

## AGENDA

### PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS MONDAY, DECEMBER 5, 2016, 6:30 PM

#### 1. CALL TO ORDER

#### 2. APPROVAL OF LAST MEETING MINUTES

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

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

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

A. SD#16-043: Final Plat of Lot 1, Block 1, Methodist Hospital of Dallas Addition

#### END OF CONSENT AGENDA

#### 5. PUBLIC HEARINGS:

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

#### 6. COMMISSION ANNOUNCEMENTS

#### 7. STAFF ANNOUNCEMENTS

#### 8. ADJOURNMENT OF MEETING

#### 9. NEXT MEETING DATE: December 19, 2016

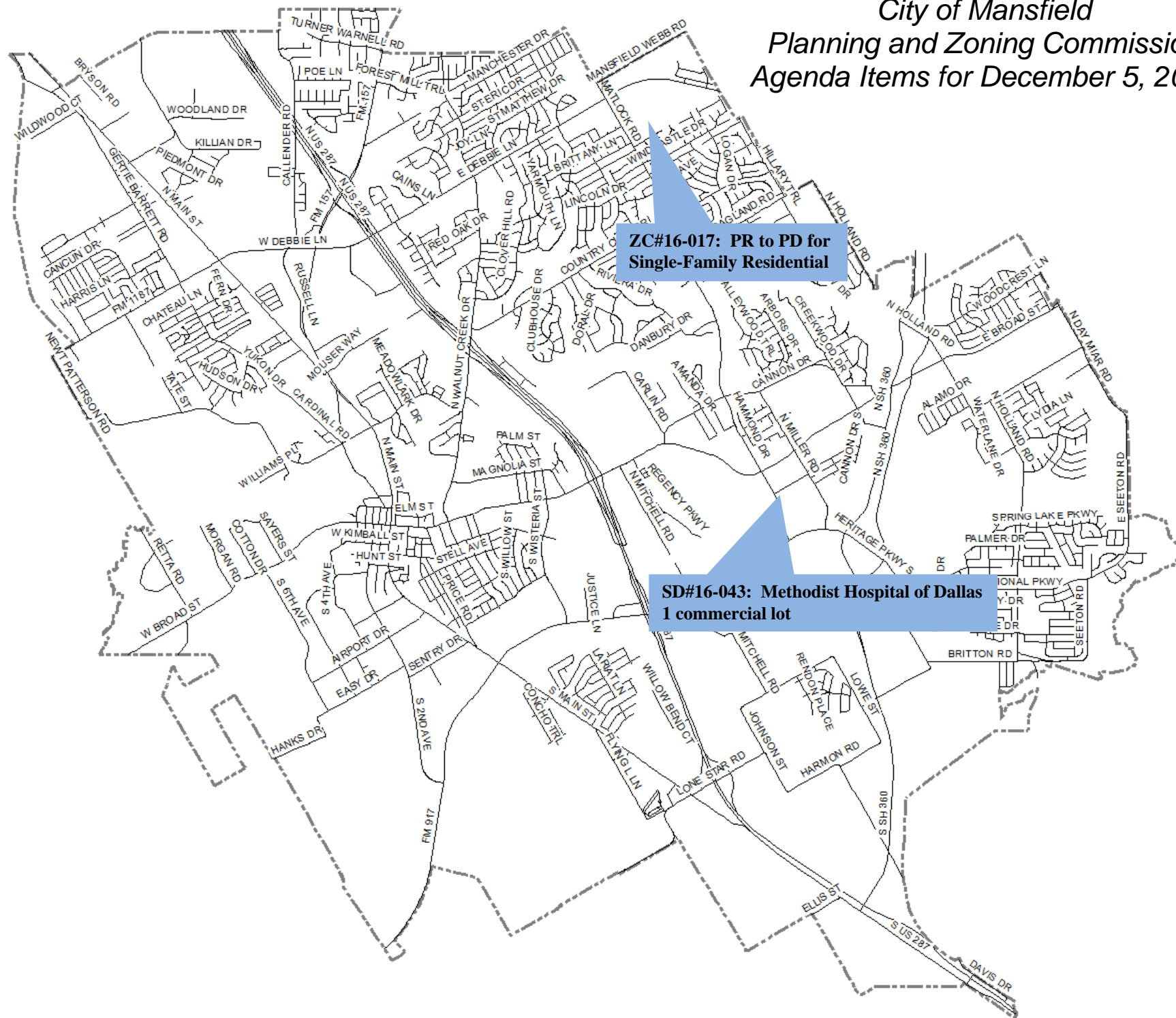
I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, December 1, 2016**, in accordance with Chapter 551 of the Texas Government Code.

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Delia Jones, Planning and Zoning Secretary

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

*City of Mansfield  
Planning and Zoning Commission  
Agenda Items for December 5, 2016*



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

**November 21, 2016**

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

**Present:**

Wayne Wilshire	Chairman
Cory Smithee	Vice-Chairman
Mel Neuman	Commissioner
Larry Hudson	Commissioner
Kent Knight	Commissioner
Preston Horn	Commissioner
Gary Mills	Commissioner

**Absent:**

None

**Staff:**

Lisa Sudbury	Assistant Director of Planning
Art Wright	Planner
Shirley Emerson	Planner
Delia Jones	P&Z Secretary
Clay Cawood	Fire Marshal

**Call to Order**

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

**Minutes**

Chairman Wilshire called for approval of the November 7, 2016, minutes. Commissioner Knight made a motion to approve the minutes as presented. Vice-Chairman Smithee seconded the motion, which carried by the following vote:

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

**Nays: 0**

**Abstain: 1** – Hudson

**Citizen Comments**

None

**Other Agenda Item**

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

Kim McCaslin, the applicant, gave a power point presentation, overview of the request and was available for questions. Brian Avirett, Jaron Daily and Jeff Fulenchek were also available to answer questions.

After discussion, Commissioner Neuman made a motion to approve the plan with a recommendation that the case number be added to all pages. Commissioner Hudson seconded the motion, which carried by the following vote:

**Ayes: 6** – Wilshire, Smithee, Neuman, Hudson, Knight and Mills

**Nays: 1** – Horn

**Abstain: 0**

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

Michael Evans, representing the applicant, gave a brief presentation and was available to answer questions.

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

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

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

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

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

Adam Buczek, representing the applicant, distributed a modified site plan to the Commissioners and gave a brief presentation and was available to answer questions. He noted that Staff has not had an opportunity to review the revised plan. Noah Flabiano was also available to answer questions.

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

Diana Benes, representing Walnut Hills HOA, stated that she met with the developers last week and explained some of the issues the homeowners have with the development as being increased traffic with Ridgeoak Trail being opened into their neighborhood.

Mary Holland and Jeremy Holland registered in support of the request

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

After discussion, Vice-Chairman Smithee made a motion to postpone the request to the next meeting, December 5. Commissioner Hudson seconded the motion, which carried by the following vote:

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

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

Richard Nevins, Assistant Director of MEDC, gave a brief presentation and was available to answer questions.

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

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

After discussion, Commissioner Hudson made a motion to approve the request as presented. Commissioner Neuman seconded the motion, which carried by the following vote:

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

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

Charles Jowell, representing the applicant, gave a brief presentation and was available to answer questions. Brent Caldwell and Mark Sullivan were also available to answer questions.

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

Laurie McGee, Alison Goodson and Brian Butcher spoke regarding drainage issues that will only get worse with approval of a new subdivision.

Michael Gibson and Mark Sullivan registered in support of the request.

### **Rebuttal**

Mr. Jowell stated that he is aware of the drainage concerns and has addressed flooding issues with staff.

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

After discussion, Commissioner Hudson made a motion to approve the request with the recommendation that the exterior side yard setback of Lot 10, Block 21 will be 25 feet and the neighbors drainage concerns will be shared with the City Engineer. Commissioner Neuman seconded the motion, which carried by the following vote:

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

### **Commission Announcements**

Commissioner Hudson stated that he will be able to attend both meetings in December.

### **Staff Announcements**

Ms. Sudbury stated that before the December 19<sup>th</sup> meeting, Staff and Commissioners will have their annual Christmas get-together.

### **Adjournment**

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

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

With no further business, Chairman Wilshire adjourned the meeting at 7:28 p.m.

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Wayne Wilshire, Chairman

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Delia Jones, Planning & Zoning Secretary

## **PLANNING AND ZONING COMMUNICATION**

Agenda: December 5, 2016

Subject: SD#16-043: Final Plat of Lot 1, Block 1, Methodist Hospital of Dallas Addition

### **GENERAL INFORMATION**

Applicant:	Methodist Hospitals of Dallas, owner Claymoore Engineering, engineer A.J. Bedford Group, Inc., surveyor
Existing Zoning:	PD
Proposed Use:	Medical office building
Size:	5.435 acres
Total Number of Lots:	1
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes

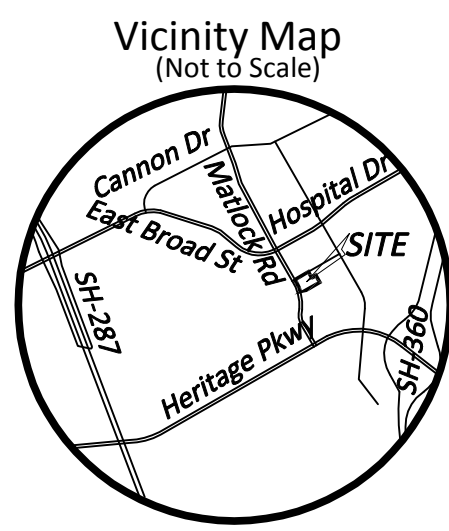
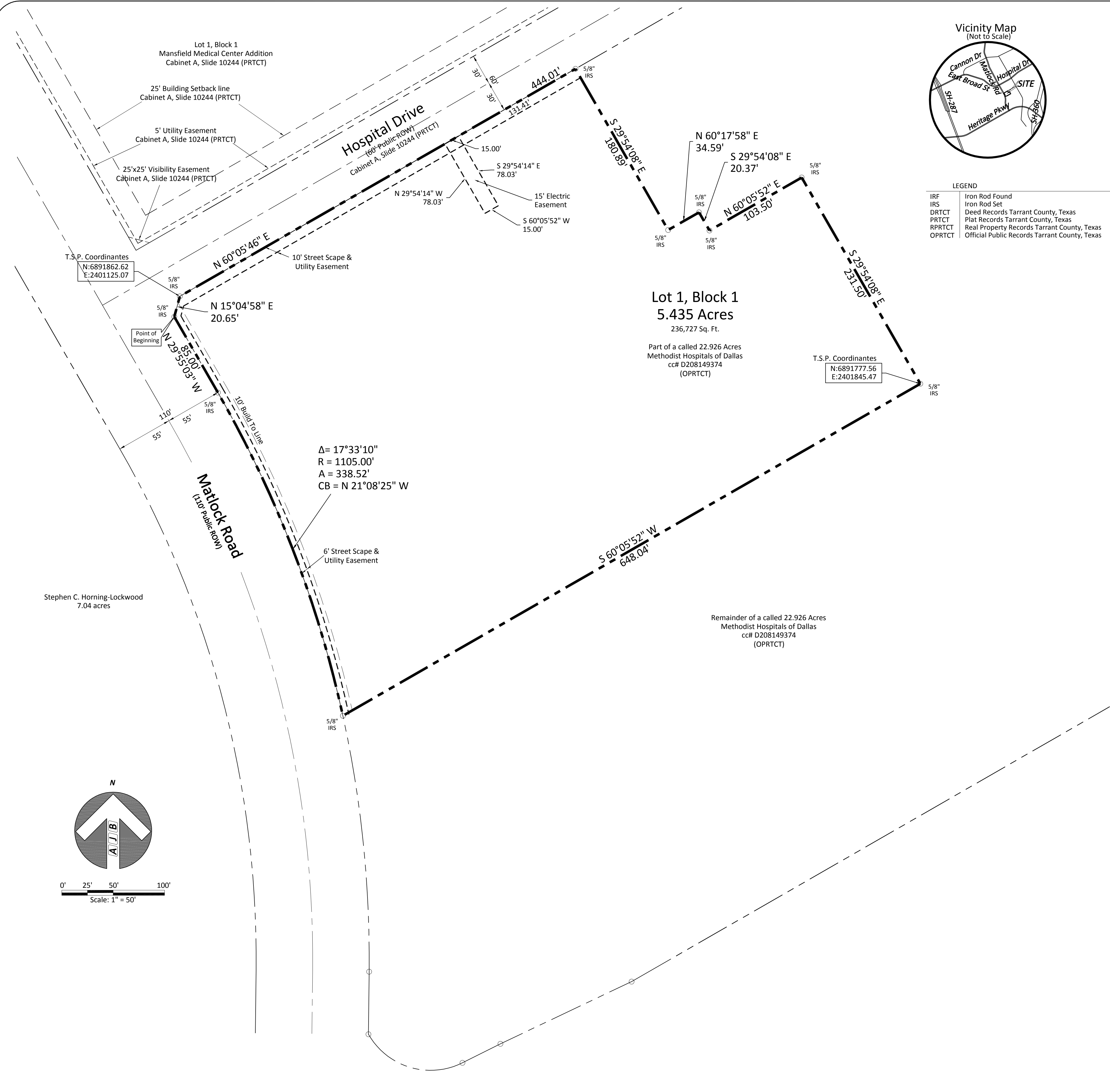
### **COMMENTS & CONSIDERATIONS**

The purpose of this plat is to create a lot to accommodate a medical office building. Although the plat in the Commission's packet does not have signatures, signed copies of the plat will be available at the meeting.

Staff recommends approval.



\\NAVLFILES\512-CLAYMOORE ENGINEERING\MANSFIELD\MATLOCK\MHD-FP\_2016-09-14.dwg, 11/21/2016 10:32:08 AM



LEGEND	
IRF	Iron Rod Found
IRS	Iron Rod Set
DRTCT	Deed Records Tarrant County, Texas
PRTCT	Plat Records Tarrant County, Texas
RPRTCT	Real Property Records Tarrant County, Texas
OPRTCT	Official Public Records Tarrant County, Texas

GENERAL NOTES:

Notice: Selling off a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: The bearings shown hereon are created from our actual field surveys, related to the Texas Cooedinate System, North Central Zone (1983-2003 Datum), Grid Bearings. (Bearings are based on those cited in Special Warranty Deed to Methodist Hospital of Dallas recorded in cc# D208149374, Official Public Records Tarrant County, Texas.)

FLOOD STATEMENT: According to Community Panel No. 48439C0480K, dated September 25, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor

OWNERS CERTIFICATE  
STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, Methodist Hospitals of Dallas, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 5.435 acre tract of land located in the Richard Bratton Survey, Abstract No. 114, City of Mansfield, Tarrant County, Texas as recorded in Instrument No. D208149374, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

PROPERTY DESCRIPTION:

BEING a 5.435 acre tract of land situated in the Richard Bratton Survey, Abstract No. 114, City of Mansfield, Tarrant County, Texas and being a portion of a called 22.926 acre tract of land described in a deed to Methodist Hospitals of Dallas recorded in/under County Clerk's File No.D208149374, Official Public Records Tarrant County, Texas and being more particularly described as follow:

BEGINNING at 5/8 inch iron rod set for corner at the south corner of a corner cut-off line located at the intersection of the east line of Matlock Road a 110 feet wide right of way and the south line of Hospital Drive a 60 feet wide right of way;

THENCE along said corner cut-off line, NORTH 15°04'58" EAST a distance of 20.65 feet to a 5/8 inch iron rod set for corner in the south line of said Hospital Drive;

THENCE along the south line of said Hospital Drive, NORTH 60°05'46" EAST a distance of 444.01 feet to a 5/8 inch iron rod set for corner;

THENCE departing said south line and crossing said 22.926 acre tract, SOUTH 29°54'08" EAST a distance of 180.89 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 60°17'58" EAST a distance of 34.59 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 29°54'08" EAST a distance of 20.37 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 60°05'52" EAST a distance of 103.50 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 29°54'08" EAST a distance of 231.50 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 60°05'52" WEST a distance of 648.04 feet to a 5/8 inch iron rod set for corner in the east line of said Matlock Road and being the beginning of a non-tangent curve to the left having a radius of 1105.00 feet and a chord bearing of NORTH 21°08'25" WEST;

THENCE along the east line of said Matlock Road and along said non-tangent curve to the left through a central angle of 17°33'10" for an arc length of 338.52 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said east line, NORTH 29°55'03" WEST a distance of 85.00 feet to the POINT OF BEGINNING;  
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

CONTAINING 5.435 acres or 236,727 square feet of land more or less;  
THAT METHODIST HOSPITALS OF DALLAS, being the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as LOT 1, BLOCK 1, METHODIST HOSPITALS OF DALLAS ADDITION, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use forever the streets and easements shown hereon.

Witness my hand at \_\_\_\_\_, County, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

METHODIST HOSPITALS OF DALLAS

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ of \_\_\_\_\_, known to me to be the person whose name is subscribed to the above and foregoing instrument the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public of the State of Texas

FINAL PLAT  
LOT 1, BLOCK 1  
METHODIST HOSPITAL OF DALLAS ADDITION

5.435 ACRES OUT OF THE RICHARD BRATTON SURVEY, ABSTRACT NO. 114  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

1 LOT  
NOVEMBER 21, 2016

Owner: Methodist Hospitals of Dallas  
P.O. Box 655999  
Dallas, Texas 75265-5999  
Jeff Schroder  
jeffschoder@mhd.com

Engineer: ClayMoore Engineering  
1903 Central Drive, Suite 406  
Bedford, Texas 76021  
Matt Moore  
matt@claymooreeng.com

APPROVAL BY THE CITY OF MANSFIELD:

APPROVED BY: \_\_\_\_\_ P & Z COMMISSION CHAIRMAN

ATTEST: \_\_\_\_\_ PLANNING & ZONING SECRETARY

After recording, return to City of Mansfield  
1200 E. Broad Street, Mansfield, TX 76063

This plat filed in Instrument No. \_\_\_\_\_, Date \_\_\_\_\_, 20\_\_\_\_

Sheet:  
1  
Of: 1

**AJ Bedford Group, Inc.**  
Registered Professional Land Surveyors

301 N. Alamo Rd. \* Rockwall, Texas 75087  
(972) 722-0225 - www.ajbedfordgroup.com - ajb@ajbedfordgroup.com

TBPLS REG#10118200

## PLANNING AND ZONING COMMUNICATION

Agenda: December 5, 2016

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

### GENERAL INFORMATION

Applicant:	Holland Family Farm Surface, L.L.C. Skorburg Company, Inc. – Developer Bannister Engineering – Engineer Windsor Homes Company – Home Builder
Size:	15.46 acres
Proposed Use:	Single-Family Residential
Existing Land Use:	Vacant
Surrounding Land Use & Zoning:	North – Vacant PR South - Single Family SF-7.5/18 East - Single Family house, PR West - Matlock Road
Thoroughfare Plan Specification:	E Debbie Ln. & Matlock Rd, Principal Arterials

### COMMENTS AND CONSIDERATIONS

The applicant is proposing 59 residential lots and showing 8 open space lots including the median at Matlock and Street A. The plan shows minimum lot widths of 60 foot, lot areas of 7,200 square feet with home sizes proposed at 1,800 square feet. The maximum lot coverage is 55% exceeding the ordinance maximum of 45%. In the deviations, they are exempting themselves from J-swing garages and proposing all front entry garages with no additional setbacks from the standard 25 foot front setback. Corner lots are 10 foot wider than the interior lots at 70' wide. Although not clearly shown on the plans, staff will require a minimum of four decorative light poles at the time of permitting the entry features.

Staff does not support the following deviations:

- The elimination of J-Swing garages.

### Attachments:

Maps and Supporting Information  
Proposed PD



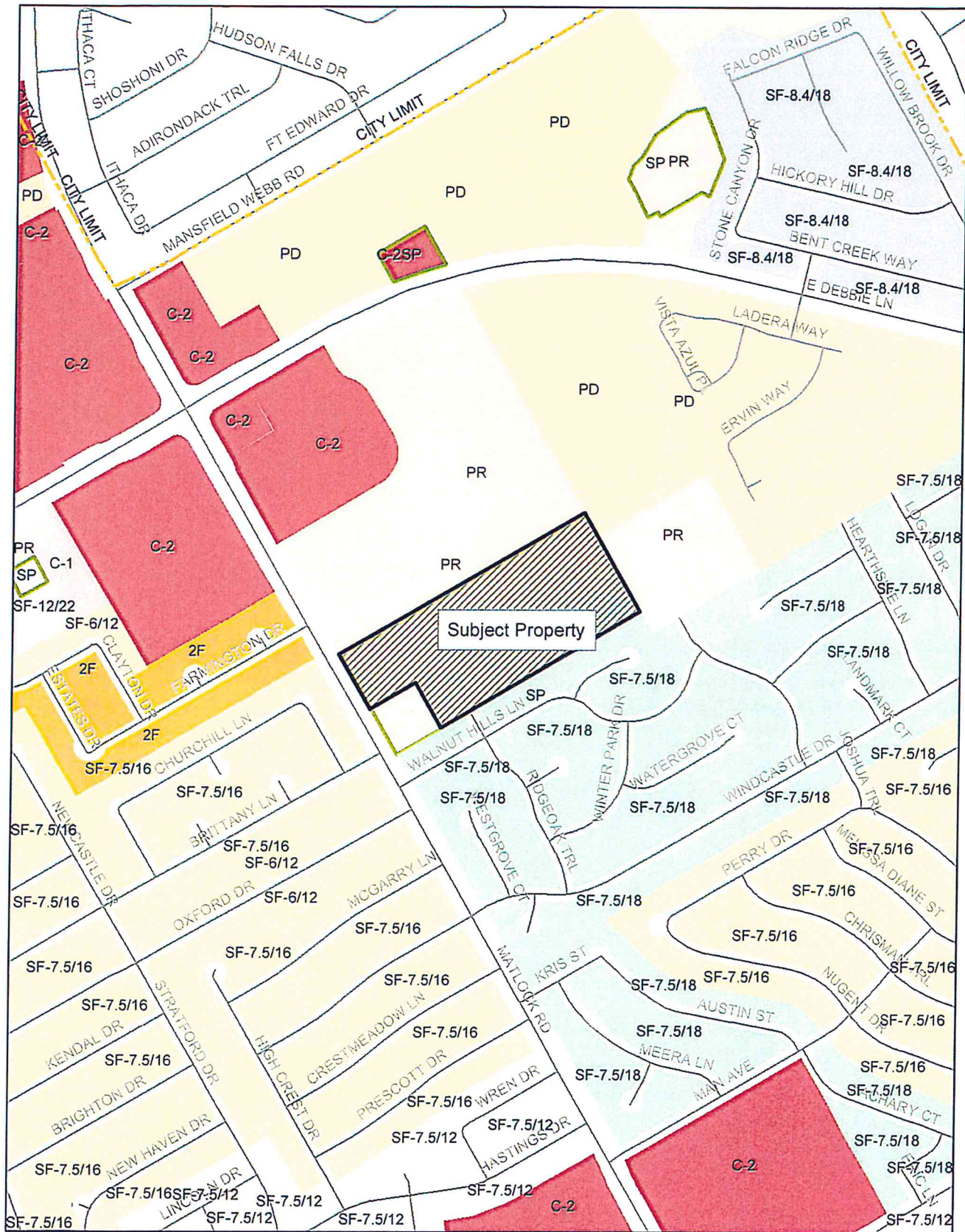


**ZC# 16-017**

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

11/02/2016





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**ZC# 16-017**

11/02/2016

Property Owner Notification for ZC# 16-017

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
COMMUNITY OF HOPE	BLK 1	SP COMMERCIAL REAL ESTATE LLC	5744 DUNRAVEN TRL	FORT WORTH, TX	76244
COMMUNITY OF HOPE	BLK 1	SP COMMERCIAL REAL ESTATE LLC	5744 DUNRAVEN TRL	FORT WORTH, TX	76244
FARMINGTON ESTATES	BLK 2	FIELDS, MICAH	1720 FARMINGTON DR	MANSFIELD, TX	76063-7912
FARMINGTON ESTATES	BLK 2	LOBAUGH, JERMAINE	1718 FARMINGTON DR	MANSFIELD, TX	76063-7912
GRIMSLEY, JAMES SURVEY	A 578	DEBLOCK LTD	4704 BARKRIDGE TR	FORT WORTH, TX	76109-3210
GRIMSLEY, JAMES SURVEY	A 578	ERVIN, FAYE D	1600 E DEBBIE LN	MANSFIELD, TX	76063
GRIMSLEY, JAMES SURVEY	A 578	HOLLAND, JAS FRANKLIN	2804 MATLOCK RD	MANSFIELD, TX	76063-5003
GRIMSLEY, JAMES SURVEY	A 578	HOLLAND, JAMES F	2804 MATLOCK RD	MANSFIELD, TX	76063-5003
WALNUT CREEK VALLEY ADDITION	BLK 46	CASTILLO, PAUL M	1645 CHURCHILL LN	MANSFIELD, TX	76063-7907
WALNUT CREEK VALLEY ADDITION	BLK 46	HP TEXAS I LLC	180 N STETSON AVE SUITE #3650	CHICAGO, IL	60601
WALNUT CREEK VALLEY ADDITION	BLK 46	TARBERT LLC	8665 E HARTFORD DR SUITE 200	SCOTTSDALE, AZ	85255
WALNUT CREEK VALLEY ADDITION	BLK 46	HELMICK, JOHNNY L	1651 CHURCHILL LN	MANSFIELD, TX	76063-7907
WALNUT CREEK VALLEY ADDITION	BLK 46	SCOTT, CLARENCE L	1653 CHURCHILL LN	MANSFIELD, TX	76063-7907
WALNUT CREEK VALLEY ADDITION	BLK 46	AMERICAN HOMES 4 RENT PROPRTI	30601 AGOURA RD SUITE 200	AGOURA HILLS, CA	91301
WALNUT CREEK VALLEY ADDITION	BLK 46	ADELEKE, KOLA	1657 CHURCHILL LN	MANSFIELD, TX	76063-7907
WALNUT HILLS ADDITION	BLK 1	TARBERT LLC	8665 E HARTFORD DR STE 200	SCOTTSDALE, AZ	85255
WALNUT HILLS ADDITION	BLK 1	YATES, HUBERT	1807 WALNUT HILLS LN	MANSFIELD, TX	76063-5029
WALNUT HILLS ADDITION	BLK 1	POST, LADONNA K	1805 WALNUT HILLS LN	MANSFIELD, TX	76063-5029
WALNUT HILLS ADDITION	BLK 1	REDFIELD, GARY L	1803 WALNUT HILLS LN	MANSFIELD, TX	76063-5029

## Property Owner Notification for ZC# 16-017

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
COMMUNITY OF HOPE	BLK 1	SP COMMERCIAL REAL ESTATE LLC	5744 DUNRAVEN TRL	FORT WORTH, TX	76244
COMMUNITY OF HOPE	BLK 1	SP COMMERCIAL REAL ESTATE LLC	5744 DUNRAVEN TRL	FORT WORTH, TX	76244
FARMINGTON ESTATES	BLK 2	FIELDS, MICAH	1720 FARMINGTON DR	MANSFIELD, TX	76063-7912
FARMINGTON ESTATES	BLK 2	LOBAUGH, JERMAINE	1718 FARMINGTON DR	MANSFIELD, TX	76063-7912
GRIMSLEY, JAMES SURVEY	A 578	DEBLOCK LTD	4704 BARKRIDGE TR	FORT WORTH, TX	76109-3210
GRIMSLEY, JAMES SURVEY	A 578	ERVIN, FAYE D	1600 E DEBBIE LN	MANSFIELD, TX	76063
GRIMSLEY, JAMES SURVEY	A 578	HOLLAND, JAS FRANKLIN	2804 MATLOCK RD	MANSFIELD, TX	76063-5003
GRIMSLEY, JAMES SURVEY	A 578	HOLLAND, JAMES F	2804 MATLOCK RD	MANSFIELD, TX	76063-5003
WALNUT CREEK VALLEY ADDITION	BLK 46	CASTILLO, PAUL M	1645 CHURCHILL LN	MANSFIELD, TX	76063-7907
WALNUT CREEK VALLEY ADDITION	BLK 46	HP TEXAS I LLC	180 N STETSON AVE SUITE #3650	CHICAGO, IL	60601
WALNUT CREEK VALLEY ADDITION	BLK 46	TARBERT LLC	8665 E HARTFORD DR SUITE 200	SCOTTSDALE, AZ	85255
WALNUT CREEK VALLEY ADDITION	BLK 46	HELMICK, JOHNNY L	1651 CHURCHILL LN	MANSFIELD, TX	76063-7907
WALNUT CREEK VALLEY ADDITION	BLK 46	SCOTT, CLARENCE L	1653 CHURCHILL LN	MANSFIELD, TX	76063-7907
WALNUT CREEK VALLEY ADDITION	BLK 46	AMERICAN HOMES 4 RENT PROPERTI	30601 AGOURA RD SUITE 200	AGOURA HILLS, CA	91301
WALNUT CREEK VALLEY ADDITION	BLK 46	ADELEKE, KOLA	1657 CHURCHILL LN	MANSFIELD, TX	76063-7907
WALNUT HILLS ADDITION	BLK 1	TARBERT LLC	8665 E HARTFORD DR STE 200	SCOTTSDALE, AZ	85255
WALNUT HILLS ADDITION	BLK 1	YATES, HUBERT	1807 WALNUT HILLS LN	MANSFIELD, TX	76063-5029
WALNUT HILLS ADDITION	BLK 1	POST, LADONNA K	1805 WALNUT HILLS LN	MANSFIELD, TX	76063-5029
WALNUT HILLS ADDITION	BLK 1	REDFIELD, GARY L	1803 WALNUT HILLS LN	MANSFIELD, TX	76063-5029

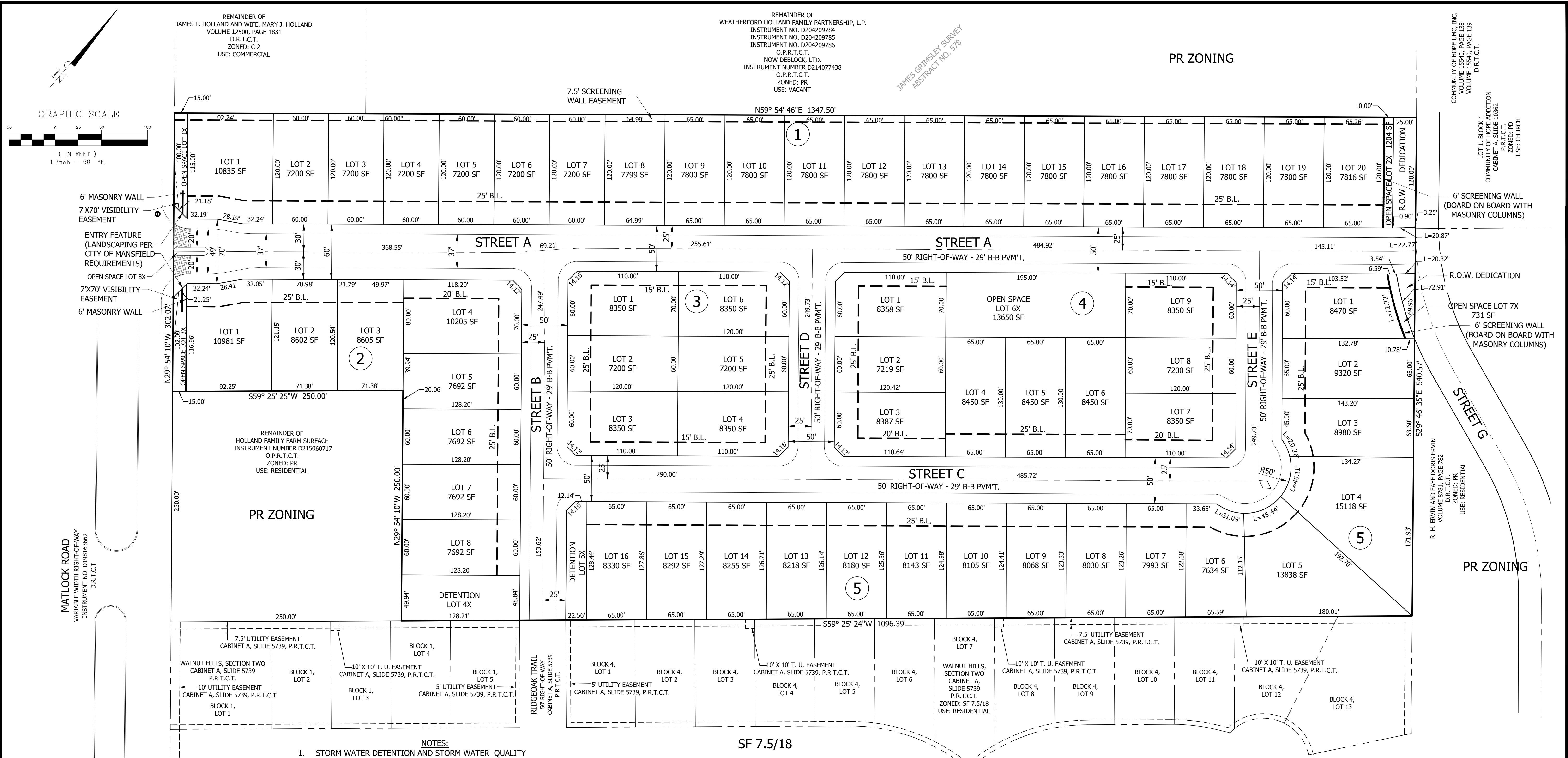
# Property Owner Notification for ZC# 16-017

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
WALNUT HILLS ADDITION	BLK 1	LINO, SOANE F	1801 WALNUT HILLS LN	MANSFIELD, TX	76063-5029
WALNUT HILLS ADDITION	BLK 2	ALIGWEKWE, MATTHEW	2619 RIDGEOAK TR	MANSFIELD, TX	76063-5035
WALNUT HILLS ADDITION	BLK 2	MAKINDE, FUMMILAYO	1917 SANTA ANNA DR	ARLINGTON, TX	76001-5612
WALNUT HILLS ADDITION	BLK 2	RAMIREZ, JOSE O	1804 WALNUT HILLS LN	MANSFIELD, TX	76063-5028
WALNUT HILLS ADDITION	BLK 2	BROWN, JOY E	1802 WALNUT HILLS LN	MANSFIELD, TX	76063-5028
WALNUT HILLS ADDITION	BLK 3	GOLLIDAY, CORY	1908 WALNUT HILLS LN	MANSFIELD, TX	76063-5030
WALNUT HILLS ADDITION	BLK 3	GARZA, JULIO C	1910 WALNUT HILLS LN	MANSFIELD, TX	76063-5030
WALNUT HILLS ADDITION	BLK 3	TAYLOR, KIMBERLY LYNNETTE	1906 WALNUT HILLS LN	MANSFIELD, TX	76063-5030
WALNUT HILLS ADDITION	BLK 3	GARCIA, DAVID	1904 WALNUT HILLS LN	MANSFIELD, TX	76063-5030
WALNUT HILLS ADDITION	BLK 3	HAYES, BOBBY J	1902 WALNUT HILLS LN	MANSFIELD, TX	76063-5030
WALNUT HILLS ADDITION	BLK 3	SIMS, RALPH	1900 WALNUT HILLS LN	MANSFIELD, TX	76063-5030
WALNUT HILLS ADDITION	BLK 4	LEHMACHER, WILLIAM C	6 CHATHAM CT	MANSFIELD, TX	76063
WALNUT HILLS ADDITION	BLK 4	SWEELY, TIFFANY	2703 COUNTRY GROVE	MANSFIELD, TX	76063
WALNUT HILLS ADDITION	BLK 4	LI, XUAN	7 CHATHAM CT	MANSFIELD, TX	76063-5021
WALNUT HILLS ADDITION	BLK 4	HASTON, ZACHARY C	2701 COUNTRY GROVE TR	MANSFIELD, TX	76063-5005
WALNUT HILLS ADDITION	BLK 4	HARRIS, CHAD B	8 CHATHAM CT	MANSFIELD, TX	76063-5021
WALNUT HILLS ADDITION	BLK 4	JACKSON, ADAM B	5 CHATHAM CT	MANSFIELD, TX	76063-5021
WALNUT HILLS ADDITION	BLK 4	CARDOZA, PRISELLIA M	9 CHATHAM CT	MANSFIELD, TX	76063
WALNUT HILLS ADDITION	BLK 4	CAMACHO, VERONICA A	10 CHATHAM CT	MANSFIELD, TX	76063

# Property Owner Notification for ZC# 16-017

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





LOT SUMMARY TABLE	
GROSS ACREAGE	15.46 ACRES
RESIDENTIAL LOTS	59 LOTS
OPEN SPACE LOTS	8 LOTS
60' LOTS	14 LOTS
65' LOTS	45 LOTS

- NOTES:
1. STORM WATER DETENTION AND STORM WATER QUALITY WILL BE ADDRESSED IN THE PLATTING STAGE OF THIS PROJECT.
  2. IF PROPERTY TO THE NORTH DOES NOT DEVELOP WITH C2 ZONING, A STREET STUB MUST BE PROVIDED TO THE NORTH.
  3. DEVELOPMENT WILL COMPLY WITH THE LANDSCAPING REQUIREMENTS OF SECTION 7300 WITH THE PLACEMENT OF TREES ON THE LOTS.
  4. HOME PLANS, ELEVATIONS AND ROOF PITCHES WILL COMPLY WITH SECTION 4600.
  5. HOA SHALL BE RESPONSIBLE FOR MAINTAINING OPEN SPACE, LANDSCAPING AND SCREENING WALL.
  6. NO TREES, FENCES, WALLS OR ANYTHING OVER 2 FEET IN HEIGHT IS ALLOWED IN THE VISIBILITY EASEMENTS.
  7. DRIVEWAYS ON LOTS 1, 2 AND 3, BLOCK 1 AND LOTS 1, 2 AND 3, BLOCK 2 WILL BE LOCATED ON THE EAST SIDE OF THE LOT.
  8. DURING ENGINEERING DESIGN, IF IT IS FOUND THAT THE CURRENT AREAS MARKED FOR DETENTION ARE INADEQUATELY SIZED, THE DEVELOPER MAY HAVE TO GIVE UP A LOT IN ORDER TO ACCOMMODATE THE REQUIRED AREA.
  9. STORM WATER QUALITY WILL BE ADDRESSED IN ACCORDANCE WITH ISWM DURING THE ENGINEERING DESIGN.

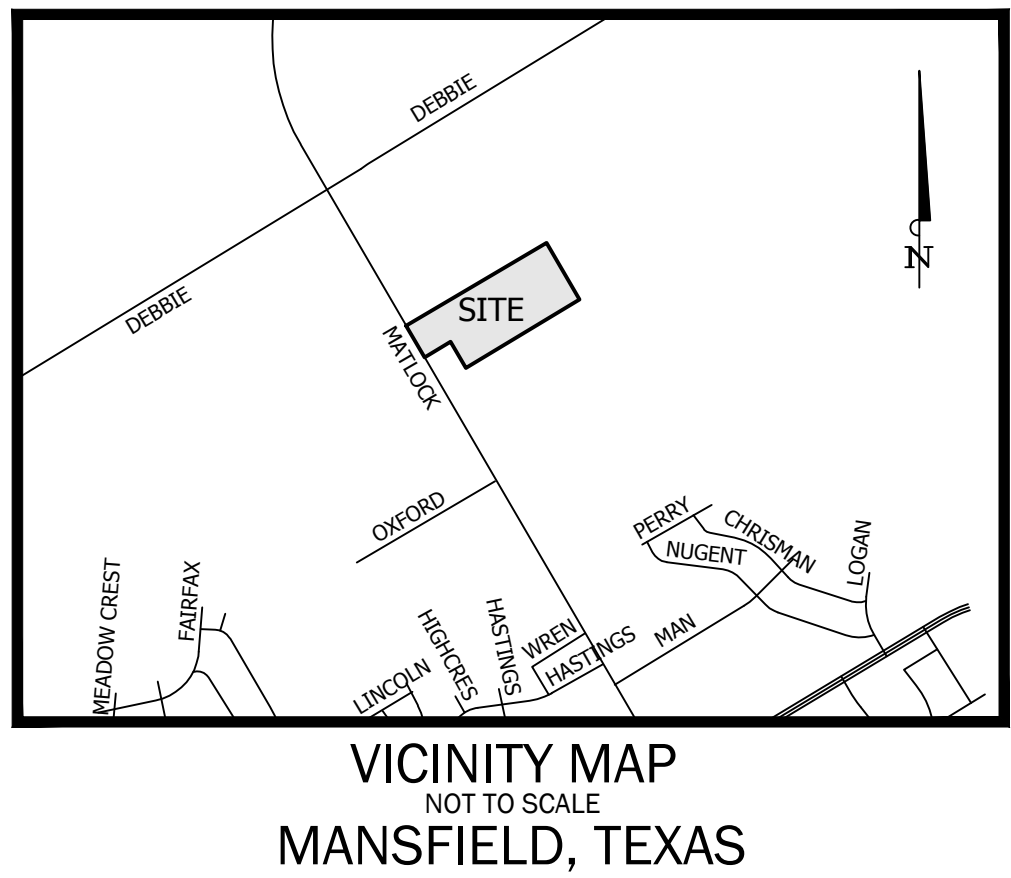
- REQUESTED DEVIATIONS FROM SF 7.5/16
- FRONT ENTRY GARAGES WILL BE ALLOWED ON ALL LOTS
  - MINIMUM LOT WIDTH OF 60'
  - MAXIMUM LOT COVERAGE OF 55%
  - MINIMUM SQUARE FOOTAGE ON A LOT WILL BE 7,200 SQ. FT.
  - CORNER LOTS SHALL HAVE A MINIMUM WIDTH OF 70'.
  - THE MINIMUM FLOOR AREA PER UNIT SHALL BE 1,800 SQ. FT.

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

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

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

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



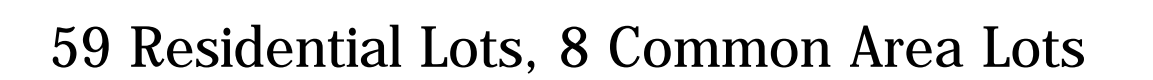
**811**  
Know what's below.  
Call before you dig.  
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## EXHIBIT "B" DEVELOPMENT PLAN

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

November 29, 2016

ZC#16-017



1. DECORATIVE STREET LIGHTING AT THE ENHANCED ENTRYWAY WILL BE PROVIDED THAT CONFORMS TO THE CITY'S STANDARDS WITH ONCOR ELECTRIC SERVICES OR OTHER UTILITY PROVIDERS.
2. FINAL LANDSCAPE PLANS WILL COMPLY WITH THE LANDSCAPING SECTION 7300 IN THE ZONING ORDINANCE.
3. HOA WILL MAINTAIN ALL PLATTED OPEN SPACE LOTS . THIS WILL INCLUDE LANDSCAPE MAINTENANCE, SCREEN WALL MAINTENANCE. ALSO NO TREES , FENCES, WALLS OR ANYTHING OVER 2 FEET IN HEIGHT WILL BE PERMITTED IN THE VISIBILITY TRIANGLE.

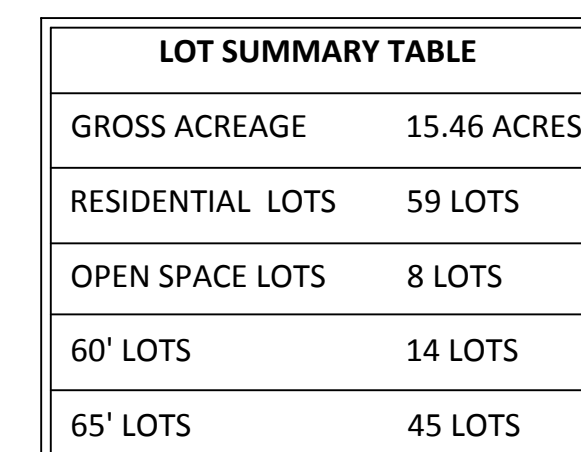
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**DEVELOPER:**  
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 (214) 522-4945  
 CONTACT: JOHN ARNOLD  
 EMAIL:  
[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)

**PLAN PREPARED BY:**  
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**240 NORTH MITCHELL ROAD**  
**MANSFIELD, TEXAS 76063**  
**PHONE (817) 842-2094**  
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**CONTACT: CODY BROOKS, P.E.**

PREPARED BY:

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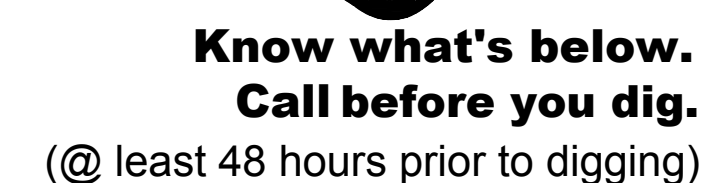
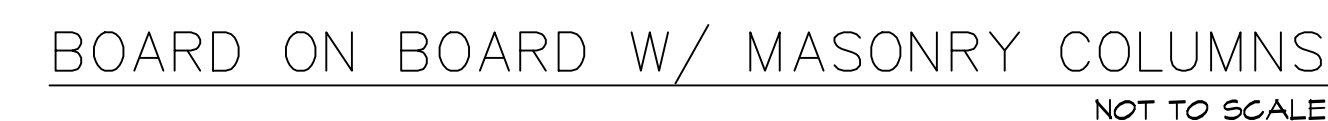
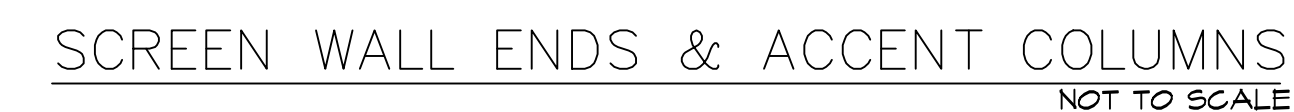
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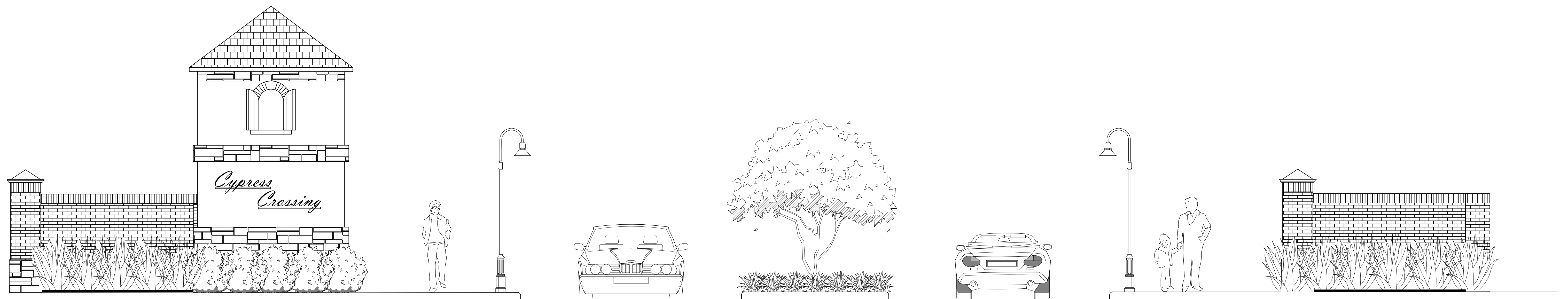
### "Cypress Crossing Addition"

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

November 29, 2016

ZC#16-017





ENTRY CROSS SECTION  
NOT TO SCALE

## EXHIBIT D-3

for  
"Cypress Crossing Addition"

situated in the James Grimsley Survey  
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PREPARED BY:

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240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)

PROJECT NO. 090-16-12

CONTACT: CODY BROOKS, P.E.

PLAN PREPARED BY:

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240 NORTH MITCHELL ROAD  
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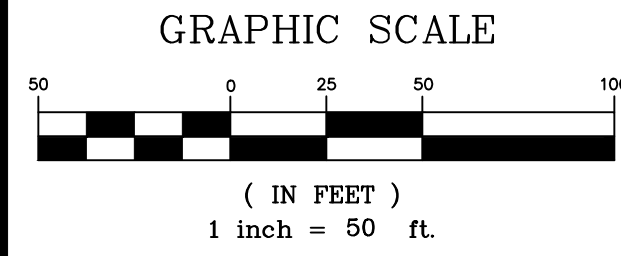
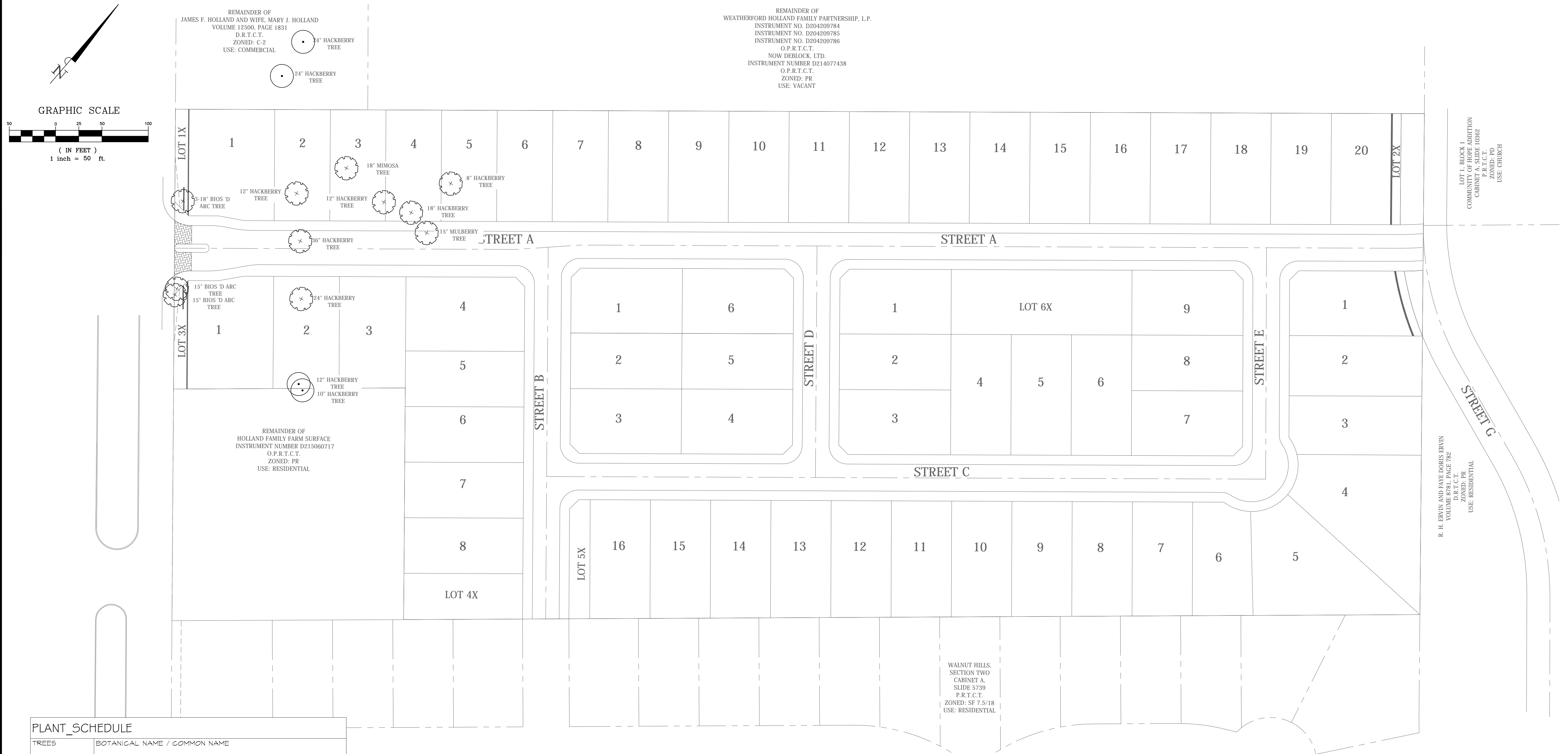
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jarnold@skorburgcompany.com



**Know what's below.**  
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PLANT\_SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN

LOT SUMMARY TABLE	
GROSS ACREAGE	15.46 ACRES
RESIDENTIAL LOTS	59 LOTS
OPEN SPACE LOTS	8 LOTS
60' LOTS	14 LOTS
65' LOTS	45 LOTS

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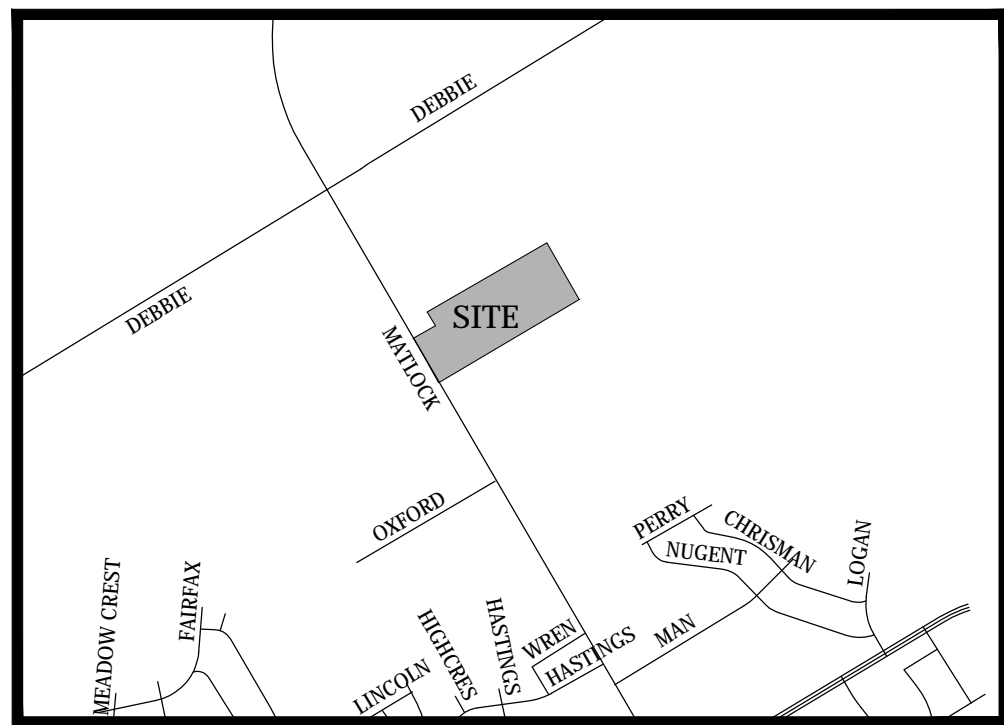
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59 Residential Lots, 8 Common Area Lots

**EXHIBIT D-4**  
for  
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Abstract No. 578,  
City of Mansfield, Tarrant County, Texas.  
±15.46 Acres

NOVEMBER 29, 2016

ZC#16-017



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ENGINEERING

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REGISTRATION # F-10599 (TEXAS)

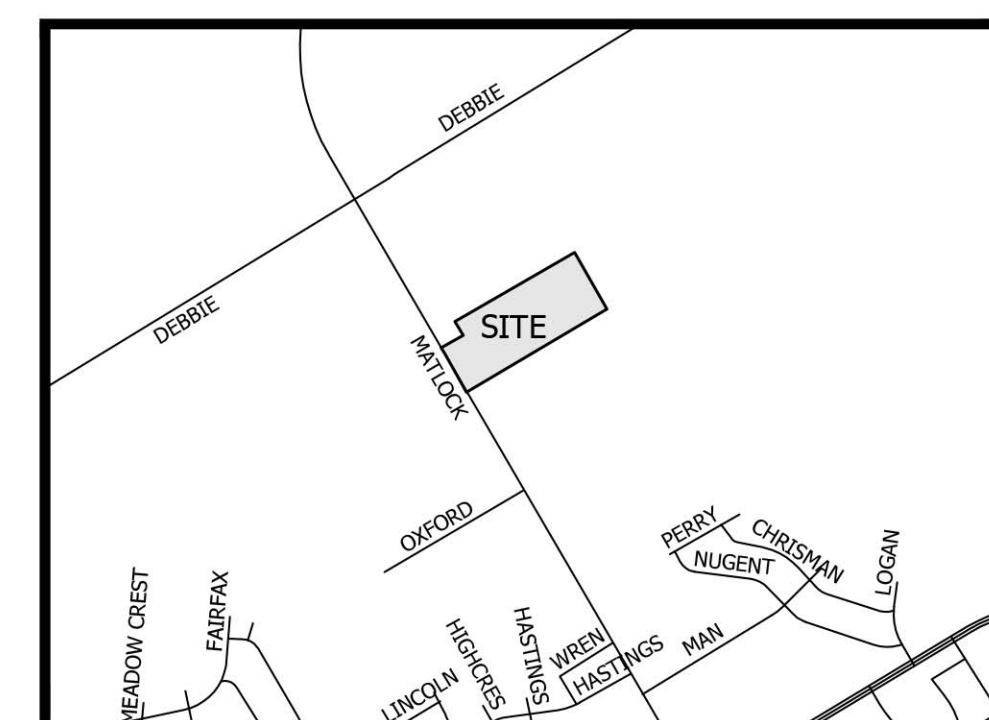
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## EXHIBIT D-5

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

November 29, 2016

ZC#16-017



## Summary of City Council Actions

**November 28, 2016**

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

Approved 7 – 0

**Public Hearing and First Reading of an Ordinance for a zoning change from PR to SF-7.5/18, SF-9.6/20 and SF-12/22 on approximately 187.65 acres generally located west of Gertie Barrett Road and the end of Cancun Drive, north of Country Meadow Drive and Chimney Hill Circle; Alluvium Development (ZC#16-001)**

Approved 5 – 2 (Hoffman and Burgess)

**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)**

Approved 7 – 0

**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)**

Approved 7 – 0

**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)**

Approved 7 – 0

**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)**

Approved 7 – 0