

AGENDA

**PLANNING AND ZONING COMMISSION
CITY OF MANSFIELD, TEXAS
CITY HALL COUNCIL CHAMBERS
TUESDAY, FEBRUARY 19, 2019, 6:30 PM**

1. CALL TO ORDER

2. APPROVAL OF LAST MEETING MINUTES

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

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

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

A. SD#18-041: Final Plat of Lots 3 and 4, Block 1, Ritter-Meehan No. 1 Addition

END OF CONSENT AGENDA

5. PUBLIC HEARINGS:

A. SD#19-002: Public hearing on a replat to create Lots 1 - 7, Block 3, Britton Riness Addition

6. COMMISSION ANNOUNCEMENTS

7. STAFF ANNOUNCEMENTS

8. ADJOURNMENT OF MEETING

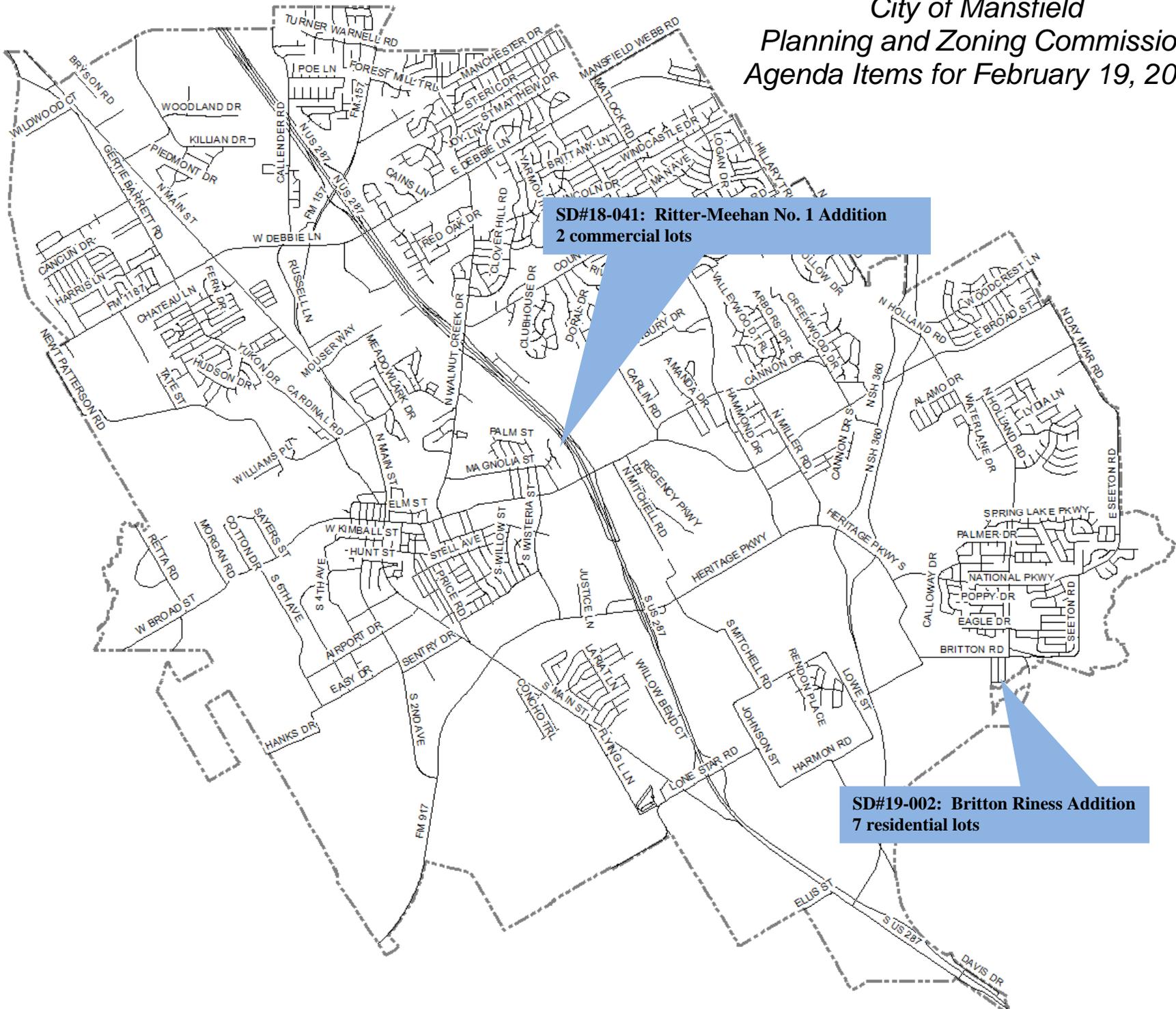
9. NEXT MEETING DATE: March 4, 2018

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, February 14, 2019**, in accordance with Chapter 551 of the Texas Government Code.

Delia Jones, Planning and Zoning Secretary

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

City of Mansfield
Planning and Zoning Commission
Agenda Items for February 19, 2019



SD#18-041: Ritter-Meehan No. 1 Addition
2 commercial lots

SD#19-002: Britton Riness Addition
7 residential lots

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

February 4, 2019

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

Present:

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

Absent:

None

Staff:

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

Call to Order

Chairman Wilshire called the meeting to order at 6:30 p.m.

Minutes

Chairman Wilshire called for approval of the January 22, 2019, minutes. Vice-Chairman Smithee made a motion to approve the minutes. Commissioner Knight seconded the motion, which carried by the following vote:

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

Nays: 0

Abstain: 1 – Bounds

Citizen Comments

None

Consent Agenda

Chairman Wilshire recommended removing SD#18-031 from the Consent Agenda and considering all of the MISD plats at the same time.

SD#18-031: Final Plat of Lot 1, Block 1, MISD-Charlene McKinzey Middle School Addition

Jeff Brogden, representing the school district, gave an overview of the plats and was available for questions.

SD#18-029: Final Plat of Lot 1, Block 1, MISD-Alma Martinez Intermediate School Addition

SD#18-030: Final Plat of Lot 1, Block 1, MISD-Brenda Norwood Elementary School Addition

After discussion, Commissioner Papp made a motion to approve the plats with variances on SD#18-029 and SD#18-030 regarding the street frontage requirement. Commissioner Neuman seconded the motion which carried by the following vote:

Ayes: 7 - Wilshire, Smithee, Neuman, Knight, Klenzendorf, Papp and Bounds

Nays: 0

Abstain: 0

ZC#18-030: Public Hearing for a change of zoning from PR, Pre-Development District and PD, Planned Development District to PD, Planned Development District for single-family residential uses on approximately 27.86 acres situated in the A.N. Curry Survey, Abstract No. 332 and the Henry Brandenburg Survey, Abstract No. 129, generally located on the west side of Day Miar Road and the south side of Grand Meadow Boulevard

Mr. Bogda gave a brief overview of the request and power point presentation

Collier Bailey, representing the applicant, gave an overview of the request, continuation of the power point presentation, and was available for questions.

Chairman Wilshire opened the public hearing and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Wilshire closed the public hearing.

After discussion, Vice-Chairman Smithee made a motion to approve the request. Commissioner Neuman seconded the motion which carried by the following vote:

Ayes: 7 - Wilshire, Smithee, Neuman, Knight, Klenzendorf, Papp and Bounds

Nays: 0

Abstain: 0

ZC#18-031: Public Hearing for a change of zoning from PR, Pre-Development District to PD for single-family residential and commercial uses on approximately 91.7 acres out of the M.D. Dickey Survey, Abstract 195 and T.J. Hanks Survey, Abstract 1109, Johnson County, and the M.D. Dickey Survey, Abstract 1986 and T.J. Hanks Survey, Abstract 644, Tarrant County, Texas, generally located at the southeast corner of the intersection of W. Broad Street and Lillian Road and south of the intersection of Retta Road and W. Broad Street

Mr. Wright gave a brief overview of the request, and power point presentation. He stated that the purpose of the request is to rezone 91.7 acres in order to accommodate the proposed Silver Oak Development. He noted that it is a good use for the property, plans have been submitted to relocate the frac pond and Retta Road will be the main point of access.

Clayton Snodgrass, representing the applicant, gave an overview of the request, amenities and side yard setbacks, continued the power point presentation and was available for questions. Jerry Sylo, also representing the applicant was available for questions.

Chairman Wilshire opened the public hearing and called for anyone wishing to speak to come forward.

Cynthia Bonner spoke regarding her concerns about increased property taxes and how the development will benefit west side residences.

Seeing no one else come forward to speak, Chairman Wilshire closed the public hearing.

After discussion, Commissioner Papp made a motion to approve the request with the following conditions:

(1) On Page 3 of Exhibit B, Paragraphs 2, 3 and 4 under the “Development Standards” section allow reductions in the lot width, lot area and lot width. The Commission recommended eliminating these provisions;

(2) On Page 3 of Exhibit B, Paragraph 6 under the “Development Standards” section allows a reduction of the rear yard setback from 15 feet to 10 feet for an outdoor living area, whether covered or uncovered. The Commission recommended that this provision only apply to covered outdoor living areas; and,

(3) On Page 3 of Exhibit B, Paragraph 7 under the “Development Standards” section requires a minimum side yard setback of 5 feet on one side and 10 feet on the other, with an exception that an unenclosed porch may be placed on the 10-foot side with only a 5-foot setback. The Commission recommended eliminating this provision.

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

Ayes: 4 - Knight, Klenzendorf, Papp and Bounds

Nays: 3 - Wilshire, Smithee and Neuman

Abstain: 0

Discussion Item

Draft Subdivision Ordinance: Mr. Wright stated that at the December 17, 2018, Planning and Zoning Commission meeting, Staff requested that the Commissioners submit comments on the draft Subdivision Ordinance by January 22, 2019. As of today, Staff has not yet received any comments from Commissioners on the draft and he added that comments may be e-mailed to him at any time.

Commissioner Announcements

None

Staff Announcements

Ms. Sudbury stated that she and Commissioners Papp and Klenzendorf attended Commissioner training at NTCOG on January 31 and February 1. She noted that there will be another training class in August if other Commissioners are interested in attending.

Adjournment

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

Ayes: 7 – Wilshire, Smithee, Neuman, Knight, Klenzendorf, Papp and Bounds

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 8:04 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: February 19, 2019

Subject: SD#18-041: Final Plat of Lots 3 and 4, Block 1, Ritter-Meehan No. 1 Addition

GENERAL INFORMATION

| | |
|-----------------------------|---|
| Applicant: | Ritter-Meehan, owner Coombs Land Surveying, surveyor |
| Location: | 501 N US 287 |
| Existing Zoning: | C-2, Community Business District within the Freeway Overlay District |
| Proposed Use: | Commercial |
| Size: | 2.821 acres |
| Total Number of Lots: | 2 |
| R.O.W. Dedication: | None required |
| Compliance with Ordinances: | Yes |

COMMENTS & CONSIDERATIONS

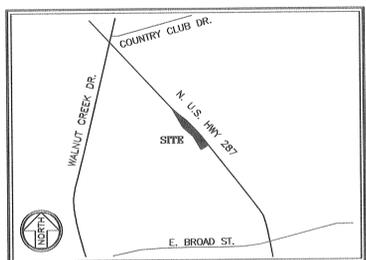
This purpose of this plat is to subdivide the property into two new commercial lots. The applicant is proposing a furniture store on Lot 3. Lot 4 will remain vacant for a future commercial development.

Staff recommends approval.



Coombs Land Surveying, Inc.
 P.O. Box 6160 Fort Worth Texas 76115
 (817) 920-7600
 T.B.P.L.S. FIRM No. 10111800
 C.L.S. JOB No. 18-0140
 G.P. No. 281625

- * LEGEND ***
- IPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET w/ORANGE PLASTIC CAP STAMPED "R. W. COOMBS RPLS 5294"
 - CM CONTROLLING MONUMENT
 - R.O.W. RIGHT-OF-WAY
 - ES.MT. EASEMENT
 - VOL. VOLUME
 - P.G. PAGE
 - Ac. ACRE
 - S.F. SQUARE FEET
 - D.R.T.C.T. DEED RECORDS TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS



- * NOTES ***
- NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
 - BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL, TEXAS ZONE (NAD 83) PER CITY OF MANSFIELD G.P.S. MONUMENTS.
 - A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD AREA ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0480 K, MAP REVISED SEPTEMBER 25, 2009.
 - (a) THE ACCESS EASEMENT IS FOR THE USE OF LOTS 1, 2, 3, AND 4. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
 (b) THE ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
 - MINIMUM FINISHED FLOOR ELEVATION IS 2 FEET ABOVE THE BASE FLOOD ELEVATION BASED ON THE 100-YEAR ULTIMATE HYDROLOGY OF THE WALNUT CREEK MODEL PREPARED BY HAVEN ENGINEERING, INC. AND WALF Associates DATED SEPTEMBER 2006.

STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, THOMAS J. RITTER, JR. (as to an undivided one-half interest) and ANTHONY B. MEEHAN (as to an undivided one-half interest) are the sole owners of all that certain tract of land located in the HENRY ODELE SURVEY, ABSTRACT No. 1196, City of Mansfield, Tarrant County, Texas as described in the respective deeds recorded in Clerk's File No. D204363551 and Clerk's File No. D206042733 of the Official Public Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the most Northerly corner of Lot 2, Block 1, Ritter-Meehan No. 1 Addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in Clerk's File No. D215131174 of the Official Public Records of Tarrant County, Texas and lying in the Southwest right-of-way line of U. S. Highway 287 (a variable width right-of-way);

THENCE S 59° 53' 21" W, 244.31 feet along the Northwest boundary line of said Lot 2 to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the most Westerly corner of said Lot 2, lying in the Southwest boundary line of said Ritter and Meehan Tract and the Northeast boundary line of that certain tract of land described in deed to Tarrant County Water Control and Improvement District No. 1 recorded in Volume 4612, Page 23 of the Deed Records of Tarrant County, Texas and from which a 1/2-inch iron rod found with yellow plastic cap stamped "GRANT" at the most Southerly corner of said Lot 2 bears S 30° 06' 39" E, 171.83 feet;

THENCE along the Southwest boundary line of said Ritter and Meehan Tract as follows:
 N 30° 06' 39" W, 414.93 feet with the Northeast boundary line of said Tarrant County Water Control District Tract to a 1-inch iron rod found;

N 48° 14' 39" W, 417.64 feet continuing with the Northeast boundary line of said Tarrant County Water Control District Tract to a 1/2-inch iron rod found in the Northeast boundary line of that certain tract of land described in deed to Mansfield Park Facilities Development Corporation recorded in Clerk's File No. D204390498 of the Official Public Records of Tarrant County, Texas;

N 30° 04' 54" W, 601.11 feet with the Northeast boundary line of said Mansfield Park Facilities Tract to a 1/2-inch iron rod found with yellow plastic cap stamped "BRITAIN & CRAWFORD" at the most Northerly corner of said Ritter and Meehan Tract, lying in the Southwest right-of-way line of aforesaid U. S. Highway No. 287;

THENCE along the Northeast boundary line of said Ritter and Meehan Tract with the said Southwest right-of-way line of U. S. Highway No. 287 as follows:

S 48° 09' 34" E, 206.52 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294";

S 52° 39' 21" E, 296.01 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the beginning of a non-tangent Curve to the Right;

SOUTHEASTERLY, 964.68 feet along said Curve to the Right, having a radius of 5509.58 feet, a central angle of 10° 01' 55" and a chord bearing S 41° 52' 46" E, 963.45 feet to the PLACE OF BEGINNING, containing 5.361 acres (233,535 square feet) of land.

STATE OF TEXAS
 COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THOMAS J. RITTER, JR. (as to an undivided one-half interest) and ANTHONY B. MEEHAN (as to an undivided one-half interest), being the sole owners of the above described parcel, acting by and through the undersigned, its duly authorized agents, do hereby adopt the herein above described property as LOTS 3 and 4, BLOCK 1, RITTER-MEEHAN No. 1 ADDITION, an addition to the City of Mansfield, Tarrant County, Texas and do hereby dedicate to the public use the streets and easements shown thereon.

WE hereby set our signatures for the purposes herein expressed this the 11 day of February, 2019.
 THOMAS J. RITTER, JR. ANTHONY B. MEEHAN

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared THOMAS J. RITTER, JR., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11 day of February, 2019.

NOTARY PUBLIC
 STATE OF TEXAS
 CAROLE BIEDRZYCKI
 My Notary ID # 709184
 Expires February 18, 2022

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared ANTHONY B. MEEHAN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11 day of February, 2019.

NOTARY PUBLIC
 STATE OF TEXAS
 CAROLE BIEDRZYCKI
 My Notary ID # 709184
 Expires February 18, 2022

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

RONALD W. COOMBS, R.P.L.S.
 Texas Registration No. 5294



FINAL PLAT
LOTS 3 & 4, BLOCK 1
RITTER-MEEHAN No. 1 ADDITION

2.821 ACRES OF LAND OUT OF THE
 HENRY ODELE SURVEY, ABSTRACT No. 1196
 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

2 LOTS

THIS PLAT FILED IN INSTRUMENT No. _____, DATE _____, FEBRUARY 10, 2019 SD# 18-041

APPROVED BY THE CITY OF MANSFIELD
 APPROVED BY: _____ 2019 P & Z COMMISSION CHAIR
 ATTEST: _____ 2019 P & Z SECRETARY

PLACE OF BEGINNING

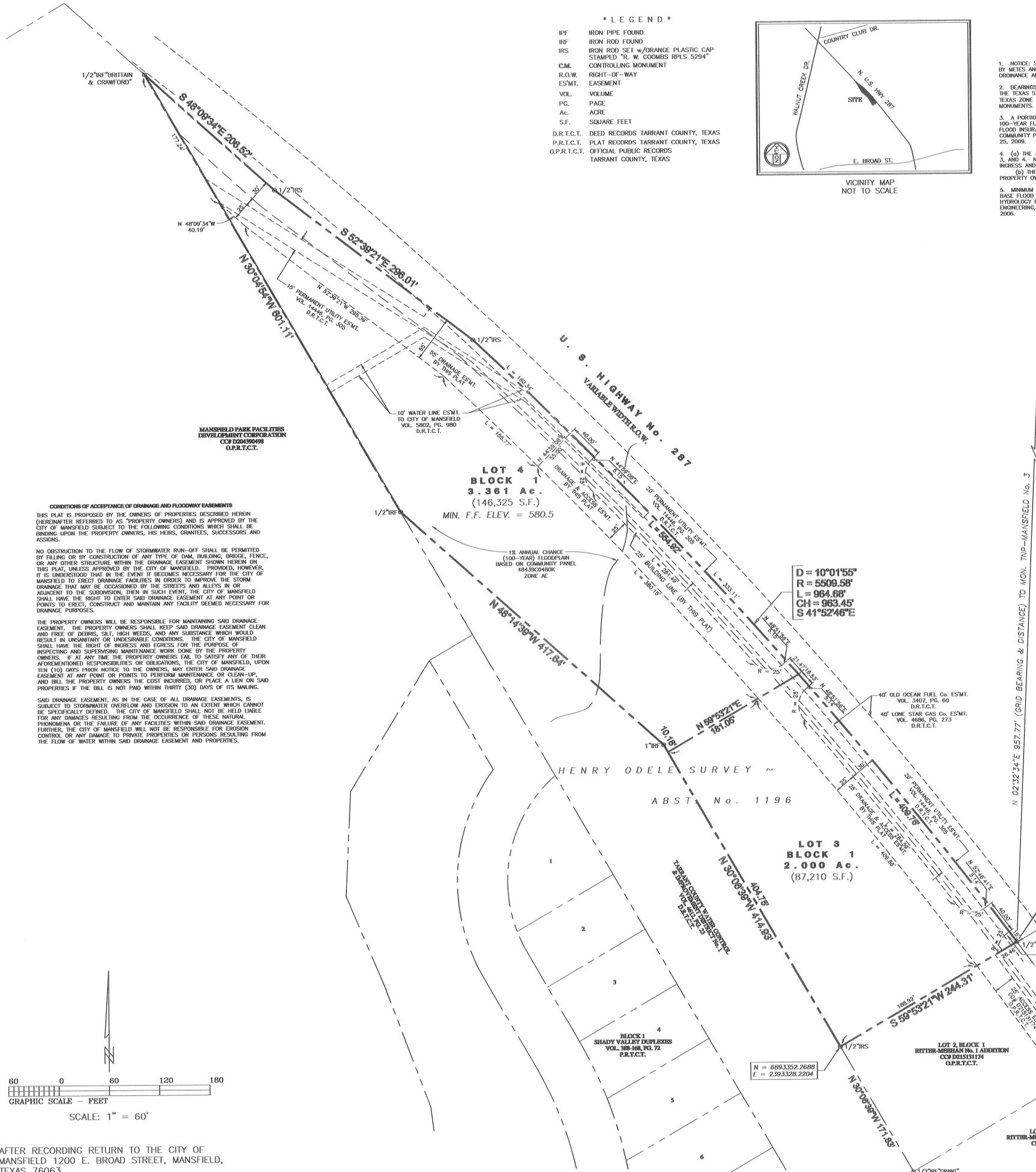
N = 6893474.8162
 E = 2393539.5326

D = 1°47'47"
 R = 5509.58'
 L = 172.74'
 CH = 172.73'
 S 35°57'50"E

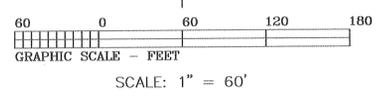
N = 6893352.2688
 E = 2393328.2204

LOT 2, BLOCK 1
 RITTER-MEEHAN No. 1 ADDITION
 CC# D215131174
 O.P.R.T.C.T.

LOT 1, BLOCK 1
 RITTER-MEEHAN No. 1 ADDITION
 CC# D210174518
 O.P.R.T.C.T.



CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS
 THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS") AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS.
 NO OBSTRUCTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREON ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANSFIELD TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.
 THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFORESAID RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEAN-UP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY (30) DAYS OF ITS MAKING.
 SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.



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

PLANNING AND ZONING COMMUNICATION

Agenda: February 19, 2019

Subject: SD#19-002: Public hearing on a replat to create Lots 1 - 7, Block 3, Britton Riness Addition

GENERAL INFORMATION

| | |
|-----------------------------|---|
| Applicant: | Jordan Riness, Riness Holdings, LLC (owner) Joyce Stanton, DiSciullo-Terry, Stanton & Associates (engineer/surveyor) |
| Location: | 913 Cope Street |
| Existing Zoning: | PD |
| Proposed Use: | Single-family residential |
| Size: | 1.306 acres |
| Total Number of Lots: | 7 |
| R.O.W. Dedication: | 25' on Dollar Street |
| Compliance with Ordinances: | Yes |

COMMENTS & CONSIDERATIONS

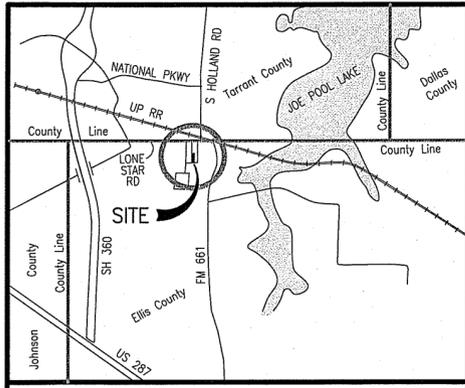
The purpose of the replat is to create 7 lots from a portion of Lot 5, Block 3, Original Town of Britton. This will create seven buildable lots for single-family residences in accordance with the previously-approved planned development. The lots generally conform to the approved planned development aside from slight adjustments in the width dimensions of Lots 1 and 7.

Staff recommends approval.

Attachments:

Previously Approved Plat
Approved Development Plan

Z:\BRITTON ORIG TOWN - MANSFIELD\LOT 5 BLOCK 3\BRITTON RE-PLAT.dwg, 2/12/2019 4:30:38 PM, 1:1



VICINITY MAP NTS

- LEGEND: IRF IRON ROD FOUND, CIRF CAPPED IRON ROD FOUND, etc. BLOCK NUMBER

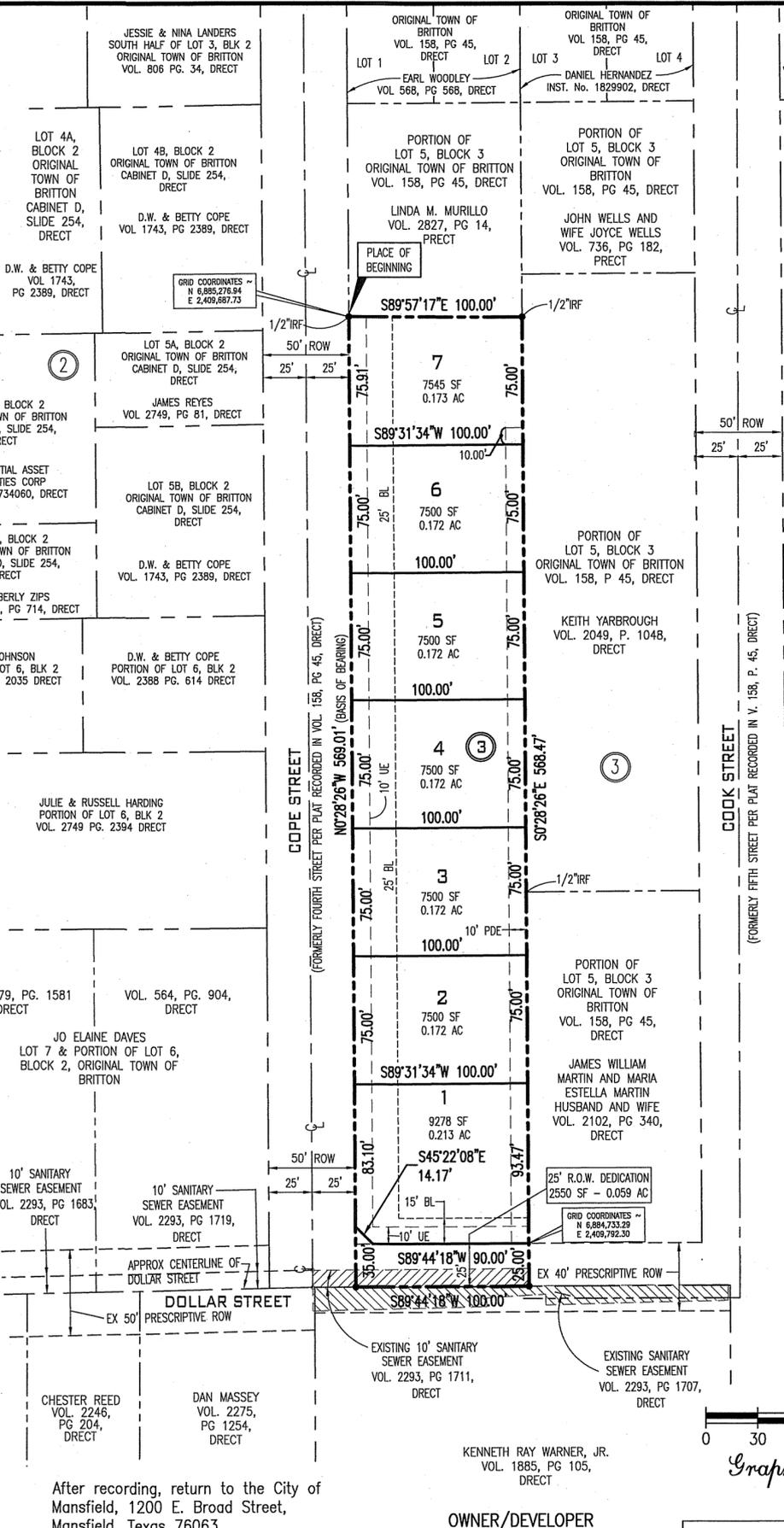
Notes: 1. Subject tract lies within Zone X (un-shaded area ~ defined as Areas determined to be outside the 0.2% annual chance floodplain), according to Federal Emergency Management Agency Flood Insurance Rate Maps for Ellis County, Texas and Incorporated Areas - Map #4813900025F, Effective Date June 3, 2013.

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

NO OBSTRUCTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREIN ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS.

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

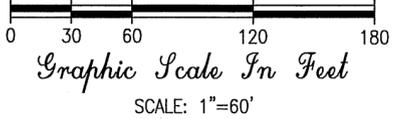


PLAT RECORDED AS INSTRUMENT NO. _____ AND DRAWER _____ AND SLIDE _____ DATE _____, 2019

OWNER/DEVELOPER Mr. Jordan Riness, MANAGER, RINESS HOLDINGS, LLC, A LIMITED LIABILITY COMPANY, 6606 Thistle Wood Drive, Midlothian, Texas 76065-6962, TELEPHONE: 231-409-9492, EMAIL: jriness@gmail.com

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

OWNER'S CERTIFICATE § STATE OF TEXAS § COUNTY OF ELLIS WHEREAS, RINESS HOLDINGS, LLC, a Texas limited liability company, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 1.306 acre tract of land located in the H. Henderson Survey, Abstract No. 432, City of Mansfield, Ellis County, Texas, as recorded in Instrument Number 1807211, Deed Records of Ellis County, Texas (DRECT), said tract also being a portion of Lot 5, Block 3, Original Town of Britton, an addition to the City of Mansfield, Ellis County, Texas, according to the plat recorded in Volume 158, Page 45, DRECT, being more particularly described as follows: BEGINNING at a 1/2 inch iron rod found at the southwest corner of a tract of land conveyed to Linda M. Murillo, according to the deed recorded in Volume 2827, Page 14, DRECT, and being in the east right of way line Cope Street (50 foot right of way); THENCE South 89° 57' 17" East, with the south line of said Murillo tract, a distance of 100.00 feet to a 3/8 inch iron rod found at the southeast corner of said Murillo tract and being in the west line of a tract of land conveyed to Keith Yarbrough, by deed recorded in Volume 2049, Page 1048, DRECT, for corner; THENCE South 0° 28' 26" East, with the west line of said Yarbrough tract, passing at a distance of 337.99 feet a 1/2 inch iron rod found at the southwest corner of said Yarbrough tract and the northwest corner of a tract of land conveyed to James William Martin and Maria Estella Martin, husband and wife, according to the deed recorded in Volume 2102, Page 340, DRECT, and continuing in all a total distance of 568.47 feet to a point for corner, said point being the southwest corner of said Martin tract and being in the north line of a tract of land conveyed to Kenneth Roy Warner, Jr., according to the deed recorded in Volume 1885, Page 105, DRECT, and being in the centerline of Dollar Street (a proscriptive right of way); THENCE North 89° 44' 18" West, with the north line of said Warner tract, same being the centerline of Dollar Street, a distance of 100.00 feet to a point at the intersection of the centerline of Dollar Street and east right of way line of the aforementioned Cope Street for corner; THENCE North 0° 28' 26" West, with the east right of way line of Cope Street, a distance of 569.01 feet to the POINT OF BEGINNING, of the herein described tract of land, containing a calculated area of 1.306 acres (56,873 square feet) of land. NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: That, RINESS HOLDINGS, LLC, a Texas limited liability company, being the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as Lots 1, 2, 3, 4, 5, 6 & 7, Block 3, Britton Riness Addition, an addition to the City of Mansfield, Ellis County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon. WITNESS MY HAND AT _____, this the _____ day of _____, 2019. RINESS HOLDINGS, LLC, a Texas limited liability company Jordan Riness, Manager of Riness Holdings, LLC, a Texas limited liability company. § STATE OF TEXAS § COUNTY OF ELLIS BEFORE ME, the undersigned authority, on this day personally appeared Jordan Riness, Manager of Riness Holdings, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said company. GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2019. Notary Public, for the State of Texas SURVEYOR'S CERTIFICATE This is to certify that I, Joyce P. Stanton, a Registered Professional Land Surveyor, of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve, shall be properly marked on the ground, and that this plat correctly represents the survey made by me or under my direction and supervision. Joyce P. Stanton, Registered Professional Land Surveyor, Texas Registration No. 6173



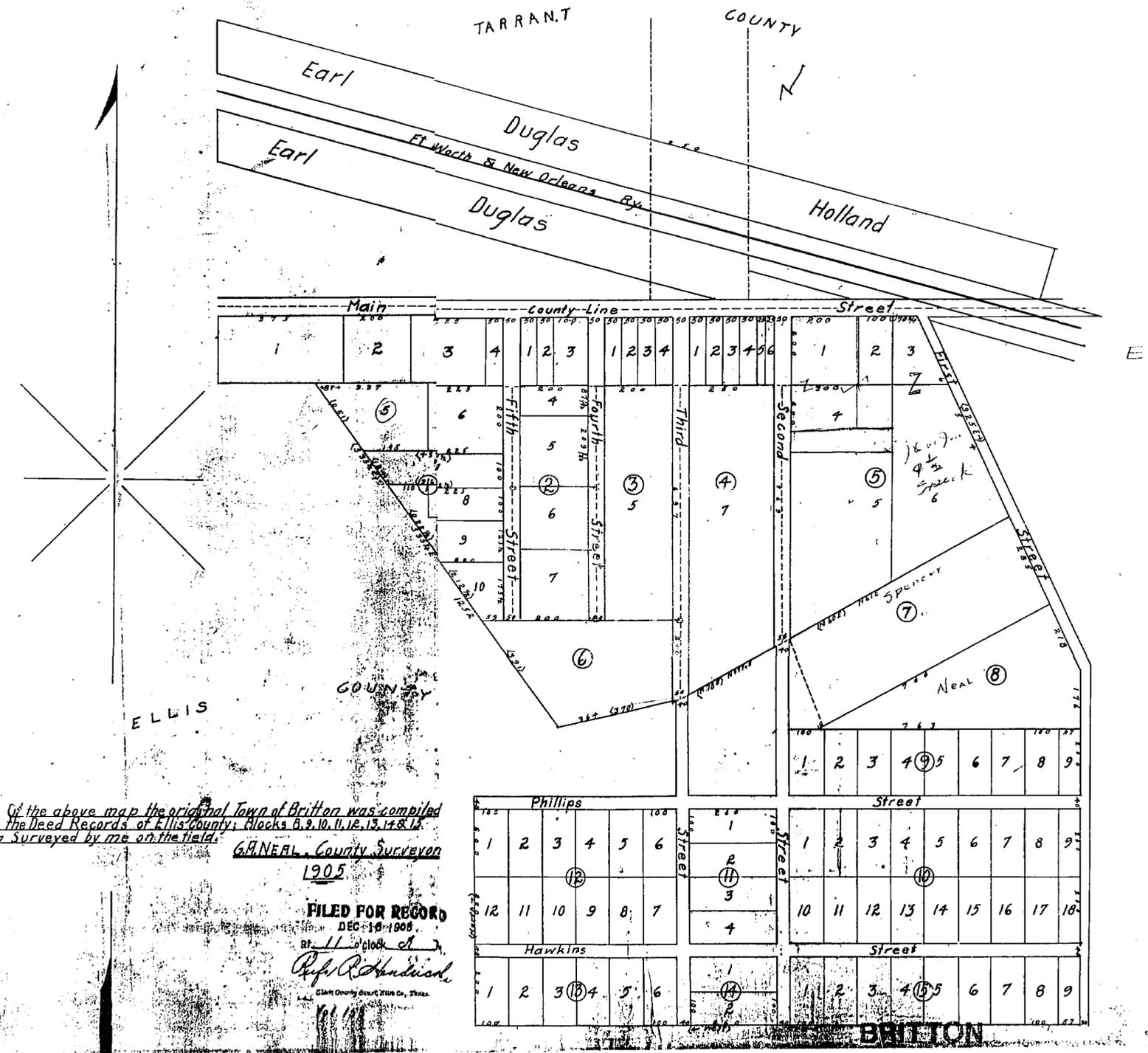
REPLAT LOTS 1, 2, 3, 4, 5, 6 & 7, BLOCK 3, BRITTON RINESS ADDITION BEING A REVISION OF A PORTION OF LOT 5, BLOCK 3, ORIGINAL TOWN OF BRITTON, ACCORDING TO THE PLAT FILED IN VOLUME 158, PAGE 45, DEED RECORDS OF ELLIS COUNTY, TEXAS CITY OF MANSFIELD, ELLIS COUNTY, TEXAS 7 LOTS 1.306 ACRES

DATE: JANUARY, 2019 SCALE: 1"=60' FILE: BRITTON RE-PLAT DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC. 908 WEST MAIN STREET * ARLINGTON, TEXAS 76013 TELEPHONE: 817 - 275 - 3361, EMAIL: jstanton@dterry.com ESTABLISHED 1953 * FIRM No. E-615 & S-100049-00 © DISCIULLO-TERRY, STANTON & ASSOCIATES, INC. 2019 CASE SD#19-002 FP-989

MAP OF BRITTON

ELLIS COUNTY TEXAS.

Scale 1 inch = 200 ft.
Variation 8° 31'



Of the above map the original Town of Britton was compiled from the Deed Records of Ellis County, Blocks 6, 9, 10, 11, 12, 13, 14 & 15 being surveyed by me on the field.

G. A. NEAL, County Surveyor
1905

FILED FOR RECORD
DEC 16 1905

at 11 o'clock a.m.
R. R. Anderson, Clerk

Ellis County Survey Co., Texas.

BRITTON

Proposed Use: Seven single family homes

Planned Development Regulations: The development will comply with the following:

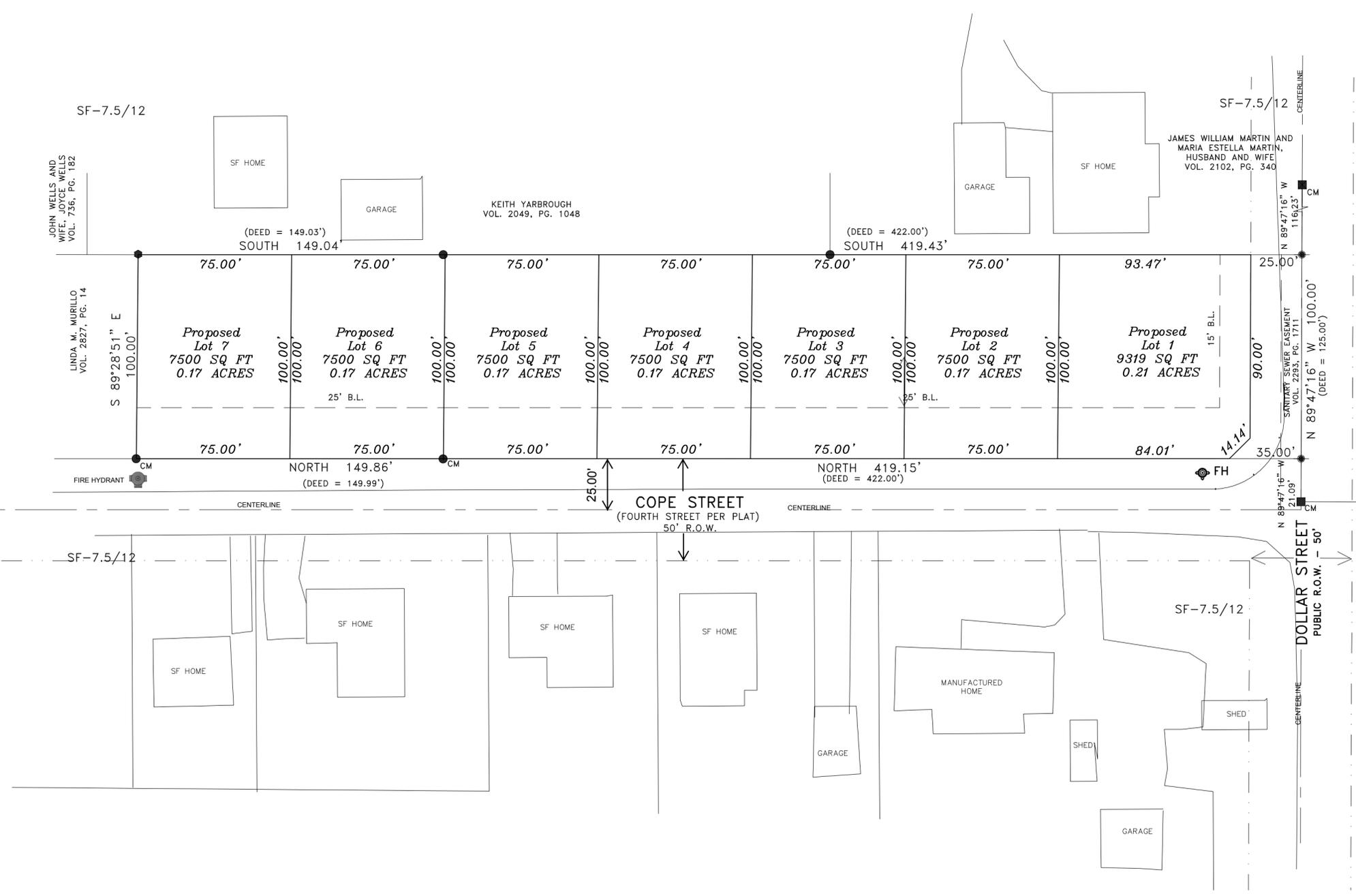
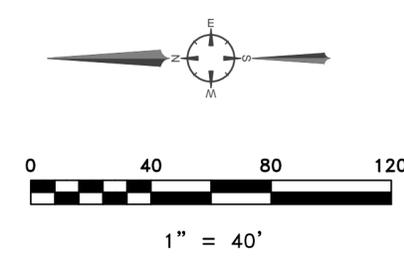
1. All regulations applicable to the SF-7.5/18, Single Family Residential District except for minimum lot depth and minimum masonry construction, and that the minimum floor area will be 2,000 sq ft.
2. Architectural attributes for residential development in Section 4600D of the Zoning Ordinance; plus the homes will feature craftsman style details such as exposed rafter tails and corbels.
3. Landscape standards in Section 7300 of the Zoning Ordinance.

NOTES

1. All existing structures on the property will be removed.
2. The proposed development will be in complete accordance with the provisions of the approved Planned Development District and that all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.
3. Survey boundary dimensions shown based on C.B.G Surveying, Inc. survey dated 02/19/18 for Portion of Lot 5, Block 3, Britton, Tracts 1 and 2 located at 913 Cope Street.



Location Plan



Property Owner/Developer: Riness Holdings LLC
 Manager: Jordan Riness
 Address: 6606 Thistle Wood Dr., Midlothian, TX 76065
 Phone: 231-409-9492
 Email: JRiness@gmail.com

EXHIBIT B
 ZC#18-022
 PAGE 1 OF 2

NOTES:
 BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 1614, PAGE 1024.
 EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
 PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 949, PG. 413

| REVISIONS | | |
|-----------|----|-------|
| DATE | BY | NOTES |
| | | |
| | | |
| | | |
| | | |

| LEGEND | |
|--------|---------------------------------|
| CM | CONTROLLING MONUMENT |
| ⊗ | 1/2" IRON ROD FOUND |
| ⊗ | 1/2" IRON ROD SET |
| ⊗ | 3/8" IRON ROD FOUND |
| ⊗ | 60D NAIL FOUND |
| ⊗ | MAG NAIL FOUND |
| ▲ | UNDERGROUND ELECTRIC |
| △ | OVERHEAD ELECTRIC |
| ● | POWER POLE |
| ⊙ | POINT FOR CORNER |
| ▨ | ASPHALT PAVING |
| ▨ | GRAVEL/ROCK ROAD OR DRIVE |
| PE | POOL EQUIPMENT |
| ■ | BRICK COLUMN |
| AC | AIR CONDITIONING |
| ⊙ | FIRE HYDRANT |
| — | OES - OVERHEAD ELECTRIC SERVICE |
| — | OHP - OVERHEAD POWER LINE |
| — | COVERED PORCH, DECK OR CARPORT |
| — | CONCRETE PAVING |
| — | CHAIN LINK FENCE |
| — | WOOD FENCE |
| — | 0.5' WIDE TYPICAL BARBED WIRE |
| — | IRON FENCE |
| — | PIPE FENCE |

Christopher J. Taylor, P.E.
 904 Mobley Road
 Cedar Hill, TX 75104
 P 646-276-7718
 TX P.E. #110602
 cjtaylor.engineer@yahoo.com

| SCALE | DATE | JOB NO. | DESIGN BY | DRAWN BY |
|----------|----------|---------|-----------|----------|
| 1" = 40' | 08/29/18 | JR-1001 | CJT | CJT |

DEVELOPMENT PLAN
 PORTION OF LOT 5, BLOCK 3, TRACT 2, BRITTON
 ELLIS COUNTY, TEXAS
 913 COPE STREET

Summary of City Council Actions

February 11, 2019

Public Hearing Continuation and Second Reading of an Ordinance approving a change of zoning from C-2, Community Business District to PD, Planned Development District for C-2 uses with additional use for campground or recreational vehicle park on approximately 15.115 acres known as Lot 1R, Block 1, Eaton Estates Campground, located at 1961 Lone Star Road; Craig Turner of Via Bayou, Inc. dba Texas RV Resort (ZC#18-028)

Approved 13 acres from the PD tract as presented 5 – 2 (Lewis and Moore)

Tabled remaining 2 ac until the applicant can provide more information 4 – 3 (Brosch, Lewis and Cook)

Third and Final Reading of an Ordinance approving a change of zoning from C-2, Community Business District to PD, Planned Development District for single-family residential uses on approximately 0.393 acres, generally located at the southeast corner of the intersection of North Street and Van Worth Street, on property addressed at 111 Van Worth Street; Daryle and Melisa Perez (ZC#18-033)

Approved 7 – 0