

AGENDA

**PLANNING AND ZONING COMMISSION
CITY OF MANSFIELD, TEXAS
CITY HALL COUNCIL CHAMBERS
MONDAY, NOVEMBER 21, 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. OTHER AGENDA ITEMS:

- A. DS#16-005: Consideration of a Detailed Site Plan for The Julian at Southpointe on approximately 18.798 acres generally located at the northwest corner of Lowe Road and Harmon Road

5. PUBLIC HEARINGS:

- A. SD#16-036: Public hearing on a replat to create Lot 1R1 and Lot 1R2, Block 1 Mansfield Church of Christ Addition.
- B. ZC#16-017: Continued public hearing for zoning change from PR to PD for single family residential by Skorburg Company on approximately 15.46 acres, generally located south of the southeast corner of N Matlock Road and E Debbie Lane.
- C. ZC#16-021: Public hearing for zoning change from PR to I-1 for Industrial Uses by Mansfield Economic Development Corporation on approximately 14.53 acres, generally located west of S 7th Avenue and north of Hanks Drive.
- D. ZC#16-022: Public hearing for zoning change from PR to PD for Single-Family Residential by Bloomfield Homes on approximately 15.5 acres, generally located east of Newt Patterson Rd and south of Peycos Ct and Columbia Ct.

6. COMMISSION ANNOUNCEMENTS

7. STAFF ANNOUNCEMENTS

8. ADJOURNMENT OF MEETING

9. NEXT MEETING DATE: December 5, 2016

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, November 17, 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.

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

November 7, 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
Cory Smithee	Vice-Chairman
Mel Neuman	Commissioner
Kent Knight	Commissioner
Preston Horn	Commissioner
Gary Mills	Commissioner

Absent:

Larry Hudson	Commissioner
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Staff:

Lisa Sudbury	Assistant Director of Planning
Art Wright	Planner
Shirley Emerson	Planner
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 October 17, 2016, minutes. Vice-Chairman Smithee made a motion to approve the minutes as presented. Commissioner Knight seconded the motion, which carried by the following vote:

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

Nays: 0

Abstain: 1 – Wilshire

Citizen Comments

None

Consent Agenda

SD#16-038: Final Plat of Lots 1 & 2, Block 1, Chatha Acres

Simranjit Chatha, the applicant, gave a brief presentation and was available for questions.

After discussion, Commissioner Neuman made a motion to approve the plat with the requested variance to the frontage on a public street requirement. Commissioner Knight seconded the motion, which carried by the following vote:

Ayes: 4 – Smithee, Neuman, Knight and Horn

Nays: 2 – Wilshire and Mills

Abstain: 0

SD#16-037: Public hearing on a replat to create Lot 9-R1 and Lot 9-R2, Block 1, Fielderdale Farms

Jimmy Ward, 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.

Vice-Chairman Smithee made a motion to approve the replat. Commissioner Horn seconded the motion, which carried by the following vote:

Ayes: 6 – Wilshire, Smithee, Neuman, Knight, Horn and Mills
Nays: 0
Abstain: 0

SD#16-039: Public hearing on a replat to create Lots 19R1 and 19R2, Block 5, Hillcrest Addition, Section 3

The applicant was not available.

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 with the requested variance to the corner lot width requirement for Lot 19R2. Vice-Chairman Smithee seconded the motion, which carried by the following vote:

Ayes: 5 – Smithee, Neuman, Knight, Horn and Mills
Nays: 1 – Wilshire
Abstain: 0

SD#16-040: Public hearing on a replat to create Lots 6R1 and 6R2, Block 7, Mansfield Country Estates, Section Two

The applicant was not available.

Chairman Wilshire stated that the applicant has submitted a letter requesting that the replat be withdrawn.

ZC#16-013: Public hearing for zoning change from PR to PD for limited C-2 uses by HCC Contracting, Inc., on approximately 3.95 acres, generally located at 1209 N. Day Miar Road

Bob Blackwelder, 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 request to include an 8 foot masonry screening wall along the west boundary and provide a dumpster in Phase 1. Commissioner Mills seconded the motion, which carried by the following vote:

Ayes: 6 – Wilshire, Smithee, Neuman, Knight, Horn and Mills
Nays: 0
Abstain: 0

ZC#16-017: Continued 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

Richard Darragh, the applicant, stated he is requesting that the case be postponed to the November 21, 2016 meeting.

Vice-Chairman Smithee made a motion to postpone the request to November 21, 2016. Commissioner Neuman seconded the motion, which carried by the following vote:

Ayes: 6 – Wilshire, Smithee, Neuman, Knight, Horn and Mills
Nays: 0
Abstain: 0

ZC#16-020: Public hearing to consider a Historic Landmark Overlay District classification for the Mansfield Chamber of Commerce Building located at 114 N. Main Street

Mr. Wright gave a brief presentation, and was available to answer questions. He added that the Historic Landmark Commission has recommended approval.

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

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

Commissioner Neuman made a motion to approve the request. Commissioner Knight seconded the motion, which carried by the following vote:

Ayes: 6 – Wilshire, Smithee, Neuman, Knight, Horn and Mills

Nays: 0

Abstain: 0

Commission Announcements

None

Staff Announcements

Ms. Sudbury reminded Commissioners that the next meeting, November 21, 2016, will be the week of Thanksgiving.

Adjournment

Vice-Chairman Smithee made a motion to adjourn the meeting. Commissioner Horn seconded the motion which carried by the following vote:

Ayes: 6 – Wilshire, Smithee, Neuman, Knight, Horn and Mills

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 7:05 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: November 21, 2016

Subject: DS#16-005: Consideration of a Detailed Site Plan for The Julian at Southpointe on approximately 18.798 acres generally located at the northwest corner of Lowe Road and Harmon Road

GENERAL INFORMATION

Applicant:	Mansfield Multifamily Land, LLC –Developer BGO Architects – Architect Graham & Associates, Inc. - Engineer
Existing Zoning:	PD
Existing Use	Vacant
Proposed Use:	Multi-Family
Compliance with Zoning:	Yes

COMMENTS AND CONSIDERATIONS

Under Section 11.1.b of the South Pointe Development Regulations, no Detailed Site Plan may be submitted to the City for approval unless the South Pointe Architectural Review Committee (ARC) has determined that the site plan conforms to these Development Standards and approves the Detailed Site Plan. Upon approval, the Chairman of the South Pointe ARC will prepare a letter to the City of Mansfield's Director of Planning stating that the Detailed Site Plan conforms to these Development Standards and has been approved, along with any conditions of the approval. This letter is attached.

The applicant is seeking site plan approval for a multi-family project in Southpointe existing of 436 units at a density of 23 units per acre. Phase 1 is 225 units and phase 2 is 211 units. The design of the units complies with the architectural design guidelines set out in the Southpointe PD and as noted above. There are a number of amenities noted in the handouts. The handouts also include a complete sign package similar to The Vellagio on East Debbie Lane developed by the same developer. The landscaping is also in compliance with the PD requirements.

Attachments:

Site Plan
Handouts

NORTH ROCK REAL ESTATE^{LLC}

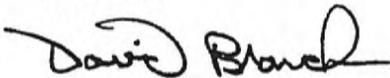
6723 Weaver Rd., Suite 108, Rockford, IL 61114
Office – (815) 387-3100

October 20, 2016

TO WHOM IT MAY CONCERN:

The attached plan for The Julian at South Pointe has been approved by the South Pointe Architectural Review Committee (ARC).

Sincerely,

A handwritten signature in black ink that reads "David Branch". The signature is written in a cursive style with a large, sweeping initial "D".

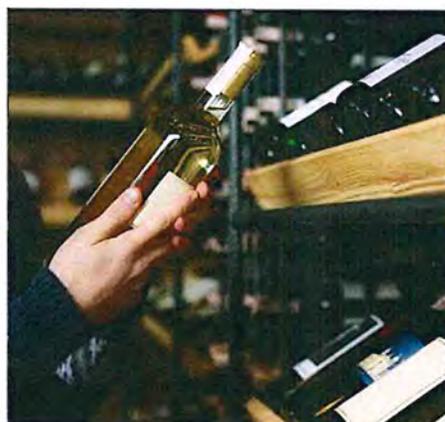
David Branch
South Pointe Architectural Committee



DODD Creative Group

THE JULIAN AT SOUTH POINTE





PROJECT SUMMARY

The Julian at South Pointe is part of a master planned community in Mansfield that will also feature retail, shopping, and 1,800 high-end homes with prices ranging from \$300,000 to over \$1,000,000. Placed at the southern point of the intersection of Highway 360 and 287 and a new toll road along 360, South Pointe is perfectly positioned for commuters looking for access to Fort Worth and Arlington.

The South Pointe apartments will feature top-of-the-line amenities including resort-style pools, cabanas, outdoor kitchens, fitness center with spin bikes and on-demand virtual classes, parcel concierge, tenant wine cellar, tailored “man-cave” style entertainment room, dog park and more.

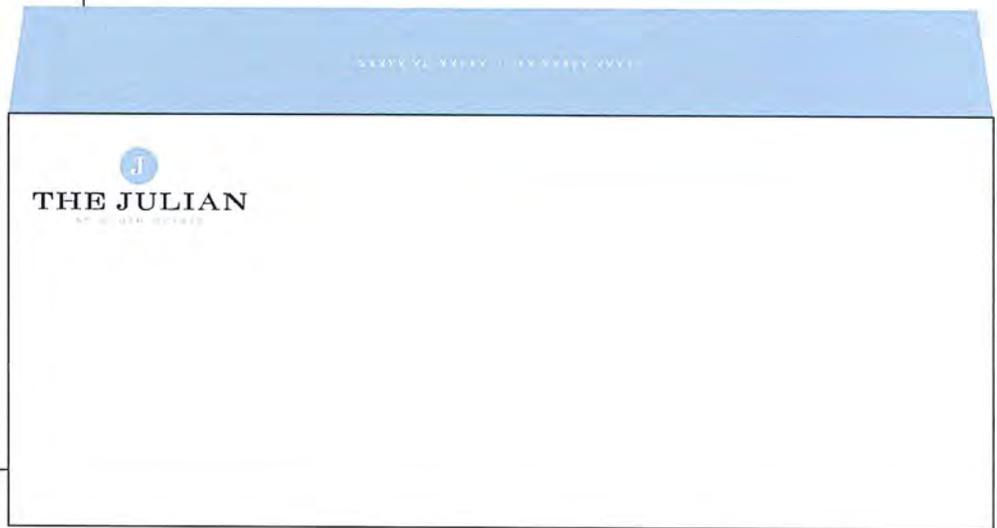
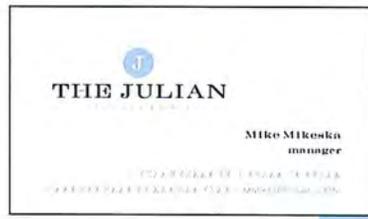
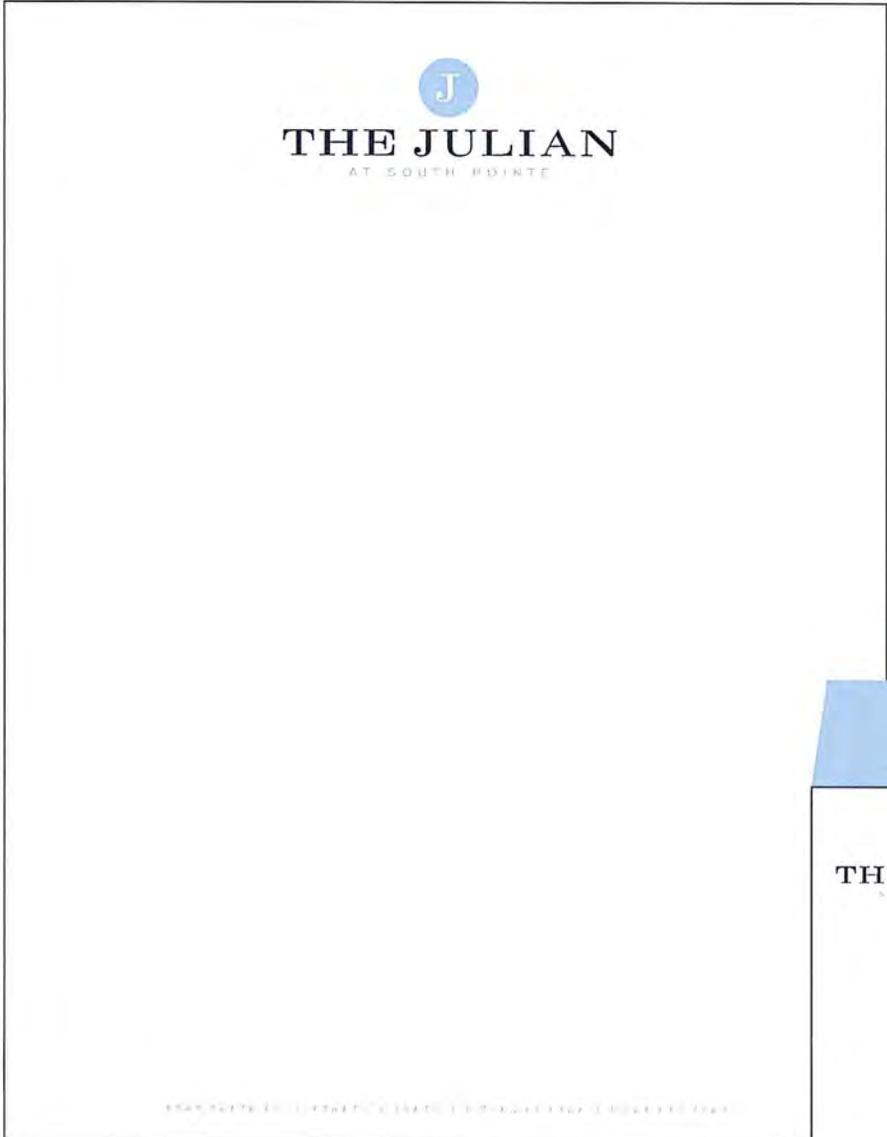




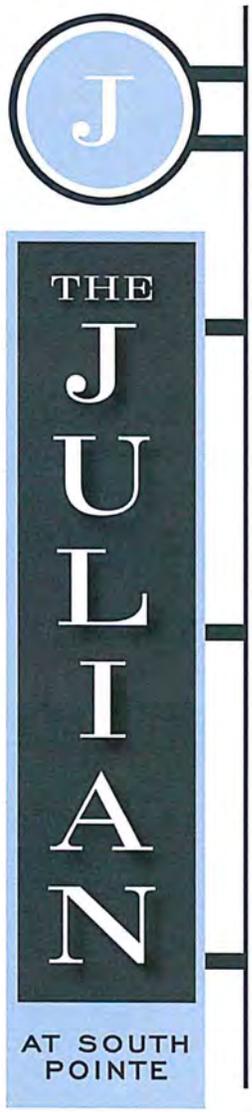
THE JULIAN

AT SOUTH POINTE

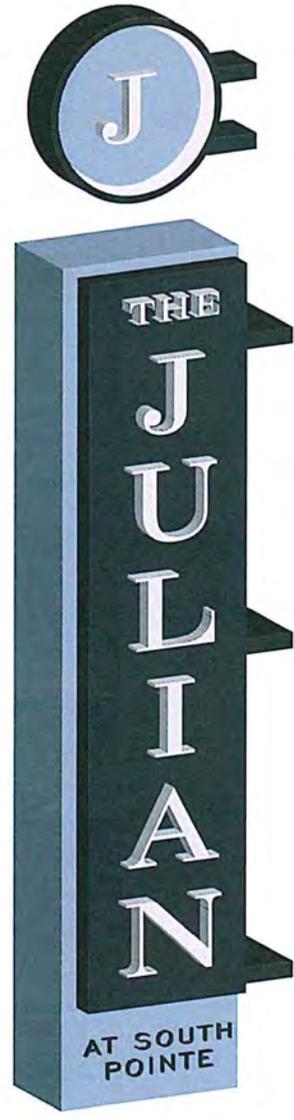








FRONT



3-D




THE JULIAN
AT SOUTH POINTE





NOT PROPER PLACEMENT FOR SIGNAGE

(This page is ONLY to show how the signage colors complement with the property colors)

PLANNING AND ZONING COMMUNICATION

Agenda: November 21, 2016

Subject: SD#16-036: Public hearing on a replat to create Lot 1R1 and Lot 1R2, Block 1
Mansfield Church of Christ Addition

GENERAL INFORMATION

Applicant:	Mansfield Church of Christ
Existing Zoning:	SF-12/22
Existing/Proposed Use:	Church/Parking Lot
Total Number of Lots:	2
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

The purpose of the replat is to subdivide the existing lot into two lots.

Staff recommends approval.

Attachments:

Previous approved plat.

A-770

019105913

STATE OF TEXAS
TARRANT COUNTY
OWNER'S CERTIFICATE

BEING a 14.016 acre tract located in the F. B. Waddell Survey Abstract No. 1658, City of Mansfield, Tarrant County, Texas, said tract conveyed by deed to Mansfield Church of Christ, according to deed recorded in Volume 8912, Page 1214 of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a point in the North right-of-way line of Pleasant Ridge Court 281.5' S. 21.5' E. 31.5' W. 1' being the most southerly corner of said 14.016 acre tract, same point also being the most southerly Southeast corner of a tract of land conveyed to the City of Mansfield by deed recorded in Volume 4091, Page 16 of the Deed Records of Tarrant County, Texas;

THENCE S29°41'00"W along the common line of the City of Mansfield Tract and continuing along the common line of the Mansfield Independent School District tract as recorded in Volume 4092, Page 2148 in the Deed Records Tarrant County, Texas, a distance of 1215.84 feet to a 1/2" iron rod, said point also being in a curve to the right, which has an internal angle of 42°51'40", a radius of 375.00 feet and a tangent of 221.60';

THENCE in a Southwesterly direction along the South right-of-way line of Pleasant Ridge Drive and with said curve to the right a distance of 225.00 feet to a 1/2" iron rod for the point of tangency;

THENCE S57°44'22"W along Pleasant Ridge Drive right-of-way line a distance of 891.21 feet to a 1/2" iron rod and being the point of tangency of a curve to the left, which has an internal angle of 117°04'37", a radius of 480.00 feet, and a tangent of 95.43 feet;

THENCE in a Northwesterly direction along the right-of-way line of Pleasant Ridge Drive and with said curve to the left a distance of 103.75 feet to a 1/2" iron rod and being the intersection of Pleasant Ridge Drive and Pleasant Ridge Court right-of-way lines;

THENCE N09°46'52"W along Pleasant Ridge Court right-of-way line a distance of 79.19 feet to a 1/2" iron rod;

THENCE N46°17'00"W along Pleasant Ridge Court right-of-way line (E.S. & J.W.) a distance of 79.19 feet to a 1/2" iron rod and being the point of beginning.

Containing 14,016.33 square feet or 14.016 acres of land more or less.

AND, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, the Mansfield Church of Christ, acting by and through its duly authorized agents does hereby adopt this plat designating the hereinabove-described real property as Lot 1, Block 1, Mansfield Church of Christ an addition to the City of Mansfield, Tarrant County, Texas and does hereby dedicate to the public the streets and easements shown hereon.

WITNESS OUR HANDS at MANFIELD, TARRANT COUNTY, TEXAS, this 22 day of MAY, 1991.

BEFORE ME, the undersigned authority, on this day personally appeared MARY WOOD, BOND CLERK, ELDER of the Mansfield Church of Christ, known to me to be the persons whose names they executed the same for the purposes and considerations therein set forth, and the capacity herein stated and as an act and deed of said church.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 22 day of May, 1991.

Annex Buffin
COUNTY CLERK, TARRANT COUNTY, TEXAS

FINAL PLAT
LOT 1, BLOCK 1
MANSFIELD CHURCH OF CHRIST ADDITION
MANSFIELD, TARRANT COUNTY, TEXAS

BEING 14.016 AC OF LAND IN THE F. B. WADDELL SURVEY, ABSTRACT 1658, MANSFIELD, TARRANT COUNTY, TEXAS

OWNER: CHURCH OF CHRIST
201 EAST BROAD STREET
MANSFIELD, TEXAS 76063

ENGINEER: HAWRYLAK & ASSOCIATES, INC.
P. O. BOX 13574
ARLINGTON, TEXAS 76094-0574

THIS PLAT FILED IN CABINET A SLIDE # 770 DATE _____

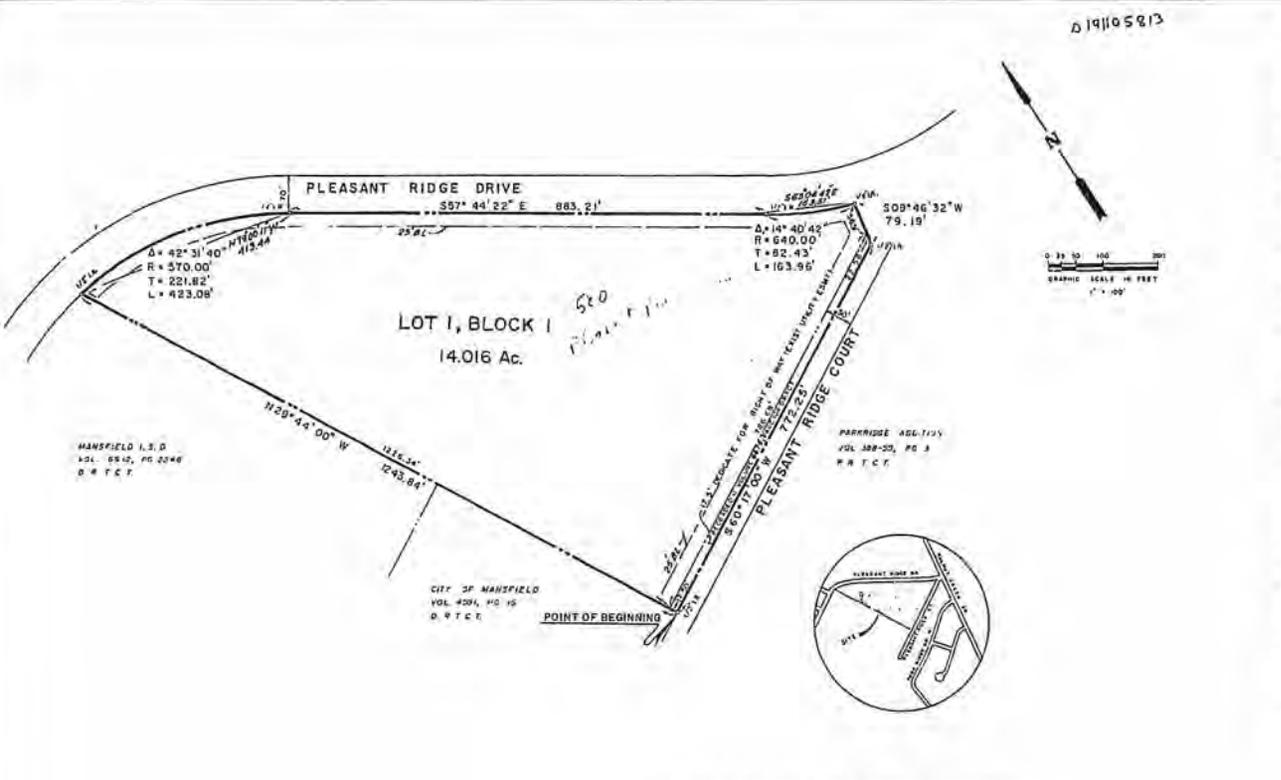
APPROVED BY PLANNING & ZONING COMMISSION
CHIEF, CITY OF MANSFIELD
ATTEST: *Donna J. Thomas* 5-17-91
PLANNING & ZONING SECRETARY

John Probst 5/24/91
TULLECTRIC DATE

Gene Hostetler 5/24/91
LOWE STAR GAS DATE

William Bell 5-24-91
SOUTHWESTERN BELL DATE

Don W. Green 5/24/91
SAMMONS CABLE DATE



THIS IS TO CERTIFY THAT I, BELLE H. CASSTEVENS, a registered Public 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 are properly marked on the ground and that this plat correctly represents that survey made by me.

Belle H. Casstevens
BELLE H. CASSTEVENS R.P.S.
STATE OF TEXAS No. 1342



5/24/91

ANY PERSON WHOSE NAME APPEARS ON THIS PLAT SHALL BE DEEMED TO HAVE BEEN ADVISED BY THE SURVEYOR OF THE LOCATION OF THE PROPERTY DESCRIBED ON THIS PLAT AND TO HAVE BEEN ADVISED OF THE RIGHTS AND OBLIGATIONS OF THE PARTIES TO THIS PLAT.

CITY OF MANSFIELD
STATE OF TEXAS
6/29/91
7:56
CITY CLERK

PREVIOUSLY APPROVED PLAT

SD-91-009

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.

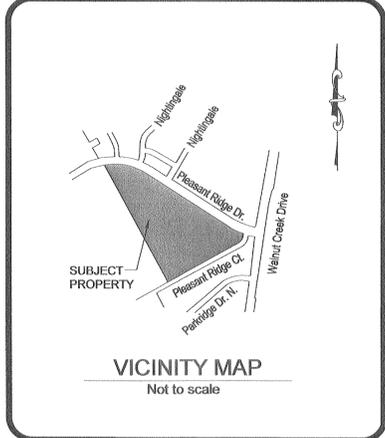


NAD 1983
SPC-TX NC ZONE
N: 6,895,478.3020'
E: 2,388,073.1330'

P.O.B.—NAD 1983
SPC-TX NC ZONE
N: 6,894,414.7993'
E: 2,388,683.5150'

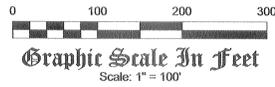
LEGEND

- IRF = IRON ROD FOUND
- (XXX) = RECORD DATA
- CIRS = CAPPED IRON ROD SET
"GWS LAND SURVEYORS"
- D.R.T.C.T. = DEED RECORDS OF TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- P.R.T.C.T. = PLAT RECORDS OF TARRANT COUNTY, TEXAS
- SPC = STATE PLANE COORDINATES (TEXAS COORDINATE SYSTEM)
- NAD83 = NORTH AMERICAN DATUM OF 1983 (EPOCH 2010)
- TX NC = TEXAS NORTH CENTRAL ZONE
- P.O.B. = PLACE OF BEGINNING



GENERAL NOTES

1. BASIS OF BEARINGS: The bearings shown hereon are grid bearings based upon an actual field survey and are related to the Texas Coordinate System of 1983, North Central Zone(NAD1983 [Epoch 2010]).
2. The combined grid factor is 0.99888174579, and the Angle of Convergence is 0°44'38.28".
3. Distances shown hereon that are not indicated to be "GRID" distances are Surface distances.
4. Land areas shown are within the tolerances stated in the Professional and Technical Standards of the Texas Board of Professional Land Surveying.
5. The purpose of this plat is to subdivide Lot 1 into two lots.
6. A visibility easement may be required on Lot 1R1 at time of building permit to maintain proper sight distance around the curve.



OWNER'S DEDICATION

State of Texas)
County of Tarrant)

Whereas Mansfield Church of Christ, a Texas Nonprofit Corporation, acting by and through the undersigned, its duly authorized agents, is the sole owner of that certain lot, tract or parcel of land lying and being situated in the Frederick B. Waddell Survey, Abstract No. 1658, in Tarrant County, Texas, and being a portion of that certain tract of land conveyed to Mansfield Church of Christ, according to the Warranty Deed filed of record in Volume 6912, Page 2248, Deed Records of Tarrant County, Texas, and being all of Lot 1, Block 1, Mansfield Church of Christ Addition according to the plat filed of record in Cabinet A, Slide 770 Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap marked "GWS Surveyors," said point being located at North 6,894,414.7993 feet, East 2,388,683.5150 feet in the State Plane Coordinate System, Texas North Central Zone, based upon the North American Datum of 1983, said point also being the southwest corner of said Lot 1, Block 1, and being in the north line of Pleasant Ridge Court, for the southwest corner of this tract;

THENCE N 29°51'11" W, along the west line of said Lot 1, and along the east line of that certain tract of land conveyed to the City of Mansfield according to the deed filed of record in Volume 4091, Page 16, Deed Records of Tarrant County, Texas, passing the northeast corner thereof, and the southwest corner of that certain tract of land conveyed to Mansfield Independent School District (MISD) according to the deed filed of record in Volume 6912, Page 2248, Deed Records of Tarrant County, Texas, and continuing along said MISD tract, a distance of 1226.36 feet to a 1/2" iron rod with yellow plastic cap marked "GWS Surveyors" set in the south line of Pleasant Ridge Drive, the northwest corner of said Lot 1, for the northwest corner of this tract, said point being the beginning of a non-tangent curve to the right;

THENCE along the southwesterly line of said Pleasant Ridge Drive and along the northeasterly line of said Lot 1, and along said curve, the radius of which is 423.13 feet, the central angle of which is 42°31'57", the long chord of which bears S 79°06'53" E, a chord distance of 413.48 feet, and an arc distance of 423.13 feet to a 1/2" iron rod found for a corner of this tract;

THENCE S 57°51'40" E, along the southwesterly line of said drive and along the northeasterly line of said Lot 1, a distance of 883.22 feet to a 1/2" iron rod with yellow plastic cap marked "GWS Surveyors" for a corner of this tract, said point being the beginning of a curve to the left;

THENCE along the southwesterly line of said drive and along the northeasterly line of said Lot 1, and along said curve, the radius of which is 163.96 feet, the central angle of which is 14°40'42", the long chord of which bears S 65°12'01" E, a chord distance of 163.51 feet, and an arc distance of 163.96 feet to a 3/8" iron rod found at the intersection of the southwesterly line of said Pleasant Ridge Drive and the northwesterly line of Pleasant Ridge Court for the northeast corner of said Lot 1 and the northeast corner of this tract;

THENCE S 09°39'21" W, along the southeasterly line of said Lot 1 and along the northwesterly line of said court, a distance of 56.51 feet to a 1/2" iron rod with yellow plastic cap marked "GWS Surveyors" set for an angle point in the southeast line of said Lot 1 and the northwest line of Pleasant Ridge Court, and being an angle point in the southeast line of this tract;

THENCE S 60°09'49" W, along the southeast line of said Lot 1, and along the northwest line of said court, a distance of 786.69 feet to the PLACE OF BEGINNING, and containing 13.70 acres or 596,883 square feet of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Mansfield Church of Christ, a Texas Nonprofit Corporation, being the sole owner of the above describe parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as LOT 1R1 and Lot 1R2, BLOCK 1, MANSFIELD CHURCH OF CHRIST ADDITION, an addition to the CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, and does hereby dedicate to the public use the streets and easements shown hereon.

WITNESS, our hands at Mansfield, Texas, this the 9 day of November, 2016.

DAVID WRIGHT, JR., TRUSTEE

STATE OF TEXAS)
COUNTY OF TARRANT)

This instrument was acknowledged before me on the 9th day of November, 2016, by David Wright, Jr., for the purposes and considerations therein expressed.

TERRY DOHERTY
Notary Public My Commission Expires: February 09, 2019

Printed Name: Terry Doherty 29-A

SURVEYOR'S STATEMENT:

This is to affirm that I, W. Michael Evans, a Registered Professional Land Surveyor of the State of Texas, have plotted the subdivision shown hereon from an actual survey on the ground, and that all lot corners, and angle points shall be properly marked on the ground, and that this plat represents that survey made by me.

Dated this the 19th day of September, 2016.

W. Michael Evans
Registered Professional Land Surveyor No. 4715

RE-PLAT
LOT 1R1 AND 1R2, BLOCK 1
Mansfield Church of Christ Addition
BEING A REVISION OF LOT 1, BLOCK 1, MANSFIELD CHURCH OF CHRIST ADDITION ACCORDING TO THE PLAT FILED OF RECORD IN CABINET A, SLIDE 770, PLAT RECORDS OF TARRANT COUNTY, TEXAS
CITY OF MANSFIELD
TARRANT COUNTY
TEXAS
2 LOTS
13.70 ACRES

APPROVED BY THE CITY OF MANSFIELD:

APPROVED BY: _____ 2016 P & Z COMMISSION CHAIRMAN

ATTEST: _____ 2016 PLANNING & ZONING SECRETARY

Owner/Developer: Mansfield Church of Christ, 590 Pleasant Ridge Drive, Mansfield, TX 76063, (817) 473-4234, office@mansfieldchurch.org

Surveyor: Great Southwestern Land Surveyors, LLC, 600 Strada Circle, Suite 100, Mansfield, TX 76063, (817) 822-3591, mevans@gswland.com

CASE # 16-036
NOV 10 2016

This plat filed in Instrument # _____ Date _____, 2016.

PLANNING AND ZONING COMMUNICATION

Agenda: November 21, 2016

Subject: ZC#16-021: Public hearing for zoning change from PR to I-1 for Industrial Uses by Mansfield Economic Development Corporation on approximately 14.53 acres, generally located west of S 7th Avenue and north of Hanks Drive.

GENERAL INFORMATION

Applicant:	MEDC – Property Owner
Size:	14.53 acres
Proposed Use:	Light Industrial Development
Existing Land Use:	Vacant, gas well
Surrounding Land Use & Zoning:	North - PR, Vacant South - PR, Vacant East - I-2 & PR, Vacant and Heavy Industrial West - PR, Vacant
Thoroughfare Plan Specification:	Easy Drive – Minor Collector,

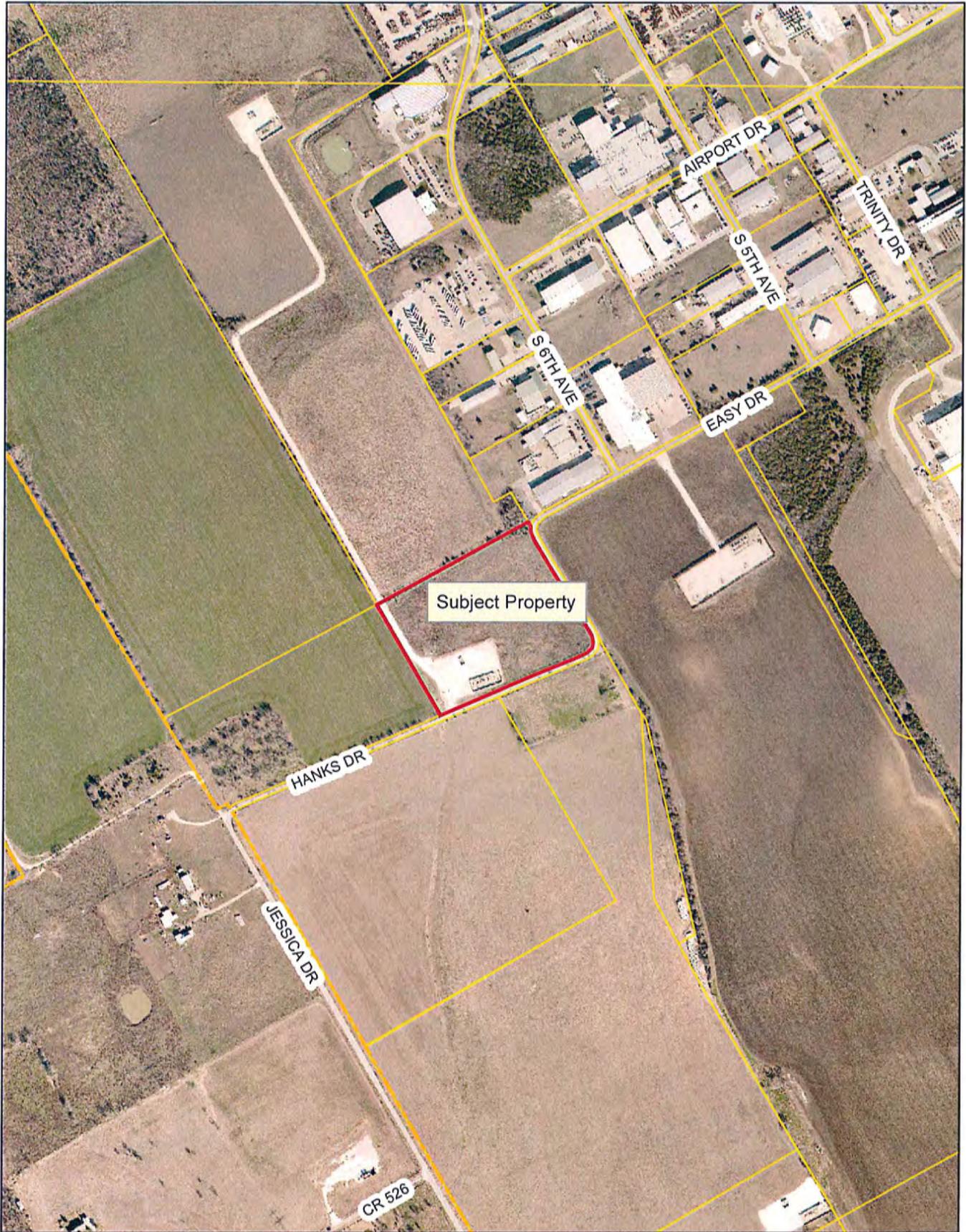
COMMENTS AND CONSIDERATIONS

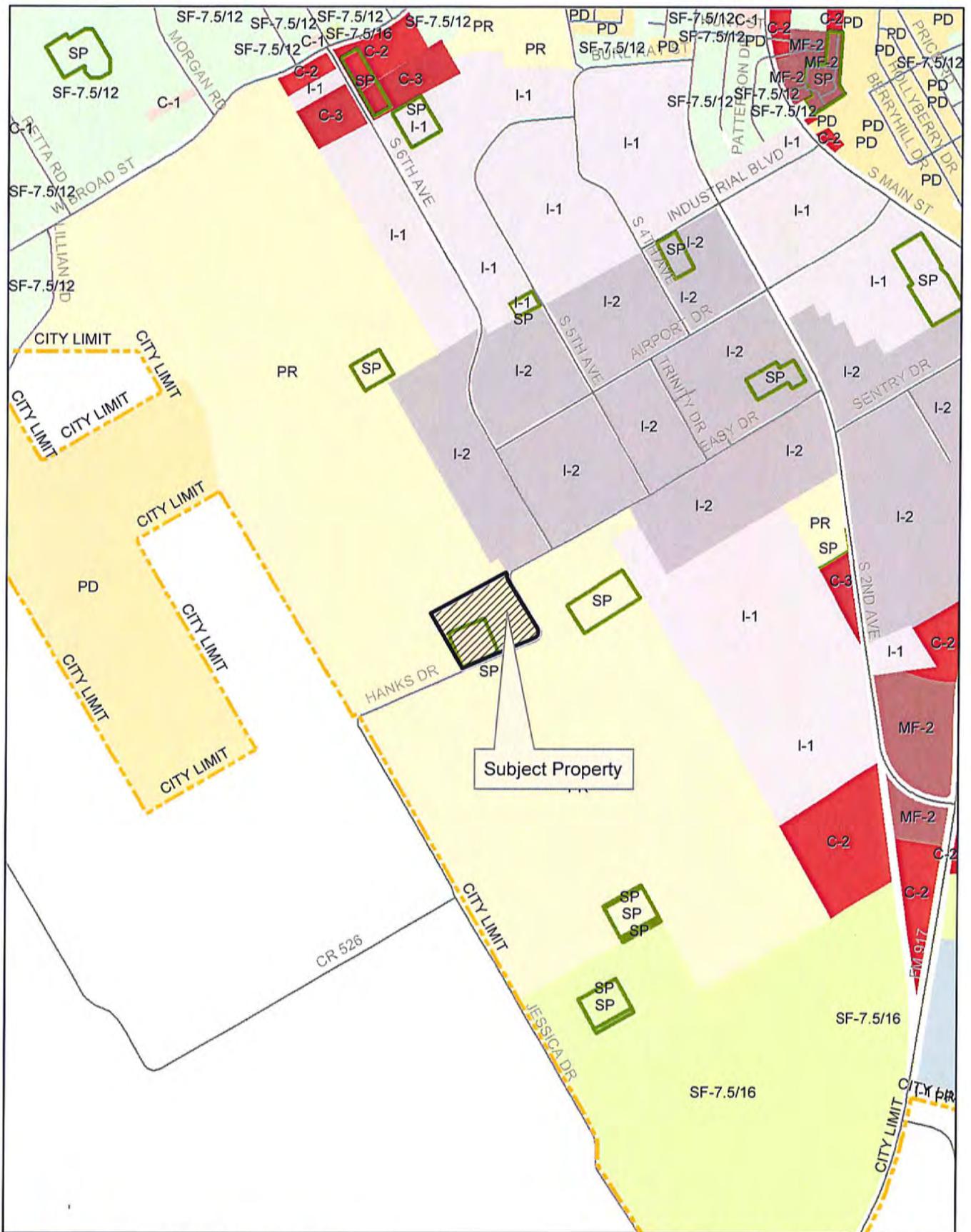
MEDC is seeking to rezone the property from PR to I-1. They anticipate a user for the 7 acre north half, but want to rezone the whole tract I-1 for that user and potential future users. The Engineering Department is putting a water tower in the southeast portion and the road alignment is to be determined.

Staff recommends approval.

Attachments:

Maps and Supporting Information





ZC# 16-021

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

Property Owner Notification for ZC# 16-021

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BGTW ADDITION	BLK 1	BGTW GROUP LLC	950 S 6TH AVE	MANSFIELD, TX	76063
J Q WHEELER	TR 2, 4	RATJEN JAMES NEAL	4409 CR 613	ALVARADO, TX	76009
T J HANKS	TR 3	KNAPP JAMES H JR TR	P O BOX 637	RIO VISTA, TX	76093-0637
T J HANKS	TR 4	JOHNSTON MARY ANN BROWN	915 RIVIERA DR	MANSFIELD, TX	76063-3714
W M STILES	TR 1	KNAPP JAMES J JR	P O BOX 637	RIO VISTA, TX	76093-0637
W M STILES	TR 2	BUSBEE JOE & DON MOORE ETAL	8200 E FM 917	ALVARADO, TX	76009
W M STILES	TR 3	KIMBROUGH IRA T & ANDREE E	7197 W HWY 67	WALNUT SPRINGS, TX	76690
W M STILES	TR 3A	MANSFIELD ISD	605 E BROAD ST	MANSFIELD, TX	76063

PLANNING AND ZONING COMMUNICATION

Agenda: 21 November 2016

Subject: ZC#16-022: Public hearing for zoning change from PR to PD for Single-Family Residential by Bloomfield Homes on approximately 15.5 acres, generally located east of Newt Patterson Rd and south of Peycos Ct and Columbia Ct.

GENERAL INFORMATION

Applicant:	Bloomfield Homes, L.P. – Developer/Builder Aline Blacklock – Property Owner Michael Gibson – Property Owner Goodwin & Marshall, Inc. - Engineer
Size:	15.598 acres
Proposed Use:	Single Family Residential
Existing Land Use:	Vacant
Surrounding Land Use & Zoning:	North - Single-Family Residential; 12/22 South - Vacant & Single-Family Residential; PR East - Vacant/Floodplain; PR West - Single-Family Residential; PR
Thoroughfare Plan Specification:	Newt Patterson – Minor Collector

COMMENTS AND CONSIDERATIONS

The applicant is requesting to rezone the property from PR to a PD for single-family residential. The minimum lot area will be 12,000 sq ft, however through the PD, they are requesting minor changes to the standard SF-12/22 requirements, such as a minimum lot width of 80' instead of 90' and a minimum exterior side yard of 20' instead of 25'. They are proposing to exceed the minimum lot depth of 120' to 125', and increasing the minimum house sq footage of 2,200 to 2,300. East of the property is floodplain and floodway. Also, a pipeline easement runs diagonally through the property. The PD in Note No.2 acknowledges limited buildable area for the four affected lots and also notes that no modifications to the PD for these lots will be sought in the future. Due to the unique nature of the property (size and shape), and also by exceeding two of the minimum standards for 12/22, staff feels the deviations are reasonable.

The proposed PD will be compatible with the abutting neighborhood to the north, Twin Creeks, which is also SF-12/22.

Staff recommends approval.

Attachments:

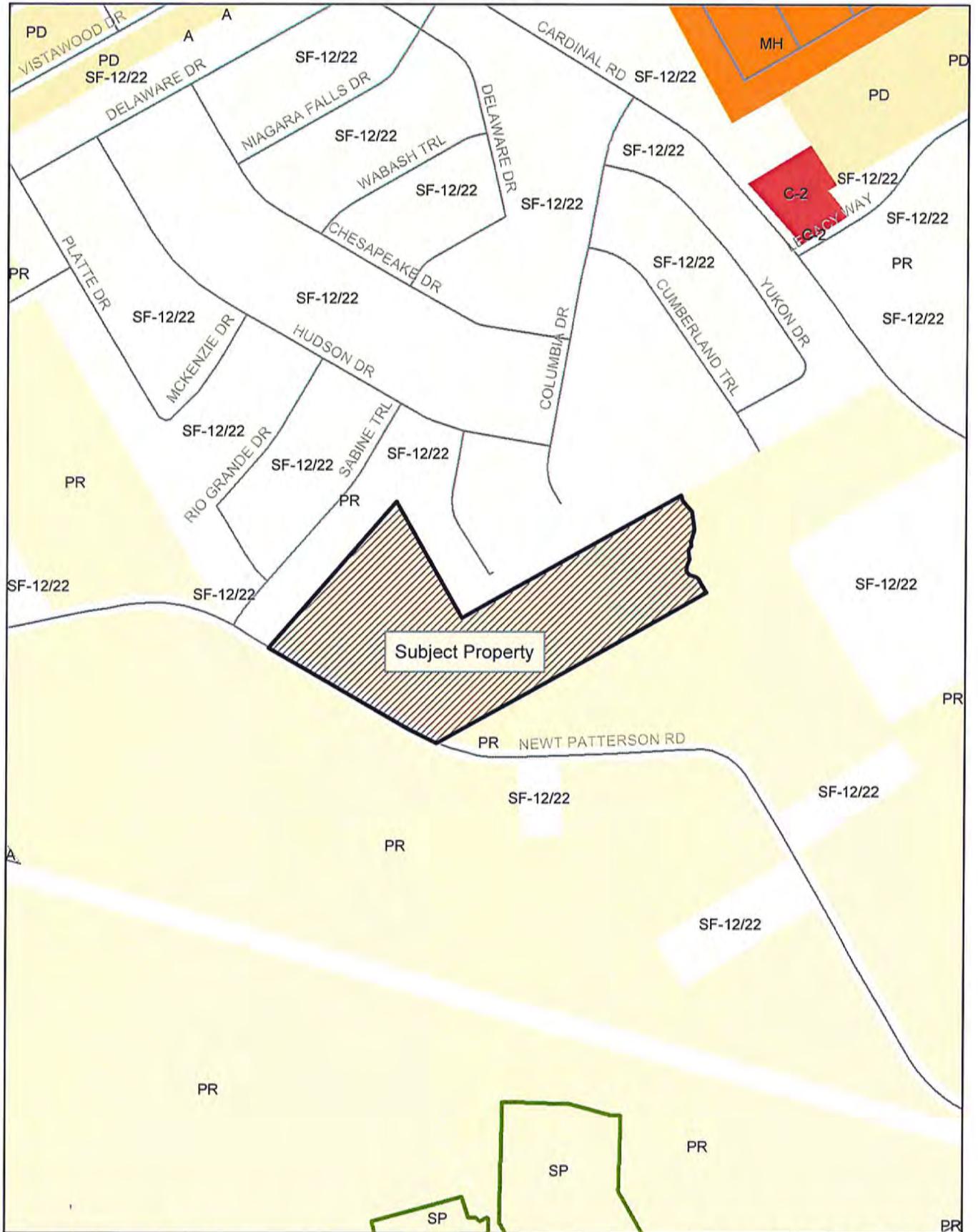
Maps and Supporting Information
Proposed PD



ZC# 16-022

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11/10/2016



ZC# 16-022

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11/10/2016

Property Owner Notification for ZC# 16-022

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
APEX SPORTS CENTER ADDITION	LOT 1R1R	SOCCER TEXAS STYLE INC	1741 COMMERCE DR	MANSFIELD, TX	76063-5600
MCDONALD, JAMES SURVEY	A 997	HART, JANE	2360 N MAIN	MANSFIELD, TX	76063
ROCKERFELLOW, MARGARET SURVEY	A 1267	BLACKLOCK, ALINE	PO BOX 862	MANSFIELD, TX	76063-0862
ROCKERFELLOW, MARGARET SURVEY	A 1267	GIBSON, MICHAEL STEELE	203 S MAIN ST	MANSFIELD, TX	76063-3104
ROCKERFELLOW, MARGARET SURVEY	A 1267	SMITH, CHERYL DUGAS	PO BOX 3132	BURLESON, TX	76097-3132
ROCKERFELLOW, MARGARET SURVEY	A 1267	SELLS, WILLIAM B	980 NEWT PATTERSON RD	MANSFIELD, TX	76063-6328
ROCKERFELLOW, MARGARET SURVEY	A 1267	JC RINEHART MARITAL TR	1219 NEWT PATTERSON RD	MANSFIELD, TX	76063-6334
ROCKERFELLOW, MARGARET SURVEY	A 1267	RINEHART, CATHERINE M	1219 NEWT PATTERSON RD	MANSFIELD, TX	76063-6334
ROCKERFELLOW, MARGARET SURVEY	A 1267	SELLS, WILLIAM	1048 NEWT PATTERSON RD	MANSFIELD, TX	76063-6320
ROCKERFELLOW, MARGARET SURVEY	A 1267	SELLS, WILLIAM	1048 NEWT PATTERSON RD	MANSFIELD, TX	76063-6320
ROCKERFELLOW, MARGARET SURVEY	A 1267	PARKER, LINDA KAY ETAL	1171 NEWT PATTERSON RD	MANSFIELD, TX	76063-6333
ROCKERFELLOW, MARGARET SURVEY	A 1267	SELLS, WILLIAM TROY	1048 NEWT PATTERSON RD	MANSFIELD, TX	76063-6320
ROCKERFELLOW, MARGARET SURVEY	A 1267	SEETON, WILBERT W	1127 NEWT PATTERSON RD	MANSFIELD, TX	76063-6333
ROCKERFELLOW, MARGARET SURVEY	A 1267	GILL, ELIZABETH ETAL	1127 NEWT PATTERSON RD	MANSFIELD, TX	76063-6333
ROCKERFELLOW, MARGARET SURVEY	A 1267	SEETON, WILBERT W	1127 NEWT PATTERSON RD	MANSFIELD, TX	76063-6333
ROCKERFELLOW, MARGARET SURVEY	A 1267	GILL, ELIZABETH ETAL	1127 NEWT PATTERSON RD	MANSFIELD, TX	76063-6333
ROCKERFELLOW, MARGARET SURVEY	A 1267	BLACKLOCK, ALINE	PO BOX 862	MANSFIELD, TX	76063-0862
ROCKERFELLOW, MARGARET SURVEY	A 1267	ALEXIS COURT PROPERTIES LLC	1515 HWY 1187	MANSFIELD, TX	76063

Property Owner Notification for ZC# 16-022

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
ROCKERFELLOW, MARGARET SURVEY	A 1267	BLACKLOCK, ALINE	PO BOX 862	MANSFIELD, TX	76063-0862
TWIN CREEKS ADDN (MANSFIELD)	BLK 3	BAILEY, DENNIS J	909 CUMBERLAND TR	MANSFIELD, TX	76063-6351
TWIN CREEKS ADDN (MANSFIELD)	BLK 3	LACROIX, CONEY	907 CUMBERLAND TR	MANSFIELD, TX	76063-6351
TWIN CREEKS ADDN (MANSFIELD)	BLK 3	TWIN CREEKS HOMEOWNERS ASSOC	9720 COIT RD STE 220-321	PLANO, TX	75025-5833
TWIN CREEKS ADDN (MANSFIELD)	BLK 6	AUTEM, TRACY	833 PECOS CT	MANSFIELD, TX	76063
TWIN CREEKS ADDN (MANSFIELD)	BLK 6	ZAIGER, VIRGINIA IRENE	831 PECOS CT	MANSFIELD, TX	76063
TWIN CREEKS ADDN (MANSFIELD)	BLK 6	MARCUCCI, TODD	829 PECOS CT	MANSFIELD, TX	76063-6314
TWIN CREEKS ADDN (MANSFIELD)	BLK 6	CANTU, JULIO	827 PECOS CT	MANSFIELD, TX	76063-6314
TWIN CREEKS ADDN (MANSFIELD)	BLK 6	BHAKTA, HETAL	825 PECOS CT	MANSFIELD, TX	76063
TWIN CREEKS ADDN (MANSFIELD)	BLK 6	SMITH, TIMOTHY	823 PECOS CT	MANSFIELD, TX	76063-6314
TWIN CREEKS ADDN (MANSFIELD)	BLK 6	BERKE, DOUGLAS	821 PECOS CT	MANSFIELD, TX	76063-6314
TWIN CREEKS ADDN (MANSFIELD)	BLK 6	MOORE, KAREN	826 PECOS CT	MANSFIELD, TX	76063
TWIN CREEKS ADDN (MANSFIELD)	BLK 6	DODD, CHRIS	824 PECOS CT	MANSFIELD, TX	76063-6314
TWIN CREEKS ADDN (MANSFIELD)	BLK 6	BINGHAM, BRADLEY K	822 PECOS CT	MANSFIELD, TX	76063-6314
TWIN CREEKS ADDN (MANSFIELD)	BLK 6	MOORE, MEGAN L	820 PECOS CT	MANSFIELD, TX	76063
TWIN CREEKS ADDN (MANSFIELD)	BLK 6	MEDINA, STEVE	832 COLUMBIA CT	MANSFIELD, TX	76063-6313
TWIN CREEKS ADDN (MANSFIELD)	BLK 6	BUTCHER, BRIAN WILLIAM	830 COLUMBIA CT	MANSFIELD, TX	76063-6313
TWIN CREEKS ADDN (MANSFIELD)	BLK 6	FALLER, AUGUSTUS	831 COLUMBIA CT	MANSFIELD, TX	76063-6313
TWIN CREEKS ADDN (MANSFIELD)	BLK 6	SILVA, LUIZ R	833 COLUMBIA CT	MANSFIELD, TX	76063-6313

Property Owner Notification for ZC# 16-022

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
TWIN CREEKS ADDN (MANSFIELD)	BLK 6	ESTERS, JAMES R	800 SABINE TR	MANSFIELD, TX	76063-6386
TWIN CREEKS ADDN (MANSFIELD)	BLK 6	WYNKOOP, CHARLES	804 SABINE TR	MANSFIELD, TX	76063-6386
TWIN CREEKS ADDN (MANSFIELD)	BLK 6	WEISBARTH, RICHARD E	808 SABINE TR	MANSFIELD, TX	76063-6386
TWIN CREEKS ADDN (MANSFIELD)	BLK 6	SPAULDING, GEORGE E	812 SABINE TR	MANSFIELD, TX	76063-6386
TWIN CREEKS ADDN (MANSFIELD)	BLK 6	SCOTT, JIMMY	816 SABINE TR	MANSFIELD, TX	76063
TWIN CREEKS ADDN (MANSFIELD)	BLK 6	ROMANDIA, JONATHAN E	820 SABINE TRL	MANSFIELD, TX	76063
TWIN CREEKS ADDN (MANSFIELD)	BLK 6	KEEFER, MICHAEL P	824 SABINE TR	MANSFIELD, TX	76063-6386
TWIN CREEKS ADDN (MANSFIELD)	BLK 6	BROWN, THOMAS R	828 SABINE TR	MANSFIELD, TX	76063-6386
TWIN CREEKS ADDN (MANSFIELD)	BLK 6	SMITH, MEGAN	832 SABINE TR	MANSFIELD, TX	76063
TWIN CREEKS ADDN (MANSFIELD)	BLK 6	PICKARD FAMILY TRUST	836 SABINE TR	MANSFIELD, TX	76063-6386
TWIN CREEKS ADDN (MANSFIELD)	BLK 7	SHANNON, JOSEPH P	827 SABINE TR	MANSFIELD, TX	76063-6387
TWIN CREEKS ADDN (MANSFIELD)	BLK 7	JEZEK, DANNY W	821 SABINE TR	MANSFIELD, TX	76063
TWIN CREEKS ADDN (MANSFIELD)	BLK 7	TRAN, TRAVIS T	817 SABINE TR	MANSFIELD, TX	76063-6387
TWIN CREEKS ADDN (MANSFIELD)	BLK 7	ZIEMANN, STEVEN J	PO BOX 1163	MANSFIELD, TX	76063-1163
TWIN CREEKS ADDN (MANSFIELD)	BLK 7	HARRIS, JOHNNIE L	809 SABINE TR	MANSFIELD, TX	76063-6387
TWIN CREEKS ADDN (MANSFIELD)	BLK 8	WELLS, RYAN	801 RIO GRANDE DR	MANSFIELD, TX	76063-6384
WADDELL, F B SURVEY	A 1658	MAGNUS, ANDREW	1107 N MAIN ST	MANSFIELD, TX	76063-1512
WADDELL, F B SURVEY	A 1658	MANSFIELD TC LP	10210 N CENTRAL EXPRESSWAY STE	DALLAS, TX	75231

EXHIBIT "A"**ZONING LEGAL DESCRIPTION OF QUEENSGATE (15.598 ACRES)**

All that certain lot, tract, or parcel of land, situated in a portion of the Margaret Rockerfellow Survey, Abstract No. 1267, City of Mansfield, Tarrant County, Texas, being all of that certain called 10 acre tract described as Tracts One and Two in a deed from Michael Steele Gibson, Trustee of the Michael Steele Gibson Family Trust to Michael Steele Gibson on February 26, 2002 and recorded in Volume 15527, Page 350 of the Deed Records of Tarrant County, Texas (DRTCT) and being part of that certain called 12 acre tract described in a deed to John C. Blacklock or Aline V. Blacklock as Trustees of the John C. Blacklock and Aline V. Blacklock Revocable Living Trust recorded in Volume 12145, Page 218 (DRTCT), and being more completely described as follows, to-wit:

BEGINNING at a P.K. nail set with washer stamped "GOODWIN & MARSHALL", hereafter referred to as P.K. nail set, for the most southerly corner of Twin Creek Addition, Phase V recorded in Cabinet A, Slide 12664 of the Plat Records of Tarrant County, Texas (PRTCT), being in the Southwest line of an originally called 116.73 acre tract described in a Substitute Trustee's Deed recorded in Volume 7179, Page 361 (DRTCT), and being in the approximate centerline of Newt Patterson Road;

THENCE North 40 deg. 50 min. 21 sec. East departing the Southwest line of said 116.73 acre tract and said centerline and continue along the Southeast line of said Twin Creek Addition, Phase V, at 30.43 feet pass a 5/8" iron rod found for reference and continue a total distance of 706.69 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL", hereafter referred to as 1/2" capped iron rod set, for an ell corner of said Twin Creek Addition, Phase V and an ell corner of Twin Creek Addition, Phase II recorded in Cabinet A, Slide 7716 (PRTCT);

THENCE South 29 deg. 24 min. 00 sec. East along the Southwest line of said Twin Creek Addition, Phase II, a distance of 487.10 feet to a 5/8" capped iron rod found stamped "DUNAWAY" for the most southerly corner of said Twin Creek Addition, Phase II and being in the Southeast line of said 116.73 acre tract;

THENCE North 60 deg. 36 min. 05 sec. East along the Southeast line of said Twin Creek Addition, Phase II and the Southeast line of said 116.73 acre tract, a distance of 912.65 feet to a point in the centerline of a creek known as Nichols Branch, said point being in the Northwest line of said 12 acre tract, from which a 1/2" iron rod found for reference bears North 60 deg. 36 min. 05 sec. East – 302.21 feet;

THENCE in a southerly direction departing said Northwest and Southeast lines and continue along the centerline of said creek the following fourteen (14) courses;

South 16 deg. 16 min. 45 sec. East, a distance of 20.32 feet to a point;

South 41 deg. 02 min. 34 sec. East, a distance of 51.90 feet to a point;

South 07 deg. 37 min. 40 sec. East, a distance of 67.14 feet to a point;
South 15 deg. 20 min. 51 sec. West, a distance of 45.86 feet to a point;
South 07 deg. 25 min. 53 sec. East, a distance of 14.75 feet to a point;
South 37 deg. 19 min. 30 sec. West, a distance of 17.63 feet to a point;
South 06 deg. 00 min. 22 sec. East, a distance of 35.50 feet to a point;
South 21 deg. 43 min. 53 sec. West, a distance of 27.08 feet to a point;
South 01 deg. 02 min. 04 sec. West, a distance of 17.56 feet to a point;
South 38 deg. 38 min. 56 sec. East, a distance of 16.59 feet to a point;
South 72 deg. 28 min. 52 sec. East, a distance of 26.65 feet to a point;
South 49 deg. 59 min. 07 sec. East, a distance of 11.61 feet to a point;
South 27 deg. 21 min. 02 sec. East, a distance of 23.19 feet to a point;
South 31 deg. 47 min. 18 sec. East, a distance of 34.14 feet to a point in the Southeast line of said 12 acre tract and in the Northwest line of Lot 1, Block 1 of McGee Addition recorded in Instrument No. D212101991 (PRTCT), from which a 1" iron pipe found for the Northeast corner of said McGee Addition bears North 60 deg. 25 min. 54 sec. East - 315.96 feet;

THENCE South 60 deg. 25 min. 54 sec. West departing said centerline and continue along the Southeast line of said 12 acre tract, the Northwest line of said McGee Addition, the Northwest line of a called 2.00 acre tract described in a deed to Cheryl Dugas Smith recorded in Instrument No. D206136657 (DRTCT), the Northwest line of a remainder of called 3.757 acre tract described in a deed to William Troy Sells recorded in Instrument No. D207229201 (DRTCT), the Northwest line of a called 1.71 acre tract described in a deed to William Brian Sells, et ux recorded in Instrument No. D208040433 (DRTCT), and the Northwest line of a called 1.79 acre tract described in a deed to William Troy Sells, et ux recorded in Instrument No. D208040492 (DRTCT), a distance of 602.00 feet to a 5/8" iron rod found for the most southerly corner of said 12 acre tract and being in the Northwest line of said 1.79 acre tract.

THENCE South 60 deg. 53 min. 22 sec. West along the Northwest line of said 1.79 acre tract, at 177.45 feet pass a 1/2" iron rod found for the Northwest corner of same and continue along the Northwest line of a remainder of called 2.0 acres described in a deed to William Troy Sells recorded in Instrument No. D207229201 (DRTCT), at 491.44 feet pass a 1/2" capped iron rod stamped "GEODATA" for reference, and continue a total distance of 522.66 feet to a P.K nail set in the centerline of said Newt Patterson Road, said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 900.00 feet, a central angle of 7 deg. 29

min. 27 sec., and being subtended by a chord which bears North 63 deg. 29 min. 38 sec. West - 117.58 feet;

THENCE in a northwesterly direction along said curve to the right and said centerline, a distance of 117.66 feet to a P.K. nail set ;

THENCE North 59 deg. 44 min. 55 sec. West tangent to said curve and continue along said centerline, a distance of 585.02 feet to the POINT OF BEGINNING, containing 679,466 square feet or 15.598 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

EXHIBIT “B”

QUEENSGATE 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.

SECTION 2: RESIDENTIAL LOT STANDARDS

Queensgate will have single-family detached residential lots as shown on Exhibit C. The residential single-family lots must comply with the following area and setback requirements:

Zoning District	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth *	Minimum Front Yard	Minimum Rear Yard	Minimum Interior Side Yard	Min. Exterior Side Yard (backing up to an abutting side yard)	Min. Exterior Side Yard (backing up to an abutting rear yard)	Maximum Lot Coverage	Minimum Floor Area
Queensgate	12,000 sf	80'	125'	25'	25'	10'	20'	15'	45%	2,300 sf
* The typical lot depth provided is 150'.										
** Corner lots must be at least 10' wider than the minimum lot width.										

SECTION 3: COMMUNITY DESIGN STANDARDS

Residential development in Queensgate must comply with the community design standards in Section 4600 of the Zoning Ordinance and the Subdivision Control Ordinance, and amendments thereof, approved by the City at the time of Development Plan approval. The Planned Development is requesting a variance from the City’s maximum allowable cul-de-sac length per the length shown on the Development Plan Exhibit “C” for Royal Court. The boundary conditions for the property do not allow the City’s maximum allowable cul-de-sac length of 500’ to be met.

SECTION 4: GENERAL CONDITIONS

A. Landscaping:

1. All landscaping on each lot must meet the requirements of the Residential Landscape Requirements described in Section 7300 of the Zoning Ordinance.

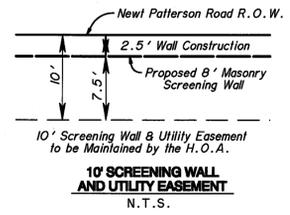
2. For lots containing 9,601 square feet or greater, provide four (4) canopy trees. At least two (2) trees shall be placed in the front yard.
3. Street trees are not required.
4. All canopy (shade) trees must be 3.5" caliper, measured 6" above grade.
5. Ornamental trees shall have three trunks or canes with a minimum caliper of one (1) inch per cane, as measured six (6) inches above grade at time of planting. Single-trunk ornamental trees shall be three (3) inch caliper.

B. Perimeter Walls/ Screening:

1. A minimum six (6) foot masonry screening wall must be provided along Newt Patterson Road in accordance with Ordinance No. 1270.

SECTION 5: HOMEOWNERS ASSOCIATION

A mandatory homeowners association will be responsible for the maintenance of the masonry walls along Newt Patterson Road, including the parkway between the screening wall or device and the street; the open space lots and medians; and the enhanced entryway features, including but not limited to, medians, landscaping, any non-standard pavement, and the enhanced masonry walls with signage.



LAND USE SUMMARY		
Proposed Land Use	Number of Lots	Acres
Residential	36	11.56
Right-of-Way	-	2.87
Open Space	2	1.17
TOTAL		15.598
DENSITY		2.31 DU/AC.

EX ZONING: PR
CALLED 5.0 ACRES
LINDA KAY PARKER, ET AL
INST. NO. 1207151020
D.R.T.C.T.

EX ZONING: PR
REMAINDER OF
CALLED 2.0 ACRES, TRACT TWO
WILLIAM TROY SELLS
INST. NO. 120722201
D.R.T.C.T.

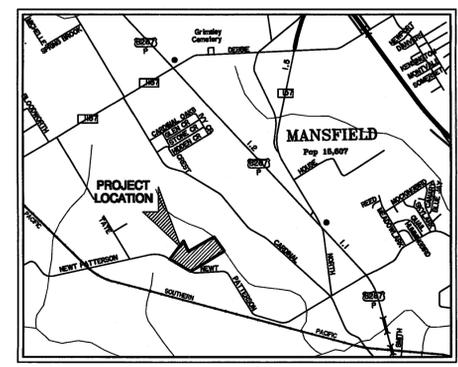
LINE TABLE

LINE	BEARING	DISTANCE
L1	S30°15'05"W	8.76'
L2	S04°22'31"W	28.73'
L3	S29°24'00"E	67.50'
L4	S30°15'05"W	8.61'
L5	N76°25'42"E	14.43'
L6	N13°29'32"W	13.83'
L7	S84°16'49"E	11.51'
L8	N12°41'36"W	13.42'
L9	N77°17'30"E	14.64'
L10	N12°38'55"E	14.85'
L11	S74°23'57"E	14.14'
L12	N16°16'45"W	20.32'
L13	S41°02'34"E	51.90'
L14	N07°37'40"W	67.14'
L15	N15°20'51"E	45.86'
L16	N07°25'53"W	14.75'
L17	S37°19'30"W	17.63'
L18	S06°00'22"E	35.50'
L19	N21°43'53"E	27.08'
L20	S01°02'04"W	17.56'
L21	N38°38'56"W	16.59'
L22	N72°28'52"W	26.65'
L23	N49°59'07"W	11.61'
L24	N27°21'02"W	23.19'
L25	N31°47'18"W	34.14'

CURVE TABLE

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	765.98'	141.55'	10°35'16"	N35°32'43"E	141.35'
C2	300.00'	63.81'	12°11'13"	N23°18'23"W	63.69'
C3	300.00'	63.81'	12°11'13"	N23°18'23"W	63.69'
C4	400.00'	196.49'	28°08'43"	S44°19'26"W	194.52'
C5	400.00'	15.39'	2°12'17"	S59°29'57"W	15.39'
C6	790.98'	109.92'	7°57'44"	S36°56'48"W	109.83'
C7	740.98'	100.68'	7°47'06"	S36°56'48"W	100.60'
C8	20.00'	9.61'	27°31'40"	N27°04'31"E	9.52'
C9	50.00'	145.46'	166°41'19"	N83°20'39"W	99.33'
C10	20.00'	10.29'	29°28'24"	S14°39'48"E	10.18'
C11	325.00'	69.13'	12°11'13"	N23°18'23"W	69.00'
C12	275.00'	58.49'	12°11'13"	S23°18'23"E	58.38'
C13	275.00'	58.49'	12°11'13"	S23°18'23"E	58.38'
C14	325.00'	69.13'	12°11'13"	S23°18'23"E	69.00'
C15	865.00'	124.07'	8°13'06"	N64°58'24"W	123.97'
C16	368.00'	31.66'	4°55'48"	N38°23'24"E	31.65'
C17	441.00'	146.75'	19°03'57"	S44°30'52"W	146.07'
C18	60.50'	20.02'	18°57'24"	N31°22'36"E	19.93'
C19	39.50'	16.90'	24°30'42"	N34°09'15"E	16.77'
C20	375.00'	92.87'	14°11'25"	S53°30'23"W	92.64'
C21	20.00'	17.45'	49°59'47"	N35°36'12"E	16.90'
C22	50.00'	244.34'	279°59'23"	N29°24'00"W	64.29'
C23	20.00'	17.45'	49°59'36"	N35°35'53"E	16.90'
C24	900.00'	117.66'	7°29'27"	S63°29'38"E	117.58'

- NOTES**
1. LOT 32-X WILL BE DEDICATED AS A DRAINAGE EASEMENT AND MAINTAINED BY THE HOA.
 2. IT IS UNDERSTOOD THAT THE BUILDABLE AREA FOR LOT 14, 15, 26, & 27, BLOCK 1 IS LIMITED BY THE EXISTING GAS PIPELINE. NO MODIFICATIONS FROM THE PROPOSED QUEENSGATE PD ZONING CRITERIA WILL BE REQUESTED FOR THESE LOTS.
 3. IT IS ANTICIPATED THAT QUEENSGATE WILL BE CONSTRUCTED UNDER A SINGLE PHASE WITH CONSTRUCTION TO BEGIN IN THE SPRING OF 2017.
 4. NO TREES, FENCES, WALLS OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED IN THE VISIBILITY EASEMENTS.



VICINITY MAP
N.T.S.

EXHIBIT "C"
DEVELOPMENT PLAN
FOR
QUEENSGATE

15,598 acres out of the
M. Rockerfellow Survey, Abstract No. 1267
City of Mansfield, Tarrant County, Texas
38 Lots
OCTOBER, 2016

Sheet 1 of 1

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
Email: B.Caldwell@gmcmvll.com
TSP# F-2944
TBPLS # 10021700

DEVELOPED BY:
BLOOMFIELD HOMES
1050 E. Hwy 114, Suite 210
Southlake, TX 76092
Phone (817) 877-1508
Fax (817) 416-1397
Email: mtlogavia@bloomfieldhomes.net



ENTRY ORNAMENTAL TREE - REDBUD (SPRING)



SHRUB BEDS - LITTLE PRINCESS CRAPE MYRTLE OR ALTERNATIVE



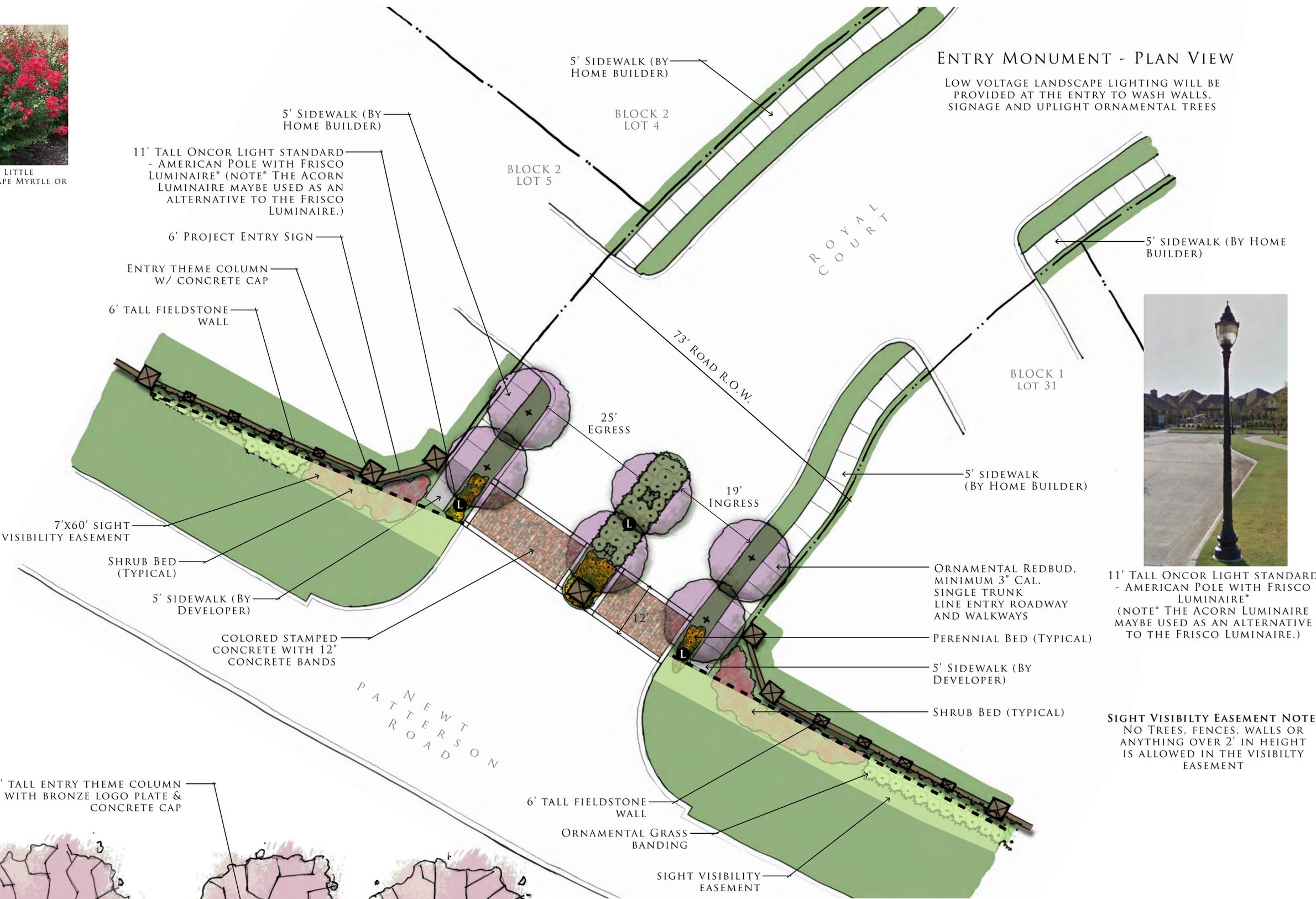
ORNAMENTAL GRASS MASSING - MISCANTHUS OR ALTERNATIVE



FIELDSTONE WALLS



PERENNIAL BEDS - BLACK EYED SUSAN OR ALTERNATIVE



ENTRY MONUMENT - PLAN VIEW

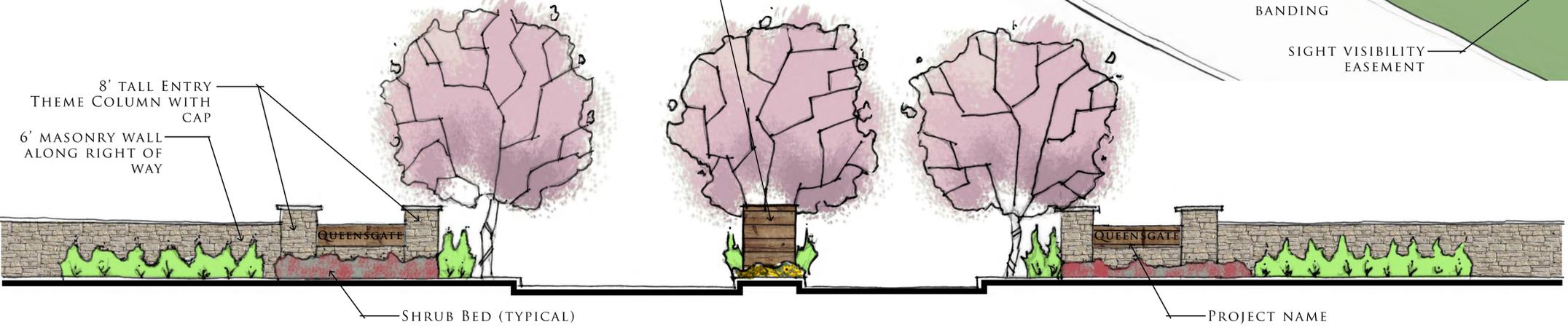
LOW VOLTAGE LANDSCAPE LIGHTING WILL BE PROVIDED AT THE ENTRY TO WASH WALLS, SIGNAGE AND UPLIGHT ORNAMENTAL TREES



11' TALL ONCOR LIGHT STANDARD - AMERICAN POLE WITH FRISCO LUMINAIRE* (NOTE* THE ACORN LUMINAIRE MAYBE USED AS AN ALTERNATIVE TO THE FRISCO LUMINAIRE.)

SIGHT VISIBILITY EASEMENT NOTE: NO TREES, FENCES, WALLS OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED IN THE VISIBILITY EASEMENT

ENTRY MONUMENT - ELEVATION



QUEENSGATE

MANSFIELD, TEXAS

ENTRYWAY PLAN

EXHIBIT D - CASE NO. ZC#16-022

PLANNING AND ZONING COMMUNICATION

Agenda: November 21, 2016

Subject: ZC#16-017: Continued public hearing for zoning change from PR to PD for single family residential by Skorburg Company on approximately 15.46 acres, generally located south of the southeast corner of N Matlock Road and E Debbie Lane.

GENERAL INFORMATION

Applicant: Holland Family Farm Surface, L.L.C.
Skorburg Company, Inc. – Developer
Bannister Engineering – Engineer
Windsor Homes Company – Home Builder

Size: 15.46 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 proposing 59 residential lots and showing 8 open space lots including the median at Matlock and Street A. The plan shows minimum lot widths of 60 foot, lot areas of 7,200 square feet with home sizes proposed at 1,600 square feet. The maximum lot coverage is 55% exceeding the ordinance maximum of 45%. In the deviations, they are exempting themselves from J-swing garages and proposing all front entry garages with no additional setbacks from the standard 25 foot front setback. The applicant is proposing 5' side yards on interior lots and 15' side yards on external lots. Corner lots are 10 foot wider than the interior lots at 70 wide with the exception of Lot 4, Block 2 which requires an additional right-of-way dedication to show 60 feet of row for Street A at the intersection of Street B.

Staff has the following concerns:

- The entry features exhibit and colored graphics do not match.
- The entry features do not show the required decorative lighting.
- The entry features do not meet the condition of enhanced architectural features.
- The applicant has not addressed the requirements of Section 4600.D., Architectural Attributes for residential development.

- The applicant has not shown the 6 foot screening device required by Ordinance 1270 along the lots fronting on Street G;
- There is no indication the PD will comply with the landscaping requirements of 7300 with the placement of trees on the lots.
- The building line needs to follow the street right of way on Lots 1, Block 1 and 1, Block 2.
- There is not enough information to evaluate the conceptual home plans/elevations with Section 4600.
- There is some concern that the alternative roof pitches would not comply with the 8/12 roof pitch requirements of 4600.
- The 60' right of way (37' wide-street) needs to continue to Street B.
- A 10" water line will be required to be installed along the Matlock frontage to then northern most property line of the development.
- There is no HOA note on the plans regarding responsibility for open space, landscaping and screening wall/maintenance, along with the following note: No trees fences, walls or anything over 2 feet in height is allowed in the visibility easements.
- There needs to be a note that states: Driveways on Lots 1 2, & 3, Block 1 and Lots 1, 2, & 3, Block 2 will be located on the east side of the lot.
- There needs to be a note that states: During engineering design, if it is found that the current areas marked for detention are inadequately sized, the developer may have to give up a lot in order to accommodate the required area.
- There needs to be a note that states: Storm water quality will be address in accordance with ISWM during the engineering design.

Staff also notes: This plan cannot serve as the preliminary plat as there are missing dimensions and other information necessary to meet the minimum requirements of the preliminary plat.

Staff does not support the following deviations:

- 15 foot side yards on Lot 13, Block 3, Lots 3 & 7, Block 4 and Lot 4, Block 2 as there would be visibility issues with the lots adjacent to the rears of these lots (20 foot is the minimum required);
- The elimination of the 7.5 foot screening wall easement along Lots 1X, Lots 1 through 20, and Lot 2X for the construction of the 8 foot masonry wall along the commercial property to the north.
- The elimination of J-Swing garages;
- The maximum 55% lot coverage without an explanation as to why they are requesting this.

Attachments:

Maps and Supporting Information & Proposed PD

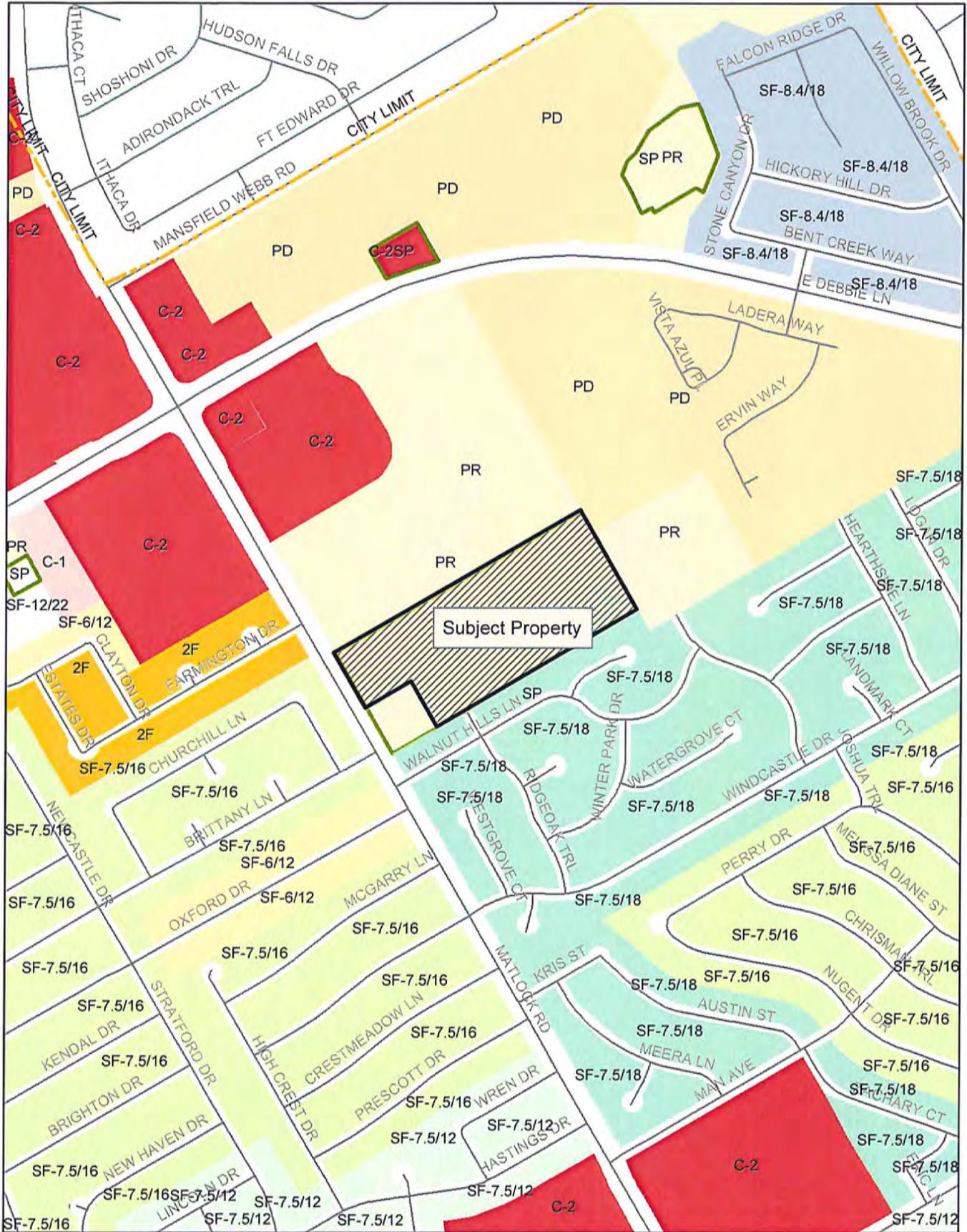


MANSFIELD
TEXAS

ZC# 16-017

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.

11/02/2016



MANSFIELD
TEXAS

ZC# 16-017

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11/02/2016

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
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
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
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

Property Owner Notification for ZC# 16-017

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
WALNUT HILLS ADDITION	BLK 1	LINO, SOANE F	1801 WALNUT HILLS LN	MANSFIELD, TX	76063-5029
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 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

ZC#16-017
EXHIBIT A

LEGAL LAND DESCRIPTION:

BEING 15.458 acres (673,334 square feet) of land in the James Grimsley Survey, Abstract No. 578, City of Mansfield, Tarrant County, Texas; said 15.458 acres (673,334 square feet) of land being a portion of that certain tract of land described in a Surface Deed (Without Warranty), as recorded in Instrument Number D215060717, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said 15.458 acres (673,334 square feet) of land also being a portion of that certain tract of land described in a Warranty Deed with Vendor's Lien to James Franklin Holland (hereinafter referred to collectively as Holland tract), as recorded in Volume 7315, Page 2390, Deed Records, Tarrant County, Texas (D.R.T.C.T.); said 15.458 acres (673,334 square feet) being more particularly described, by metes and bounds, as follows:

BEGINNING at a three-quarters inch iron pipe found for the Northeasterly corner of said Holland tract, same being a Southerly corner of the remainder of that certain tract of land described in a Warranty Deed to Weatherford Holland Family Partnership, L.P., as recorded in the following Instrument No.s D204209784, D204209785, and D204209786, O.P.R.T.C.T., now known as DEBLOCK, LTD. (hereinafter referred to as Deblock tract) as recorded in Instrument No. D214077438, O.P.R.T.C.T., same also being in the Southwesterly line of that certain tract of land described as Lot 1, Block 1, Community of Hope Addition (hereinafter referred to as Lot 1), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 10362, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

THENCE South 29 degrees 46 minutes 35 seconds East with the common line between said Holland tract and said Lot 1, passing at a distance of 120.61 feet, a one-half inch iron pipe found for the Southerly corner of said Lot 1, same being the Westerly corner of that certain tract of land described in a deed to R. H. Ervin and Faye Doris Ervin (hereinafter referred to as Ervin tract), as recorded in Volume 8781, Page 782, D.R.T.C.T., and continue with said course and with the common line between said Holland tract and said Ervin tract for a total distance of 540.57 feet to the Northerly corner of the Walnut Hills, Section Two, an addition to the City of Mansfield, Tarrant County, Texas, as recorded in Cabinet A, Slide 5739, P.R.T.C.T., from which a one-half inch iron pipe found bears North 84 degrees 54 minutes 34 seconds West, a distance of 0.74 feet and a one-half inch iron rod found bears North 59 degrees 29 minutes 25 seconds East, a distance of 2.26 feet;

THENCE South 59 degrees 25 minutes 24 seconds West with the common line between said Holland tract and said Walnut Hills, a distance of 1096.39 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

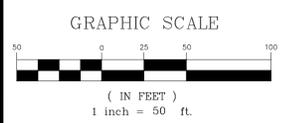
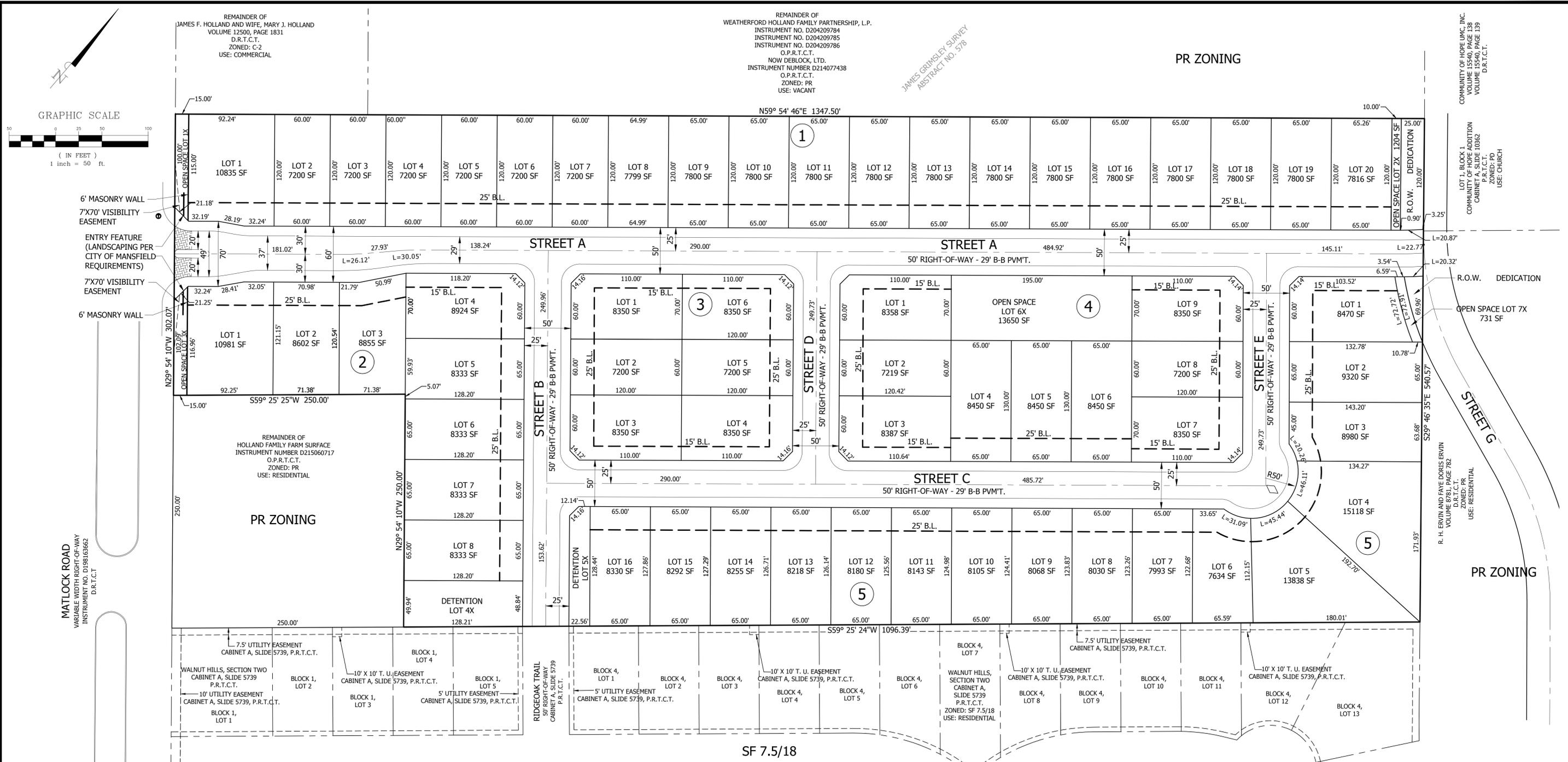
THENCE North 29 degrees 54 minutes 10 seconds West, departing the common line between said Holland tract and said Walnut Hills and crossing said Holland tract, a

distance of 250.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 59 degrees 25 minutes 25 seconds West, continue crossing said Holland tract, a distance of 250.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set in the existing Northeasterly right-of-way line of Matlock Road (variable width right-of-way), as recorded in Instrument Number D198163662, D.R.T.C.T.;

THENCE North 29 degrees 54 minutes 10 seconds West with the common line between said Holland tract and the existing Northeasterly right-of-way line of said Matlock Road, a distance of 302.07 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set in the North line of said Holland tract, same being the South line of that certain tract of land described in a deed to James F. Holland and wife Mary J. Holland (hereinafter referred to as Holland Estate), as recorded in Volume 12500, Page 1831, D.R.T.C.T.;

THENCE North 59 degrees 54 minutes 46 seconds East with the common line between said Holland Estate and said Holland tract, passing at a distance of 207.50, the Southeast corner of said Holland Estate, same being a Southerly corner of the aforesaid Deblock tract, and continue with the same course and the common line between said Holland tract and said Deblock tract, a distance of 1347.50 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 15.458 acres (673,334 square feet) of land.



LOT SUMMARY TABLE	
GROSS ACREAGE	15.46 ACRES
RESIDENTIAL LOTS	59 LOTS
OPEN SPACE LOTS	7 LOTS
60' LOTS	10 LOTS
65' LOTS	49 LOTS

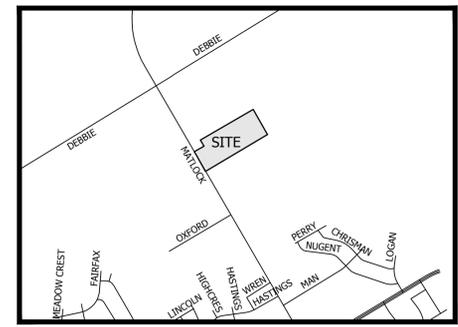
- NOTES:**
- STORM WATER DETENTION AND STORM WATER QUALITY WILL BE ADDRESSED IN THE PLATTING STAGE OF THIS PROJECT.
 - IF PROPERTY TO THE NORTH DOES NOT DEVELOP WITH C2 ZONING, A STREET STUB MUST BE PROVIDED TO THE NORTH.

- REQUESTED DEVIATIONS FROM SF 7.5/16**
- FRONT ENTRY GARAGES WILL BE ALLOWED ON ALL LOTS
 - MINIMUM LOT WIDTH OF 60'
 - MAXIMUM LOT COVERAGE OF 55%
 - MINIMUM SQUARE FOOTAGE ON A LOT WILL BE 7,200 SQ. FT.
 - SIDE YARD SETBACKS WILL BE 5' ON EITHER SIDE
 - 15' EXTERIOR SIDE BUILDING LINE ALONG THE STREET
 - NO 7.5' SCREENING WALL CONSTRUCTION AND MAINTENANCE EASEMENT ALONG THE REAR PROPERTY LINES OF LOTS 1-20, BLOCK 1.
 - CORNER LOTS SHALL HAVE A MINIMUM WIDTH OF 70'.

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

PLAN PREPARED BY:
 BANNISTER ENGINEERING, LLC (F-10599)
 240 NORTH MITCHELL ROAD
 MANSFIELD, TEXAS 76063
 PHONE (817) 842-2094
 FAX (817) 842-2095
 CONTACT: CODY BROOKS, P.E.

DEVELOPER:
 SKORBURG COMPANY
 8214 WESTCHESTER DRIVE,
 SUITE 710
 DALLAS, TEXAS 75225
 (214) 522-4945
 CONTACT: JOHN ARNOLD
 EMAIL: jarnold@skorburgcompany.com



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

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

November 8, 2016

ZC#16-017

PREPARED BY:

240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)
 PROJECT NO. 090-16-12 CONTACT: CODY BROOKS, P.E.



59 Residential Lots, 7 Common Area Lots

LOT SUMMARY TABLE	
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PREPARED BY:

BANNISTER
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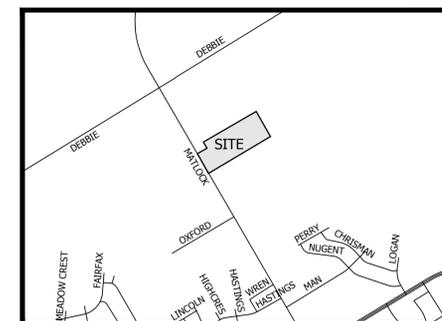
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jarnold@skorburgcompany.com

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Know what's below.
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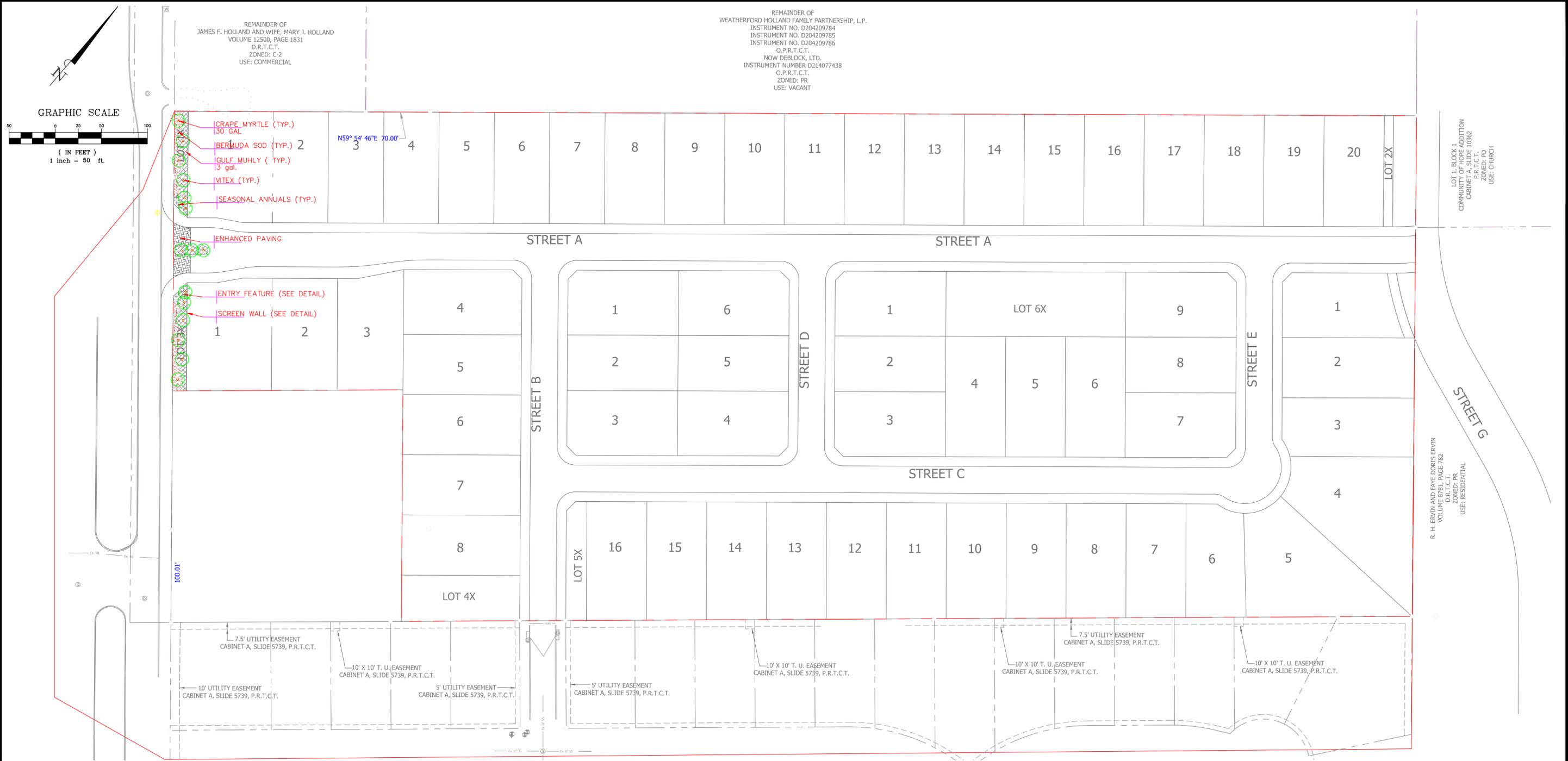
ENHANCED ENTRY PLAN

for

"Cypress Crossing Addition"
situated in the James Grimsley Survey
Abstract No. 578,
City of Mansfield, Tarrant County, Texas.
±15.46 Acres

November 8, 2016

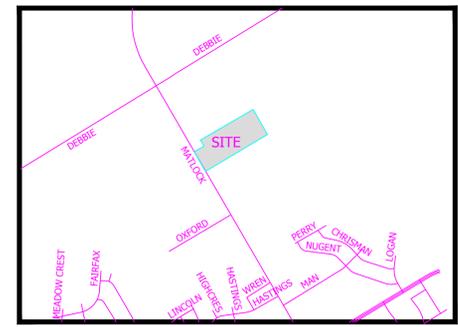
ZC#16-017



59 Residential Lots, 7 Common Area Lots

- NOTE:**
- DECORATIVE STREET LIGHTING AT THE ENHANCED ENTRYWAY WILL BE PROVIDED THAT CONFORMS TO THE CITY'S STANDARDS WITH ONCOR ELECTRIC SERVICES OR OTHER UTILITY PROVIDERS.

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



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811
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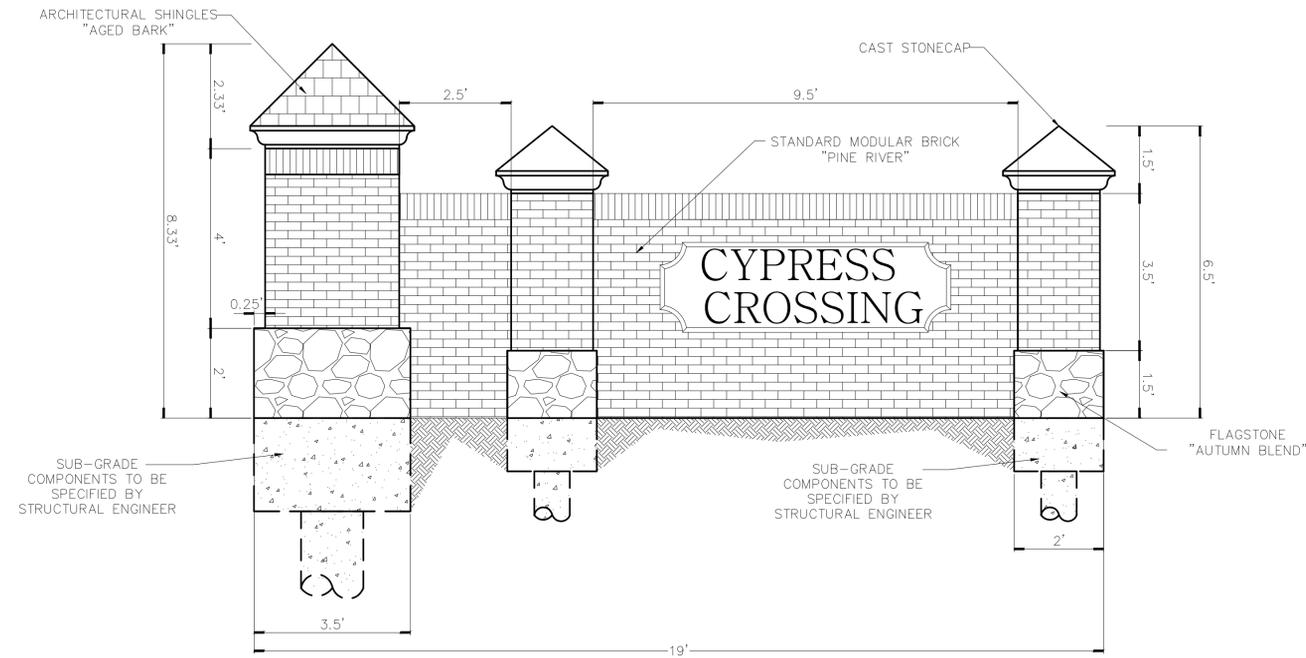
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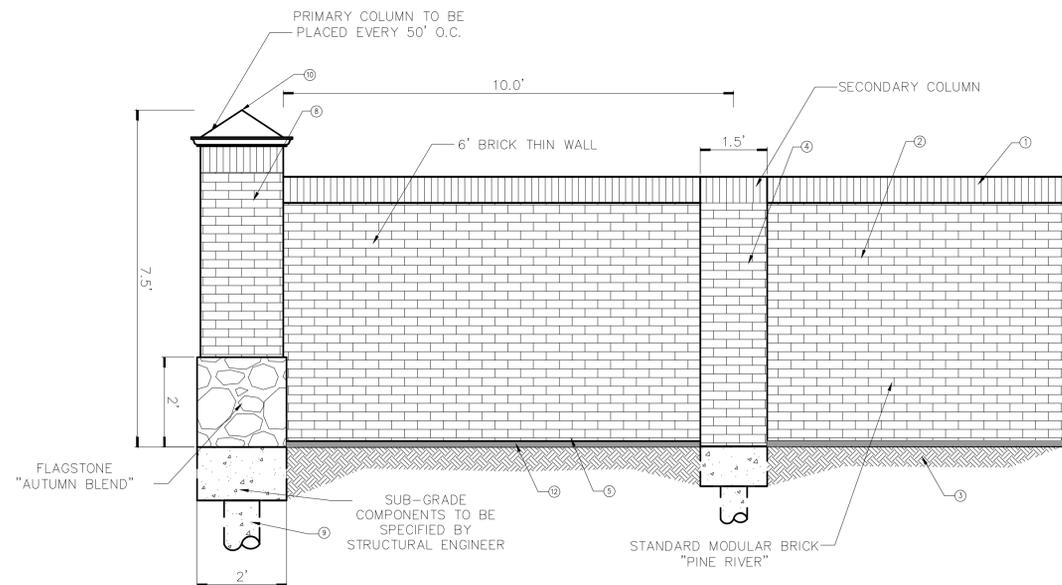
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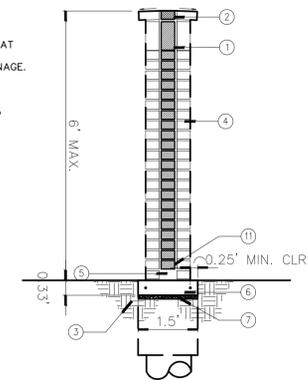
ZC#16-017



MONUMENT SIGNAGE
NOT TO SCALE



- ① SOLDIER COURSE @ TOP OF WALL (SEE ELEVATION).
- ② STANDARD RUNNING BOND BRICK FACING W/STANDARD MASONRY H-REINFORCING. BRICK SELECTION BY OWNER. REINFORCED W/ 1-NO. 9 GAUGE WIRE HORIZONTAL AT EACH COURSE. PROVIDE SLIGHT SLOPE @ TOP AS SHOWN TO FACILITATE DRAINAGE.
- ③ COMPACTED SUBGRADE TO 95% OF AASHTO T-99 DENSITY.
- ④ STANDARD 16" WIDE BRICK SUPPORT @ 12" OR 10" O.C.
- ⑤ BOTTOM COURSE WITH WEEP OPENINGS
- ⑥ CONCRETE MOW-STRIP W/ (2) #4 BARS CONTINUOUS, 8" o.c. MIN.
- ⑦ 1" SAND SETTING BED.
- ⑧ STANDARD 24"x24" COLUMN @ 60" OR 20' O.C.
- ⑨ 12"~ PIER x DEPTH TO 8" MIN. BELOW EXISTING GRADE @ 12" O.C. MAX. (O.C. TO MATCH COLUMNS & BRICK SUPPORTS)
- ⑩ CAST STONE COLUMN CAP
- ⑪ 3"x3"x1/2" GALVANIZED ANGLE IRON
- ⑫ 4" OPENING



SCREEN WALL ENDS & ACCENT COLUMNS
NOT TO SCALE

ENHANCED ENTRY FEATURE

for
"Cypress Crossing Addition"

situated in the James Grimsley Survey
Abstract No. 578,
City of Mansfield, Tarrant County, Texas.
±15.46 Acres

November 8, 2016

ZC#16-017

PREPARED BY:

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: CODY BROOKS, P.E.

PLAN PREPARED BY:

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DEVELOPER:

SKORBURG COMPANY
8214 WESTCHESTER DRIVE,
SUITE 710
DALLAS, TEXAS 75225
(214) 522-4945
CONTACT: JOHN ARNOLD
EMAIL:
jarnold@skorburgcompany.com

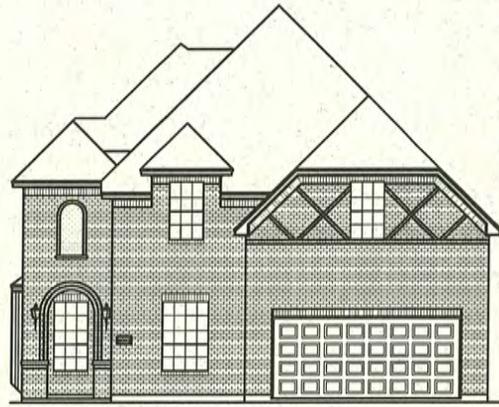


Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

AVALON



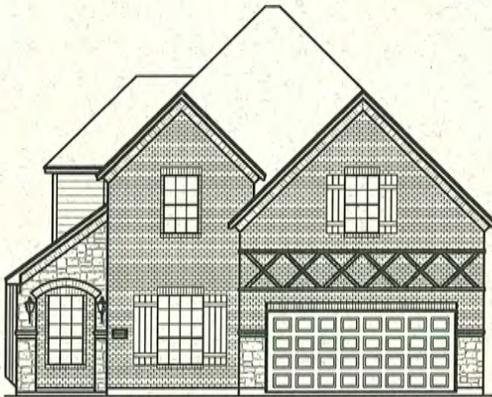
FRONT ELEVATION "A"



FRONT ELEVATION "C"



FRONT ELEVATION "B"



FRONT ELEVATION "D"



FRONT ELEVATION "F"



FRONT ELEVATION "E"

09/12/16

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FRONT PORCHES AND PLANT LEDGES ARE ELEVATION SPECIFIC





ZC #16-017

BRIGHTON



FRONT ELEVATION "D"



FRONT ELEVATION "A"



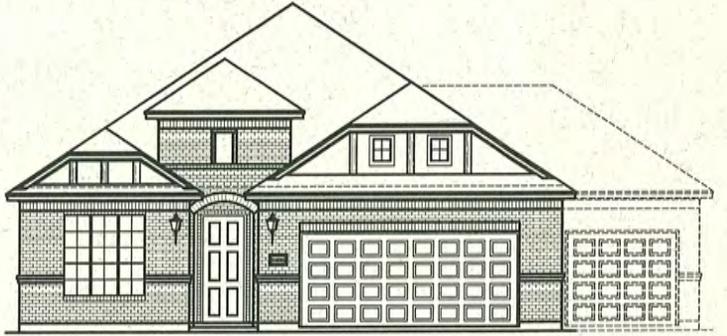
FRONT ELEVATION "E"



FRONT ELEVATION "B"



FRONT ELEVATION "F"



FRONT ELEVATION "C"

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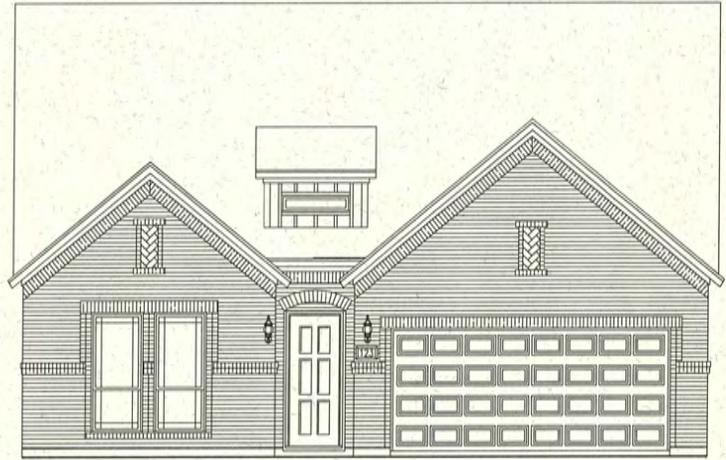
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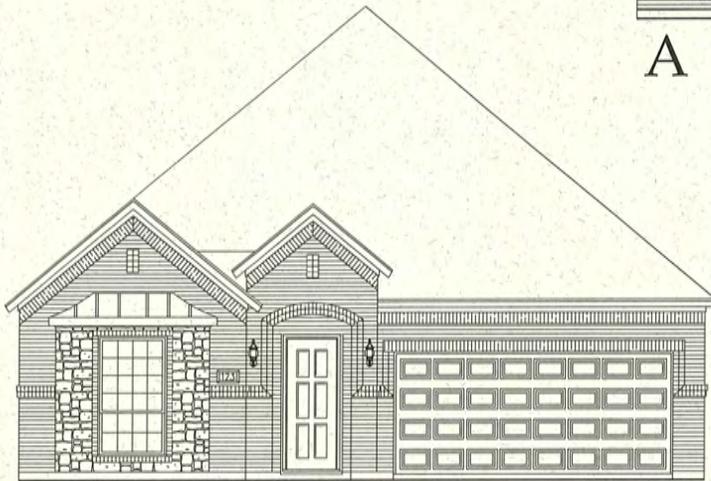


EC # 16-017

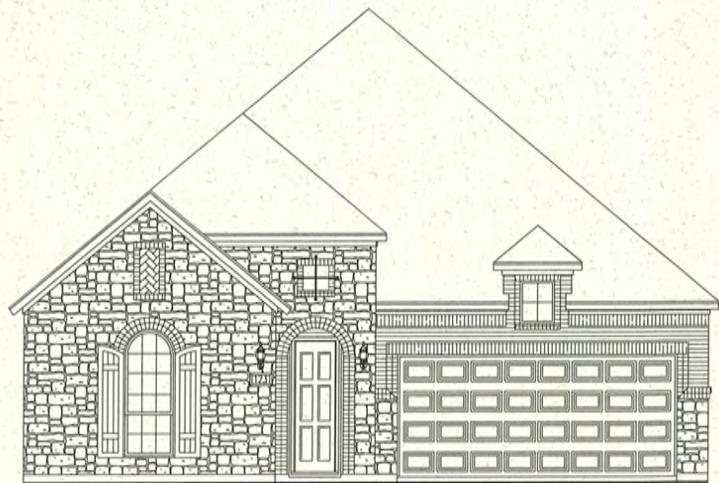
DEVON



A



B



C

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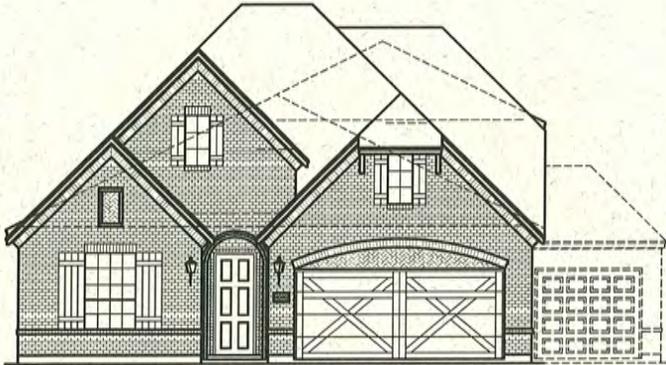
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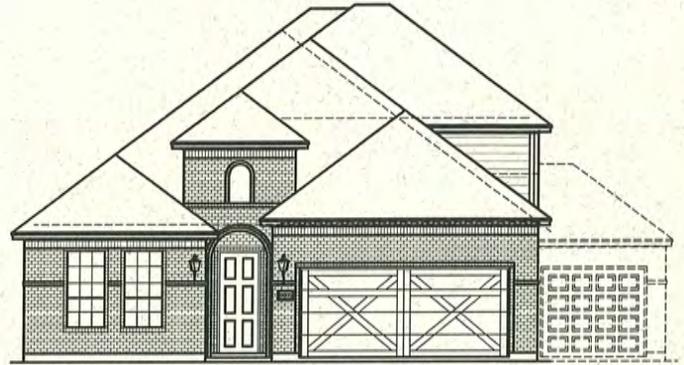


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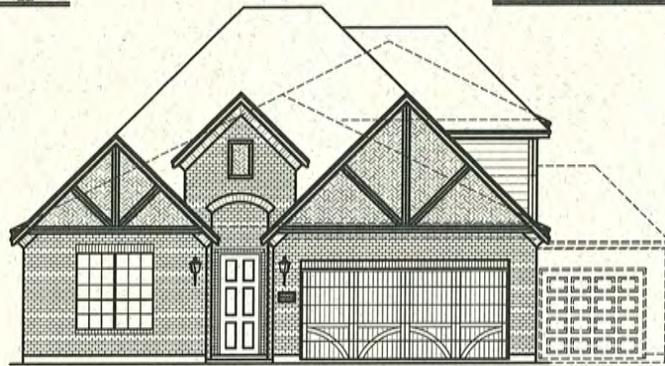
DUBLIN



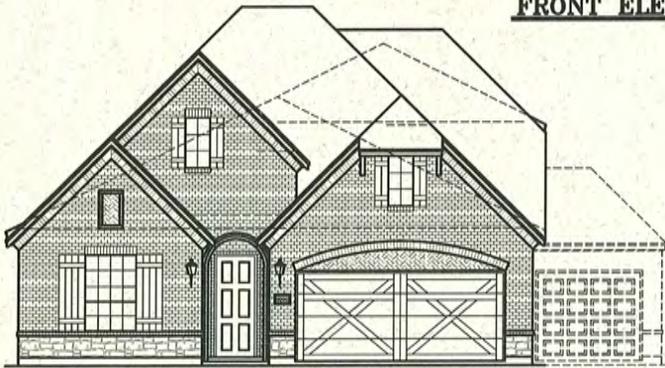
FRONT ELEVATION "A"



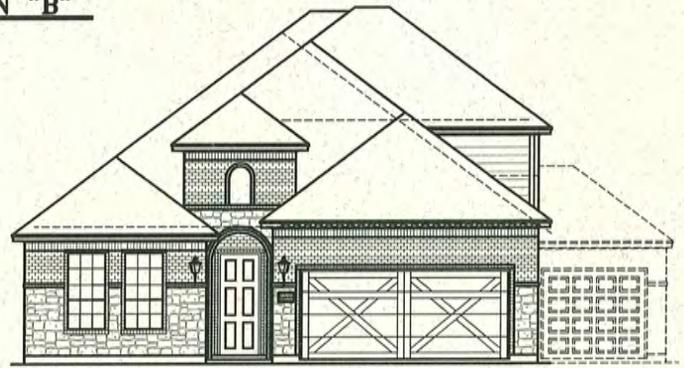
FRONT ELEVATION "C"



FRONT ELEVATION "B"



FRONT ELEVATION "D"



FRONT ELEVATION "F"



FRONT ELEVATION "E"

08/18/16

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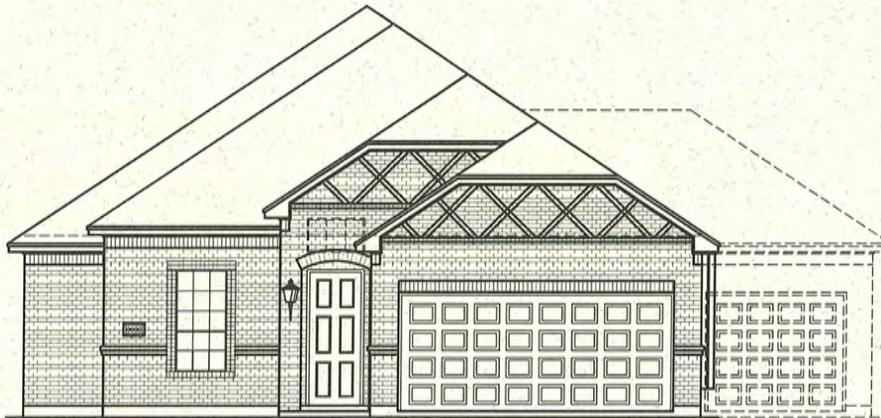




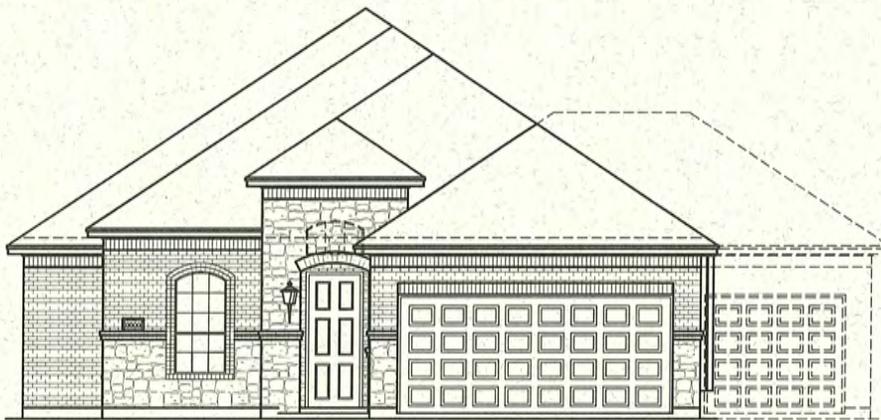
594

ZC # 16-017

LANCASTER



FRONT ELEVATION "A"



FRONT ELEVATION "C"



FRONT ELEVATION "B"

06/23/2016

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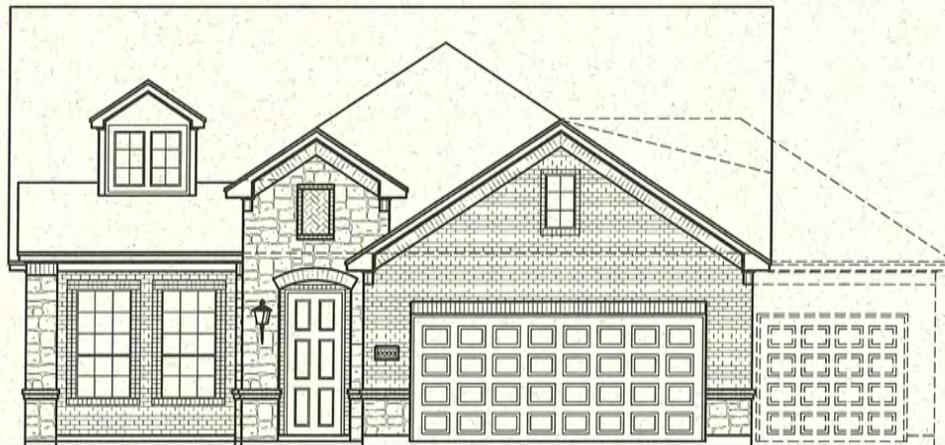
NEWCASTLE



FRONT ELEVATION "A"



FRONT ELEVATION "B"



FRONT ELEVATION "C"

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NOTTINGHAM



FRONT ELEVATION "A"



FRONT ELEVATION "B"



FRONT ELEVATION "C"



FRONT ELEVATION "D"



FRONT ELEVATION "E"



FRONT ELEVATION "F"

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ZC #16-017

WINDHAVEN



FRONT ELEVATION "A"



FRONT ELEVATION "B"



FRONT ELEVATION "C"



FRONT ELEVATION "D"



FRONT ELEVATION "E"



FRONT ELEVATION "F"

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Representative Photo



ZC # 16-017

Summary of City Council Actions

November 14, 2016

Third and Final 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)

Denied 5 – 2 (Broseh and Hoffman)

Consideration of a Request to Remove from the table Agenda Item #16-2046, for the Continuation of a Public Hearing and First Reading on November 28, 2016, of an Ordinance for a zoning change from PR to SF-7.5/18, SF-9.6/20 and SF-12/22 on approximately 187.65 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)

Approved 7 – 0

Public Hearing and First Reading on an Ordinance approving a zoning change from PR, Pre-Development District to C-2, Community Business District on approximately 30 acres, generally located at the southeast corner of East Debbie Lane and north Matlock Road; Reilly Brothers (ZC#16-015)

Approved 7 – 0

Public Hearing and First Reading on an Ordinance approving a Historic Landmark Overlay District for the property located at 114 N. Main Street; City Staff (ZC#16-020)

Approved 7 – 0

Public Hearing and First Reading on an Ordinance approving a Specific Use Permit for retail and service establishments not elsewhere listed (Brewery) in the existing building at 117 N. Main Street; Dirty Job Brewing (ZC#16-019)

Approved 7 – 0

Public Hearing Continuation and Reconsideration of Second Reading of an Ordinance approving a zoning change from PR, Pre-Development District and C-2, Community Business District to PD for Single-Family Residential Development on approximately 61.7 acres, generally located south of Harmon Road, between SH 360 and the future extension of S. Matlock Road; Jabez Development LP (ZC#16-010)

Approved 4 – 3 (Broseh, Hoffman and Burgess)