



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, November 28, 2016

5:00 PM

Council Chambers

REGULAR MEETING

1. **5:00 P.M. - CALL MEETING TO ORDER**

2. **RECESS INTO EXECUTIVE SESSION**

Pursuant to Section 551.071, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

A. Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 348-270155-14

Seek Advice of City Attorney Regarding the Pond Branch Design/Construction Contract

Seek Advice of City Attorney Regarding the Sales Contract for the Farr Best Theater

Seek Advice of City Attorney Regarding the City's Authority to Grant Variance to Regulations Enacted Under Subsection (a) of Section 109.33 of the Alcoholic Beverage Code

B. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072

C. Personnel Matters Pursuant to Section 551.074

D. Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087

3. **6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION**

4. **7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**

5. INVOCATION**6. PLEDGE OF ALLEGIANCE****7. TEXAS PLEDGE**

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

8. CITIZEN COMMENTS

Citizens wishing to address the Council 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 "Citizen Comments" or during a Public Hearing (applicants included), please complete a blue or yellow "Appearance Card" located at the entry to the City Council Chamber and present it to the Assistant City Secretary prior to the start of the meeting.

9. COUNCIL ANNOUNCEMENTS**10. STAFF COMMENTS**

In addition to matters specifically listed below, Staff comments may include updates on ongoing or proposed projects and address of posted agenda items.

A. City Manager Report or Authorized Representative

Current/Future Agenda Items

Hometown Holidays Event Update - Angie Henley

11. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**12. CONSENT AGENDA**

All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are considered to be routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Manager to implement each item in accordance with staff's recommendation.

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

[16-2100](#)

Resolution- A Resolution of the City of Mansfield Authorizing the City Manager and the Police Department to Apply, Receive and Expend Grant Funds from the Walmart Community Grant Program, the Total Grant Award

will not Exceed \$2,500 with no Match Required from the City

Sponsors: Clayton Chandler and Tracy Aaron

Attachments: [Resolution](#)

[16-2119](#)

Resolution - A Resolution Authorizing the Purchase of Properties Located at 1405 Palm Street and 300 N. Wisteria Street in the Amount of \$20,000 by the Mansfield Park Facilities Development Corporation (MPFDC)

Sponsors: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

[Map](#)

[16-2120](#)

Resolution - A Resolution to Reject All Bids Received for Paving, Drainage, Structures and Sanitary Sewer Improvements for the Pond Branch Corridor

Sponsors: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

[16-2105](#)

Request for Special Event Permit: Hometown Holidays & Parade

Sponsors: Joe Smolinski and The Applicant

Attachments: [Hometown Holiday & Parade](#)

[Approvals & Comments](#)

[16-2112](#)

Minutes - Approval of the November 14, 2016 Regular City Council Meeting Minutes

Sponsors: Shelly Lanners and Jeanne Heard

Attachments: [11-14-16 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

13. OLD BUSINESS

[16-2095](#)

Ordinance - Third and Final Reading on 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)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Ordinance](#)

[Maps & Supporting Information](#)

[Exhibits A - C](#)

[Revised Screening Wall Fence Plans](#)

[Regional Access Exhibit](#)

14. PUBLIC HEARING AND FIRST READING

[16-2113](#) Ordinance - 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)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Maps & Supporting Info.](#)

[Exhibit A](#)

[Exhibit B](#)

[Ordinance](#)

[16-2115](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development to Planned Development for Office/Retail Uses on Approximately 3.95 Acres Located at 1209 N Day Miar Road; HCC Contracting, Inc (ZC#16-013)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Ordinance](#)

[Maps & Supporting Info.](#)

[Exhibit A](#)

[Exhibit B thru E](#)

15. PUBLIC HEARING CONTINUATION AND SECOND READING

[16-2093](#) Ordinance - Public Hearing Continuation and Second 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)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Maps & Supporting Information](#)

[Ordinance](#)

[Exhibit A](#)

[16-2094](#) Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Historic Landmark Overlay District for the Property Located at 114 N. Main Street; City Staff (ZC#16-020)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Maps and Supporting Information](#)

[Ordinance](#)

[16-2096](#) Ordinance - Public Hearing Continuation and Second 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)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Ordinance](#)

[Exhibit](#)

[Maps & Supporting Info.](#)

[Citizen Letters](#)

16. **NEW BUSINESS**

[16-2121](#)

Ordinance - First Reading of an Ordinance Granting an Ingress-Egress and Access Easement In, Upon, and Across City Owned Property at 1004 Magnolia Street in the City of Mansfield, Tarrant County, Texas; Authorizing the City Manager to Execute the Easement Document; Providing a Severability Clause; and Providing an Effective Date

Sponsors: Shelly Lanners and Matt Young

Attachments: [ORD - Ordinance Easement MISD Magnolia](#)

[EXH - INGRESS-EGRESS AND ACCESS EASEMENT](#)

[16-2122](#)

Consideration of a Request for an Extension of a Variance to Chapter 114.13(B) of the Code of Ordinances, "Gas Well Drilling and Production" by EagleRidge Operating, LLC, Related to Permanent Lift Compressors (GW#13-004)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Maps and Supporting Information](#)

[Letter of Request](#)

17. **ADJOURN**

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the November 28, 2016 Regular City Council Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, mansfieldtexas.gov, on Wednesday, November 23, 2016 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Jeanne Heard, City Secretary

Approved as to form:

City Attorney

DATE OF POSTING: _____ TIME: _____ am/pm

DATE TAKEN DOWN: _____ TIME: _____ am/pm

This facility is ADA compliant. If you plan to attend this public meeting and have a disability that requires special arrangements, please call (817) 473-0211 at least 48 hours in advance. Reasonable accommodation will be made to assist your needs. PLEASE SILENCE ALL PAGERS, CELL PHONES & OTHER ELECTRONIC EQUIPMENT WHILE THE CITY COUNCIL MEETING IS IN SESSION.



CITY OF MANSFIELD

1200 East. Broad St.
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STAFF REPORT

File Number: 16-2100

Agenda Date: 11/28/2016

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution- A Resolution of the City of Mansfield Authorizing the City Manager and the Police Department to Apply, Receive and Expend Grant Funds from the Walmart Community Grant Program, the Total Grant Award will not Exceed \$2,500 with no Match Required from the City

Requested Action

Approval of Resolution

Recommendation

Approval of Resolution

Description/History

Walmart and the Walmart Foundation provide annual grants to police and fire departments that are geared toward strengthening the local communities.

Justification

Funding Source

Walmart and the Walmart Foundation

Prepared By

Alma Roden, Grant Mgr. 817 276 4710

Tracy Aaron, Chief of Police 817 804 5782

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY MANAGER AND THE POLICE DEPARTMENT TO MAKE APPLICATION, RECEIVE, AND EXPEND GRANT FUNDING FROM THE WALMART COMMUNITY GRANT PROGRAM TO SPONSOR THE (CERT TEAM) CITIZEN EMERGENCY RESPONSE TEAM. THE AMOUNT, IF AWARDED, WILL NOT EXCEED \$2500.00 AND WILL NOT REQUIRE A MATCH FROM THE CITY

WHEREAS, the City of Mansfield and the police department is a unit of local government that has found an opportunity to apply for a grant from the Walmart Community Grant program to sponsor the Citizens Emergency Response team; and,

WHEREAS, the City of Mansfield and the police department is eligible for an amount not to exceed \$2500.00 in grant program funding with no match required to purchase equipment and educational instruction documents for this program; and,

WHEREAS, the City of Mansfield and the police department agrees to comply with all program rules as set out in the grant program guidelines; and,

WHEREAS, the City of Mansfield designates Clayton W. Chandler (City Manager) as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the applicant agency; and,

WHEREAS, the City Council desires to ratify and authorize the City Manager and the police department to make application, receive and expend the above mentioned grant allocation, if awarded.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

1. The City Manager or designee is authorized to execute all documents and make application for obtaining grant funds from the Walmart Community Grant Program in an amount not to exceed \$2500.00 to be used to purchase equipment and educational items to sponsor the Citizens Emergency Response Team.
2. The City Manager or designee is authorized to receive and expend the grant funding, if awarded, by Walmart Community Grant Program.

PASSED AND APPROVED THIS THE 28TH DAY OF NOVEMBER, 2016.

David L. Cook, Mayor

ATTEST:

Jeanne Heard, City Secretary



CITY OF MANSFIELD

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STAFF REPORT

File Number: 16-2119

Agenda Date: 11/28/2016

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Title

Resolution - A Resolution Authorizing the Purchase of Properties Located at 1405 Palm Street and 300 N. Wisteria Street in the Amount of \$20,000 by the Mansfield Park Facilities Development Corporation (MPFDC)

Requested Action

Approve a Resolution to Purchase Properties

Recommendation

Approve Resolution

Description/History

In September, 2010, during a heavy rain event, flooding occurred along the Walnut Creek greenbelt and included flooding of certain homes. The Environmental Services Department worked with the homeowners and applied for and was awarded a FEMA grant filtered through the Texas Water Development Board that allowed the homeowners to receive funds for their homes. The grant was a 90%-10% split, with the City's matching 10% portion going towards the cost to demolish the homes and clean up the site.

The grant stipulates that the property be deed-restricted to always remain open space. In an effort to reach the matching portion of the grant, the Mansfield Park Facilities Development Corporation (MPFDC) is being asked to consider purchasing these properties that are adjacent to existing park land that will expand the linear park and be maintained by the Parks and Recreation Department. An attachment has been provided outlining the properties being considered.

Justification

The properties listed are adjacent to the linear trail and James McKnight Park West. This property will expand the park area and will remain open space. The MPFDC may make small improvements to these properties including a pedestrian trail head, benches, signage, drinking fountains and shade structures. The MPFDC approved the purchase and transfer of the property at the November 17, 2016 meeting with a vote of 7-0.

Funding Source

MPFDC ½ cent sales tax

Prepared By

Matt Young, Director of Parks and Recreation

Matt.Young@mansfieldtexas.gov

817-804-5798

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION'S (MPFDC) PURCHASE OF PROPERTIES LOCATED AT 1405 PALM STREET AND 300 N. WISTERIA STREET IN THE AMOUNT OF \$20,000

WHEREAS, the properties flood during heavy rain events; and

WHEREAS, the Environmental Services Department for the City of Mansfield, Texas applied for a Federal Emergency Management Agency (FEMA) grant through the Texas Water Development Board that allowed the homeowners to receive funds for their homes; and

WHEREAS, the Environmental Services Department for the City of Mansfield, Texas was awarded the grant from FEMA; and

WHEREAS, the grant stipulates that the land remain open space; and

WHEREAS, the land is adjacent to existing park land and will expand the Linear Park; and

WHEREAS, the Board of Directors of the Mansfield Park Facilities Development Corporation approved the property purchases with a vote of 7-0 at their Regular Meeting on November 17, 2016.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The City Council shall approve the MPFDC's purchase of properties located at 1405 Palm Street and 300 N. Wisteria Street in the amount of Twenty-Thousand Dollars and 00/100 (\$20,000).

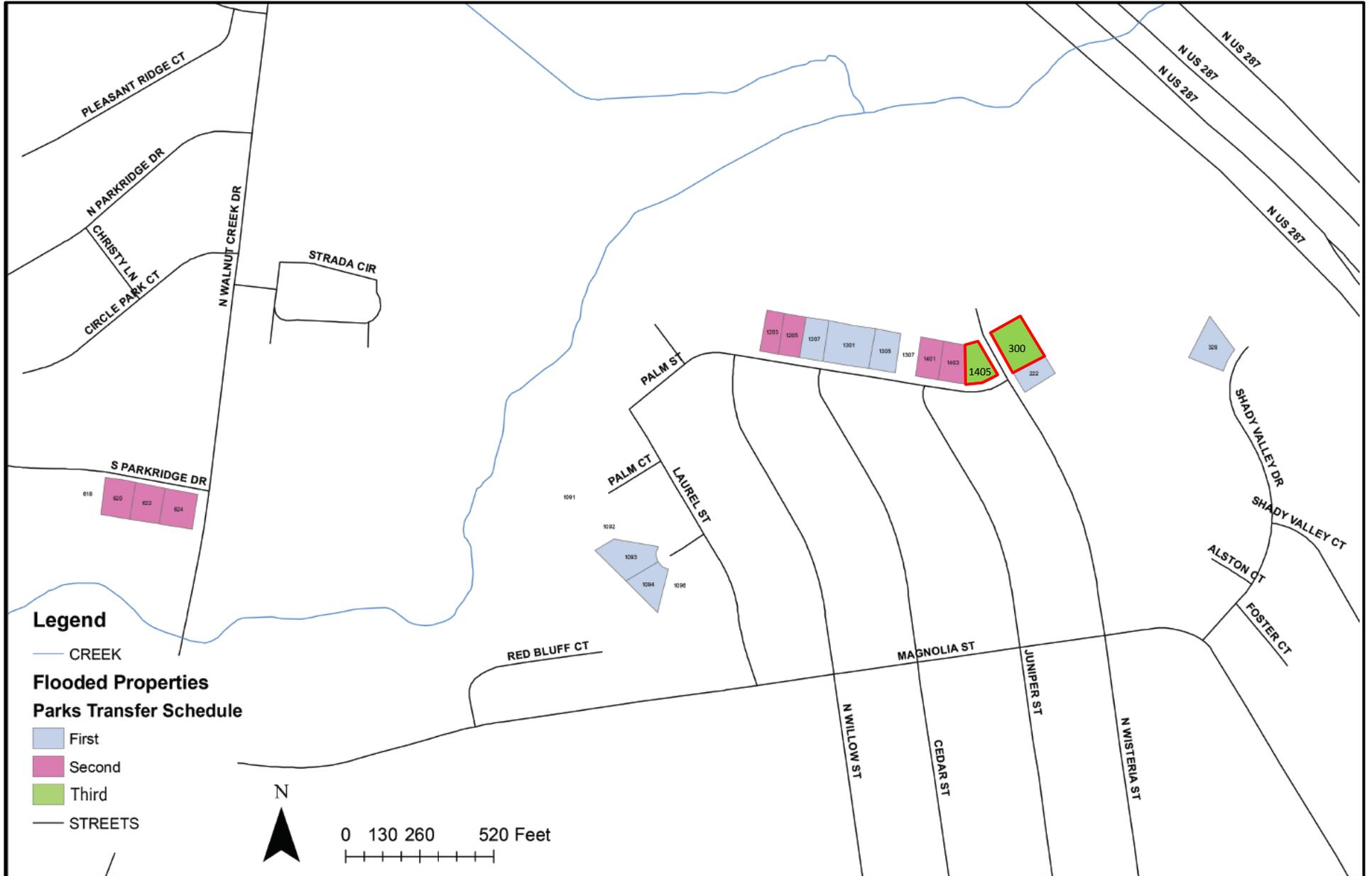
RESOLVED AND PASSED this 28th day of November, 2016.

David L. Cook, Mayor

ATTEST:

Jeanne Heard, City Secretary

Purchase of Properties Located at 1405 Palm Street and 300 N. Wisteria Street





CITY OF MANSFIELD

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

File Number: 16-2120

Agenda Date: 11/28/2016

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Title

Resolution - A Resolution to Reject All Bids Received for Paving, Drainage, Structures and Sanitary Sewer Improvements for the Pond Branch Corridor

Requested Action

Consider approving resolution

Recommendation

Approve resolution

Description/History

The 2009 Parks, Recreation, Trails and Open Space Master Plan included a spine trail phasing and prioritization plan with the Pond Branch Creek corridor shown on the map. However, it was not delineated as an improved linear trail. With an increased focus on development in the downtown area, staff was directed by the downtown TIRZ sub-committee to explore a feasibility analysis and provide an opinion of costs to develop a connection from Katherine Rose Memorial Park to the east side of the Historic Downtown area along the Pond Branch Creek corridor. This connection would utilize an existing drainage culvert under the Union Pacific Railroad as pedestrian-only access. The trail would then follow the west upper bank of the creek and terminate at Dallas Street.

This project was advertised for bid on September 14th and again on September 21st. A pre-bid meeting was held on September 27, 2016, with six contractors in attendance. The bid opening was held on October 5, 2016, with three contractors submitting bids. Staff recommends the rejection of all bids and will re-advertise and re-bid the project in two phases.

Justification

Due to trail alignment and design discussions with Union Pacific Railroad, staff has determined that the project needs to be coordinated in two construction phases. Therefore, the construction documents will be revised to reflect the two phases and re-bid accordingly. The change in project scope requires the rejection of all bids for the project.

Funding Source

MPFDC ½ Cent Sales Tax

Prepared By

Matt Young, Director of Parks and Recreation

Matt.Young@mansfieldtexas.gov

817-804-5798

RESOLUTION NO. _____

A RESOLUTION REJECTING ALL BIDS RECEIVED FOR PAVING, DRAINAGE, STRUCTURES AND SANITARY SEWER IMPROVEMENTS FOR THE POND BRANCH CORRIDOR

WHEREAS, bids were received, opened, and publicly read aloud on October 5, 2016, and three bids were submitted; and

WHEREAS, after further review of the trail alignment and design specifications for the crossing at the Union Pacific Railroad, it is the recommendation of staff and the determination of City Council that the bids be rejected and the project be bid in two phases.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The City Manager or his designee is hereby authorized and directed to reject the bid and to rebid the contract as determined by staff.

PASSED AND APPROVED this the 28th day of November, 2016.

David L. Cook, Mayor

ATTEST:

Jeanne Heard, City Secretary



CITY OF MANSFIELD

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STAFF REPORT

File Number: 16-2105

Agenda Date: 11/28/2016

Version: 1

Status: Consent

In Control: City Council

File Type: Special Event

Title

Request for Special Event Permit: Hometown Holidays & Parade

Requested Action

Approval of the Special event Permit for Hometown Holidays & Parade.

Recommendation

City Staff has reviewed the application and recommends the same.

Description/History

This is an annual event.

Justification

N/A

Funding Source

N/A

Prepared By

Lynn Brown, Code Compliance Coordinator
817-728-3620

Applicant:

Angie Henley 817-804-5795

Attachments:

Application and Site Plan

Approval & Comments

Hometown
Holiday &
Parade



Special Event Application

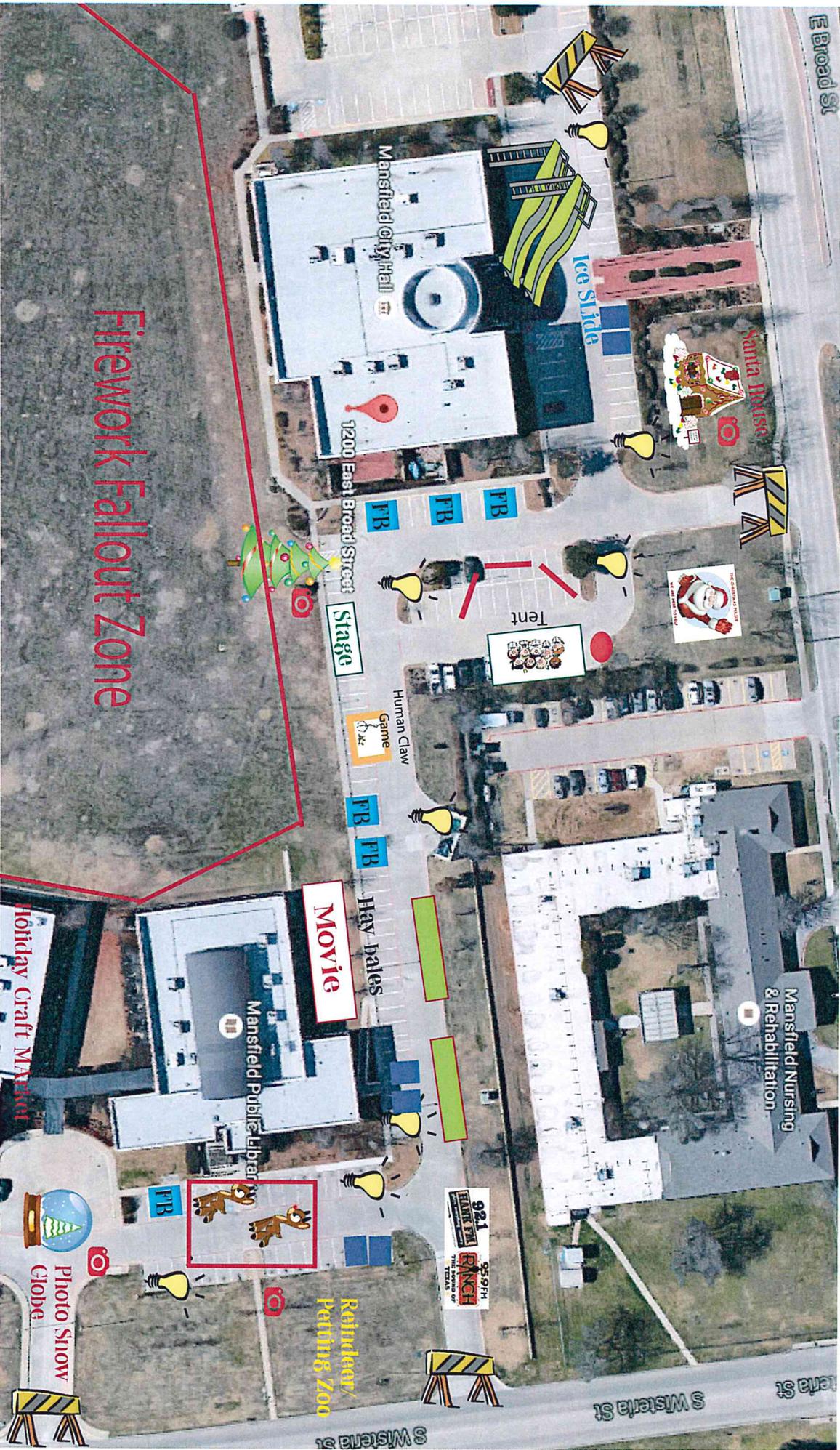
Organization/Group: <u>City of Mansfield</u>	Date: <u>11-7-16</u>
Applicant: <u>Angie Henley</u>	
Applicant's Address:	Phone No. <u>817 804 5795</u>
*Will be called or emailed for more information needed and/or when the permit is ready for pick-up	Email: <u>angie.henley@mansfield-tx.gov</u>
Address of Event: <u>1200 E Broad</u>	
Description & Activities: <u>Friday - fireworks, music kids activities Sat - Parade Downtown</u>	
Date of Event: <u>December 2-3</u>	Hours of Event: <u>5-10 / Noon - 5:00pm</u>
Public Invited or Private Party? <u>Public</u>	Estimated Number of Attendees <u>3500 / 4000</u>
Is the event in a Mansfield Park? <u>NO</u>	*If yes, Insurance is required
Do you plan to Temporarily Close a Public Street? <u>Saturday</u>	*If yes, Insurance is required
Is the event on Private Property other than your own? <u>NO</u>	*If yes, signed permission is required
Will there be any new or temporary electric lines installed? <u>NO</u>	
*If yes, a registered Electrician must obtain a permit. Indicate the line locations on the site plan.	
Will you be using generators? <u>yes</u>	*If yes, show location on the site plan
Do you plan to have any Tents? <u>yes</u>	*If yes, a separate permit is required.
Do you plan to have any pop-up canopies?	
Do you plan to have any Promotional Signs? (banners, streamers, balloons) <u>NO</u>	*If yes, a separate permit is required
City of Mansfield Assistance Requested:	
Barricades/ Street Closure? <u>Sat - Parade Route</u>	*If yes, show on site plan where you want to have barricades. A resident roster must be submitted for a block party.
Police/Traffic Control/Security? <u>Daniel Shearn</u>	*If yes, attach an explanation and the name of the person you are working with
<p>Please Read and Include the Following Information With This Application</p> <ul style="list-style-type: none"> For all outdoor activities, a site plan must be attached. One can be provided if requested. You need to show where all items will be located on the site plan. If Insurance is required, the City of Mansfield must be listed as "Additional Insured". All documents must be turned in at the same time. Please allow enough time for review and approval before the date of your event. 	
Applicant's Printed Name:	Applicant's Signature:
<u>Angie Henley</u>	<u>Angie Henley</u>



1200 East Broad Street, Mansfield, TX 76063
 www.mansfieldtexas.gov Fax: 817-477-1416

Temporary Tent Application

Tent location Address		Fri - City Hall Sat - Main St.		Suite No.	
Tenant/Business					
Applicant*				Phone	
Applicant Address				E-mail	
*Will be called for questions and/or when the permit is ready for pick-up					
Tent Company Rental Stop					
Tent Company Name			Contact Number		817-343-5353
Company Address					
Purpose of Tent:					
Special Event <input type="checkbox"/>		Sale or Promotion <input type="checkbox"/>		Assembly <input type="checkbox"/>	
				Other <input type="checkbox"/>	
Dates Tent will be on the Property			Erected: 12/4 12/5		Removed: same day
Size and Height of Tent (in feet at tallest peak)					
#1 Tent Size		10x20		Height in feet	
#2 Tent Size				Height in feet	
#3 Tent Size				Height in feet	
Please read and Include the Following Information With This Application					Permit Fee \$60
1. SITE PLAN: You must include a site plan showing where the Tent(s) will be located on the property. You need to indicate the distance from any structures and the property lines.					
2. FLOOR PLAN: Provide a simple floor plan for each tent showing the tables, chairs, stages, width of aisles, exits, etc. Note if the Tent sides will be Up or Down.					
3. FLAME RESISTANT CERTIFICATE: You must attach a Flame Resistant Certificate for the specific tent you are renting. The Tent Company can provide this.					
4. NOTE: Temporary tent sales by retail establishments or tent assemblies may be permitted for a period not to exceed thirty (30) days and <u>no more than once a year</u> . No tents or similar structures shall be erected in any required yard setbacks or designated easements.					
Applicant's Printed Name & Date			Angie Henley		
Applicant's Signature			Angie Henley		
Property Owner/Manager Printed Name					
Property Owner/Manager Signature			*REQUIRED		



Firework Fallout Zone

- PB Food Booths
- Generator
- Portalets
- 📷 Photo op

Holiday Craft Market

Photo Snow Globe

Raindeer/Petting Zoo

Movie

Hay Bales

Stage

Human Claw Game

Tent

921 HAVE FUN RANCH
95.97H
THE HOME OF THE FUTURE

Manstfield Nursing & Rehabilitation

Manstfield City Hall
1200 East Broad Street

Ice Slide

Santa House

Westeria St

E Broad St

PERMISSION TO USE PRIVATE PROPERTY FOR SPECIAL EVENT

(Required if this is not your property or business location)

I, the undersigned, being the property owner or property management representative of the owner for the property described herein below, do grant

City of Mansfield
(Person, group or business name)

permission to have their special event on said property.

Property address: St. Jude Catholic Church

Please check all that apply:

- Entire Special Event, including all activities listed, are approved be held at this location.
- Approved for overflow parking and/or shuttle area to be held at this location.
- Approved to place promotional signage at this location, if the required permit is obtained. (I am aware this will use up one of the three (3) times a calendar year maximum for this location)
- Approved to place a Tent(s) and/or canopy for the event. (Note: a Tent requires a permit)
- Approved to place Bounce Houses, Petting Zoo, Children's Games and/or Kid's activities
- Misc. Approved: _____

see attachment
Signature

Printed Name/ Job Title

Mailing Address

Contact Phone Number



Andrew Binz <andrew.binz@mansfield-tx.gov>

2016 Hometown Holidays Parade

Father George Foley <georgehfoley@sbcglobal.net>
To: Andrew Binz <andrew.binz@mansfield-tx.gov>

Wed, May 25, 2016 at 1:44 PM

Andrew

I am not sure the definition of a letter of approval is fulfilled by this e mail

St Jude Catholic Church offers the use of the parking lot for the Christmas parade on December 3rd 2016. St Jude is proud to be the starting point of this parade and we give our consent without reservation.

Fr George H Foley
Pastor St Jude Church

From: Andrew Binz
Sent: Wednesday, May 25, 2016 1:34 PM
To: Father George Foley
Subject: 2016 Hometown Holidays Parade

Dear Fr. Foley,

The Mansfield Parks and Recreation Department would like to ask you for approval to use the St. Jude Catholic Church parking lot for the 2016 Hometown Holidays Parade. This year's parade will be held on Saturday, December 3rd with a start time of 2:30 pm. I anticipate that parade entries will start showing up at around noon to get in line for the parade. Typically the parade lasts until approximately 4:30 pm.

With approval, I will need a letter from you giving us permission to use your parking lot on that day between noon and 5:00 pm.

We certainly appreciate your support with past parades and look forward to working with you again this year.

Sincerely,
Andrew Binz

—
Andrew Binz CPRP
Mansfield Parks and Recreation
817-804-5797
mailto:andrew.binz@mansfield-tx.gov

-  Like us on facebook.com/CityMansfieldTx
-  Follow us on twitter.com/CityMansfieldTx
-  Watch on YouTube.com



AGREEMENT TO ASSIST AT SPECIAL EVENT

Special Event Name and Date: Hometown Holidays + Parade

Name of Group Assisting:

- Mansfield Police
- MISD Police
- Constable Office
- Other _____

Please check all that apply:

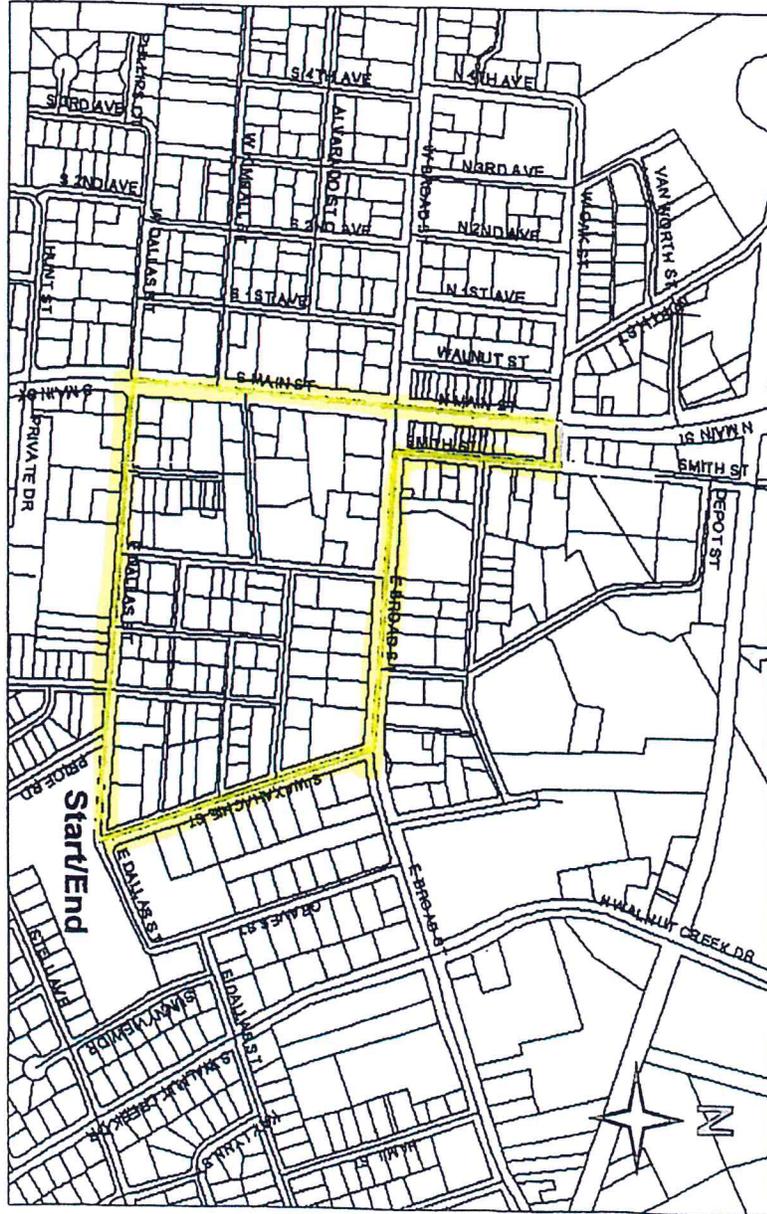
- We have an agreement to be Traffic Officers for this Special Event.
- We have an agreement to be Security Officers for this Special Event.
- Other: Mansfield PD - Daniel Sherwin

Signature

Printed Name/ Job Title

Mailing Address

Contact Phone Number / E-mail



Hometown Holiday Parade Route

Start/End



SPECIAL EVENT REVIEW APPROVALS & COMMENT

EVENT:	Hometown Holidays & Parade
DATE OF EVENTS:	Friday December 2nd & Saturday, December 3rd
*ANDY BINZ (RECREATION)	Approved
Comments:	
*KERIN MAGUIRE (PLANNING)	Approved
Comments:	
Promotional Signs?	no
*DAVID BOSKI (STREETS)	Approved
Comments:	Cross Roads will provide traffic control.
Street Closures?	yes
*PAUL COKER (DEVELOPMENT SERVICES)	Approved
HOWARD REDFEARN (ENVIRONMENTAL)	Approved
Comments:	no
*ERIC PETERSON (FIRE)	Approved
Comments:	Fire Marshals Office will work with the applicant to coordinate event/fireworks.
*W. KYLE LANIER (POLICE)	Approved
Comments:	no
City Council Approval Required?	Yes
Agenda Date:	11/28/2016
Special Event Number	Legistar #16-2105



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STAFF REPORT

File Number: 16-2112

Agenda Date: 11/28/2016

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the November 14, 2016 Regular City Council Meeting Minutes

Requested Action

Action to be taken by the Council to approve the minutes.

Recommendation

Approval of the minutes by the Council.

Description/History

The minutes of the November 14, 2016 Regular City Council Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

Susana Marin, Assistant City Secretary, City Secretary's Office
817-276-4203



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Monday, November 14, 2016

5:00 PM

Council Chambers

REGULAR MEETING

5:00 P.M. - CALL MEETING TO ORDER

Mayor Cook called the meeting to order at 5:00 p.m.

Absent 1 - Cory Hoffman

Present 6 - David Cook; Stephen Lindsey; Wendy Burgess; Larry Broseh; Darryl Haynes and Brent Newsom

RECESS INTO EXECUTIVE SESSION

In accordance with the Texas Government Code, Chapter 551, Mayor Cook recessed the meeting into executive session at 5:02 p.m. Mayor Cook called the executive session to order in the Council Conference Room at 5:08 p.m. Mayor Cook adjourned executive session at 6:55 p.m.

Present 7 - David Cook; Stephen Lindsey; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 348-270155-14

Seek Advice of City Attorney Regarding Mineral Lease Agreement with Newark Core Barnett, LLC/GHA Barnett, LLC

Seek Advice of City Attorney Regarding the Pond Branch Design/Construction Contract

Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072

Deliberate the Purchase, Exchange, Lease, or Value of Easements and Real Property for the Mountain Creek Sanitary Sewer Interceptor Project

Discussion Regarding Possible Purchase of the Farr Best Theater

Personnel Matters Pursuant to Section 551.074

Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087

7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Cook reconvened into regular business session at 7:03 p.m.

INVOCATION

Mayor Pro Tem Broseh led the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Burgess led the Pledge of Allegiance.

TEXAS PLEDGE

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

Council Member Lindsey led the Texas Pledge.

PROCLAMATION

[16-2079](#) Municipal Court Week

Mayor Cook proclaimed November 7-11, 2016 as Municipal Court Week and presented the proclamation to Municipal Court staff.

[16-2108](#) Small Business Saturday

Mayor Cook proclaimed Saturday, November 26, 2016 as Small Business Saturday and presented the proclamation to small business owners in Mansfield.

PRESENTATION

Texas Police Chief's Association Law Enforcement Recognition Program – Mansfield Police Department "Recognized Law Enforcement Agency" Award – Tracy Aaron, Mansfield Police Department

Police Chief Tracy Aaron made brief comments and introduced Texas Police Chief's Association Tom Sheehan. Mr. Sheehan made brief comments and presented a certificate of "Recognized Law Enforcement Agency" to Tracy Aaron and the Mansfield Police Department. City Manager Clayton Chandler made brief comments.

CITIZEN COMMENTS

Susana Miller - 318 Carlin Road - Mrs. Miller spoke in support of agenda item 16-2101.

Denis Duchene - 420 Meadow Creek Drive - Mr. Duchene spoke in opposition of agenda item 16-2104. He requested the Council not remove it from the table and asked that the developer come back with a Planned Development.

Michael McCarthy - 2111 Field Lane - Mr. McCarthy spoke in support of agenda item 16-2101.

Tamera Bounds - 1009 Meriwether - Mrs. Bounds spoke in support of agenda item 16-2101.

James Mershon - 420 Chimney Hill - Mr. Mershon spoke in opposition of agenda item 16-2104. He asked staff to appoint one contact person for citizens to speak to regarding the development.

Mayor Cook recognized the following non-speakers in opposition of agenda item 16-2104:

*Lisa Key - 255 Country Meadow Drive
William Hodges - 258 Country Meadow Drive*

Mayor Cook recognized the following non-speakers in favor of agenda item 16-2101:

*Erica Bekerman - 1504 Creekside Court
David Bekerman - 1504 Creekside Court
Catherine Fenoglio - 316 Carlin Road
Linda Gooch - 240 Carlin Road
Bill Gooch - 240 Carlin Road
Chris Kessler - 2601 Woodbridge Trail
Melva Peters - 2206 Chrisman Trail
Theresa Waldron - 1100 Brook Arbor Drive
John Minyard - 633 Douglas
Casey Lewis - 1313 Waterwood Drive
Kristine Steely - 2007 Wellington Drive
Lisa Key - 255 Country Meadow Drive
William Hodges - 258 Country Meadow Drive
Michael Thornton - 2104 Kingsbury Road
Raquel Goodsell - 2104 Kingsbury Road
Anthony Gonzales - 1505 Brighton Drive
Karen Pope - 108 Carlin Road
Guy Pope - 108 Carlin Road
Jane Grizzle - 1875 Paul Road
Lance Irwin - 1208 Killian Drive
Erika Schmidt - 2 Waterwood Court
Tim Graham - 2 Waterwood Court
Jordan Doty - 253 Carlin Road
Nicole Wooldridge - 2509 Vista Ridge Drive
Kristin Pietras - 2600 Woodbridge Trail
Wanda K. Puempel - 902 Amanda Drive
Otto Puempel - 902 Amanda Drive
Thomas Meacham - 320 Carlin Road
Darrell Peters - 2206 Chrisman Trail
Christi Anguiano - 9 Enchanted Court
Jenny Kralicke - 2608 Brookwood Drive*

Deena Walker - 1117 Saint Andrews Drive

Mayor Cook recognized the following non-speakers in opposition of agenda item 16-2101:

*Brian W. Purkat - 4107 Kite Lane
Pat Hankins - 1514 Clover Hill Road
Richard Hankins - 1514 Clover Hill Road
Angie Ganss - 4 Velvet Court
Lisa Hoffman - 1302 Sylvan Court
Cody Tarpley - 2403 Wood River Parkway
Amber Melby - 6201 Weaver Drive
Patrick Cordova - 2005 Chrisman Trail
Aydin Cordova - 2005 Chrisman Trail
Holly Cordova - 2005 Chrisman Trail
Angelina Scott - 2647 Bridgewater Drive
Dennis Dupuis - 708 Parkhill Drive
Greg Pach - 4301 Eagle Drive
Jackie Ellestad - 1706 Yarmouth Lane
Emma Ellestad - 1706 Yarmouth Lane
Mike Ellestad - 1706 Yarmouth Lane
Dawna Guerin - 5722 Vandalia Trail
Jason Dillard - 5 Briarwood Court
Rafael Molina - 404 Summer Trail
Julie Jovais - 4213 Calloway Drive
Paul Jovais - 4213 Calloway Drive
Madison Jovais - 4213 Calloway Drive
Jennifer Conrad - 1401 Norwegian Wood Court
Jason Conrad - 1401 Norwegian Wood Court
Haley Conrad - 1401 Norwegian Wood Court
Tyler Conrad - 1401 Norwegian Wood Court
Candy Conrad - 1401 Norwegian Wood Court
Robert Conrad - 3650 Oaktree Lane
Leslie Riley - 1402 Ivy Creek Drive
McKayla Riley - 1402 Ivy Creek Drive
Randy Sluder - 1002 Poe Lane
Amanda Mehaffie - 3259 Serpis
Paula Highfill - 11932 CR 528
David Markovich Jr. - 912 Tremont Street
Kammie Taylor - 2615 Elliot Avenue
Matthew Taylor - 2615 Elliot Avenue
Mason Pach - 4301 Eagle Drive
Tracy Pach - 4301 Eagle Drive
Sophie Pach - 4301 Eagle Drive
Austin Logan - 3259 Serpis
Vince Logan - 3259 Serpis
Hayden Logan - 3259 Serpis
Kathy Pach - 4301 Eagle Drive
Brittany L. Izzi - 370 N. State Hwy 360 #2303*

COUNCIL ANNOUNCEMENTS

There were no Council announcements.

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

Mr. Chandler stated Director of Planning Felix Wong would be the contact person for agenda item 16-2104.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Council Member Hoffman to instruct staff to proceed with action as discussed in executive session related to the property and easements necessary for the Mountain Creek Sewer Project with regard to four specific properties: Soap Creek Ranch, Hendrick, Harper Cattle; and Kilchenstein. Seconded by Council Member Lindsey. The motion CARRIED by the following vote:

Aye: 7 - David Cook;Stephen Lindsey;Wendy Burgess;Cory Hoffman;Larry Broseh;Darryl Haynes and Brent Newsom

Nay: 0

Abstain: 0

CONSENT AGENDA

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

[16-2087](#)

Resolution - A Resolution of the City of Mansfield, Texas, Authorizing the City Manager and the Fire Department to Enter into an Interlocal Agreement with the City of Cedar Hill for the Cooperative Purchasing of Good, Products and/or Services

A motion was made by Council Member Newsom to approve the following resolution:

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE CITY MANAGER AND THE FIRE DEPARTMENT TO ENTER INTO AN INTERLOCAL AGREEMENT WITH THE CITY OF CEDAR HILL FOR THE PURPOSE OF COOPERATIVE PURCHASING GOODS, PRODUCTS AND/OR SERVICES

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Mayor Pro Tem Broseh. The motion CARRIED by the following vote:

Aye: 7 - David Cook;Stephen Lindsey;Wendy Burgess;Cory Hoffman;Larry Broseh;Darryl Haynes and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: RE-3308-16

[16-2092](#)

Resolution - A Resolution Approving an Amendment to the Contract for Design Services with Banister Engineering, LLC for the Antler Drive Extension Improvement Project for an Amount not to Exceed \$10,000.00 (MEDC)

A motion was made by Council Member Newsom to approve the following resolution:

A RESOLUTION APPROVING AN AMENDMENT TO THE CONTRACT FOR DESIGN SERVICES WITH BANISTER ENGINEERING, LLC FOR THE ANTLER DRIVE EXTENSION IMPROVEMENT PROJECT FOR AN AMOUNT NOT TO EXCEED \$10,000.00

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Mayor Pro Tem Broseh. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Stephen Lindsey; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: RE-3309-16

[16-2088](#)

Request for Special Event Permit: MISD Toys for Tots

A motion was made by Council Member Newsom to approve the request for special event permit. Seconded by Mayor Pro Tem Broseh. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Stephen Lindsey; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

Nay: 0

Abstain: 0

[16-2109](#)

Request for Special Event Permit: Meredith Hatch Foundation 5K & 1K

A motion was made by Council Member Newsom to approve the request for special event permit. Seconded by Mayor Pro Tem Broseh. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Stephen Lindsey; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

Nay: 0

Abstain: 0

[16-2097](#)

Minutes - Approval of the October 24, 2016 Regular City Council Meeting Minutes

A motion was made by Council Member Newsom to approve the minutes of the October 24, 2016 Regular City Council Meeting as presented. Seconded by Mayor Pro Tem Broseh. The motion CARRIED by the following vote:

Aye: 7 - David Cook;Stephen Lindsey;Wendy Burgess;Cory Hoffman;Larry Broseh;Darryl Haynes and Brent Newsom

Nay: 0

Abstain: 0

END OF CONSENT AGENDA

OLD BUSINESS

16-1999

Ordinance - Third and Final Reading of an Ordinance Authorizing the Execution of a Gas Lease Agreement Between the City of Mansfield and GHA Barnett, LLC for City-Owned Property Located at 707 Pleasant Ridge Court

City Secretary Jeanne Heard read the caption into the record.

A motion was made by Council Member Hoffman to approve the following ordinance:

AN ORDINANCE OF THE CITY OF MANSFIELD AUTHORIZING THE EXECUTION OF A GAS LEASE AGREEMENT BETWEEN THE CITY OF MANSFIELD AND GHA BARNETT, LLC FOR CITY-OWNED PROPERTY LOCATED AT 707 PLEASANT RIDGE COURT

(Ordinance in its entirety located in the City Secretary's Office)

Seconded by Council Member Burgess. The motion CARRIED by the following vote:

Aye: 6 - David Cook;Wendy Burgess;Cory Hoffman;Larry Broseh;Darryl Haynes and Brent Newsom

Nay: 0

Abstain: 1 - Stephen Lindsey

Enactment No: OR-2023-16

16-2048

Ordinance - 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)

Jeanne Heard read the caption into the record.

A motion was made by Council Member Newsom to deny this agenda item. Seconded by Council Member Burgess. The motion CARRIED by the following vote:

Aye: 5 - David Cook;Stephen Lindsey;Wendy Burgess;Darryl Haynes and Brent Newsom

Nay: 2 - Cory Hoffman and Larry Broseh

Abstain: 0

[16-2104](#)

Consideration of a Request to Remove From the Table Agenda Item Number 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 187.85 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)

Felix Wong made brief comments.

A motion was made by Mayor Cook to approve the removal from the table of agenda item number 16-2046. Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - David Cook;Stephen Lindsey;Wendy Burgess;Cory Hoffman;Larry Broseh;Darryl Haynes and Brent Newsom

Nay: 0

Abstain: 0

PUBLIC HEARING AND FIRST READING

[16-2093](#)

Ordinance - 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)

Jeanne Heard read the caption into the record. Reilly Brothers representative Tommy Reilly made brief comments and answered Council questions. Mayor Cook opened the public hearing at 7:57 p.m. Mayor Cook recognized the following non-speakers in support of this agenda item:

*Jeanette Holland - 2804 Matlock Road
Marcy Reilly - 503 McClendon Walker Road
Mary Holland - 2804 Matlock Road
James Weatherford - 4704 Barkridge Trail*

With no one wishing to speak, Mayor Cook continued the public hearing through second reading at 7:58 p.m.

A motion was made by Mayor Pro Tem Broseh to approve the first reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO C-2 COMMUNITY BUSINESS DISTRICT; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT

TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE." Seconded by Council Member Hoffman. The motion CARRIED by the following vote:

Aye: 7 - David Cook;Stephen Lindsey;Wendy Burgess;Cory Hoffman;Larry Broseh;Darryl Haynes and Brent Newsom

Nay: 0

Abstain: 0

[16-2094](#)

Ordinance - 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)

Jeanne Heard read the caption into the record. Felix Wong made brief comments and answered Council questions. City Attorney Allen Taylor answered Council questions. Council requested a representative from the Mansfield Chamber of Commerce be present and available to answer questions at the next meeting. Mayor Cook opened the public hearing at 8:06 p.m. Mayor Cook recognized the following non-speaker:

Ann Smith - 106 N. Wisteria

With no one wishing to speak, Mayor Cook continued the public hearing through second reading at 8:06 p.m.

A motion was made by Council Member Hoffman to approve the first reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO GRANT A HISTORIC LANDMARK OVERLAY DISTRICT CLASSIFICATION FOR 114 NORTH MAIN STREET; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE." Seconded by Council Member Lindsey. The motion CARRIED by the following vote:

Aye: 7 - David Cook;Stephen Lindsey;Wendy Burgess;Cory Hoffman;Larry Broseh;Darryl Haynes and Brent Newsom

Nay: 0

Abstain: 0

[16-2096](#)

Ordinance - 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)

Jeanne Heard read the caption into the record. Dirty Job Brewery representative Derek Hubenak made brief comments and answered Council questions. Mayor Cook opened the public hearing at 8:14 p.m. The following people spoke in support during the public hearing:

Dave Goodwin - 904 Dayton

Sheri Bumgardner - 14 Red Bluff Court

Mayor Cook recognized the following non-speaker:

Ann Smith - 106 N. Wisteria

With no one else wishing to speak, Mayor Cook continued the public hearing through second reading at 8:17 p.m.

A motion was made by Council Member Lindsey to approve the first reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR A RETAIL AND SERVICE ESTABLISHMENTS NOT ELSEWHERE LISTED (BREWERY) ON THE HEREINAFTER DESCRIBED PROPERTIES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE." Seconded by Council Member Hoffman. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Stephen Lindsey; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

Nay: 0

Abstain: 0

PUBLIC HEARING CONTINUATION AND SECOND READING

[16-2095](#)

Ordinance - Public Hearing Continuation and Reconsideration of Second Reading on 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)

Goodwin and Marshall, Inc. representative Matt Goodwin made brief comments and answered Council questions. Rendition Homes representative Nelson Mitchell answered Council questions. Mayor Cook continued the public hearing at 8:39 p.m. Mayor Cook recognized the following non-speaker:

Thomas Meacham - 320 Carlin Road

With no one wishing to speak, Mayor Cook closed the public hearing at 8:39 p.m.

A motion was made by Mayor Cook to approve the second reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR SINGLE-FAMILY RESIDENTIAL, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE." Seconded by Council Member Lindsey. The motion CARRIED by the following vote:

Aye: 4 - David Cook; Stephen Lindsey; Darryl Haynes and Brent Newsom

Nay: 3 - Wendy Burgess; Cory Hoffman and Larry Broseh

Abstain: 0

NEW BUSINESS

16-2101

Presentation of Referendum Petition Received October 28, 2016; Action as Necessary or Appropriate

Jeanne Heard presented the referendum petition received on October 28, 2016 to the City Council. Allen Taylor provided the Council with a legal review of the referendum petition and a legal opinion on the challenge to the validity of Ordinance 16-1915.

There was no action taken by the Council.

16-2103

Consideration and Possible Action to Suspend the Procedural Rules of Council and Reschedule the Regular Scheduled City Council Meeting of December 26, 2016 to December 12, 2016

A motion was made by Council Member Hoffman to rescheduled the Regular City Council Meeting of December 26, 2016 to December 12, 2016. Seconded by Mayor Pro Tem Broseh. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Stephen Lindsey; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

Nay: 0

Abstain: 0

16-2107

Resolution - A Resolution of the City of Mansfield, Texas Authorizing the Filing of Eminent Domain Proceedings for the Purpose of Obtaining Real Property and Easements for Use by the City for the Construction of Sanitary Sewer Line Improvements and Facilities to Serve Existing and New Development and for Other Public Purposes Permitted by Law

Acting Director of Public Works Bart VanAmburgh made brief comments.

Council Member Hoffman made the following statement:

Resolution No. RE-3307-16 addresses two separate properties. The first record vote applies to all units of property to be condemned under the Resolution. And the minutes shall reflect that the first record vote we take will apply to all units of property to be condemned under the Resolution.

The following motion was made by Council Member Hoffman to move that the City of Mansfield authorize the use of the power of eminent domain to acquire the following property: A Permanent Sanitary Sewer Easement from Harper Cattle, LLC, out of the property generally located on the northwest side of Lakeview Drive and the southwest side of US 287, Grand Prairie, Ellis County, Texas, and said property interests being more particularly described in Exhibit A - B to Resolution No. RE-3307-16; and a Permanent Sanitary Sewer Easement, Permanent Access Easement, Permanent Drainage Easement, Permanent Utility Easement, two Temporary Construction Easements, and a Fee Title Acquisition from Robert C. Kilchenstein and Julia M. Kilchenstein, out

of the property generally located on the south side of St. Paul Road and west of US 287, Grand Prairie, Ellis County, Texas, and said property interests being more particularly described in Exhibits C - H to Resolution No. RE-3307-16; for the construction and maintenance of sanitary sewer line improvements and facilities, and further move to approve Resolution No. RE-3307-16 as presented. Seconded by Council Member Lindsey. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Stephen Lindsey; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: RE-3307-16

ADJOURN

A motion was made by Council Member Hoffman to adjourn the meeting at 9:16 p.m. Seconded by Council Member Burgess. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Stephen Lindsey; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

Nay: 0

Abstain: 0

_____ David L. Cook, Mayor

ATTEST:

_____ Jeanne Heard, City Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 16-2095

Agenda Date: 11/28/2016

Version: 2

Status: Third and Final Reading

In Control: City Council

File Type: Ordinance

Agenda Number:

Title

Ordinance - Third and Final Reading on 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)

Requested Action

To consider the subject zoning change request.

Recommendation

The Planning and Zoning Commission held a public hearing on August 15, 2016 and voted 6-0 to recommend approval. Commissioner Polozola was absent.

Description/History

Second Reading

On October 10th, the motion to approve 2nd reading did not pass. Since then, the developer has revised the lot layout to delete the 40' wide lots and include some 75' wide lots.

Third Reading

The developer has corrected the screening wall graphics to show: 1) wrought iron fences into the proposed open space; and 2) the subdivision screening wall on Hwy 360 and Matlock Road to comprise of stone columns with brick panels.

The developer also provided a regional access exhibit showing ingress/egress from surrounding highway and streets.

Prepared By

Felix Wong, Director of Planning
817-76-4228

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR SINGLE-FAMILY RESIDENTIAL, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Mansfield, Texas, in compliance with the laws of the State of Texas with reference to the amendment of the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to owners of the affected properties, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS:

SECTION 1.

That the Comprehensive Zoning Ordinance of the City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a new zoning district classification of PD, Planned Development; said property being described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2.

That the use and development of the hereinabove described property shall be in accordance with the development plan shown on Exhibits "B" and "C", attached hereto and made a part hereof for all purposes.

SECTION 3.

That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4.

That the above described properties shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

SECTION 5.

Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6.

Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of Mansfield, Texas, shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7.

This ordinance shall take effect immediately from and after its passage on third and final reading and the publication of the caption, as the law and charter in such cases provide.

First reading approved on the _____ day of _____, 2016.

Second reading approved on the _____ day of _____, 2016.

DULY PASSED on the third and final reading by the City Council of the City of Mansfield, Texas, this _____ day of _____, 2016.

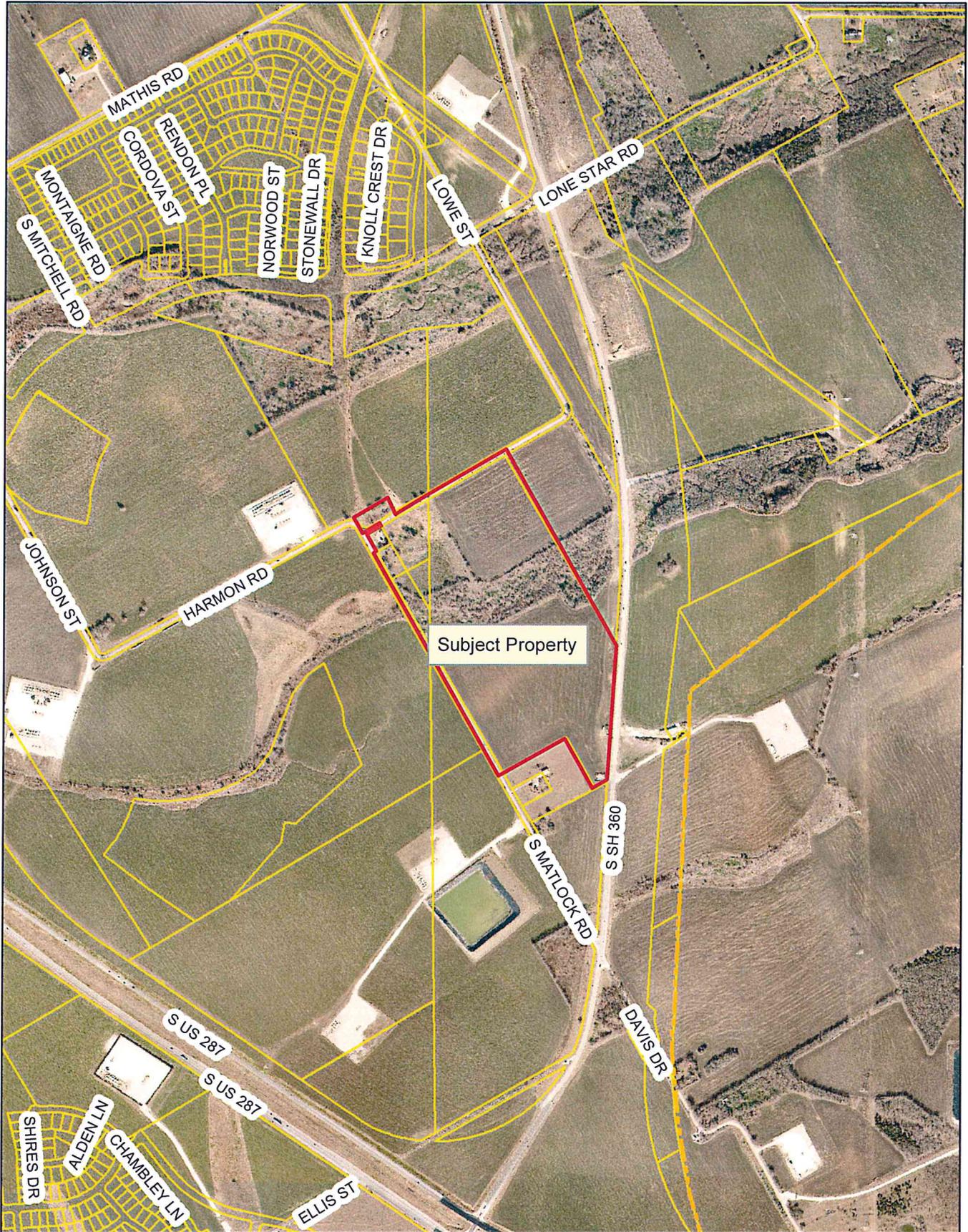
David L. Cook, Mayor

ATTEST:

Jeanne Heard, City Secretary

APPROVED AS TO FORM AND LEGALITY

Allen Taylor, City Attorney



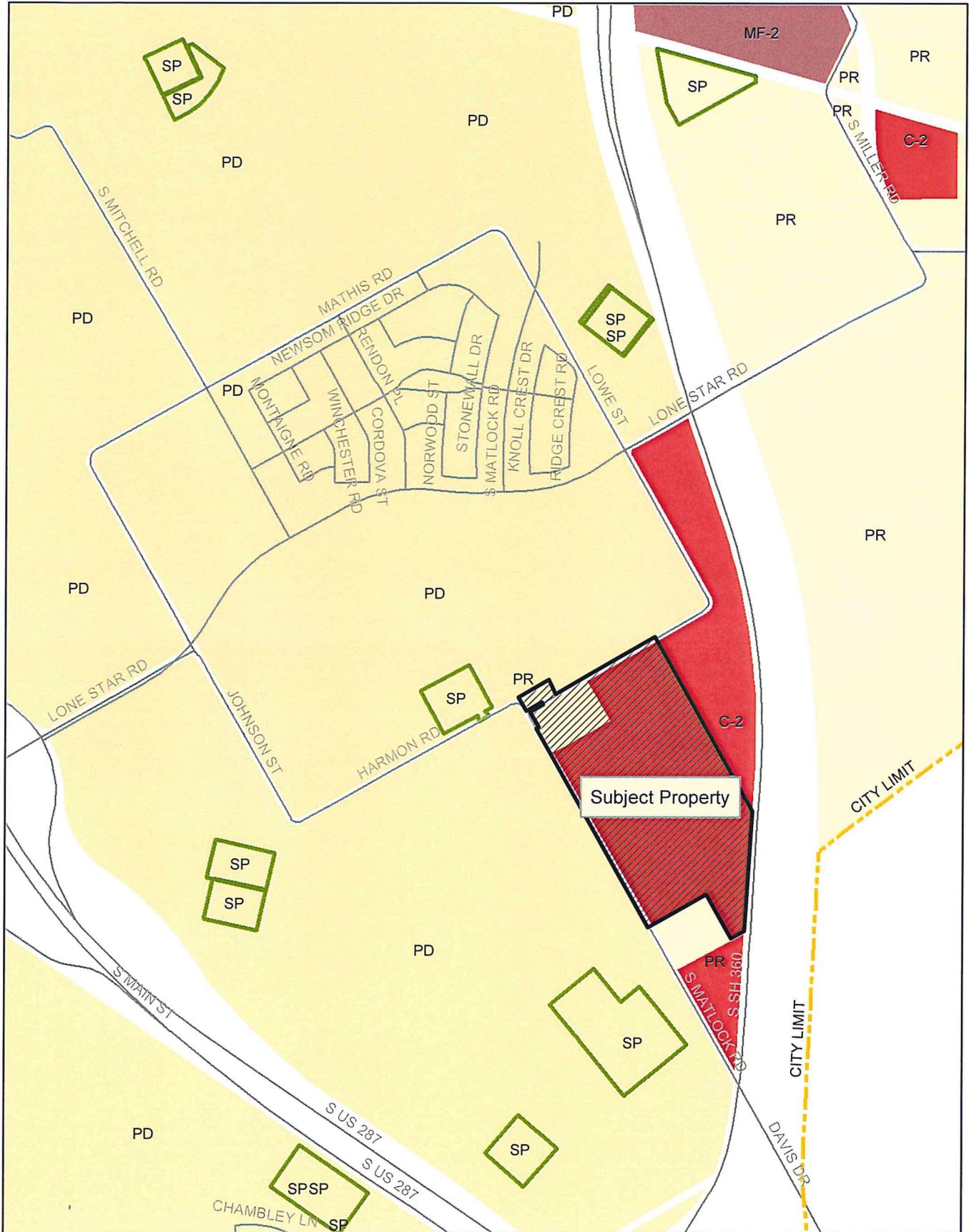
Subject Property



ZC# 16-010

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.

07/20/2016



ZC# 16-010

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.

07/20/2016

Property Owner Notification for ZC# 16-010

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
1102 C VERA 8.5 ACRES		RUBY 07 SPMTGE LLC	6723 WEAVER RD	ROCKFORD, IL	61108
1102 C VERA,616 J LAWRENCE,135 S M BLAIR		TEXAS MIDSTREAM GAS SERVICES L	PO BOX 18162	OKLAHOMA CITY, OK	73118
135 616 S M BLAIR J LAWRENCE6.54 ACRES		AULD ROBERT M ETAL	5708 GEORGIAN CT	HALTOM CITY, TX	76117
135 S M BLAIR 67.028 ACRES		RUBY 07 SPMTGE LLC	6723 WEAVER RD	ROCKFORD, IL	61108
135 S M BLAIR;616 J LAWRENCE 1.0 ACRES		SWOFFORD ROGER D & LINDA D	2055 DAVIS DR	MIDLOTHIAN, TX	76065
135 S M BLAIR;616 J LAWRENCE 4.26 ACRES		SWOFFORD ROGER D & LINDA D	2055 DAVIS DR	MIDLOTHIAN, TX	76065
616 J LAWRENCE 14.4 ACRES		SUNBELT LAND INVESTMENTS LTD	2904 HIGHWAY 121	BEDFORD, TX	76021
935 L RUSSELL 38.5 ACRES		RUBY 07 SPMTGE LLC	6723 WEAVER RD	ROCKFORD, IL	61108
C VELA	TR 10	TEXAS MIDSTREAM GAS SERVICES L	P O BOX 18355	OKLAHOMA CITY, OK	73154-0355
C VELA	TR 10B	TEXAS MIDSTREAM GAS SERVICES L	P O BOX 18355	OKLAHOMA CITY, OK	73154-0355
C VELA	TR 10PT	TEXAS MIDSTREAM GAS SERVICES L	P O BOX 18355	OKLAHOMA CITY, OK	73154-0355
C VELA	TR 10PT	TEXAS MIDSTREAM GAS SERVICES L	P O BOX 18355	OKLAHOMA CITY, OK	73154-0355
C VELA	TR 10PT	TEXAS MIDSTREAM GAS SERVICES L	P O BOX 18355	OKLAHOMA CITY, OK	73154-0355
C VELA	TR 9	RUBY 07 SPMTGE LLC	6723 WEAVER RD STE 108	ROCKFORD, IL	61114-8021
HARMON ADDITION	BLK 1	TEXAS MIDSTREAM GAS SERVICES L	P O BOX 18355	OKLAHOMA CITY, OK	73154-0355
L RUSSELL	TR 1	RUBY 07 SPMTGE LLC	6723 WEAVER RD STE 108	ROCKFORD, IL	61114-8021

EXHIBIT "A"

MILL VALLEY LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Joseph Lawrence Survey, Abstract No. 616, the Cresanto Vela Survey, Abstract No. 1102, and the Seth M. Blair Survey, Abstract No. 135, Ellis County, Texas, and the Cresanto Vela Survey, Abstract No. 851, Johnson County, Texas, being all of those certain called 33.83 acre Tract 1, Lot 1, Block 1 of Harmon Addition recorded in Volume 8, Page 868 of the Plat Records of Johnson County, Texas (PRJCT) as Tract 2, called 12.33 acre Tract 3, called 0.705 acre Tract 4, called 13.48 acre Tract 5, described in a deed from Mockingbird Midstream Gas Services, LLC to Texas Midstream Gas Services, LLC recorded in Volume 2679, Page 1026 of the Deed Records of Ellis County, Texas (DRECT) and a deed from Trike Investors, LP to Texas Midstream Gas Services, LLC recorded in Volume 4310, Page 1 of the Deed Records of Johnson County, Texas (DRJCT), and being more completely described as follows, to-wit:

BEGINNING at a spike found for the most southerly corner of said Tract 3, the most westerly corner of a called 5.258 acre tract described in a deed to Roger D. Swofford, et al recorded in Volume 2612, Page 1329 (DRECT), and being in the East line of a called 873.29 acre tract described in a deed to RUBY-07-SPMTGE, LLC recorded in Volume 2659, Page 1193 (DRECT), said point being in Davis Drive (County Road No. 516)

THENCE North 29 deg. 27 min. 30 sec. West along the Southwest lines of said Tracts 3, 4, and 5 and an East line of said 873.29 acre tract, a distance of 1915.82 feet to a 1/2" iron rod found for the most westerly corner of said Tract 4;

THENCE North 59 deg. 32 min. 30 sec. East departing the East line of said 873.29 acre tract and continue along the Northwest line of said Tract 4, a distance of 25.00 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" for the most southerly corner of said Lot 1, Block 1 of Harmon Addition, from which a 1/2" iron rod found for reference bears North 59 deg. 32 min. 30 sec. East - 4.97 feet ;

THENCE North 29 deg. 27 min. 30 sec. West departing the Northwest line of said Tract 4 and continue along the Southwest line of said Lot 1, Block 1, a distance of 145.47 feet to a 1/2" capped iron rod found stamped "GEODATA" for the most westerly corner of said Lot 1, Block 1;

THENCE North 59 deg. 32 min. 30 sec. East along the Northwest line of said Lot 1, Block 1, a distance of 123.71 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" for the most northerly corner of same and being in the Southwest line of said Tract 5, from which a 1/2" iron rod found for reference bears South 28 deg. 44 min. 08 sec. West - 4.97 feet;

THENCE North 28 deg. 44 min. 08 sec. West along the Southwest line of said Tract 5, a distance of 25.01 feet to a P.K. nail set with washer stamped "GOODWIN & MARSHALL" for the most northerly Northwest corner of same, being in the Southeast line of Tract 6 of said deed recorded in Volume 4310, Page 1 (DRJCT), and being in the centerline of Harmon Road, from which a

Railroad spike found for the most southerly corner of said Tract 6, in the East line of said 873.29 acre tract, and being at the intersection of Harmon Road and Davis Drive bears South 59 deg. 32 min. 30 sec. West – 149.03 feet;

THENCE North 60 deg. 42 min. 37 sec. East along the Northwest line of said Tract 5, the Southeast line of said Tract 6, and along the centerline of Harmon Road, a distance of 134.54 feet to a 5/8" iron rod found for the most easterly corner of said Tract 6 and an ell corner of said 873.29 acre tract;

THENCE North 58 deg. 58 min. 53 sec. East along the Northwest line of said Tract 5, the Southeast line of said 873.29 acre tract, and along the centerline of Harmon Road, a distance of 281.15 feet to a P.K. nail set with washer stamped "GOODWIN & MARSHALL" for the most northerly corner of said Tract 5 and the most westerly corner of said Tract 1, from which a 1-3/4" iron pipe found for reference bears South 29 deg. 27 min. 30 sec. East - 17.01 feet;

THENCE North 59 deg. 52 min. 10 sec. East along the Northwest line of said Tract 1, the Southeast line of said 873.29 acre tract, and with the centerline of Harmon Road, a distance of 677.46 feet to P.K. nail set with washer stamped "GOODWIN & MARSHALL" for the most northerly corner of said Tract 1 and the most westerly corner of a called 15.21 acre tract described in a deed to Sunbelt Land Investments/360, Ltd. recorded in Volume 2746, Page 1136 (DIRECT);

THENCE South 29 deg. 26 min. 42 sec. East departing the Southeast line of said 873.29 acre tract and continue along the Northeast line of said Tract 1 and the Southwest line of said 15.21 acre tract, at 16.50 feet pass a 1-3/4" iron pipe found for reference, and continue a total distance of 1682.90 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" for the most easterly corner of said Tract 1, the most southerly corner of said 15.21 acre tract, and being in the West right-of-way line of State Highway No. 360, from which a TXDOT brass monument bears North 03 deg. 39 min. 08 sec. East - 348.28 feet and a 1/2" iron rod found "bent" bears North 60 deg. 50 min. 53 sec. East - 0.78 feet;

THENCE South 03 deg. 39 min. 08 sec. West along the East line of said Tract 1 and said West right-of-way line, a distance of 1007.86 feet to a 1/2" iron rod found "bent" for the Southeast corner of said Tract 1;

THENCE South 59 deg. 42 min. 39 sec. West departing said West right-of-way line and continue along the South line of said Tract 1, a distance of 126.49 feet to a 1/2" iron rod found for the most southerly corner of said Tract 1 and the most easterly corner of said 5.258 acre tract;

THENCE North 29 deg. 27 min. 30 sec. West along the Southwest line of said Tract 1 and the Northeast line of said 5.258 acre tract, a distance of 424.83 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" for the most northerly corner of said 5.258 acre tract, the most easterly corner of said Tract 3, from which a 1/2" iron rod found "bent" bears North 04 deg. 10 min. 40 sec. East - 0.69 feet;

THENCE South 60 deg. 32 min. 31 sec. West departing the Southwest line of said Tract 1 and continue along the Southeast line of said Tract 3, and the Northwest line of said 5.258 acre tract,

a distance of 564.60 feet to the POINT OF BEGINNING, containing 2,649,041 square feet or 60.814 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”

MILL VALLEY PLANNED DEVELOPMENT STANDARDS

SECTION 1: DEVELOPMENT PLAN

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

The Mill Valley Planned Development (MVPD) shall apply to the 60.8 acre tract described in the legal description in Exhibit A. The MVPD shall have 3 distinct product lines as represented in Table 1 below. The maximum number of residential lots allowed within the MVPD is 196.

SECTION 2: RESIDENTIAL PRODUCTS

Mill Valley will have single-family detached residential lots as shown on the Development Plan on Exhibit C. The single-family residential lots will comply with the following requirements. All homes within Mill Valley will be constructed by Rendition Homes or a suitable equivalent.

Product Types	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Minimum Attached Garage Door Facing Street Setback	Front Build-To Line	Minimum Side Yard Setback	Minimum Rear Yard Setback	Maximum Lot Coverage	Minimum Floor Area
Manor	8,400 sf	75'	120'	23'	20'	7'	15'	45%	2,200 sf
Township	7,800 sf	65'	120'	23'	20'	7'	15'	45%	2,000 sf
Village	6,300 sf	55'	115'	23'	20'	7'	15'	45%	1,800 sf
All corner lots will have an increased 5' exterior side yard setback from the above required setback.									
Corner lots must be at least 10' wider than the minimum lot width.									

Table 1 - Residential Product Table

SECTION 3: COMMUNITY DESIGN STANDARDS

Residential development in Mill Valley must comply with the community design standards in Section 4600 of the Zoning Ordinance and any future amendments thereof.

SECTION 4: GENERAL CONDITIONS

A. Landscaping:

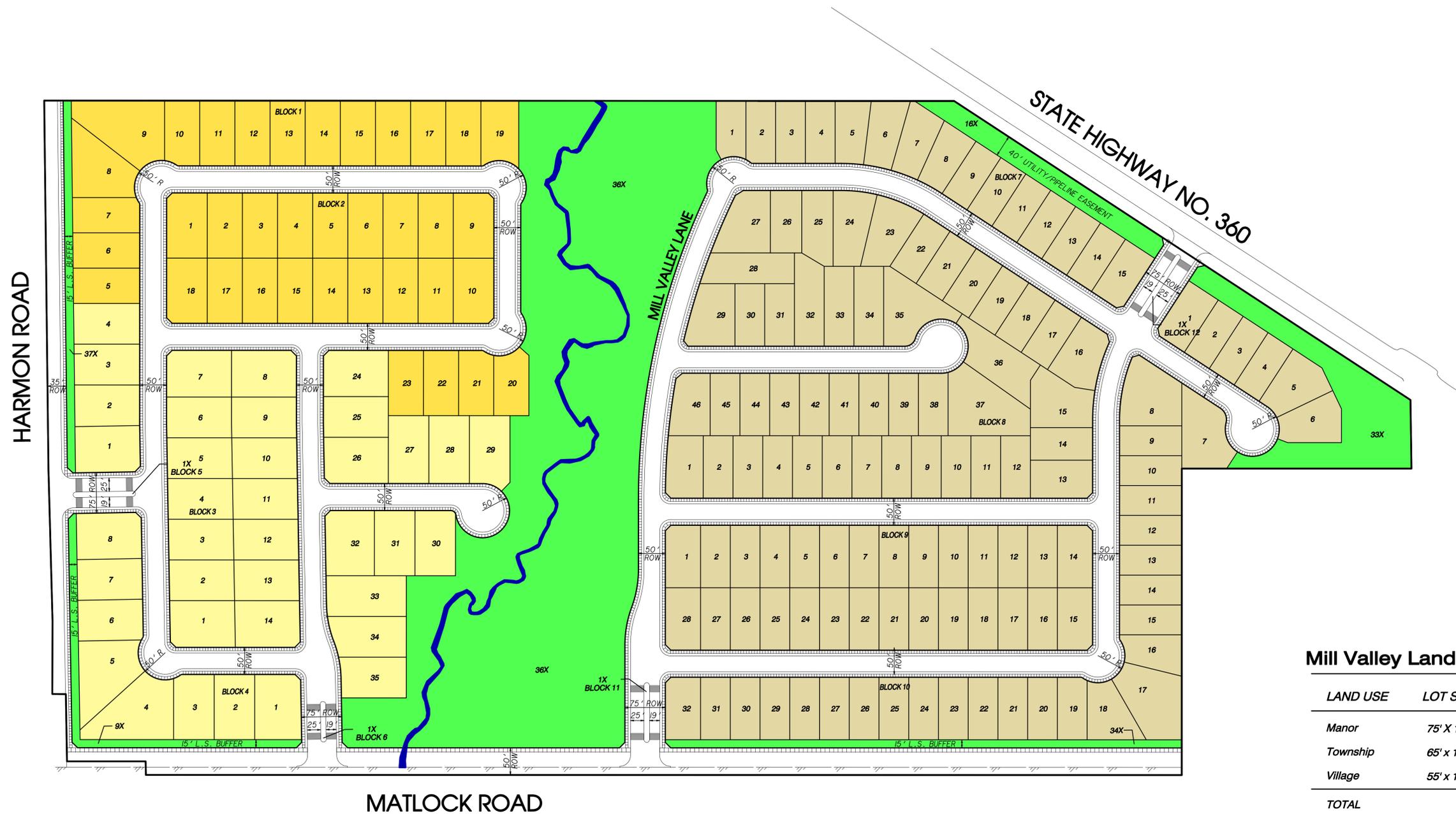
1. There will be a minimum of three trees required for each lot with a minimum three and one-half (3.5) inch caliper. Two trees must be planted in the front yard and one tree in the rear yard.
2. Street trees must be planted at the average rate of one (1) tree for every thirty (30) feet of street frontage. Where poor soil conditions or other factors require additional flexibility in planting, the Director of Planning or his designee may approve alternative spacing of trees, but not reduction in the number of required trees.

B. Perimeter Walls/ Screening:

1. A minimum six (6) foot masonry screening wall must be provided along Matlock Road and State Highway 360 in accordance with Ordinance No. 1270.
2. A minimum six (6) foot screening device must be provided along Harmon Road in accordance with Ordinance No. 1270.

SECTION 7: HOMEOWNERS ASSOCIATION

A mandatory homeowners association will be responsible for the maintenance of the masonry walls along Matlock Road and S.H. 360, and the screening device along Harmon 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.



Mill Valley Land Use Summary

LAND USE	LOT SIZE	LOTS	Lot Size %
Manor	75' X 120'	38	19.4%
Township	65' x 120'	37	18.9%
Village	55' x 115'	121	61.7%
TOTAL		196	100.0%
TOTAL OPEN SPACE ACREAGE		11.3	18.5%

GOODWIN AND MARSHALL INC.
 CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
 2405 Mustang Drive, Grapevine, Texas 76051
 (817) 329-4373



EXHIBIT "C"
DEVELOPMENT PLAN FOR
MILL VALLEY
 City of Mansfield, Ellis & Johnson County, Texas
 196 Lots
 OCTOBER, 2016
 Sheet 1 of 1

PD ZONING CASE NO. ZC#16-010

E:\10721 - H&M\Prelim\Prelim Layout 2016-10-21 BAC.dwg

CONCEPTUAL OPEN SPACE MASTER PLAN

- A PLAY LAWN
- B PARK PAVILION
- C PLAYGROUND
- D PEDESTRIAN BRIDGE
- E FOREST LOOP TRAIL
- F ENTRY MONUMENTATION
- G WOODED PLAY AREA
- H STREET TREES



MILL VALLEY

CITY OF MANSFIELD, ELLIS & JOHNSON COUNTY, TEXAS
NOVEMBER 2016



SCALE 1"=80'
AT 24"x36"

CONCEPTUAL OPEN SPACE MASTER PLAN



MILL VALLEY

CITY OF MANSFIELD, ELLIS & JOHNSON COUNTY, TEXAS

NOVEMBER 2016



SCALE 1"=80'
AT 24"x36"

CONCEPTUAL SITE ENTRY AND WALL PLAN



MILL VALLEY

CITY OF MANSFIELD, ELLIS & JOHNSON COUNTY, TEXAS

NOVEMBER 2016



SCALE 1"=80'
AT 24"x36"

CONCEPTUAL PEDESTRIAN PLAN



MILL VALLEY

CITY OF MANSFIELD, ELLIS & JOHNSON COUNTY, TEXAS

NOVEMBER 2016

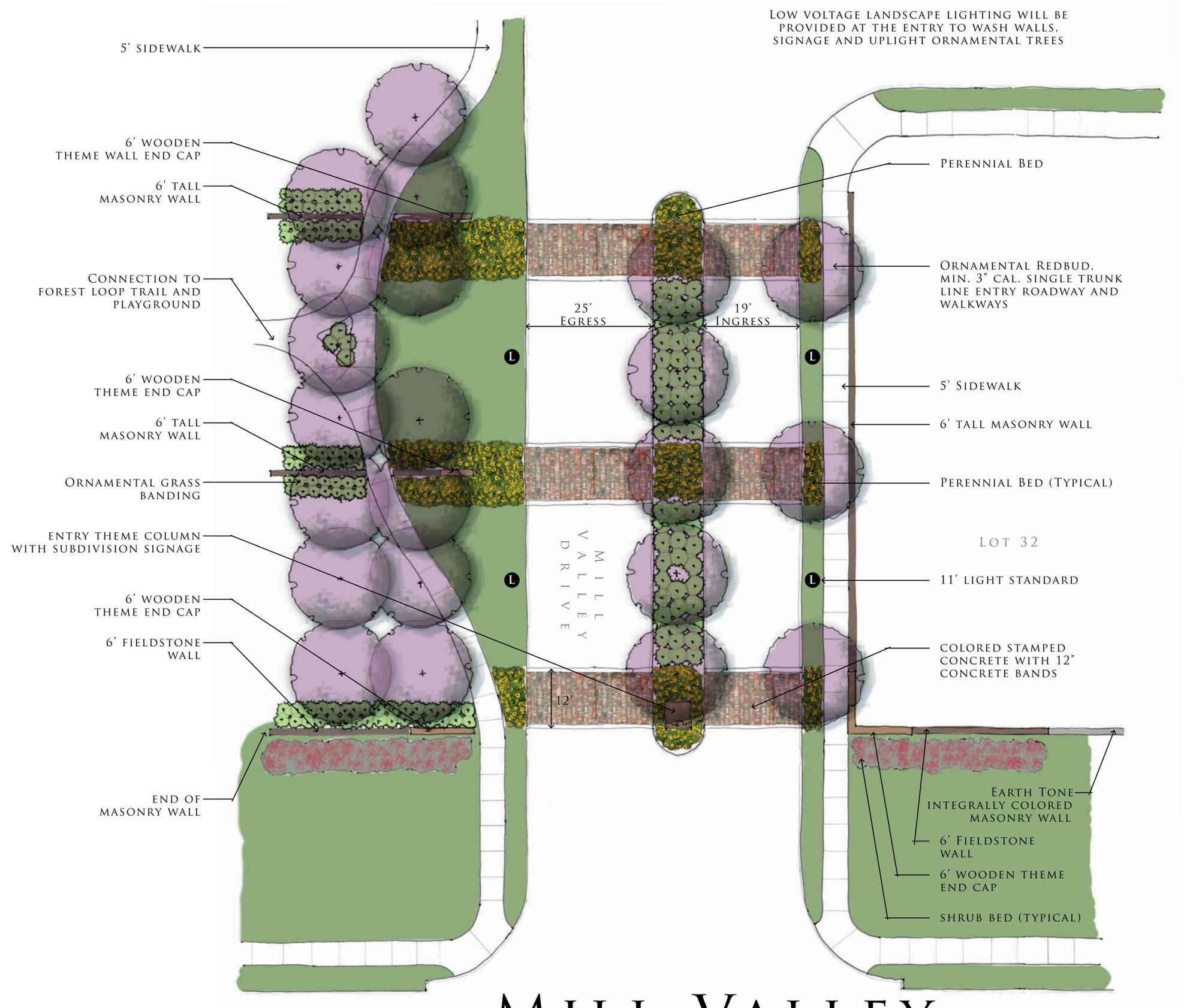


SCALE 1"=80'
AT 24"x36"

CONCEPTUAL ENTRY PLAN

ENTRY MONUMENT - PLAN VIEW

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



ENTRY ORNAMENTAL TREE - REDBUD (SPRING)



PERENNIAL BEDS - BLACK EYED SUSAN OR ALTERNATIVE



ORNAMENTAL GRASS MASSING - MISCANTHUS OR ALTERNATIVE



SHRUB BEDS - LITTLE PRINCESS CRAPE MYRTLE OR ALTERNATIVE



FIELDSTONE WALLS



WOODEN END CAP

DAVIS DRIVE

MILL VALLEY

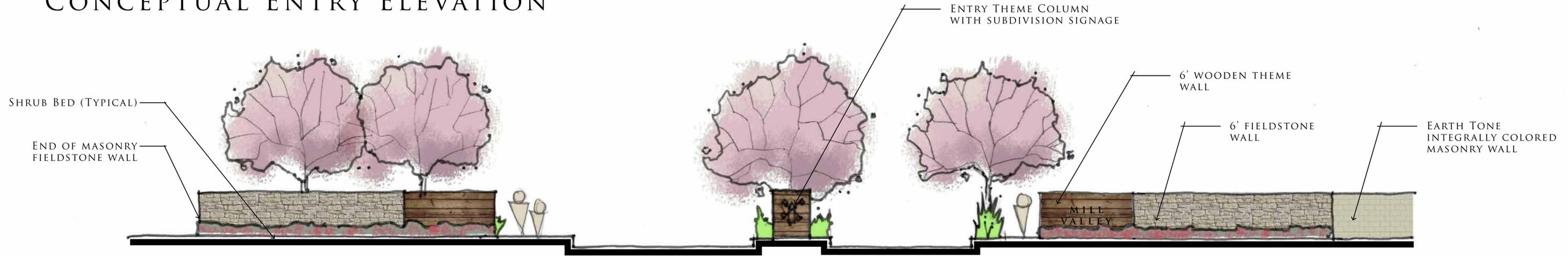
CITY OF MANSFIELD, ELLIS & JOHNSON COUNTY, TEXAS

NOVEMBER 2016

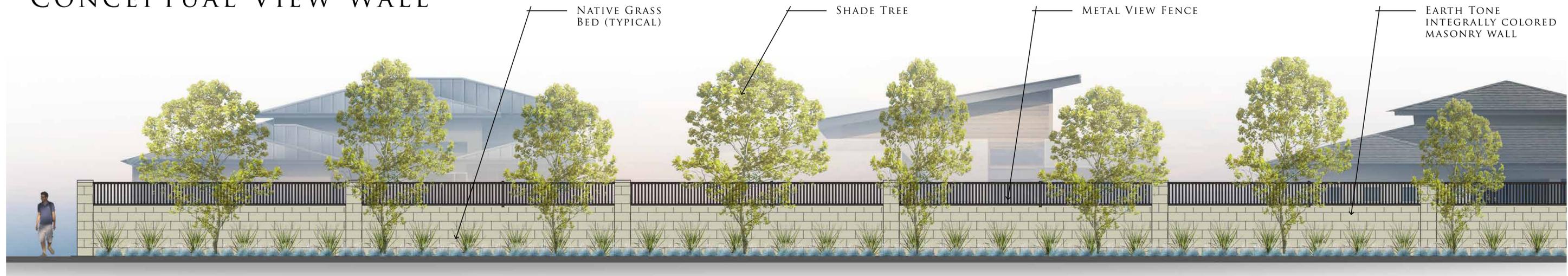


SCALE 1"=10'
AT 24"x36"

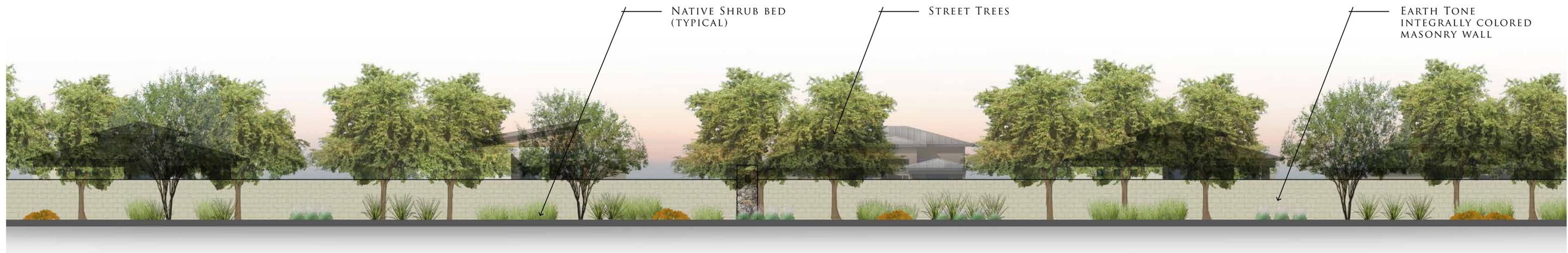
CONCEPTUAL ENTRY ELEVATION



CONCEPTUAL VIEW WALL



CONCEPTUAL SUBDIVISION WALL

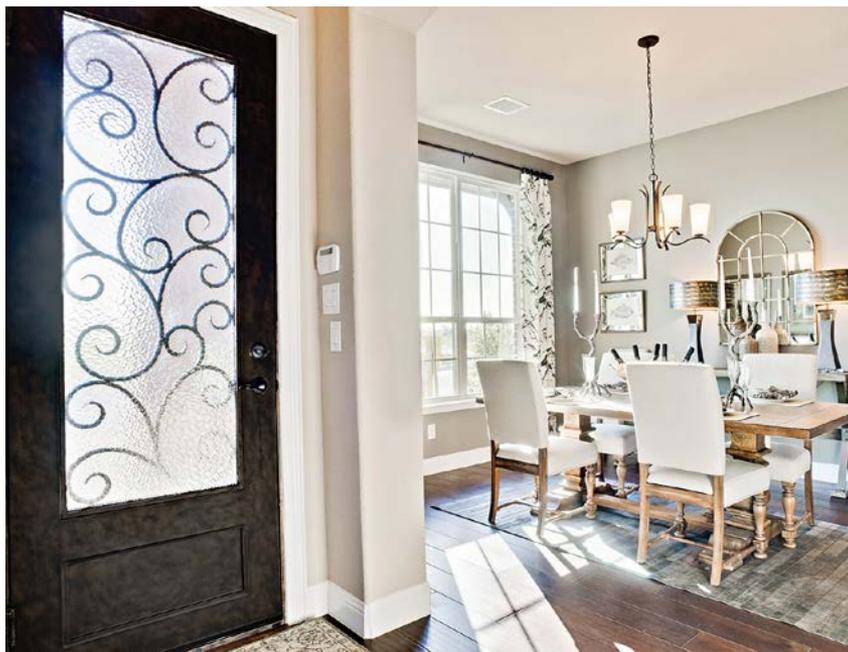


MILL VALLEY

CITY OF MANSFIELD, ELLIS & JOHNSON COUNTY, TEXAS

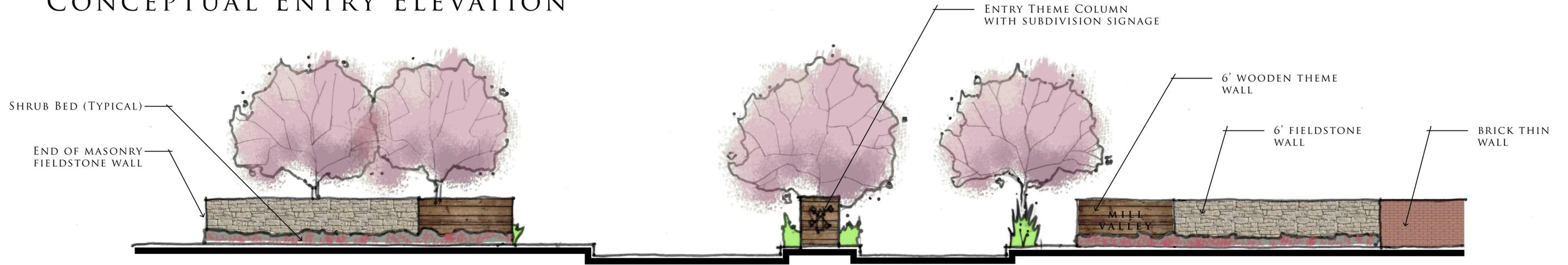
NOVEMBER 2016



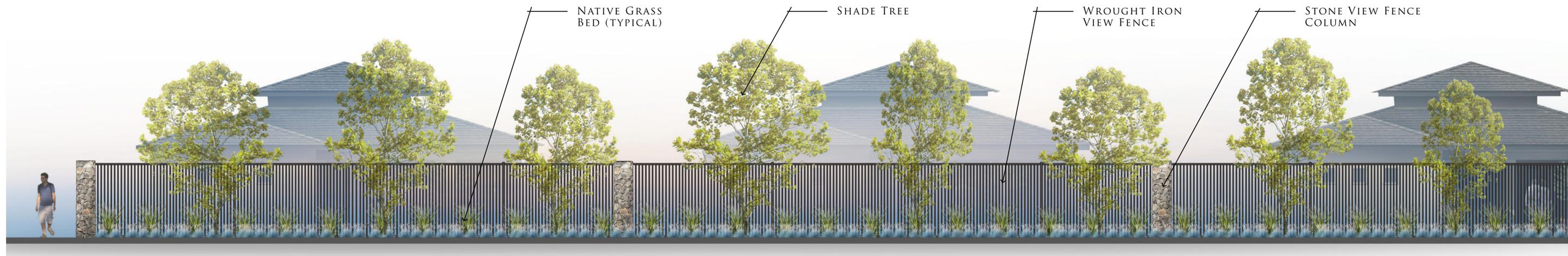




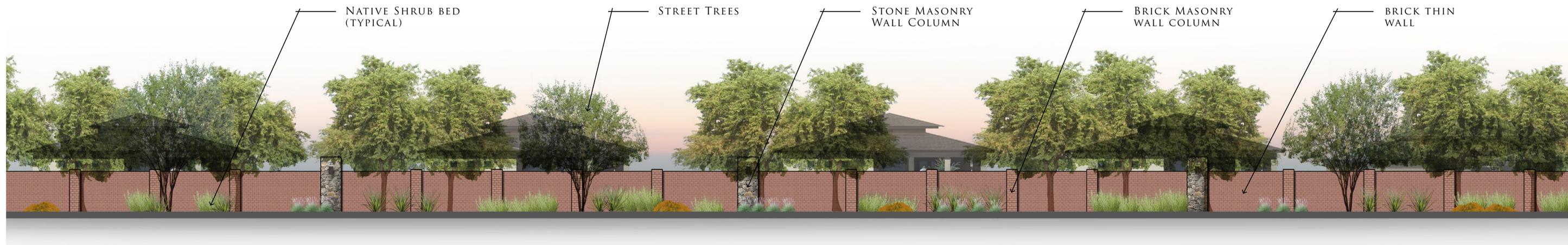
CONCEPTUAL ENTRY ELEVATION



CONCEPTUAL WROUGHT IRON FENCE



CONCEPTUAL MASONRY SCREENING WALL



MILL VALLEY

CITY OF MANSFIELD, ELLIS & JOHNSON COUNTY, TEXAS

NOVEMBER 2016

CONCEPTUAL SITE ENTRY AND WALL PLAN



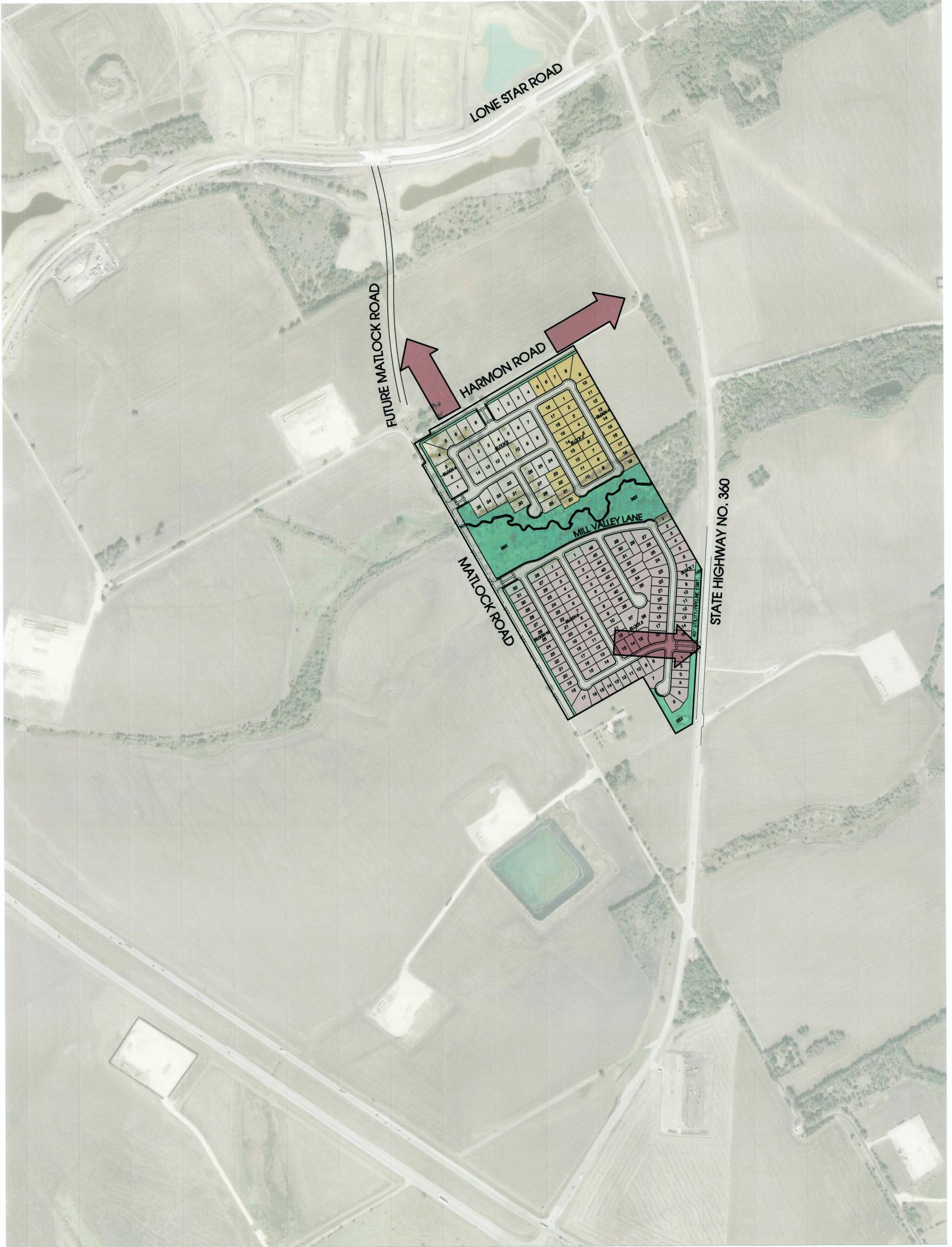
MILL VALLEY

CITY OF MANSFIELD, ELLIS & JOHNSON COUNTY, TEXAS

NOVEMBER 2016



SCALE 1"=80'
AT 24"x36"



PREPARED BY:

GOODWIN & MARSHALL

CIVIL ENGINEERS - PLANNERS - SURVEYORS
 2405 Mustang Drive, Grapevine, Texas 76051
 Metro (817) 329-4373



SCALE: 1" = 300'

REGIONAL ACCESS EXHIBIT
 for
MILL VALLEY

City of Mansfield, Ellis & Johnson County, Texas
 196 Lots

NOVEMBER, 2016

PD ZONING CASE
 No. ZC#16-010



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 16-2113

Agenda Date: 11/28/2016

Version: 3

Status: First Reading

In Control: City Council

File Type: Ordinance

Agenda Number:

Title

Ordinance - 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)

Requested Action

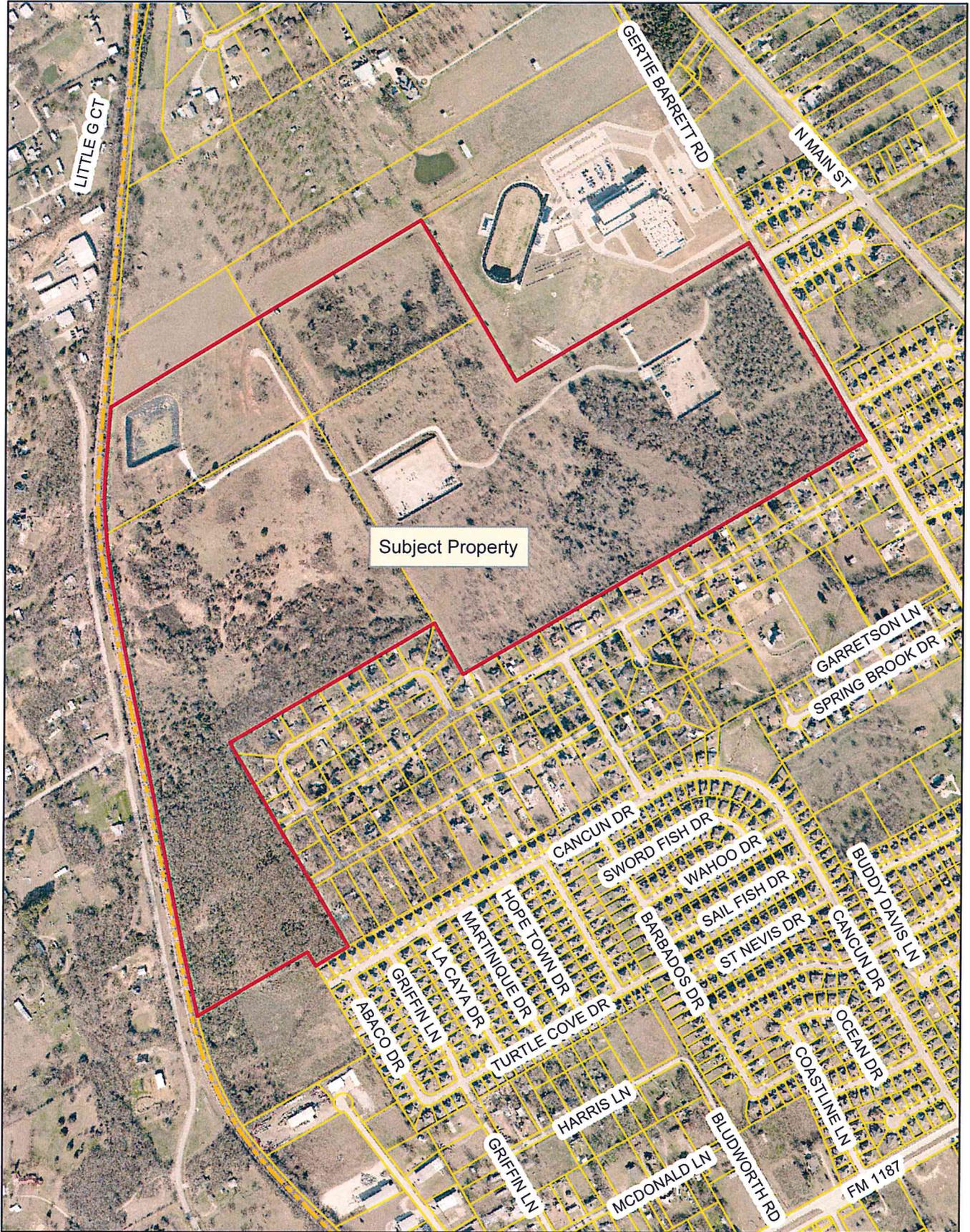
To consider the subject request.

Description/History

At the next meeting, the developer will present a revised conceptual lot layout and other changes to address comments and concerns expressed at the last public hearing. Once he receives Council feedback, the developer seems to be in agreement to follow up with a detailed site plan for Planned Development zoning. A courtesy public hearing notice has been sent to the property owners within 200 feet to inform them of this hearing.

Prepared By

Felix Wong, Director of Planning
817-276-4228



Subject Property



MANSFIELD
TEXAS

ZC# 16-001

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

08/15/2016

Property Owner Notification for ZC# 16-001

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
CEDAR OAKS ADDITION-MANSFIELD	BLK 1	MCNEIL, BRANDON	203 CEDAR ROCK CT	MANSFIELD, TX	76063
CEDAR OAKS ADDITION-MANSFIELD	BLK 1	LOVE, JOHN A	201 CEDAR ROCK CT	MANSFIELD, TX	76063
CEDAR OAKS ADDITION-MANSFIELD	BLK 1	YEARY, LEIGH	200 CEDAR ROCK CT	MANSFIELD, TX	76063
CEDAR OAKS ADDITION-MANSFIELD	BLK 1	BRACKETT-ANTHONY, CLAUDETTE	202 CEDAR ROCK CT	MANSFIELD, TX	76063-8556
CEDAR OAKS ADDITION-MANSFIELD	BLK 2	HALL, BRYAN	203 ROCK TREE CT	MANSFIELD, TX	76063
CEDAR OAKS ADDITION-MANSFIELD	BLK 2	HAYES, SCOTT L	201 ROCK TREE CT	MANSFIELD, TX	76063-8555
CEDAR OAKS ADDITION-MANSFIELD	BLK 2	CHAMBLESS, BRADLEY N	202 ROCK TREE CT	MANSFIELD, TX	76063-8554
CEDAR OAKS ADDITION-MANSFIELD	BLK 2	RICHBREE HOLDINGS LLC	8029 LEVY COUNTY LINE RD	MANSFIELD, TX	76063
COUNTRY MEADOWS ADDN SEC 3 - 7	BLK 12	CAMPBELL, JAMES	2224 CANCUN DR	MANSFIELD, TX	76063-8548
COUNTRY MEADOWS ADDN SEC 3 - 7	BLK 12	ABDOU, YACOUB	2226 CANCUN DR	MANSFIELD, TX	76063-8548
COUNTRY MEADOWS ADDN SEC 3 - 7	BLK 12	BUSTAMANTE, RICARDO	2228 CANCUN DR	MANSFIELD, TX	76063-8548
COUNTRY MEADOWS ADDN SEC 3 - 7	BLK 12	HAMILTON, JULNELLE B	2230 CANCUN DR	MANSFIELD, TX	76063-8548
COUNTRY MEADOWS ADDN SEC 3 - 7	BLK 12	CARABALLO, SAUL	2232 CANCUN DR	MANSFIELD, TX	76063-8548
COUNTRY MEADOWS ADDN SEC 3 - 7	BLK 12	BIBBS, ANGELA	2234 CANCUN DR	MANSFIELD, TX	76063-8548
COUNTRY MEADOWS ADDN SEC 3 - 7	BLK 12	GALLUP, DEBORAH	2236 CANCUN DR	MANSFIELD, TX	76063
COUNTRY MEADOWS ADDN SEC 3 - 7	BLK 18	ARP 2014-1 BORROWER LLC	PO BOX 95997	LAS VEGAS, NV	89193
COUNTRY MEADOWS ADDN SEC 3 - 7	BLK 18	BARTA, JOHN MICHAEL	2229 CANCUN DR	MANSFIELD, TX	76063-8549
COUNTRY MEADOWS ADDN SEC 3 - 7	BLK 18	KAKEMBO, WILSON K	2231 CANCUN DR	MANSFIELD, TX	76063-8549

Property Owner Notification for ZC# 16-001

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
COUNTRY MEADOWS ADDN SEC 3 - 7	BLK 20	HALL, IVY NICOLE MORRIS	1725 ABACO DR	MANSFIELD, TX	76063-8559
MANSFIELD COUNTRY ESTATES ADDN	BLK 1	CUMMINGS, LEONARD	251 COUNTRY MEADOW DR	MANSFIELD, TX	76063-5911
MANSFIELD COUNTRY ESTATES ADDN	BLK 1	WICKHAM, EUEN N	253 COUNTRY MEADOW DR	MANSFIELD, TX	76063-5911
MANSFIELD COUNTRY ESTATES ADDN	BLK 1	KEY, LISA G	255 COUNTRY MEADOW DR	MANSFIELD, TX	76063-5911
MANSFIELD COUNTRY ESTATES ADDN	BLK 1	BOLDING, JERRY	257 COUNTRY MEADOW DR	MANSFIELD, TX	76063-5911
MANSFIELD COUNTRY ESTATES ADDN	BLK 1	CORRAL, JOSE	259 COUNTRY MEADOW DR	MANSFIELD, TX	76063-5911
MANSFIELD COUNTRY ESTATES ADDN	BLK 1	PUSTEJOVSKY, JOHN	261 COUNTRY MEADOW DR	MANSFIELD, TX	76063-5911
MANSFIELD COUNTRY ESTATES ADDN	BLK 1	HEASLEY, DOUGLAS E	PO BOX 2213	SOUTH PORTLAND, ME	04116-2213
MANSFIELD COUNTRY ESTATES ADDN	BLK 1	BROTHERS, JAMES V	265 COUNTRY MEADOW DR	MANSFIELD, TX	76063-5911
MANSFIELD COUNTRY ESTATES ADDN	BLK 1	MCCULLOUGH, MICHAEL W	267 COUNTRY MEADOW DR	MANSFIELD, TX	76063-5911
MANSFIELD COUNTRY ESTATES ADDN	BLK 1	PINES, CLARENCE R	269 COUNTRY MEADOW DR	MANSFIELD, TX	76063-5911
MANSFIELD COUNTRY ESTATES ADDN	BLK 3	HERMANN, KENNETH	301 COUNTRY MEADOW DR	MANSFIELD, TX	76063-5910
MANSFIELD COUNTRY ESTATES ADDN	BLK 3	BUCK, WM HENRY	303 COUNTRY MEADOW DR	MANSFIELD, TX	76063-5910
MANSFIELD COUNTRY ESTATES ADDN	BLK 3	DIXON, DARRELL L	305 COUNTRY MEADOW DR	MANSFIELD, TX	76063-5910
MANSFIELD COUNTRY ESTATES ADDN	BLK 3	PICKARD, DOUGLAS B	307 COUNTRY MEADOW DR	MANSFIELD, TX	76063-5910
MANSFIELD COUNTRY ESTATES ADDN	BLK 3	WILLIAMS, TIMOTHY DWIGHT	309 COUNTRY MEADOW DR	MANSFIELD, TX	76063-5910
MANSFIELD COUNTRY ESTATES ADDN	BLK 3	CALVERT, C C	311 COUNTRY MEADOW DR	MANSFIELD, TX	76063-5910
MANSFIELD COUNTRY ESTATES ADDN	BLK 3	MORRIS, JAMES COPE	406 CHIMNEY HILL CIR	MANSFIELD, TX	76063-5902
MANSFIELD COUNTRY ESTATES ADDN	BLK 3	KEELEY, MICHAEL	404 CHIMNEY HILL CIR	MANSFIELD, TX	76063-5902

Property Owner Notification for ZC# 16-001

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD COUNTRY ESTATES ADDN	BLK 3	CHRISTAKIS, MICHELLE	313 COUNTRY MEADOW DR	MANSFIELD, TX	76063-5910
MANSFIELD COUNTRY ESTATES ADDN	BLK 3	KNAPPENBERGER, MALINDA K	400 COUNTRY MEADOW DR	MANSFIELD, TX	76063-5907
MANSFIELD COUNTRY ESTATES ADDN	BLK 3	CRISPIN, DARLENE	408 CHIMNEY HILL CIR	MANSFIELD, TX	76063-5902
MANSFIELD COUNTRY ESTATES ADDN	BLK 3	PIPINS, CATHY	402 CHIMNEY HILL CIR	MANSFIELD, TX	76063-5902
MANSFIELD COUNTRY ESTATES ADDN	BLK 3	JOHNSON, LINDA	402 COUNTRY MEADOW DR	MANSFIELD, TX	76063
MANSFIELD COUNTRY ESTATES ADDN	BLK 3	MERETT, KENNETH	410 CHIMNEY HILL CIR	MANSFIELD, TX	76063-5902
MANSFIELD COUNTRY ESTATES ADDN	BLK 3	BATES, GLORIA CHARLOTTE	PO BOX 398	AVINGER, TX	75630-0398
MANSFIELD COUNTRY ESTATES ADDN	BLK 3	STAYTON, DANNY	404 COUNTRY MEADOW DR	MANSFIELD, TX	76063-5907
MANSFIELD COUNTRY ESTATES ADDN	BLK 3	MARSHALL, THOMAS J	414 CHIMNEY HILL CIR	MANSFIELD, TX	76063-5902
MANSFIELD COUNTRY ESTATES ADDN	BLK 3	BAXTER, RONALD L	416 CHIMNEY HILL CIR	MANSFIELD, TX	76063-5902
MANSFIELD COUNTRY ESTATES ADDN	BLK 3	BLACK, DOUGLAS	418 CHIMNEY HILL CIR	MANSFIELD, TX	76063-5902
MANSFIELD COUNTRY ESTATES ADDN	BLK 3	MERSHON, JAMES B	420 CHIMNEY HILL CIR	MANSFIELD, TX	76063-5902
MANSFIELD COUNTRY ESTATES ADDN	BLK 3	FALK, DUANE RAY	424 CHIMNEY HILL CIR	MANSFIELD, TX	76063-5902
MANSFIELD COUNTRY ESTATES ADDN	BLK 3	MAXWELL, DEBRA	426 CHIMNEY HILL CIR	MANSFIELD, TX	76063-5902
MANSFIELD COUNTRY ESTATES ADDN	BLK 3	WHITEHEAD, DELORIS	428 CHIMNEY HILL CIR	MANSFIELD, TX	76063
MANSFIELD COUNTRY ESTATES ADDN	BLK 4	MENIKOS, THOMAS E	405 CHIMNEY HILL CIR	MANSFIELD, TX	76063-5904
MANSFIELD COUNTRY ESTATES ADDN	BLK 4	NEWTON, RICKY D	403 CHIMNEY HILL CIR	MANSFIELD, TX	76063-5904
MANSFIELD COUNTRY ESTATES ADDN	BLK 4	CHELSIBELLA PROPERTIES INC	948 THOMAS CROSSING DR	BURLESON, TX	76028-3286
MANSFIELD COUNTRY ESTATES ADDN	BLK 6	BROWN, STEPHEN	430 CHIMNEY HILL CIR	MANSFIELD, TX	76063-5903

Property Owner Notification for ZC# 16-001

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD COUNTRY ESTATES ADDN	BLK 6	CAMPBELL, PETER P	432 CHIMNEY HILL CIR	MANSFIELD, TX	76063-5903
MANSFIELD COUNTRY ESTATES ADDN	BLK 7	RICHEY, MICHAEL A	425 MEADOW CREEK DR	MANSFIELD, TX	76063-5922
MANSFIELD COUNTRY ESTATES ADDN	BLK 7	FOWLER, AMANDA M	427 MEADOW CREEK DR	MANSFIELD, TX	76063
MCDONALD, JAMES SURVEY	A 997	R D S PROPERTIES LTD	PO BOX 333	MANSFIELD, TX	76063-0333
MCDONALD, JAMES SURVEY	A 997	KNAPP, JAMES C	PO BOX 2243	MANSFIELD, TX	76063-0047
MCDONALD, JAMES SURVEY	A 997	KNAPP, JAMES C ETAL	PO BOX 2243	MANSFIELD, TX	76063-0047
MCDONALD, JAMES SURVEY	A 997	NICHOLS, C D	2341 N MAIN ST	MANSFIELD, TX	76063-3945
MCDONALD, JAMES SURVEY	A 997	NICHOLS, C D	2341 N MAIN ST	MANSFIELD, TX	76063-3945
MCDONALD, JAMES SURVEY	A 997	KNAPP, JAMES CHRISTOPHER	PO BOX 2243	MANSFIELD, TX	76063-0047
MCDONALD, JAMES SURVEY	A 997	FRICKS, DARCY KNAPP ETAL	PO BOX 2243	MANSFIELD, TX	76063-0047
MCDONALD, JAMES SURVEY	A 997	TESTUDO LAND LLC	101 W GLADE RD STE 109	EULESS, TX	76039
MEADOWSIDE ADDITION	BLK 1	BIBI, SALIMA	203 COUNTRY MEADOW CT	MANSFIELD, TX	76063-8535
MEADOWSIDE ADDITION	BLK 1	KASSI, AMOUYE R	201 COUNTRY MEADOW CT	MANSFIELD, TX	76063
MEADOWSIDE ADDITION	BLK 1	DODD, VIVIE	928 KING GEORGE LN	SAVANNAH, TX	76227-7878
MEADOWSIDE NORTH	BLK 1	CRUZ, ANGELICA	200 MEADOWSIDE DR	MANSFIELD, TX	76063-6296
MEADOWSIDE NORTH	BLK 1	SOMERS, DAVID	202 MEADOWSIDE DR	MANSFIELD, TX	76063-6296
MEADOWSIDE NORTH	BLK 1	MAGNUS, LARRY D	102 MERCEDES COVE	BASTROP, TX	78602-4157
MEADOWSIDE NORTH	BLK 1	ARTEAGA, CESAR G	201 MEADOWSIDE DR	MANSFIELD, TX	76063-6297
MEADOWSIDE NORTH	BLK 1	HIBLER, NATHAN	203 MEADOWSIDE DR	MANSFIELD, TX	76063-6297

Property Owner Notification for ZC# 16-001

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MISD, MCDONALD ADDITION	BLK 1	MANSFIELD, ISD	605 E BROAD ST	MANSFIELD, TX	76063-1766

EXHIBIT A

LEGAL LAND DESCRIPTION:

BEING 187.850 acres or (8,182,753 square feet) of land in the James McDonald Survey, Abstract No. 997, City of Mansfield, Tarrant County, Texas; said 187.850 acres or (8,182,753 square feet) of land **being** the remainder of that certain tract of land described in a Correction Special Warranty Deed to James Christopher Knapp, as recorded in Instrument Number D209003527, Deed Records, Tarrant County, Texas (D.R.T.C.T.); the remainder of that certain tract of land described in a Warranty Deed to Sandra G. Knapp, an undivided one-fourth interest, Darcy Lee Knapp Sanders, Shelley L. Knapp and James C. Knapp, an undivided one-fourth interest, being the heirs at law of James H. Knapp, Jr., Deceased and William A. Knapp, an undivided one-half interest, as his separate property and estate, as recorded in Volume 9690, Page 120, D.R.T.C.T.; all of that certain tract of land described in a Special Warranty Deed to Darcy Knapp Fricks, Shelley Lynn Knapp and James Christopher Knapp, as recorded in Instrument Number D206324853, D.R.T.C.T.; the remainder of that certain tract of land described in a Special Warranty Deed to Darcy Knapp Fricks, Shelly Lynn Knapp and James Christopher Knapp (hereinafter collectively referred to as Knapp Property), as recorded in Instrument Number D206356866, D.R.T.C.T.; said 187.850 acres or (8,182,753 square feet) being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod with plastic cap stamped "Beasley" found for the Westerly corner of that certain tract of land described as Lot 1, Block 1, MISD McDonald Addition (hereinafter referred to as Lot 1), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 12723, Plat Records, Tarrant County, Texas (P.R.T.C.T.), same being the Southeasterly line of that certain tract of land described in a Warranty Deed to R.D.S. Properties, Ltd. (hereinafter referred to as R.D.S. Properties tract), as recorded in Volume 15564, Page 238, D.R.T.C.T., same also being the Northerly corner of the Knapp Property;

THENCE South 31 degrees 00 minutes 28 seconds East with the common line between said Knapp Property and said Lot 1, a distance of 1050.01 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southerly corner of said Lot 1, same being an inner-ell corner of said Knapp Property;

THENCE North 58 degrees 59 minutes 32 seconds East continue with the common line between said Knapp Property and said Lot 1, a distance of 1510.56 feet to a one-half inch iron rod with plastic cap stamped "BRITTIAN CRAWFORD" found for the Easterly corner of said Lot 1, same being the Northeasterly corner of said Knapp Property, same also being in the existing Southwesterly right-of-way line of Gertie Barrett Road (variable width right-of-way), as recorded in Instrument Number D211313943, D.R.T.C.T.;

THENCE South 30 degrees 53 minutes 47 seconds East with the common line between said Knapp Property and the existing Southwesterly right-of-way line of said Gertie Barrett Road, a distance of 1297.25 feet to a one-half inch iron rod found for the Easterly corner of said Knapp Property;

THENCE South 59 degrees 53 minutes 30 seconds West with the Southeasterly line of said Knapp Property, a distance of 2598.49 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for an angle point in the Southeasterly line of said Knapp Property, same being an angle point in the Northwesterly line of that certain tract of land described as Mansfield Country Meadows, Section Two (hereinafter referred to as Mansfield Country Estates, Section Two), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-172, Page 87, P.R.T.C.T.;

THENCE North 31 degrees 38 minutes 41 seconds West with the common line between said Knapp Property and Mansfield Country Estates, Section Two, a distance of 330.30 feet to a one-half inch iron rod found an angle point in the Southeasterly line of said Knapp Property, same being an angle point in the Northwesterly line of said Mansfield Country Estates, Section Two;

THENCE South 59 degrees 02 minutes 58 seconds West continue with the common line between said Knapp Property and Mansfield Country Estates, Section Two, a distance of 1323.18 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for an angle point in the Southeasterly line of said Knapp Property, same being the Westerly corner of Mansfield Country Estates, Section Two;

THENCE South 30 degrees 33 minutes 53 seconds East continue with the common line between said Knapp Property and Mansfield Country Estates, Section Two, a distance of 1321.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southerly Southeasterly corner of said Knapp Property, same being the Southerly corner of said Mansfield Country Estates, Section Two, same also being in the Northwesterly line of that certain tract of land described as Country Meadows Addition, Section 8 (hereinafter referred to as Country Meadows Addition, Section 8), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 11020, P.R.T.C.T.;

THENCE South 59 degrees 45 minutes 22 seconds West with the common line between said Knapp Property and said Country Meadows Addition, Section 8, a distance of 207.20 feet to a one inch iron rod found for an angle point in the Southeasterly line of said Knapp Property, same being the Northeasterly line of that certain tract of land described in a deed to William Brewer (hereinafter referred to as Brewer tract), as recorded in Instrument Number D214066210, D.R.T.C.T., same also being the Northwesterly corner of said Country Meadows Addition, Section 8;

THENCE North 30 degrees 22 minutes 35 seconds West with the common line between said Knapp Property and said Brewer tract, a distance of 83.55 feet to a three-quarter inch iron rod found for an angle point in the Southeasterly line of said Knapp Property, same being the Northerly corner of said Brewer tract;

Continued on Page 2:

Project No. 144-15-03 Date: 2/16/2016 Page 1 of 2 Checked By: MD2

LEGAL DESCRIPTION
DIAMOND CREEK ESTATES
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

CASE NO. ZC#16-001
BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823

EXHIBIT A

LEGAL LAND DESCRIPTION:

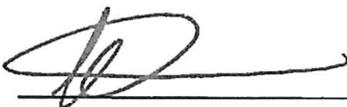
Continued from Page 1:

THENCE South 60 degrees 25 minutes 47 seconds West with the common line between said Knapp Property and said Brewer tract, a distance of 703.44 feet to a one-half inch iron rod found for the Southwesterly corner of said Knapp Property, same being the Northwesterly corner of said Brewer tract, same being the existing occupied Easterly right-of-way line of H. & T.C. Railroad;

THENCE with the common line between said Knapp Property and the existing occupied Easterly right-of-way line of said H. & T.C. Railroad for the following **6** courses:

1. North 11 degrees 46 minutes 58 seconds West, a distance of 182.85 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
2. North 11 degrees 31 minutes 55 seconds West, a distance of 2365.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
3. North 05 degrees 06 minutes 12 seconds West, a distance of 191.68 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
4. North 02 degrees 49 minutes 35 seconds West, a distance of 163.05 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
5. North 00 degrees 40 minutes 29 seconds East, a distance of 300.10 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
6. North 04 degrees 54 minutes 52 seconds East, a distance of 270.56 feet to a fence post found for the Northwesterly of said Knapp Property, same being the Southwesterly corner of the aforesaid R.D.S. Properties tract;

THENCE North 59 degrees 01 minute 22 seconds East with the common line between said Knapp Property and said R.D.S. Properties tract, a distance of 2010.86 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 187.850 acres or (8,182,753 square feet) of land.

 08/01/16

Michael Dan Davis DATE:
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
Office (817) 842-2094

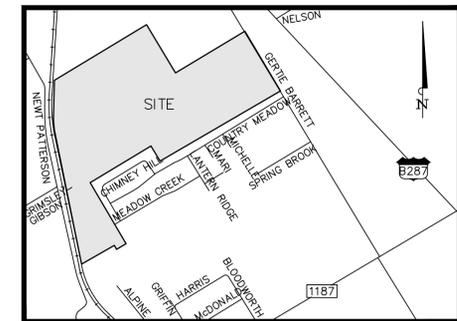


CASE NO. ZC#16-001

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

Project No. 144-15-03 Date: 2/16/2016 Page 2 of 2 Checked By: MD2

LEGAL DESCRIPTION
DIAMOND CREEK ESTATES
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS



NELSON WYATT ROAD

CEDAR OAKS ADDITION
CABINET A, SLIDE 11462, P.R.T.C.T.
ZONED: PD 725

ROCK TREE COURT

GERTIE BARRETT ROAD
PERMANENT RIGHT-OF-WAY
DEDICATION INSTRUMENT NO.
D211313943, D.R.T.C.T.

C.D. NICHOLS AND
ARLINE E. NICHOLS, AS
TRUSTEES FOR THE
C.D. NICHOLS AND
ARLINE E. NICHOLS
REVOCABLE LIVING
TRUST
INSTRUMENT
NUMBER D206393782
D.R.T.C.T.
ZONED: PR 274

MEADOWSIDE DRIVE

MEADOWSIDE NORTH P.R.T.C.T.
CABINET A, SLIDE 10302
ZONED: PD 666

MEADOWSIDE ADDITION
CABINET A, SLIDE
8080 P.R.T.C.T.
ZONED: PD 576

Exhibit 'B'
ZONING EXHIBIT
for
DIAMOND CREEK ESTATES
Being 187.85 acres situated in the
James McDonald Survey, Abstract No. 997
City of Mansfield, Tarrant County, Texas
Prepared: August 2016

ZONING TABLE		
EXISTING ZONING	PROPOSED ZONING	ACREAGE
 PR	7.5/18	74.15 ACRES
 PR	9.6/20	85.90 ACRES
 PR	12/22	27.80 ACRES

CASE NO. ZC#16-001
PROJECT NO.: 144-15-03

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO SF-7.5/18, SF-9.6/20 & SF-12/22 SINGLE FAMILY DISTRICT CLASSIFICATIONS, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Mansfield, Texas, in compliance with the laws of the State of Texas with reference to the amendment of the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to owners of the affected properties, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS:

SECTION 1.

That the Comprehensive Zoning Ordinance of the City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property new zoning classifications of SF-7.5/18, SF-9.6/20 & SF-12/22 Single Family Residential District Classifications, said property and the location of the zoning district classifications being described in Exhibits "A" and "B" attached hereto and made a part hereof for all purposes.

SECTION 2.

That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3.

That the above described properties shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of these zoning classifications.

SECTION 4.

Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity

of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5.

Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of Mansfield, Texas, shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6.

This ordinance shall take effect immediately from and after its passage on third and final reading and the publication of the caption, as the law and charter in such cases provide.

First reading approved on the _____ day of _____, 2016.

Second reading approved on the _____ day of _____, 2016.

DULY PASSED on the third and final reading by the City Council of the City of Mansfield, Texas, this _____ day of _____, 2016.

David L. Cook, Mayor

ATTEST:

Jeanne Heard, City Secretary

APPROVED AS TO FORM AND LEGALITY

Allen Taylor, City Attorney



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 16-2115

Agenda Date: 11/28/2016

Version: 1

Status: First Reading

In Control: City Council

File Type: Ordinance

Title

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development to Planned Development for Office/Retail Uses on Approximately 3.95 Acres Located at 1209 N Day Mirar Road; HCC Contracting, Inc (ZC#16-013)

Requested Action

To consider the subject zoning change request.

Recommendation

The Planning and Zoning Commission held a public hearing on 11/7/16 and voted 6-0 to recommend approval subject to the applicant providing an 8-ft masonry screening wall along the west property line and a dumpster in Phase 1. Commissioner Hudson was absent.

Description/History

The applicant is proposing an office/retail center with limited C-2 uses as shown in the development plan. The four proposed buildings will range from 3,700 to 9,394 square feet and will be developed in four phases. The buildings will be predominantly brick and feature standing seam metal pitched roofs.

Prepared By

Felix Wong, Director of Planning
817-276-4228

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR OFFICE/RETAIL USES, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Mansfield, Texas, in compliance with the laws of the State of Texas with reference to the amendment of the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing opportunity to all property owners generally and to owners of the affected properties, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS:

SECTION 1.

That the Comprehensive Zoning Ordinance of the City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a new zoning district classification of PD, Planned Development for office/retailed uses; said property being described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2.

That the use and development of the hereinabove described property shall be in accordance with the development plan shown on Exhibit "B" attached hereto and made a part hereof for all purposes.

SECTION 3.

That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4.

That the above described properties shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

SECTION 5.

Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6.

Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of Mansfield, Texas, shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7.

This ordinance shall take effect immediately from and after its passage on third and final reading and the publication of the caption, as the law and charter in such cases provide.

First reading approved on the _____ day of _____, 2016.

Second reading approved on the _____ day of _____, 2016.

DULY PASSED on the third and final reading by the City Council of the City of Mansfield, Texas, this _____ day of _____, 2016.

David L. Cook, Mayor

ATTEST:

Jeanne Heard, City Secretary

APPROVED AS TO FORM AND LEGALITY

Allen Taylor, City Attorney

Ordinance No. _____

Page 3



MANSFIELD
TEXAS

ZC# 16-013

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# 16-013

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BRANDENBURG, H ADDITION	BLK 1	MANSFIELD, ISD	605 E BROAD ST	MANSFIELD, TX	76063-1766
CURRY, A N SURVEY	A 332	MCDOUGALD, MALCOM	327 CARLIN RD	MANSFIELD, TX	76063
CURRY, A N SURVEY	A 332	COLLINS, JOHNSON	4831 SUNSET DR	MANSFIELD, TX	76063-6708
CURRY, A N SURVEY	A 332	MCDOUGALD, MALCOM	327 CARLIN RD	MANSFIELD, TX	76063
CURRY, A N SURVEY	A 332	ALBRIGHT, ROBERT JOHN	1201 N DAY MIAR RD	MANSFIELD, TX	76063-6721

TRIANGLE surveying company

P.O. Box 548
 Hurleson, Texas 76097
 817-295-1148

REGISTERED FIRM NO. 10094100

Being a 3.95 acre tract of land out of the A. N. CURRY SURVEY, ABSTRACT NO. 332, in Tarrant County, Texas, and being a portion of the tract of land conveyed to David R. Harmon by deed recorded in Volume 6532, Page 510, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron pin found in the easterly line of said Harmon tract and in the westerly line of North Day Mlar Road, said pin being the south corner of a 0.042 acre tract conveyed to the City of Mansfield by Document No. D2120022169, Deed Records, Tarrant County, Texas;

THENCE South 21 degrees, 12 minutes, 27 seconds East, along the common line of said Harmon tract and said North Day Mlar Road, at 582.47 feet a 5/8 inch iron pin found, continuing, in all, 592.93 feet to a point for corner at the southeast corner of said Harmon tract;

THENCE South 58 degrees, 49 minutes, 30 seconds West, along the southerly line of said Harmon tract, 217.04 feet to a point for corner at the southwest corner of said Harmon tract;

THENCE North 31 degrees, 29 minutes, 43 seconds West, along the westerly line of said Harmon tract, at 30.00 feet a 5/8 inch iron pin found, continuing, in all, 836.01 feet to a 1/2 inch iron pin found for corner at the southwest corner of a 0.262 acre tract of land conveyed to the City of Mansfield by Document No. D21316197, Deed Records, Tarrant County, Texas and in the southerly line of Grand Meadows Boulevard;

THENCE North 58 degrees, 54 minutes, 00 seconds East, along the southerly line of said 0.262 acre tract and said Grand Meadows Boulevard, 258.52 feet to a 1/2 inch iron pin found for corner at the northwest corner of said 0.042 acre tract;

THENCE South 85 degrees, 06 minutes, 00 seconds East, along the south line of said 0.042 tract, 80.14 feet to the POINT OF BEGINNING and containing 3.95 acres of land, more or less.

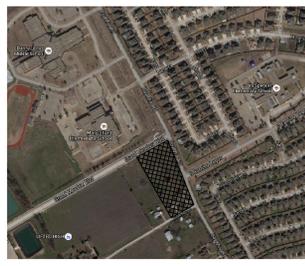


5/4/16

EXHIBIT "A"

SITE DATA SUMMARY CHART	
EXISTING ZONING	PR
PROPOSED ZONING	PD FOR LIMITED C-2 USES
GROSS ACREAGE	3.950 ACRES (172,062 SF)
GROSS ACREAGE ADJUSTED (FOR STREET EXPANSION)	3.617 ACRES (157,557 SF)
MAXIMUM COVERAGE ALLOWED	1.808 ACRES (78,778.5 SF) = 50%
MAXIMUM COVERAGE PROPOSED	0.427 ACRES (18,600) = 12%
AREA OF OPEN SPACE	3.19 ACRES (138,956 SF)
PERCENTAGE OF OPEN SPACE	88%
AREA OF IMPERVIOUS COVERAGE	
BUILDING 'A' (PHASE I)	5,506 SF
BUILDING 'B' (PHASE II)	9,396 SF
BUILDING 'C' (PHASE III)	3,700 SF
BUILDING 'D' (PHASE IV)	3,700 SF
SIDEWALKS	12,701 SF
PAVING	57,698 SF
TOTAL IMPERVIOUS COVERAGE	2.129 ACR. (92,701 SF)
PERCENTAGE OF IMPERVIOUS COVERAGE	59% (ALLOWED = 70%)
TOTAL PROPOSED BUILDING AREA (PHASES I, II, III & IV)	22,302 SF
NUMBER OF STORES	1
MAXIMUM BUILDING HEIGHT	35 FT (2.5 STORIES)
PROPOSED FLOOR AREA	21,060 SF
REQUIRED PARKING	C-2 = 1 SPACE PER 250 SF 21,060 SF / 250 = 84.24 TOTAL REQUIRED = 85 SPACES
PROPOSED PARKING (9'X18') TYP.	C-2 TOTAL SPACES PROVIDED = 107 SPACES
ACCESSIBLE PARKING	ACCESSIBLE SPACES REQ. BY A.D.A. = 4 SPACES ACCESSIBLE SPACES PROVIDED = 10 SPACES TOTAL

- PERMITTED PRIMARY C-2 USES**
- SECTION E, EDUCATIONAL, INSTITUTIONAL & SPECIAL USES
 - ART GALLERY
 - DAY NURSERY OF CHILD CARE CENTER
 - SECTION F, GENERAL RETAIL USES
 - BAKERY OR CONFECTIONARY STORE, RETAIL
 - BOOK STORE, RETAIL
 - CAMERA AND PHOTOGRAPHY SUPPLY
 - FLORIST, RETAIL
 - GIFT STORE
 - HANDICRAFT OR ART OBJECT SALES STORE
 - HOBBY, TOY OR GAME STORE
 - JEWELRY STORE
 - LUCKY OR LEATHER GOODS STORE
 - SEWING, NEEDLE WORK AND GOODS STORE
 - STATIONARY OR OFFICE SUPPLY STORE
 - SPORTING GOODS OR BICYCLE STORE
 - SECTION G, GENERAL SERVICE AND OFFICE TYPE USES
 - BEAUTY SHOP OR BARBER SHOP
 - COMPUTER AND/OR DATA PROCESSING SERVICES
 - EATING PLACES WITHOUT DRIVE-THROUGH SERVICES
 - OFFICE, PHYSICIANS, DENTIST OR OTHER HEALTH PRACTITIONERS OFFICE, PROFESSIONAL OR ADMINISTRATION
 - PERSONNEL SUPPLY SERVICE
 - PET GROOMING
 - VETERINARIAN OFFICE ONLY
 - SECTION M, RECREATION AND ENTERTAINMENT USES
 - MEMBERSHIP SPORT OR RECREATION CLUB
- PROPOSED HOURS OF OPERATION:
 PHASE I, FITNESS CENTER - 24 HRS. ACCESS CONTROLLED
 PHASES II, III & IV - 8:00 AM TO 9:00 PM
- ** THERE WILL BE NO OUTSIDE STORAGE **



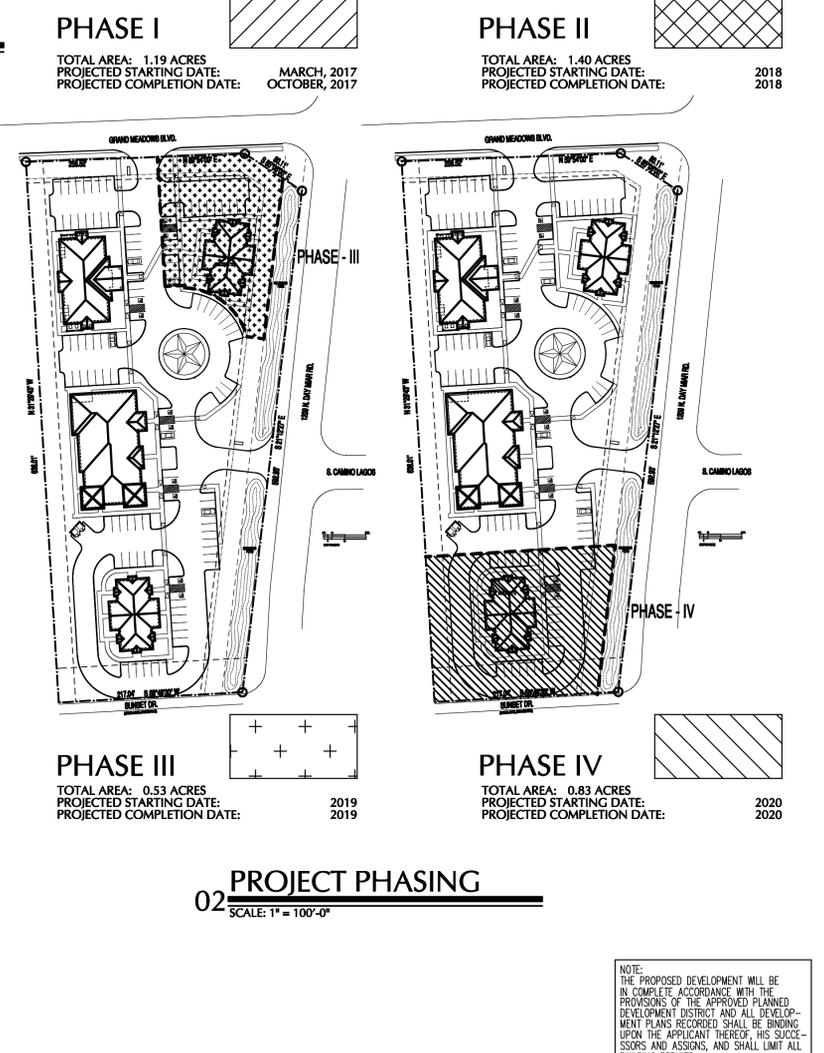
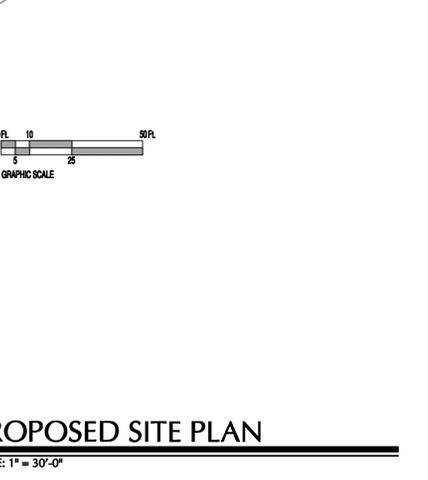
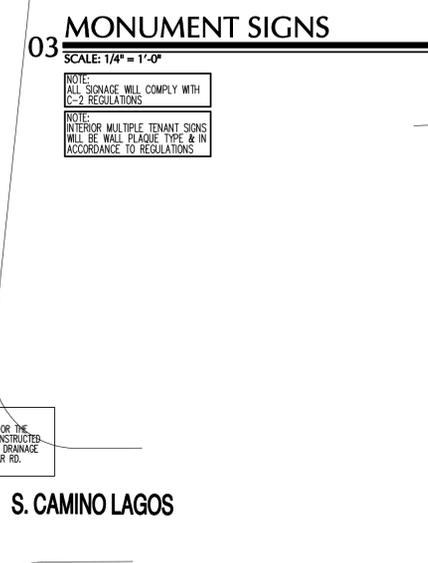
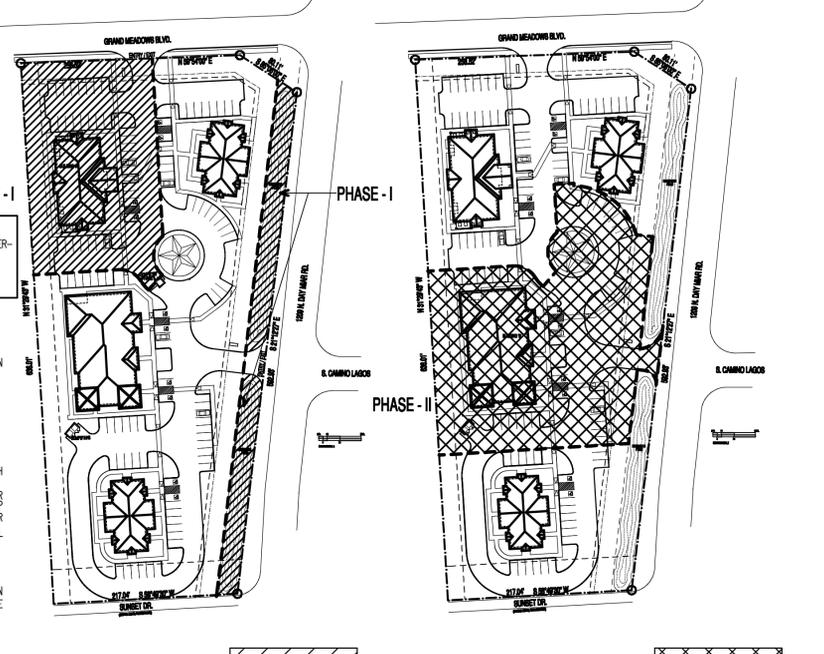
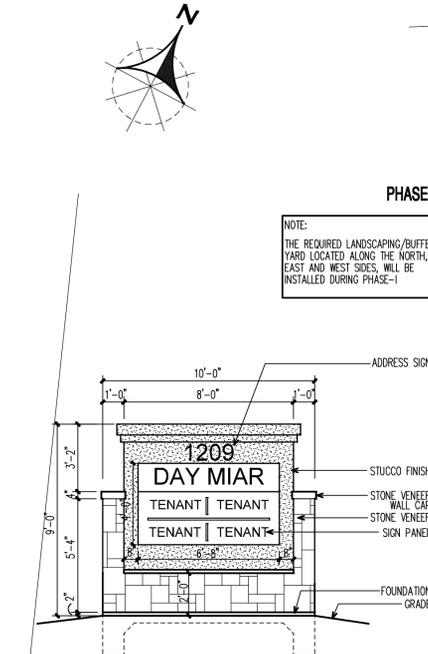
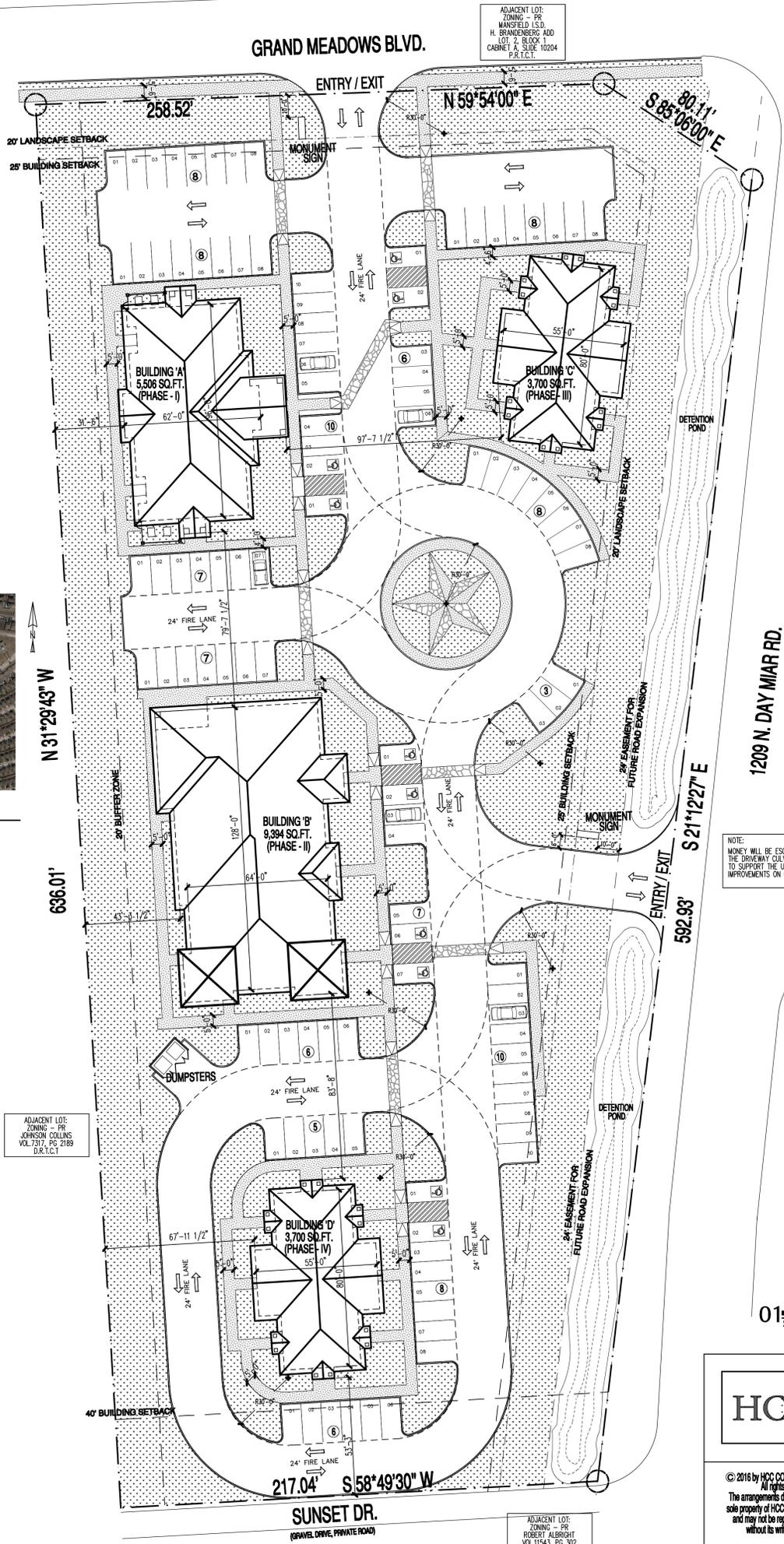
VICINITY MAP
NO SCALE

BUILDING SQUARE FOOTAGE			
BUILDINGS FOOTPRINT	22,302 SF		
BUILDINGS SQUARE FOOTAGE	21,060 SF		
BUILDING 'A' (PHASE I)	GROSS SF	NET SF	
FIRST FLOOR	5,506	5,056	
TOTAL SF	5,506	5,056	
BUILDING 'B' (PHASE II)	GROSS SF	NET SF	
FIRST FLOOR	9,396	9,204	
TOTAL SF	9,396	9,204	
BUILDING 'C' (PHASE III)	GROSS SF	NET SF	
FIRST FLOOR	3,700	3,400	
TOTAL SF	3,700	3,400	
BUILDING 'D' (PHASE IV)	GROSS SF	NET SF	
FIRST FLOOR	3,700	3,400	
TOTAL SF	3,700	3,400	

- BUILDING ENTRANCE / EXIT**
← AT GRADE
- PEDESTRIAN ACCESS PLAN (CONCRETE) 4' WIDE (MIN.)**
- BUILDING AREA
 - STAMPED CONCRETE
 - LANDSCAPE AREA
 - STREET AREA (CONCRETE)

BUFFERYARD SUMMARY CHART	
20' BUFFERYARD REQUIRED FACING ADJACENT RESIDENTIAL ZONE (WEST SIDE)	
LANDSCAPE ORDINANCE - SECTION 42 - BUFFERYARDS - 42.4 C	

PROPERTY DATA	
LOT INFO:	TRACT "2B" & "2B-1", ACREAGE: 3.95 AC
	TRACT OF LAND OUT OF THE "A.N. CURRY" SURVEY
	ABSTRACT NO. 332
	CITY OF MANSFIELD
	TARRANT COUNTY, TEXAS



HCC Contracting, Inc.
General Contractor
Design Build
 3161 SABINE ST. Suite - A
 Forest Hill, TX 76119 214-803-0538

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A NEW DEVELOPMENT FOR
1209 N. DAY MIAR RD.
 MANSFIELD, TEXAS

3.95 ACRES
 TRACT 2B & 2B-1
 A.N. CURRY SURVEY, ABSTRACT NO. 332
 TARRANT COUNTY, TEXAS

CASE NUMBER:	ZC#16-013
EXHIBIT:	EXHIBIT "B"
SHEET DESCRIPTION:	SITE PLAN
DRAWN BY: E.S.G.	REVISIONS: REV. 1 08.07.2016
CHECKED BY: B.B.	REV. 2 09.28.2016
DATE: 08.01.2016	REV. 3 10.14.2016



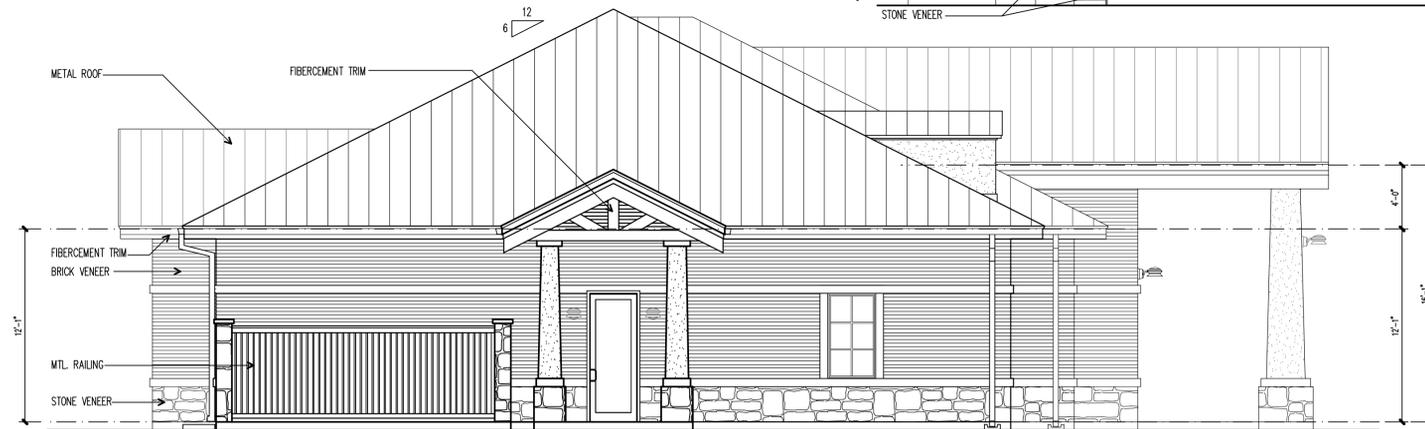
03 PROPOSED REAR ELEVATION - BUILDING "A" (PHASE - I)
 SCALE: 3/16" = 1'-0" EXTERIOR MATERIALS: 95% VENEERS, 5% STUCCO



04 PROPOSED RIGHT ELEVATION - BUILDING "A" (PHASE - I)
 SCALE: 3/16" = 1'-0" EXTERIOR MATERIALS: 95% VENEERS, 5% STUCCO



01 PROPOSED FRONT ELEVATION - BUILDING "A" (PHASE - I)
 SCALE: 3/16" = 1'-0" EXTERIOR MATERIALS: 95% VENEERS, 5% STUCCO



02 PROPOSED LEFT ELEVATION - BUILDING "A" (PHASE - I)
 SCALE: 3/16" = 1'-0" EXTERIOR MATERIALS: 95% VENEERS, 5% STUCCO

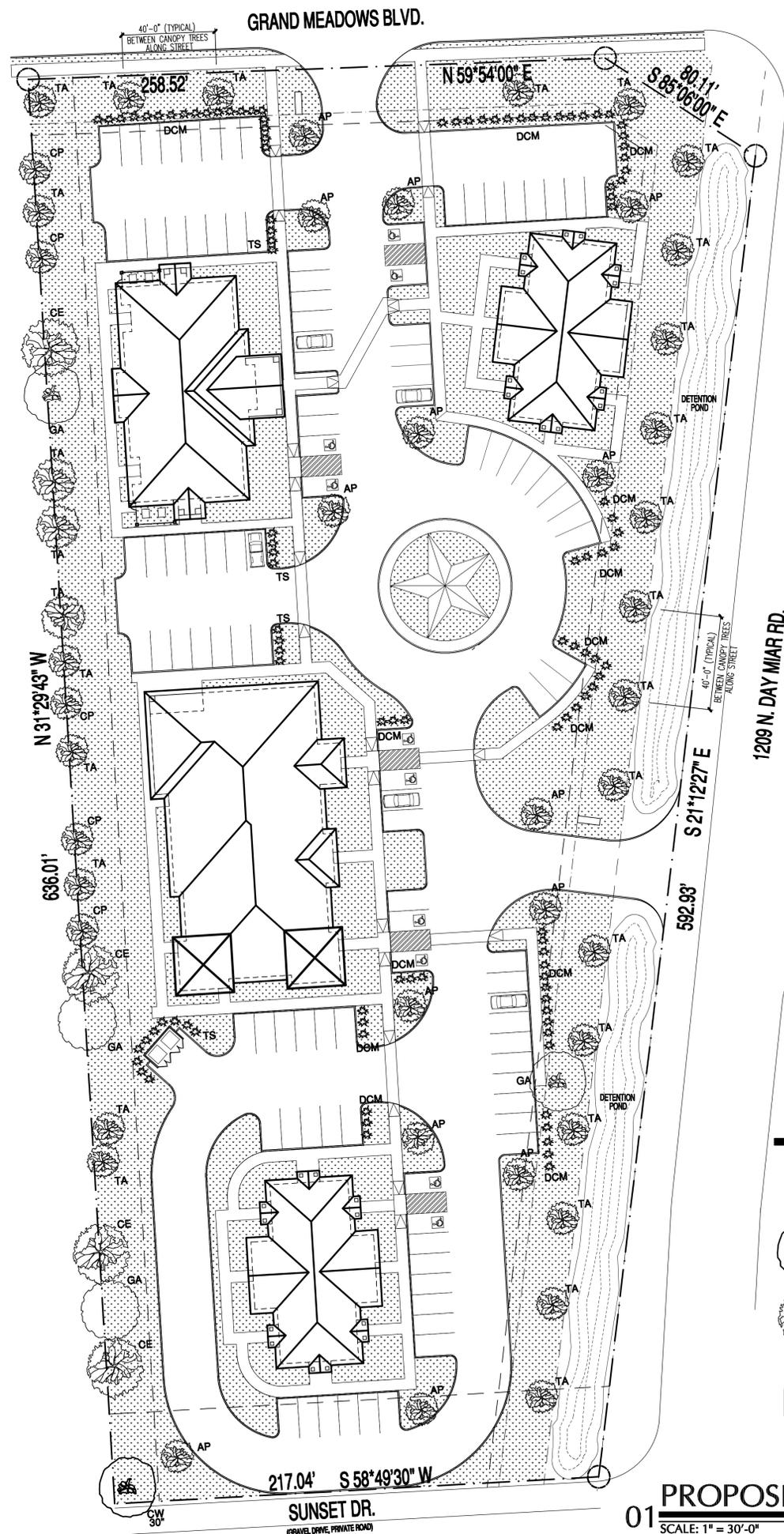
	HCC Contracting, Inc. General Contractor Design Build 3161 SABINE ST. Suite - A Forest Hill, TX 76119 214-803-0538	A NEW DEVELOPMENT PLAN FOR 1209 N. DAY MIAR RD. MANSFIELD, TEXAS	CASE NUMBER: ZC#16-013
	<small>© 2016 by HCC CONTRACTING, INC. All rights reserved. The arrangements depicted herein are the sole property of HCC CONTRACTING, INC. and may not be reproduced in any form without its written permission.</small>	<small>THIS DRAWINGS REFLECT ARCHITECTURAL DESIGN ONLY AND ARE NOT FOR CONSTRUCTION. ALL WORK SHALL BE IN COMPLIANCE WITH ALL NATIONAL, STATE AND LOCAL ORDINANCES APPLICABLE. IT IS RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO VERIFY AND COMPLY WITH ALL THE RULES AND REGULATIONS APPLICABLE.</small>	3.95 ACRES TRACT 2B & 2B-1 A.N. CURRY SURVEY, ABSTRACT NO. 332 TARRANT COUNTY, TEXAS
SHEET DESCRIPTION: BUILDING 'A' FACADES			DRAWN BY: E.S.G. REVISIONS: REV. 1 08.07.2016 CHECKED BY: B.B. REV. 2 08.28.2016 DATE: 08.01.2016 REV. 3 10.14.2016



01 PROPOSED FRONT ELEVATION - BUILDING "B" (PHASE - II)

SCALE: 3/16" = 1'-0" EXTERIOR MATERIALS: 95% VENEER, 5% STUCCO

 HCC <small>© 2016 by HCC CONTRACTING, INC. All rights reserved. The arrangements depicted herein are the sole property of HCC CONTRACTING, INC. and may not be reproduced in any form without its written permission.</small>	HCC Contracting, Inc. General Contractor Design Build 3161 SABINE ST. Suite - A Forest Hill, TX 76119 214-803-0538	A NEW DEVELOPMENT PLAN FOR 1209 N. DAY MIAR RD. MANSFIELD, TEXAS 3.95 ACRES TRACT 2B & 2B-1 A.N. CURRY SURVEY, ABSTRACT NO. 332 TARRANT COUNTY, TEXAS	CASE NUMBER: ZC#16-013 EXHIBIT: EXHIBIT "C-2" SHEET DESCRIPTION: BUILDING 'B' FACADE
	<small>THIS DRAWINGS REFLECT ARCHITECTURAL DESIGN ONLY AND ARE NOT FOR CONSTRUCTION. ALL WORK SHALL BE IN COMPLIANCE WITH ALL NATIONAL, STATE AND LOCAL ORDINANCES APPLICABLE. IT IS RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO VERIFY AND COMPLY WITH ALL THE RULES AND REGULATIONS APPLICABLE.</small>	<small>DRAWN BY: E.S.G. REVISIONS: REV. 1 08.07.2016 CHECKED BY: B.B. REV. 2 08.28.2016 DATE: 08.01.2016 REV. 3 10.14.2016</small>	



PROPOSED PLANT/TREES SUMMARY CHART				
QTY.	SYM.	COMMON NAME	BOTANNICAL NAME	HT. NOTES
CANOPY TREES				
4	CE	CEDAR ELM	ULMUS CRASSIFOLIA	LARGE SIZE
28	TA	TEXAS ASH	FRAXINUS TEXSENSI	MEDIUM SIZE
4	GA	GREEN ASH	FRAXINUS PENNSYLVANICA	LARGE SIZE
6	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	MEDIUM SIZE
ORNAMENTAL TREES				
14	AP	AUSTRIAN PINE	PINUS NIGRA	6'-8'
SHRUBS				
N/A	DCM	DWARF GRAPE MYRTLE	LAGERSTROEMIA INDICA	4'
N/A	TS	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5'
GROUND COVERS				
60,988 SF +/-	BG	BERMUDA GRASS	CYNODON DACTYLON	-

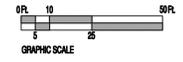
NOTE:
FOUNDATION PLANTINGS IN ACCORDANCE TO SECTION 7300 IS REQUIRED

NOTE:
PLANTINGS SHALL BE SITUATED AROUND, ALONG OR ADJACENT TO THE LOW WING WALLS OR SCREENING WALLS REQUIRED IN SECTIONS 7301.A.2 AND 7301.B OF ZONING ORDINANCE

NOTE:
THE REQUIRED LANDSCAPING/BUFFERYARD LOCATED ALONG THE NORTH, EAST AND WEST SIDES, WILL BE INSTALLED DURING PHASE-1

NOTE:
IN LIEU OF THE 8 FT. MASONRY SCREENING WALL REQUIRED ALONG THE WEST BOUNDARY A LIVING SCREEN WILL BE PROVIDED AS SHOWN.

NOTE:
ALL MINIMUM REQUIREMENTS REGARDING TREE SIZE (CALIPER OR NUMBER OF TRUNK/CANES) WILL BE MET AT THE TIME OF PLANTING.



LEGEND

- EXISTING TREE TO REMAIN
- PROPOSED NEW TREE (REF. PROPOSED TREE SUMMARY CHART)
- PROPOSED NEW DENSE EVERGREEN SHRUBBERY
- GRASS/TURF COVERED AREA



HCC Contracting, Inc.
General Contractor
Design Build
3161 SABINE ST. Suite - A
Forest Hill, TX 76119 214-803-0538

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A NEW DEVELOPMENT FOR
1209 N. DAY MIAR RD.
MANSFIELD, TEXAS

3.95 ACRES
TRACT 2B & 2B-1
A.N. CURRY SURVEY, ABSTRACT NO. 332
TARRANT COUNTY, TEXAS

CASE NUMBER:	ZC#16-013
EXHIBIT:	EXHIBIT "D"
SHEET DESCRIPTION:	LANDSCAPE PLAN
DRAWN BY: E.S.G.	REVISIONS: REV. 1 08.07.2016
CHECKED BY: B.B.	REV. 2 08.28.2016
DATE: 08.01.2016	REV. 3 10.14.2016

01 PROPOSED LANDSCAPE PLAN
SCALE: 1" = 30'-0"



01 **BUILDING "A" - 3D MODEL (S.E. VIEW)**
NOT A SCALE



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General Contractor
Design Build
3161 SABINE ST. Suite - A
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A NEW DEVELOPMENT FOR
1209 N. DAY MIAR RD.
MANSFIELD, TEXAS

3.95 ACRES
TRACT 2B & 2B-1
A.N. CURRY SURVEY, ABSTRACT NO. 332
TARRANT COUNTY, TEXAS

CASE NUMBER: ZC#16-013

EXHIBIT: EXHIBIT "E"

SHEET DESCRIPTION:
**BUILDING "A" - PHASE I
RENDERING**

DRAWN BY: E.S.G.	REVISIONS: REV. 1 08.07.2016
CHECKED BY: B.B.	REV. 2 08.28.2016
DATE: 08.01.2016	REV. 3 10.14.2016



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 16-2093

Agenda Date: 11/28/2016

Version: 2

Status: Second Reading

In Control: City Council

File Type: Ordinance

Agenda Number:

Title

Ordinance - Public Hearing Continuation and Second 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)

Requested Action

To consider the subject zoning change request.

Recommendation

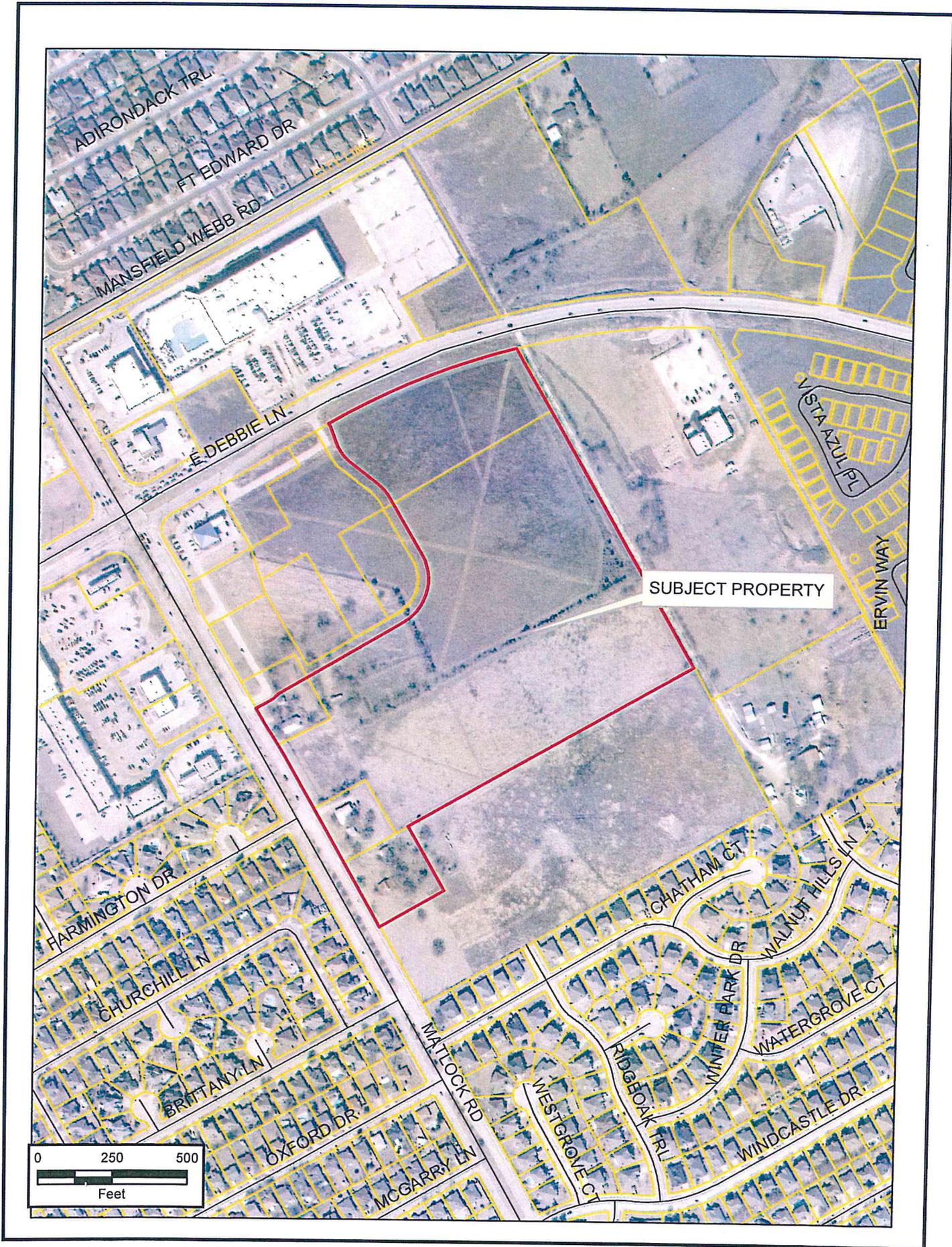
The Planning and Zoning Commission held a public hearing on 10/17/16 and recommended approval by a vote of 5-0. Chairman Wilshire and Commissioner Hudson were absent.

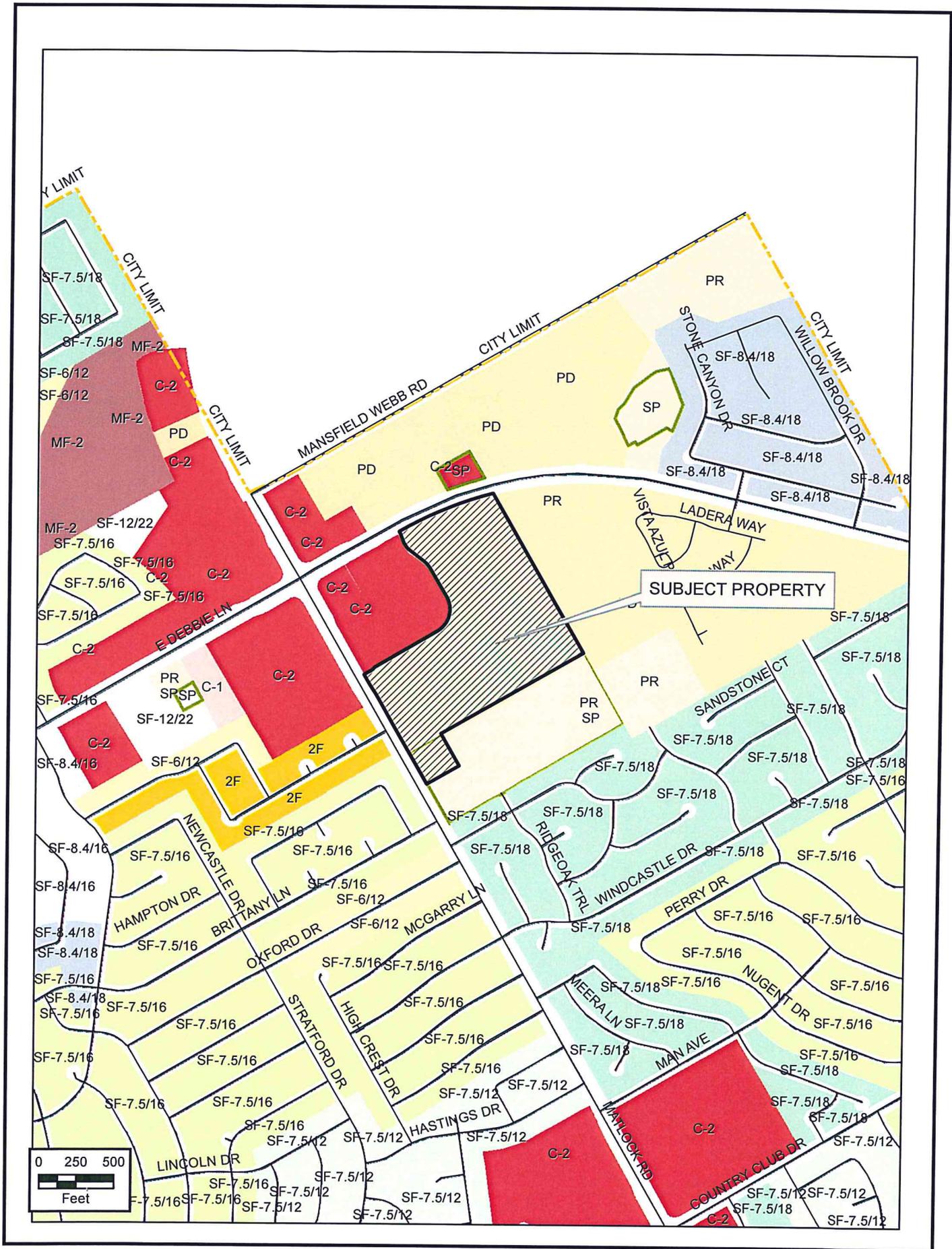
Description/History

The applicant is requesting to rezone the property to C-2 and continue the commercial and shopping center uses that have been developed at the corners of Debbie Lane and Matlock Road.

Prepared By

Felix Wong, Director of Planning
817-276-4228





ZC# 16-015

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.

09/28/2016

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

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO C-2 COMMUNITY BUSINESS DISTRICT; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Mansfield, Texas, in compliance with the laws of the State of Texas with reference to the amendment of the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing opportunity to all property owners generally and to owners of the affected properties, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS:

SECTION 1.

That the Comprehensive Zoning Ordinance of the City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a new zoning district classification of C-2, Community Business District Classification; said property being described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2.

That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3.

That the above described properties shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

SECTION 4.

Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be

invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5.

Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of Mansfield, Texas, shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6.

This ordinance shall take effect immediately from and after its passage on third and final reading and the publication of the caption, as the law and charter in such cases provide.

First reading approved on the _____ day of _____, 2016.

Second reading approved on the _____ day of _____, 2016.

DULY PASSED on the third and final reading by the City Council of the City of Mansfield, Texas, this _____ day of _____, 2016.

David L. Cook, Mayor

ATTEST:

Jeanne Heard, City Secretary

APPROVED AS TO FORM AND LEGALITY

Allen Taylor, City Attorney

ZC#16-015
EXHIBIT "A"

LEGAL LAND DESCRIPTION:

BEING 30.420 acres (1,325,097 square feet) of land in the James Grimsley Survey, Abstract No. 578, City of Mansfield, Tarrant County, Texas; said 30.420 acres (1,325,097 square feet) of land being a portion 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, Deed Records, Tarrant County, Texas (D.R.T.C.T.), now known as DEBLOCK, LTD. (hereinafter referred to as DEBLOCK tract), as recorded in Instrument No. D214077438, D.R.T.C.T.; said 30.420 acres (1,325,097 square feet) of land being a portion of that certain tract of land described in a Surface Deed without Warranty to Holland Family Farm Surface, LLC (hereinafter referred to as Holland Family Farm tract), as recorded in Instrument Number D215060717, D.R.T.C.T.; said 30.420 acres (1,325,097 square feet) being more particularly described, by metes and bounds, as follows:

BEGINNING at a three-fourth inch iron rod found for the Easterly corner of said Weatherford Holland tract, same being the Northerly corner of said Holland Family Farm tract, same also being the Southwesterly line of that certain tract of land described as Lot 1, Block 1, Community of Hope Addition (Lot 1, Block 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 59 degrees 54 minutes 46 seconds West, departing the Southwesterly line of said Lot 1, Block 1 and with the common line between said DEBLOCK tract and said Holland Family Farm tract, a distance of 1098.20 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 30 degrees 05 minutes 14 seconds East, departing the Southeasterly line of said DEBLOCK tract and crossing said Holland Family Farm 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 60 degrees 05 minutes 50 seconds West, continue crossing said Holland Family Farm tract, a distance of 250.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the existing Northeast 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 the remainder of said Holland Family Farm tract and the existing Northeast right-of-way line of said Matlock Road, a distance of 458.83 feet to a five-eighths inch iron rod found for the most Westerly corner of said Holland Family Farm tract, same being the most Westerly Southwest corner of said DEBLOCK tract;

THENCE North 29 degrees 54 minutes 10 seconds West with the common line between the remainder of said DEBLOCK tract and the existing Northeast right-of-way line of said Matlock Road, a distance of 207.13 feet to a five-eighths inch iron rod found for the beginning of a curve to the left, whose long chord bears North 31 degrees 57 minutes 45 second West, a distance of 74.67 feet;

THENCE Northwesterly, continue with the common line between the remainder of said DEBLOCK tract and the existing Northeast right-of-way line of said Matlock Road and with said curve to the left having a radius of 1060.00 feet, through a central angle of 4 degrees 02 minutes 13 seconds, for an arc distance of 74.69 feet to a one-half inch iron rod with plastic cap found for the beginning of a curve to the right, whose long chord bears North 32 degrees 03 minutes 55 seconds West, a distance of 62.85 feet;

THENCE Northwesterly, continue with the common line between the remainder of said DEBLOCK tract and the existing Northeast right-of-way line of said Matlock Road and with said curve to the right having a radius of 939.99 feet, through a central angle of 3 degrees 49 minutes 54 seconds, for an arc distance of 62.86 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE North 30 degrees 08 minutes 57 seconds West, continue with the common line between the remainder of said DEBLOCK tract and the existing Northeast right-of-way line of said Matlock Road, a distance of 48.59 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE crossing the remainder of said DEBLOCK tract for the following **11** courses:

- 1.** North 59 degrees 17 minutes 13 seconds East, departing the existing Northeast right-of-way line of said Matlock Road, a distance of 65.48 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;
- 2.** North 44 degrees 17 minutes 13 seconds East, a distance of 23.18 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;
- 3.** North 59 degrees 17 minutes 13 seconds East, a distance of 485.47 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the beginning of a curve to the left, whose long chord bears North 14 degrees 17 minutes 13 seconds East, a distance of 237.59 feet;
- 4.** Northeasterly with said curve to the left having a radius of 168.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 263.89 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;
- 5.** North 30 degrees 42 minutes 47 seconds West, a distance of 220.07 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the beginning of a curve to the left, whose long chord bears North 41 degrees 37 minutes 42 seconds West, a distance of 63.62 feet;
- 6.** Northwesterly with said curve to the left having a radius of 168.00 feet, through a central angle of 21 degrees 49 minutes 50 seconds, for an arc

distance of 64.01 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

7. North 52 degrees 32 minutes 37 seconds West, a distance of 119.38 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the beginning of a curve to the right, whose long chord bears North 41 degrees 37 minutes 42 seconds West, a distance of 49.99 feet;

8. Northwesterly with said curve to the right having a radius of 132.00 feet, through a central angle of 21 degrees 49 minutes 50 seconds, for an arc distance of 50.29 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

9. North 30 degrees 42 minutes 47 seconds West, a distance of 15.12 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

10. North 20 degrees 42 minutes 47 seconds West, a distance of 69.11 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

11. North 30 degrees 42 minutes 47 seconds West, a distance of 14.81 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the existing Southeasterly right-of-way line of Debbie Lane (120' right-of-way), as recorded in D202236726, D.R.T.C.T., same being the beginning of a non-tangent curve to the right, whose long chord bears North 67 degrees 19 minutes 15 seconds East, a distance of 677.42 feet;

THENCE Northeasterly with the common line between the remainder of said DEBLOCK tract and the existing Southeasterly right-of-way line of said Debbie Lane and with said non-tangent curve to the right having a radius of 2440.00 feet, through a central angle of 15 degrees 57 minutes 31 seconds, for an arc distance of 679.61 feet to a one-half inch iron rod found for the Northerly corner of the remainder of said DEBLOCK tract, same being the Northwesterly corner of the aforesaid Lot 1, Block 1;

THENCE South 30 degrees 03 minutes 44 seconds East with the common line between said DEBLOCK tract and said Lot 1, Block 1, a distance of 1237.34 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 30.420 acres (1,325,097 square feet) of land.



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 16-2094

Agenda Date: 11/28/2016

Version: 3

Status: Second Reading

In Control: City Council

File Type: Ordinance

Title

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Historic Landmark Overlay District for the Property Located at 114 N. Main Street; City Staff (ZC#16-020)

Requested Action

To consider the subject zoning change request.

Recommendation

The Historic Landmark Commission and Planning & Zoning Commission held public hearings on 10/25/16 & 11/7/16 and recommended approval.

Description/History

First Reading - November 14, 2016

Staff nominated the century old building currently occupied by the Mansfield Area Chamber of Commerce as a historic landmark. Historically known as the Big Daylight Store, the building was originally constructed in 1901. It is worthy of preservation due to the following:

- It is located near the Main Street historic block and the Historic Mansfield Tax Increment Reinvestment Zone
- It is representative of buildings of its era;
- It is associated with persons who contributed to the development of Mansfield; and
- The overall building architecture still retains some historic value despite alterations.

The Historic Landmark Overlay District will not change the underlying zoning. It will help preserve the historic character of these buildings and require the Historic Landmark Commission's approval for any future changes to ensure they are consistent with historic preservation guidelines.

Second Reading - November 28, 2016

Lori Williams, Chamber President/CEO, is not available until the 12/12/16 meeting. To keep the case moving, can the Council pass 2nd reading contingent on your questions being addressed before final approval on 12/12/16?

Prepared By

Felix Wong, Director of Planning
817-276-4228



Subject Property

ELM ST

WALNUT ST

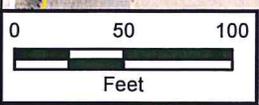
N MAIN ST

SMITH ST

W BROAD ST

E BROAD ST

S MAIN ST



ZC# 16-020

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.

10/12/2016



ZC# 16-020

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10/12/2016

HISTORIC BACKGROUND

The historic background for this property is described in the Tarrant County Historic Resources Survey and the records of the Mansfield Historic Society as follows:

114 N. Main Street – J.H. Wright’s Big Daylight Store (1901):

“This commercial building was constructed for J.H. Wright in 1901 to house the general merchandise business he had established in 1884. Operating under the new name of ‘The Big Daylight Store,’ it was Mansfield’s leading retail business in the years prior to World War II. J.H. Wright played a central role in Mansfield’s development in the 19th and 20th centuries, until his death in 1942. This building is distinguished by its pressed metal front with stacked bands of simulated stone, floral frieze and garlanded cornice. In spite of a storefront remodeling, the building is one of the key contributors to the potential Main Street Historic District, and appears to be individually eligible for the National Register.”



Property Owner Notification for ZC# 16-020

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	PO BOX 553	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	AUSTIN, JNO R	1503 TULIP DR	ARLINGTON, TX	76013-5036
MANSFIELD, CITY OF	BLK 1	MANSFIELD HISTORICAL SOCIETY	PO BOX 304	MANSFIELD, TX	76063-0304
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	AUSTIN, JNO R	1503 TULIP DR	ARLINGTON, TX	76013-5036
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 12	C & C BUINESSS PROPERTIES	5880 NEWT PATTERSON RD	MANSFIELD, TX	76063-6152
MANSFIELD, CITY OF	BLK 12	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MANSFIELD, CITY OF	BLK 12	KING, WESLEY C	PO BOX 1462	MANSFIELD, TX	76063-1462

Property Owner Notification for ZC# 16-020

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 12	KING, CORDELL EST	305 W OAK ST APT A	MANSFIELD, TX	76063-1646
MANSFIELD, CITY OF	BLK 12	ERNST REALTY INVESTMENT LLC	7 GLEN ABBEY CT	MANSFIELD, TX	76063-3851
MANSFIELD, CITY OF	BLK 12	SHAFFER, ANNA Y	107 E BROAD ST	MANSFIELD, TX	76063-1774
MANSFIELD, CITY OF	BLK 12	TURRUBIARTES, PRISCILIANO	7023 STETTER DR	ARLINGTON, TX	76001-6201
MANSFIELD, CITY OF	BLK 12	SHAFFER, ANNA Y	107 E BROAD ST	MANSFIELD, TX	76063-1774
MANSFIELD, CITY OF	BLK 12	C & C BUINESSS PROPERTIES	5880 NEWT PATTERSON RD	MANSFIELD, TX	76063-6152
MANSFIELD, CITY OF	BLK 12	ERNST REALTY INVESTMENT LLC	7 GLEN ABBEY CT	MANSFIELD, TX	76063-3851
MANSFIELD, CITY OF	BLK 12	KING, WESLEY C	PO BOX 1462	MANSFIELD, TX	76063-1462
MANSFIELD, CITY OF	BLK 12	KING, CORDELL EST	305 W OAK ST APT A	MANSFIELD, TX	76063-1646
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
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

Property Owner Notification for ZC# 16-020

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 2	ERNST REALTY INVESTMENTS LLC	101 N MAIN ST STE 101	MANSFIELD, TX	76063-7712
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 64	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO GRANT A HISTORIC LANDMARK OVERLAY DISTRICT CLASSIFICATION FOR 114 NORTH MAIN STREET; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Mansfield, Texas, in compliance with the laws of the State of Texas with reference to the amendment of the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing opportunity to all property owners generally and to owners of the affected properties, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS:

SECTION 1.

That the Comprehensive Zoning Ordinance of the City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a Historic Landmark Overlay District Classification:

Lots 6 and 5D, Block 1, Original Town of Mansfield Addition, located at 114 North Main Street.

SECTION 2.

That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3.

That the above described properties shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

SECTION 4.

Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity

of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5.

Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of Mansfield, Texas, shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6.

This ordinance shall take effect immediately from and after its passage on third and final reading and the publication of the caption, as the law and charter in such cases provide.

First reading approved on the _____ day of _____, 2016.

Second reading approved on the _____ day of _____, 2016.

DULY PASSED on the third and final reading by the City Council of the City of Mansfield, Texas, this _____ day of _____, 2016.

David L. Cook, Mayor

ATTEST:

Jeanne Heard, City Secretary

APPROVED AS TO FORM AND LEGALITY

Allen Taylor, City Attorney



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 16-2096

Agenda Date: 11/28/2016

Version: 2

Status: Second Reading

In Control: City Council

File Type: Ordinance

Title

Ordinance - Public Hearing Continuation and Second 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)

Requested Action

To consider the subject zoning change request.

Recommendation

The Planning and Zoning Commission held a public hearing on 10/17/16 and voted by 5-0 to recommend approval with the condition that by-products like spent grains, yeasts, and dregs must be transported off-site in four days or less and not disposed of via a dumpster within the City and must not be stored outside of the building. Chairman Wilshire and Commissioner Hudson were absent.

Description/History

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 Fort Worth, Downtown Arlington and Downtown Grapevine.

The proposed brewery will be housed inside the existing building at 117 N. Main Street. 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 barrels per year.

Prepared By

Felix Wong, Director of Planning
817-276-4228

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR A RETAIL AND SERVICE ESTABLISHMENTS NOT ELSEWHERE LISTED (BREWERY) ON THE HEREINAFTER DESCRIBED PROPERTIES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Mansfield, Texas, in compliance with the laws of the State of Texas with reference to the amendment of the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing opportunity to all property owners generally and to owners of the affected properties, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS:

SECTION 1.

That the Comprehensive Zoning Ordinance of the City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a new specific use permit for Retail and Service Establishments Not Elsewhere Listed (Brewery), said property being Lot 4B and 5A, Block 2 of the Original Town of Mansfield, addressed at 117 North Main Street, Mansfield, Texas.

SECTION 2.

That the use and development of the hereinabove described property shall be in accordance to the site plan shown on Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 3.

That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4.

That the above described properties shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this Specific Use Permit.

SECTION 5.

Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6.

Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of Mansfield, Texas, shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7.

This ordinance shall take effect immediately from and after its passage on third and final reading and the publication of the caption, as the law and charter in such cases provide.

First reading approved on the _____ day of _____, 2016.

Second reading approved on the _____ day of _____, 2016.

DULY PASSED on the third and final reading by the City Council of the City of Mansfield, Texas, this _____ day of _____, 2016.

David L. Cook, Mayor

ATTEST:

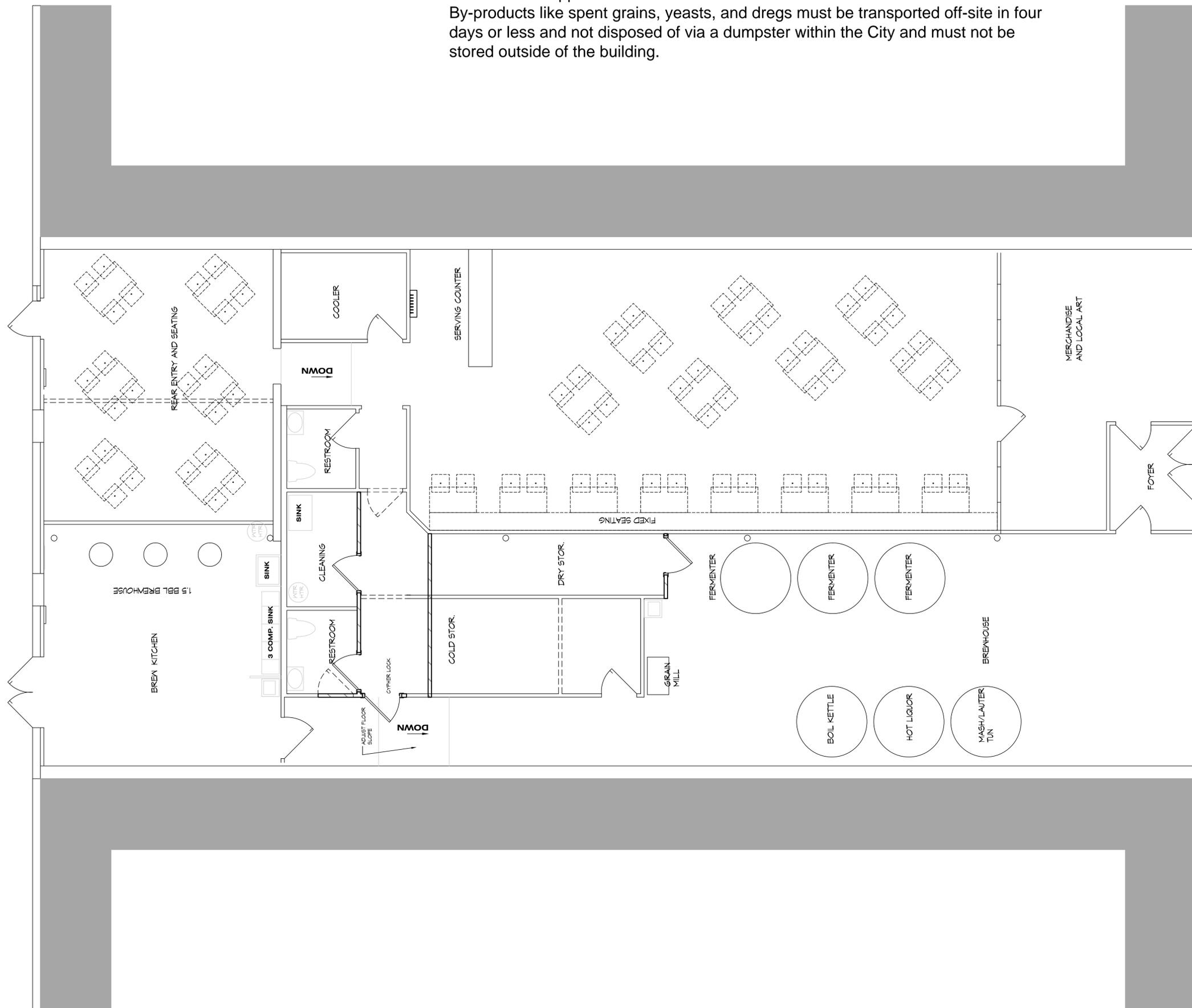
Jeanne Heard, City Secretary

APPROVED AS TO FORM AND LEGALITY

Allen Taylor, City Attorney

Conditions of Approval:

By-products like spent grains, yeasts, and dregs must be transported off-site in four days or less and not disposed of via a dumpster within the City and must not be stored outside of the building.



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 PDS

117 NORTH MAIN STREET

SHEET Title:

FLOOR PLAN
1/4" = 1'0"



214 N. WALNUT CREEK DR. MANSFIELD TEXAS 76063
817.477.1324 METRO 817.477.3553 FAX

© COPYRIGHT 2010 NO. 10 DESIGN GROUP

SHEET No.:

A1-0



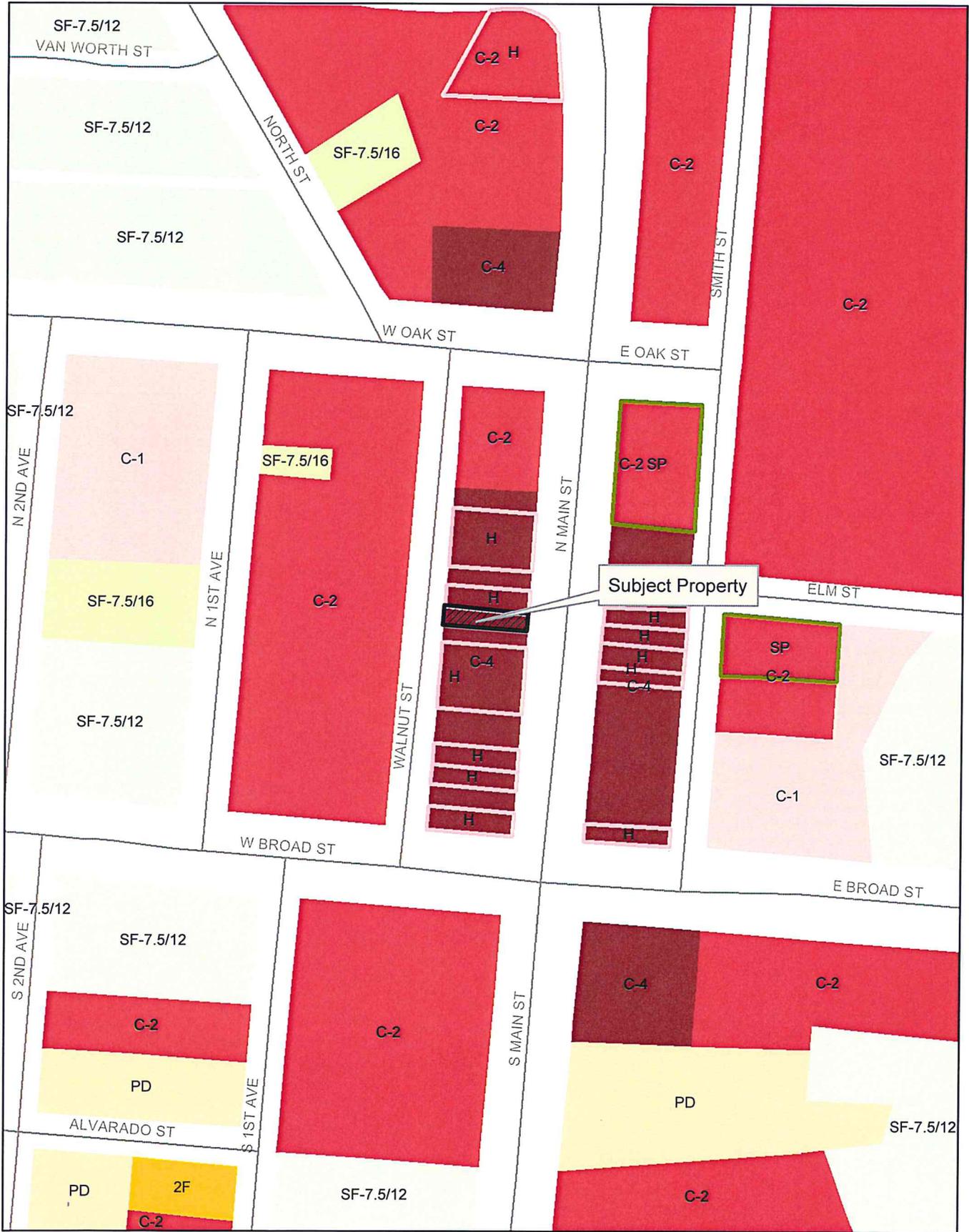
Subject Property



ZC# 16-019

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08/25/2016



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

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

Property Owner Notification for ZC# 16-019

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



Lisa Sudbury <lisa.sudbury@mansfield-tx.gov>

Fwd: Dirty Job Brewing

1 message

Kerin Maguire <kerin.maguire@mansfield-tx.gov>

Mon, Oct 17, 2016 at 6:24 PM

To: Lisa Sudbury <lisa.sudbury@mansfield-tx.gov>, Art Wright <art.wright@mansfield-tx.gov>, Delia Jones <delia.jones@mansfield-tx.gov>

----- Forwarded message -----

From: **Christine Wipperfurth** <chrwip@gmail.com>

Date: Monday, October 17, 2016

Subject: Dirty Job Brewing

To: Kerin.maguire@mansfieldtxas.gov

To the planning and zoning committee - I am writing to support dirty job brewing's move to downtown Mansfield! The city could always use good local businesses and I especially think the event space would have a great impact on our city! Thanks so much for your consideration

--

Kerin Maguire

Planner

City of Mansfield

1200 East Broad Street

Mansfield, TX 76063

817.276.4287

kerin.maguire@mansfield-tx.gov

NOTICE: This e-mail is solely for the purpose of providing information regarding the applicable regulations for your proposed development. Any information or exhibits presented by you to City Staff through this e-mail does not constitute a complete plan for development or an application for a permit.

This is notification that any information or exhibits presented by e-mail constitutes an incomplete application. As an incomplete application, no vested rights accrue to the proposed project solely on the basis of the information or exhibits presented by e-mail. The City reserves the right to amend its development regulations as deemed necessary for the best interest of its citizens without further notice.



Kerin Maguire <kerin.maguire@mansfield-tx.gov>

Say YES to Dirty Jobs Brewing Company

The Curbs <sheriandgray@gmail.com>

Mon, Oct 17, 2016 at 3:33 PM

To: Kerin.maguire@mansfieldtexas.gov

Cc: david.cook@mansfieldtexas.gov, brent.newsom@mansfieldtexas.gov, stephen.lindsey@mansfieldtexas.gov, darryl.haynes@mansfieldtexas.gov, cory.hoffman@mansfieldtexas.gov, wendy.burgess@mansfieldtexas.gov, larry.broseh@mansfieldtexas.gov

I am writing in support OF Dirty Jobs Brewing!

Support Local, Shop Local

This company will be an asset to the revitalization of downtown.

Sheri Curb

817-266-3351



Kerin Maguire <kerin.maguire@mansfield-tx.gov>

P&Z Hearing for Dirty Job Brewing

Curtis Chambers <curtisec@flash.net>
Reply-To: Curtis Chambers <curtisec@flash.net>
To: Kerin.maguire@mansfieldtexas.gov
Cc: Felix Wong <felix.wong@mansfield-tx.gov>

Mon, Oct 17, 2016 at 2:04 PM

As a property owner on N Main Street in historic downtown, I am glad to see the request to change zoning to allow Dirty Job Brewing to set up shop on N Main. And while I generally support their request to move into a building on N Main, I do have one issue that I'd like to see discussed at your meeting and addressed in any final agreement . . . Unfortunately I will be on the road travelling and cannot attend tonight's meeting- so I am requesting that you bring this topic up for discussion.

Breweries make great tasting beer, but they also produce something else; waste. More specifically, solid waste such as spent grains, yeasts, and dregs that can stink to high heaven if dumped in a trash can or dumpster and left to bake in the sun for a day or so. I have experienced this horrific odor first hand while performing my job as an EHS consultant for several breweries over the years. So I'd like to see some type of formal agreement and plan in place to ensure that such wastes are shipped off site for disposal in a timely manner and make certain they do not end up in the local shared dumpsters or any other outdoor trash receptacles located behind the buildings.

There are considerations about liquid waste too, but I assume city personnel associated with the City's sewer dept. are up to speed on the need to treat discharge water from the brewery . . . before it is discharged into the sewer lines, and will address that issue themselves.

I appreciate your consideration of my request, as will all the other future neighbors of the brewery who will probably have to live with (and file complaints about) a horrible odor if this issue is left unaddressed.

Curtis Chambers, MS-OSH, CSP
OSHA Training Services Inc.
1-877-771-6742 (tollfree)
oshatraining.com



Kerin Maguire <kerin.maguire@mansfield-tx.gov>

Dirty job brewery

The Gold Dust Girls <megan@golddustvintage.com>

Mon, Oct 17, 2016 at 12:40 PM

To: Kerin.maguire@mansfieldtexas.gov

Cc: Gary Grossman <grossmang@msn.com>, Rachel Grossman <rachel@golddustvintage.com>, Vicky Box <vicky.box@sbcglobal.net>, Emily Yeats Eardley <emilyyeatseardley@gmail.com>, Karen Yeats <karenyeatserdh@yahoo.com>

To the planning and zoning committee - I am writing to support dirty job brewing's move to downtown Mansfield! The city could always use good local businesses and I especially think the event space would have a great impact on our city! Thanks so much for your consideration

Please excuse any errors - the Gold Dust Girls are on the move!



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 16-2121

Agenda Date: 11/28/2016

Version: 1

Status: First Reading

In Control: City Council

File Type: Ordinance

Title

Ordinance - First Reading of an Ordinance Granting an Ingress-Egress and Access Easement In, Upon, and Across City Owned Property at 1004 Magnolia Street in the City of Mansfield, Tarrant County, Texas; Authorizing the City Manager to Execute the Easement Document; Providing a Severability Clause; and Providing an Effective Date

Requested Action

Consider approving ordinance

Recommendation

Approve ordinance

Description/History

The property located at 1004 Magnolia Street was originally built to serve as a field operations service center for the Water Utilities Department. Upon their move to the Chris Burkett Service Center, the Parks and Recreation Department converted the facility into a service center for the park operations division. In 2015, the Mansfield Independent School District (MISD) approached the City about the possibility of acquiring a portion of the property for expanded parking at R.L. Anderson Stadium. After research and evaluation, it was determined that the property could be sub-divided with the service center remaining intact and active if a portion of the property were to be sold.

On August 22, 2016, the City Council approved an ordinance approving a contract of sale with MISD. While the portion of real property sold to MISD is adjacent to existing MISD property, the City has determined that the transaction further requires an ingress-egress and access easement be granted in order to provide access from Magnolia Street to the MISD property located at 1004 Magnolia Street. A copy of the easement instrument is attached as Exhibit A.

Justification

There is no grant of access from the Mansfield Independent School District's property to a public road, and the City has determined that there is a need for the ingress-egress and access easement in, upon, and across City owned property at 1004 Magnolia Street.

Funding Source

N/A

Prepared By

Matt Young, Director of Parks and Recreation

Matt.Young@mansfieldtexas.gov

817-804-5798

ORDINANCE NO. _____

AN ORDINANCE GRANTING AN INGRESS – EGRESS AND ACCESS EASEMENT IN, UPON, AND ACROSS CITY OWNED PROPERTY AT 1004 MAGNOLIA STREET IN THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS; AUTHORIZING THE CITY MANAGER TO EXECUTE THE EASEMENT DOCUMENT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mansfield is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Mansfield has determined that the previous sale of real property by the City to the Mansfield Independent School District further required an ingress – egress and access easement be granted in order to provide access from Magnolia Street to the Mansfield Independent School District’s property located at 1004 Magnolia Street; and

WHEREAS, currently there is no grant of access from the Mansfield Independent School District’s property to a public road; and

WHEREAS, the City Council of the City of Mansfield has determined that there is a need for the ingress – egress and access easement in, upon, and across City owned properties at 1004 Magnolia Street; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS:

SECTION 1

The City of Mansfield grants an ingress – egress and access easement to Mansfield Independent School District, in, upon, and across that property specifically shown in the easement instrument, attached hereto as Exhibit A, and incorporated herein for the sole and limited purpose of providing access from Magnolia Street to the Mansfield Independent School District’s property located at 1004 Magnolia Street.

SECTION 2

The City Manager of the City of Mansfield, Texas, is hereby authorized and empowered to execute the easement instrument, attached hereto as Exhibit A.

SECTION 3

A copy of the easement instrument is attached hereto as Exhibit A, and shall be presented for filing with the County Clerk of Tarrant County, Texas by the office of the City Secretary.

SECTION 4

It is hereby declared to be the intention of the city council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council, without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 5

This ordinance shall take effect immediately from and after its passage on third and final reading and the publication of the caption, as the law and charter in such cases provide.

First reading approved on the _____ day of _____, 201__.

Second reading approved on the _____ day of _____, 201__.

DULY PASSED on the third and final reading by the City Council of the City of Mansfield, Texas, this _____ day of _____, 201__.

David L. Cook, Mayor

ATTEST:

Jeanne Heard, City Secretary

APPROVED AS TO FORM AND LEGALITY

Allen Taylor, City Attorney
CITY ATTORNEY

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

INGRESS – EGRESS AND ACCESS EASEMENT

THE STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS

THAT, **CITY OF MANSFIELD (Grantor)**, acting by and through the undersigned, their duly authorized representative, of the County of Tarrant, State of Texas, for and in consideration of ONE DOLLAR, and other good and valuable considerations paid by Mansfield Independent School District (Grantee), of Tarrant County, Texas, receipt of which is hereby acknowledged, does hereby grant, bargain and convey to said Mansfield Independent School District, its successors and assigns, an **INGRESS – EGRESS AND ACCESS EASEMENT** and the right and privilege at any and all times, to enter said premises, or any part thereof, as is necessary to the proper use of any other right granted herein, in, upon and across that certain tract or parcel of land in Tarrant County, Texas, being described as follows:

EXHIBITS "A" and "B", attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto Mansfield Independent School District, its successors and assigns.

WITNESS MY HAND, this the ____ day of _____, 2016.

CITY OF MANSFIELD

By:

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, in and for said County, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2016.

Notary Public in and for The State of Texas
Commission Expires:

EXHIBIT "A"
LEGAL DESCRIPTION
INGRESS – EGRESS AND ACCESS EASEMENT

BEING a 20 foot wide strip of land located in the WILLIAM C. PRICE SURVEY, Abstract No. 1240, Mansfield, Tarrant County, Texas, and being a portion of the tract of land conveyed to the City of Mansfield, by the deed recorded in Volume 5352, Page 100, of the Deed Records of Tarrant County, Texas. Said 20 foot wide strip of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the East boundary line of said City of Mansfield Tract at its intersection with the South right-of-way line of Magnolia Street, and said POINT OF BEGINNING being the Northwest corner of Lot 1, Block 1, Parking Lot Addition, to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D213126039, of the Plat Records of Tarrant County, Texas;

THENCE S 09° 20' 01" E 71.55 feet, along the West boundary line of said Lot 1 and the East boundary line of said City of Mansfield Tract, to a point;

THENCE S 03° 24' 16" E 165.58 feet, to a point;

THENCE S 65° 39' 59" W 32.36 feet, to a ½" iron rod marked "Brittain & Crawford" set, at the North corner of the 3.2 acre tract of land conveyed to Mansfield Independent School District, by the deed recorded in Volume 3412, Page 447, of the Deed Records of Tarrant County, Texas, and the Southeast corner of Proposed Lot 2R, Block 1, Mansfield Utility Operations;

THENCE along the East boundary line of said Proposed Lot 2R, as follows:

1. N 27° 16' 01" W 5.33 feet, to a ½" iron rod marked "Brittain & Crawford" set;

2. N 09° 20' 01" W 15.20 feet, to a point;

THENCE N 65° 39' 59" E 14.93 feet, to a point;

THENCE N 03° 24' 16" W 150.78 feet, to a point;

THENCE N 09° 20' 01" W 68.98 feet, to a point in the South right-of-way line of aforesaid Magnolia Street;

THENCE EASTERLY 20.06 feet, along the South right-of-way line of said Magnolia Street, with a curve to the left, having a radius of 746.20 feet, a central angle of 01° 32' 25", and a chord bearing N 76° 16' 07" E 20.06 feet, to the POINT OF BEGINNING containing 0.116 acre (5,053 square feet) of land.

EXHIBIT "B"

MAGNOLIA STREET
60' WIDE RIGHT-OF-WAY

WILLIAM C. PRICE
SURVEY, A-1240

$\Delta=1^{\circ}32'25''$
 $L=20.06'$, $R=746.20'$
 $CH=N 76^{\circ}16'07'' E$
20.06'

POINT OF BEGINNING

NORTHWEST CORNER
OF PARKING LOT
ADDITION

LOT 1, BLOCK 1
PARKING LOT ADDITION
CC# D213126039
P.R.T.C.T.

**PROPOSED
LOT 1R**

LOT 1, BLOCK 1
MANSFIELD UTILITY OPERATIONS
CAB. A, SLIDE 3647
P.R.T.C.T.
CITY OF MANSFIELD
VOL. 12752, PG. 352
D.R.T.C.T.

**INGRESS-EGRESS &
ACCESS EASEMENT**
0.116 ACRE (5,053 SQ.F.)

MAGNETIC NAIL
WITH SHINER SET



NOVEMBER 9, 2016

**PROPOSED
LOT 2R**

MANSFIELD INDEPENDENT
SCHOOL DISTRICT
CC# D216228569
D.R.T.C.T.

NORTHWEST CORNER
OF 5.53 ACRE
M.I.S.D. TRACT

M.I.S.D.
5.53 ACRES
VOL. 2532, PG. 600
D.R.T.C.T.

N 65°39'59" E 14.93'

N 09°20'01" W 15.20'

N 27°16'01" W 5.33'

N 09°20'01" W 68.98'

N 03°24'16" W 150.78'

S 09°20'01" E 71.55'

S 03°24'16" E 165.58'

S 65°39'59" W 32.36'

NORTHWEST CORNER
OF 3.2 ACRE
M.I.S.D. TRACT

M.I.S.D.
3.2 ACRES
VOL. 3412, PG. 447
D.R.T.C.T.

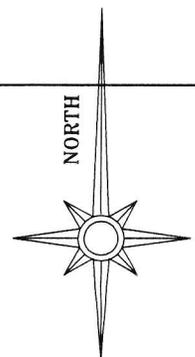
BRITTAIN & CRAWFORD

LAND SURVEYING &
TOPOGRAPHIC MAPPING

(817) 926-0211 - METRO (817) 429-5112
FAX No. (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com

**INGRESS-EGRESS &
ACCESS EASEMENT**

0.116 ACRE OF LAND
LOCATED IN THE
WILLIAM C. PRICE
SURVEY, A-1240
CITY OF MANSFIELD, TARRANT
COUNTY, TEXAS



SCALE 1"=40'



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 16-2122

Agenda Date: 11/28/2016

Version: 1

Status: New Business

In Control: City Council

File Type: Consideration Item

Agenda Number:

Title

Consideration of a Request for an Extension of a Variance to Chapter 114.13(B) of the Code of Ordinances, "Gas Well Drilling and Production" by EagleRidge Operating, LLC, Related to Permanent Lift Compressors (GW#13-004)

Requested Action

To consider the subject variance

Description/History

Eagleridge Operating LLC is the operator of the Woodland Estates North Pad and Central Pad drill sites. EagleRidge currently has two lift compressors on the Central Pad and two more on the North Pad. The Central Pad compressors became permanent on May 9 and July 7, 2016. The North Pad compressors became permanent on September 8 and November 12, 2016.

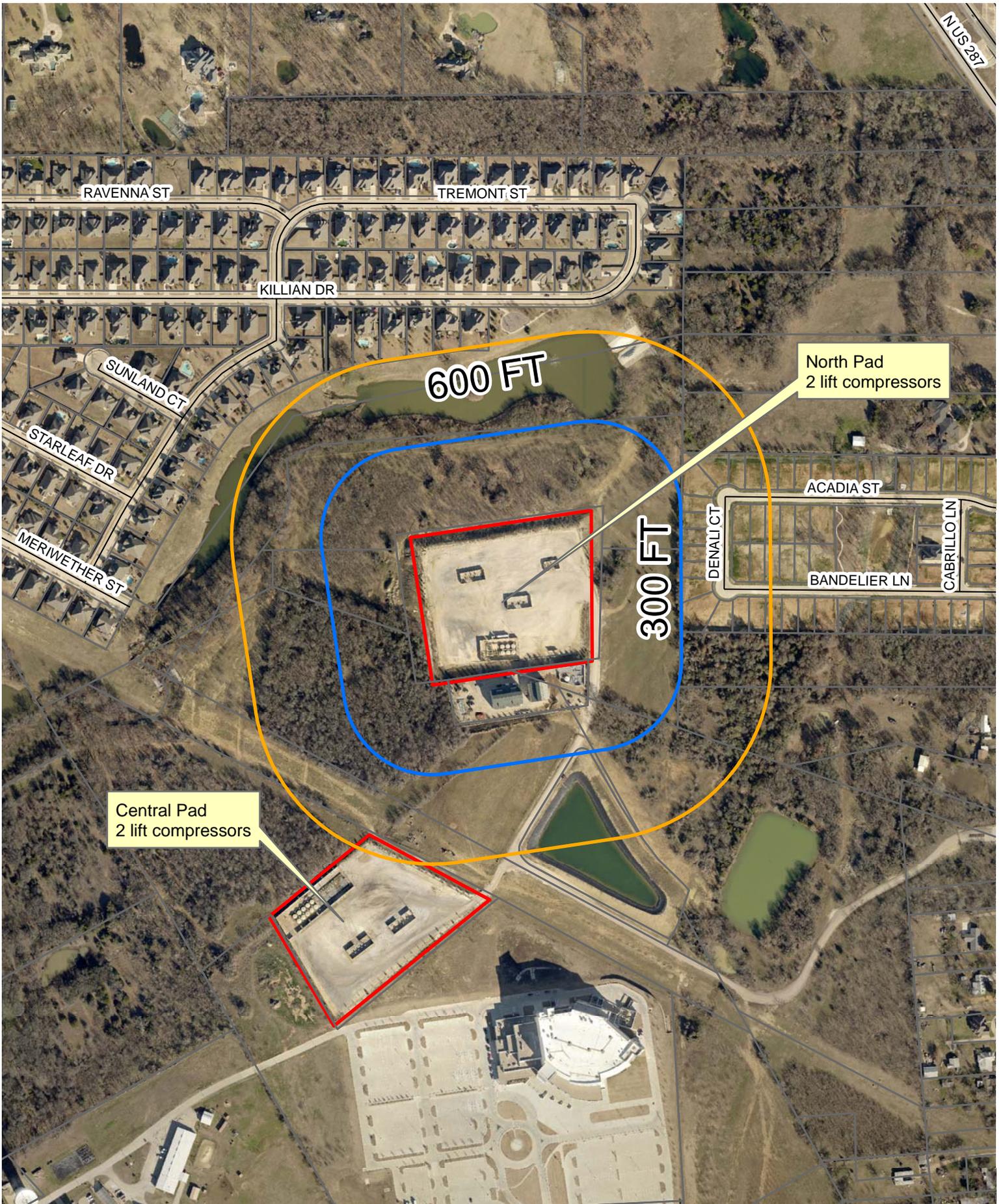
A temporary lift compressor becomes permanent when it has been located on a drill site for more than 6 consecutive months. Under Chapter 114.13(B) of the Code of Ordinances, an operator must use electricity to power all permanent compressors.

On April 25, 2016, the Council granted a variance to allow Eagleridge to continue to use diesel lift compressors on the sites until December 1, 2016, with the condition that Eagleridge provide continuous noise monitoring from the Woodland Estates subdivision. Since April, there have been no noise violations at these sites.

EagleRidge is requesting a one-year extension of time of the variance for the reasons stated in the attached letter.

Prepared By

Felix Wong, Director of Planning
817-276-4228



EagleRidge Drill Sites



November 16, 2016

City of Mansfield
1200 E. Broad Street
Mansfield, TX 76063
Attn: David Nicholson

RE: Request for Extension
Woodlands Estates East and West Padsites
Tarrant County, Texas

Gentlemen:

Eagleridge Energy, LLC, operated by Eagleridge Operating, LLC (“EagleRidge”) is requesting approval to use Gas Lift Compressors at the Woodlands Estate sites. The reason for the request is due to the high cost of conversion to electricity, the commercial nature of the conversion and available units for rental.

In November of 2015, Eagleridge began an engineering analysis into the reason for the significant drop in gas production at the Woodlands Estates Padsites in the City of Mansfield. Production had dropped significantly from 8 million cubic feet per day to 2.5 million cubic feet per day from the 15 wells on the padsites. After review of hundreds of wells in the southeast portion of Tarrant County, the decline in gas production was a significant issue with most wells becoming low volume wells and unable to sustain commercial production if excessive or high cost of operating these wells is allowed to continue.

Prior to installing the first line compressor, engineering analysis determined that the gas lift pressure provided by the Summit Midstream Compressor Station (“Station”) was too low to effectively gas lift all of the wells. This low pressure was ineffective in lifting water and has resulted in the wells continuing to load which ultimately reduces the total reserves of the well and impaired commercial production. Further, the Station’s operational performance has negatively affected operations and production due to shut downs. The smaller gas compressors are easier to move in and out, repair and maintain. In addition, the gas provided by the Station for gas lift was at a higher cost than can be provided by the Station and Eagleridge can provide gas lift compression at 25% of the cost charged by the Station.

The Station operates two larger compressors; however, one of the compressors has been idled until such time as volumes increase from the Woodland Estates wells to justify operating both compressors. One compressor is capable of compressing 16 million cubic feet per day and volumes are presently 6 million cubic feet per day. The configuration and setup of these compressors will not allow the Station to provide pressures sufficient to lift water or at a commercial cost to EagleRidge.

EagleRidge Energy, LLC
P.O. Box 191447
Dallas, TX 75219
O 214-295-6704
F 214-520-2773

EagleRidge's proposed solution was to install smaller gas lift compressors which operate at a significantly lower cost than the Station compressors with a much smaller foot print and are small enough to place behind the existing walls around the wellheads to prevent noise from affecting the surrounding areas and limit the need for further construction or disturbances. Furthermore, all the compressors have been tested, meet and exceed TCEQ guidelines for emissions. Converting to higher pressure also requires that the gas lift valves in each well be changed out and reset to operate correctly at the higher pressures.

This was a proposal untested, thus Eagleridge needed to obtain compressors which were easy to move, low unit setup cost with short term rental contracts in case our solution was not effective in resolving the issue. To install compressors that were electric powered would result in an excessive expense of \$350,000 to run electricity, sound proof building and other costs on low commercial wells. In addition, vendors are requiring long term leases from 2-3 years for electric compressors. For these reasons, electric compressors were not a commercial option for low volume wells which could result in excessive long-term cost to Eagleridge.

EagleRidge's goal is to effectively lift water, increase production at a lower cost that effectively reduces the need for gas lift or line compressors and reduce emissions in a commercially viable manner. To install large electric compressors now would render this project non-commercial, cause excessive operations and transportation costs into the area and potentially lead to greater emissions. To date, EagleRidge as installed 4 gas lift line compressors on 8 of the 15 wells. Gas production has increased from 2.5 million cubic feet per to 6 million cubic feet per day. The wells continue to improve and water production continues to decrease. We have learned that the increased pressure has effectively started to unload water which has increased gas production. However, we still have 7 wells to convert to line compression.

As these wells return to gas production, they come on with a significant increase in water production of 200-300 barrels per day. At these high rates of water, gas lift is the only way to lift the gas through artificial means because of its ability to move large volumes of water. As the water production decreases Eagleridge will be able to convert to a plunger lift system. Eagleridge is in the process of converting two of the wells to the plunger lift system. These wells were on our gas lift and water has dropped enough to enable this conversion. This lift design does not require compression to work and will provide a system that will not require compression or much less compression if the wells are too weak. The bottom line is that Eagleridge's objective is to eventually establish the smallest emissions footprint and at reasonable costs.

Due to the success of the operations and return of production, Eagleridge Operating, LLC requests a one year extension to use gas lift compressors. This will allow time for Eagleridge to convert the remaining wells to gas lift, and as water production falls, to convert from gas lift to a plunger lift system.

Should you need any other information or have any questions please call me at 817-946-2873 or my email at mgrawe@eagleridgeenergy.com.

Very truly yours,
EAGLERIDGE OPERATING, LLC



Mark L. Grawe
Executive Vice President and COO