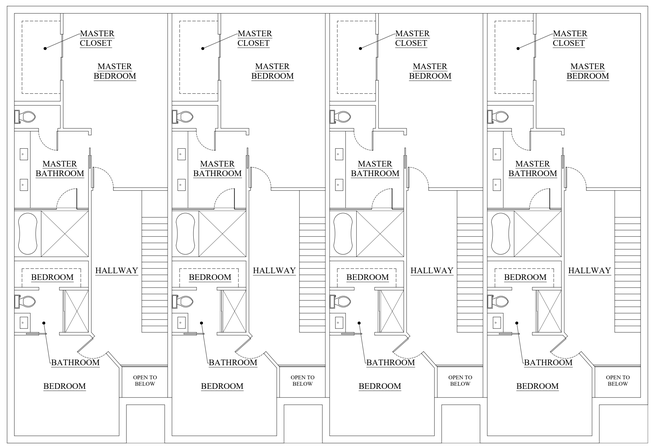
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TOWNHOME DESIGN "A-1"

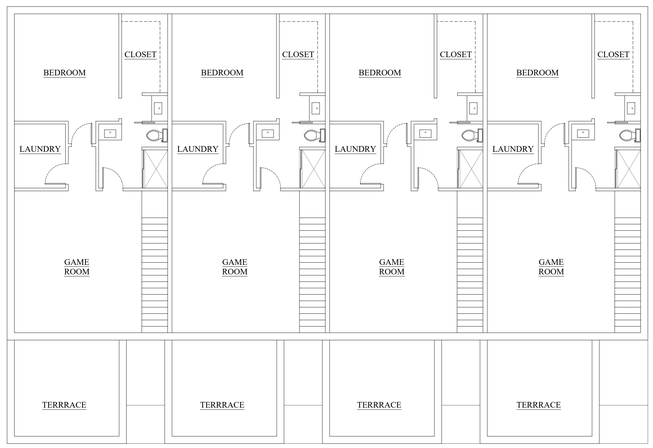
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

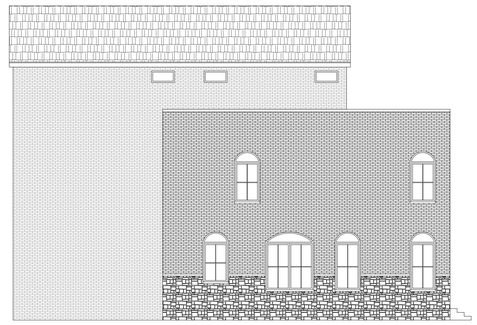


03 THIRD FLOOR

FRONT ELEVATIONS



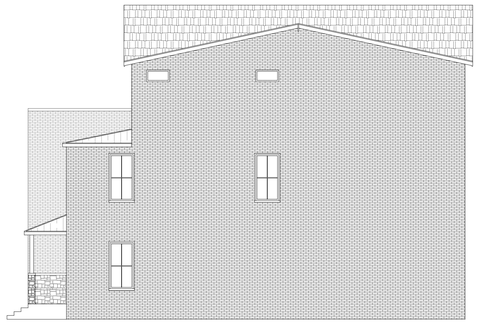
01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



03 REAR ELEVATION



04 RIGHT SIDE ELEVATION

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

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

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

SHEET TITLE: TH A-1

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

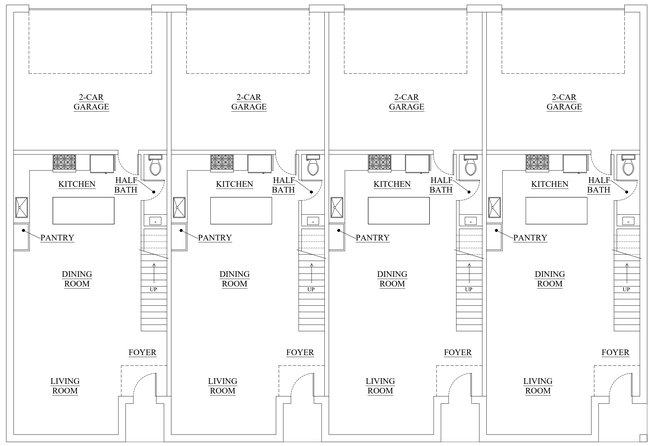
CASE NO. ZC#23-016

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

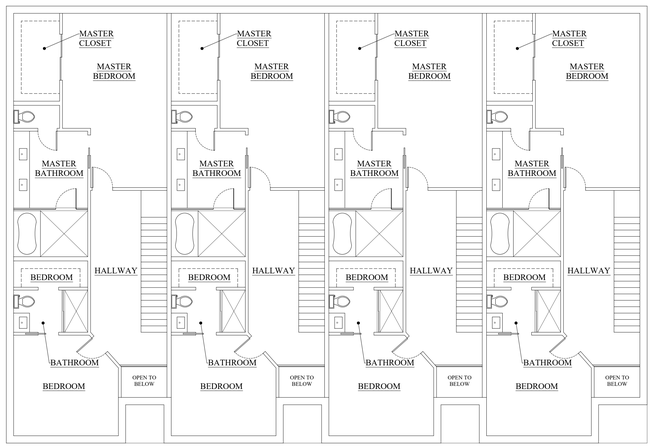
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TOWNHOME DESIGN "A-2"

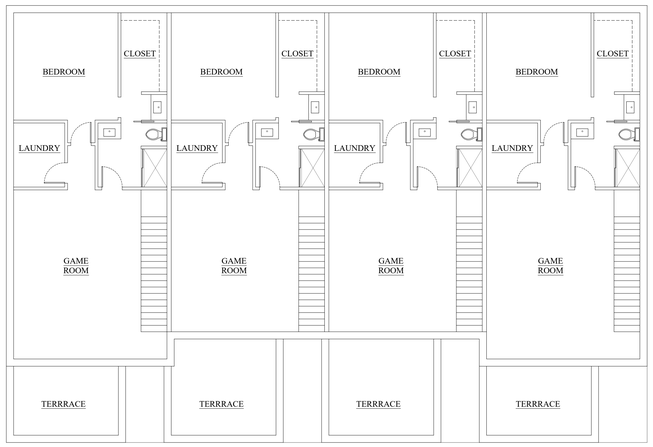
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

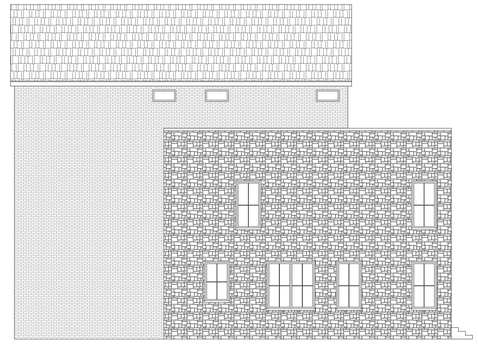


03 THIRD FLOOR

ELEVATIONS



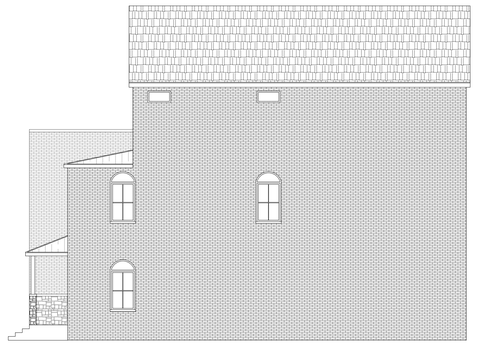
01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



03 REAR ELEVATION



04 RIGHT SIDE ELEVATION

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

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803 LILLIAN RD, MANSFIELD, TX 76063

SHEET TITLE: TH A-2

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

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA

CHECKED BY:

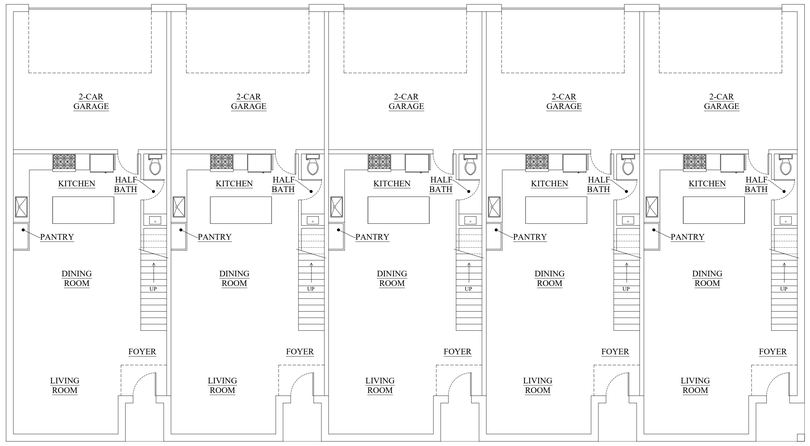
DATE: 06-19-23

SCALE: AS NOTED

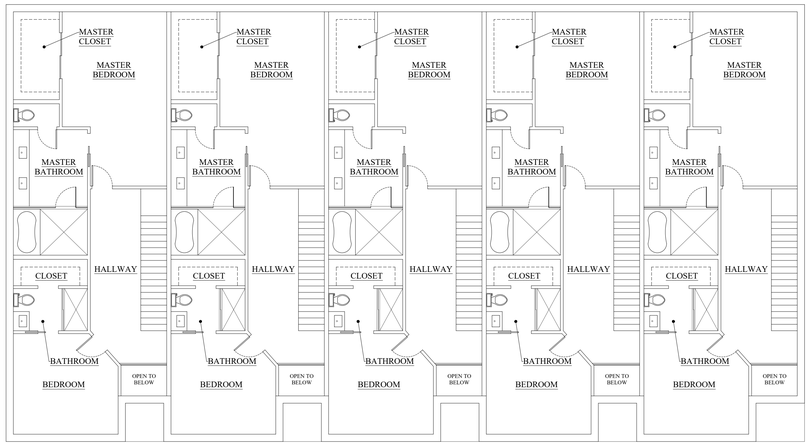
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TOWNHOME DESIGN "A-3"

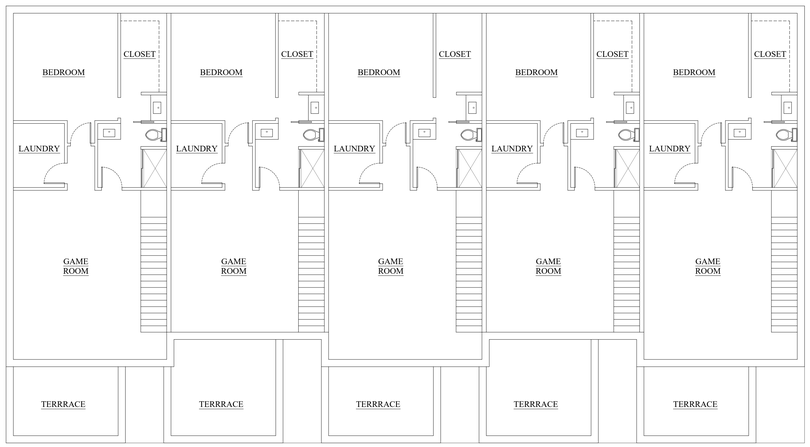
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

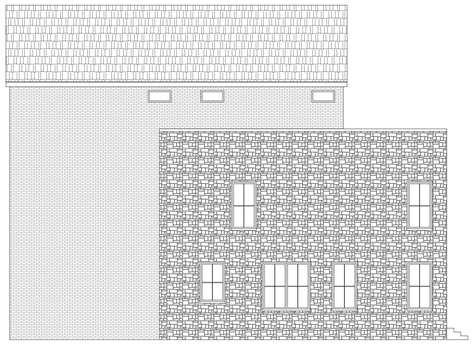


03 THIRD FLOOR

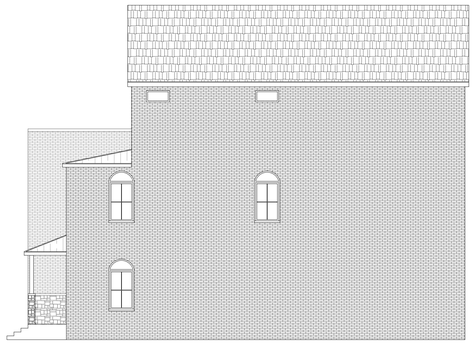
ELEVATIONS



01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



04 RIGHT SIDE ELEVATION



03 REAR ELEVATION

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

CLIENT: JOSEPDAM REAL ESTATE, LLC

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

PROJECT: RETA RD DEVELOPMENT

803 LILLIAN RD, MANSFIELD, TX 76063

SHEET TITLE: TH A-3

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

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA

CHECKED BY:

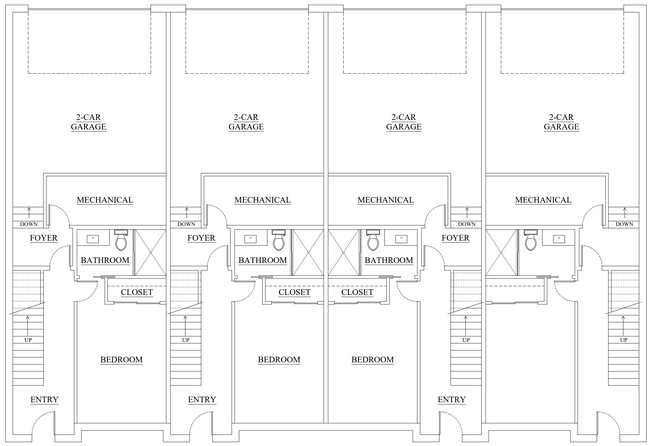
DATE: 06-19-23

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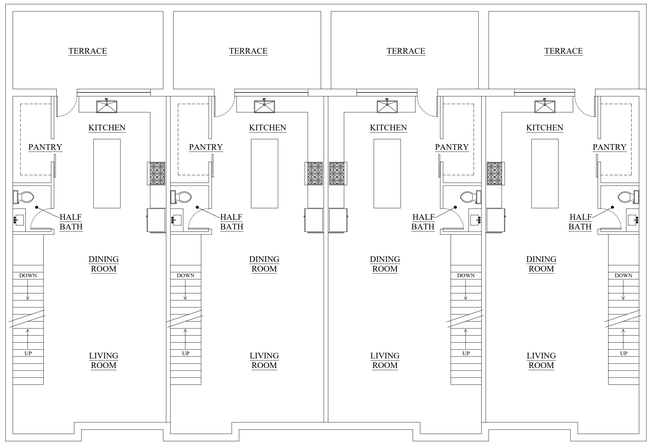
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TOWNHOME DESIGN "B-1"

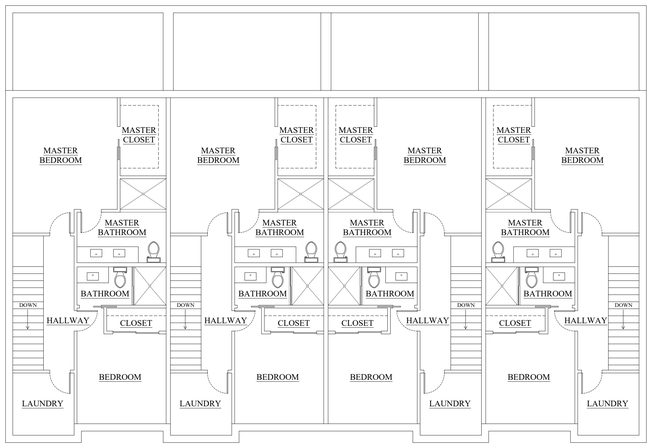
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

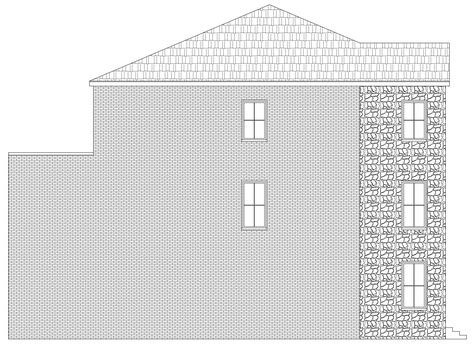


03 THIRD FLOOR

ELEVATIONS



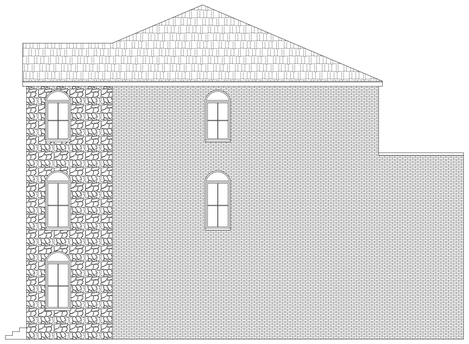
01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



03 REAR ELEVATION



04 RIGHT SIDE ELEVATION

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

CLIENT: JOSEPDAM REAL ESTATE, LLC

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

PROJECT: RETA RD DEVELOPMENT

803 LILLIAN RD, MANSFIELD, TX 76063

SHEET TITLE: TH B-1

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

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA

CHECKED BY:

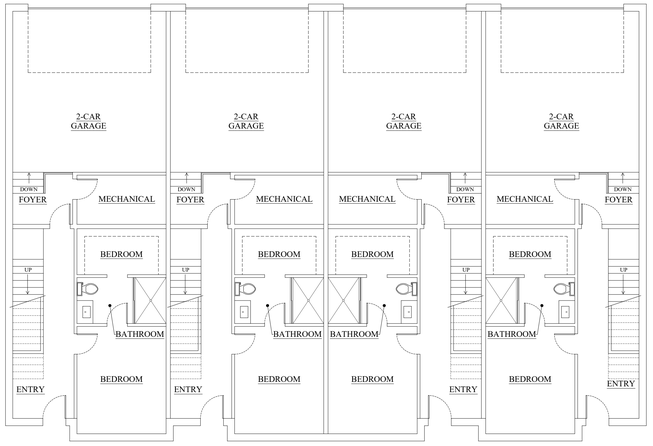
DATE: 06-19-23

SCALE: AS NOTED

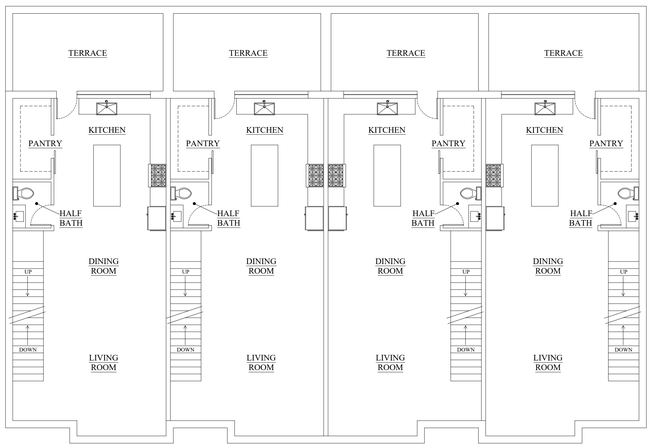
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TOWNHOME DESIGN "B-2"

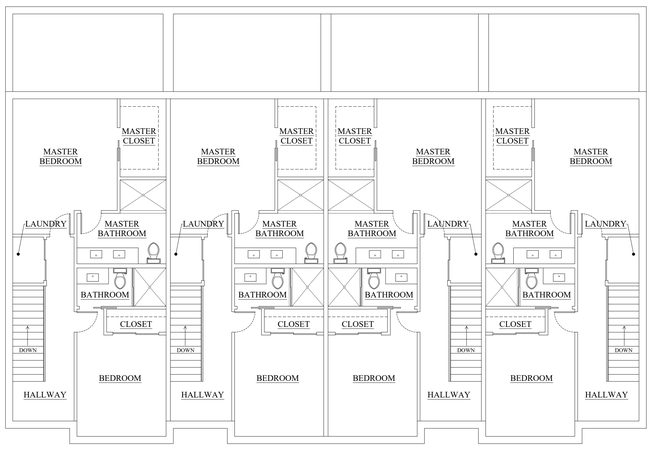
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

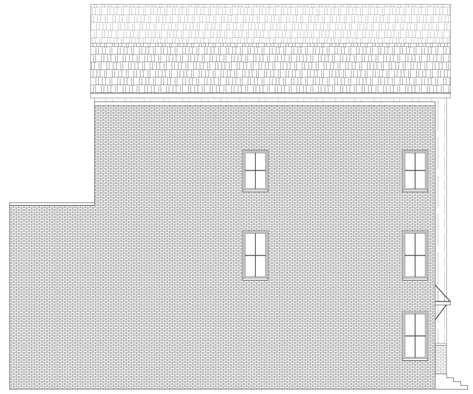


03 THIRD FLOOR

ELEVATIONS



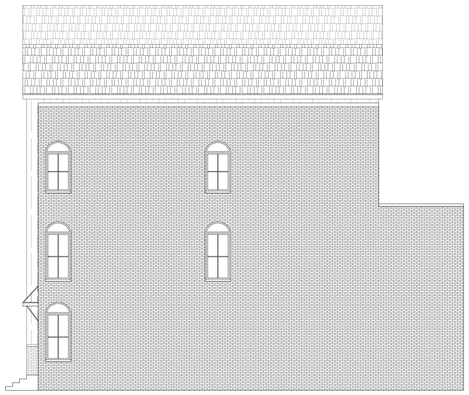
01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



03 REAR ELEVATION



04 RIGHT SIDE ELEVATION

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

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803 LILLIAN RD, MANSFIELD, TX 76063

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CASE NO. ZC#23-016

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

A7.0

TOWNHOME DESIGN "B-3"

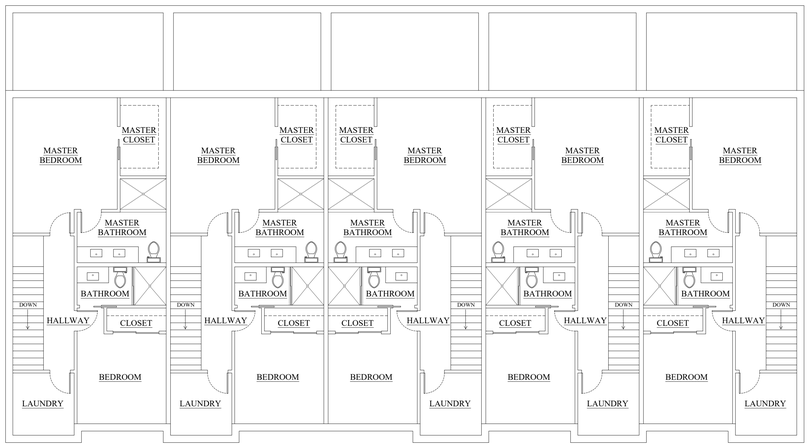
FLOOR PLANS



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02 SECOND FLOOR

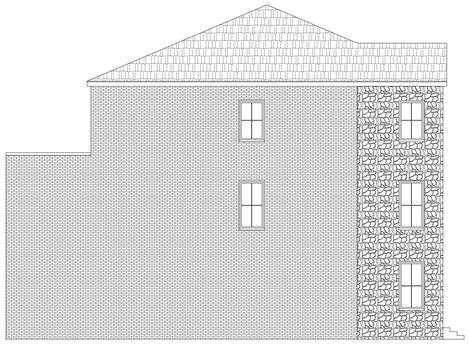


03 THIRD FLOOR

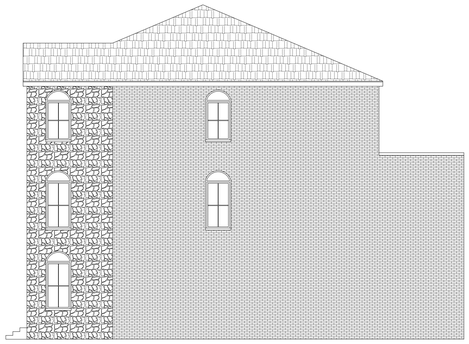
ELEVATIONS



01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



04 RIGHT SIDE ELEVATION



03 REAR ELEVATION

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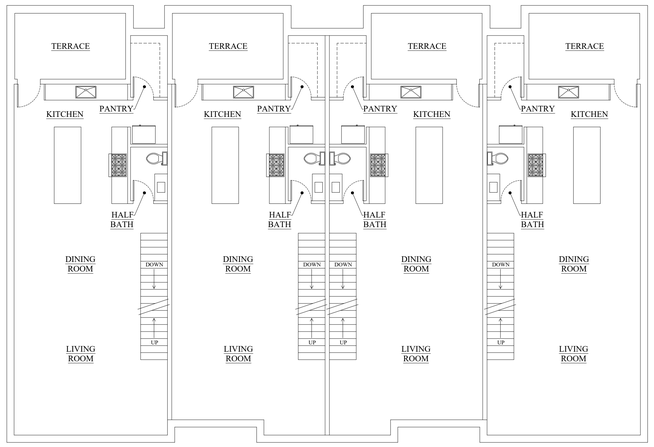
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TOWNHOME DESIGN "C-1"

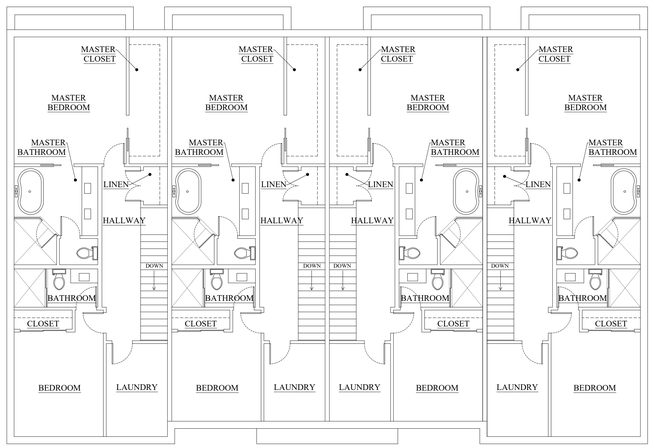
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

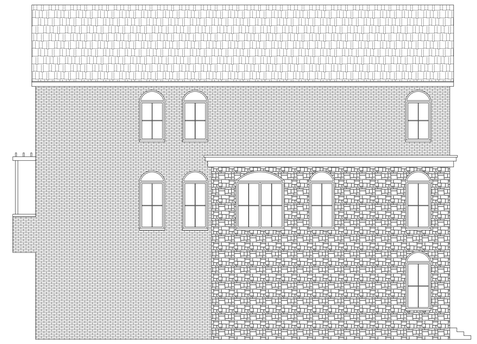


03 THIRD FLOOR

ELEVATIONS



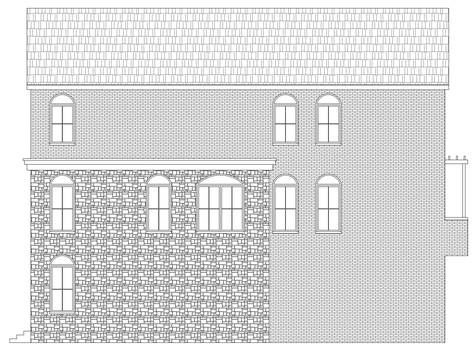
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02 LEFT SIDE ELEVATION



03 REAR ELEVATION



04 RIGHT SIDE ELEVATION

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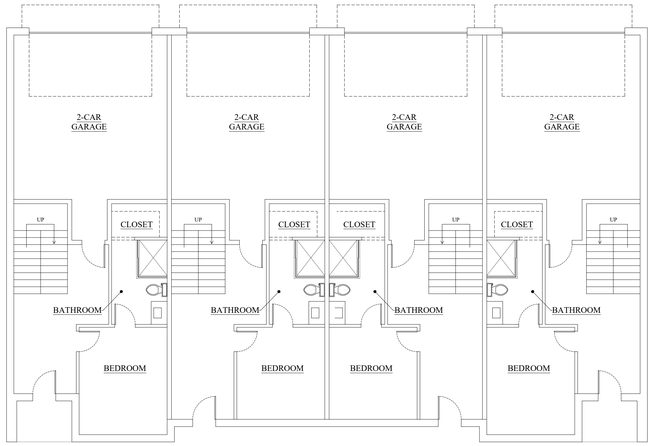
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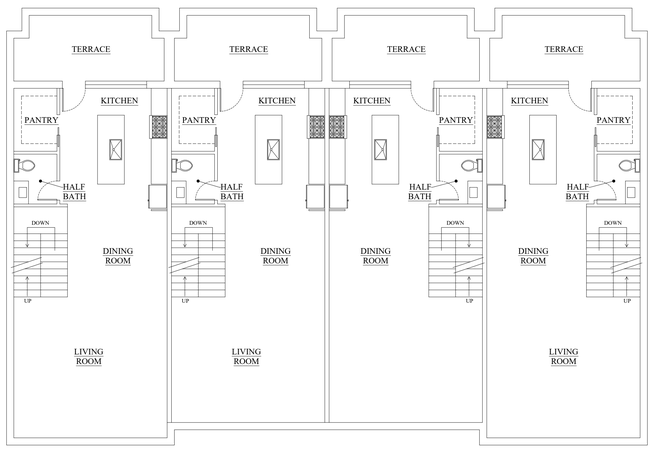
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TOWNHOME DESIGN "C-2"

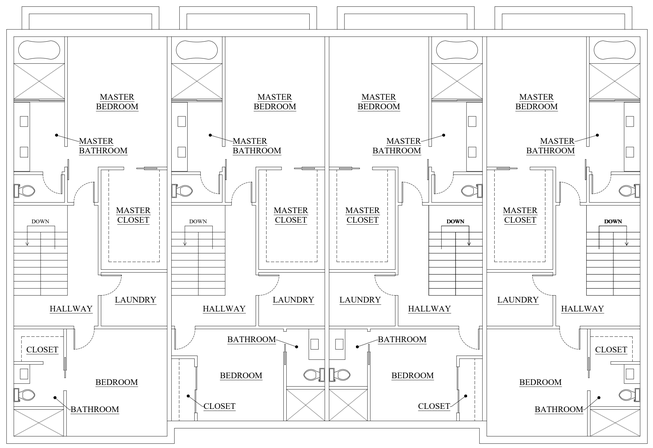
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

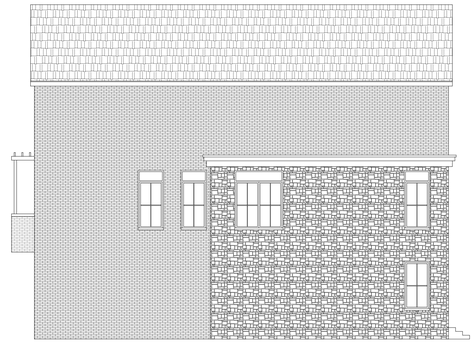


03 THIRD FLOOR

ELEVATIONS



01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



03 REAR ELEVATION



04 RIGHT SIDE ELEVATION

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803 LILLIAN RD,
MANSFIELD, TX 76063

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CASE NO. ZC#23-016

DRAWN BY: F. CANOURA

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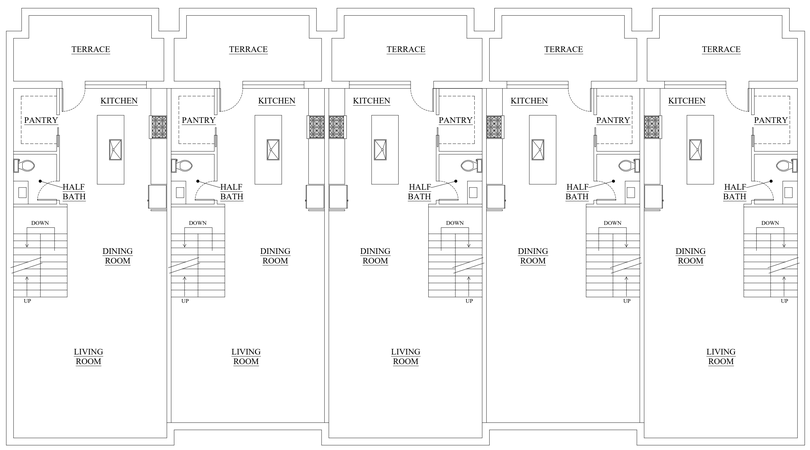
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TOWNHOME DESIGN "C-3"

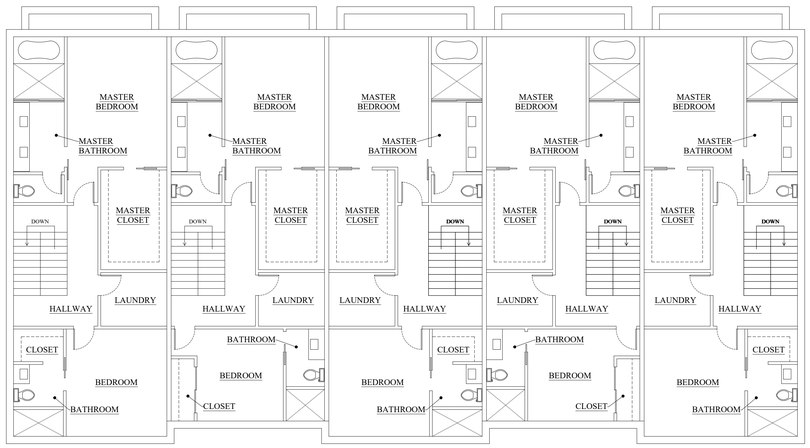
FLOOR PLANS



01 FIRST FLOOR



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03 THIRD FLOOR

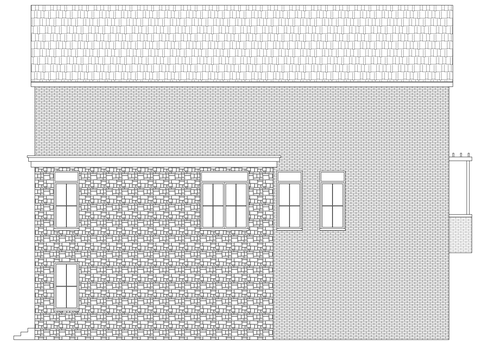
ELEVATIONS



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DRAWN BY: F. CANOURA

CHECKED BY:

DATE: 06-19-23

SCALE: AS NOTED

A11.0

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

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

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

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

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

TRACT 4
NELLIE WALKER
INST# DN81052760, D.R.T.C.T.

1, BLOCK 1
DOWAL ADDITION
D207115385, D.R.T.C.T.

CALLED (TRACT I) 0.391 ACRES

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

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

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.

ADJACENT LOTS - COMMERCIAL ZONING

ADJACENT LOTS - PD - SINGLE FAMILY RESIDENTIAL

EXISTING RETTA RD.

FUTURE RETTA RD.

EXISTING SIDEWALK

6' WIDE SIDEWALKS AGAINST RETTA RD.

ALL SIDEWALKS TO BE 5' WIDE

FUTURE ACCESS TO COMMERCIAL LOT BY OTHERS

FUTURE INFRASTRUCTURE BY OTHERS

PRIVATE NEW STREET "A" (COMMON ACCESS AND UTILITY EASEMENT)

FUTURE MIDDLE MEDIAN

LANDSCAPE

LANDSCAPE (DETENTION AREA FOR WATER QUALITY)

DESIGN "A" (ROTATED)

DESIGN "B" (ROTATED)

DESIGN "A"

DESIGN "B"

DESIGN "C"

DESIGN "D"

DESIGN "3"

DESIGN "4"

DESIGN "5"

ACCESS EASEMENT

BUILDING TO BUILDING

BACK ALLEY ROAD

24' NEW ROAD

ENERGY TRANSFER FUEL EASEMENT

FORESTRY CONSERVATION (REFORESTATION AND LANDSCAPING) 50' WIDE

SILVER OAKS DR

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

LILIAN RD. (VARIABLE WIDTH R.O.W.)

JALMAR RD.

N59°53'08"E 354.42'

N58°36'48"E 460.03'

S59°34'03"W 836.56'

S59°34'02"W 463.37'

N30°25'52"W 1,100.00'

S30°25'52"E 1,100.00'

N30°25'52"W 1,100.00'

S30°25'52"E 1,100.00'

LEGEND

EXISTING TREE TO BE PRESERVED/PROTECTED

EXISTING TREE TO BE REMOVED BY PERMIT

SCALE: 1" = 50'-0"

TREE SURVEY
ZC23-016

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

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

LANDSCAPE ARCHITECT ★ STATE OF TEXAS ★ GREGORY A. CUPPETT ★ 2504 ★ REGISTERED

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT, LICENSED LANDSCAPE ARCHITECT, REGISTRATION NUMBER 2504, ON DATE NOTED THEREON. THE ORIGINAL FILE AUTHORIZED AND SEALED BY THE REGISTRANT IS ON FILE AT THE OFFICES OF FAIN CUPPETT LANDSCAPE ARCHITECTS, LLC. THIS ELECTRONIC DRAWING FILE WAS PREPARED IN ACCORDANCE WITH THE CURRENT RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO INDEMNIFY AND HOLD HARMLESS THE REGISTRANT FROM ANY AND ALL LIABILITY FOR ANY MODIFICATION TO OR MISUSE OF THE INFORMATION CONTAINED HEREIN. ANY USE OF THIS ELECTRONIC DRAWING FILE AGREES TO PERFORM ALL RESPONSIBILITY FOR ANY AND ALL DAMAGES AND/OR LIABILITY RESULTING FROM THE USE OF THIS ELECTRONIC DRAWING FILE AND AGREES TO REMOVE ALL REFERENCES TO THE REGISTRANT FROM THE ELECTRONIC DRAWING FILE IMMEDIATELY UPON ANY ALTERATION OF THE ELECTRONIC DRAWING FILE. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS BOARD OF PROFESSIONAL ENGINEERS. USE OF THIS ELECTRONIC DRAWING FILE WITHOUT THE IRRIGATION/LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

RETTA ROAD DEVELOPMENT
803 LILLIAN RD
MANSFIELD, TEXAS

Sheet No.
L-1

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

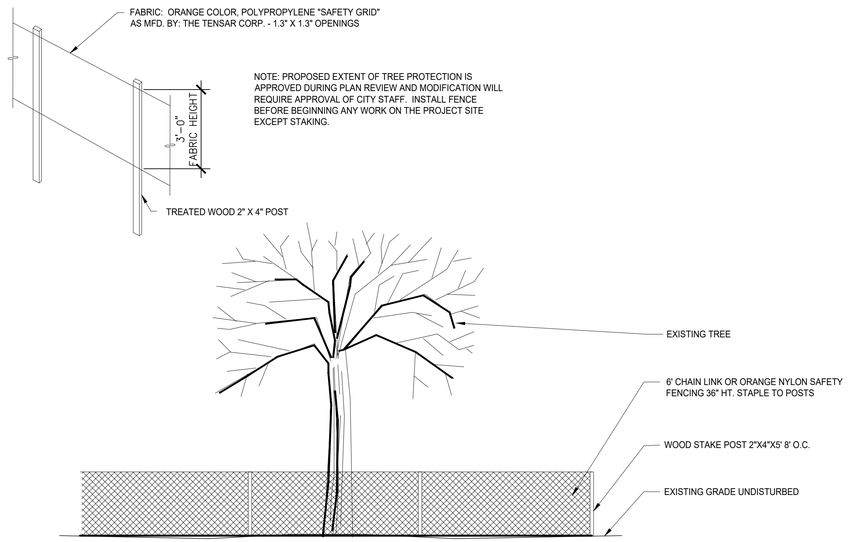
Tree #	Species	DBH	Condition	Exemptions	Comments
14674	Mesquite	10	Fair		PRESERVE
14675	Mesquite	9	Fair		PRESERVE
14676	Eastern Red Cedar	7	Fair		PRESERVE
14677	Honey Locust	6	Fair		PRESERVE
14678	Pecan	9	Good		PRESERVE
14679	Pecan	8	Fair		PRESERVE
14680	Pecan	28	Fair		PRESERVE
14681	American Elm	31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

TOTAL CALIPER INCHES ON SITE = 1729"

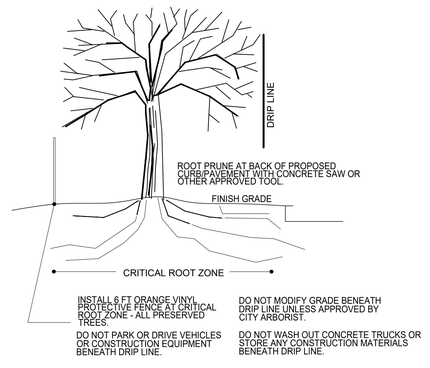
TOTAL INCHES REMOVED = 311"
TOTAL INCHES EXEMPT = 283"
TOTAL INCHES TO MITIGATE = 28"

TOTAL INCHES PRESERVED = 1375"

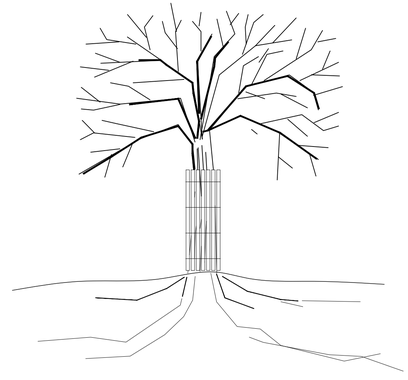
(147) 3" TREES PLANTED = 441"



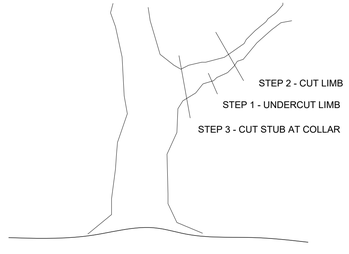
TREE PROTECTIVE FENCING
SCALE: NOT TO SCALE



ROOT PROTECTION
SCALE: NOT TO SCALE



BARK PROTECTION
SCALE: NOT TO SCALE



TREE PRUNING
SCALE: NOT TO SCALE

TREE SURVEY
ZC23-016

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

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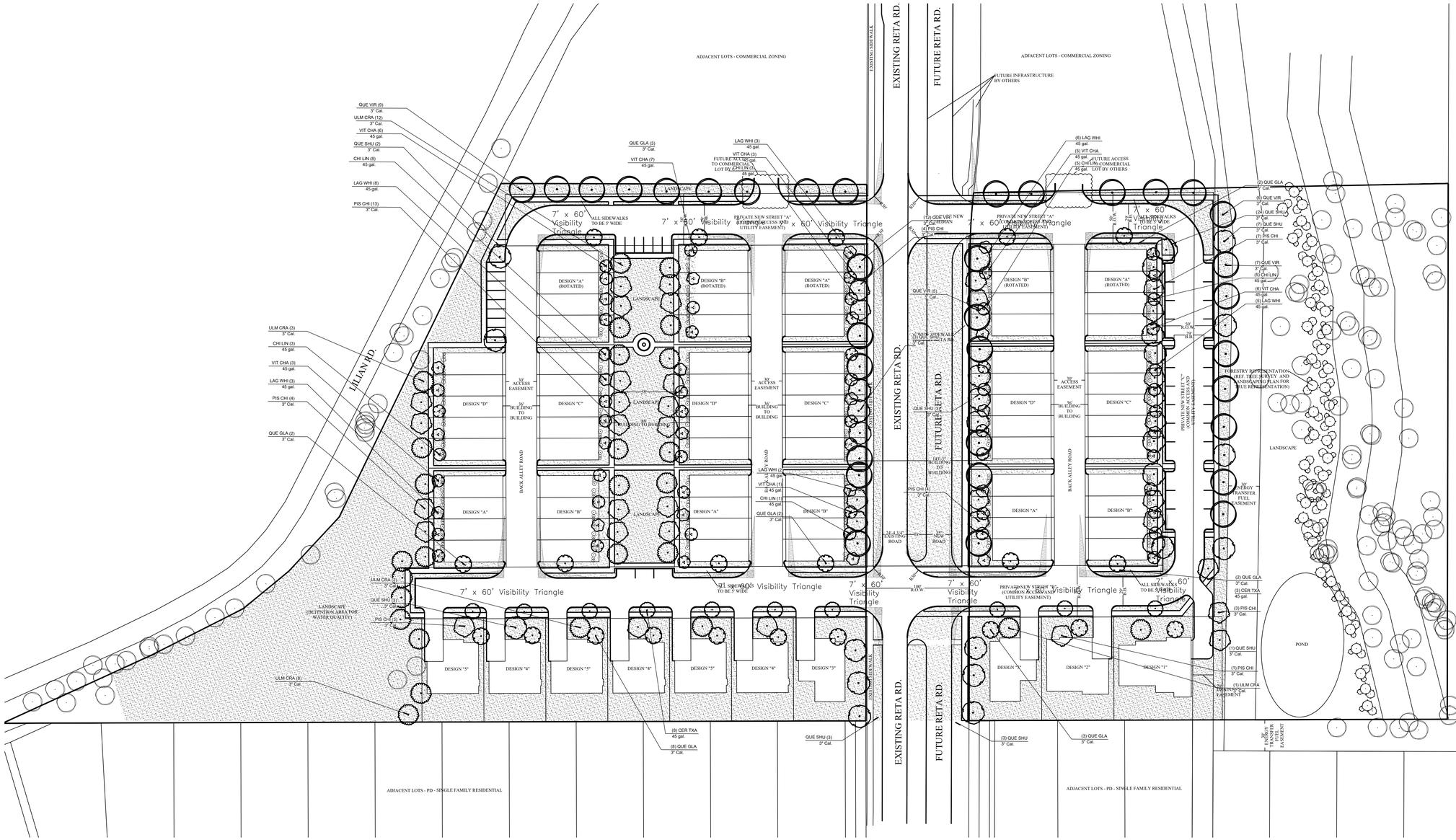
STATE OF TEXAS
GREGORY A. CUPPETT
REGISTERED LANDSCAPE ARCHITECT
2572
04/09/24

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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...

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

LANDSCAPE PLAN
ZC23-016

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

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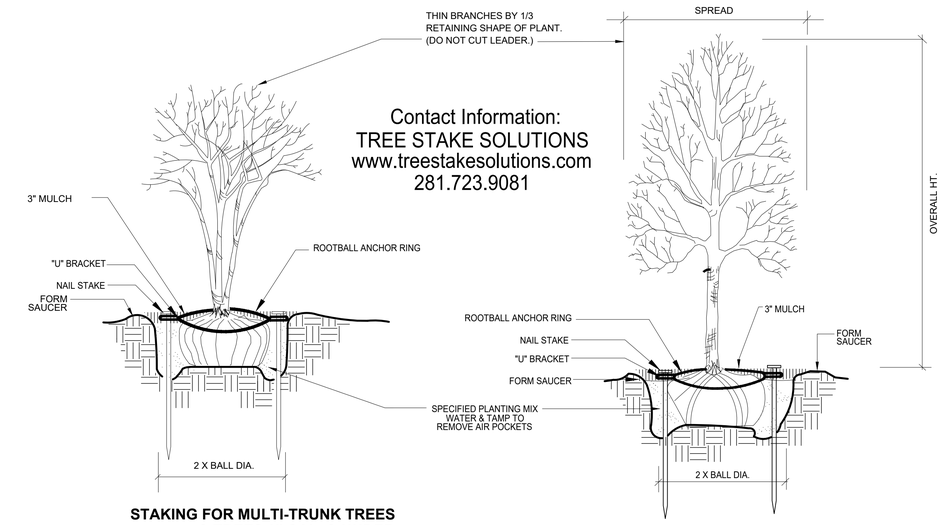
LICENSED LANDSCAPE ARCHITECT ★ STATE OF TEXAS ★ GREGORY A. CUPPETT 2501 04/09/24

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RETTA ROAD DEVELOPMENT
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Sheet No.
L-3

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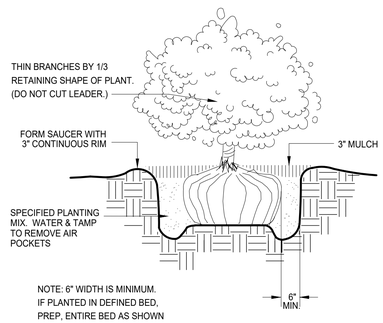
Contact Information:
TREE STAKE SOLUTIONS
www.treestakesolutions.com
281.723.9081

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

SCALE: NOT TO SCALE

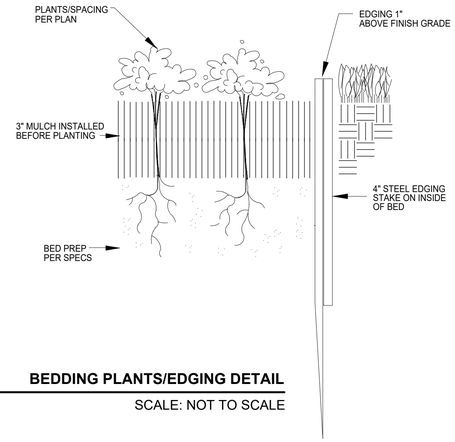
TREE PLANTING OVER 2" CALIPER

SCALE: NOT TO SCALE



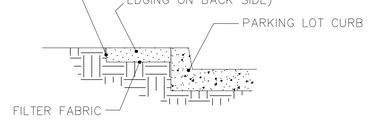
SHRUB PLANTING

SCALE: NOT TO SCALE



BEDDING PLANTS/EDGING DETAIL

SCALE: NOT TO SCALE



GRANITE STRIP

NTS

PLANT SCHEDULE

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

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

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

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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 APR 9, 2024
Drawn By GAC
Checked By GAC
Revisions

FAIN • CUPPETT
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PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

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SECTION 02800

FINISH GRADING, LAWN WORK, WILD FLOWERS

PART I - GENERAL

1.01 DESCRIPTION

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

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

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

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

PART II - PRODUCTS

2.01 TOPSOIL MATERIAL

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

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

2.02 FERTILIZER

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

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

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

2.03 GRASS SEED

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

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

2.04 MULCHING

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

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

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

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

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

2.05 HYDRO-MULCHING

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

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

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

Wood cellulose or cane fiber mulch is self anchoring.

PART III - EXECUTION

3.01 RESPONSIBILITY

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

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

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

3.02 GRASS SEEDING

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

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

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

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

3.03 WILD FLOWERS

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

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

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

3.04 MULCH

A. All areas to be seeded shall be mulched.

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

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

3.05 PROTECTION

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

3.06 MAINTENANCE

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

3.07 REHYDROMULCHING

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

3.08 FINAL CLEAN-UP

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

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

END OF SECTION

SECTION 02922
SODDING

PART I - GENERAL

1.01 DESCRIPTION

A. Work Included

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

B. Related Work Specified Elsewhere

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

1.02 REFERENCE STANDARDS

A. Standardized Plant Names

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

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

1.03 SUBMITTALS

A. Vendors Certification That Sod Meets Texas State Sod Law

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

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

A Sod:

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

B. Fertilizer:

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

1.05 JOB CONDITIONS

A. Planting Season:

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

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

C. Protect and Maintain Sodded Areas

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

PART II - PRODUCTS

2.01 MATERIALS

A. Sod:

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

B. Fertilizer:

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

C. Water:

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

PART III - EXECUTION

3.01 SOD BED PREPARATION

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

B. Clear surfaces of all materials:

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

C. Prepare sod bed:

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

3.02 SODDING

A. Sodding:

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

B. Rolling:

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

3.05 MAINTENANCE AND MANAGEMENT

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

B. Resodding:

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

END OF SECTION

TURF SPECS
ZC23-016

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

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PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

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RETTA ROAD DEVELOPMENT
803 LILLIAN RD
MANSFIELD, TEXAS

Sheet No.
L-6

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CITY OF MANSFIELD

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

File Number: 24-6029

Agenda Date: 6/3/2024 **Version:** 1 **Status:** Public Hearing

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

Title

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

Requested Action

To consider the subject zoning change request.

Recommendation

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

Description/History

Existing Use: Vacant
Existing Zoning: SF-7.5/12, Single Family Residential District
Mansfield 2040 Plan Land Use Designation: Suburban Neighborhood

Surrounding Land Use & Zoning:
North - Right-of-Way, West Kimball Street
South - Residential, PD, Planned Development District for Detached Single Family Residential
East - Residential, D, Downtown District
West - Residential, PD, Planned Development District for Detached Single Family

Thoroughfare Plan Specification:
West Kimball Street - Residential Street

Synopsis

The applicant requested a change of zoning on an approximately 0.783-acre property. The request is to rezone it from SF-7.5/12, Single-Family Residential District to PD, Planned Development District for detached single-family residences. As proposed, the development would consist of two (2) lots for detached single-family residences.

Mansfield 2040 Plan Land Use Designation

The requested zoning for this property --- PD, Planned Development District --- is consistent with the vision and recommendations found in the recently adopted Mansfield

2040 Future Land Use Plan. The subject property is designated as Suburban Neighborhood. The Suburban Neighborhood category encompasses Mansfield's traditional housing stock and neighborhoods. Residential developments within this category should focus more on compatibility in scale and density with surrounding developments.

Mansfield 2040 Goals and Strategies
NH.2(a) - Support Our Existing Neighborhoods: Allow for contextual infill housing developments within established neighborhoods.

Department of Planning and Development Services Analysis
The subject property is currently a vacant 0.783-acre residential lot on the south side of West Kimball Street. The applicant is proposing to subdivide the current residential lot into two (2) single family residential lots to build two (2) detached homes.

The lot is currently zoned as SF-7.5/12, Single-Family Residential District, which has a minimum lot width of 65 feet and a minimum lot depth of 110 feet; and a minimum lot area of 7,500 square feet. The current lot is approximately 116 feet in width, which would not allow the applicant to subdivide the property into two (2) lots to meet the minimum requirements (i.e., lot dimensional standards) of that SF-7.5/12, Single-Family Residential District.

As proposed, the development will create two (2) lots --- each with a minimum lot width of 50 feet; a minimum lot depth of 110 feet; and a minimum lot area of 10,000 square feet. Each home must have a floor area of at least 1,800 square feet with a minimum of two (2) off-street parking spaces per dwelling unit that are located within a garage. The following proposed requirements are consistent with the dimensional standards provided in Section 155.055 (B)(1) of the Mansfield Zoning Ordinance for the SF-7.5/12, Single-Family Residential District:

- Front Building Setback - 25 feet
- Rear Building Setback - 15 feet
- Side Yard Setback - 5 feet
- Maximum Lot Coverage - 45 percent
- Maximum Height - 35 feet

The homes would primarily draw architectural inspiration from Craftsman Style --- and some Contemporary influences--- with at least 70 percent of the exterior materials comprised of wood and / or cementitious fiber. Each dwelling is required to have a front porch that is a minimum of seven (7) feet in depth and a minimum of 70 square feet in area. Openings for windows visible from the street are required to be wood, have an appearance similar to wood, or be covered with vinyl or aluminum cladding. The following design standards --- as proposed under this PD, Planned Development District --- are consistent with the regulations in Section 155.056 (D) of the Mansfield Zoning Ordnance:

- Minimum roof pitch of 8:12
- The roof must use three (3) dimensional architectural shingles

Summary

The proposed PD, Planned Development District, will provide for the development of two (2) detached single-family residences at the edge of Downtown Mansfield. The development standards --- while modifying certain dimensional provisions --- meet or exceed the minimum regulations of the current zoning on this property with the exception of the lot width, necessitating a request for a zoning change from the SF-7.5/12, Single-Family Residential District to PD, Planned Development District.

Prepared By

Shirley Emerson
Planner I
817-276-4259

Attachments

Maps and Supporting Information
Exhibits A - C

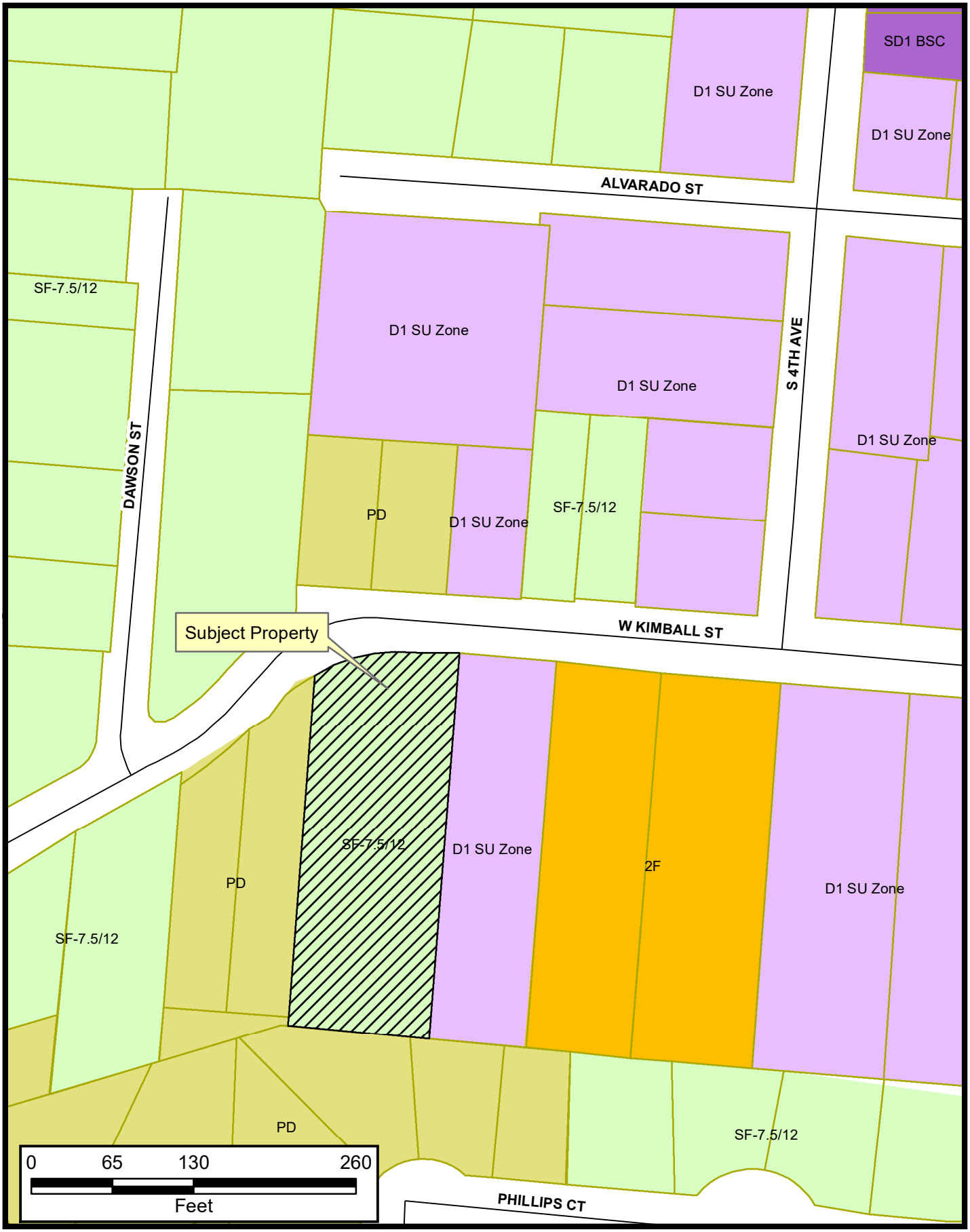


MANSFIELD TEXAS

ZC#24-001

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

4/9/2024



MANSFIELD TEXAS

ZC#24-001

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4/9/2024

Property Owner Notification for ZC#24-001

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
BASTIAN ADDITION	BLK 1	MORGA, HUGO	605 W KIMBALL ST	MANSFIELD, TX	76063
BASTIAN ADDITION	BLK 1	COEN, ADAM	607 W KIMBALL ST	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	GUPTON, DAVID	606 W KIMBALL ST	MANSFIELD, TX	76063-1962
HANKS, THOMAS J SURVEY	A 644	RUSSELL, ELIZABETH ANN	212 DAWSON ST	MANSFIELD, TX	76063-1944
HANKS, THOMAS J SURVEY	A 644	DOWNS, ROBERT T	214 DAWSON ST	MANSFIELD, TX	76063-1944
HANKS, THOMAS J SURVEY	A 644	CARTER, LAWRENCE Z	PO BOX 433	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	JEMENEZ, JOSE ARMANDO	609 W KIMBALL ST	MANSFIELD, TX	76063-1961
HANKS, THOMAS J SURVEY	A 644	PEREZ, CIRILA A	705 W KIMBALL ST	MANSFIELD, TX	76063-1963
MANCHESTER HEIGHTS	BLK 1	MCGEE, MATTHEW EDWARD	501 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 1	DEATS, BRIAN	707 W KIMBALL ST	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	GARCIA SERGIO JR	103 EDDIE CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	EVANS, JENNIFER D	101 EDDIE CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	LONGINO, KALINDA	100 EDDIE CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	PINKERTON, JESSE M	410 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	HUTTON, LLOYD	412 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	ROBERTS, KEB	414 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	LARICCHIA, ASHLEY	500 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	FOSTER, ANITA	502 PHILLIPS CT	MANSFIELD, TX	76063

Property Owner Notification for ZC#24-001

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANCHESTER HEIGHTS	BLK 2	YATES, KAREN	504 PHILLIPS CT	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 36	HARTMAN, BEN	509 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 36	MUTTI, LYNN	510 E KIMBALL ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 36	HARTMAN, BEN	509 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 36	WOOD, CURTIS D	504 W KIMBALL ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 36	FEMCA PROPERTIES INC	155 SOUTHWOOD DR	BURLESON, TX	76028
MANSFIELD, CITY OF	BLK 36	RAMIREZ, ANGELICA	204 S 4TH AVE	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 36	CIRCLE W HOME INVESTMENTS LLC	841 GREEN VALLEY CIR W	BURLESON, TX	76028-1365
MANSFIELD, CITY OF	BLK 36	OSMUS, MIKE	508 W KIMBALL ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 37	HARTMAN, BEN	509 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 37	172 HOLDINGS LLC	PO BOX 1927	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 37	172 HOLDINGS LLC	PO BOX 1927	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 37	172 HOLDINGS LLC	PO BOX 1927	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 37A	AVANTE PROCUREMENT LLC	1223 E DEBBIE LN	MANSFIELD, TX	76063
WEBB ADDITION (MANSFIELD)	BLK 1	CHAWLA, KUMUD	2317 STARLIGHT CT	ARLINGTON, TX	76016-6425
WEBB ADDITION (MANSFIELD)	BLK 1	HANNUSH, NAN T	406 PHILLIPS CT	MANSFIELD, TX	76063-1969
WEBB ADDITION (MANSFIELD)	BLK 1	DESANTIAGO, EFREN	407 PHILLIPS CT	MANSFIELD, TX	76063-1990

LEGAL LAND DESCRIPTION

ZONING LIMITS

BEING 0.783 acre (34,102 square feet) of land in the Thomas Hanks Survey, Abstract No. 644, City of Mansfield, Tarrant County, Texas; said 0.783 acre (34,102 square feet) of land being all of that certain tract of land described in a General Warranty Deed to Avante Procurement LLC (hereinafter referred to as Avante Procurement tract), as recorded in Instrument Number D216292894, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said 0.783 acre (34,102 square feet) of land being a portion of that certain tract of land described as Block 37, Original Town of Mansfield, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 63, Page 53, Plat Records, Tarrant Couny, Texas; said 0.783 acre (34,102 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod found for the Northeast corner of said Avante Procurement tract, same being the Northwest corner of that certain tract of land described as Lot 3R, Block 37, Original Town of Mansfield (hereinafter referred to as Lot 3R), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D22137520, O.P.R.T.C.T., same also being the existing South right-of-way line of Kimball Street (50' right-of-way), as recorded in Volume 63, Page 53, P.R.T.C.T.;

THENCE South 04 degrees 29 minutes 04 seconds West, departing the existing South right-of-way line of said Kimball Street, with the common line between said Avante Procurement tract and said Lot 3R, pass at a distance of 299.92 feet, a one-half inch iron rod found, continue with said course, continue with the common line between said Avante Procurement tract and said Lot 3R for a total distance of 309.33 feet to a five-eighths inch iron rod with plastic cap stamped "FIRM" found for the Southeast corner of said Avante Procurement tract, same being the Southwest corner of said Lot 3R, same also being the North line of that certain tract of land described as Manchester Heights, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D216048037, O.P.R.T.C.T.;

THENCE North 84 degrees 38 minutes 55 seconds West with the common line between said Avante Procurement tract and said Manchester Heights, a distance of 112.71 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southwest corner of said Avante Procurement tract;

THENCE North 04 degrees 27 minutes 22 seconds East, departing the North line of said Manchester Heights, with the West line of said Avante Procurement tract, pass at a distance of 6.96 feet, a one-half inch iron rod found, continue with said course, continue with the West line of said Avante Procurement tract, pass at a distance of 8.81 feet, the Southeast corner of that certain tract of land described as Lot 1R2, Block 1, Bastian Addition (hereinafter referred to as Lot 1R2), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D220041955, O.P.R.T.C.T., continue with said course, with the common line between said Avante Procurement tract and said Lot 1R2 for a total distance of 282.74 feet to a one-half inch iron rod found for the Northwest corner of said Avante Procurement tract , same being the Northeast corner of said Lot 1R2, same also being the existing South right-of-way line of said Kimball Street;

THENCE North 70 degrees 00 minutes 20 seconds East with the common line between said Avante Procurement tract and the existing South right-of-way line of said Kimball Street, a distance of 59.55 feet to a five-eighths inch iron rod found for corner;

THENCE South 85 degrees 43 minutes 09 seconds East, continue with the common line between said Avante Procurement tract and the existing South right-of-way line of said Kimball Street, a distance of 58.64 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 0.783 acre (34,102 square feet) of land.

Project No. 417-23-001	Date: 6/2/2023	Page 1 of 1	Drawn by: SA	Checked by: MD2

ZONING LIMITS
PORTION OF BLOCK 37
ORIGINAL TOWN OF MANSFIELD
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

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

B:\Clients\417 (Jacqueline Hughes)\417-23-001 (509 W. Kimball Street - Mansfield)\Survey\417-23-001 Survey Base.dwg 6/2/2023 12:48:40 PM

EXHIBIT B

PLANNED DEVELOPMENT REGULATIONS

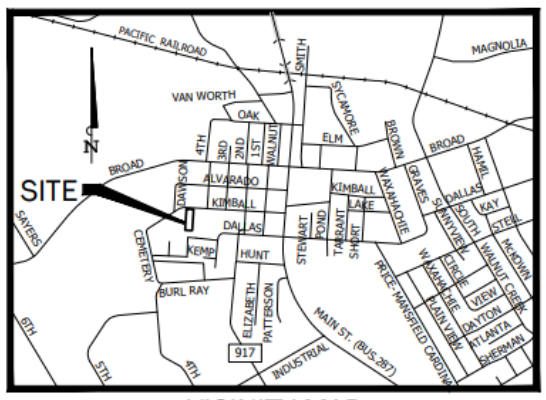
LAND USE - TWO (2) SINGLE FAMILY DETACHED HOUSES

AREA AND HEIGHT REGULATIONS APPLICABLE ONLY
TO THE PRIMARY RESIDENTIAL BUILDING
- MINIMUM LOT AREA - 10,000 SF
- MINIMUM LOT WIDTH - 50 FT
- MINIMUM LOT DEPTH - 110 FT
- MINIMUM FRONT SETBACK - 25 FT
- MINIMUM REAR SETBACK - 15 FT
- MINIMUM SIDE SETBACK - 5 FT
- MINIMUM FLOOR AREA - 1,800 SF
- MINIMUM OFF-STREET PARKING - 2 SPACES PER HOUSE
- MAXIMUM HEIGHT 35'
- MAXIMUM LOT COVERAGE - 45%
- MINIMUM PARKING - 2 SPACES PER GARAGE PER DWELLING

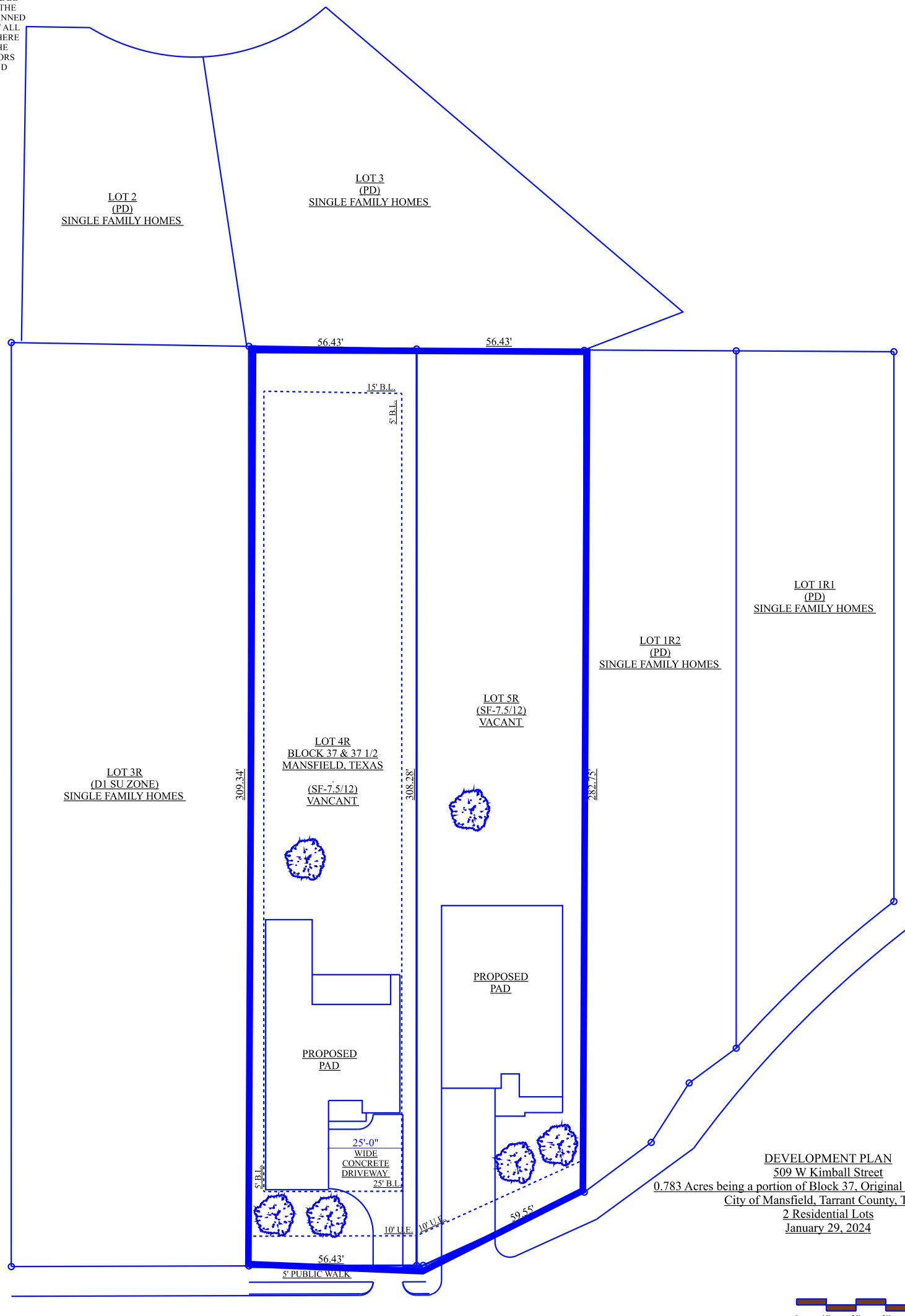
LANDSCAPING AND SCREENING
- THREE TREES PER LOT WITH A MINIMUM CALIPER SIZE 3.5" INCHES
- AT LEAST 50% OF THE FOUNDATION FACING THE STREETS
MUST BE PLANTED WITH SHRUBS OR FLOWER BEDS
- LAWNS AND LANDSCAPING MUST BE IRRIGATE WITH AN IRRIGATION SYSTEM

ARCHITECTURAL SCREENING
- FRONT BUILDING ELEVATION MUST INCLUDE A PORCH WITH
MINIMUM DIMENSIONS
OF 7FT DEPTH, 70 SF AREA AND 6" x 6" COLUMNS
- WINDOWS SEEN FROM THE STREET ARE REQUIRED TO BE WOOD, LOOK
LIKE WOOD, OR BE COVERED WITH VINYL OR ALUMINUM CLADDING
- ROOF SHINGLES MUST BE THREE DIMENSIONAL ARCHITECTURAL SHINGLES
- MINIMUM ROOF PITCH MUST BE 8/12
- FACADE CLADDING MUST BE AT LEAST 70% WOOD OR
CEMENTITIOUS FIBER MATERIALS
- CRAFTSMAN STYLE DETAILS ARE ENCOURAGED
- GARAGE DOORS TO INCORPORATE SMALL WINDOWS OR
WOODGRAIN PAINT FINISH
OR CARRIAGE STYLE ENHANCEMENTS
- EXTERIOR ELEVATION OF THE HOUSES MUST VARY FROM EACH
OTHER IN TERMS OF COLOR, ARCHITECTURAL FEATURES,
ROOF FORM, AND COMBINATION OF CLADDING MATERIALS

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



VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS



DEVELOPMENT PLAN
509 W Kimball Street
0.783 Acres being a portion of Block 37, Original Town of Mansfield
City of Mansfield, Tarrant County, Texas
2 Residential Lots
January 29, 2024

0 10' 20' 30' 50'
GRAPHIC SCALE

509 WEST KIMBALL STREET

SITE PLAN
SCALE: 1" = 40'-0"

Blue Line Design Co.
130 CHIEFTAIN DRIVE
SUITE 101
WAXAHACHIE, TX 75165
OFFICE# (972)935-9710
WWW.PLAN-MASTER.COM

AIBD CERTIFICATION # 44-798
MATTHEW L. EDWARDS

APRIL 24th, 2024

A NEW SINGLE FAMILY HOME
TO BE LOCATED @
509 WEST KIMBALL ST
LOT 4R - BLOCK 37 & 37 1/2
MANSFIELD, TEXAS

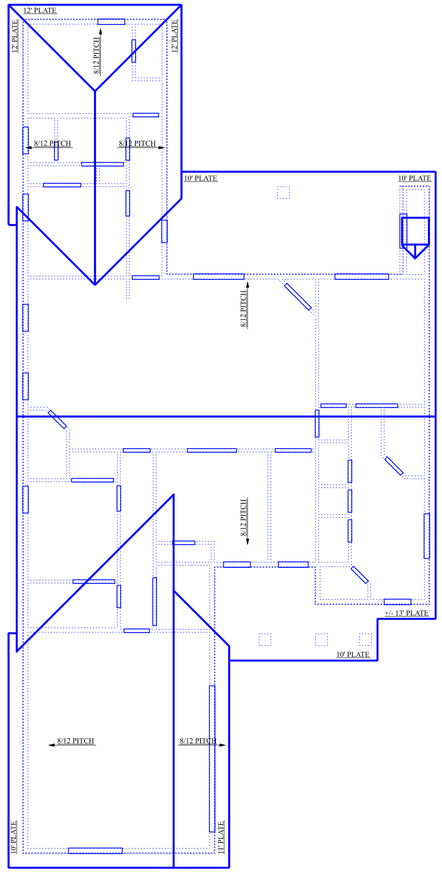
FIRST CHOICE BUILDERS
JACQUELINE HUGHES
19200 MERRY OAKS LN.
EUSTACE, TX 75124

CASE ZC#24-001

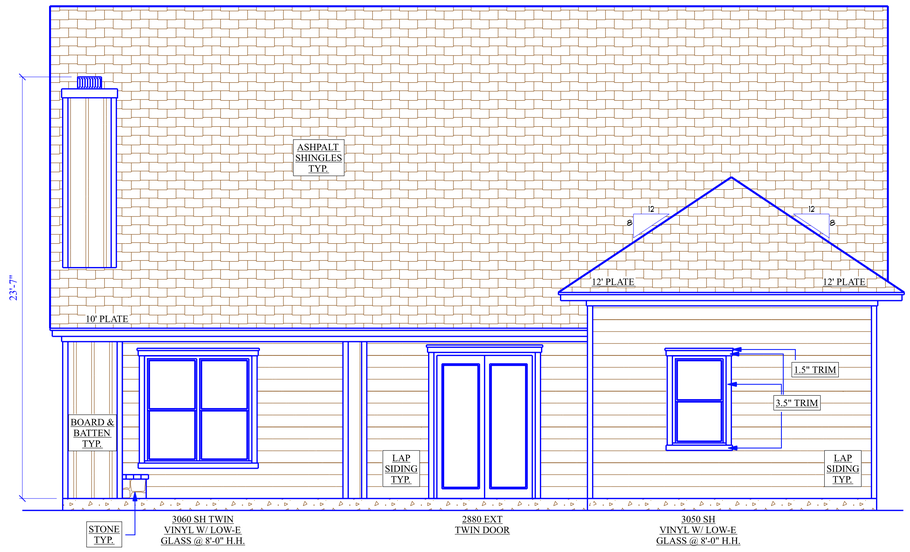
N·C·B·D·C

IF THIS STAMP IS NOT RED IT IS AN ILLEGAL SET OF PLANS

EXHIBIT C



ROOF LAYOUT PLAN
SCALE: 1/8" = 1'-0"



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



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

Plan Copyright, Ownership and Liability

These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of the Copyright Act, 17 U.S.O. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. Reproduction of these home plans or designs either in whole or in part, including any form and/or preparation of derived works thereof for any reason without prior written permission is strictly prohibited. The purchase of a set of home plans in no way transfers any copyright or other ownership interest in it to the buyer except for a limited license to use that set of home for the construction of one dwelling unit. The protection includes but is not limited to the overall form as well as the arrangement and composition of space and elements of the design. These plans are the property of Blue Line Design Co.

Blue Line Design Co. assumes no liability for any structure constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning any construction.

1. Verify dimensions and all aspects of plans for compliance with all local codes and ordinances where house is to be constructed.
2. Verify all structural for design, size and reinforcement with local engineer and building officials.
3. Plans indicate locations only: engineering aspects should incorporate actual size and soil conditions.

Limit of Designers liability is not to exceed price paid for plans. Blue Line Design Co. assumes no liability for any changes made to these plans nor do we assume any liability for advice given or methods used by the builder, contractor, or other professionals involved in the construction of a house from these plans. Blue Line Design Co. is not a registered Architect however, Blue Line Design Co. is registered and maintains good standing with the American Institute of Building Design.

NOTES:

1. These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked completely by the builder. Any discrepancy, error and/or omission is found is to be brought to the attention of the architect before any construction work or purchases have been made.
2. These plans are designed to be in substantial compliance with the 2021 International Residential Code. The construction shall conform to all national, state and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.
3. Contractor must verify all dimensions and scale drawings.
4. All stud walls are dimensioned 4" nominal, brick 5" nominal and thin walls 2" nominal.
5. Linen closets and pantries have 5 high shelves unless noted otherwise.
6. Provide 3/8 inch water line to refrigerator.
7. Gas water heaters in the garage are to be on a 18" platform.
8. Air conditioner condenser must be 3" above grade.
9. In absence of nailing schedule prepared by architect or engineer, and accepted by building official use Table R602.3 in the International Residential Code.
10. Refer to engineer drawings for all foundations.
11. Lot drainage to comply with the International Residential Code.
12. Building area to be cleared of all humus roots and vegetation. Cut stumps a minimum of 8" below grade and 4" below beams.
13. Check plans for level changes floor outlets and plumbing fixture locations.

THIS STAMP IS NOT A SEAL. IF THIS STAMP IS NOT RED, SIGNATURE AND DATE ARE NOT ORIGINAL, IT IS A MISLEADING COPY.

N·C·B·D·C

FIRST CHOICE BUILDERS
JACQUELINE HUGHES
19200 MERRY OAKS LN.
EUSTACE, TX 75124

CASE ZC#24-001

FEBRUARY 14th, 2024

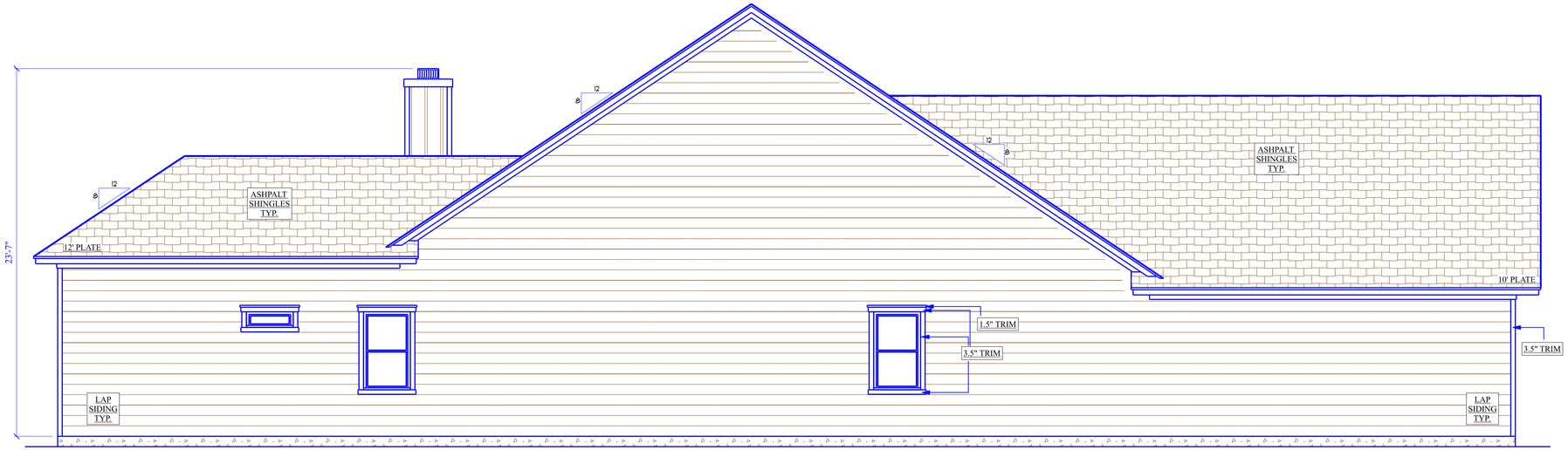
A NEW SINGLE FAMILY HOME
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AMERICAN INSTITUTE OF BUILDING DESIGN
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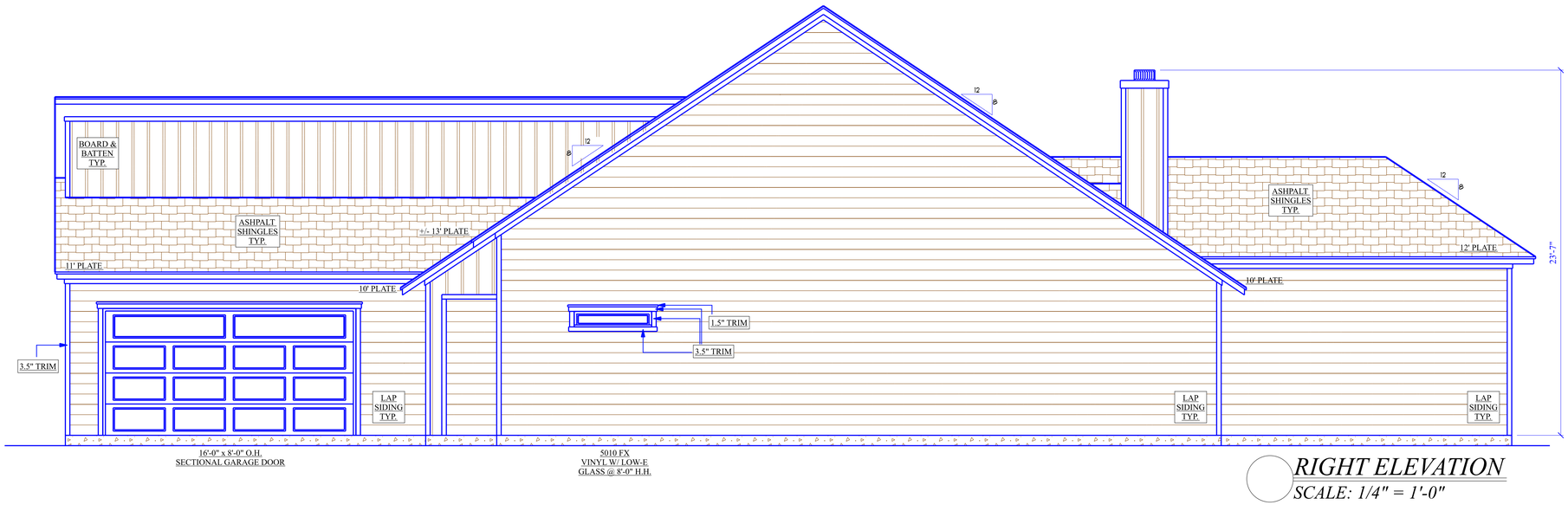
130 CHIEFTAIN DRIVE
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Blue Line Design Co

EXHIBIT C



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



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

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13. Check plans for level changes floor outlets and plumbing fixture locations.

THIS STAMP IS NOT A SEAL. IF THIS STAMP IS NOT RED, SIGNED AND DATED, IT IS A MISTAKE.
N·C·B·D·C
NATIONAL COUNCIL OF BUILDING DESIGNERS CERTIFICATION

FIRST CHOICE BUILDERS
JACQUELINE HUGHES
19200 MERRY OAKS LN.
EUSTACE, TX 75124

CASE ZC#24-001

FEBRUARY 14th, 2024

A NEW SINGLE FAMILY HOME
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AMERICAN INSTITUTE OF BUILDING DESIGN
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Blue Line Design Co.

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 24-6030

Agenda Date: 6/3/2024 **Version:** 1 **Status:** Public Hearing

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

Title

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

Requested Action

To consider the subject zoning change request.

Recommendation

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

Description/History

Existing Use: MISD Administration offices and a retail center

Existing Zoning: D, Downtown District, SD-1, Broad Street Corridor, SF-7.5/12, Single-Family Residential District, and C-2, Community Business District

Mansfield 2040 Plan Land Use Designation: Public/Semi-Public and Mixed Use-Local

Surrounding Land Use & Zoning:

North - Vacant, Commercial and Church, C-2, Community Business District
South - Vacant, Single-Family Residential and Commercial, D, Downtown District and C-2, Community Business District
East - Church, C-2, Community Business District
West - Single-Family Residential and Commercial, D, Downtown District, SF-7.5/12, Single-Family Residential District, and C-2, Community Business District

Thoroughfare Plan Specification:

East Broad Street - 4-lane divided major arterial street
North Walnut Creek Drive - 4-lane undivided major collector street

Synopsis

This is a request to rezone property from a variety of Euclidean-based zoning districts to

the D, Downtown District (the D-3, Urban Center Zone) to support human-scaled and mixed-use development at the intersection of East Broad Street and Walnut Creek Drive. The request is consistent with the vision and the goals articulated in the Mansfield 2040 Plan and is also consistent with development patterns in the surrounding area.

Mansfield 2040 Plan Designation

The Mixed-Use Local category 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. Residential uses should be designed to support nonresidential functions, and vice versa; site access and circulation conditions should promote the shared use of utilities, parking, and common areas.

The Public/Semi-Public category identifies Mansfield's civic facilities and educational institutions. These areas are intended to support municipal services, such as utility distribution and management, and Mansfield Independent School District (“MISD”) properties. Public/Semi-Public spaces serve residents locally and Citywide. Private development within this category is not anticipated; however, if partnerships are formed between public and private interests, development should remain compatible with local properties and meet the needs of Mansfield's residents.

The property is also located within the Downtown Special Area Plan. This plan focuses on welcoming and scenic spaces that provide eclectic businesses and unique experiences within a walkable district.

Mansfield 2040 Goals and Strategies

MU.1(a): Integrate higher-intensity residential uses within mixed-use settings at intentional locations within the City.

MU.1(b): Ensure mixed-use development provides residents and visitors with active lifestyle options, including pedestrian-oriented urban design, integrated gathering spaces, and connections to the outdoors.

MU.3(a): Integrate public and private amenities aimed toward residents, businesses, and visitors.

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

DD.1(c): Identify locations for additional small gathering spaces in Downtown.

DD.2(b): Identify opportunities for infill and redevelopment projects and preservation of the historic aesthetic that support the Downtown vision.

Department of Planning and Development Services Analysis

The subject property consists of two (2) parcels, totaling acres 10.52 acres on the northwest and northeast corners at the intersection of East Broad Street and North Walnut Creek Drive that have the potential to be redeveloped into restaurant, retail, and other related uses that are locally- and regionally-serving.

The property on the northwest corner is approximately 7.4 acres, and currently serves as the MISD administrative offices. The property contains two (2) historic landmark buildings in addition to several smaller buildings. This property is the future home of the Geyer Commons project, a mixed-use development includes diverse shops and restaurants in relocated and / or reconstructed historic homes, an artisan market and business incubator, and unique public spaces for gathering and play.

The property on the northeast corner, excluding the Sonic Restaurant and two office buildings on the hard corner, is occupied by a 1980s retail center. The building is mainly vacant, as MISD began plans to convert the building for additional office space. The Dollar General store and Mansfield Mission Thrift Store are still in operation.

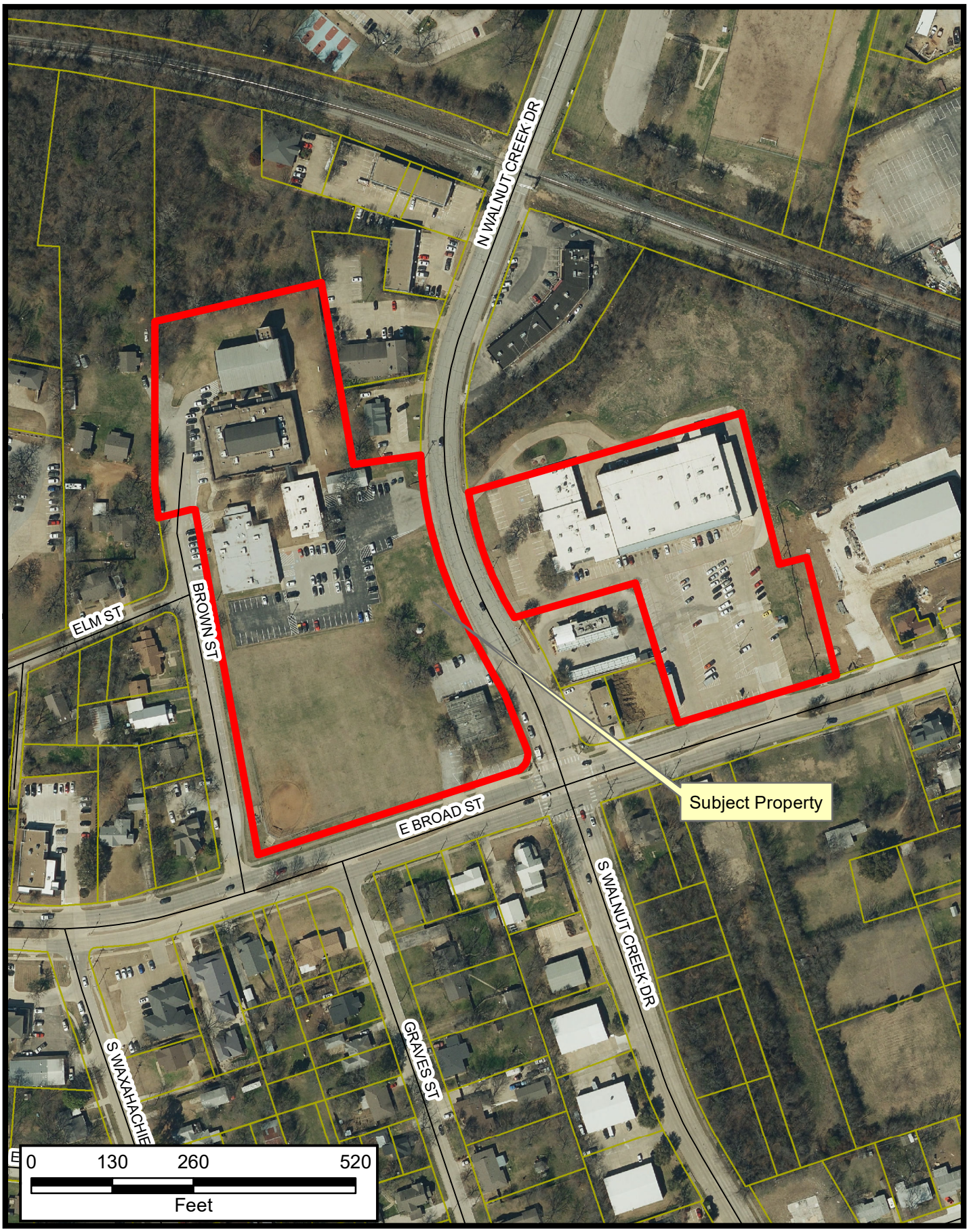
The proposed zoning change to D, Downtown District (the D-3, Urban Center Zone) supports the Mansfield 2024 Plan by establishing a mixed-use area that allows the greatest variety of uses. The character of this zone consists of attached buildings that form a continuous street wall and accommodate diverse entertainment, multi-family residential, office, restaurant, and retail. The D-3 zone has the highest pedestrian and transit activities; and trees and public lighting are within the public right-of-way.

The requested zoning supports the Geyer Commons project as well as a possible redevelopment of the aging retail center property to create more compact, attractive, walkable destinations that will anchor the eastern edge of the Downtown District.

As this is a request to rezone to a base zoning district --- the D, Downtown District --- site plans and building plans are not required; the provisions for land use and urban design are all provided for within Section 155.072 of the Mansfield Zoning Ordinance for the D, Downtown District.

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

Attachments
Maps and Supporting Information
Exhibit A - Legal Description

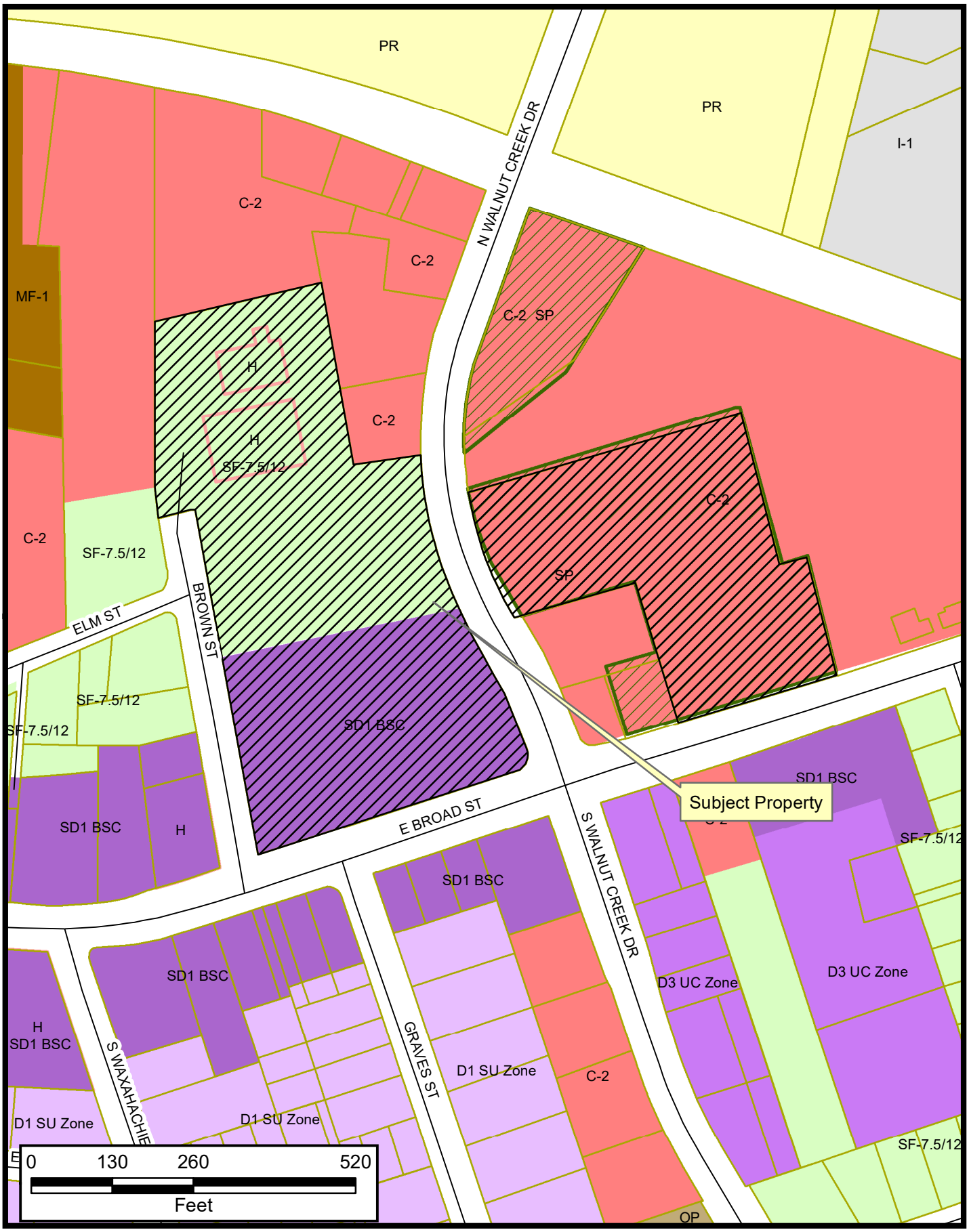


MANSFIELD TEXAS

ZC#24-007

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

4/24/2024



MANSFIELD TEXAS

ZC#24-007

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4/24/2024

Property Owner Notification for ZC#24-007

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BLESSING ADDITION	BLK 1	JNL TEXAS HOLDINGS LLC	PO BOX 1587	HURST, TX	76053-1587
BLESSING ADDITION	BLK 1	JNL TEXAS HOLDINGS LLC	PO BOX 1587	HURST, TX	76053-1587
DEPOT ADDITION, THE	BLK 1	SERIES GROOT A	9209 CR 105	GRANDVIEW, TX	76050
DEPOT ADDITION, THE	BLK 1	HAWKINS, TERRY	9209 COUNTY ROAD 105	GRANDVIEW, TX	76050-3515
DEPOT ADDITION, THE	BLK 1	LE, HOANG	217 N WALNUT CREEK DR STE A	MANSFIELD, TX	76063
DEPOT ADDITION, THE	LOT 1A	BLACK LABEL REALTY LLC	215 N WALNUT CREEK DR STE 101	MANSFIELD, TX	76063
HARRIS HEIGHTS ADDN-MANSFIELD	LOT 1	MOONEY, ROBERT A	3504 ABES LANDING DR	GRANBURY, TX	76049
LEE'S BROAD ADDITION	BLK 1	HART SYSTEMS INC	PO BOX 40888	FORT WORTH, TX	76140-0888
LEE'S BROAD ADDITION	BLK 1	MILLGARR LLC	8760 CR 612	MANSFIELD, TX	76063
LEE'S BROAD ADDITION	BLK 1	MANSFIELD ISD	203 HILLCREST ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 16	CACCIOLA, ROBERT J	1903 TURF CLUB DR	ARLINGTON, TX	76017-4429
MANSFIELD, CITY OF	BLK 16	DANIELS, CAROL	500 ELM ST	MANSFIELD, TX	76063-1722
MANSFIELD, CITY OF	BLK 16	HENDON, MITCH	6713 RICKEY LN	ARLINGTON, TX	76001
MANSFIELD, CITY OF	BLK 16	CACCIOLA, ROBERT J	1903 TURF CLUB DR	ARLINGTON, TX	76017-4429
MANSFIELD, CITY OF	BLK 16	EVANS, SHIRLEY	503 E BROAD ST	MANSFIELD, TX	76063-1709
MANSFIELD, CITY OF	BLK 16	SIX-FIVE HOLDINGS LLC	1011 HIGH LAKE TRL	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 17	MANSFIELD, ISD	605 E BROAD ST	MANSFIELD, TX	76063-1766

Property Owner Notification for ZC#24-007

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 18	JML INVESTMENTS LTD	225 MAN O WAR CT	BURLESON, TX	76028-7934
MANSFIELD, CITY OF	BLK 18	FULLER, SHERRAN	201 N WALNUT CRK DR	MANSFIELD, TX	76063-1754
MANSFIELD, CITY OF	BLK 18	JML INVESTMENTS LTD	225 MAN O WAR CT	BURLESON, TX	76028-7934
MANSFIELD, CITY OF	BLK 20	JBK REALTY LLC	7240 RETTA MANSFIELD RD	MANSFIELD, TX	76063-4702
MANSFIELD, CITY OF	BLK 20	CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MANSFIELD, CITY OF	BLK 20	CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MANSFIELD, CITY OF	BLK 21	HOCK, BRENT	604 E BROAD ST	MANSFIELD, TX	76063-1767
MANSFIELD, CITY OF	BLK 21	ROSIER-DURAND LTD	801 YAUPON DR	GARLAND, TX	75044-2543
MANSFIELD, CITY OF	BLK 21	BRISCOE, BRYNN	105 GRAVES ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 21	ROSIER-DURAND LTD	801 YAUPON DR	GARLAND, TX	75044-2543
MANSFIELD, CITY OF	BLK 22	NICHOLS LIVING TRUST	508 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 22	ELLIOTT, BUFORD E	506 E BROAD ST	MANSFIELD, TX	76063-1710
MANSFIELD, CITY OF	BLK 22	NANNY'S STUFF REVOCABLE TRUST	502 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 22	TAG LENDING INC	500 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 22	NICHOLS LIVING TRUST	508 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 22	NICHOLS LIVING TRUST	508 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 22	ELLIOTT, BUFORD E	506 E BROAD ST	MANSFIELD, TX	76063-1710
NOLES, R S REVISION	LOT A	BENSON MANORS LLC	5800 BAY CLUB DR	ARLINGTON, TX	76013
NOLES, R S REVISION	LOT R1F1	WYNKOOP, CHARLES	714 E BROAD ST	MANSFIELD, TX	76063

Property Owner Notification for ZC#24-007

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
NOLES, R S REVISION	LOT R2F	MORENO, JESSICA	102 HAMIL ST	MANSFIELD, TX	76063
PRICE, WILLIAM C SURVEY	A 1240	JNL TEXAS HOLDINGS LLC	PO BOX 1587	HURST, TX	76053-1587
PRICE, WILLIAM C SURVEY	A 1240	AUSTIN, JOHN R	801 SHADYCREEK CT	ARLINGTON, TX	76013
REDEEMED CHRISTIAN CHURCH OF GOD ADDITION, THE	BLK 1	REDEEMED CHRISTIAN CHURCH OF G	711 E BROAD ST	MANSFIELD, TX	76063
REDEEMED CHRISTIAN CHURCH OF GOD ADDITION, THE	BLK 1	REDEEMED CHRISTIAN CHURCH OF G	711 E BROAD ST	MANSFIELD, TX	76063
REDEEMED CHRISTIAN CHURCH OF GOD ADDITION, THE	BLK 1	REDEEMED CHRISTIAN CHURCH OF G	711 E BROAD ST	MANSFIELD, TX	76063
SMITH, VELMA EST	LOT 1	HOCK, BRENT L	608 E BROAD ST	MANSFIELD, TX	76063-1767

EXHIBIT A – LEGAL DESCRIPTION
ZC#24-007

Tract I:

Lot or Parcel of Land Situated in the Town of Mansfield, Tarrant County, Texas, being a part of the W. C. Price Survey and designated on the Plat of the Town of Mansfield a part of Block No. 17, According to the Plat thereof recorded in Volume 63, Page 53, of the Deed Records, of Tarrant County, Texas, and Being all of that certain tract of land described in a Deed recorded in Volume 8285, Page 1660, of Deed Records, Tarrant County, Texas.

Lot or Parcel of land situated in the Town of Mansfield Tarrant County, Texas, being a part of the W.C. Price Survey, and designated on the plat of the Town of Mansfield as a part of Block no. 17 and a part of the John Collier tract. Beginning at the S.W. Corner of said Block No. 17, the intersection of the east line of Brown and the north line of Broad Streets;

Thence in a northerly direction with said with said east line of Brown Street running into east line of Street deeded by Mansfield Academy to Town of Mansfield 13th day of February, 1903, and following said east line in a northerly direction to where the east line of said deeded street Thence in an easterly direction a front 50 feet on a perpendicular line from south line of N&JCRR Right of Way;

Thence in an easterly direction parallel with south line of said Right of Way to a point in south line of said deeded street J.M. Clarks N.W. Corner;

Thence in a southerly direction with Clarks West line running into West line of Church Street at said Clarks S.W. Corner and Continuing in a southerly direction with said West line of Church Street to N.E. Corner of Church Lot;

Thence S 72 W 210 feet to NW corner of said Church Lot;

Thence S 30 E 210 feet to the north line of Broad Street;

Thence S 72 W with north line of Broad Street 290 feet to the place of beginning.

Tract II

Being Lot 1R1A, Block 1, of Lee's Broad Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the replat recorded in County Clerk's File No. D218262184, of the Official Public Records, Tarrant County, Texas.

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 24-6031

Agenda Date: 6/3/2024 **Version:** 1 **Status:** Public Hearing

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

Title

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

Requested Action

To consider the requested change of zoning.

Recommendation

The Department of Planning and Development Services recommends approval, with the following conditions to be noted on the Development Plan depicted in Exhibit “B”:

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

The Department of Planning and Development Services further recommends that a note be added to the Building Elevations depicted in Exhibit “C” that clarifies the use of stucco (three-coat) or exterior insulating finishing systems (E.I.F.S.) or similar material.

Description/History

Existing Use: Vacant
Existing Zoning: PD, Planned Development District and PR, Pre-Development District
Mansfield 2040 Land Use Designation: Mixed-Use Local

Surrounding Land Use & Zoning:
North - Gas well Site, PR, Pre-Development District
South - Residential, PD, Planned Development District
East - Residential, SF-8.4/18, Single Family Residential District
West - Mixed Use, PD, Planned Development District

Thoroughfare Plan Specification:
East Debbie Lane - 6-lane divided arterial street.

Matlock Drive - 6-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 applicant is proposing to construct a small retail center that is capable of supporting restaurant and retail uses. The project --- as proposed --- is compatible with existing and future land use patterns in the area.

Mansfield 2040 Goals and Strategies
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 non-residential uses may be vertically mixed on different building floors or horizontally incorporated next to one another in separate or shared structures.

Development within this classification should promote 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. Building façades should be treated with appropriate finishes and architectural styles complementary to the surrounding character.

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.

Analysis
The applicant is requesting a change of zoning from the PD, Planned Development District and PR, Pre-Development District to PD, Planned Development District for commercial uses, retail and restaurant with drive-through services.

The subject property consists of approximately 1.292 acres along East Debbie Lane --- and is relatively close to the intersection of Matlock Road and East Debbie Lane. Other uses near that intersection include the existing Villas Di Lucca, Villaggio, Ladera Active Adult Living, Five Oaks Crossing Neighborhood, and the Community of Hope Methodist Church.

The proposed building is a single commercial building on the property. The desire of the applicant is to design, construct and operate a restaurant with drive through service and to deliver building area for other retail and commercial uses.

The development will utilize an existing drive on East Debbie Lane, which will be used by the proposed development and Villaggio an existing mixed-use development adjacent to the proposed development.

Site Plan
The site is laid out showing a single building designed to allow commercial uses, retail,

and a restaurant with a drive through service. The proposed building is intended to provide 7,447 square feet of enclosed space to the market. Additionally, 60 percent of the proposed building will be retail and the remaining 40 percent will be for a restaurant. However, those percentages may change depending on economic conditions and market demand. Should the request for a PD, Planned Development District be approved, with the conditions as requested, then any percentage of the building may be dedicated to restaurant, retail, or other permitted uses without any limitation or restriction.

The project provides adequate parking of 41 spaces --- out of which two (2) are identified as accessible parking for the entire development. Vehicular traffic into the proposed development is intentionally designed to be one way; and it is intended to eliminate potential circulation conflicts at the transaction window area and to make an escape or bypass lane most convenient. Vehicular access will be provided to the development through the existing drive on East Debbie Lane.

The site plan is shown on Exhibit “B”.

Building Elevations

Building elevations have been provided for the proposed buildings in Exhibit “C”. The proposed building elevations for this project features articulations and pre-finished canopies at the ends of the building that provide visual interest and distinguish it from other similar developments in Mansfield and beyond.

The proposed commercial building consists of brick, stucco, and wood siding materials. The building material table depicted on the building elevations shown in Exhibit “C” does not distinguish between the use of stucco (i.e., hard coat) and exterior insulating finishing systems (E.I.F.S.). To ensure an expedient and predictable development review process; clarity with the development standards set forth in the proposed PD, Planned Development District, if approved; and a development of elevated quality that is consistent with the architectural vernacular of the surrounding area, it is recommended that stucco be used on the building façades.
The building elevations are shown on Exhibit “C”.

Landscape Plan

A landscape plan is provided for this project showing a total of eighteen (18) canopy trees and no ornamental trees and shrubs in the buffer yards. The landscape plan also shows a total of eleven (11) canopy trees, forty-seven (47) shrubs and no ornamental trees in the interior landscape areas. No screening wall was required for this project but there is an existing screening wall that surrounds the gas well pad site and facilities towards the northwest of the property.

The Landscape Plan is shown on Exhibit “D”.

Signage

The project is subject to the applicable sign regulations found in Section 155.090 of the Mansfield Zoning Ordinance. These regulations limit signage to one (1) sign per street frontage plus one (1) wall sign for each tenant in the building. For this property, a location

for a monument sign is shown on the site plan towards the south of the property along East Debbie Lane. Details of the monument sign were not provided; and it may not exceed a maximum of 10 feet in both width and height.

A separate sign plan was not provided for this project, but all sign information can be seen on the site plan and the elevations.

Summary

The property is currently zoned PR, Pre-Development, and PD, Planned Development District. The existing PD, Planned Development District allows all uses permitted in the C-2, Community Business District, excluding drive-through facilities for restaurants. The proposed PD, Planned Development District is intended to promote the development of a typical retail center and to create opportunity for shopping, employment, and other commercial services including a drive through service restaurant.

The requested zoning --- in accordance with the purpose of Section 155.066 of the Mansfield Zoning Ordinance for PD, Planned Development District Regulations --- will accommodate unified design of uses and facilities, permit flexibility and encourage a more creative, efficient, and aesthetically desirable design and placement of buildings. The proposed PD, Planned Development District provides the City with the ability to provide control measures of the types and intensity of uses allowed within the proposed development. It also supports economic development by increasing opportunities for businesses, expanding the tax base, and elevating the quality of life.

Prepared By

Helina Sarkodie-Minkah
Planner I
817-276-4287

Attachments

Maps and Supporting Information
Exhibit A - D

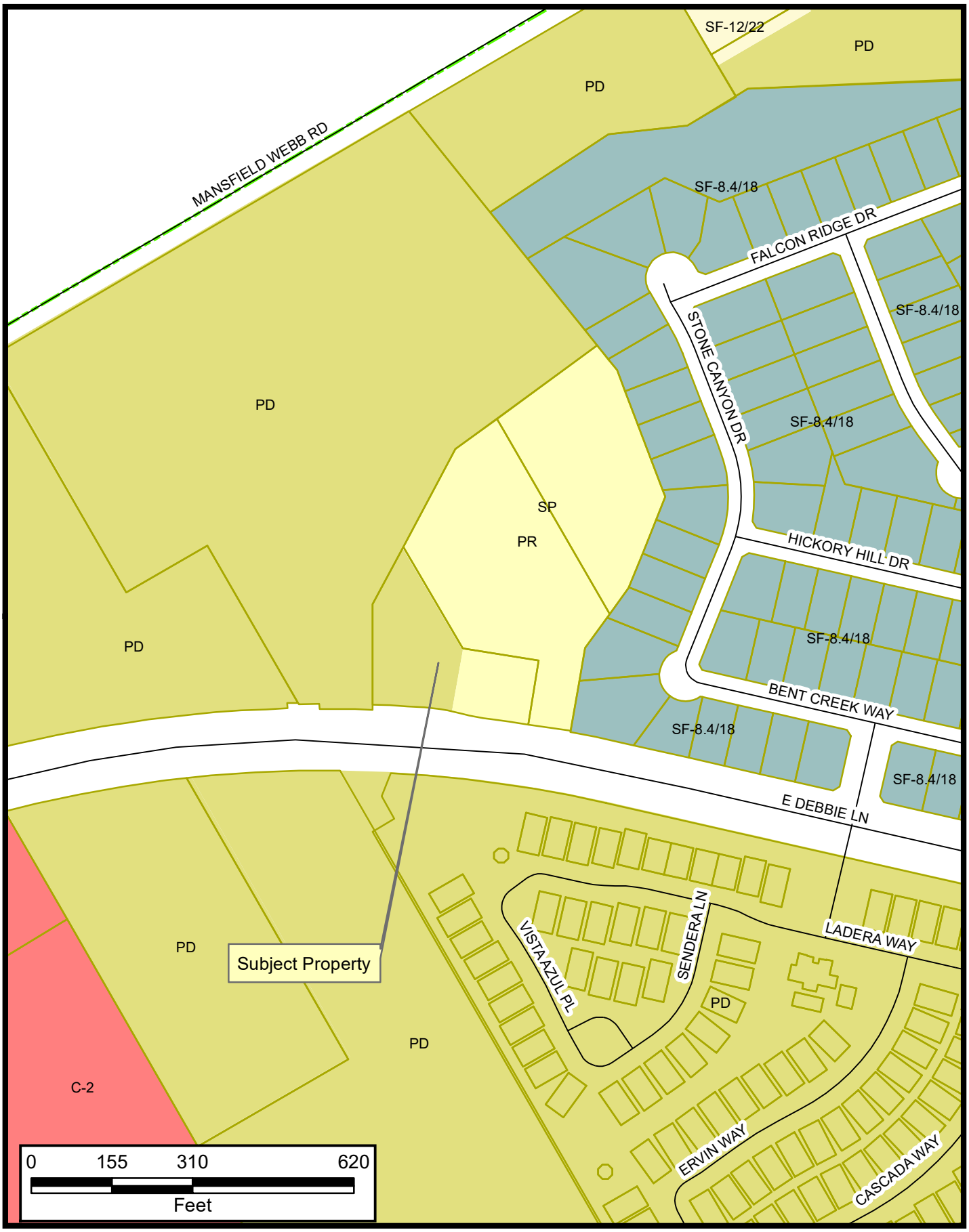


MANSFIELD TEXAS

ZC#24-006

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4/2/2024



MANSFIELD TEXAS

ZC#24-006

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5/14/2024

Property Owner Notification for ZC#24-006

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
CARLETON MANSFIELD MASTR CONDO COMMON AREA		T VILLAS DI LUCCA TX LLC	16600 DALLAS PKWY STE 300	DALLAS, TX	75248
COMMUNITY OF HOPE	BLK 1	COMMUNITY OF HOPE METHODIST CH	1800 DEBBIE LN	MANSFIELD, TX	76063
FIVE OAKS CROSSING ADDN	BLK 1	SOLANO, NATHANIEL	1900 BENT CREEK WAY	MANSFIELD, TX	76063
FIVE OAKS CROSSING ADDN	BLK 1	RAHHAL, ADNAN	3101 STONE CANYON DR	MANSFIELD, TX	76063
FIVE OAKS CROSSING ADDN	BLK 1	JOHNSON, KIMBERLY	3103 STONE CANYON DR	MANSFIELD, TX	76063
GRIMSLEY, JAMES SURVEY	A 578	ERVIN, ELMER EST	1600 E DEBBIE LN	MANSFIELD, TX	76063
GRIMSLEY, JAMES SURVEY	A 578	ERVIN, ROBERT	1600 DEBBIE LN	MANSFIELD, TX	76063
LADERA AT MANSFIELD CONDO	BLK 1	NOBLE, MARJORIE	1801 LADERA WAY	MANSFIELD, TX	76063
LADERA AT MANSFIELD CONDO	BLK 1	NOBLE, MARJORIE	1801 LADERA WAY	MANSFIELD, TX	76063
VILLAS DI LUCCA ADDN	BLK 1	MANSFIELD MULTIFAMILY LAND LLC	1600 E DEBBIE LN	MANSFIELD, TX	76063-3375
VILLAS DI LUCCA ADDN	BLK 1	VILLAGGIO LLC	1745 SHEA CENTER DR SUITE 200	HIGHLANDS RANCH, CO	80129

EXHIBIT A
ZC#24-006

April 3, 2024

Planning Dept.
City of Mansfield
1200 E Broad St
Mansfield, Tx 76063

Re: Zoning Request
Prosper, TX 75078
Letter of Intent

To whom it may concern,

Please let this letter serve as the Letter of Intent for the PD Zoning amendment associated with the proposed development located at 1741 Debbie Lane. The subject tract is currently zoned PD-1892-13. The purpose of the planned development is to create retail/office/commercial uses which are congruent with the existing uses for the surrounding area. It is intended to utilize the City's base standards with reduced landscape setbacks for the proposed lot. The request for zoning standards are further depicted in the attached Development Plan.

Should you have any questions, please feel free to contact me.

Legal Description

Being Lot 2, in Block 1, of VILLAS DI LUCCA ADDITION, an Addition to the City of Mansfield, Tarrant County, Texas, according to the Replat thereof recorded in cc# D215101068, of the Real Property Records of Tarrant County, Texas.

Sincerely,
Drew Donosky, P.E.

Claymoore Engineering, Inc.
1903 Central Dr.
Suite 406
Bedford, Tx 76021
817.281.0572

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
3. AN EXTRA SACK OF CEMENT PER CUBIC YARD IS REQUIRED FOR ALL HAND POURS.
4. ALL RIGID PAVEMENT WITHIN THE CITY RIGHT-OF-WAY OR UNDER A FIRE LANE SHALL BE PER CITY STANDARDS AND DETAILS.
5. NO TREES, SIGNS OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN THESE TRIANGLES.
6. REFER TO LANDSCAPE PLAN FOR PASSIVE SPACE AMENITIES.

SITE DATA TABLE	
LOT	LOT 2, BLOCK 1
ZONING	PD 1892-13
PROPOSED USE	RETAIL/RESTAURANT
LOT SIZE	1.292 AC (56,258 SF)
TOTAL BUILDING AREA (SF)	7,447 SF
F.A.R.	0.21
REQUIRED PARKING (1/200 SF) (4,773 SF)(RETAIL)	23 SPACES (1 ADA)
REQUIRED PARKING (1/100 SF) (2704 SF) (RESTAURANT)	18 SPACES (1 ADA)
PARKING PROVIDED	41 SPACES (2 ADA)
FRONT SETBACK	0-30 FT
REAR SETBACK	10 FT
SIDE SETBACK	NONE

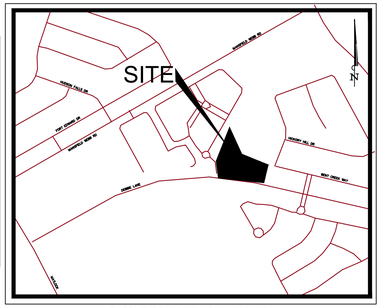
ON-SITE BENCHMARKS

(VERTICAL DATUM HEREIN IS REFERENCED TO THE BELOW ON-SITE BENCHMARK(S). CITY CONTROL MONUMENTS ARE PROVIDED FOR VERIFICATION PURPOSES. DUE TO THE DISTANCE OF CITY MONUMENTS FROM THE SITE. CONVENTIONAL LEVELING AND/OR TRAVERSE METHODS ARE PRECLUDED, AND THE USE OF ON-SITE BENCHMARK FOR VERTICAL CONTROL IS RECOMMENDED.

1. **THE SITE BENCHMARK IS AN "X" CUT IN BOX SET ON THE NORTHWEST CORNER OF A CURB INLET NEAR THE WEST SIDE OF THE SITE, BEING LOCATED APPROXIMATLEY 50 FEET SOUTH OF THE HEADWALL ABUTTING A DRAINAGE CHANNEL. ELEVATION: 614.28' (NAVD '88)**
2. **THE SITE BENCHMARK IS AN "X" CUT IN BOX SET ON THE MEDIAN IN EAST DEBBIE LANE SITUATED IN THE APPROXIMATE CENTER OF RIGHT-OF-WAY, BEING LOCATED APPROXIMATLEY 66 FEET SOUTH OF A STORM DRAIN MANHOLE ON A CURB INLET IN THE NORTH LINE OF E DEBBIE LANE. ELEVATION: 621.79' (NAVD '88)**

CITY CONTROL MONUMENT
(#6) TNP-MANSFIELD "LL":
PUBLISHED N: 6904995.72409 (GRID)
PUBLISHED E: 2398811.09475 (GRID)
PUBLISHED ELEVATION 610.678

GRAPHIC SCALE IN FEET
20 0 10 20 40
1"=20'



VICINITY MAP
NTS

LEGEND	
PROPERTY LINE	
PROPOSED CURB & GUTTER	
PROPOSED LIGHT DUTY CONCRETE PAVEMENT	
PROPOSED FIRE LANE HEAVY DUTY CONCRETE PAVEMENT	
PROPOSED CONCRETE SIDEWALK	
PROPOSED DUMPSTER PAD PAVEMENT	
FL	FIRE LANE STRIPING
	FULL-DEPTH SAW CUT
8	PARKING SPACE COUNT

CONSTRUCTION SCHEDULE	
1	SAW CUT FULL DEPTH EXISTING PAVEMENT
2	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
3	CONCRETE CURB & GUTTER
4	PROPOSED PEDESTRIAN RAMP
5	HANDICAP SYMBOL
6	PAVEMENT STRIPING
7	PROPOSED SIDEWALK
8	PROPOSED BOLLARDS

SITE PLAN
VILLA DI LUCCA ADDITION
ALTA/NSPS LAND TITLE SURVEY
CITY OF MANSFIELD, TEXAS, TARRANT COUNTY
April 30, 2024
1.292 ACRES
LOT(S): 1 (ONE)
ZC#24-006

SURVEYOR:
BARTON CHAPA SURVEYING, LLC
3601 NNE LOOP 820
FORT WORTH, TX 76137
FIRM# 10194474
PH. 817.864.1957
CONTACT:JACK BARTON
EMAIL: JACK@BCSDFW.CPM

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DR.
SUITE #406
BEDFORD, TX 76021
PH. 817.281.0572
CONTACT: DREW DONOSKY, PE
EMAIL: DREW@CLAYMOOREENG.COM

DEVELOPER:
SCSD-FINNELL, LTD
14114 DALLAS PARKWAY SUITE #670
DALLAS, TX 75254
PH: 241.483.0400

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: DREW DONOSKY
P.E. No. 125651 Date 4/30/2024

CARY ALBERT
MANSFIELD, TX

No.	DATE	REVISION	BY

DEVELOPMENT PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	ASD
DATE:	4/30/2024

SHEET
EXHIBIT B

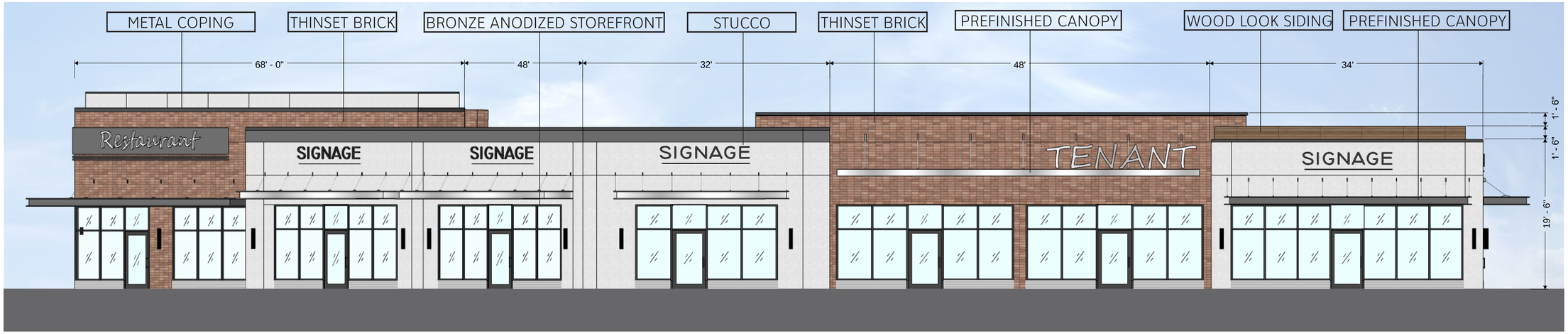
File No. 2024-031

PLOTTED BY: CHANCE LACKEY
PLOT DATE: 4/30/2024 8:22 AM
LOCATION: Z:\PROJECTS\PROJECTS\2024-031 ALBERT ENTERPRISES 1741 DEBBIE LN - RETAIL\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 4/30/2024 8:22 AM

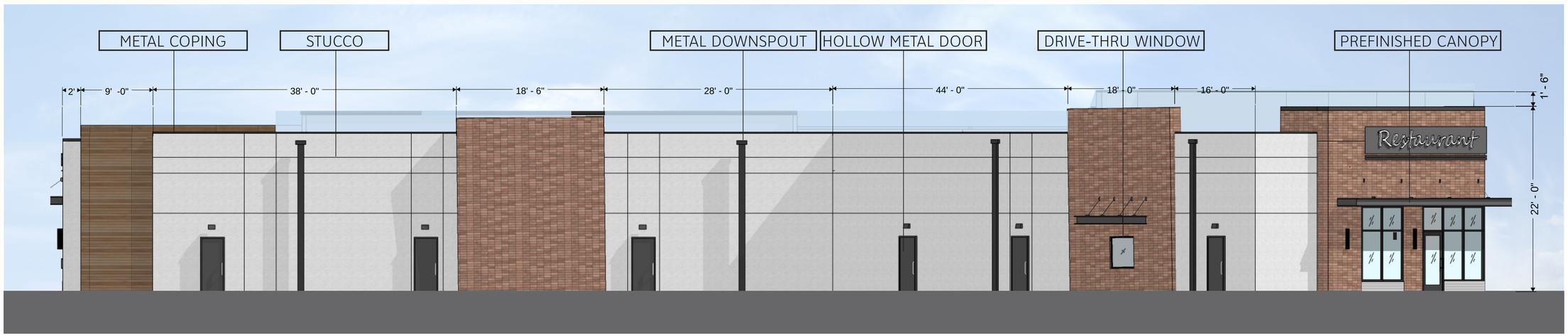
MATERIAL	NORTH	SOUTH	EAST	WEST	TOTAL
BRICK	850 SF (22%)	1,460 SF (34%)	0 SF (0%)	390 SF (45%)	2,700 SF (28%)
STUCCO	2,670 SF (71%)	1,530 SF (36%)	440 SF (50%)	250 SF (29%)	4,890 SF (50%)
GLASS	0 SF (0%)	1,200 SF (28%)	240 SF (27%)	230 SF (26%)	1,670 SF (17%)
WOOD SIDING	220 SF (7%)	60 SF (2%)	200 SF (23%)	0 SF	480 SF (5%)
TOTAL	3,740 SF	4,250 SF	880 SF	870 SF	9,740 SF

NOTE:

Rooftop equipment will be 1ft below the parapet on the elevations.



SOUTH ELEVATION



NORTH ELEVATION

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TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021

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CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: DREW DONOSKY
P.E. No. 125651 Date 3/13/2024

CARY ALBERT
MANSFIELD, TX

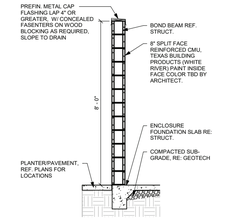
No.	DATE	REVISION	BY

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	ASD
DATE:	3/13/2024

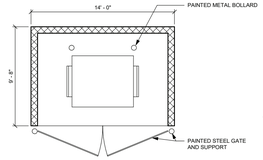
SHEET

EXHIBIT C.1

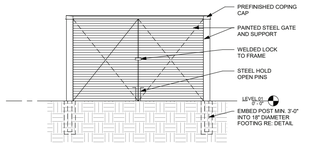
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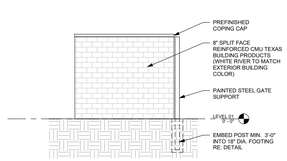
5 SECTION - DUMPSTER ENCLOSURE
1/2" = 1'-0"



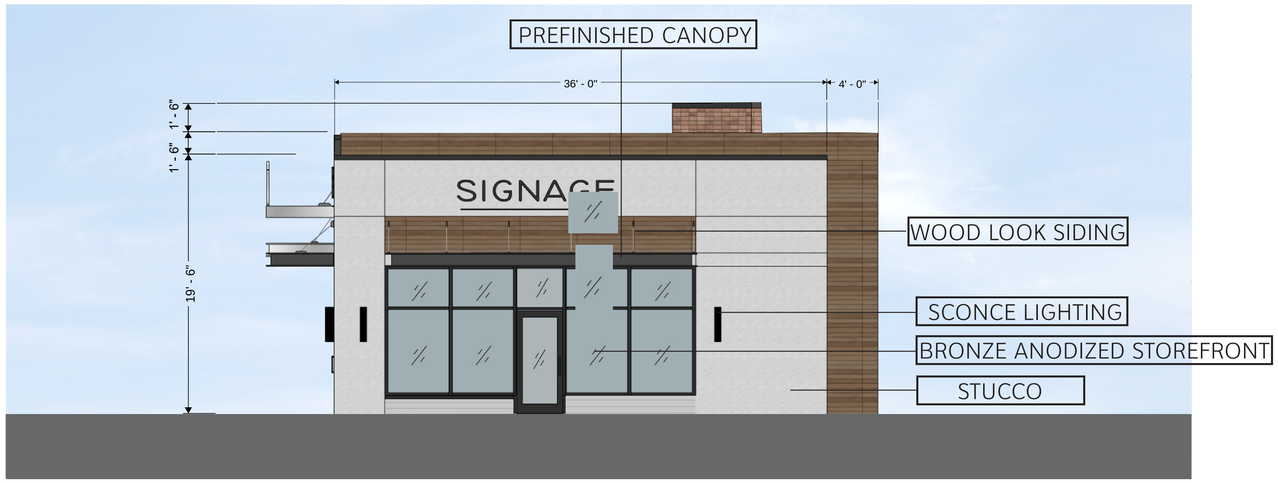
3 ENLARGED PLAN - TRASH ENCLOSURE
1/4" = 1'-0"



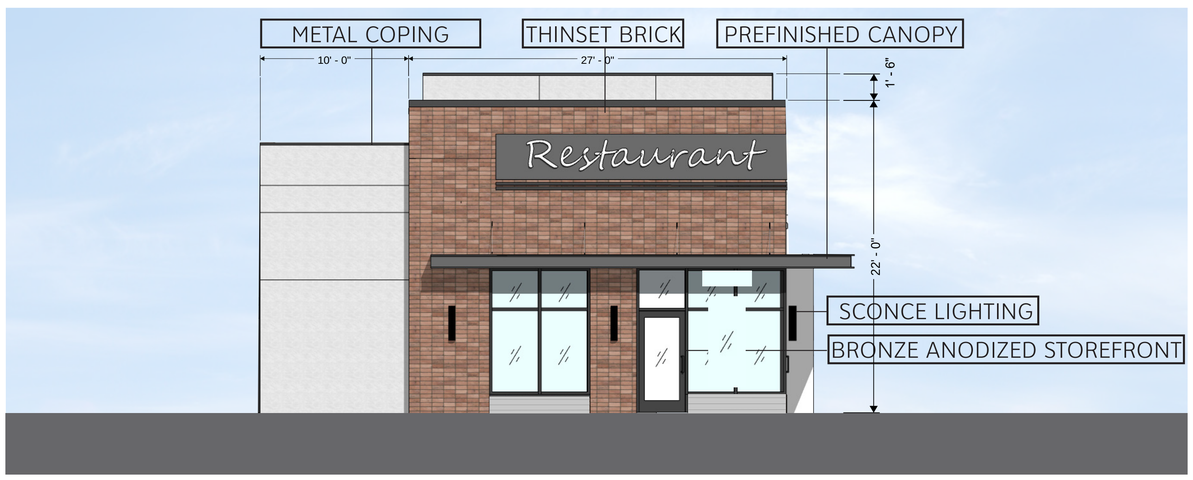
4 ELEVATION - DUMPSTER ENCLOSURE - FRONT
1/4" = 1'-0"



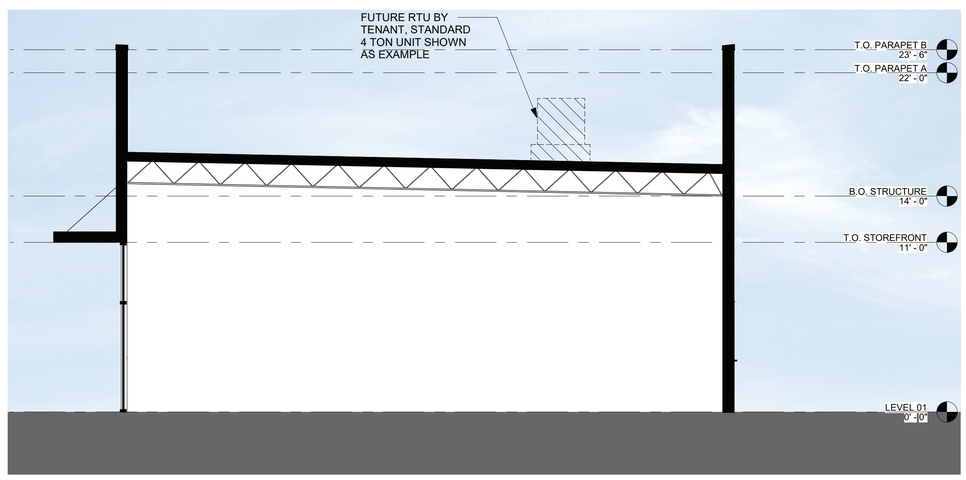
2 ELEVATION - TRASH ENCLOSURE
1/4" = 1'-0"



EAST ELEVATION



WEST ELEVATION



BUILDING SECTION

MATERIAL	NORTH	SOUTH	EAST	WEST	TOTAL
BRICK	850 SF (22%)	1,460 SF (34%)	0 SF (0%)	390 SF (45%)	2,700 SF (28%)
STUCCO	2,670 SF (71%)	1,530 SF (36%)	440 SF (50%)	250 SF (29%)	4,890 SF (50%)
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TOTAL	3,740 SF	4,250 SF	880 SF	870 SF	9,740 SF

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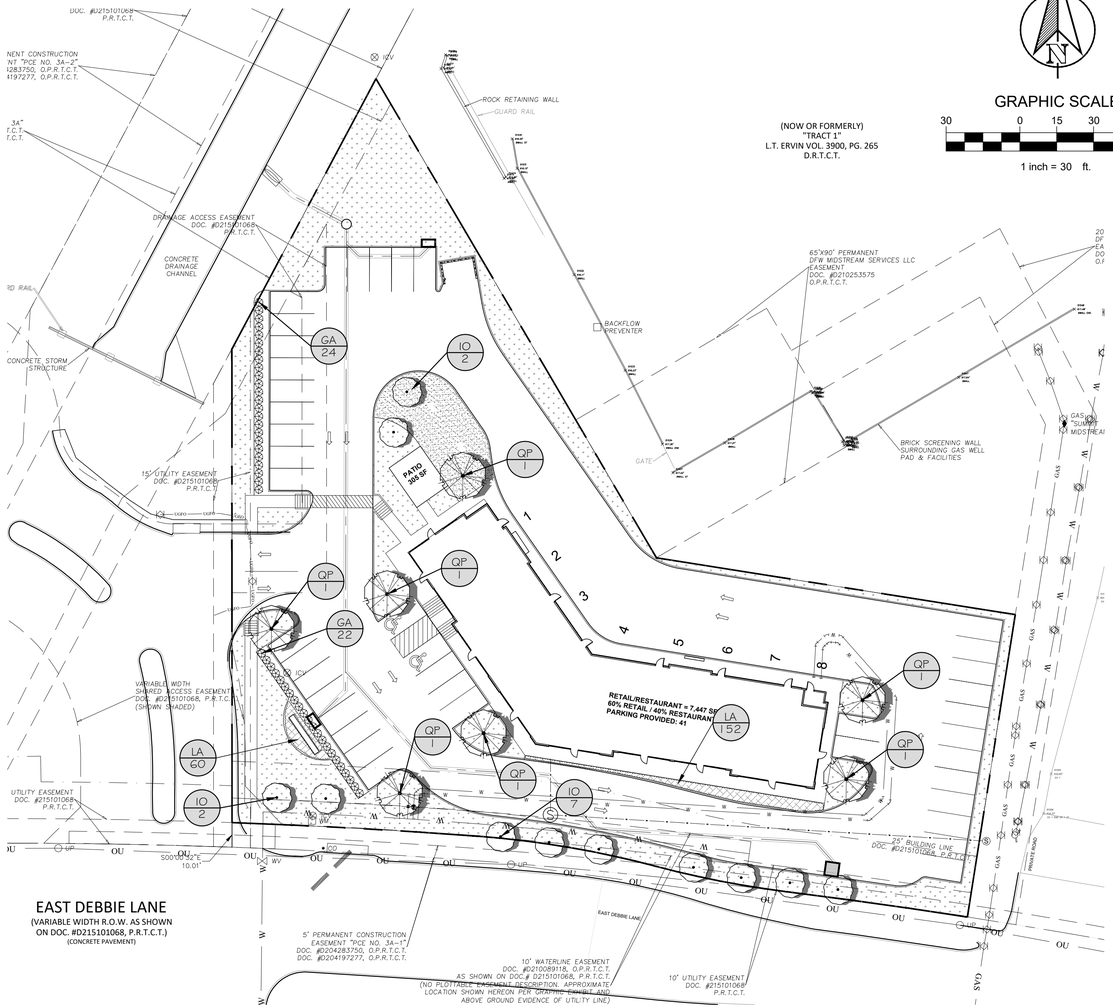
CARY ALBERT
MANSFIELD, TX

No.	DATE	REVISION	BY

DESIGN: LRR
DRAWN: LRR
CHECKED: ASD
DATE: 3/13/2024

SHEET
EXHIBIT C.2

File No. 2024-031



PLANT SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	QP	Monterrey Oak / Quercus polymorpha min. 12' ht; parking lot tree	CONT.	3"Cal	7
	IO	American Holly / Ilex opaca `East Palatka` min. 12' ht; site/street tree	CONT.	3"Cal	9
SHRUBS	**CODE**	**COMMON / BOTANICAL NAME**	**SIZE**		**QTY**
	GA	Glossy Abelia / Abelia grandiflora 36" o.c	5 gal		47
SHRUB AREAS	**CODE**	**COMMON / BOTANICAL NAME**	**SIZE**	**SPACING**	**QTY**
	LA	Aztec Grass / Liriope muscan `Aztec`	1 gal	18" o.c.	212
GROUND COVERS	**CODE**	**COMMON / BOTANICAL NAME**	**SIZE**		**QTY**
	CD	Bermuda Grass / Cynodon dactylon `tif 419`	sod		13,225 sf

STABILIZED DECOMPOSED GRANITE, 3" THICK LAYER COMPACTED OVER LANDSCAPE FABRIC (ANY APPROVED)

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. DUMPSTER SCREEN WALL TO BE 8" SPLIT-FACE CMU WALL. REFERENCE EXHIBIT C.2.
7. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

LANDSCAPE CALCULATIONS

ZONING DESIGNATION: COMMERCIAL
PROPOSED USE: RESTAURANT
TOTAL SITE AREA: 56,258 SF

SUMMARY CHART - BUFFERYARDS / SETBACKS							
Location of Bufferyard or Setback	Required/ Provided	Length	Bufferyard or Setback Width/Type	Canopy Trees	Ornamental Trees	Shrubs	Screening Wall/Device Height & Material
South	Required		10' Street setback	8	---	---	NA
	Provided	302 LF	Shared drive	10	---	---	NA

SUMMARY CHART - INTERIOR LANDSCAPE AREAS						
	Landscape Area (IN S.F.)	% of Landscape Area	Canopy Trees	Ornamental Trees	Shrubs	Ground Cover (in S.F.)
Required	± 5,626 S.F.	10%	4	---	---	---
Provided	± 15,223 S.F.	27%	7	---	47	212*
Notes: *Does not include turf areas.						

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

LANDSCAPE 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.

SUMMARY CHART - INTERIOR PARKING LOT LANDSCAPING	
# Of Required Parking Spaces	-
# Of Provided Parking Spaces	86
# Of Tree Islands Provided	10
Notes:	

ALL GROUND MOUNTED UTILITY EQUIPMENT NOT SHOWN, BUT PRESENT IN THE FILED, MUST BE SCREENED WITH EVERGREEN SHRUBS.

EVERGREEN DESIGN GROUP
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Addison, TX 75001
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ZC#24-006

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CLAYMOORE ENGINEERING
PHONE: 817.210.2617
1320 CHEEK SPARGER RD. SUITE #1
COPPELL, TX 75019
WWW.CLAYMOORE.COM

REGISTERED LANDSCAPE ARCHITECT
STEPHEN W. SATES
3470
STATE OF TEXAS
04/18/2024

VILLAS DI LUCCA
MANSFIELD, TEXAS

No.	DATE	REVISION	BY

LANDSCAPE PLANTING

DESIGN: DR
DRAWN: DR
CHECKED: RM
DATE: 03/18/2024

SHEET
D.1

File No.

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR MUST HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

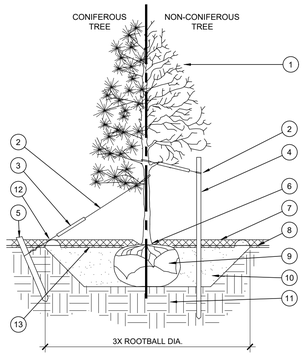
PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2004. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTORS OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
   7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
G. PLANTING MIX: AN EQUAL PART MIXTURE OF TOPSOIL, SAND AND COMPOST.
H. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
I. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
J. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PRO5 LANDSCAPE FABRIC (OR APPROVED EQUAL).
K. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

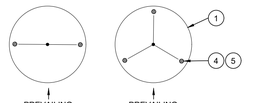
A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
      b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
         iii. AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
         iii. AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
         iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
C. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO THREE INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER.
   6. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
      a. 15 - 30 GAL TREES — TWO STAKES PER TREE
      b. 45 - 100 GAL TREES — THREE STAKES PER TREE
      c. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, POSITIONED AS NEEDED TO STABILZE THE TREE
   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
   3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
E. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
F. HYDROMULCHING
   1. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      a. WINTER MIX (OCTOBER 1 - MARCH 31)
         50# CELLULOSE FIBER MULCH
         2# UNHULLED BERMUDA SEED
         2# ANNUAL RYE SEED
         15# 15-15-15 WATER SOLUBLE FERTILIZER
      b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
         50# CELLULOSE FIBER MULCH
         2# HULLED BERMUDA SEED
         15# 15-15-15 WATER SOLUBLE FERTILIZER
G. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
H. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   3. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   4. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
I. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHAL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
J. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
K. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



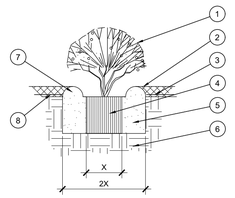
1. TREE CANOPY.
2. CINCH-TIES (24" BOX TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. WEED FABRIC UNDER MULCH.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

STAKING EXAMPLES (PLAN VIEW)



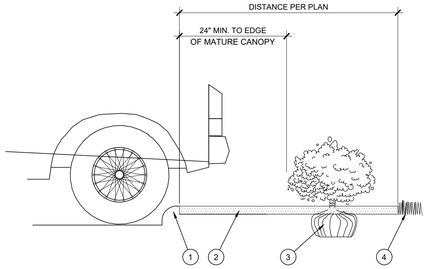
NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-3" ABOVE FINISH GRADE.
3. FOR BALLED-AND-BURLAPPED TREES, REMOVE WIRE BASKET AND BURLAP BEFORE BACKFILLING.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES OVER 3" CALIPER AND TREES 36" BOX AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

E HEDGE PLANTING AT PARKING AREA
SCALE: NOT TO SCALE

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
PHONE: 817.281.0572
1320 CHERK SPANGER RD SUITE #1
GRANBURY, TX 76049
WWW.CLAYMOOREENG.COM

REGISTERED LANDSCAPE ARCHITECT
STEPHEN W. SALES
3470
STATE OF TEXAS
04/18/2024

VILLAS DI LUCCA

MANSFIELD, TEXAS

No.	DATE	REVISION	BY

LANDSCAPE DETAILS & SPECIFICATIONS

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

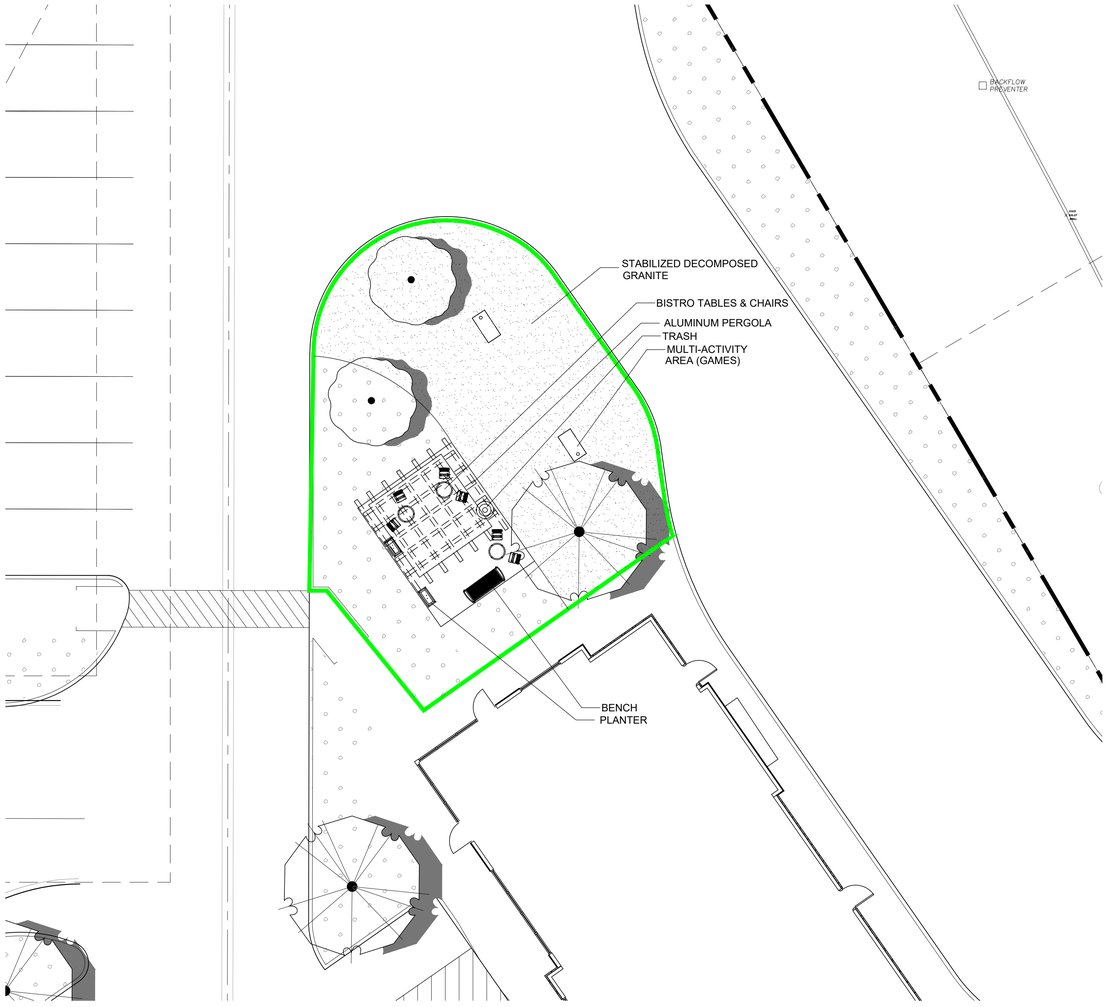
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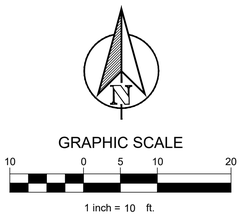
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DATE:	03/18/2024

SHEET

D.2

File No.





PASSIVE SPACE (OUTDOOR SEATING & MULTI-ACTIVITY AREA)

REQUIRED: 10% OF BUILDING AREA

7,447 SF X 0.10 = 748 SF REQ'D 2,286 SF PROVIDED

PASSIVE SPACE

PASSIVE ELEMENTS:
- (1) OUTDOOR BENCH
- (2) PLANTERS
- (1) TRASH RECEPTACLE
- PERGOLA
- (3) BISTRO TABLES AND CHAIRS
- MULTI-ACTIVITY LAWN GAMES

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1903 CHEEK-SPARGER RD. SUITE #1
COPPELL, TX 75019
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REGISTERED LANDSCAPE ARCHITECT
STEPHEN W. SALES
3470
STATE OF TEXAS
04/18/2024

VILLAS DI LUCCA

MANSFIELD, TEXAS

No.	DATE	REVISION	BY

PASSIVE SPACE PLAN

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

ZC#24-006

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DATE:	03/18/2024

SHEET

D.3

File No.