

AGENDA

PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS MONDAY, OCTOBER 17, 2016, 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 blue “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#16-035: Final Plat of Lot 1, Block 1, Leger Addition

END OF CONSENT AGENDA

5. PUBLIC HEARINGS:

- A. SD#16-031: Public hearing on a replat to create Lot 1R1, Block A, Ladera
- B. ZC#16-015: Public hearing for zoning change from PR to C-2 for Retail, Office and Restaurant Uses by Reilly Brothers on approximately 30 acres, generally located at the southeast corner of E. Debbie Lane and N. Matlock Road.
- C. ZC#16-017: Public hearing for zoning change from PR to PD for single-family residential by Skorburg Company on approximately 15.47 acres, generally located south of the southeast corner of N. Matlock Road and E. Debbie Lane.
- D. ZC#16-019: Public hearing for a request for Specific Use Permit for Retail and Service Establishments Not Elsewhere Listed (brewery) by Dirty Job Brewing in the existing building located at 117 N. Main Street.

6. COMMISSION ANNOUNCEMENTS

7. STAFF ANNOUNCEMENTS

8. ADJOURNMENT OF MEETING

9. NEXT MEETING DATE: November 7, 2016

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, November 3, 2016**, 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.

**SD#16-031: Ladera
1 condominium lot**

ZC#16-015: PR to C-2 for Retail, Office & Restaurant Uses

ZC#16-017: PR to PD for Single-Family Residential

ZC#16-019: SUP for Retail and Service Establishment Not Elsewhere Listed

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

September 19, 2016

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
Mel Neuman	Commissioner
Kent Knight	Commissioner
Preston Horn	Commissioner
Gary Mills	Commissioner

Absent:

Cory Smithee	Vice-Chairman
Larry Hudson	Commissioner

Staff:

Lisa Sudbury	Assistant Director of Planning
Delia Jones	P&Z Secretary
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 September 6, 2016, minutes. Commissioner Knight made a motion to approve the minutes as presented. Commissioner Neuman seconded the motion, which carried by the following vote:

Ayes: 3 – Wilshire, Neuman and Knight

Nays: 0

Abstain: 2 – Horn and Mills

Citizen Comments

None

SD#16-027: Public hearing on a replat to create Lots 19A and 19B, Block 2, Hudson Estates

Wayne Barton, representing the applicant, gave a brief presentation and was available to answer 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, Commissioner Neuman made a motion to approve the replat. Commissioner Knight seconded the motion, which carried by the following vote:

Ayes: 4 – Neuman, Knight, Horn and Mills

Nays: 0

Abstain: 1 – Wilshire

Commission Announcements

Commissioners welcomed newly appointed Commissioner Gary Mills. Chairman Wilshire stated that he will not be able to attend the October 17th meeting. Commissioner Horn stated that he will not be able to attend the October 3rd meeting.

Staff Announcements

None

Adjournment

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

Ayes: 5 – Wilshire, Neuman, Knight, Horn and Mills

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 6:35 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: October 17, 2016

Subject: SD#16-035: Final Plat of Lot 1, Block 1, Leger Addition

GENERAL INFORMATION

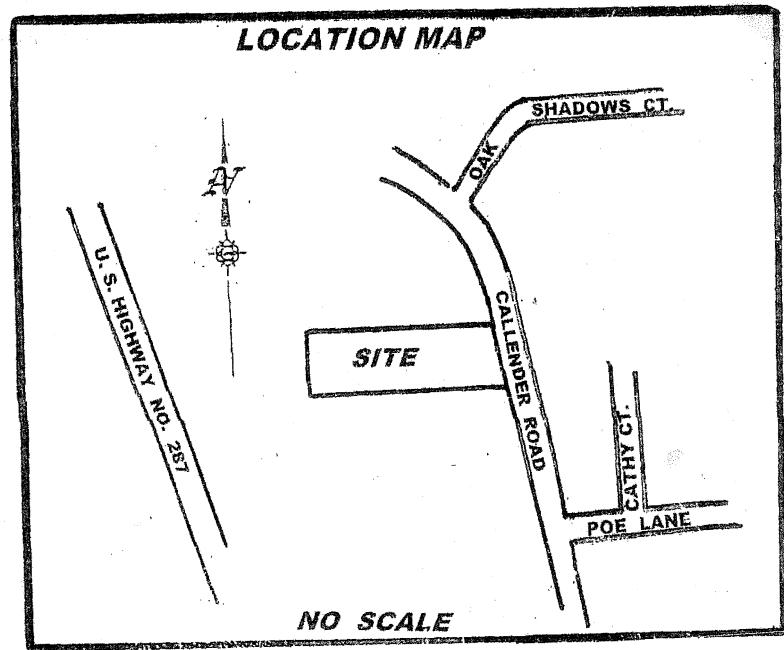
Applicant:	Norman and Natalie Leger
Existing Zoning:	PR
Proposed Use:	Single-family residential
Size:	1.29 acres
Total Number of Lots:	1
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

The purpose of this plat is to create one single-family residential lot. Although the copies of the plat in the Commission's packet do not show signatures, the filing copies of the plat have been signed.

Staff recommends approval.

"CM" DENOTES CONTROLLING MONUMENT



NOTES:

1. Basis of bearing, south line of Callender Road Church.
2. Selling of 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 set by law.

LOT 1, BLOCK 1
CALLENDER ROAD CHURCH
D212055466, P.R.T.C.T.

WILLIAM LYNN SURVEY - ABS. NO. 984

5.415 ACRE TRACT
NORMAN C. ROBERTSON
D215018291, C.C.R.T.C.T.
LOT 1, BLOCK 1,
DAUGHERTY ADDITION
VOL. 388-141, PG. 32, P.R.T.C.T.
N. 00°51'53"W. 122.95
5/8" IRON PIN FOUND

GRID N. 6907395.997
GRID E. 2382720.630

GRID N. 6907386.550
GRID E. 2383205.279

DIRECTIONAL CONTROL LINE S. 88°53'09"E. 484.72

APPROXIMATE CENTERLINE
SINCLAIR REFINING CO. EASE.
VOL. 1959, PG. 609

50' EASEMENT DEDICATED
TO EXPLORER PIPELINE CO.
25' BUILDING LINE

LOT 1
(1.29 ACRES)
BLOCK 1

S. 89°08'00"W. 495.57

7.5' SCREENING WALL AND
MAINTENANCE EASEMENT

POINT OF BEGINNING
S. 06°50'57"E. 106.91
5/8" IRON PIN FOUND

THOMAS JEFFERSON CLICK, II, ET UX.
VOL. 10099, PG. 1373, D.R.T.C.T.

BLOCK 1, NELMWOOD ESTATES, VOL. 388-125, PG. 69, P.R.T.C.T.

LOT 2
JIMMIE SUE BUCHNIGER
LOT 1
DAVID D. MEISTER
VOL. 11976, PG. 1727

THE STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS WE, Norman Leger and Natalie Leger, being the owners of all that certain tract of land located in the William Lynn Survey Abstract No. 984, in the city of Mansfield, Tarrant County, Texas, and being the same tract conveyed to Norman and Natalie Leger by Document D215117245, County Clerk Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron pin found at the northeast corner of said Leger tract and in the west line of Callender Road, said pin also being the southeast corner of Lot 1, Block 1, Callender Church Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded by D212055466, Plat Records, Tarrant County, Texas;
THENCE South 06 degrees, 50 minutes, 57 seconds East, along the east line of said Leger tract and said west line of Callender Road, 106.91 feet to a 5/8 inch iron pin found for corner at the southeast corner of said Leger tract and at the northeast corner of a land out of said Lynn Survey conveyed to Nationwide Advertising Specialty, Inc. by Document No. D216092807, County Clerk Records, Tarrant County, Texas;
THENCE South 89 degrees, 08 minutes, 00 seconds West, along the common line of said Leger and said Nationwide Advertising Specialty Co. tracts, 495.57 feet to a 5/8 inch iron pin found for corner at the southwest corner of said Leger tract and the northwest corner of said Nationwide Advertising Specialty, Inc. tract and the southeast corner of Lot 1, Block 1, Daugherty Addition, an addition to the City of Mansfield, according to the plat recorded in Volume 388-141, Page 32, Plat Records, Tarrant County, Texas;
THENCE North 00 degrees, 51 minutes, 53 seconds West, along the common line of said Leger tract and said Lot 1, Block 1, 122.95 feet to a 5/8 inch iron pin found for corner at the northwest corner of said Leger tract and the northeast corner of said Lot 1, Block 1, and also being the southwest corner of said Callender Church Addition;
THENCE South 88 degrees, 53 minutes, 09 seconds East, along the common line off said Leger tract and said Callender Road Church Addition, 484.72 feet the POINT OF BEGINNING and containing 1.29 acres of land.

Norman Leger, owner

Natalie Leger, owner

THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Norman Leger, 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 considerations therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2016.

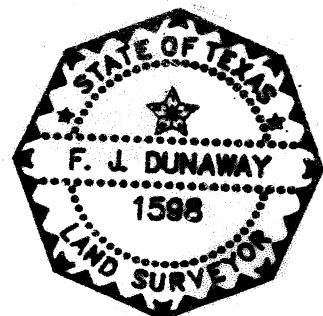
Notary Public, State of Texas.

THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Natalie Leger, 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 the purposes and considerations therein expressed.

Notary Public, State of Texas.

My commission expires _____



This is to certify that I, F. J. Dunaway, a Registered Professional Land Surveyor of the State of Texas, have platted the above addition from an actual and accurate survey made on the ground under my personal supervision and the corner monuments are as shown.

F. J. Dunaway,
Registered Professional Land Surveyor
Texas Registration No. 1598

AFTER RECORDING RETURN TO
CITY OF MANSFIELD
1200 EAST BROAD STREET.
MANSFIELD, TEXAS, 6063

APPROVED BY THE CITY OF MANSFIELD

_____, 2016
APPROVED BY P & Z CHAIRMAN

_____, 2016
ATTEST PLANNING AND ZONING SECRETARY

GRAPHIC SCALE



IN FEET
1 INCH = 50 FEET

This plat filed in Instrument No. _____, Date 2016

OWNERS:
NORMAN & NATALIE LEGER
2441 CALLENDER ROAD.
MANSFIELD, TEXAS, 76063.
PHONE: 817-453-5144
E MAIL: n.leger@sbcglobal.net

FINAL PLAT SHOWING
LOT 1, BLOCK 1,
LEGER ADDITION,
BEING 1.29 ACRES LOCATED IN THE WILLIAM
LYNN SURVEY, ABSTRACT NO. 984, AS RECRDED IN
INSTRUMENT NO. D215117245, COUNTY CLERK RECORDS,
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
1 LOT
AUGUST 22, 2016

TRIANGLE SURVEYING COMPANY
P. O. Box 546, Burleson, Texas, 76097
Phone: 817-295-1148
REGISTERED FIRM NO. 10094100
E MAIL FJD.TRISURCO@YAHOO.COM

PLANNING AND ZONING COMMUNICATION

Agenda: October 17, 2016

Subject: SD#16-031: Public hearing on a replat to create Lot 1R1, Block A, Ladera

GENERAL INFORMATION

Applicant:	MNSFLDLADERA LLC, owner G&A Consultants, surveyor
Existing Zoning:	PD
Proposed Use:	Planned Residential Community
Size:	35.439 acres
Total Number of Lots:	1
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes

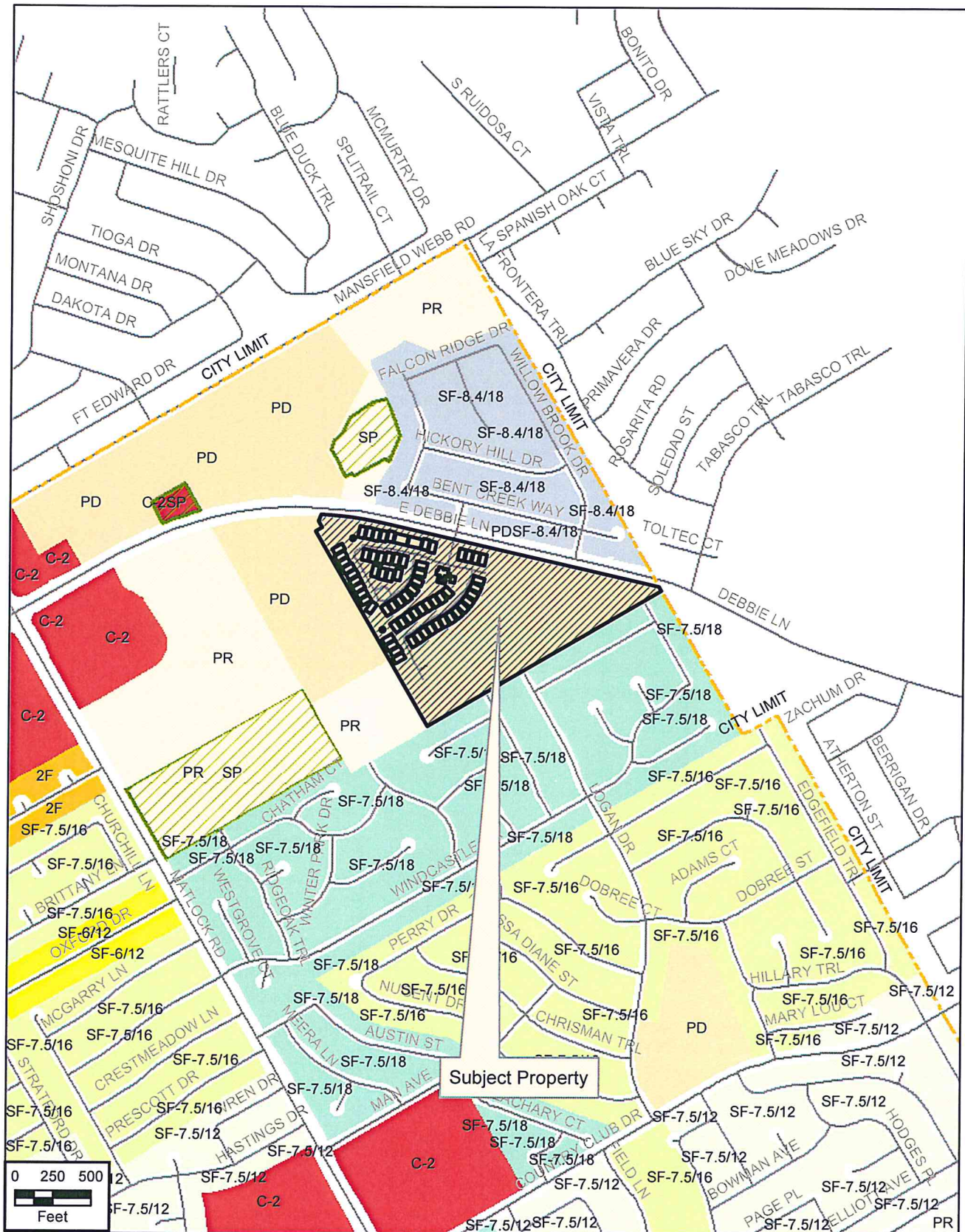
COMMENTS & CONSIDERATIONS

The purpose of the replat is to add the access and utility easements necessary to accommodate Phase 2 of this development.

Staff recommends approval.

Attachments:

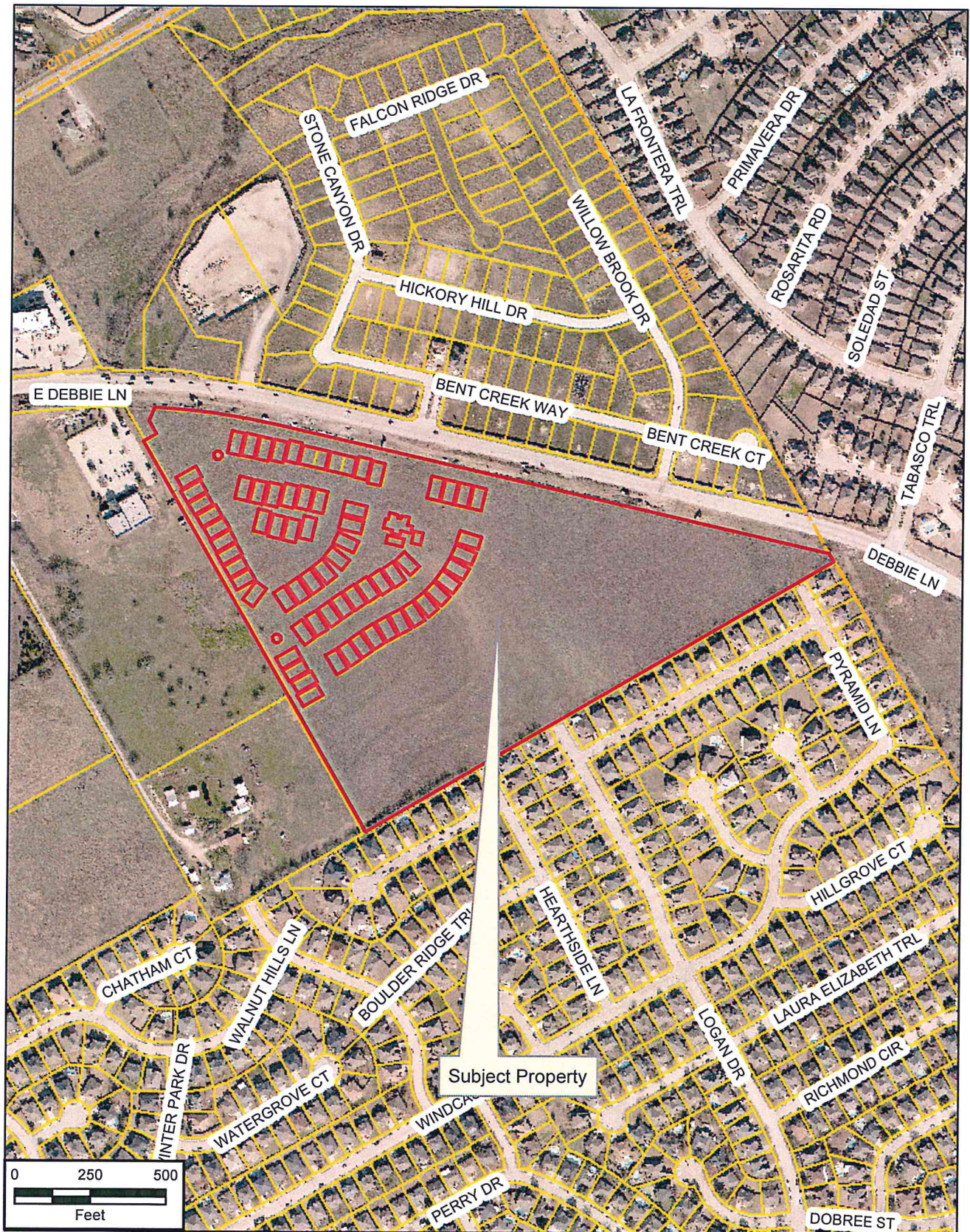
Location map and aerial photograph
Previously Approved Plat



SD# 16-031

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.

09/27/2016



SD# 16-031

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.

09/27/2016

File: Z:\2010\15067\Drawings\AP & Cont. Plans\15067.Plot
Plotted: 6/17/2016 3:38 PM, by John Delin. Sheet: 6/17/2016 3:38 AM, by Michael

After Recording, Return To:
CITY OF MANSFIELD
1200 E. Broad St.
Mansfield, TX 76063

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 12°49'15" W	159.50'
L2	S 77°10'45" E	162.54'
L3	N 77°10'45" W	91.05'
L4	N 77°10'45" W	14.40'
L5	S 55°26'30" W	45.75'
L6	S 55°26'30" W	47.41'
L7	S 34°33'30" E	51.20'
L8	N 12°49'15" E	39.87'
L8	N 62°48'20" E	47.52'
L9	N 02°23'44" E	30.42'
L10	S 16°04'41" W	28.43'
L11	N 53°45'20" E	40.29'
L12	S 77°10'45" E	74.14'
L13	S 36°14'40" E	2.20'
L14	S 83°31'00" E	52.35'
L15	S 70°51'15" E	53.12'
L16	S 29°59'05" E	6.05'
L17	N 08°53'38" E	37.51'
L18	S 26°53'30" W	21.10'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	2440.00'	9°49'33"	418.44'	S 82°05'31" E, 417.93'
C2	250.00'	14°23'02"	62.76'	S 69°59'14" E, 62.60'
C3	250.00'	14°23'02"	62.76'	N 69°59'14" W, 62.60'
C4	200.00'	42°31'15"	148.77'	N 34°07'53" E, 145.37'
C5	41.50'	94°16'39"	68.29'	S 77°25'10" E, 60.84'
C6	1005.00'	3°05'11"	54.14'	S 28°44'18" E, 54.13'
C7	41.50'	82°38'10"	59.85'	N 75°52'35" W, 54.80'
C8	1005.00'	2°43'02"	47.66'	S 25°50'09" E, 47.66'
C9	1000.00'	11°16'06"	196.67'	N 30°06'41" W, 196.35'
C10	41.50'	89°30'04"	64.83'	S 09°00'18" W, 58.43'
C11	41.50'	49°03'56"	35.54'	S 78°17'17" W, 34.46'
C12	250.00'	14°23'02"	62.76'	S 84°22'16" E, 62.60'
C13	250.00'	14°23'02"	62.76'	N 84°22'16" W, 62.60'
C14	100.00'	47°16'20"	82.51'	S 59°52'50" E, 80.19'
C15	100.00'	12°39'45"	22.10'	S 77°11'07" E, 22.06'
C16	100.00'	40°52'10"	71.33'	S 50°25'10" E, 69.83'
C17	380.50'	50°23'41"	334.67'	N 39°01'06" E, 323.99'
C18	1019.50'	10°35'04"	188.34'	S 57°55'24" W, 188.07'
C19	580.50'	6°59'50"	70.89'	N 56°07'47" E, 70.85'
C20	41.50'	88°32'52"	64.14'	S 15°21'16" W, 57.94'

NOTES:

- Bearings based on the Texas Coordinate System, North Central Zone (4202), NAD '83.
Coordinates shown hereon are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to Monument Numbers 19 & 29 of the City of Mansfield official control monument system.
Northwest Corner Bearing and distance to Monument 29: S 62°10'40" W, 7,759.4'
Northeast Corner Bearing and distance to Monument 19: S 21°40'30" W, 5,023.6'
- Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other factors that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed on the subject property by G&A Consultants LLC.
- According to Community/Panel No. 48439c0480K, effective September 25, 2009, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- 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.
- A mandatory owners association will be responsible for the maintenance of the open space, streets, fences, sidewalks, trails, activity center, games courts, and landscape buffers.

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C21	1495.00'	4°26'13"	115.77'	N 26°42'03" W, 115.74'
C22	1505.00'	3°06'02"	81.44'	S 26°01'58" E, 81.43'
C23	819.50'	4°58'01"	71.04'	N 60°59'49" E, 71.02'
C24	1505.00'	2°41'44"	70.80'	S 28°55'51" E, 70.80'
C25	27.00'	41°24'35"	19.51'	N 33°31'33" E, 19.09'
C26	53.00'	33°49'34"	31.29'	S 37°19'03" W, 30.84'
C27	27.00'	82°25'00"	38.84'	N 61°36'45" E, 35.58'
C28	27.00'	41°24'35"	19.51'	S 07°53'02" E, 19.09'
C29	53.00'	33°49'34"	31.29'	N 11°40'32" W, 30.84'
C30	27.00'	82°25'00"	38.84'	S 35°58'15" E, 35.58'

7. The Owners' Association and associated documents shall be filed in accordance with the City of Mansfield policies. These documents must be reviewed by the City Attorney prior to filing the final plat. The documents shall be filed with the final plat at Tarrant County when deemed necessary by the attorney. The documents shall be submitted in a timely manner to allow for a minimum of 60 days review. Failure to submit the documents or incomplete documents may result in delay of construction, acceptance of the subdivision or delay in approval of a building permit. The City does not accept the responsibility for any delays in construction, approval or acceptance of the subdivision caused by the failure to submit the association documents or the inaccuracy of the documents.

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

9. The purpose of this amending plat is to create sheet 2/2, "PH I Site Layout sheet", for addressing purposes, as required by the City of Mansfield.

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.

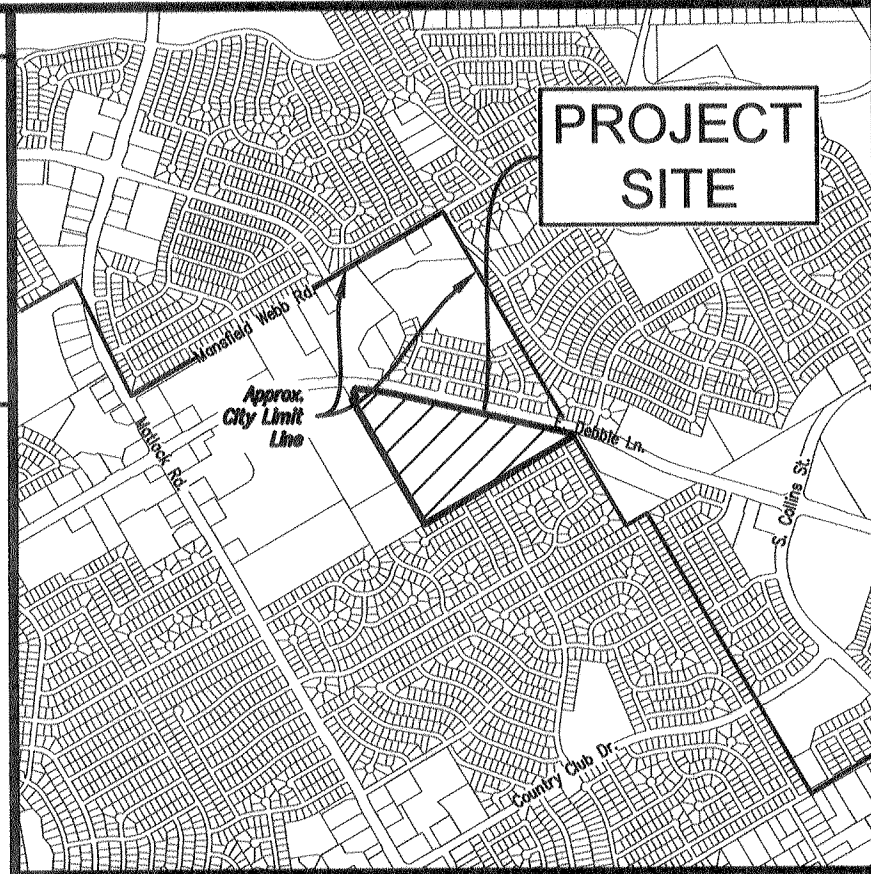
No obstruction to the flow of stormwater run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, or any other structure within the drainage easement shown herein on this plat, unless approved by the City of Mansfield. Provided, however, it is understood that in the event it becomes necessary for the City of Mansfield to create 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 points or 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 aforementioned responsibilities or obligations, the City of Mansfield, upon ten (10) days prior notice to the owners, may enter said drainage easement at any point or points to perform maintenance or clean-up, and bill the property owners for the cost incurred, or place a lien on said properties if the bill is not paid within thirty (30) days of its mailing.

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.

This plat filed in Instrument No. D216131836 Date 6/17/2016

LEGEND	
RF	= REBAR FOUND
GRS	= CAPPED REBAR SET
BL	= BUILDING LINE
UE	= UTILITY EASEMENT
CRF	= CAPPED REBAR FOUND
P.O.B.	= POINT OF BEGINNING
G&A	= G&A CONSULTANTS, LLC.
PRYCT	= PLAT RECORDS, TARRANT COUNTY, TEXAS
RPRYCT	= REAL PROPERTY RECORDS TARRANT COUNTY, TEXAS
MAE	= MUTUAL ACCESS EASEMENT
SSE	= SANITARY SEWER EASEMENT
WLE	= WATER LINE EASEMENT



Vicinity Map
1"=2000'

APPROVED BY THE CITY OF MANSFIELD

Approved by the Director of Planning on June 15, 2016

John Delin
DIRECTOR OF PLANNING

SURVEYOR'S STATEMENT

I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

Mark Paine, RPLS
Texas Registration No. 3078

AMENDING PLAT Lot 1R, Block A LADERA

Being a revision of Lot 1, Block A, Ladera,
according to the plat filed in Instrument No.
D215288813, P.R.T.C.T.,
City of Mansfield, Tarrant County, Texas
35.439 Acres
in the
J. GRIMSLEY SURVEY, ABSTRACT NO. 578
CITY OF MANSFIELD
TARRANT COUNTY, TEXAS



SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: JS DATE: 8/12/15 SCALE: 1"=100' JOB NO. 15067

OWNER/DEVELOPER
MNSFLDLADERA, LLC
2666 STRADER ROAD
JUSTIN, TEXAS 76247
PH: 817-430-3348
Contact: John Delin

SD#16-022

STATE OF TEXAS: COUNTY OF TARRANT:

WHEREAS WE, MNSFLDLADERA, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of 35.439 acres in the City of Mansfield described as follows:

BEING all that certain lot, tract or parcel of land situated in the J. Grimsley Survey, Abstract Number 578 in the City of Mansfield, Tarrant County, Texas, and being part of that certain called 29.566 acre tract of land described as First Tract and part of that certain called 29.566 acre tract of land described as Second Tract in deed to L. T. Ervin, recorded in Volume 3900, Page 265 of the Deed Records of Tarrant County, Texas, and being part of that certain called 59.132 acre tract of land, described in deed to Robert Lee Ervin, et al, recorded in Instrument Number D205011995 of the Real Property Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1 inch pipe found at the east corner of said Second tract, and being the north corner of Walnut Hills, Section Five, an addition to the City of Mansfield, according to the plat thereof, recorded in Cabinet A, Slide 8736 of the Plat Records of Tarrant County, Texas, and being on the southwesterly line of that certain called 4.527 acre tract of land, described in deed to the City of Arlington, recorded in Instrument Number D203031988 of the Real Property Records of Tarrant County, Texas;

THENCE S 59°38'30" W, with the southeasterly line of said Second Tract and the northwest line of said Walnut Hills, Section Five, passing the west corner thereof, being the north corner of Walnut Hills Section Four, an addition to the City of Mansfield, according to the plat thereof, recorded in Cabinet A, Slide 7177 of the Plat Records of Tarrant County, Texas, continuing with the northwest line thereof, a total distance of 1795.96 feet to a 1/2" capped rebar set (G&A Consultants), being the east corner of that certain called 7.2755 acre tract of land, described in deed to R. H. Ervin and wife, Faye Doris Ervin, recorded in Volume 8781, Page 782 of the Deed Records of Tarrant County, Texas;

THENCE N 29°59'05" W, with the northeast line of said 7.2755 acre tract, passing at 531.74 feet a 1/2" rebar found at the north corner thereof, being the south corner of the aforementioned First Tract, and being the east corner of Lot 1, Block 1, Community of Hope Addition, an addition to the City of Mansfield, according to the plat thereof, recorded in Cabinet A, Slide 10363 of the Plat Records of Tarrant County, Texas, continuing with the northeast line thereof and the southwest line of said First Tract, a total distance of 1498.09 feet to a 1/2" rebar set (G&A);

THENCE N 60°00'55" E, 49.02 feet to a 1/2" capped rebar found (Brittain & Crawford);

THENCE N 29°59'05" W, 49.91 feet to a 1/2" capped rebar found (Brittain & Crawford);

THENCE N 22°16'50" E, 48.21 feet to a 1/2" capped rebar found (Brittain & Crawford) on the south line of Debbie Lane (called 120' ROW) as evidenced by that certain called 2.111 acre tract of land described as Right-of-way Parcel No. 3, Part 1, in deed to the City of Mansfield, recorded in Instrument Number D204379601 of the Real Property Records of Tarrant County, Texas;

THENCE Southeastery with the south line of said Debbie Lane and the south line of said Parcel No. 3, Part 1, with the arc of a curve to the right having a radius of 2440.00 feet, a central angle of 89°49'33", an arc length of 118.44 feet whose chord bears S 82°05'31" E, 417.93 feet to a 1/2" capped rebar found (G&A) at a point of tangency;

THENCE S 77°10'45" E, continuing with the south line of said Debbie Lane and the south line of said Parcel No. 3, Part 1, at 249.75 feet passing the southeast corner thereof, being the southwest corner of that certain called 2.783 acre tract of land described as Right-of-way Parcel No. 4, in said City of Mansfield deed in Instrument Number D204379601, continuing with the south line thereof, passing at 1140.64 feet the southeast corner thereof, and being the southwest corner of that certain called 1.721 acre tract of land described as Right-of-way Parcel No. 3, Part 2, in said City of Mansfield deed in Instrument Number D204379601, continuing with the south line thereof, a total distance of 1579.81 feet to a 1/2" capped rebar set (G&A) at the southeast corner thereof, being the southwest corner of that certain called 4.228 acre tract of land described as Right-of-way Parcel No. 6, in deed to Tarrant County, Texas, recorded in Instrument Number D202340041 of the Real Property Records of Denton County, Texas, and being on the northeasterly line of the aforementioned Second Tract and the southwesterly line of said 4.527 acre City of Mansfield tract;

THENCE S 29°39'25" E, 31.75 feet with the northeasterly line of said Second Tract and the southwesterly line of said 4.527 acre tract, to the POINT OF BEGINNING and continuing approximately 35.439 acres.

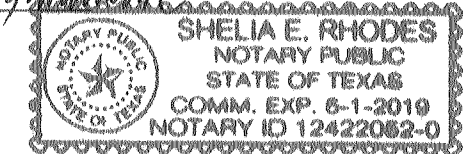
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MNSFLDLADERA, LLC, 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 Lot 1R, Block A, LADERA, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

WITNESS MY HAND this 14th day of June, 2016.

John Delin
Authorized Representative

Mark Paine
Title



STATE OF TEXAS
COUNTY OF TARRANT
I, SHEILA E. RHODES, NOTARY PUBLIC, do hereby certify that the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

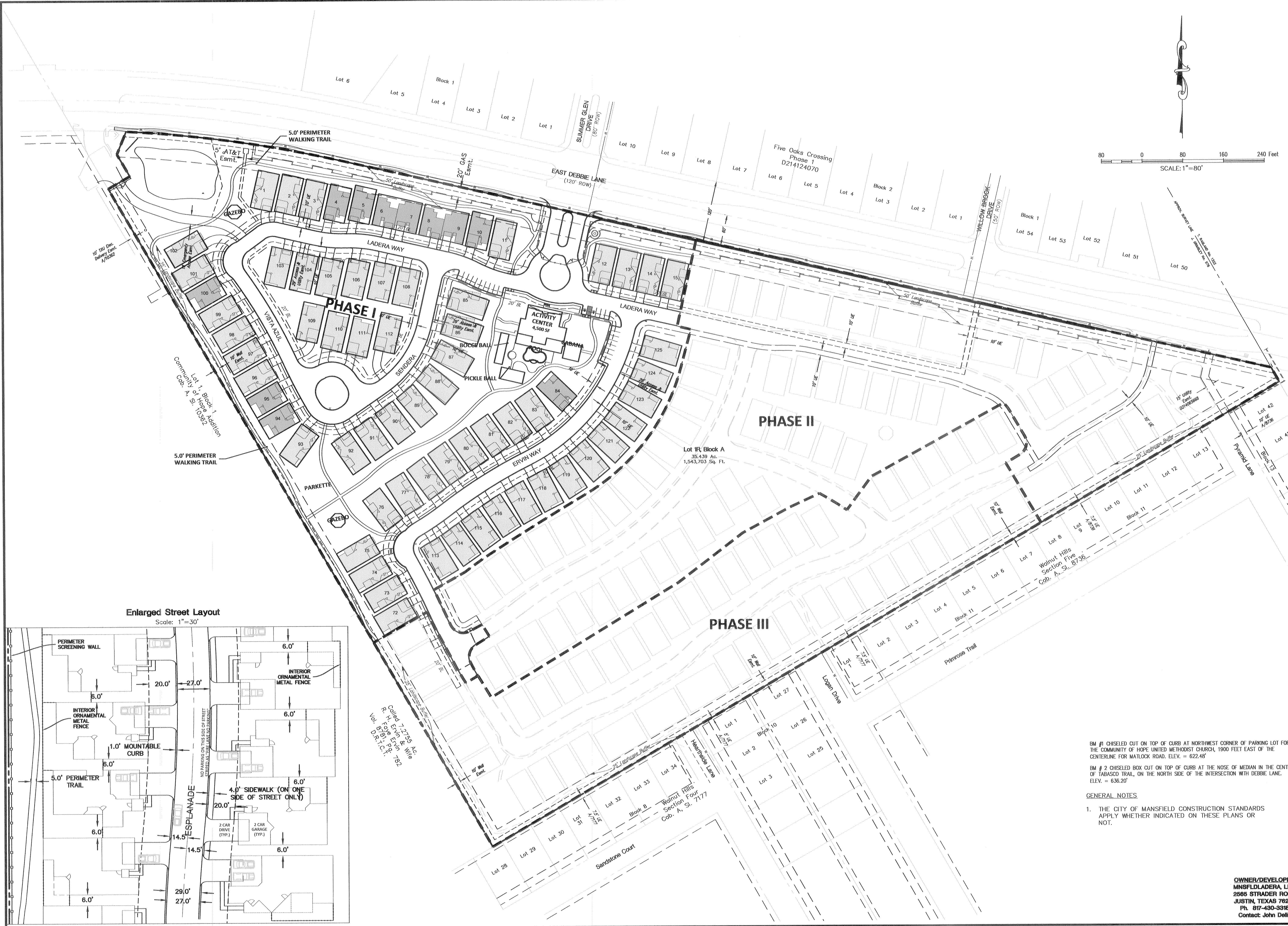
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of June, 2016.

Sheila E. Rhodes
Notary Public State of Texas

My commission expires the 1st day of June, 2019.

PREVIOUSLY APPROVED PLAT

File: 2. 10/15/2015 10:07:00 AM (C:\Users\jdelin\Documents\15067 PH I SITE LAYOUT.dwg)
Plotted: 6/8/2016 8:08 AM, by: John Delin, Scale: 6/8/2016 8:23 AM, 30 inches



BM #1 CHISELED CUT ON TOP OF CURB AT NORTHWEST CORNER OF PARKING LOT FOR THE COMMUNITY OF HOPE UNITED METHODIST CHURCH, 1900 FEET EAST OF THE CENTERLINE FOR MATLOCK ROAD. ELEV. = 622.48'
BM #2 CHISELED BOX CUT ON TOP OF CURB AT THE NOSE OF MEDIAN IN THE CENTER OF TABASCO TRAIL, ON THE NORTH SIDE OF THE INTERSECTION WITH DEBBIE LANE. ELEV. = 636.20'

GENERAL NOTES

1. THE CITY OF MANSFIELD CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.

OWNER/DEVELOPER
MNSFLDLADERA, LLC
2565 STRADER ROAD
JUSTIN, TEXAS 76247
Ph. 817-430-3318
Contact: John Delin

LADERA MANSFIELD PHASE 1

Lot 1R, Block A

LADERA

35.439 Acres

In the

J. GRIMSLEY SURVEY, ABSTRACT NO. 578

CITY OF MANSFIELD

TARRANT COUNTY, TEXAS

PHASE I SITE LAYOUT

SITE PLANNING CIVIL ENGINEERING PLANNING

CONSULTANTS, LLC

LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive • Lewisville, TX 76057 • P: 972.458.9712 • F: 972.458.9715

144 Old Town Blvd. North, Suite 2 • Arlington, TX 76010 • P: 817.424.0122 • F: 817.424.0128

10000 E. Highway 178 • Fort Worth, TX 76116 • P: 817.424.0122 • F: 817.424.0128

10000 E. Highway 178 • Fort Worth, TX 76116 • P: 817.424.0122 • F: 817.424.0128

SCALE: 1"=80'

0 80 160 240 Feet

0 80 160 240 Feet

0 80 160 240 Feet

0 80 160 240 Feet

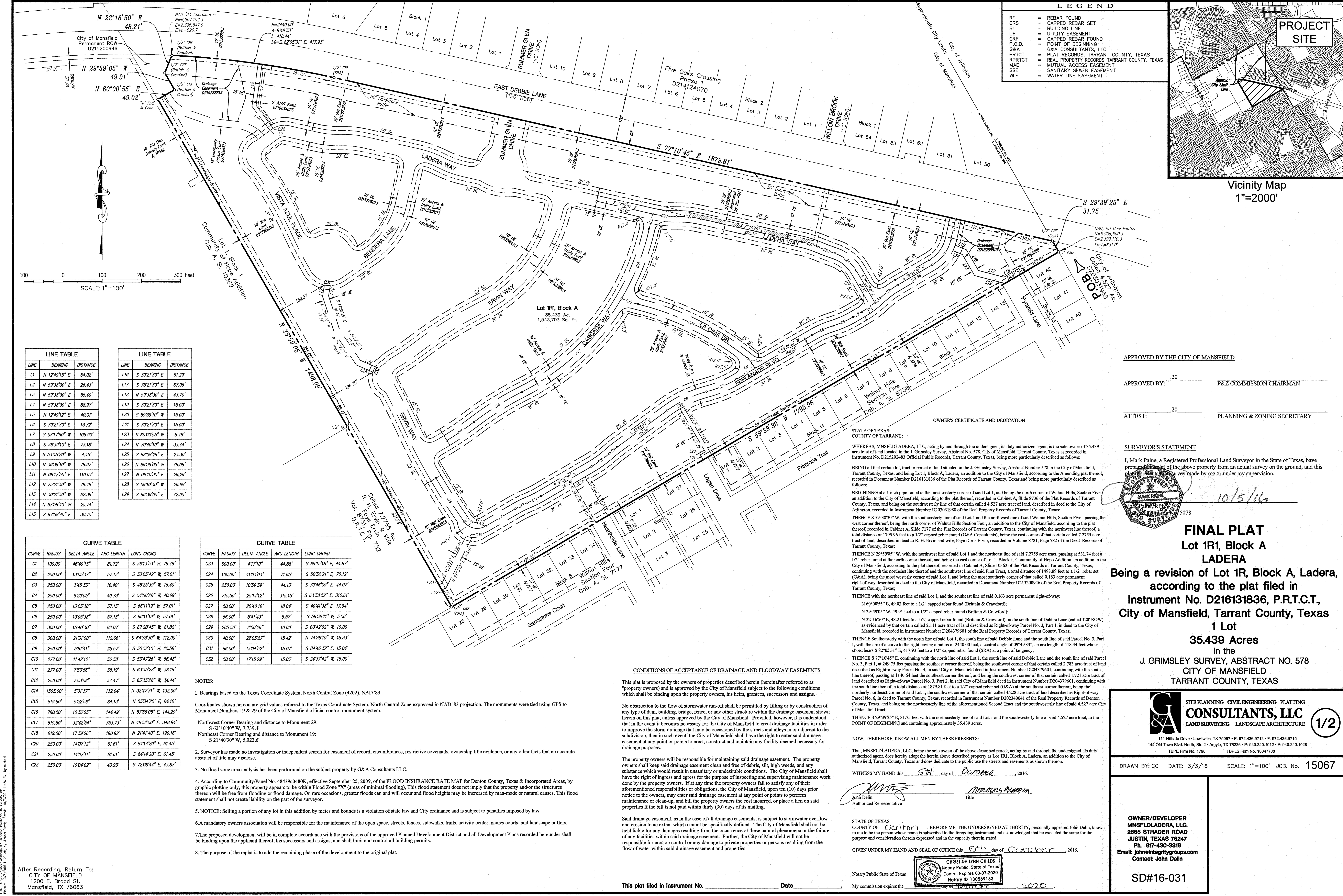
0 80 160 240 Feet

0 80 160 240 Feet

15067

2/2

PREVIOUSLY APPROVED PLAT



PLANNING AND ZONING COMMUNICATION

Agenda: October 17, 2016

Subject: ZC#16-015: Public hearing for zoning change from PR to C-2 for Retail, Office and Restaurant Uses by Reilly Brothers on approximately 30 acres, generally located at the southeast corner of E Debbie Ln and N Matlock Rd.

GENERAL INFORMATION

Size:	30 acres
Proposed Use:	Retail, Office & Restaurant
Existing Land Use:	Vacant
Surrounding Land Use & Zoning:	North – Sprouts Grocer, C-2 South – Vacant, PR East – Church, PD West – Matlock Road
Thoroughfare Plan Specification:	Debbie Lane, Principal Arterial Matlock Road, Principal Arterial

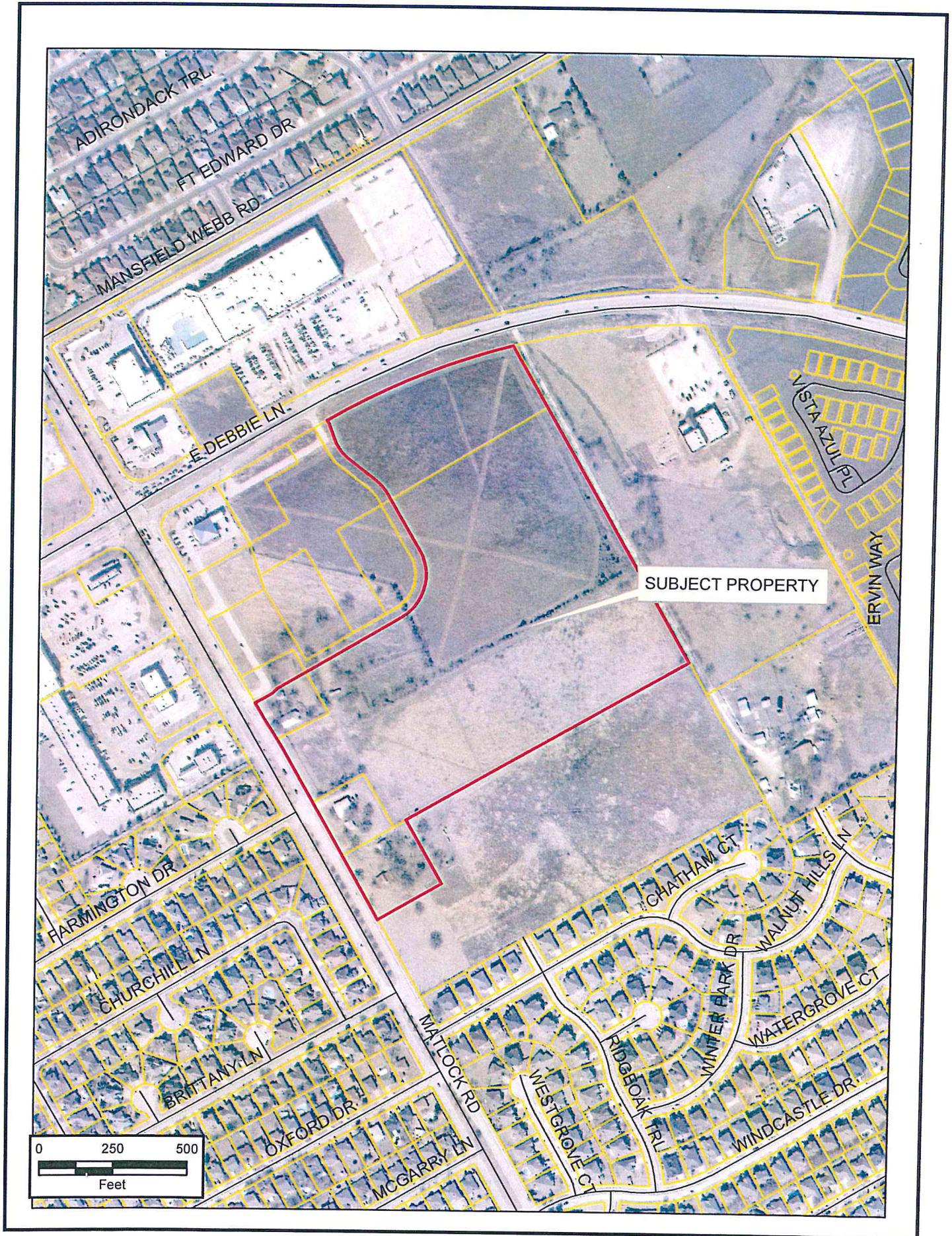
COMMENTS AND CONSIDERATIONS

The applicant is requesting to rezone the property to C-2 and continue developing the shopping center that has begun to develop at the hard corner of Debbie and Matlock with Sprouts Grocery Store, restaurants and retail.

Staff recommends approval.

Attachments:

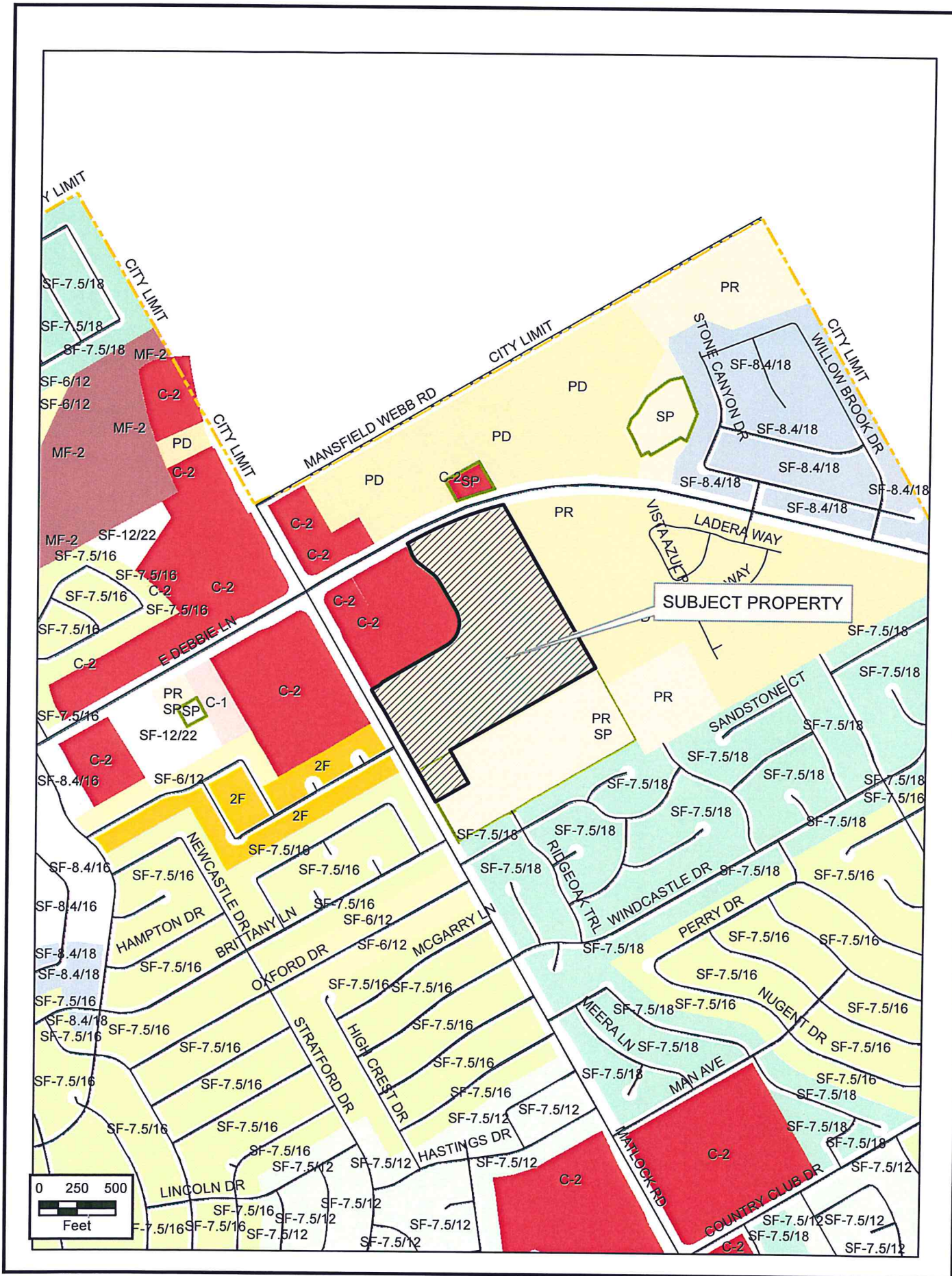
Maps and Supporting Information



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.

ZC# 16-015

09/28/2016



Property Owner Notification for ZC# 16-015

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
CARLETON MANSFIELD MASTR CONDO COMMON AREA		T VILLAS DI LUCCA TX LLC	16600 DALLAS PKWY STE 300	DALLAS, TX	75248
COMMUNITY OF HOPE	BLK 1	SP COMMERCIAL REAL ESTATE LLC	5744 DUNRAVEN TRL	FORT WORTH, TX	76244
COMMUNITY OF HOPE	BLK 1	SP COMMERCIAL REAL ESTATE LLC	5744 DUNRAVEN TRL	FORT WORTH, TX	76244
COMMUNITY OF HOPE	BLK 1	COMMUNITY OF HOPE UMC INC	P.O. BOX 2078	MANSFIELD, TX	76063
FARMINGTON ESTATES	BLK 1	IRWIN, NORMAN A	15200 TRINITY BLVD	FORT WORTH, TX	76155-2707
FARMINGTON ESTATES	BLK 1	HACKSHAW, ALIMAYU LUMUMBA	1719 FARMINGTON DR	MANSFIELD, TX	76063-7913
FARMINGTON ESTATES	BLK 2	FIELDS, MICAH	1720 FARMINGTON DR	MANSFIELD, TX	76063-7912
FARMINGTON ESTATES	BLK 2	LOBAUGH, JERMAINE	1718 FARMINGTON DR	MANSFIELD, TX	76063-7912
GRIMSLEY, JAMES SURVEY	A 578	DEBLOCK LTD	4704 BARKRIDGE TR	FORT WORTH, TX	76109-3210
GRIMSLEY, JAMES SURVEY	A 578	ERVIN, FAYE D	1600 E DEBBIE LN	MANSFIELD, TX	76063
GRIMSLEY, JAMES SURVEY	A 578	HOLLAND, JAS FRANKLIN	2804 MATLOCK RD	MANSFIELD, TX	76063-5003
GRIMSLEY, JAMES SURVEY	A 578	HOLLAND, JAMES F	2804 MATLOCK RD	MANSFIELD, TX	76063-5003
GRIMSLEY, JAMES SURVEY	A 578	DEBLOCK LTD	4704 BARKRIDGE TR	FORT WORTH, TX	76109-3210
GRIMSLEY, JAMES SURVEY	A 578	WEATHERFORD, MORRETA ANN	4704 BARKRIDGE TR	FORT WORTH, TX	76109-3210
LIFETIME MANSFIELD	LOT 1	MANSFIELD PROJECT LLC	9255 TOWNE CENTRE DR STE 950	SAN DIEGO, CA	92121
LIFETIME MANSFIELD	LOT 2	LFT CLUB OPERATION CO INC	1551 E DEBBIE LN	MANSFIELD, TX	76063
WAL-MART NEIGHBORHOOD MKT ADDN	BLK 1	ALIBABA INVESTMENTS LLC	3300 MATLOCK RDG	ARLINGTON, TX	76015

Property Owner Notification for ZC# 16-015

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
WAL-MART NEIGHBORHOOD MKT ADDN	BLK 1	BANK OF AMERICA TEXAS NA	101 N TYRON ST	CHARLOTTE, NC	28255
WAL-MART NEIGHBORHOOD MKT ADDN	BLK 1	WM 47 SOUTH LLC	8350 N CENTRAL EXPW STE 1750	DALLAS, TX	75206
WALNUT CREEK VALLEY ADDITION	BLK 46	CASTILLO, PAUL M	1645 CHURCHILL LN	MANSFIELD, TX	76063-7907
WALNUT CREEK VALLEY ADDITION	BLK 46	HP TEXAS I LLC	180 N STETSON AVE SUITE #3650	CHICAGO, IL	60601
WALNUT CREEK VALLEY ADDITION	BLK 46	TARBERT LLC	8665 E HARTFORD DR SUITE 200	SCOTTSDALE, AZ	85255
WALNUT CREEK VALLEY ADDITION	BLK 46	HELMICK, JOHNNY L	1651 CHURCHILL LN	MANSFIELD, TX	76063-7907
WALNUT CREEK VALLEY ADDITION	BLK 46	SCOTT, CLARENCE L	1653 CHURCHILL LN	MANSFIELD, TX	76063-7907
WALNUT CREEK VALLEY ADDITION	BLK 46	AMERICAN HOMES 4 RENT PROPERTI	30601 AGOURA RD SUITE 200	AGOURA HILLS, CA	91301
WALNUT CREEK VALLEY ADDITION	BLK 46	ADELEKE, KOLA	1657 CHURCHILL LN	MANSFIELD, TX	76063-7907
WEATHERFORD ADDITION	BLK 2	SJH MANSFIELD LLC	8000 WARREN BLDG 1 PKWY # 100	FRISCO, TX	75034-2230
WEATHERFORD ADDITION	BLK 2	SJH MANSFIELD LLC	8000 WARREN BLDG 1 PKWY # 100	FRISCO, TX	75034-2230

PLANNING AND ZONING COMMUNICATION

Agenda: October 17, 2016

Subject: ZC#16-017: Public hearing for zoning change from PR to PD for single family residential by Skorburg Company on approximately 15.47 acres, generally located south of the southeast corner of N Matlock Road and E Debbie Lane.

GENERAL INFORMATION

Size:	15.47 acres
Proposed Use:	Single Family Residential
Existing Land Use:	Vacant
Surrounding Land Use & Zoning:	North – Vacant PR South - Single Family SF-7.5/18 East - Single Family house, PR West - Matlock Road
Thoroughfare Plan Specification:	E Debbie Ln. & Matlock Rd, Principal Arterials

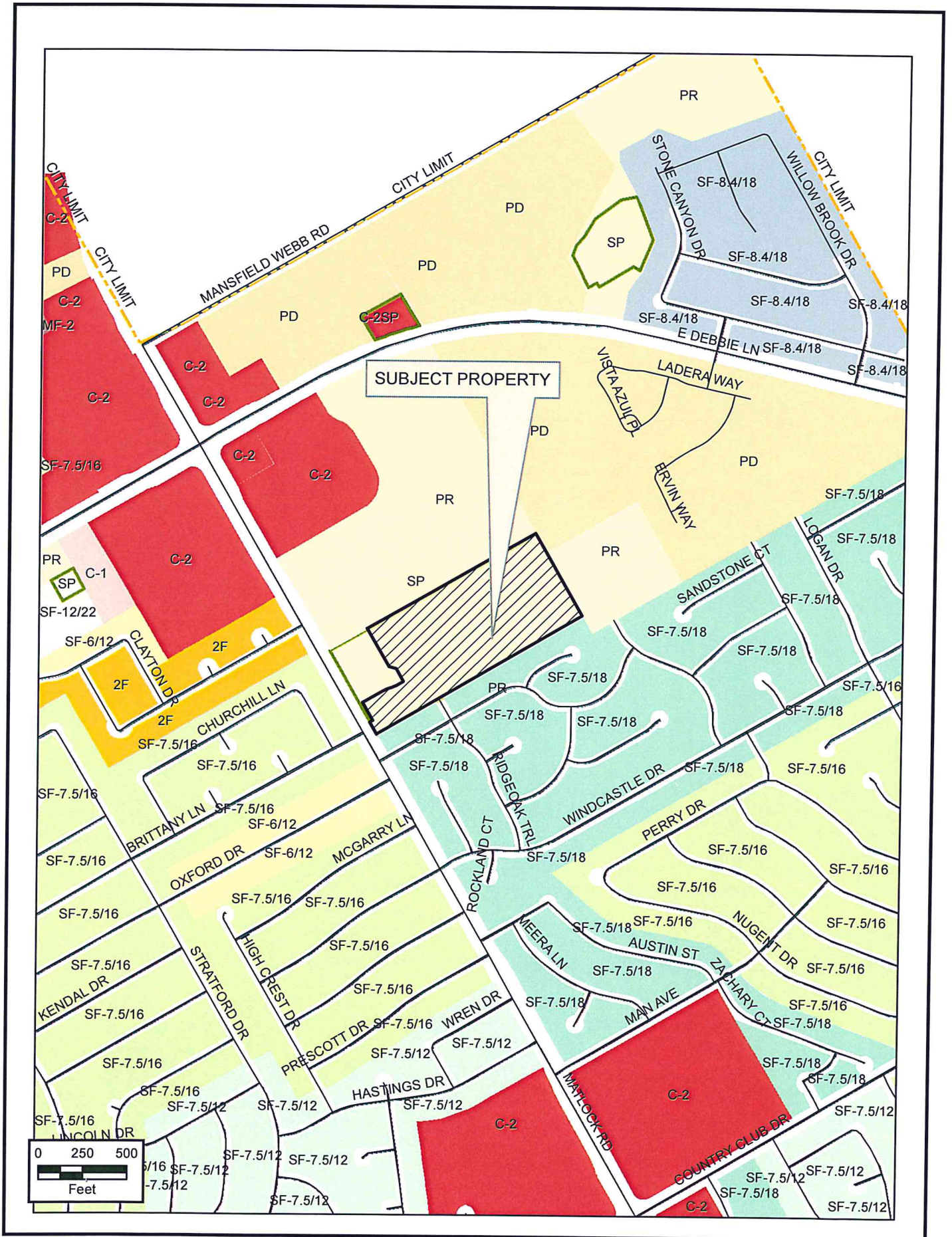
COMMENTS AND CONSIDERATIONS

The applicant is requesting fifty-six residential lots at generally 65 foot wide with 4 open space/detention lots. The application is incomplete and staff recommends tabling the case as requested by the applicant.

Attachments:

Maps and supporting information
Table Letter
Site plan and exhibits





Property Owner Notification for ZC# 16-017

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
COMMUNITY OF HOPE	BLK 1	SP COMMERCIAL REAL ESTATE LLC	5744 DUNRAVEN TRL	FORT WORTH, TX	76244
COMMUNITY OF HOPE	BLK 1	SP COMMERCIAL REAL ESTATE LLC	5744 DUNRAVEN TRL	FORT WORTH, TX	76244
COMMUNITY OF HOPE	BLK 1	COMMUNITY OF HOPE UMC INC	P.O. BOX 2078	MANSFIELD, TX	76063
COUNTRY HILL PARK ADDITION	BLK B	WILLIAMS, RONNIE J	1721 OXFORD DR	MANSFIELD, TX	76063-3372
GRIMSLEY, JAMES SURVEY	A 578	DEBLOCK LTD	4704 BARKRIDGE TR	FORT WORTH, TX	76109-3210
GRIMSLEY, JAMES SURVEY	A 578	ERVIN, FAYE D	1600 E DEBBIE LN	MANSFIELD, TX	76063
GRIMSLEY, JAMES SURVEY	A 578	HOLLAND, JAS FRANKLIN	2804 MATLOCK RD	MANSFIELD, TX	76063-5003
GRIMSLEY, JAMES SURVEY	A 578	HOLLAND, JAMES F	2804 MATLOCK RD	MANSFIELD, TX	76063-5003
WALNUT CREEK VALLEY ADDITION	BLK 46	HELMICK, JOHNNY L	1651 CHURCHILL LN	MANSFIELD, TX	76063-7907
WALNUT CREEK VALLEY ADDITION	BLK 46	SCOTT, CLARENCE L	1653 CHURCHILL LN	MANSFIELD, TX	76063-7907
WALNUT CREEK VALLEY ADDITION	BLK 46	AMERICAN HOMES 4 RENT PROPERTI	30601 AGOURA RD SUITE 200	AGOURA HILLS, CA	91301
WALNUT CREEK VALLEY ADDITION	BLK 46	ADELEKE, KOLA	1657 CHURCHILL LN	MANSFIELD, TX	76063-7907
WALNUT CREEK VALLEY ADDITION	BLK 49	PAUL, SHINDER	1718 BRITTANY LN	MANSFIELD, TX	76063-7902
WALNUT CREEK VALLEY ADDITION	BLK 49	GEIGER, REBECCA	1716 BRITTANY LN	MANSFIELD, TX	76063
WALNUT HILLS ADDITION	BLK 1	TARBERT LLC	8665 E HARTFORD DR STE 200	SCOTTSDALE, AZ	85255
WALNUT HILLS ADDITION	BLK 1	YATES, HUBERT	1807 WALNUT HILLS LN	MANSFIELD, TX	76063-5029
WALNUT HILLS ADDITION	BLK 1	POST, LADONNA K	1805 WALNUT HILLS LN	MANSFIELD, TX	76063-5029
WALNUT HILLS ADDITION	BLK 1	REDFIELD, GARY L	1803 WALNUT HILLS LN	MANSFIELD, TX	76063-5029
WALNUT HILLS ADDITION	BLK 1	LINO, SOANE F	1801 WALNUT HILLS LN	MANSFIELD, TX	76063-5029

Property Owner Notification for ZC# 16-017

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
WALNUT HILLS ADDITION	BLK 2	ALIGWEKWE, MATTHEW	2619 RIDGEOAK TR	MANSFIELD, TX	76063-5035
WALNUT HILLS ADDITION	BLK 2	MAKINDE, FUMMILAYO	1917 SANTA ANNA DR	ARLINGTON, TX	76001-5612
WALNUT HILLS ADDITION	BLK 2	RAMIREZ, JOSE O	1804 WALNUT HILLS LN	MANSFIELD, TX	76063-5028
WALNUT HILLS ADDITION	BLK 2	BROWN, JOY E	1802 WALNUT HILLS LN	MANSFIELD, TX	76063-5028
WALNUT HILLS ADDITION	BLK 2	BALDWIN, CARL G	1800 WALNUT HILLS LN	MANSFIELD, TX	76063
WALNUT HILLS ADDITION	BLK 3	GOLLIDAY, CORY	1908 WALNUT HILLS LN	MANSFIELD, TX	76063-5030
WALNUT HILLS ADDITION	BLK 3	GARZA, JULIO C	1910 WALNUT HILLS LN	MANSFIELD, TX	76063-5030
WALNUT HILLS ADDITION	BLK 3	TAYLOR, KIMBERLY LYNNETTE	1906 WALNUT HILLS LN	MANSFIELD, TX	76063-5030
WALNUT HILLS ADDITION	BLK 3	GARCIA, DAVID	1904 WALNUT HILLS LN	MANSFIELD, TX	76063-5030
WALNUT HILLS ADDITION	BLK 3	HAYES, BOBBY J	1902 WALNUT HILLS LN	MANSFIELD, TX	76063-5030
WALNUT HILLS ADDITION	BLK 3	SIMS, RALPH	1900 WALNUT HILLS LN	MANSFIELD, TX	76063-5030
WALNUT HILLS ADDITION	BLK 4	LEHMACHER, WILLIAM C	6 CHATHAM CT	MANSFIELD, TX	76063
WALNUT HILLS ADDITION	BLK 4	SWEELY, TIFFANY	2703 COUNTRY GROVE	MANSFIELD, TX	76063
WALNUT HILLS ADDITION	BLK 4	LI, XUAN	7 CHATHAM CT	MANSFIELD, TX	76063-5021
WALNUT HILLS ADDITION	BLK 4	HASTON, ZACHARY C	2701 COUNTRY GROVE TR	MANSFIELD, TX	76063-5005
WALNUT HILLS ADDITION	BLK 4	HARRIS, CHAD B	8 CHATHAM CT	MANSFIELD, TX	76063-5021
WALNUT HILLS ADDITION	BLK 4	JACKSON, ADAM B	5 CHATHAM CT	MANSFIELD, TX	76063-5021
WALNUT HILLS ADDITION	BLK 4	CARDOZA, PRISELLIA M	9 CHATHAM CT	MANSFIELD, TX	76063
WALNUT HILLS ADDITION	BLK 4	CAMACHO, VERONICA A	10 CHATHAM CT	MANSFIELD, TX	76063

Property Owner Notification for ZC# 16-017

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
WALNUT HILLS ADDITION	BLK 4	PAPP, REBECCA	11 CHATHAM CT	MANSFIELD, TX	76063-5021
WALNUT HILLS ADDITION	BLK 4	KIMBER, RENEE	4 CHATHAM CT	MANSFIELD, TX	76063-5021
WALNUT HILLS ADDITION	BLK 4	ZAMULINSKI, BOZENA	1913 WALNUT HILLS LN	MANSFIELD, TX	76063
WALNUT HILLS ADDITION	BLK 4	BANKS, KELLEY D	3 CHATHAM CT	MANSFIELD, TX	76063-5021
WALNUT HILLS ADDITION	BLK 4	ALLEN, DALE R	2 CHATHAM CT	MANSFIELD, TX	76063-5021
WALNUT HILLS ADDITION	BLK 4	SPANN, ANDRE	1911 WALNUT HILLS LN	MANSFIELD, TX	76063-5031
WALNUT HILLS ADDITION	BLK 4	GRACIA, JOSE	1909 WALNUT HILLS	MANSFIELD, TX	76063
WALNUT HILLS ADDITION	BLK 4	RODGERS, STEPHON C	1 CHATHAM CT	MANSFIELD, TX	76063-5021
WALNUT HILLS ADDITION	BLK 4	DARFOOR, DOUGLAS	1907 WALNUT HILLS LN	MANSFIELD, TX	76063-5031
WALNUT HILLS ADDITION	BLK 4	GO, MANUEL	628 MANCHESTER DR	MANSFIELD, TX	76063-2891
WALNUT HILLS ADDITION	BLK 4	NWAEFULU, BENEDICTA N	1903 WALNUT HILLS LN	MANSFIELD, TX	76063-5031
WALNUT HILLS ADDITION	BLK 4	SMITH, DENNIS	1901 WALNUT HILLS	ARLINGTON, TX	76063



October 11th, 2016

City of Mansfield
Attn: Lisa Sudbury, Felix Wong and Art Wright
1200 E. Broad St.
Mansfield, TX 76063

Skorburg Company
8214 Westchester, Suite 710
Dallas, TX 75225


Re: Case No. ZC#16-017

Dear Planning and Zoning Department,

Skorburg Company would respectfully request to table Case No. ZC#16-017 to the November 7th, 2016 Planning and Zoning meeting. This case calls for the rezoning of the property in the James Grimsley Survey, Abstract 578, Tract 1a03, owned by Holland Family Farm Surface, LLC. This property is located East of Matlock Road, and south of Debbie Lane.

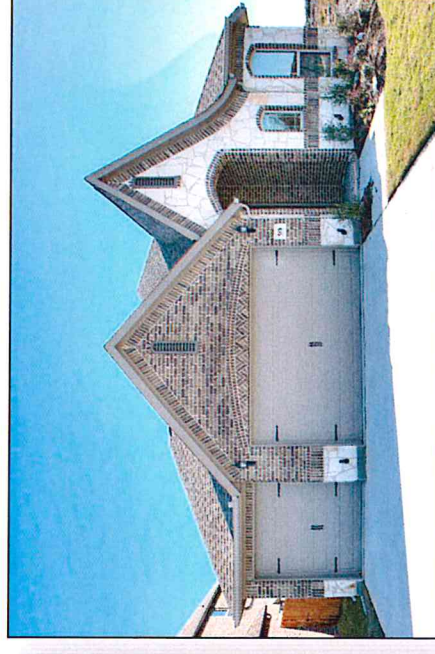
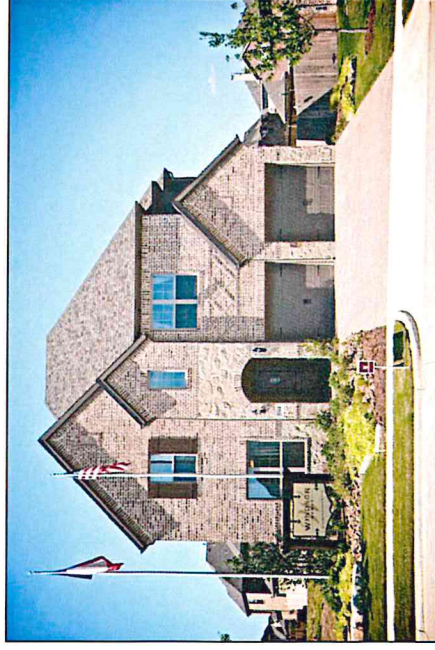
We have been in continuous contact with the City Engineers and City Fire Marshal to put together a better circulation pattern and address the access situation for our development. In light of our conversations, we will need more time to put together a plan that best works for the current citizens, future citizens, fire department and entire City of Mansfield.

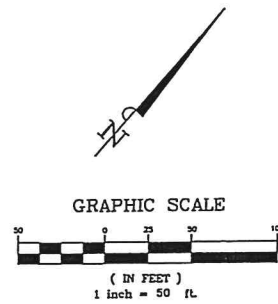
Cordially Yours,



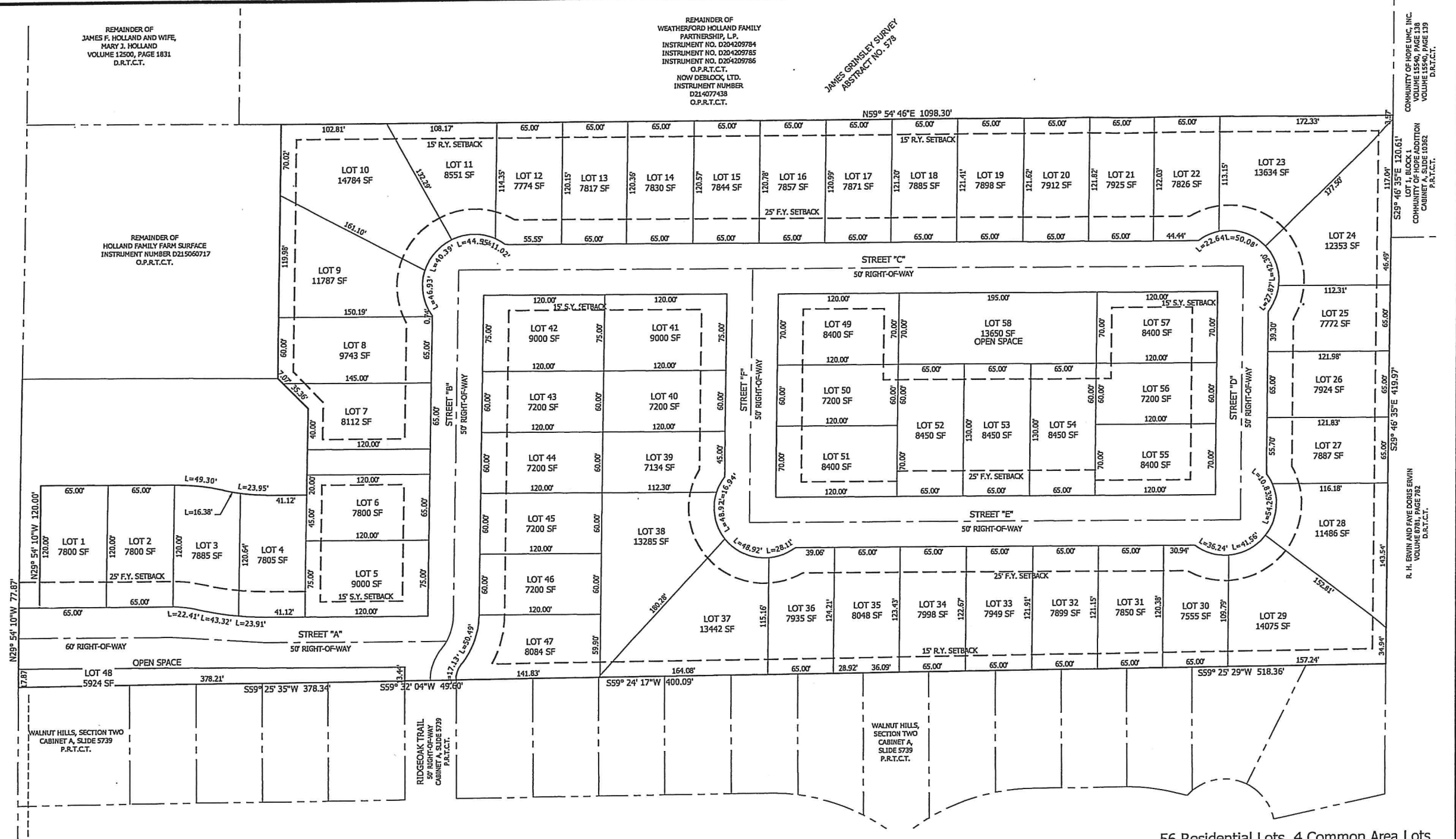
John Arnold
Development Partner

Windsor Homes – Representative Product

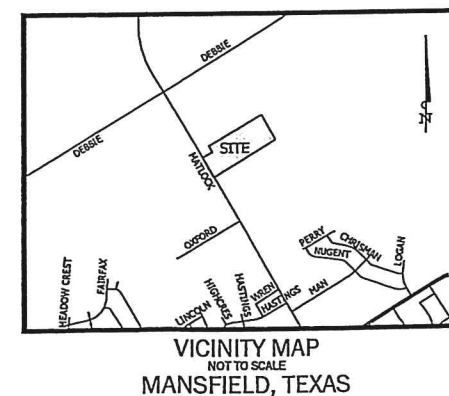




MATLOCK ROAD
VARIABLE WIDTH RIGHT-OF-WAY
INSTRUMENT NO. D198163652
D.R.T.C.T.



56 Residential Lots, 4 Common Area Lots



PREPARED BY:
E BANNISTER
ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)
PROJECT NO. 090-16-12 CONTACT: CHRISTOPHER FRANKIE, P.E.

SEP 19 2016
Zc# 16-017 #1



Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

Exhibit 'C'
DEVELOPMENT PLAN
for
"Holland Addition"
situated in the James Grimsley Survey
Abstract No. 578,
City of Mansfield, Tarrant County, Texas.
±15.46 Acres

September 16, 2016

PLANNING AND ZONING COMMUNICATION

Agenda: October 17, 2016

Subject: ZC#16-019: Public hearing for a request for specific use permit for Retail and Service Establishments Not Elsewhere Listed (Brewery) by Dirty Job Brewing in the existing building located at 117 N Main St

GENERAL INFORMATION

Size:	Approx. 4,500 sq ft
Proposed Use:	Brewery
Existing Land Use & Zoning:	C-4; Bakery & dress shop
Surrounding Land Use & Zoning:	North – C-4; retail South – C-4; karate studio East - C-4; retail West - C-2; office
Thoroughfare Plan Specification:	Main Street – Principal arterial

COMMENTS AND CONSIDERATIONS

In recent years, micro-breweries and brewpubs have become popular. Many of them are located in downtown areas; e.g. Dallas Deep Ellum, Old Town Keller, Old Town Burleson, Uptown Ft Worth, Downtown Arlington and Downtown Grapevine.

The proposed brewery will be housed inside the existing building at 117 N Main St. As shown in the attached floor plan, part of the building will be used for the brewing operation and the remainder will have tables and chairs and be open to the general public. The proposed brewery may serve food or snacks, but no commercial kitchen is planned.

If the proposed land use is approved, Dirty Job Brewing will apply for a brewery permit from the TABC. Under state law, a brewery may wholesale / distribute its products and sell to customers for on-premise consumption only up to 5,000 barrel per year.

Staff recommends approval.

Attachments:

Proposed floor plan

Maps & Supporting Information



ZC# 16-019

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.

08/25/2016



ZC# 16-019

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08/25/2016

Property Owner Notification for ZC# 16-019

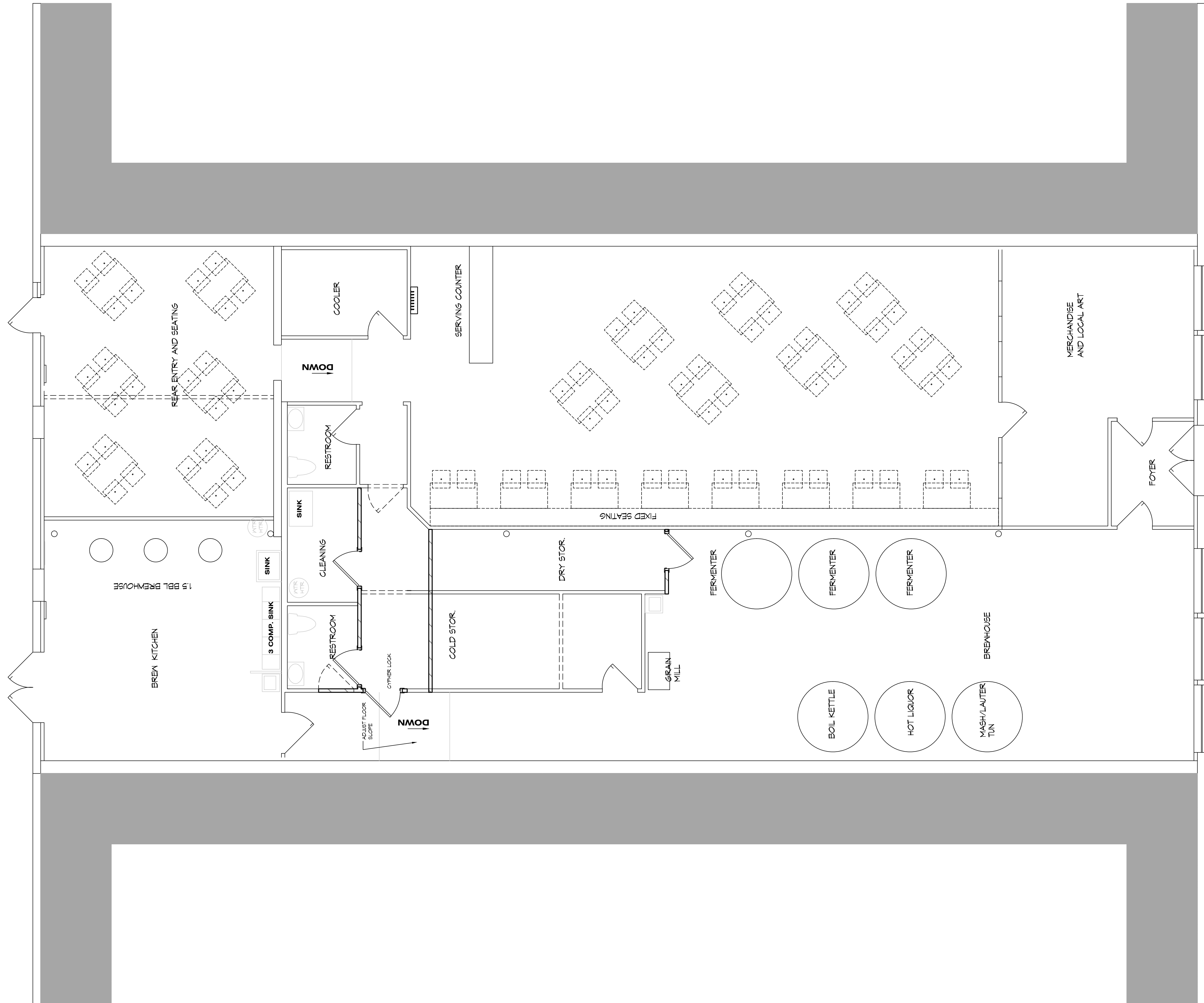
LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 1	SWAIM, RICHARD E	435 FM 2258	VENUS, TX	76084-4728
MANSFIELD, CITY OF	BLK 1	128 N MAIN ST LLC	128 N MAIN ST	MANSFIELD, TX	76063-1724
MANSFIELD, CITY OF	BLK 1	SMITH, ROBERT A	126 N MAIN ST	MANSFIELD, TX	76063-1724
MANSFIELD, CITY OF	BLK 1	124 N MAIN ST LLC	128 N MAIN ST	MANSFIELD, TX	76063-1724
MANSFIELD, CITY OF	BLK 1	WELCH, BRIAN C	916 FAIRWAY VIEW DR	MANSFIELD, TX	76063-3469
MANSFIELD, CITY OF	BLK 1	116 N MAIN ST LLC	*** NO ADDRESS ***	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 1	MANSFIELD CHAMBER OF COMMERCE	114 N MAIN ST	MANSFIELD, TX	76063-1724
MANSFIELD, CITY OF	BLK 1	PATTERSON, JOHN E	790 NEWT PATTERSON RD	MANSFIELD, TX	76063-6326
MANSFIELD, CITY OF	BLK 1	PATTERSON, JOHN E	790 NEWT PATTERSON RD	MANSFIELD, TX	76063-6326
MANSFIELD, CITY OF	BLK 1	MCCLENDON, JIMMY R	27 FOREST DR	MANSFIELD, TX	76063-6615
MANSFIELD, CITY OF	BLK 1	SMITH, ROBERT A	126 N MAIN ST	MANSFIELD, TX	76063-1724
MANSFIELD, CITY OF	BLK 1	WELCH, BRIAN C	916 FAIRWAY VIEW DR	MANSFIELD, TX	76063-3469
MANSFIELD, CITY OF	BLK 1	MANSFIELD CHAMBER OF COMMERCE	114 N MAIN ST	MANSFIELD, TX	76063-1724
MANSFIELD, CITY OF	BLK 2	OPEN RANGE PROPERTIES LLC	1408 SOUTHERN HILLS DR	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 2	DANG, LOI UNG	121 FORT EDWARD DR	ARLINGTON, TX	76002-4493
MANSFIELD, CITY OF	BLK 2	SMITH, ROBERT A	126 N MAIN ST	MANSFIELD, TX	76063-1724
MANSFIELD, CITY OF	BLK 2	RAMIREZ, MAURO Y	812 DORAL DR	MANSFIELD, TX	76063-2600
MANSFIELD, CITY OF	BLK 2	PATTERSON, JOHN	790 NEWT PATTERSON RD	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 2	119 N MAIN ST LLC	128 N MAIN ST	MANSFIELD, TX	76063-1724

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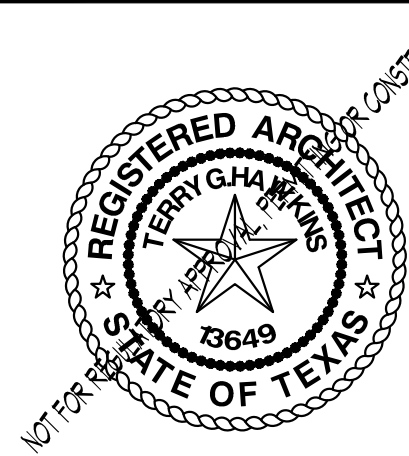
LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 2	ARB FAMILY L P	14 RED BLUFF CT	MANSFIELD, TX	76063-7704
MANSFIELD, CITY OF	BLK 2	DORSEY, TROY G	115 N MAIN ST	MANSFIELD, TX	76063-1723
MANSFIELD, CITY OF	BLK 2	PPNCHO LLC	2900 SERENITY CT	ARLINGTON, TX	76016
MANSFIELD, CITY OF	BLK 2	PATTERSON, JOHN E	790 NEWT PATTERSON RD	MANSFIELD, TX	76063-6326
MANSFIELD, CITY OF	BLK 2	MORALES, CHARLES	5880 NEWT PATTERSON RD	MANSFIELD, TX	76063-6152
MANSFIELD, CITY OF	BLK 2	107 N MAIN ST LLC	128 N MAIN ST	MANSFIELD, TX	76063-1724
MANSFIELD, CITY OF	BLK 2	MARTIN, JOE R	PO BOX 91588	ARLINGTON, TX	76015-0088
MANSFIELD, CITY OF	BLK 2	PATTERSON, JOHN E	790 NEWT PATTERSON RD	MANSFIELD, TX	76063-6326
MANSFIELD, CITY OF	BLK 2	RAMIREZ, MAURO Y	812 DORAL DR	MANSFIELD, TX	76063-2600
MANSFIELD, CITY OF	BLK 2	ARB FAMILY L P	14 RED BLUFF CT	MANSFIELD, TX	76063-7704
MANSFIELD, CITY OF	BLK 2	DORSEY, TROY G	115 N MAIN ST	MANSFIELD, TX	76063-1723
MANSFIELD, CITY OF	BLK 3	OPEN RANGE PROPERTIES	105 E OAK ST STE 202	MANSFIELD, TX	76063-7713
MANSFIELD, CITY OF	BLK 3	RICHARDSON, MONTY E	7812 RETREAT BLVD	CLEBURNE, TX	76033-8942
MANSFIELD, CITY OF	BLK 3	WEST, SHANNON RAE	106 N 1ST AVE	MANSFIELD, TX	76063-1602
MANSFIELD, CITY OF	BLK 3	CRUZ, MIGUEL ANGEL	104 N 1ST AVE	MANSFIELD, TX	76063-1602
MANSFIELD, CITY OF	BLK 3	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MANSFIELD, CITY OF	BLK 3	LOMA, MARIA D	102 N 1ST AVE	MANSFIELD, TX	76063-1602
MANSFIELD, CITY OF	BLK 3	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MANSFIELD, CITY OF	BLK 3	RICHARDSON, MONTY E	7812 RETREAT BLVD	CLEBURNE, TX	76033-8942

Property Owner Notification for ZC# 16-019

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 3	CRUZ, MIGUEL ANGEL	104 N 1ST AVE	MANSFIELD, TX	76063-1602
MANSFIELD, CITY OF	BLK 3	LOMA, MARIA D	102 N 1ST AVE	MANSFIELD, TX	76063-1602
MANSFIELD, CITY OF	BLK 3	OPEN RANGE PROPERTIES	105 E OAK ST STE 202	MANSFIELD, TX	76063-7713
MANSFIELD, CITY OF	BLK 3	OPEN RANGE PROPERTIES	105 E OAK ST STE 202	MANSFIELD, TX	76063-7713
MANSFIELD, CITY OF	BLK 3	OPEN RANGE PROPERTIES	105 E OAK ST STE 202	MANSFIELD, TX	76063-7713



117 NORTH MAIN STREET



DIRTY JOB BREWING

DIRTY JOB
BREWING

113 N. MAIN ST.
LOT LOT BLOCK BLOCK
SUBDIVISION
MANSFIELD, TEXAS
COUNTY

DATE: 09-13-16 PD1
9-22-16 PD2
10-5-16 PD3

SHEET Title:

FLOOR PLAN
1/4" = 1'0"



214 N. WALNUT CREEK DR. MANSFIELD TEXAS 76063
817.471.1324 METRO 817.471.3853 FAX

ARCHITECTS

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SHEET No.:

A1-0

Summary of City Council Actions

September 26, 2016

Third and Final Reading on an Ordinance approving a zoning change from OP, Office Park to SF-12/22, Single-Family Residential on approximately 1.9 acres located at 828 S. Holland Road; A Child's Growing Mind (ZC#16-009)

Approved 5 – 0 (Lindsey and Broseh absent)

Public Hearing Continuation and Second Reading on an Ordinance approving a request to amend The Reserve Planned Development District by extending the South Pointe Expansion Subdistrict of The Reserve PD to include approximately 61.7 acres generally located between S. Matlock Road and SH 360 and south of Harmon Road; Jabez Development LP (ZC#16-010)

Tabled 5 – 0

Public Hearing and First Reading on an Ordinance approving a zoning change from PR, Pre-Development to SF-7.5/18, SF-9.6/20 and SF-12/22, Single-Family Residential Districts on approximately 187.85 acres generally located west of Gertie Barrett Road and the end of Cancun Drive, north of Country Meadow Drive and Chimney Hill Circle; Alluvium Development (ZC#16-001)

Tabled 5 – 0 Developer is strongly encouraged to pursue a PD

Public Hearing and First Reading on an Ordinance approving a Specific Use Permit for Eating Place with Drive-Through Service on approximately 1.1 acres, generally located at the southwest corner of E. Broad Street and N. Holland Road; Muy Hamburger, LLC. (ZC#16-011)

Tabled 5 – 0 The applicant was not present

October 10, 2016

Public Hearing and First Reading on an Ordinance approving a Specific Use Permit for Eating Place with Drive-Through Service on approximately 1.1 acres, generally located at the southwest corner of E. Broad Street and N. Holland Road; Muy Hamburger, LLC. (ZC#16-011)

Approved 4 – 3 (Cook, Burgess and Newsom)

Public Hearing Continuation and Second Reading on an Ordinance approving a request to amend The Reserve Planned Development District by extending the South Pointe Expansion Subdistrict of The Reserve PD to include approximately 61.7 acres generally located between S. Matlock Road and SH 360 and south of Harmon Road; Jabez Development LP (ZC#16-010)

Motion to approve failed 3 – 4 (Broseh, Burgess, Cook and Hoffman)