

AGENDA

**PLANNING AND ZONING COMMISSION
CITY OF MANSFIELD, TEXAS
CITY HALL COUNCIL CHAMBERS
MONDAY, MAY 7, 2018, 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#17-009: Final Plat of Lot 1, Block 1, Mansfield Park at Walnut Creek Addition

END OF CONSENT AGENDA

5. PUBLIC HEARINGS:

A. ZC#17-022: Public hearing to consider a change of zoning from PR, Pre-Development District and C-2, Community Business District to PD, Planned Development District for single-family residential uses on approximately 52.1225 acres situated in the Esquire Hendricks Survey, Abstract #659 & the William H. Herrall Survey, Abstract #724 and approximately 10.4597 acres situated in the Esquire Hendricks Survey, Abstract #659, altogether totaling approximately 62.7195 acres generally located on the west side of Callender Road, north of the MISD Center for the Performing Arts, and southeast of the Woodland Estates subdivision

B. SD#18-011: Public hearing on a replat to create Lots 1R & 2R, Block 40, Original Town of Mansfield

6. COMMISSION ANNOUNCEMENTS

7. STAFF ANNOUNCEMENTS

8. ADJOURNMENT OF MEETING

9. NEXT MEETING DATE: May 21, 2018

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, May 3, 2018**, in accordance with Chapter 551 of the Texas Government Code.

Delia Jones, Planning and Zoning Secretary

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

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

April 16, 2018

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
Larry Hudson	Commissioner
Kent Knight	Commissioner
Mel Neuman	Commissioner
Gary Mills	Commissioner
Robert Klenzendorf	Commissioner

Absent:

None

Staff:

Lisa Sudbury	Interim Director of Planning
Art Wright	Planner
Delia Jones	Planning & Zoning Secretary
Sammy Cox	Fire Department
Joe Smolinski	Deputy City Manager

Call to Order

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

Minutes

Chairman Wilshire called for approval of the April 2, 2018, minutes. Commissioner Mills made a motion to approve the minutes as presented. Commissioner Knight seconded the motion, which carried by the following vote:

Ayes: 5 - Wilshire, Neuman, Hudson, Knight and Mills

Nays: 0

Abstain: 2 – Smithee and Klenzendorf

Citizen Comments

None

Consent Agenda

SD#18-010: Final Plat of Lots 1 and 2, Block 1, 7-Eleven Addition

Vice-Chairman Smithee made a motion to approve the plat. Commissioner Hudson seconded the motion which carried by the following vote:

Ayes: 7 – Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Klenzendorf

Nays: 0

Abstain: 0

ZC#18-009: Public Hearing on a zoning change from C-2, Community Business District to PD, Planned Development for C-2 uses on approximately 11.867 acres located at 1200 FM 157

Gary Riner, representing the applicant, gave an overview of the request 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.

Commissioner Neuman made a motion to approve the request as presented. Commissioner Mills seconded the motion which carried by the following vote:

Ayes: 7 – Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Klenzendorf
Nays: 0
Abstain: 0

ZC#18-010: Public Hearing on a zoning change from PR, Pre-Development District and SF-12/22, Single-Family Residential District to PD, Planned Development District for single-family residential uses on approximately 68.543 acres out of the James McDonald Survey, Abstract #997, Tarrant County, Texas, generally located west of Gertie Barrett Road and north of Linda Jobe Middle School, on property addressed at 2789 Gertie Barrett Road

Felix Wong, representing the applicant, gave an overview of the request and was available for questions.

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

Dennis Duchene, James Mershon, Tamera Bounds and Darryl Ward spoke in opposition to the request noting traffic concerns on Gertie Barrett and Turner Warnell; noise from the railroad, the project was too dense for the area, traffic, lot deviations, residential height restriction on the north property line, wood fence would not be conducive to livestock and the proposed parkland. Doug Black and Debbie Black registered in opposition to the request

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

After discussion, Commissioner Neuman made a motion to approve the request with the following conditions: 1) build the 4-lane connector to Main Street within the first 6 months of construction of the subdivision; 2) the northern fence to be maintained by the HOA; 3) require the approval of TxDOT for the entrance at N. Main Street; and 4) suggested the traffic engineer be available at City Council to discuss traffic solutions.. The motion died for lack of a second.

Commissioner Hudson made a motion to deny the request. Vice-Chairman Smithee seconded the motion which carried by the following vote:

Ayes: 5 – Wilshire, Smithee, Hudson, Knight and Mills
Nays: 2 – Neuman and Klenzendorf
Abstain: 0

ZC#18-012: Public Hearing and review of a Concept Plan for a future change of zoning from C-2, Community Business District to PD, Planned Development District for Single-Family detached and attached residential on approximately 23.5 acres out of the S. Callender, Abstract #359, Tarrant County, Texas, generally located west of FM 157, 786 feet north of House Road at 1300 FM 157

Jason Flory, representing the applicant, gave an overview of the request and was available for questions. Ryan Griffis, also representing the applicant, was available for questions.

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

Alma Pressley and John Pressley spoke in opposition to the request, regarding their concerns about this type of rental property in Mansfield, traffic and speed on Hwy 157 and the dangers of children walking to and from school in this area. Cindy Pressley registered in opposition to the request.

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

After review and discussion, Ms. Sudbury stated that the Concept Plan did not require a vote, however Commissioner feedback was necessary so that the applicant can amend the plan and send it to City Council for their meeting on May 14, 2018,

Other Agenda Items

SD#17-045: Consideration of an extension of the expiration date for a Preliminary Plat of The View at the Reserve

Matt Moore, representing the applicant, gave a brief overview of the request and was available for questions.

Commissioner Neuman made a motion to approve the extension for 12 months. Commissioner Hudson seconded the motion which carried by the following vote:

Ayes: 7 – Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Klenzendorf

Nays: 0

Abstain: 0

Commissioner Announcements

None

Staff Announcements

None

Adjournment

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

Ayes: 7 – Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Klenzendorf

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 8:43 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: May 7, 2018

Subject: SD#17-009: Final Plat of Lot 1, Block 1, Mansfield Park at Walnut Creek Addition

GENERAL INFORMATION

Applicant:	Mansfield Park Facilities Dev. Corp., owner Brittain & Crawford, LLC., surveyor
Location:	1164 Matlock Road
Existing Zoning:	PR
Proposed Use:	City Park/City Park Administration Offices
Size:	8.593 acres
Total Number of Lots:	1
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

The purpose of this plat is to create a lot to accommodate a city park and the Park Department's administrative offices.

Staff recommends approval.

PLANNING AND ZONING COMMUNICATION

Agenda: May 7, 2018

Subject: ZC#17-022: Public hearing to consider a change of zoning from PR Pre-Development District and C-2 Community Business District to PD Planned Development District for single-family residential uses on approximately 52.1225 acres situated in the Esquire Hendricks Survey, Abstract No. 659 & the William H. Herrall Survey, Abstract No. 724 and approximately 10.4597 acres situated in the Esquire Hendricks Survey, Abstract No. 659, altogether totaling approximately 62.7195 acres generally located on the west side of Callender Road, north of the MISD Center for the Performing Arts, and southeast of the Woodland Estates subdivision

GENERAL INFORMATION

Applicant: Charles F. Dibrell III, Terra Associates (engineering consultant)
G.I. Joseph Vaughn (landscape architect)
Dolce Vita Development Group, LLC (developer)
ACCP, LP; Michael Balloun; Urban Contractors (owners)

Size: 62.7195 acres

Proposed Use: Single-family residential

Existing Land Use: Vacant land; gas well access road

Surrounding Land Use & Zoning:

- North - City park land and single-family residential (PR)
- South - Regional water line; drill site (SUP); MISD Center for the Performing Arts and vacant land (C-2 and PD); single-family residential (SF-12/22)
- East - Single-family residential (PR, PD, and SF-12/22); Callender Road
- West - Vacant land, single-family residential, and city park land (PR); two-family residential (2F)
- Central portions surrounded by subject property – Drill site, compressor station, and frac pond (SUP)

Thoroughfare Plan Specification:

- Callender Road – Major collector (four-lane undivided)
- Summer Trail – Minor collector (three-lane undivided)
- Meriwether Street – Local collector (two-lane undivided)

COMMENTS AND CONSIDERATIONS

The subject property consists of two tracts: a 52.1225 acre tract (Tract 1) that has frontage on Callender Road and a 10.4597 acre tract (Tract 2) separated from the larger tract by the Tarrant Regional Water District (TRWD) easement, for a total of 62.7195 acres. The larger tract completely surrounds a gas well drill site, compressor station, and frac pond. The property is located north of another drill site and the MISD Center for the Performing Arts, west of the Villages of Park Hill single-family residential development and a series of larger residential tracts along Callender Road, and south and east of City-owned park land, which buffers this proposed development from the Woodland Estates single-family and two-family residential neighborhoods.

The applicant is requesting re-zoning of the property from PR Pre-Development District and C-2 Community Business District to PD Planned Development for single-family residential uses. The proposed development, called Dolce Vita at Mansfield, will include an Italian theme. The applicant plans a total of 179 single-family residential lots, 142 of which are located on Tract 1 and 37 of which are located on Tract 2. Tract 2 will be connected to Tract 1 by two points of access that will need to cross the TRWD easement. The development will connect to the Woodland Estates neighborhood via an extension of Meriwether Street, which aligns with the City's Thoroughfare Plan. This extension will go through City park land over a creek, which will require a culvert crossing. Meriwether Street will serve as the primary spine street of the development and will connect to an extension of Summer Trail which feeds out to Callender Road. The Summer Trail extension includes a stub to serve future development of the vacant tract to the south. This extension of Summer Trail also aligns with the City's Thoroughfare Plan.

As noted previously, the development completely surrounds an existing gas well drill site, compressor station, and frac pond, and is adjacent to another drill site to the south. The developer notes that 110 of the 179 proposed residential lots are within 300 feet of an approved gas well drill site. Also, as part of the development, the developer is proposing to relocate a portion of the existing drill site/compressor station access road. The access road will follow its existing path, crossing Meriwether Street at a sharp angle, around the west and south sides of the frac pond, and then stub out to the new Summer Trail extension. Gas well traffic will then be redirected to Summer Trail and out to Callender Road; no homes will front Summer Trail.

In addition, several gas pipeline easements travel through the property and the development includes several street crossings of these easements, as well as four residential lots that are partially over these easements; the applicant has added a note that no structures, fences, flatwork, or other improvements can be made over these easements.

73.4% of the property will be residential land use, and the balance (26.6%) will be open space. The open space areas are spread throughout the development and include buffers around the drill sites and frac pond, buffers adjacent to the City park land to the north and west, areas where gas pipelines and utility easements exist, around a planned detention/amenity pond adjacent to the frac pond, and at the site of the entryway features at the intersection of Meriwether Street and Summer Trail and at Summer Trail and Callender Road.

The applicant is requesting PD zoning primarily to achieve lot dimension and area coverage standards that do not squarely fit within the residential zoning districts allowed by the City's Zoning Ordinance. The applicant is requesting one lot/product type for the entire 179-lot development. The proposed bulk area standards are as follows:

Product Type	Min. Lot Area (sq. ft.)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Min. Front Yard (feet)*	Min. Side Yard (feet)**	Min. Rear Yard (feet)	Max. Lot Coverage (feet)	Min. Floor Area (sq. ft.)
Sterling	6,300	60	105	20	5	15	55%	1,800

*Minimum Front Yard Setback for lots facing Meriwether Street shall be 25 feet.

**All corner lots will have an increased 10' exterior side yard setback from the above minimum.

**Corner lots must be at least 10' wider than the minimum lot width.

The minimum lot sizes and dimensions are roughly similar to the lots in the Villages of Park Hill development to the east, but smaller than the single-family lots in the Woodland Estates development to the north and west.

As indicated in the Landscape Plan, the developer will screen the development from the drill sites and compressor station site with evergreen trees and shrubs. The north side of the drill site (adjacent to lots 40-51) will be screened by an 8' concrete ledgestone wall; no buffer exists to provide landscaping at this location. In open spaces adjacent to streets, the developer mostly plans canopy trees and a few shrubs.

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

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

The divided boulevard section of Meriwether Street (where it intersects Summer Trail) includes three strips of stained concrete and the median itself will also be composed of stained concrete. The boulevard section will also be accented by decorative street lights and canopy trees. The open space area at Summer Trail and Meriwether Street will also include pedestrian trails, a pedestrian roundabout, and a decorative gathering area, accented by stained concrete, ornamental grasses, perennials, and shrubs.

The applicant has also provided conceptual building elevations of representative home products planned for the development. Four elevations have been provided, three of which appear to be single-story and one of which is two-story. All include a mix of brick and stone construction.

The Development Plan is conceptual in nature and may need to be modified at the time of platting in order to address the City's platting and development regulations.

Staff recommends approval with the condition that the applicant provide written documentation from TRWD and the gas line, drill site, and compressor station operators consenting to the development, particularly the street and lot crossings of the easements as proposed, as well as the relocation of the access road as proposed.

Attachments:

Maps and Supporting Information

Exhibit A – Property Description

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

Exhibit C – Overall Landscape Plan and Entryway Plan

Exhibit D – Example Building Elevations



ZC#17-022

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

4/20/2018

Property Owner Notification for ZC#17-022

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
CALLENDER HILL ADDITION	BLK 1	DAVIDSON, EDWARD N & DAWN D	400 SUMMER TR	MANSFIELD, TX	76063-6092
CALLENDER HILL ADDITION	BLK 1	KILGORE, DANIEL	402 SUMMER TRL	MANSFIELD, TX	76063
CALLENDER HILL ADDITION	BLK 1	BABA, TRUSTON & RACHEL	1801 CALLENDER HILL RD	MANSFIELD, TX	76063-6091
CALLENDER HILL ADDITION	BLK 1	CLARK, LUET	1800 CALLENDER HILL RD	MANSFIELD, TX	76063
CALLENDER HILL ADDITION	BLK 2	SILVA, JEFFREY & MINERVA	3 WINTER TRAIL CT	MANSFIELD, TX	76063-6094
CALLENDER HILL ADDITION	BLK 2	LEBOURVEAU, MICHAEL J & KI I	4 WINTER TRAIL CT	MANSFIELD, TX	76063-6094
CALLENDER HILL ADDITION	BLK 2	WOOLSEY, CHRIS B & LAURA E	5 WINTER TRAIL CT	MANSFIELD, TX	76063-6094
CALLENDER HILL ADDITION	BLK 2	GURICA, DONNA FAY TUCKER	401 SUMMER TR	MANSFIELD, TX	76063-6093
CALLENDER HILL ADDITION	BLK 2	FREEMAN, PERRY W & MICHELLE	403 SUMMER TR	MANSFIELD, TX	76063-6093
CALLENDER HILL ADDITION	BLK 2	CUNNINGHAM, ROBERT I & KATH	405 SUMMER TRL	MANSFIELD, TX	76063
HARRELL, WILLIAM H SURVEY	A 724	BALLOUN, MICHAEL	PO BOX 34001	FORT WORTH, TX	76162-4001
HARRELL, WILLIAM H SURVEY	A 724	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
HARRELL, WILLIAM H SURVEY	A 724	CROUCH, BEVERLY	2031 CALLENDER RD	MANSFIELD, TX	76063-6010
HARRELL, WILLIAM H SURVEY	A 724	CROUCH, BEVERLY	2031 CALLENDER RD	MANSFIELD, TX	76063-6010
HARRELL, WILLIAM H SURVEY	A 724	MANSFIELD PARK FACILITIES DEV	1200 E BROAD ST	MANSFIELD, TX	76063-1805
HARRELL, WILLIAM H SURVEY	A 724	TEXAS INTERNATIONAL OPERATING	PO BOX 191447	DALLAS, TX	75219
HENDRICKS, ESQUIRE SURVEY	A 659	BALLOUN, MICHAEL	PO BOX 34001	FORT WORTH, TX	76162-4001
HENDRICKS, ESQUIRE SURVEY	A 659	BALLOUN, MICHAEL	PO BOX 34001	FORT WORTH, TX	76162-4001
HENDRICKS, ESQUIRE SURVEY	A 659	LOUIS LAND	4408 BARNETT BLVD	ARLINGTON, TX	76017
HENDRICKS, ESQUIRE SURVEY	A 659	WATER BOARD	PO BOX 4508	FORT WORTH, TX	76164-0508
HENDRICKS, ESQUIRE SURVEY	A 659	WAGNER, PAUL & GLORIA	1901 CALLENDER RD	MANSFIELD, TX	76063

Property Owner Notification for ZC#17-022

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HENDRICKS, ESQUIRE SURVEY	A 659	BALLOUN, MICHAEL	PO BOX 34001	FORT WORTH, TX	76162-4001
HENDRICKS, ESQUIRE SURVEY	A 659	BALLOUN, MICHAEL	PO BOX 34001	FORT WORTH, TX	76162-4001
HENDRICKS, ESQUIRE SURVEY	A 659	BALLOUN, MICHAEL	PO BOX 34001	FORT WORTH, TX	76162-4001
HENDRICKS, ESQUIRE SURVEY	A 659	TEXAS ENERGY MIDSTREAM LP	5910 N CENTRAL EXPWY STE 1300	DALLAS, TX	75206-5126
HENDRICKS, ESQUIRE SURVEY	A 659	TEXAS INTERNATIONAL OPERATING	PO BOX 191447	DALLAS, TX	75219
HENDRICKS, ESQUIRE SURVEY	A 659	BALLOUN, MICHAEL	12852 COUNTY RD 1117	CLEBURNE, TX	76033
HENDRICKS, ESQUIRE SURVEY	A 659	BREWER, FRANCES J	1941 CALLENDER RD	MANSFIELD, TX	76063-6011
HENDRICKS, ESQUIRE SURVEY	A 659	TEXAS INTERNATIONAL OPERATING	PO BOX 191447	DALLAS, TX	75219
HENDRICKS, ESQUIRE SURVEY	A 659	BALLOUN, MICHAEL	PO BOX 34001	FORT WORTH, TX	76162-4001
HENDRICKS, ESQUIRE SURVEY	A 659	TEXAS ENERGY MIDSTREAM LP	5910 N CENTRAL EXPWY STE 1300	DALLAS, TX	75206-5126
HENDRICKS, ESQUIRE SURVEY	A 659	TEXAS INTERNATIONAL OPERATING	PO BOX 191447	DALLAS, TX	75219
HENDRICKS, ESQUIRE SURVEY	A 659	TEXAS INTERNATIONAL OPERATING	PO BOX 191447	DALLAS, TX	75219
MANSFIELD ISD CTR PERFORM ARTS	BLK 1	MANSFIELD, ISD	605 E BROAD ST	MANSFIELD, TX	76063-1766
MCDONALD, JAMES SURVEY	A 997	LEONARD, MARCIA L	PO BOX 715	CHILDRESS, TX	79201-0715
MCDONALD, JAMES SURVEY	A 997	KINNEY FAMILY LIVING TRUST	2212 COUNTRYSIDE DR	BEDFORD, TX	76021-7521
MCDONALD, JAMES SURVEY	A 997	KINNEY FAMILY LIVING TRUST	2212 COUNTRYSIDE DR	BEDFORD, TX	76021-7521
OAKDALE ADDITION-MANSFIELD	BLK 1	BALLOUN, MICHAEL	PO BOX 34001	FORT WORTH, TX	76162-4001
OAKDALE ADDITION-MANSFIELD	BLK 1	HOLGUIN, FELIPE & BERTHA	1861 CALLENDER RD	MANSFIELD, TX	76063-6012
OAKDALE ADDITION-MANSFIELD	BLK 1	MALDONADO, ALFRED M & VELIA	1841 CALLENDER RD	MANSFIELD, TX	76063-6012
OAKDALE ADDITION-MANSFIELD	BLK 1	DANIEL, STEPHEN	752 N MAIN ST #1262	MANSFIELD, TX	76063
OAKDALE ADDITION-MANSFIELD	BLK 1	IVY, DANIEL S & RUBY	1811 CALLENDER RD	MANSFIELD, TX	76063-6012

Property Owner Notification for ZC#17-022

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
OAKDALE ADDITION-MANSFIELD	BLK 1	BLAHA, FRANK & TANYA CLARK	1781 CALLENDER RD	MANSFIELD, TX	76063-6013
OAKDALE ADDITION-MANSFIELD	BLK 1	HIXLO LTD	715 W HARRIS RD	ARLINGTON, TX	76001-6811
OAKDALE ADDITION-MANSFIELD	BLK 1	ZAKI, KHALLAF	2115 VALLEYWOOD DR #161	ARLINGTON, TX	76013
OAKDALE ADDITION-MANSFIELD	BLK 1	BALLOUN, MICHAEL	12852 COUNTY RD 1117	CLEBURNE, TX	76033
OAKDALE ADDITION-MANSFIELD	BLK 1	HOLGUIN, FELIPE	1861 CALLENDER RD	MANSFIELD, TX	76063-6012
OAKDALE ADDITION-MANSFIELD	BLK 1	BALLOUN, MICHAEL	PO BOX 34001	FORT WORTH, TX	76162-4001
OAKDALE ADDITION-MANSFIELD	BLK 1	BALLOUN, MICHAEL	PO BOX 34001	FORT WORTH, TX	76162-4001
OAKDALE ADDITION-MANSFIELD	BLK 1	BALLOUN, MICHAEL	PO BOX 34001	FORT WORTH, TX	76162-4001
OAKDALE ADDITION-MANSFIELD	BLK 1	BALLOUN, MICHAEL	12852 COUNTY RD 1117	CLEBURNE, TX	76033
OAKDALE ADDITION-MANSFIELD	BLK 1	ZAKI, KHALLAF	2115 VALLEYWOOD DR #161	ARLINGTON, TX	76013
OAKDALE ADDITION-MANSFIELD	BLK 1	BALLOUN, MICHAEL	12852 COUNTY RD 1117	CLEBURNE, TX	76033
VILLAGES OF PARK HILL	BLK 1	SPAULDING, CORRIE	812 BANDELIER LN	MANSFIELD, TX	76063
VILLAGES OF PARK HILL	BLK 1	RATHERS, PAMELA	810 BANDELIER LN	MANSFIELD, TX	76063
VILLAGES OF PARK HILL	BLK 1	MCGUIN, JAMES & MISHA	2401 DENALI CT	MANSFIELD, TX	76063
VILLAGES OF PARK HILL	BLK 1	VENDERA HOMES LLC	PO BOX 934	VAN ALSTYNE, TX	75495
VILLAGES OF PARK HILL	BLK 1	DOSS, LARRY & LORI	2405 DENALI CT	MANSFIELD, TX	76063
VILLAGES OF PARK HILL	BLK 1	AXEN, BENTON & CANDACE	2407 DENALI CT	MANSFIELD, TX	76063
VILLAGES OF PARK HILL	BLK 1	ISON, MELISSA	2409 DENALI CT	MANSFIELD, TX	76063
VILLAGES OF PARK HILL	BLK 1	HAYNES, JENNIFER & JOE	2411 DENALI CT	MANSFIELD, TX	76063
VILLAGES OF PARK HILL	BLK 1	ABID, IRAM & KHAN, UMAIR	2413 DENALI CT	MANSFIELD, TX	76063
VILLAGES OF PARK HILL	BLK 1	VENDERA HOMES LLC	PO BOX 934	VAN ALSTYNE, TX	75495

Property Owner Notification for ZC#17-022

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
VILLAGES OF PARK HILL	BLK 1	VENDERA HOMES LLC	PO BOX 934	VAN ALSTYNE, TX	75495
VILLAGES OF PARK HILL	BLK 1	AUDET, MICHAEL & CORINA	2415 DENALI CT	MANSFIELD, TX	76063
VILLAGES OF PARK HILL	BLK 2	TORRES, VICTOR & BLANCA	811 BANDELIER LN	MANSFIELD, TX	76063
VILLAGES OF PARK HILL	BLK 2	DRAGOO, STEPHEN & KRISTA	810 ACADIA ST	MANSFIELD, TX	76063
WOODLAND ESTATES	BLK 2	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
WOODLAND ESTATES	BLK 2	WILLIAMS, STEPHEN	1007 MERIWETHER ST	MANSFIELD, TX	76063-6039
WOODLAND ESTATES	BLK 2	BOUNDS, JAMES & TAMERA	1009 MERIWETHER ST	MANSFIELD, TX	76063-6039
WOODLAND ESTATES	BLK 9	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
WOODLAND ESTATES	BLK 9	BRUNER, ROBERT D	1 LOCKHEED BLVD	FORT WORTH, TX	76108-3619

EXHIBIT "A"
ZC#17-022
Dolce vita' at Mansfield
Legal Description

TRACT ONE – 52.1225 NET ACRES: Being a tract of land out of the Esquire Hendricks Survey, Abstract No. 659 and the William H. Herrall Survey, Abstract No. 724, situated in the City of Mansfield, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in November of 2017, said tract being a portion of the same tract of land described in the deed to Michael Balloun recorded as Instrument No. D206310937 and being more particularly described by metes and bounds as follows:

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

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

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

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

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

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

Thence North 61 degrees 41 minutes 41 seconds West with the northerly boundary line of said District 1 right-of-way a distance of 2123.58 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 28 degrees 17 minutes 32 seconds East a distance of 134.52 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

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

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

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

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

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

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

EXHIBIT "A"
ZC#17-022
Dolce vita' at Mansfield
Legal Description

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

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

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

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

Thence South 70 degrees 03 minutes 47 seconds East a distance of 373.16 feet to the point of beginning and containing 65.2407 acres of land, more or less;

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND: Being a tract of land out of the Esquire Hendricks Survey, Abstract No. 659 and the William H. Herrall Survey, Abstract No. 724, situated in the City of Mansfield, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in November of 2017, said tract being the same tract of land described as "TRACT I" in the deed to Bagby Energy Holdings, LP recorded as Instrument No. D210094400 of said Public Records and also including the same tract of land described in the deed to Texas Energy Midstream, LP recorded as Instrument No. D2090364978 of said records and being more particularly described by metes and bounds as follows:

Commencing at a 5/8 inch capped steel rod found in the northerly boundary line of the Tarrant County Water Control & Improvement District No. 1 Right-of-Way described in Volume 4665, Page 680 of the Deed Records of Tarrant County, Texas, said rod being the southeast corner of Lot 46, Block 2, Woodlands Estates Phase 2, an addition to the City of Mansfield, Tarrant County, Texas according to the plat thereof recorded Cabinet A, Slide 10939 of the Plat Records of Tarrant County, Texas; Thence South 61 degrees 41 minutes 41 seconds East with said northerly boundary line a distance of 947.36 feet; Thence North 28 degrees 18 minutes 18 seconds East a distance of 360.29 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the southwest corner of said Bagby tract, said rod being the point of beginning of the tract described herein;

Thence North 08 degrees 48 minutes 23 seconds West with the westerly boundary line of said Bagby tract a distance of 500.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the northwest corner thereof;

Thence North 81 degrees 11 minutes 37 seconds East with the northerly boundary line of said Bagby tract a distance of 704.95 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the northeast corner thereof;

Thence South 00deg 44 minutes 37 seconds West with the easterly boundary line of said Bagby tract a distance of 506.63 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the southeast corner thereof, said rod being the northeast corner of said Texas Midstream tract;

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Legal Description

Thence South 00 degrees 41 minutes 03 seconds West with the easterly boundary line of said Texas Midstream tract a distance of 152.25 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the southeast corner thereof;

Thence South 81 degrees 11 minutes 01 seconds West with the southerly boundary line of said Texas Midstream tract a distance of 450.12 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the southwest corner thereof;

Thence North 08 degrees 48 minutes 59 seconds West with the westerly boundary line of said Texas Midstream tract a distance of 150.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the northwest corner thereof, said rod being in the southerly boundary line of said Bagby tract;

Thence South 81 degrees 08 minutes 23 seconds West with said southerly boundary line a distance of 145.64 feet to the point of beginning and containing 9.200 acres of land, more or less;

FURTHER SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND: Being a tract of land out of the Esquire Hendricks Survey, Abstract No. 659, situated in the City of Mansfield, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in November of 2017, said tract being the same tract of land described in the deed to Bagby Energy Holdings, LP recorded as Instrument No. D210178806 of said Public Records and being more particularly described by metes and bounds as follows:

Commencing at a 5/8 inch capped steel rod found in the northerly boundary line of the Tarrant County Water Control & Improvement District No. 1 Right-of-Way described in Volume 4665, Page 680 of the Deed Records of Tarrant County, Texas, said rod being the southeast corner of Lot 46, Block 2, Woodlands Estates Phase 2, an addition to the City of Mansfield, Tarrant County, Texas according to the plat thereof recorded Cabinet A, Slide 10939 of the Plat Records of Tarrant County, Texas; Thence South 61 degrees 41 minutes 41 seconds East with said northerly boundary line a distance of 1315.38 feet; Thence North 28 degrees 18 minutes 18 seconds East a distance of 73.80 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the southwest corner of said Bagby tract, said rod being the point of beginning of the tract described herein;

Thence North 28 degrees 26 minutes 56 seconds East with the westerly boundary line of said Bagby tract a distance of 57.76 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 30 degrees 55 minutes 12 seconds East with the westerly boundary line of said Bagby tract a distance of 292.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the right with a radius of 30.00 feet and whose chord bears North 89 degrees 27 minutes 57 seconds East at 51.18 feet;

Thence with said curve along an arc length of 61.30 feet and through a central angle of 117 degrees 04 minutes 44 seconds to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence South 31 degrees 38 minutes 06 seconds East with the northeasterly boundary line of said Bagby tract a distance of 47.82 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

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Dolce vita' at Mansfield
Legal Description

Thence South 29 degrees 56 minutes 40 seconds East with the northeasterly boundary line of said Bagby tract a distance of 159.28 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 33 degrees 15 minutes 00 seconds East with the northeasterly boundary line of said Bagby tract a distance of 95.45 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 37 degrees 36 minutes 22 seconds East with the northeasterly boundary line of said Bagby tract a distance of 123.77 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 46 degrees 24 minutes 34 seconds East with the northeasterly boundary line of said Bagby tract a distance of 108.86 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 43 degrees 26 minutes 55 seconds East with the northeasterly boundary line of said Bagby tract a distance of 36.97 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 17 degrees 42 minutes 29 seconds West with the easterly boundary line of said Bagby tract a distance of 119.47 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 26 degrees 22 minutes 20 seconds West with the easterly boundary line of said Bagby tract a distance of 62.58 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 61 degrees 42 minutes 28 seconds West with the southerly boundary line of said Bagby tract a distance of 546.25 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the right with a radius of 50.17 feet and whose chord bears North 16 degrees 42 minutes 28 seconds West at 70.71 feet;

Thence with said curve along an arc length of 78.47 feet and through a central angle of 89 degrees 36 minutes 34 seconds to the point of beginning and containing 3.9182 acres of land, more or less

LEAVING A NET AREA OF 52.1225 ACRES OF LAND, MORE OR LESS.

TRACT TWO – 10.4597 ACRES: Being a tract of land out of the Esquire Hendricks Survey, Abstract No. 659, situated in the City of Mansfield, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in November of 2017, said tract being a portion of the same tract of land described AS "Tract 3" in the deed to Michael Balloun recorded as Instrument No. D206310937 and being more particularly described by metes and bounds as follows:

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

Thence South 61 degrees 48 minutes 32 seconds East with the northerly boundary line of said Tract 3 and with the southerly boundary line of said District No. 1 right-of-way a distance of 250.93 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

EXHIBIT "A"
ZC#17-022
Dolce vita' at Mansfield
Legal Description

Thence South 61 degrees 42 minutes 28 seconds East continuing with said northerly boundary line a distance of 818.99 feet to the most northerly corner of the same tract of land described as "TRACT II" in the deed to Bagby Energy Holdings, LP recorded as Instrument No. D210094400 of said Public Records;

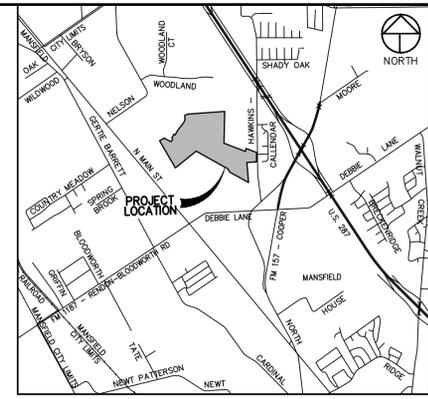
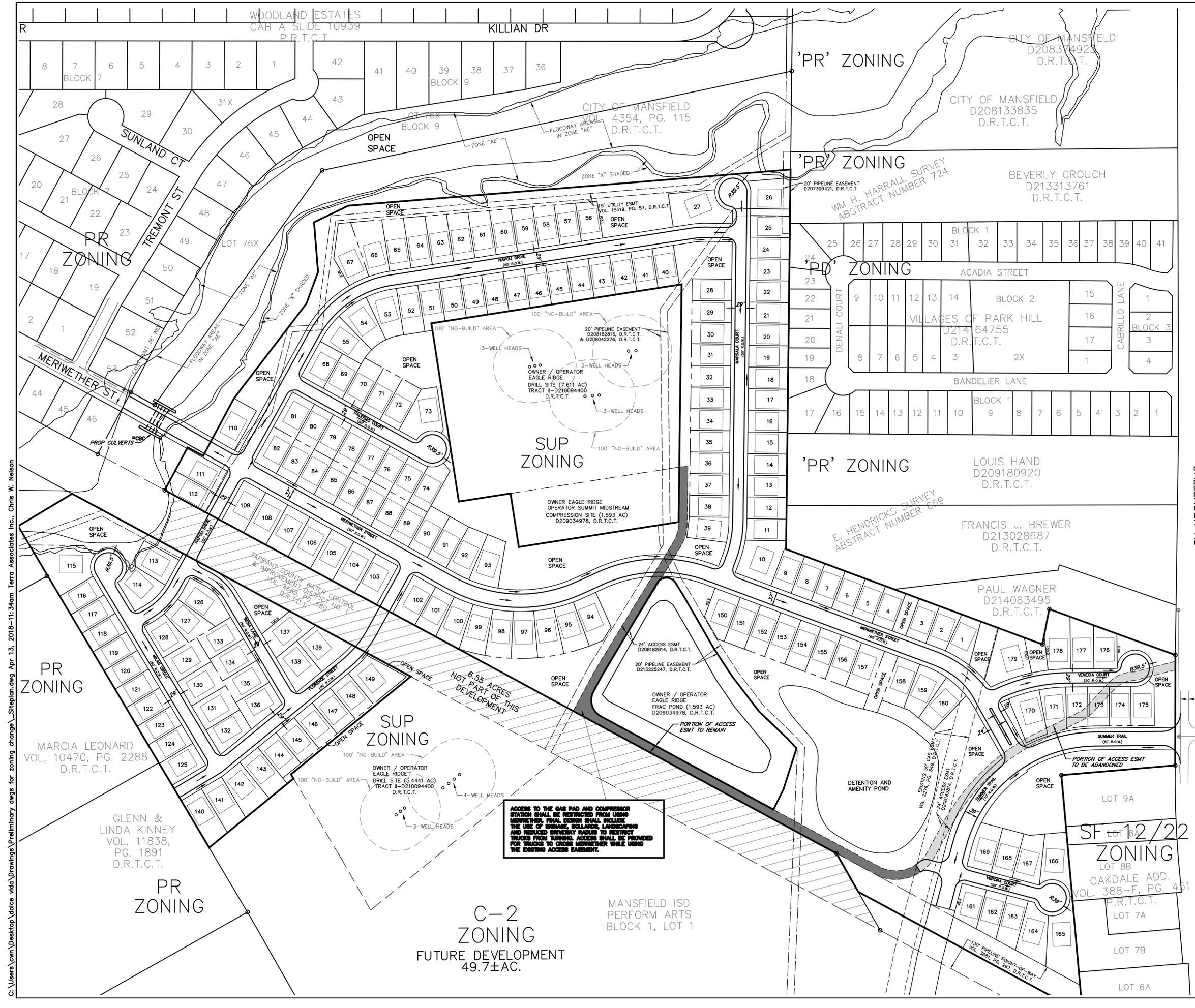
Thence South 50 degrees 53 minutes 35 seconds West with the westerly boundary line of said TRACT II a distance of 429.47 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most westerly corner thereof;

Thence South 30 degrees 57 minutes 07 seconds East with the southwesterly boundary line of said TRACT II a distance of 13.78 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

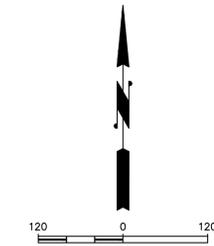
Thence South 50 degrees 48 minutes 59 seconds West a distance of 303.04 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

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

Thence North 59 degrees 12 minutes 04 seconds East a distance of 175.05 feet to the point of beginning and containing 10.4597 acres of land, more or less.



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



TOTAL ACREAGE:	62.5822 AC
TOTAL NUMBER OF LOTS:	179
NUMBER OF LOTS PER ACRE:	2.86
MINIMUM LOT DEPTH:	105'
MINIMUM LOT WIDTH:	60'
MINIMUM BUILDING LINE IS 20' EXCEPT LOTS FRONTING MERIWETHER STREET.	

Dolce Vita at Mansfield LAND USE SUMMARY			
Land Use	Typical Lot Size	Lots	% Space
residential	60' x 105'	179	73.400%
open space	--	15	26.6%

LOTS 9-79, 85-93, 95-104, 123-125, 131-132, & 135-149 ARE LOCATED WITHIN 300 FEET OF AN APPROVED GAS WELL DRILL SITE.

LOTS 25-27 & 160 EXTEND OVER PIPELINE EASEMENTS AND NO STRUCTURES, FENCES, FLATWORK, OR OTHER IMPROVEMENTS CAN BE MADE OVER THESE EASEMENTS.

ALL DIMENSIONS ARE TO THE BACK OF CURB.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHARLES F. DIBRELL, P.E. 85432 ON APRIL 2, 2018.

OWNER
ACCP, LP; Michael Balloun;
Urban Contractors
817 W. Doggett Ave.
FORT WORTH, TEXAS 76104
accpbko@gmail.com

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

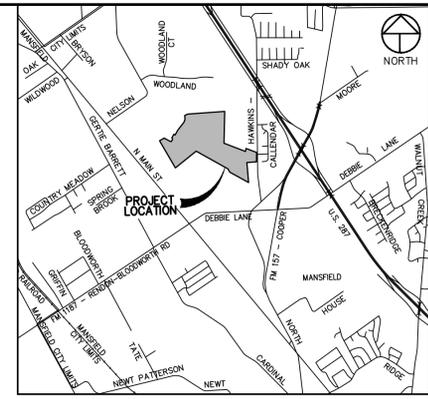
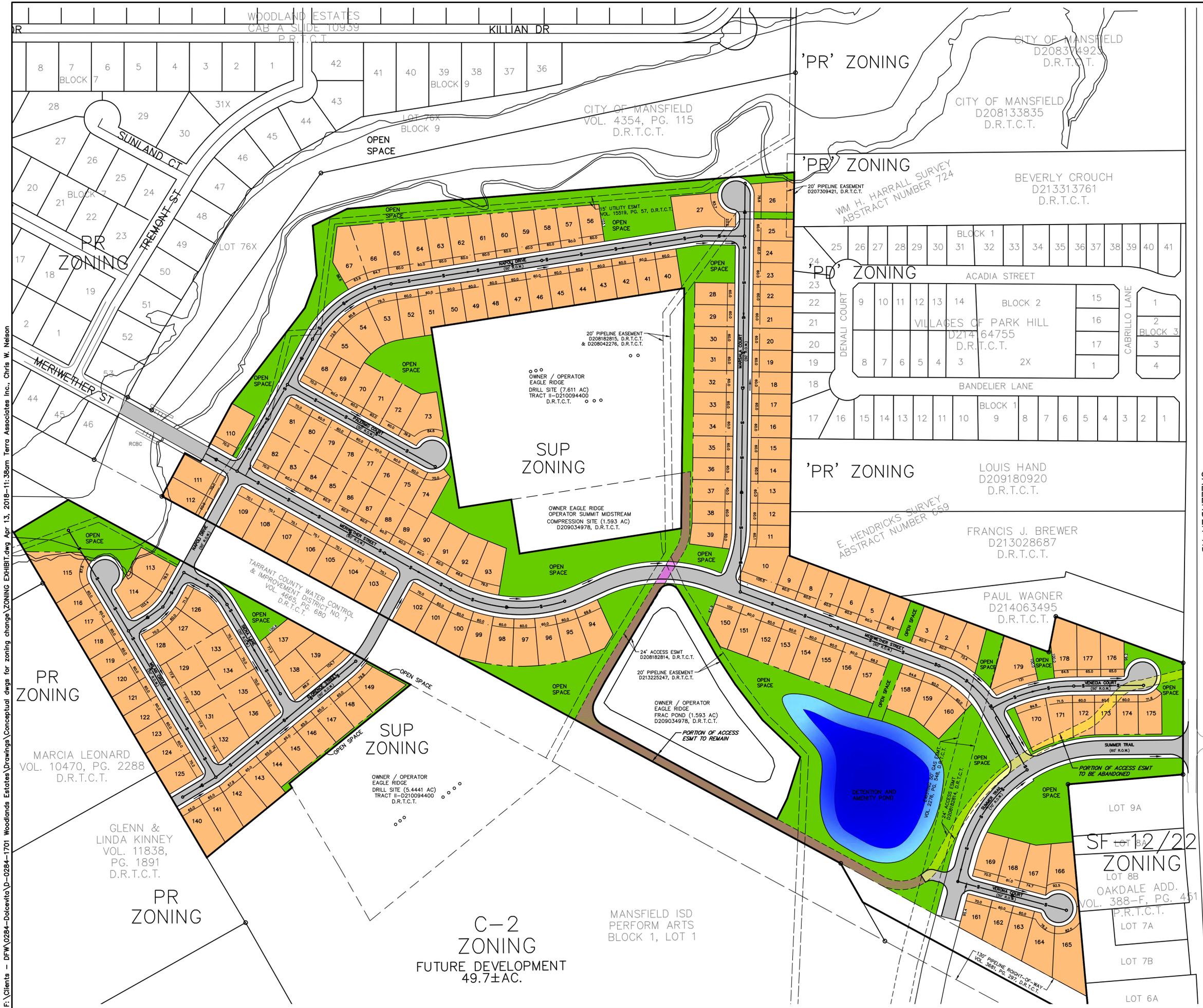
ZC#17-022

DOLCE VITA AT MANSFIELD
CITY OF MANSFIELD, TEXAS
DEVELOPMENT PLAN
EXHIBIT B

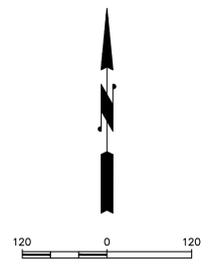
TERRA ASSOCIATES, INC.
CONSULTING ENGINEERS
LANDSCAPE ARCHITECTS
2000 E. LAMAR BLVD. - SUITE 150
ARLINGTON, TEXAS 76008
817-635-0066
CF@terraassoc.com
TBPE Registration No.: F-003832

DRAWN BY: MAJ	SCALE: 1" = 120'	PROJECT No. 0284-1701
CHECKED BY: CFD	DATE: APRIL, 2018	CONTRACT: 1
		SHEET 1 OF 4

C:\Users\cwn\Desktop\dolce vita\Drawings\Preliminary dwgs for zoning change_Siteplan.dwg, Apr. 13, 2018--11:34am, Terra Associates Inc., Chris W. Nelson



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

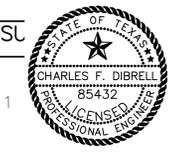


LEGEND

- RESIDENTIAL LOTS
- OPEN SPACE
- WATER FEATURES
- STREETS

Dolce Vita at Mansfield LAND USE SUMMARY

Land Use	Typical Lot Size	Lots	% Space
residential	60' x 105'	179	73.400%
open space	--	15	26.6%



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHARLES F. DIBRELL, P.E. 85432 ON APRIL 2, 2018.

OWNER
ACCP, LP; Michael Balloun;
Urban Contractors
817 W. Doggett Ave.
FORT WORTH, TEXAS 76104
accpbk@gmail.com

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

ZC#17-022

**DOLCE VITA AT MANSFIELD
CITY OF MANSFIELD, TEXAS
ZONING EXHIBIT
EXHIBIT B**

TERRA ASSOCIATES, INC.
CONSULTING ENGINEERS
LANDSCAPE ARCHITECTS

2000 E. LAMAR BLVD. - SUITE 150
ARLINGTON, TEXAS 76008
817-635-0066
info@terraassoc.com
TBPE Registration No.: F-003832

DRAWN BY: MAJ SCALE: 1" = 120' PROJECT No. 0284-1701
CHECKED BY: CFD DATE: APRIL, 2018 CONTRACT: 1
SHEET 2 OF 4

F:\Clients - DF\0284-DolceVita\0284-1701 Woodlands Estates\Drawings\Conceptual\Zoning Exhibit.dwg, Apr. 13, 2018--11:38am Terra Associates Inc., Chris W. Nelson

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

SECTION 1: DEVELOPMENT PLAN

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

The Dolce vita’ at Mansfield Planned Development (DPD) shall apply to the 52.1225-acre and the 10.4597-acres tracts described in the legal description in Exhibit A. The DPD shall have one distinct product line as represented in Table 1 below. The maximum number of residential lots allowed within the DPD is 181.

SECTION 2: RESIDENTIAL PRODUCTS

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

Product Types	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback	Maximum Lot Coverage	Minimum Floor Area
Sterling	6,300 sf	60’	105’	20’	5’	15’	55%	1800 sf
Minimum Front Yard Setback for lots facing Merriweather shall be 25 feet.								
All corner lots will have an increased 10’ exterior side yard setback from the above minimum.								
Corner lots must be at least 10’ wider than the minimum lot width.								

Table 1 – Residential Product Table

SECTION 3: COMMUNITY DESIGN STANDARDS

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

SECTION 4: GENERAL CONDITIONS

A. Landscaping:

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

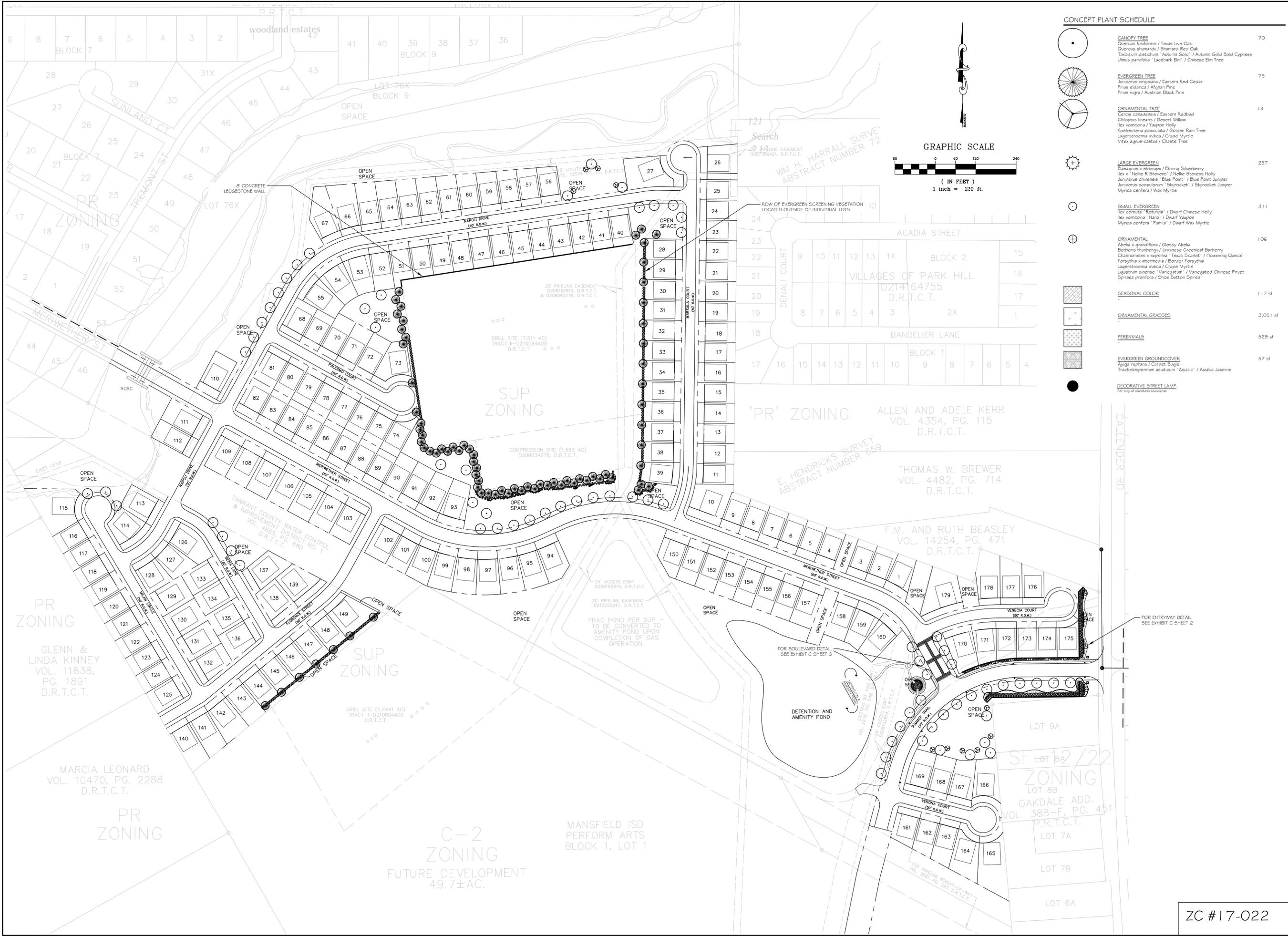
B. Perimeter Walls/Screening:

1. A masonry screening wall must be provided along Callender Road.
2. A masonry screening wall must be provided along the rear property line of lots 40-51.

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

SECTION 5: HOMEOWNERS ASSOCIATION

A mandatory homeowner's association will be responsible for the maintenance of the masonry walls along Callender Road, including the parkway between the screening wall and the street; the open space lots and medians; along the rear property line of lots 40-51; and the enhanced entryway features, including but not limited to landscaping, and the enhanced masonry walls with entry signage and signage lighting.



CONCEPT PLANT SCHEDULE

	CANOPY TREE Quercus fusiformis / Texas Live Oak Quercus shumardii / Shumard Red Oak Taxodium distichum 'Autumn Gold' / Autumn Gold Bald Cypress Ulmus parvifolia 'Lacebark Elm' / Chinese Elm Tree	70
	EVERGREEN TREE Juniperus virginiana / Eastern Red Cedar Pinus edulis / Algerian Pine Pinus nigra / Austrian Black Pine	75
	ORNAMENTAL TREE Cercis canadensis / Eastern Redbud Chilopsis linearis / Desert Willow Ilex vomitoria / Yaupon Holly Koeleria paniculata / Golden Rain Tree Lagerstroemia indica / Crape Myrtle Vitex agnus-castus / Chaste Tree	14
	LARGE EVERGREEN Elaeagnus x ebbingei / Ebbing Silverberry Ilex x 'Nellie R. Stevens' / Nellie Stevens Holly Juniperus chinensis 'Blue Point' / Blue Point Juniper Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper Myrica cerifera / Wax Myrtle	257
	SMALL EVERGREEN Ilex cornuta 'Rotunda' / Dwarf Chinese Holly Ilex vomitoria 'Nana' / Dwarf Yaupon Myrica cerifera 'Fumia' / Dwarf Wax Myrtle	311
	ORNAMENTAL Abelia x grandiflora / Glossy Abelia Berberis thunbergii / Japanese Greenleaf Barberry Chaenactis x superba 'Tasas Scarlet' / Flowering Quince Forsythia x intermedia / Border Forsythia Lagerstroemia indica / Crape Myrtle Ligustrum sinense 'Vanesatum' / Variegated Chinese Privet Spiraea prunifolia / Snow Button Spiraea	106
	SEASONAL COLOR	117 sf
	ORNAMENTAL GRASSES	3,051 sf
	PERENNIALS	529 sf
	EVERGREEN GROUNDCOVER Ajuga reptans / Carpet Bugle Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	57 sf
	DECORATIVE STREET LAMP Per City of Mansfield Standards	

SHEET
EXHIBIT C
SHEET 1 OF 4
OVERALL LANDSCAPE

ISSUE / REVISION RECORD	03-29-18	REVISED PER CITY COMMENTS DATED 03-26-18
	04-12-18	REVISED PER CITY COMMENTS DATED 04-09-18

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

PRELIMINARY PLAN NOT INTENDED
FOR CONSTRUCTION
REGULATORY APPROVAL

DOLCE VITA AT
MANSFIELD
CITY OF MANSFIELD, TEXAS

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

ZC #17-022

LANDSCAPE PLANTERS

8' MASONRY WALL

ENTRY FEATURE

4.5'

5'

170

171

172

173

174

175

VENECIA COURT
(50' R.O.W.)

OPEN
SPACE

178

177

176



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

CONCEPT PLANT SCHEDULE CALLENDER ENTRYWAY

	CANOPY TREE Quercus fusiformis / Texas Live Oak Quercus shumardii / Shumard Red Oak Taxodium distichum 'Autumn Gold' / Autumn Gold Bald Cypress Ulmus parvifolia 'Lacebark Elm' / Chinese Elm Tree	7
	ORNAMENTAL TREE Cercis canadensis / Eastern Redbud Chilopsis linearis / Desert Willow Ilex vomitoria / Yaupon Holly Koelerutena paniculata / Golden Rain Tree Lagerstroemia indica / Crape Myrtle Vibex agnus-castus / Chaste Tree	4
	LARGE EVERGREEN Elaeagnus x ebbingei / Ebbing Silverberry Ilex x 'Nellie R. Stevens' / Nellie Stevens Holly Juniperus chinensis 'Blue Point' / Blue Point Juniper Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper Myrica cerifera / Wax Myrtle	105
	SMALL EVERGREEN Ilex cornuta 'Rotunda' / Dwarf Chinese Holly Ilex vomitoria 'Nana' / Dwarf Yaupon Myrica cerifera 'Pumila' / Dwarf Wax Myrtle	146
	ORNAMENTAL Abelia x grandiflora / Glossy Abelia Berberis thunbergii / Japanese Greenleaf Barberry Chaenomeles x superba 'Texas Scarlet' / Flowering Quince Forsythia x intermedia / Border Forsythia Lagerstroemia indica / Crape Myrtle Ligustrum sinense 'Varegatum' / Variegated Chinese Privet Spiraea prunifolia / Snow Button Spiraea	40
	SEASONAL COLOR	117 sf
	ORNAMENTAL GRASSES	2,695 sf
	EVERGREEN GROUND COVER Ajuga reptans / Carpet Bugle Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	57 sf
	DECORATIVE STREET LAMP Per city of mansfield standards	

WROUGHT IRON FENCING
W/ STONE COLUMNS

8' MASONRY WALL

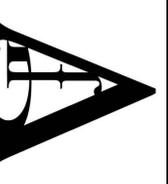
SHEET
EXHIBIT C
SHEET 2 OF 4
ENTRYWAY

ISSUE / REVISION RECORD	REVISOR	DATE	COMMENTS
03-29-18			REVISED PER CITY COMMENTS DATED 03-26-18
04-12-18			REVISED PER CITY COMMENTS DATED 04-09-18

G. I. JOSEPH VAUGHN
LANDSCAPE ARCHITECT
L.A. 242
PRELIMINARY PLAN NOT INTENDED
FOR CONSTRUCTION
REGULATORY APPROVAL

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

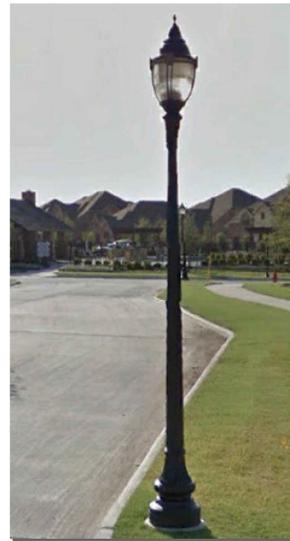
G. I. Joseph Vaughn
480 Cloud View Ct
Prosper, TX 75078
t 972-827-5677



ZC #17-022



ENTRY FEATURE



LIGHT POLE



CONC. LEDGESTONE WALL



STAINED CONCRETE



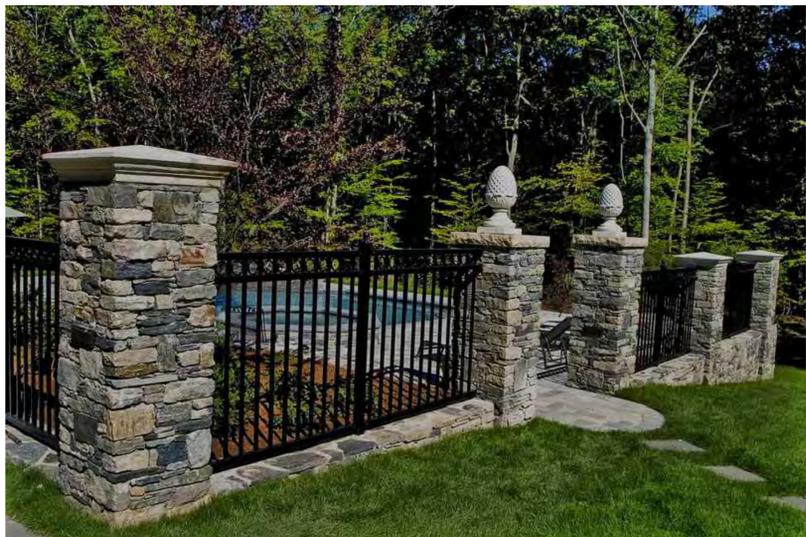
STUCCO AND STONE WALL



LANDSCAPE PLANTERS



ENTRYWAY LANDSCAPE



WROUGHT IRON & STONE COLUMN



DETENTION & AMENITY POND



GAS PARCEL SCREENING

03-29-18	ISSUE / REVISION RECORD
04-12-18	REVISED PER CITY COMMENTS DATED 03-26-18
	REVISED PER CITY COMMENTS DATED 04-09-18

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

DOLCE VITA AT
MANSFIELD
CITY OF MANSFIELD, TEXAS

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

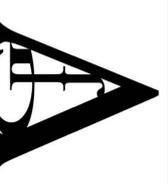


EXHIBIT "D"
ZC#17-022
Dolce vita' at Mansfield
Example Building Elevations



EXHIBIT "D"
ZC#17-022
Dolce vita' at Mansfield
Example Building Elevations



PLANNING AND ZONING COMMUNICATION

Agenda: May 7, 2018

Subject: SD#18-011: Public hearing on a replat to create Lots 1R & 2R, Block 40, Original Town of Mansfield

GENERAL INFORMATION

Applicant:	Nelda Patton, owner Coombs Land Surveying, surveyor
Location:	508 W. Broad Street
Existing Zoning:	SF-7.5/12, SF-12/22, and PR
Existing/Proposed Use:	Single-family residential
Total Number of Lots:	2
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

The purpose of the replat is to divide the original lot into two single-family residential lots. Lot 2R has an existing house that will remain on that lot.

Although the plat in the Commission's packet does not have signatures, the filing copies have been signed.

Staff recommends approval.

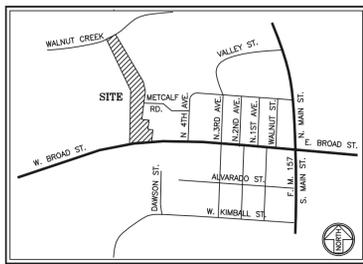
Attachments:

Property Owner Notification List
Previously approved plat

Property Owner Notification for SD#18-011

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 35	MARTINEZ, ALFREDO	503 W BROAD ST	MANSFIELD, TX	76063-1614
MANSFIELD, CITY OF	BLK 35A	RASCON, THOMAS	505 W BROAD ST	MANSFIELD, TX	76063-1614
MANSFIELD, CITY OF	BLK 39	PATTON, NELDA	PO BOX 186	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 39	ORONA, JESUS	109 N 4TH AVE	MANSFIELD, TX	76063-1679
MANSFIELD, CITY OF	BLK 39	MARTIN, MICHAEL	1510 INVERNESS RD	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 39	BLANCHARD, JAS D	503 METCALF RD	MANSFIELD, TX	76063-1660
MANSFIELD, CITY OF	BLK 39	STALEY, DAVID WAYNE	105 N 4TH AVE	MANSFIELD, TX	76063-1604
MANSFIELD, CITY OF	BLK 39	VILLARREAL, ROGER	506 W BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 39	PROUDHORSE, KARYN R	504 W BROAD ST	MANSFIELD, TX	76063-1615
MANSFIELD, CITY OF	BLK 39	WHITING, BENJAMIN	101 N 4TH AVE	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 39	NELSON, JERALD G	370 FCR 971	MEXIA, TX	76667-3280

APPROVED BY THE CITY OF MANSFIELD
 APPROVED BY: _____ 2018 P & Z COMMISSION CHAIRMAN
 ATTEST: _____ 2018 PLANNING & ZONING SECRETARY



VICINITY MAP NOT TO SCALE

MICHAEL BERLER
 CCR D203397420
 O.P.R.T.C.T.

NOTES

1. 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.
2. THE MINIMUM SETBACKS FROM PROPERTY LINES ABUTTING RESIDENTIAL DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE RESIDENTIAL PROXIMITY STANDARDS OF THE ZONING ORDINANCE.
3. THE REASON FOR THIS REPLAT IS TO CREATE TWO BUILDABLE LOTS FROM THE OWNER'S PROPERTY.
4. THE ACCESS EASEMENT IS FOR THE USE OF LOTS 1R AND 2R. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
5. THE ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

LEGEND

- IRF IRON ROD FOUND
- IRS IRON ROD SET w/ORANGE PLASTIC STAMPED "R. W. COOMBS RPLS 5294"
- C.M. CONTROLLING MONUMENT
- R.O.W. RIGHT-OF-WAY
- E5/MT. EASEMENT
- VOL. VOLUME
- PAGE 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

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE (NAD 83) AS DERIVED FROM CITY OF MANSFIELD G.P.S. MONUMENTS BC2 AND "INDP".



Coombs Land Surveying, Inc.

P.O. Box 6160 Fort Worth Texas 76115
 (817) 920-7600
 T.B.P.L.S. FIRM No. 10111800
 CLS JOB No. 18-0018
 GF No. 2017-221217-RU

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, NELDA PATTON is the sole owner of two tracts of land according to the deeds recorded in Volume 4251, Page 676 and Volume 5212, Page 365 of the Deed Records of Tarrant County, Texas, being portions of Blocks 39, 40 and 41, ORIGINAL TOWN OF MANSFIELD according to the plat recorded in Volume 63, Page 53 of the Plat Records of Tarrant County, Texas and a portion of the THOMAS J. HANKS SURVEY, ABSTRACT No. 644, Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at in the West boundary line of said Patton Tract recorded in Volume 4251, Page 676 being the Southeast corner of that certain tract of land described in deed to City of Mansfield, recorded in Clerk's File No. D213242795 of the Official Public Records of Tarrant County, Texas and lying in the North right-of-way line of West Broad Street (a variable width right-of-way) as described in deed to City of Mansfield recorded in Clerk's File No. D206009393 of the Official Public Records of Tarrant County, Texas;

THENCE along the common boundary line between said Patton Tract and said City of Mansfield Tract as follows:

N 01° 12' 12" E, at 300.29 feet passing a 1/2-inch iron rod found with yellow plastic cap stamped "BRITAIN & CRAWFORD" and continuing in all a total distance of 580.91 feet to a point in a 24' Elm Tree;

N 25° 30' 15" W, at 299.77 feet passing a 1/2-inch iron rod found with yellow plastic cap stamped "BRITAIN & CRAWFORD" and continuing in all a total distance of 614.86 feet to a point in Walnut Creek at the Northwest corner of said Patton Tract;

THENCE N 64° 38' 03" E, 112.52 feet along the North boundary line of said Patton Tract with said creek to a point at the Northeast corner of said Patton Tract lying in the West boundary line of that certain tract of land described in deed to Jerald G. Nelson recorded in Volume 11837, Page 1991 of the Deed Records of Tarrant County, Texas;

THENCE along the common boundary line between said Patton Tract and said Nelson Tract as follows:

S 30° 27' 11" E, 592.61 feet to a 5/8-inch iron rod found;

S 12° 36' 08" E, 104.69 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294";

S 07° 25' 52" W, 163.99 feet to a 1/2-inch iron rod found at the Southwest corner of said Nelson Tract, being the Northwest corner of that certain tract of land described in deed to Jesus L. Orona and wife, Maria E. Orona recorded in Volume 13787, Page 70 of the Deed Records of Tarrant County, Texas;

THENCE S 07° 18' 58" W, 119.50 feet to a 5/8-inch iron rod found with yellow plastic cap stamped "RPLS 5122" at the Southwest corner thereof, lying in the North right-of-way line of Metcalf Road;

THENCE S 07° 51' 39" W, 24.36 feet along the West line of said Metcalf Road to a 5/8-inch iron rod found in the South right-of-way line of said Road, being the Northwest corner of aforesaid Patton Tract recorded in Volume 4261, Page 676;

THENCE S 84° 26' 48" E, 80.29 feet along the South right-of-way line of said Patton Road to a 3/8-inch iron rod found at the most Northerly Northeast corner of said Patton Road;

THENCE along the Easterly boundary line of said Patton Tract as follows:

S 07° 49' 35" W, 100.12 feet to a 5/8-inch iron rod found;

S 84° 22' 19" E, 55.39 feet to a 1/2-inch iron rod found at the Northwest corner of that certain tract of land described in deed to Roger A. Villareal and Candice L. Villareal recorded in Clerk's File No. D215202925 of the Official Public Records of Tarrant County, Texas;

THENCE S 05° 34' 15" W, 143.38 feet along the common boundary line between said Patton Tract and said Villareal Tract to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Southeast corner of said Patton Tract, lying in the North right-of-way line of aforesaid West Broad Street;

THENCE along the said North right-of-way line of West Broad Street as follows:

N 85° 56' 35" W, 139.79 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294";

S 07° 03' 13" W, 11.78 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294";

SOUTHWESTERLY, 99.57 feet along a Curve to the Left, having a radius of 1245.00 feet, a central angle of 04° 34' 56" and a chord bearing S 84° 57' 26" W, 99.54 feet to the PLACE OF BEGINNING, containing 4.444 acres of land.

STATE OF TEXAS

COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT NELDA PATTON, being the sole owner of the above described parcel, does hereby adopt the herein above described property as LOTS 1R AND 2R, BLOCK 40, ORIGINAL TOWN OF MANSFIELD, an addition to the City of Mansfield, Tarrant County, Texas and does hereby dedicate to the public use the streets and easements shown thereon.

WITNESS MY HAND AT Mansfield, Tarrant County, Texas this the _____ day of _____ 2018.

NELDA PATTON

STATE OF TEXAS

COUNTY OF TARRANT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

NOTARY PUBLIC

STATE OF TEXAS

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



REPLAT

LOTS 1R & 2R, BLOCK 40 ORIGINAL TOWN OF MANSFIELD

BEING A REVISION OF A PORTION OF BLOCKS, 39, 40 AND 41 ORIGINAL TOWN OF MANSFIELD ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 53 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND A 3.802 ACRE TRACT OF LAND LOCATED IN THE T. J. HANKS SURVEY, ABSTRACT No. 644, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

2 LOTS 4.444 ACRES

MAY 1, 2018 SD# 18-011



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

EVELYN SANDY
 CCR D214009819
 O.P.R.T.C.T.

FRANCISCA GARCIA
 CCR D214009819
 O.P.R.T.C.T.

FRANCISCA GARCIA
 CCR D208727122
 O.P.R.T.C.T.

DELOSRES ZETINA
 CCR D20560992
 O.P.R.T.C.T.

THOMAS RASCON & SPOUSE
 CHARLOTTE RASCON
 CCR D204575948
 O.P.R.T.C.T.

ALFREDO MARTINEZ & WIFE
 MARIA LUISA MARTINEZ
 VOL. 14315, PG. 313
 D.R.T.C.T.

CRISPIN AGUILERA
 VOL. 14714, PG. 390
 D.R.T.C.T.

OWNER:
 NELDA R. PATTON
 508 WEST BROAD STREET
 MANSFIELD, TEXAS 76063
 PHONE (817) 908-8746
 email: dpatton@dfwperinatol.com

SURVEYOR:
 COOMBS LAND SURVEYING, INC.
 P. O. BOX 6160
 FORT WORTH, TEXAS 76115
 CONTACT: RON COOMBS
 PHONE (817) 920-7600
 email: ron.coombs@sbcglobal.net

THIS PLAT RECORDED IN INSTRUMENT # _____, T.C.T. DATE: _____

Summary of City Council Actions

April 23, 2018

Third and Final Reading of an Ordinance approving a zoning change from SF-7.5/12 to PD, Planned Development for Single-Family Residential Uses on approximately 0.61 acres located at 211 W. Dallas Street; Felix Wong (ZC#18-003)

Approved 5 – 0 (Moore and Lindsey absent)

Public Hearing Continuation and Second Reading of an Ordinance to approving a zoning change from SF-7.5/12 to PD for Single-Family Residence Use on approximately 0.41 acres being a portion of Block 36A, Original Town of Mansfield, located at 508 W. Kimball Street; Ben Hartman (ZC#18-006)

Applicant requested tabling for 90 days - Approved 5 – 0

Public Hearing Continuation and Second Reading on an Ordinance approving a change of zoning from PD, Planned Development District to PD, Planned Development District for retail and commercial uses for property known as Lot 1, Galloway Addition and approximately 30.7586 acres out of the H. Odele Survey, Abstract #1196 and John Robertson Survey, Abstract #1317, Tarrant County, TX, totaling approximately 33.7616 acres generally located at the southeast corner of US 287 and E. Broad Street and the west side of N. Mitchell Road; Randall P. Pogue of Westwood on behalf of Broad Street US 287 and HEB Grocery Co (ZC#18-008)

Approved as presented 5 – 0

Public Hearing and First Reading on an Ordinance approving a zoning change from SF-7.5/16, Single-Family Residential District, SF-8.4/18, Single-Family Residential District, SF-12/22, Single-Family Residential District and C-2, Community Business District, to PD, Planned Development District for Single-Family Residential, Townhouse and Commercial Uses or some intermediate zoning classification on approximately 714.5 acres, generally located east of FM 917, approximately 1,200 feet west of South Main Street, approximately 350 feet north of English Trail, west of FM 917, being northwest from the intersection of FM 917 and Mesquite Drive and east of Jessica Drive; Hanover Property Company (ZC#18-004)

Approved 5 – 0

Consideration of a request to revise the development plan for The Lofts Planned Development to increase the number of units in Phase 2 from 236 to 266 Units for the 21-acre development, generally located south of Newt Patterson Road and west of North Main Street; Realty Capital (ZC#14-013A)

Approved 5 – 0