

## AGENDA

### PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS MONDAY, DECEMBER 19, 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#16-042: Final Plat of Lots 1 & 2, Block 1, Horace Clowdis Addition
- B. SD#16-044: Final Plat of Lot 4, Block 2, Weatherford Addition
- C. SD#16-045: Final Plat of Lots 1-3, Block 1, Coble Place

#### END OF CONSENT AGENDA

#### 5. PUBLIC HEARINGS:

- A. ZC#16-016: Public hearing for zoning change from PR to PD for C-2 Uses by Mansfield-Webb LLC. on approximately 3.296 acres, generally located south of Mansfield-Webb Road and west of the city limit line.
- B. ZC#16-018: Public hearing for zoning change from PR to PD for Single-Family Residential by Double Eagle Real Estate on approximately 10 acres, generally located at the southeast corner of National Parkway and Seeton Road.

#### 6. COMMISSION ANNOUNCEMENTS

#### 7. STAFF ANNOUNCEMENTS

#### 8. ADJOURNMENT OF MEETING

#### 9. NEXT MEETING DATE: January 3, 2017

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, December 15, 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 19, 2016*

**ZC#16-016: PR  
to PD for office**

**SD#16-044: Weatherford Add.  
1 commercial lot**

**SD#16-045: Coble Place**  
**3 residential lots**

**SD#16-042: Horace Clowdis Add.  
1 commercial lot & 1 residential lot**

**ZC#16-018: PR & SF-12/22 to PD for Single Family Residential**

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

**December 5, 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
Preston Horn	Commissioner
Gary Mills	Commissioner

**Absent:**

Kent Knight	Commissioner
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**Staff:**

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

**Call to Order**

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

**Minutes**

Chairman Wilshire called for approval of the November 21, 2016, minutes. Vice-Chairman Smithee made a motion to approve the minutes as presented. Commissioner Hudson seconded the motion, which carried by the following vote:

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

**Nays: 0**

**Abstain: 0**

**Citizen Comments**

None

**Consent Agenda**

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

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

**Ayes: 6** – Wilshire, Smithee, Neuman, Hudson, 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**

Noah Flabiano, representing the applicant, gave a power point presentation, brief overview of the request and was available to answer questions. Adam Buczek was also available to answer questions

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

Mary Holland and Jeremy Holland registered in support of the request

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

After discussion, Vice-Chairman Smithee made a motion to approve the request with the following recommendations; 1) revise note 3 to read: Development will comply with the landscape requirements of Section 7300; 2) revise note 4 to read: Development will comply with Section 4600D; 3) add note 10: Fences will be shown on the plot plan at time of building permit; 4) revise Deviation number 1 to read: At least 10 homes will have J-swing garages; 5) attach exhibits to the development plan that show the homes from Colby Crossing as an example of the homes that will be built in Cypress Crossing, also attach the pictures of the entry features at Colby and others shown in the slide show; 6) add 4 lights to the plan view of the landscape plan; 7) add the trees to the open space lots per the slide in the presentation showing what you intend to do with the open space lots. Commissioner Neuman seconded the motion, which carried by the following vote:

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

**Nays: 0**

**Abstain: 0**

### **Commission Announcements**

None

### **Staff Announcements**

Ms. Sudbury stated that the Salvation Army Mayor's Red Kettle Challenge will be on December 17<sup>th</sup> and anyone wishing to contribute will be greatly appreciated.

### **Adjournment**

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

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

**Nays: 0**

**Abstain: 0**

With no further business, Chairman Wilshire adjourned the meeting at 7:10 p.m.

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Wayne Wilshire, Chairman

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Delia Jones, Planning & Zoning Secretary



## **PLANNING AND ZONING COMMUNICATION**

Agenda: December 19, 2016

Subject: SD#16-042 Final Plat of Lots 1 & 2, Block 1, Horace Clowdis Addition

### **GENERAL INFORMATION**

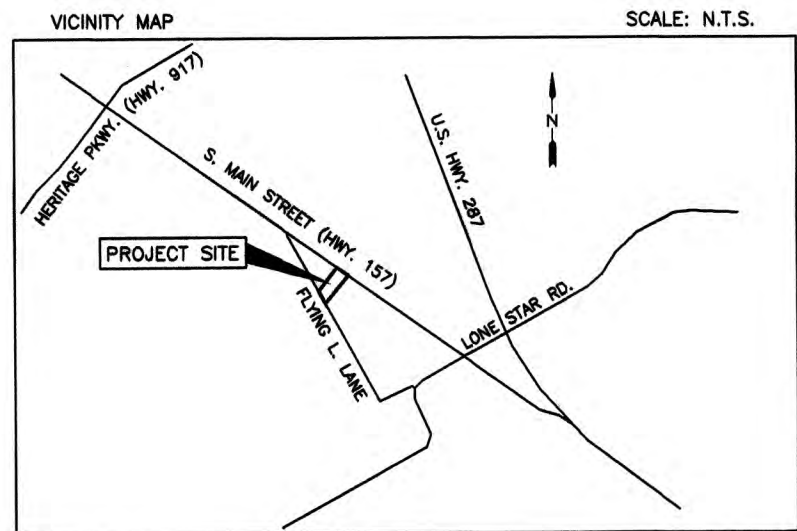
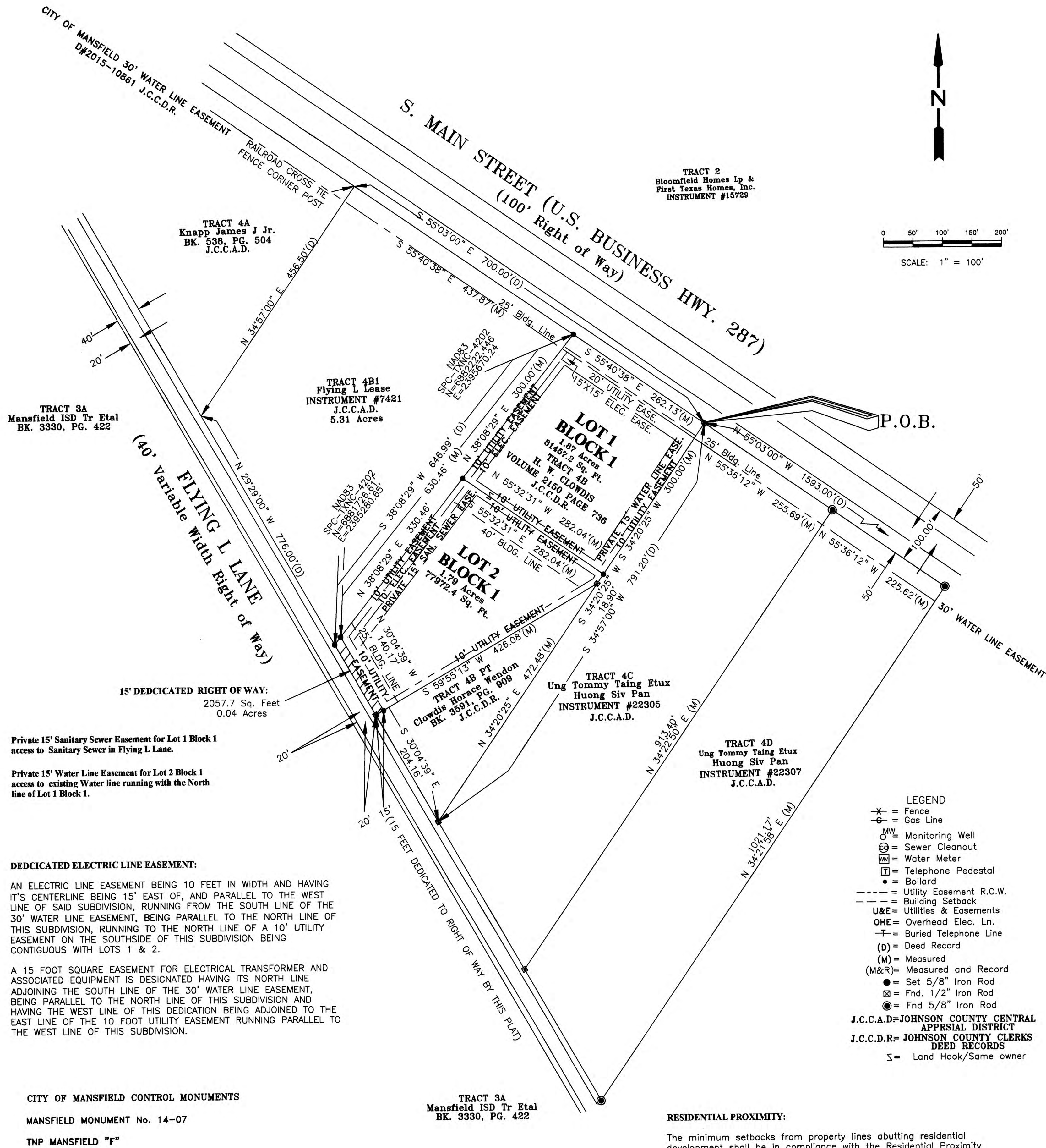
Applicant:	Horace Clowdis, owner EAS Resources, surveyor
Existing Zoning:	C2/PR
Proposed Use:	Commercial/Residential
Size:	3.7 acres
Total Number of Lots:	2
R.O.W. Dedication:	35' from the centerline of Flying L Lane
Compliance with Ordinances:	Yes

### **COMMENTS & CONSIDERATIONS**

The purpose of the plat is to subdivide the property into two lots. Lot 1 is commercial and Lot 2 is residential.

Staff recommends approval.





#### OWNERS DEDICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT

HORACE W. CLOWDIS, being the owner of the above described parcel, does hereby adopt the herein above described property as the HORACE CLOWDIS ADDITION, Lots 1 & 2, Block 1, an addition to the City of Mansfield, Johnson County, Texas, and does dedicate to the public use the streets and easements as shown hereon.

This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Mansfield, Texas.

Witness my hand this 8 day of Dec 2016.

Horace W. Clowdis  
HORACE W. CLOWDIS

STATE OF TEXAS  
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared HORACE W. CLOWDIS, known to be the person who's name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, known in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 8 day of Dec, 2016

Amanda Hatley  
Notary Public in and for the State of Texas

My commission Expires: 12-18-19

OWNERSHIP:  
CLOWDIS HORACE WENDON  
1371 FLYING L LANE, MANSFIELD, TX 76063  
L. H. STEPHENS ABST 785, TRACT 4B PT

FILED FOR RECORD \_\_\_\_\_, 20\_\_\_\_  
PLAT RECORD IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, SLIDE \_\_\_\_\_  
COUNTY CLERK, JOHNSON COUNTY, TEXAS  
DEPUTY CLERK \_\_\_\_\_

APPROVED BY THE CITY OF MANSFIELD  
APPROVED BY: \_\_\_\_\_, 20\_\_\_\_ P&Z COMMISSION CHAIRMAN  
ATTEST: \_\_\_\_\_, 20\_\_\_\_ PLANNING & ZONING SECRETARY

#### LEGAL DESCRIPTION

WHEREAS HORACE WENDON CLOWDIS IS THE SOLE OWNER OF A 3.66 ACRE TRACT OF LAND LOCATED IN THE L.H. STEPHENS SURVEY, ABSTRACT No. 785, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO HORACE WENDON CLOWDIS AND BETTY LOU CLOWDIS, AS TRUSTEES OF THE HORACE WENDON CLOWDIS AND BETTY LOU CLOWDIS REVOCABLE LIVING TRUST, RECORDED IN VOLUME 2150, PAGE 736, JOHNSON COUNTY CLERKS DEED RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD (FOUND) BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 287 (BUSINESS), BEING NORTH 55 DEGREES 03 MINUTES 00 SECONDS WEST A DISTANCE OF 1593.0 FEET FROM THE SOUTHEAST CORNER OF LOT 3, BLOCK 2, TRIANGLE HOME SITES ADDITION, JOHNSON COUNTY, TEXAS, (RECORD BEARING AND DISTANCE) BEING THE NORTHWEST CORNER OF A 4.99 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED AS DOCUMENT NUMBER 2016-22305, J.C.C.D.R., SAID 1/2 INCH IRON ROD (FOUND) BEING THE NORTHEAST CORNER OF THIS TRACT AND BEING THE POINT OF BEGINNING;

THENCE: SOUTH 34 DEGREES 20 MINUTES 25" WEST WITH THE WEST LINE OF SAID 4.99 ACRE TRACT A DISTANCE OF 300.00 FEET PASS A 5/8 INCH IRON ROD W/CPA (TX5819, SET), BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, BEING THE NORTHEAST CORNER OF LOT 2, BLOCK 1 OF SAID CLOWDIS ADDITION, CONTINUING THE SAME COURSE A TOTAL DISTANCE OF 318.90 FEET TO A 1/2 INCH IRON ROD (FOUND) BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID 4.99 ACRE TRACT, BEING THE APEX CORNER FOR A 1.00 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 3591, PAGE 909, J.C.C.D.R., AND BEING AN ANGLE POINT ON THIS TRACT;

THENCE: SOUTH 59 DEGREES 55 MINUTES 13 SECONDS WEST WITH THE WEST LINE OF SAID 1.00 ACRE TRACT A DISTANCE OF 411.08 FEET TO A 5/8 INCH IRON ROD (SET), BEING A POINT ON THE WEST LINE OF SAID 1.00 ACRE TRACT, BEING A POINT ON THE EASTERLY RIGHT OF WAY OF FLYING L LANE (BEGIN 35.00 FEET RIGHT OF WAY BY DEDICATION BY THIS PLAT) AND BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE: N 30 DEGREES 04 MINUTES 39 SECONDS WEST WITH SAID RIGHT OF WAY A DISTANCE OF 140.17 FEET TO A 5/8 INCH IRON ROD W/CPA (TX5819, SET) END 35.00 FEET RIGHT OF WAY DEDICATION BY THIS PLAT, BEING A POINT THE EAST LINE OF A 5.31 ACRE TRACT OF LAND DESCRIBED BY DEED IN INSTRUMENT NUMBER 7421 OF THE J.C.C.D.R., AND BEING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE: NORTH 38 DEGREES 08 MINUTES 29 SECONDS EAST WITH THE EAST LINE OF SAID 5.31 ACRE TRACT A DISTANCE OF 330.46 FEET PASS A 5/8 IRON ROD W/CPA (TX5819, SET) BEING THE NORTHWEST CORNER OF LOT 2 BLOCK 1, AND BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID CLOWDIS ADDITION, CONTINUING THE SAME COURSE A TOTAL DISTANCE OF 830.48 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID U.S. BUSINESS HIGHWAY 287 TO A 5/8 INCH IRON ROD W/CPA (TX5819, SET) BEING THE NORTHEAST CORNER OF SAID 5.31 ACRE TRACT, BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, AND BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE: SOUTH 55 DEGREES 40 MINUTES 38 SECONDS EAST WITH THE WESTERLY RIGHT OF WAY OF SAID HIGHWAY A DISTANCE OF 282.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 159716.69 SQUARE FEET, BEING 3.66 ACRES OF LAND (MORE OR LESS).

## FINAL PLAT LOT 1 & 2, BLOCK 1 HORACE CLOWDIS ADDITION BEING 3.66 ACRES OUT OF THE L.H. STEPHENS SURVEY, ABSTRACT No. 785 CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS 2 LOTS OCTOBER 17, 2016



#### SURVEYORS CERTIFICATION

This is to certify, that I, Kenneth Johnson, a Registered Professional Land Surveyor of the State of Texas, having plotted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curvature shall be properly marked on the ground, and that this plat correctly represents that survey made by me or those under my direction and supervision.

Kenneth Johnson #5819 12/8/2016  
Kenneth Johnson Date  
Texas Registered Professional Land Surveyor No. 5819  
Texas Licensed Survey Firm 10194265 Expires 12-31-2016

SD#16-042

DRAWN BY: KIJ	DATE: 10/17/16	HORACE CLOWDIS ADDITION 1371 FLYING L LANE, MANSFIELD, TX 76063 TRACT 4B JOHNSON CO., TEXAS, L. H. STEPHENS A-785	SCALE: 1" = 100' DATE: 10-17-2016 JOB No. F16-342TX NO TITLE COMMITMENT G.F. DATE PROVIDED SHEET 1 OF 1	REVISION #2 12-6-2016
DRAWING NO: F16-342-TX		EAS RESOURCES, LLC. www.easresources.com		
SURVEYED BY: D. HOYLE		4500 MERCANTILE ST. 300 FT WORTH, TX. 76137		
TEXAS SURVEY FIRM #: 10194265		(817) 456-6587(D) (817) 503-1975(O)		
CERTIFICATE EXPIRATION DATE: 12/31/16				



## **PLANNING AND ZONING COMMUNICATION**

Agenda: December 19, 2016

Subject: SD#16-044: Final Plat of Lot 4, Block 2, Weatherford Addition

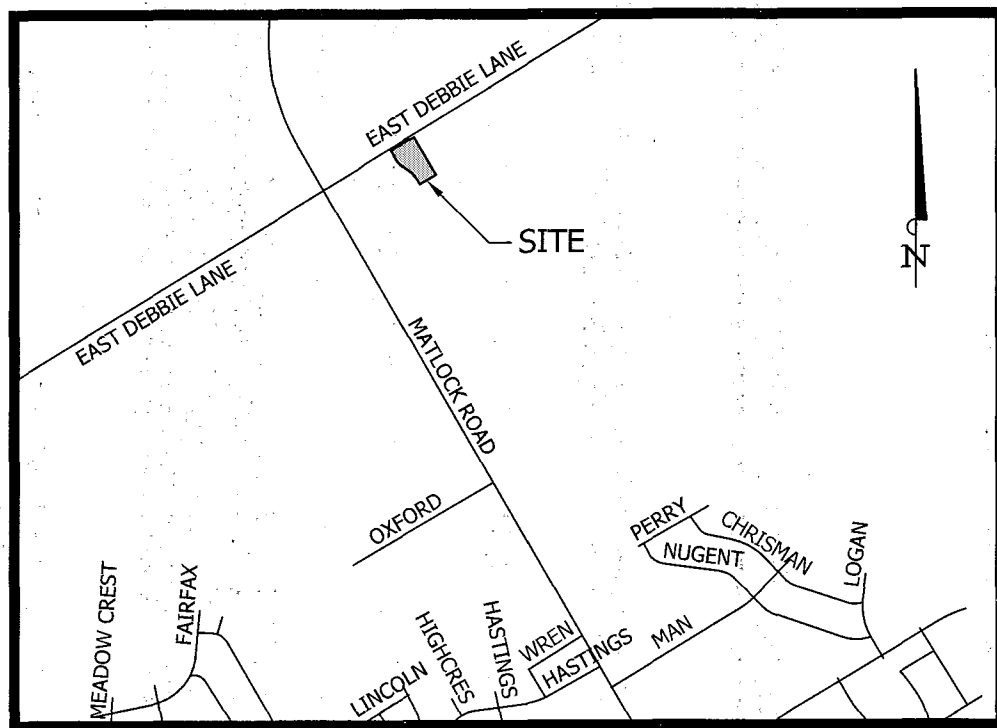
### **GENERAL INFORMATION**

Applicant:	Deblock, Ltd., owner Bannister Engineering, engineer
Existing Zoning:	C-2
Proposed Use:	Restaurant
Size:	1.565 acres
Total Number of Lots:	2
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 restaurant.

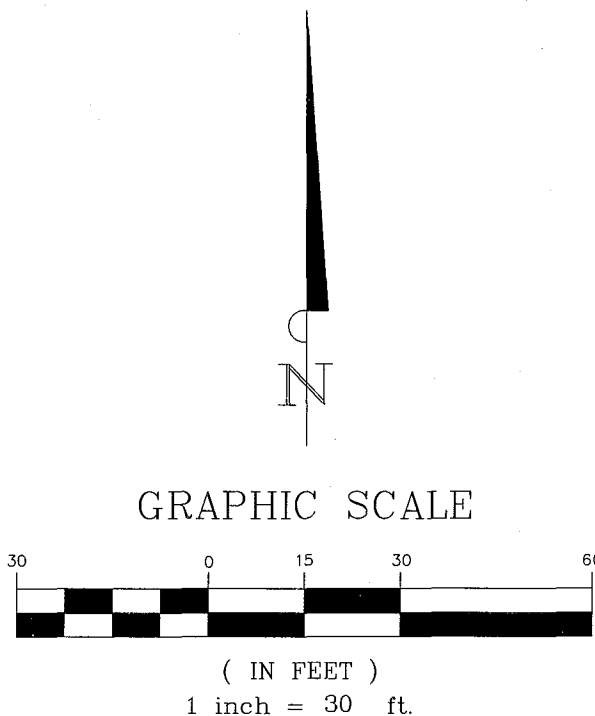
Staff recommends approval.



VICINITY MAP  
NOT TO SCALE  
MANSFIELD, TEXAS

GENERAL NOTES:

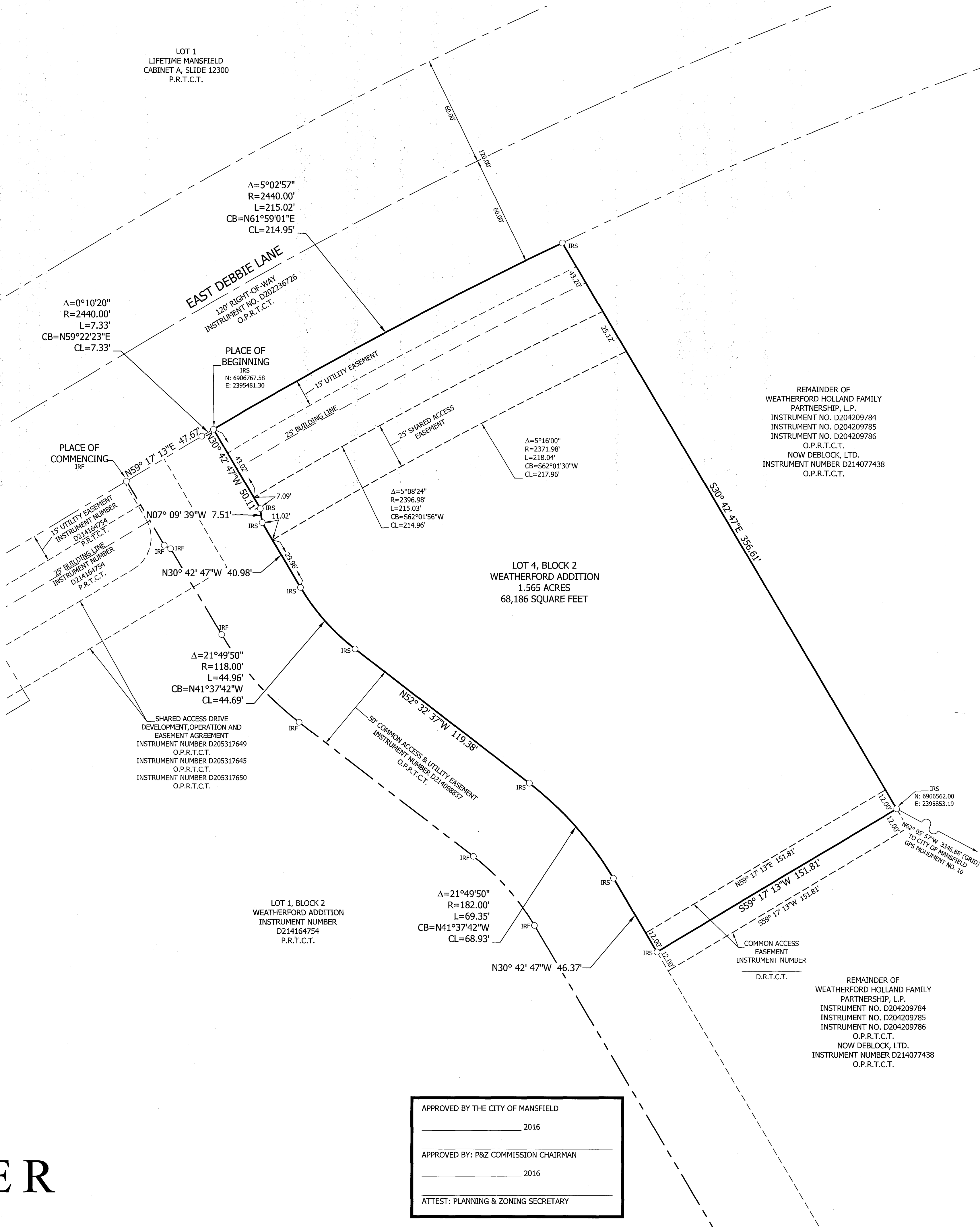
1. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C0480K, dated September 25, 2009. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
2. The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
3. All iron rods set or found (IRS or IRF) are 5/8-inch with a plastic cap stamped "RPLS 4838".
4. All coordinates and bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
5. Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.
6. The 25' Shared Access Easement is for the use of Lots 1, 2, 3 & 4, Block 2. No improvements shall be made that impede ingress and egress along this easement.
7. The 25' Shared Access Easement shall be maintained by the property owners.
8. The Common Access Easements are to serve Lot 4, Block 2 and the remainder of Weatherford Holland Family Partnership, L.P. property.



LEGEND	
N	NORTH
S	SOUTH
E	EAST
W	WEST
.	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY, TEXAS
○	5/8" IRON ROD WITH CAP STAMPED "RPLS 4838" SET, UNLESS OTHERWISE NOTED

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

**BANNISTER**  
ENGINEERING  
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 999-16-87



APPROVED BY THE CITY OF MANSFIELD
_____ 2016
APPROVED BY: P&Z COMMISSION CHAIRMAN
_____ 2016
ATTEST: PLANNING & ZONING SECRETARY

Owners Dedication:

WHEREAS, DEBLOCK, LTD., acting by and through the undersigned, its duly authorized agent are the owners of a 1.565 acres (68,186 square feet) of land in the James Grimsley Survey, Abstract No. 578, City of Mansfield, Tarrant County, Texas; said 1.565 acres (68,186 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. (hereinafter referred to as Weatherford Holland tract), as recorded in the following Instrument Numbers D204209784, D204209785, and D204209786, Deed Records, Tarrant County, Texas (O.P.R.T.C.T.), now known as DEBLOCK, LTD. (hereinafter referred to as DEBLOCK tract), as recorded in Instrument Number D214077438, O.P.R.T.C.T.; said 1.565 acres (68,186 square feet) being more particularly described, by metes and bounds, as follows:

**COMMENCING** at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the most Northerly corner of that certain tract of land described as Lot 1, Block 2, Weatherford Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D214164754, Plat Records, Tarrant County, Texas, same being the Northwesterly line of said DEBLOCK tract, same being the existing Southeasterly right-of-way line of Debbie Lane (120' right-of-way), as recorded in Instrument Number D202236726, O.P.R.T.C.T.;

**THENCE** North 59 degrees 17 minutes 13 seconds East with the common line between said DEBLOCK tract and the existing Southeasterly right-of-way line of said East Debbie Lane, a distance of 47.67 feet to the beginning of a curve to the right, whose long chord bears North 59 degrees 22 minutes 23 seconds East, a distance of 7.33 feet;

**THENCE** Northwesterly, continue with the common line between said DEBLOCK tract and the existing Southeasterly right-of-way line of said East Debbie Lane and with said curve to the right having a radius of 2440.00 feet, through a central angle of 0 degrees 10 minutes 20 seconds, for an arc distance of 7.33 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the PLACE OF BEGINNING, same being the beginning of a curve to the right, whose long chord bears North 61 degrees 59 minutes 01 second East, a distance of 214.95 feet;

**THENCE** Northwesterly, continue with the common line between said DEBLOCK tract and the existing Southeasterly right-of-way line of said East Debbie Lane and with said curve to the right having a radius of 2440.00 feet, through a central angle of 5 degrees 02 minutes 57 seconds, for an arc distance of 215.02 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

**THENCE** crossing said DEBLOCK tract for the following 9 courses:

1. South 30 degrees 42 minutes 47 seconds East, departing the existing Southeasterly right-of-way line of said East Debbie Lane, a distance of 356.61 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
2. South 59 degrees 17 minutes 13 seconds West, a distance of 151.81 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the Northeasterly line of that certain tract of land described as 50' Common Access & Utility Easement (hereinafter referred to as 50' Common Access & Utility Easement), as recorded in Instrument Number D214098837, O.P.R.T.C.T.;
3. North 30 degrees 42 minutes 47 seconds West with the Northeasterly line of said 50' Common Access & Utility Easement, a distance of 46.37 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the beginning of a curve to the left, whose long chord bears North 41 degrees 37 minutes 42 seconds West, a distance of 68.93 feet;
4. Northwesterly, continue with the Northeasterly line of said 50' Common Access & Utility Easement and with said curve to the left having a radius of 182.00 feet, through a central angle of 21 degrees 49 minutes 50 seconds, for an arc distance of 69.35 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
5. North 52 degrees 32 minutes 37 seconds West, continue with the Northeasterly line of said 50' Common Access & Utility Easement, a distance of 119.38 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the beginning of a curve to the right, whose long chord bears North 41 degrees 37 minutes 42 seconds West, a distance of 44.69 feet;
6. Northwesterly, continue with the Northeasterly line of said 50' Common Access & Utility Easement and with said curve to the right having a radius of 118.00 feet, through a central angle of 21 degrees 49 minutes 50 seconds, for an arc distance of 44.96 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
7. North 30 degrees 42 minutes 47 seconds West, continue with the Northeasterly line of said 50' Common Access & Utility Easement, a distance of 40.98 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
8. North 07 degrees 09 minutes 39 seconds West, a distance of 7.51 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
9. North 30 degrees 42 minutes 47 seconds East, a distance of 50.11 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 1.565 acres (68,186 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, DEBLOCK, LTD., 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 4, BLOCK 2, WEATHERFORD ADDITION, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

DEBLOCK, LTD.,  
a Texas limited partnership

By: Mansfield Management, LLC,  
a Texas limited liability company,  
its general partner

By: *Marretta A. Weatherford*  
Marretta A. Weatherford, Manager

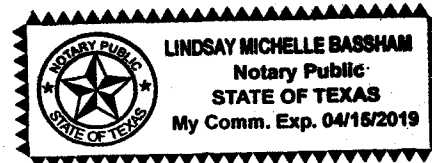
By: *James A. Weatherford*  
James A. Weatherford, Manager

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Marretta A. Weatherford, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 9 day of December, 2016.

*[Signature]*  
Notary Public, State of Texas

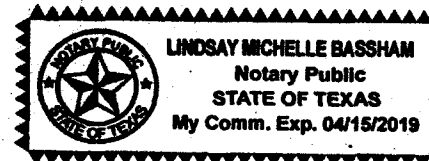


STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared James A. Weatherford, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 9 day of December, 2016.

*[Signature]*  
Notary Public, State of Texas



I, Michael Dan Davis, Registered Professional Land Surveyor Number 4838, State of Texas, having plotted the above described subdivision from an actual survey on the ground, and that all lot corners, and angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision.

*[Signature]* 12/9/16  
Michael Dan Davis DATE:  
Registered Professional Land Surveyor No. 4838  
BANNISTER ENGINEERING, LLC  
T.B.P.L.S. REGISTRATION NO. 10193823



FINAL PLAT  
**WEATHERFORD ADDITION**  
LOT 4, BLOCK 2  
1.565 acres out of the James Grimsley Survey  
Abstract Number 578  
City of Mansfield, Tarrant County, Texas  
1 Lot  
Date Prepared: November 2016  
Date Revised: December 2016  
Case: SD# 16-044  
SHEET 1 OF 1

ENGINEER/SURVEYOR:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
CONTACT: MIKE DAVIS, R.P.L.S.  
PHONE: 817-842-2094  
Mike@bannistereng.com

OWNER/DEVELOPER:  
DEBLOCK, LTD.  
1017 S. HIGHWAY 5  
ALEDO, TEXAS 76008  
PHONE: 817-265-2364

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

## **PLANNING AND ZONING COMMUNICATION**

Agenda: December 19, 2016

Subject: SD#16-045 Final Plat of Lots 1-3, Block 1, Coble Place

### **GENERAL INFORMATION**

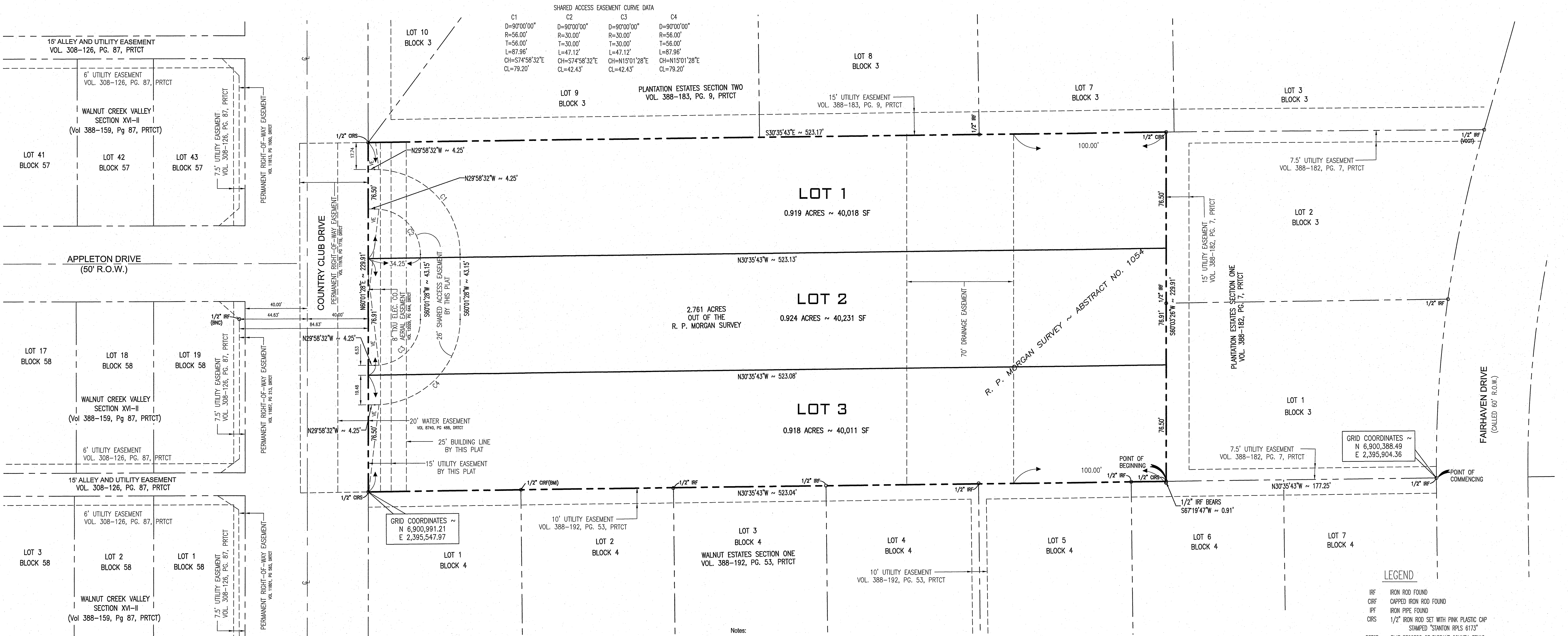
Applicant:	HWSH Development, LLC, owner  DiSciullo-Terry, Stanton & Assoc., Inc., engineer
Existing Zoning:	SF 8.4/18
Proposed Use:	Single-Family residential
Size:	2.761 acres
Total Number of Lots:	3
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes

### **COMMENTS & CONSIDERATIONS**

The purpose of this plat is to subdivide the property into three residential lots.

Staff recommends approval.





## **PLANNING AND ZONING COMMUNICATION**

Agenda: December 19, 2016

Subject: ZC#16-016: Public hearing for zoning change from PR to PD for C-2 Uses by Mansfield-Webb LLC. on approximately 3.296 acres, generally located south of Mansfield-Webb Road and west of the city limit line.

### **GENERAL INFORMATION**

Applicant	Mansfield Webb, LLC – Applicant/Property Owner Geyer Morris – Developer Macatee Engineering - Engineer E. Brook Associates – Landscape Architect
Size:	3.296 acres
Proposed Use:	Retail and Office uses
Existing Land Use:	Vacant
Surrounding Land Use & Zoning:	North – City of Arlington City Limits South - Vacant; PR East - Church, PR West - Multi-Family; PD
Thoroughfare Plan Specification:	Mansfield-Webb – 70 foot collector

### **COMMENTS AND CONSIDERATIONS**

The applicant is proposing a 4-building office/retail center at Mansfield Webb Road. The buildings are 4,000 square feet and will house 1 – 4 occupants. The buildings are predominantly brick and stone and feature architecturally finished 40-year shingled pitched roofs. The uses will be those permitted in C-2, Community Business District

The applicant is proposing a natural screen of trees, grasses, and shrubs along the west and south sides of the buildings in lieu of the required 8-foot masonry screening wall. There is a swale/creek running along the south side that has vegetation in it as well that will be left in its natural state. Other deviations include a reduction of parking to an approximate number of 1-space per 250 square feet of building area and reduction of the front yard landscape setback from 20 feet to 15 feet.

Staff has the following concerns:

The uses are limited due to there being no rear exits on the building because of the elevation being raised.

A minimum of 10' wide unobstructed pathway around all structures is required. This path shall be at level grade for firefighter access, refer to Section 503.1.1 of the Fire Code.

Fire Lane access road shall have no more than a 10 degree slope.

Elevations are not clear. If you have a 3 foot elevated slab from grade, fire fighter access is needed.

Where the building is raised in the rear due to topographic changes, the building needs to be finished and not just show exposed concrete slab.

**Attachments:**

Maps and Supporting Information  
Proposed PD





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

**ZC# 16-016**

11/10/2016





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

**ZC# 16-016**

11/10/2016

## Property Owner Notification for ZC# 16-016

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
GRIMSLEY, JAMES SURVEY	A 578	ARB/OP GLOBAL CAPITAL LLC	21 TRANQUIL POND	FRISCO, TX	75034
NORTHSIDE CHURCH OF CHRIST	BLK 1	NORTHSIDE CH OF CHRIST MANSF	1820 MANSFIELD WEBB RD	ARLINGTON, TX	76002-3724
VILLAS DI LUCCA ADDN	BLK 1	VILLAGGIO LP	5485 BELTLINE RD STE 300	DALLAS, TX	75254



## EXHIBIT "A"

ZC#16-016

### MANSFIELD-WEBB OFFICE CENTER 3.296 ACRES ~ MANFIELD-WEBB ROAD @ LA FRONTERA TRAIL MANSFIELD, TEXAS

#### LEGAL LAND DESCRIPTION:

BEING 3.296 acres or (143,588 square feet) of land in the James Grimsley Survey, Abstract No. 578, City of Mansfield, Tarrant County, Texas, said 3.296 acres or (143,588 square feet) being a portion of that certain tract or parcel of land described in a General Warranty Deed to Five Oaks Creek, LLC (hereinafter referred to as Five Oaks Creek tract), as recorded in Document Number D213150846, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 3.296 acres or (143,588 square feet) being more particularly described, by metes and bounds, as follows:

**BEGINNING** at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the most Westerly corner of said Five Oaks Creek tract, same being the Northeasterly line of that certain tract of land described as Villas Di Lucca Addition (hereinafter referred to as Villas Di Lucca Addition), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Document Number D215101068, Plat Records, Tarrant County, Texas (P.R.T.C.T.), same also being in the Southeasterly margin of Mansfield-Webb Road (variable width right-of-way);

**THENCE** North 59 degrees 36 minutes 37 seconds East, departing the Northeasterly line of said Villas Di Lucca Addition and with the Northwesterly line of said Five Oaks Creek tract and also with the Southeasterly margin of said Mansfield-Webb Road, a distance of 557.93 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for a Northwesterly corner of said Five Oaks Creek tract, same being the Southwesterly line of that certain tract of land described as Northside Church of Christ (hereinafter referred to as Northside Church of Christ), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 2557, P.R.T.C.T.;

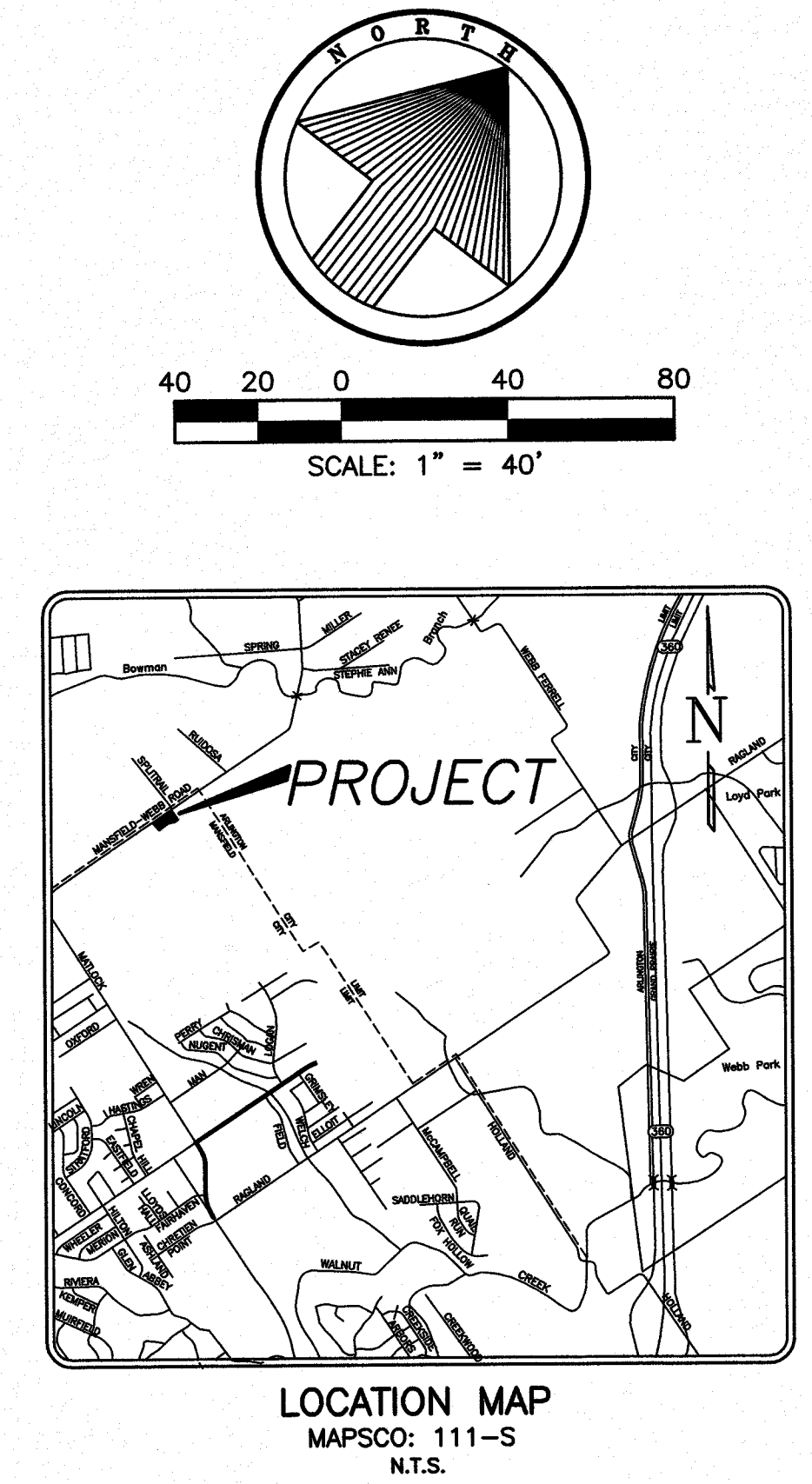
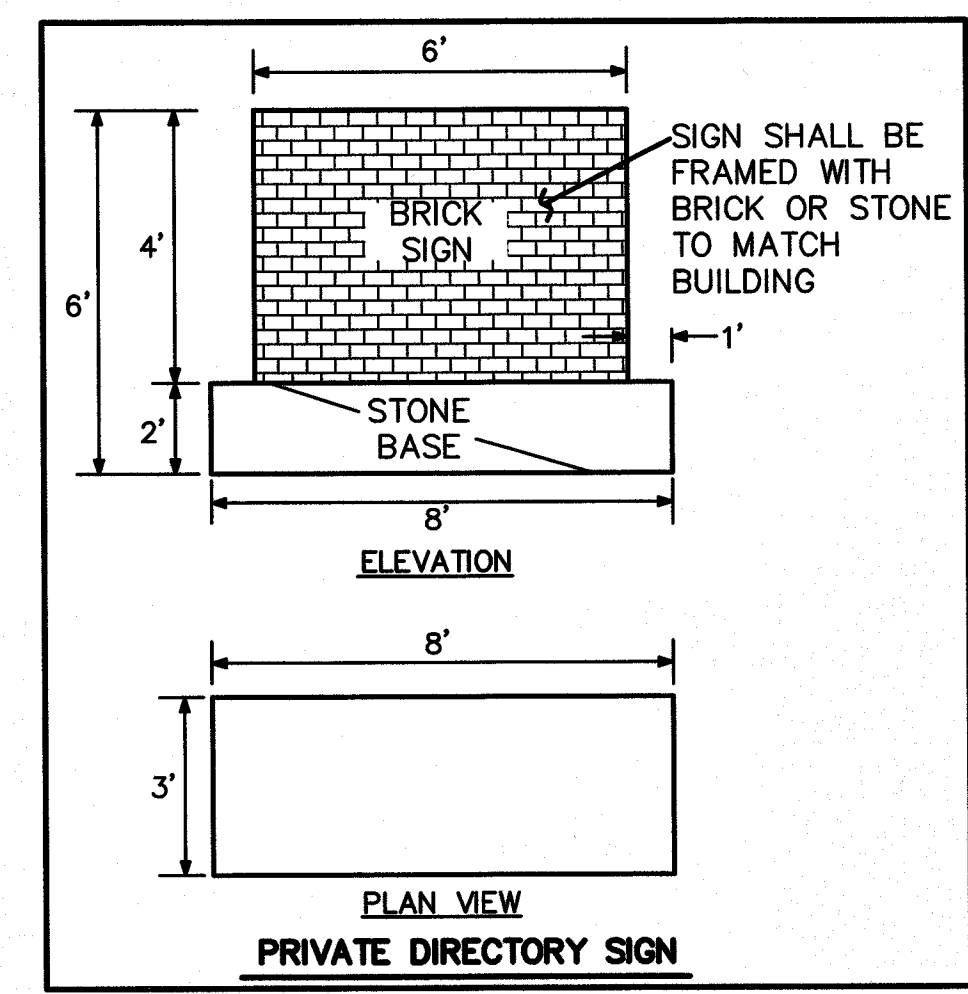
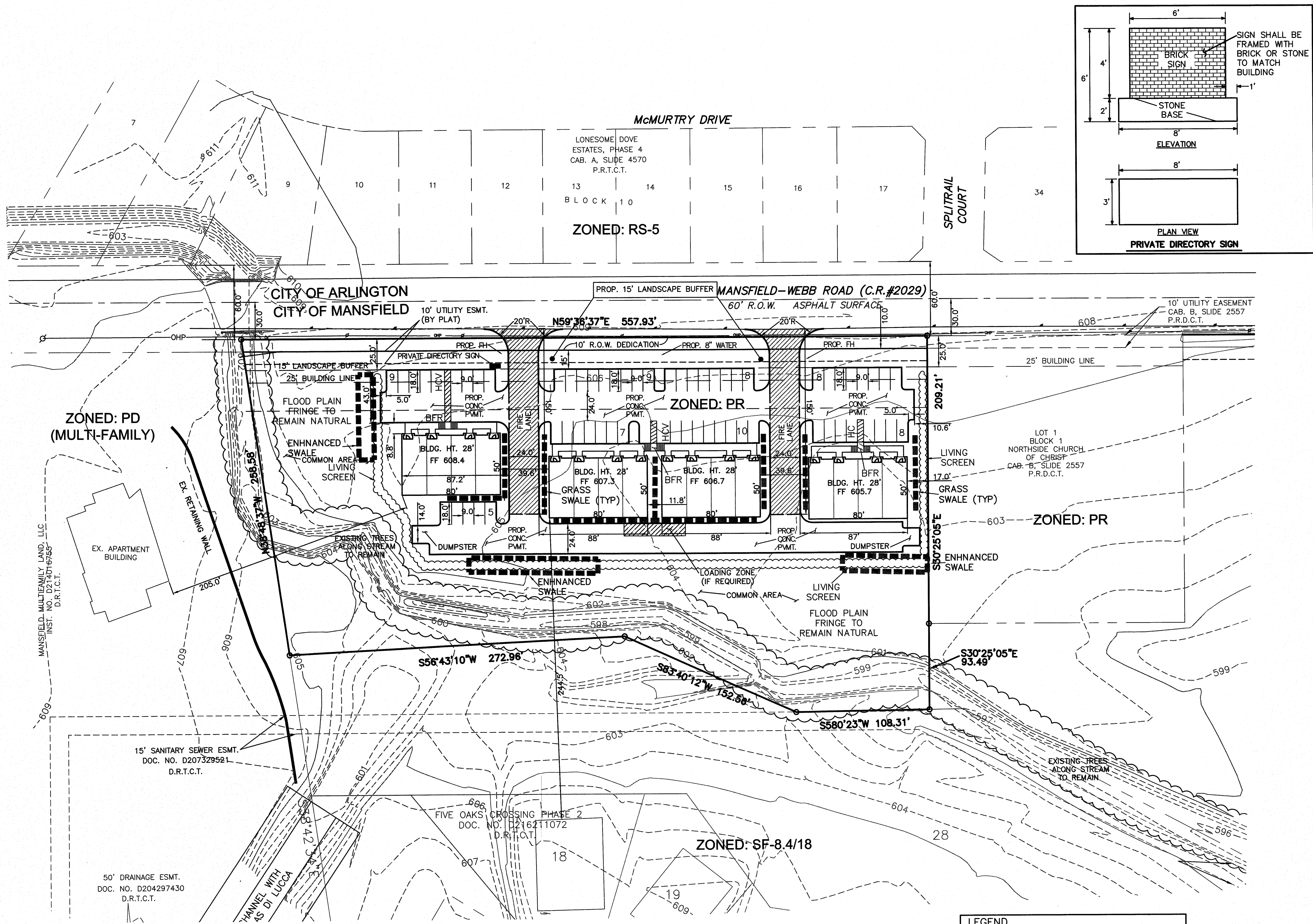
**THENCE** South 30 degrees 25 minutes 05 seconds East, departing the Southeasterly margin of said Mansfield-Webb Road and with the common line between said Five Oaks Creek tract and said Northside Church of Christ, passing at a distance of 1.09 feet, the Westerly corner of that certain tract of land described as Lot 1, Block 1 of said Northside Church of Christ and continue with said course and the common line between said Five Oaks Creek tract and said Northside Church of Christ for a total distance of 209.21 feet to a one-half inch iron rod found for an angle point in the Northwesterly line of said Five Oaks Creek tract, same being the Southerly corner of said Northside Church of Christ;

**THENCE** South 30 degrees 25 minutes 05 seconds East, crossing said Five Oaks Creek tract, a distance of 93.49 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner in the Southeasterly line of said Five Oaks Creek tract, same being the Northwesterly line of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to CTMGT Five Oaks Creek, LLC (hereinafter referred to as CTMGT Five Oaks Creek tract), as recorded in Document Number D213146241, O.P.R.T.C.T.;

**THENCE** with the common line between said Five Oaks Creek tract and said CTMGT Five Oaks Creek tract for the following 3 courses:

1. South 58 degrees 48 minutes 23 seconds West, a distance of 108.31 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
2. South 83 degrees 40 minutes 12 seconds West, a distance of 152.56 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
3. South 56 degrees 43 minutes 10 seconds West, a distance of 272.96 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the most Southerly corner of said Five Oaks Creek tract, same being the most Westerly corner of said CTMGT Five Oaks Creek tract, same also being the Northeasterly line of the aforesaid Villas Di Lucca Addition;

**THENCE** North 38 degrees 48 minutes 37 seconds West with the common line between said Five Oaks Creek tract and said Villas Di Lucca Addition, a distance of 258.58 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 3.296 acres or (143,588 square feet) of land.



**WATER QUALITY NOTES:**

1. POST-CONSTRUCTION WATER QUALITY SYSTEMS WILL BE PROVIDED AS A TREATMENT TRAIN:  
A. GRASS SWALES FOR PRIMARY TREATMENT  
B. ENHANCED SWALES FOR WQV TREATMENT
2. THE IMPROVEMENTS SHOWN ARE CONCEPTUAL. ACTUAL SIZES AND LOCATION OF WATER QUALITY SYSTEMS WILL BE ESTABLISHED IN FINAL DESIGN.

- NOTES:**
1. There will be no Outside Storage as part of this development.
  2. A mandatory owners association will be responsible for the maintenance of the landscaping and common areas shown hereon.
  3. The owners association and associated documents shall be filed in accordance with the City of Mansfield policies. These documents must be reviewed by the City Attorney prior to filing the final plat. The documents shall be filed with the final plat at Tarrant County when deemed necessary by the attorney. The documents shall be submitted in a timely manner to allow for a minimum of 60 days review. Failure to submit the documents or incomplete documents may result in delay of construction, acceptance of the subdivision or delay in approval of a building permit. The City does not accept the responsibility for any delays in construction, approval or acceptance of the subdivision caused by the failure to submit the association documents or the inaccuracy of the documents.
  4. The proposed development will be in accordance with the provisions of the approved Planned Development District and all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

LEGEND	
HCV	Handicap Van Accessible
HC	Handicap
BFR	Barrier Free Ramp
1	Parking Spaces

**OWNER/APPLICANT:**  
JAMES JOHNSTON  
21 TRANQUIL POND  
FRISCO, TEXAS 75034  
972-668-7710

**ENGINEER:**  
MACATEE ENGINEERING, LLC  
3519 MILES ST.  
DALLAS, TEXAS 75209  
(214) 373-1180

**PROJECT SITE DATA:**

**GENERAL:**

Name of Project: Mansfield-Webb Office Center  
Proposed Use: C-2 Commercial Business District  
Existing Zoning District: PR (Pre-Development District)  
Proposed Zoning District: PD  
County: Tarrant

**OVERALL SITE:**

FAR (Floor Area Ratio)	11%
Gross Site Area:	3.296 Acres
Open Space (Greenbelt, Flood Plain Fringe)	1.55 Acres
Landscape Buffer	0.206 Acres

**PARKING**

4 Buildings @ 4,000 S.F.	TOTAL	16,000 S.F.
Parking ratio:		1:250
Parking req'd:		Varies by use per section 7200B plus modification herein
Parking provided:		64 Spaces

(INCLUDING 3 HC SPACES)

**ZONING (CITY OF MANSFIELD)**

PR	Pre-Development District
PD	Planned Development
SF-8.4/18	Single Family Residential District - (Min. 8,400sf lots)

**ZONING (CITY OF ARLINGTON)**

RS-5	Single-Family Detached Residential (Min. 5,000sf Lots)
------	--

**MODIFICATIONS TO ZONING:**

Perimeter Screening:  
1) A living screen will be used in lieu of a masonry screening wall.

Parking:  
1) Required parking for medical office shall be 1 space per 250 sq. ft. of building area.

Street Landscape Setback:  
1) Street Landscape setback shall be 15 feet.

**EXHIBIT "B"**  
CASE NO. ZC#16-016  
**DEVELOPMENT PLAN**  
**SITE PLAN**  
**MANSFIELD-WEBB OFFICE CENTER**  
JAMES GRIMSLEY SURVEY, ABSTRACT NO. 578  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
3.296 AC. OR 143,488 SQ. FT.  
1 LOT  
DECEMBER 2016



# MANSFIELD WEBB

## OFFICE CONDOS



1 PERSPECTIVE VIEW 1  
SCALE:



2 FRONT ELEVATION - COVER SHEET  
SCALE: 1/8" = 1'-0"

Frantom Designs, Inc.  
www.FrantomDesigns.com  
1350 E. Arapaho Rd. #114  
Richardson, TX 75081  
469-274-2260



RESIDENCE FOR:

MANSFIELD WEBB

SUBDIVISION:  
ADDRESS:  
LOT:

BLOCK:

Drawn by: FD

Checked by: EE

Issue Date:

DUE TO VARIATIONS IN QTY  
REQUIREMENTS, CONSTRUCTION  
TECHNIQUES, AND DIVERSITY IN  
MATERIALS, ALL DIMENSIONS AND  
ELEVATIONS ARE APPROXIMATE AND  
MAY VARY PER PLAN.

Revision		
#	Date	Description
1	10/25/16	City Red line

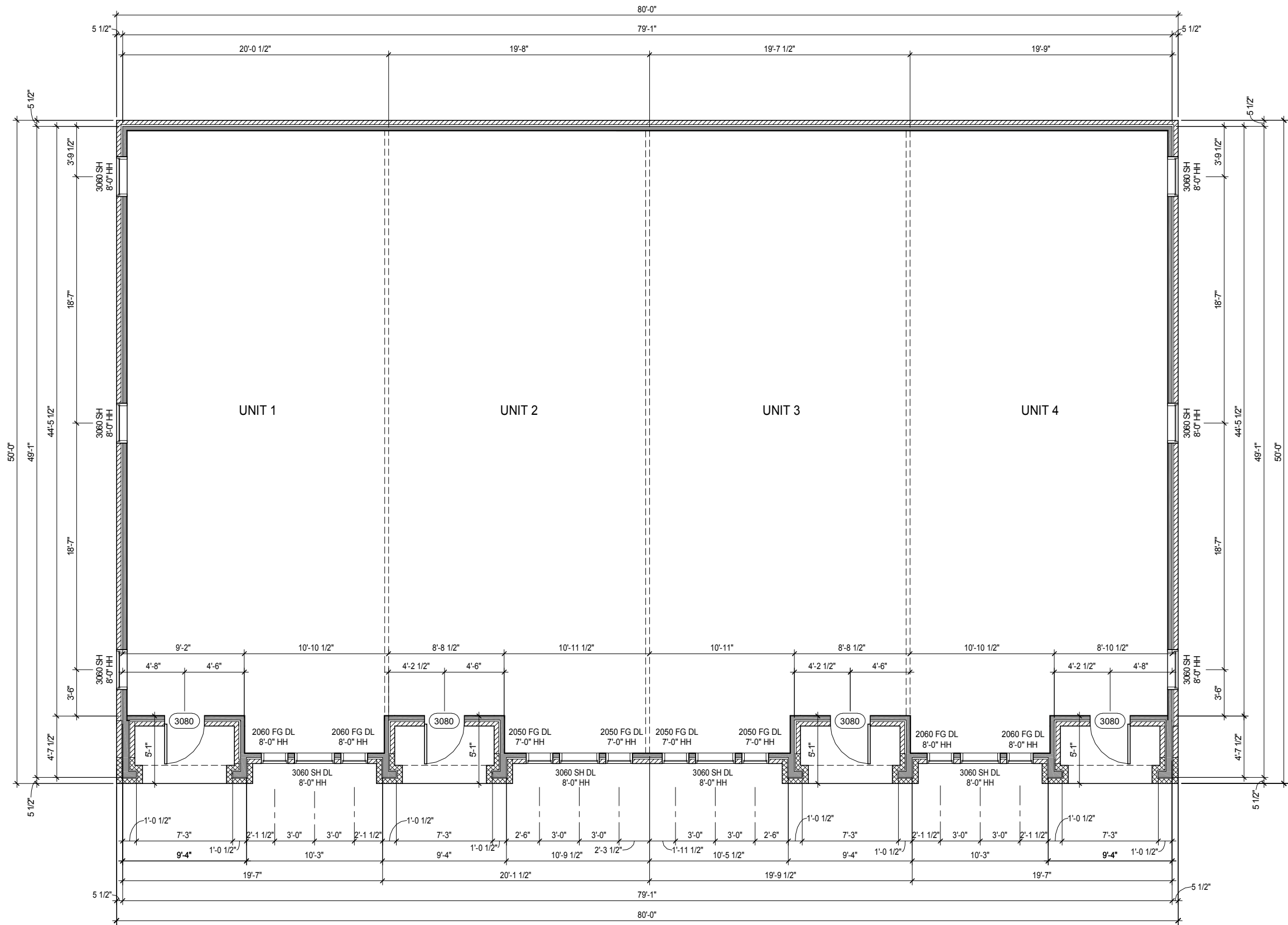
Job Name  
**MANSFIELD WEBB**

Case Number  
**ZC#16-016**

Sheet Name  
**COVER SHEET**

Sheet Number  
**A0.01**

EXHIBIT C



1 1ST FLOOR PLAN - BASE  
SCALE: 1/8" = 1'-0"

EXHIBIT C

Frantom Designs, Inc.  
www.FrantomDesigns.com  
1350 E. Arapaho Rd. #114  
Richardson, TX 75081  
469-274-2260

DRAWN BY: **F2**  
**FRANTOM**  
DESIGNS

RESIDENCE FOR:

MANSFIELD WEBB

SUBDIVISION:  
ADDRESS:  
LOT:

BLOCK:

Drawn by: FD  
Checked by: EE  
Issue Date:  
DUE TO VARIATIONS IN CITY REQUIREMENTS, CONSTRUCTION TECHNIQUES AND DIVERSITY IN MATERIALS, ALL DIMENSIONS AND ELEVATIONS ARE APPROXIMATE AND MAY VARY FOR PLAN.

Revision		
#	Date	Description
1	10/25/16	City Red line

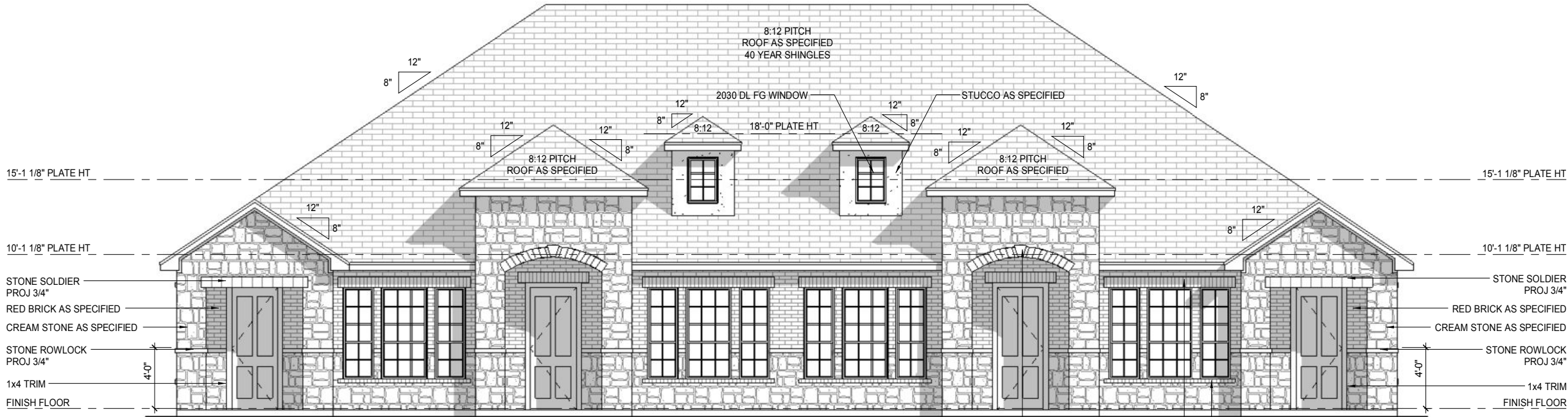
Job Name  
MANSFIELD WEBB

Case Number  
ZC#16-016

Sheet Name  
FIRST FLOOR PLAN

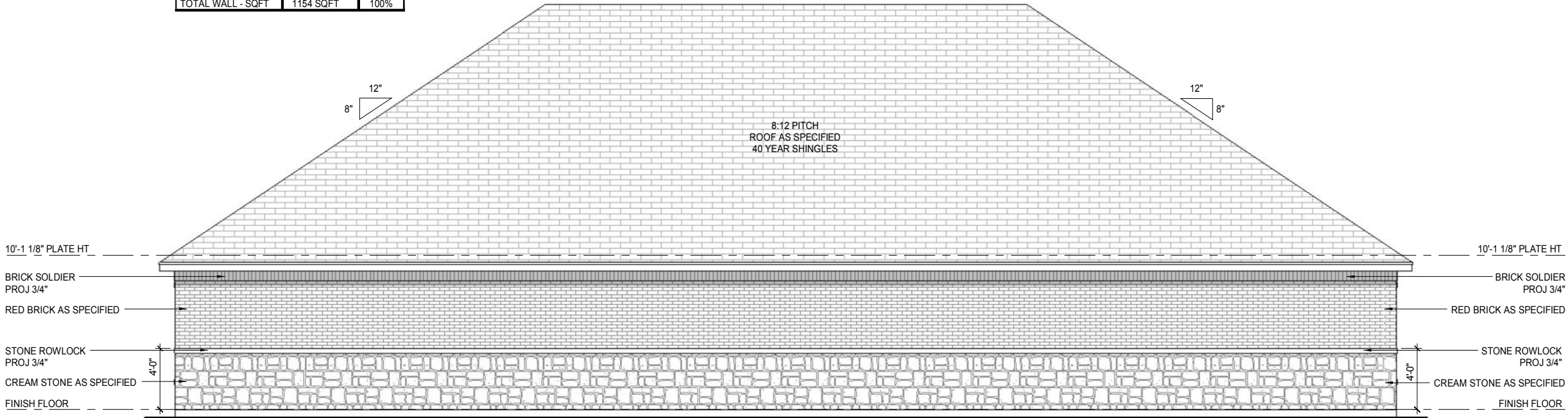
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1 FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

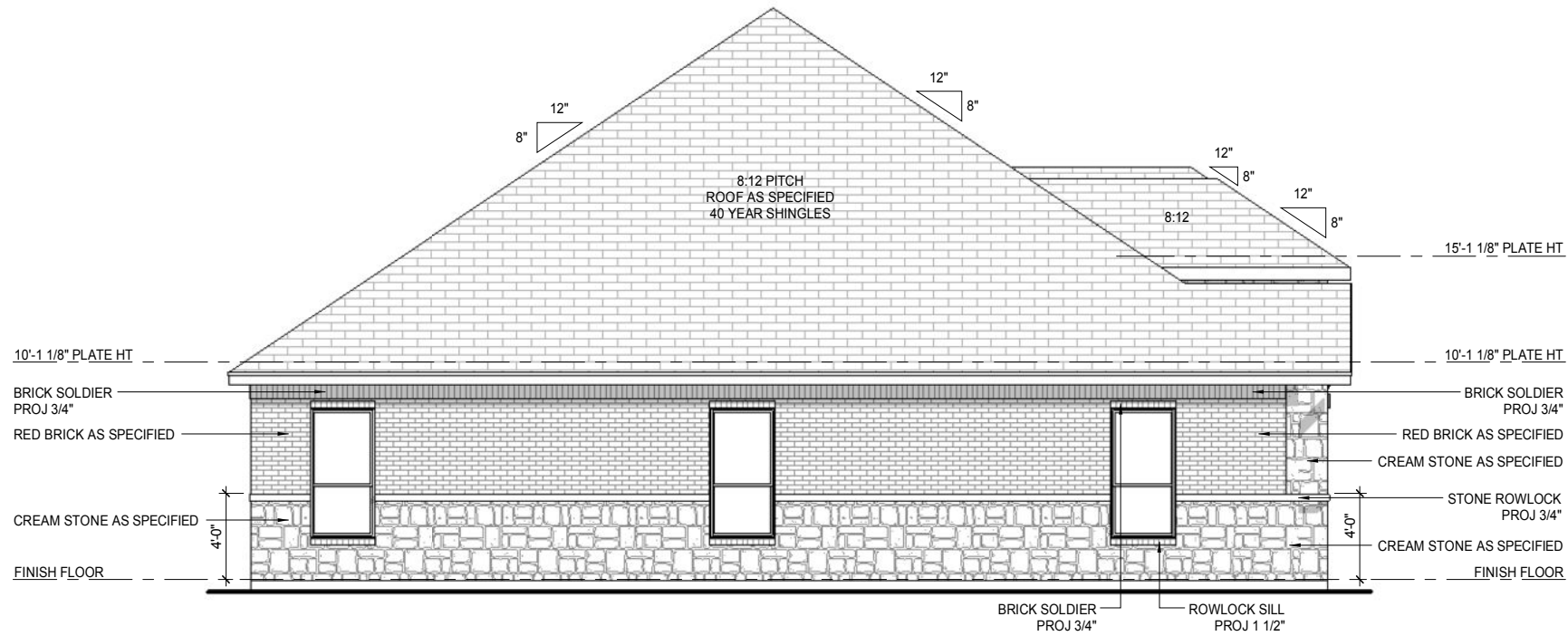
MASONRY SQUARE FOOTAGE CHART		
STUCCO - SQFT	23 SQFT	2%
RED BRICK - SQFT	404 SQFT	35%
CREAM STONE - SQFT	727 SQFT	63%
TOTAL WALL - SQFT	1154 SQFT	100%



2 REAR ELEVATION  
SCALE: 1/8" = 1'-0"

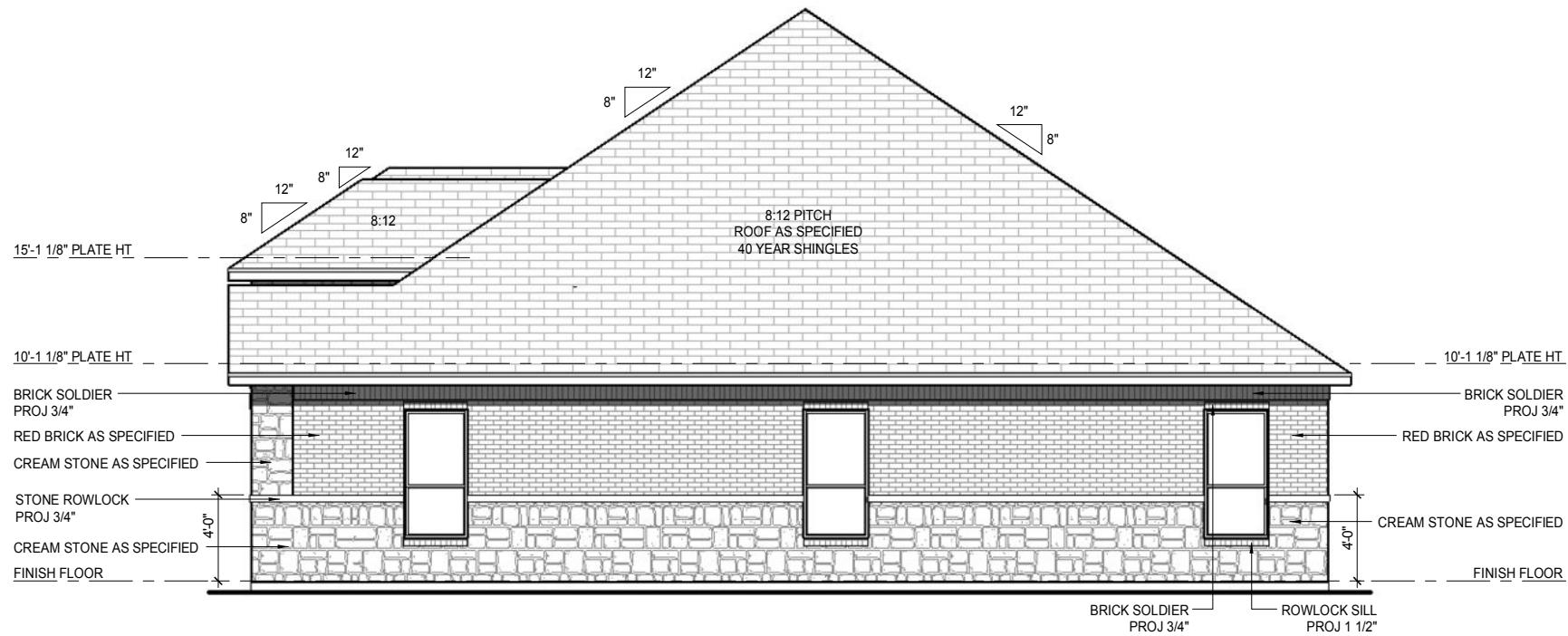
MASONRY SQUARE FOOTAGE CHART		
RED BRICK - SQFT	408 SQFT	56%
CREAM STONE - SQFT	320 SQFT	44%
TOTAL WALL - SQFT	728 SQFT	100%





1 LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

MASONRY SQUARE FOOTAGE CHART		
STUCCO - SQFT	27 SQFT	5%
RED BRICK - SQFT	209 SQFT	38%
CREAM STONE - SQFT	313 SQFT	57%
TOTAL WALL - SQFT	549 SQFT	100%



2 RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"

MASONRY SQUARE FOOTAGE CHART		
STUCCO - SQFT	27 SQFT	5%
RED BRICK - SQFT	209 SQFT	38%
CREAM STONE - SQFT	313 SQFT	57%
TOTAL WALL - SQFT	549 SQFT	100%

RESIDENCE FOR:

MANSFIELD WEBB

SUBDIVISION:

ADDRESS:

LOT:

BLOCK:

Drawn by: FD

Checked by: EE

Issue Date:

DUE TO VARIATIONS IN QTY  
REQUIREMENTS, CONSTRUCTION  
TECHNIQUES AND DIVERSITY IN  
MATERIALS, ALL DIMENSIONS AND  
ELEVATIONS ARE APPROXIMATE AND  
MAY VARY PER PLAN.

Revision

#	Date	Description
1	10/25/16	City Red line

Job Name

MANSFIELD WEBB

Case Number

ZC#16-016

Sheet Name

SIDE  
ELEVATIONS

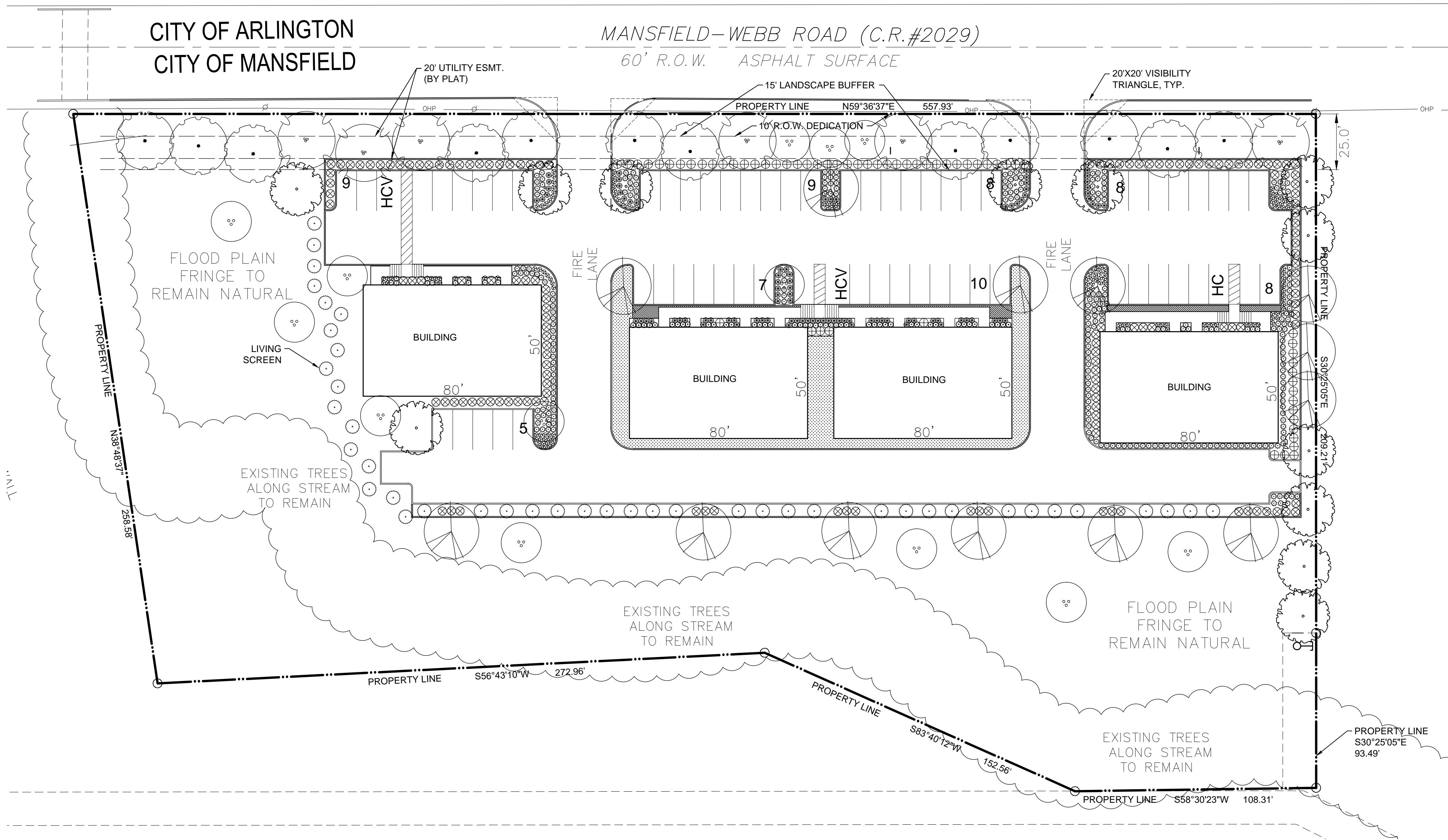
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EXHIBIT C





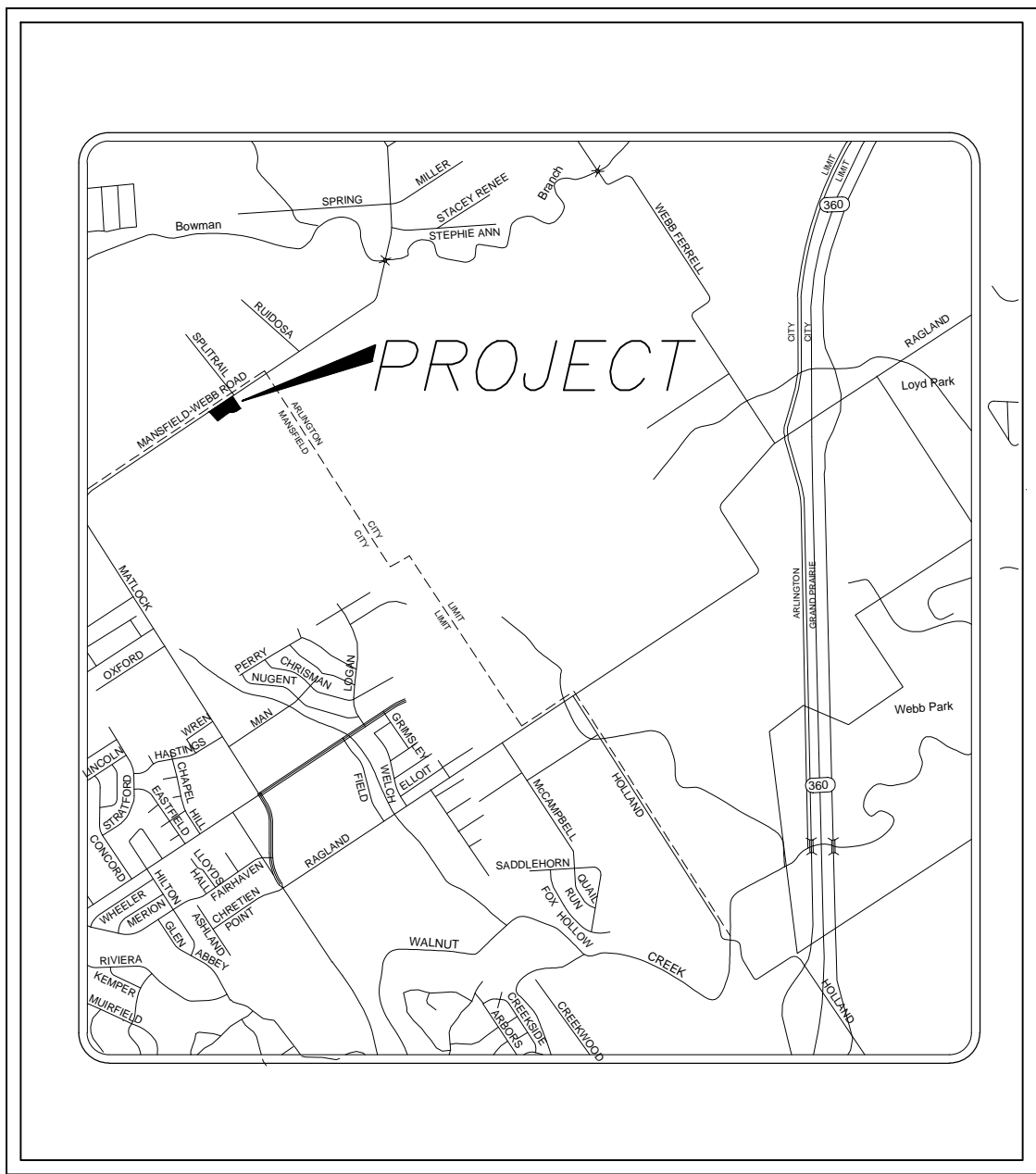


PLANT MATERIAL LIST SUMMARY CHART

QNTY	SYM	COMMON NAME	BOTANICAL NAME	SIZE	HT NOTES
CANOPY TREES					
12	AP	AFGHAN PINE	<i>Pinus elderica</i>	3.5" CAL.	SINGLE TRUNK
6	AE	AMERICAN ELM	<i>Ulmus americana</i>	3.5" CAL.	SINGLE TRUNK
13	LE	LACEBARK ELM	<i>Ulmus parvifolia</i>	3.5" CAL.	SINGLE TRUNK
12	BO	BUR OAK	<i>Quercus macrocarpa</i>	3.5" CAL.	SINGLE TRUNK
ORNAMENTAL TREES					
10	VA	VITEX	<i>Vitex agnus-castus</i>	30 GAL.	8'-10'
SHRUBS					
43	WM	WAX MYRTLE	<i>Myrica cerifera</i>	5 GAL.	AS SHOWN
143	SY	SOFT LEAF YUCCA	<i>Yucca recurvifolia</i>	5 GAL.	AS SHOWN
63	TS	TEXAS SAGE	<i>Leucophyllum frutescens 'green cloud'</i>	5 GAL.	AS SHOWN
93	PA	PARRY AGAVE	<i>Agave parryi</i>	3 GAL.	AS SHOWN
273	LB	LITTLE BLUESTEM	<i>Schizachyrium scoparium</i>	3 GAL.	AS SHOWN
38	CF	PURPLE CONE FLOWER	<i>Echinacea purpurea</i>	1 GAL.	AS SHOWN
111	AP	BLACKFOOT DAISY	<i>Melampodium leucanthum</i>	1 GAL.	AS SHOWN
GROUNDCOVERS					
287	CB	COMMON BERMUDA	<i>Cynodon dactylon</i>		SOD - SY
MULCH MATERIAL					
1012	DC	DECOMPOSED GRANITE*			SY

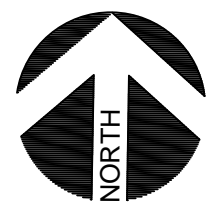
\*DECOMPOSED GRANITE TO BE USED AS MULCH THROUGHOUT ALL PLANT BED AREAS

SUMMARY CHART - BUFFERYARDS/SETBACKS						
Location of Buffer Yard or Setback	Required / Provided	Length	Bufferyard or Setback Width/Type	Canopy Trees	Ornamental Trees	Shrubs
North	Required	558'	BY 15'	18		
	Provided		15'	18	3	87
East	Required	302'	BY 10'	12		
	Provided		10'	9		33
South	Required	533'	0	0		
	Provided		PROVIDED BY EXISTING TREES	0		
West	Required	258'	0	0		
	Provided		PROVIDED BY EXISTING TREES	0		



VICINITY MAP

NTS



SITE INFORMATION

ZONING DISTRICT:	PD
PROPERTY AREA:	143,584 SF 3.296 ACRES
PROPOSED USE:	COMMUNITY BUSINESS
LANDSCAPE REQUIREMENTS	
BUFFER YARDS:	SEE CHART
SCREENING WALLS:	SEE CHART
PARKING LOT INTERNAL LANDSCAPING	
REQUIRED TREES:	
• 1 PER 10 P/S=	6 TREES
• 1 PER LANDSCAPE ISLAND=	9 TREES
• 1 PER PARKING END CAP=	3 TREES
TOTAL REQUIRED :	18 TREES
TOTAL PROVIDED:	18 TREES
FOUNDATION AREA LANDSCAPING	
4' MINIMUM LANDSCAPE STRIP ADJACENT TO ALL BUILDING FACADES FACING A PUBLIC STREET OR PUBLIC ENTRANCE.	
OTHER LANDSCAPE AREAS	
REQUIRED AREA:	14,358 SF 10% OF SITE
PLANTING AREA:	13,436 SF
TURF AREA:	2,583 SF
TOTAL PLANTING AREA PROVIDED:	16,019 SF 11% OF SITE
OPEN SPACE GREENBELT; FLOODPLAIN FRINGE:	1.55 ACRES

CASE NO. ZC#16-016



1

LANDSCAPE PLAN - EXHIBIT "D"

SCALE: 1" = 30'-0"



OWNER/APPLICANT:  
JAMES JOHNSTON  
21 TRANQUIL POND  
FRISCO, TEXAS 75034  
972-668-7710

ENGINEER:  
MACATEE ENGINEERING, LLC  
3519 MILES ST.  
DALLAS, TEXAS 75209  
(214) 373-1180

LANDSCAPE ARCHITECT:  
E. BROOKE ASSOCIATES, LLC  
8624 FERGUSON RD. #570527  
DALLAS, TEXAS 75228  
(817) 219-2665

JAMES GRIMSLEY SURVEY, ABSRTACT NO. 578  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
3.296 AC. OR 143,488 SQ. FT.

SEPTEMBER 2016

DATE PREPARED:  
10/19/2016

E. BROOKE  
ASSOCIATES  
8624 Ferguson Rd #570527  
Dallas, Texas 75228  
817-219-2665  
erin@ebrooke.com

E. BROOKE  
ASSOCIATES

MANSFIELD - WEBB OFFICE CENTER  
CITY OF MANSFIELD, TEXAS

## **PLANNING AND ZONING COMMUNICATION**

Agenda: December 19, 2016

Subject: ZC#16-018: Public hearing for zoning change from PR to PD for Single-Family Residential by Double Eagle Real Estate on approximately 10 acres, generally located at the southeast corner of National Parkway and Seeton Road.

### **GENERAL INFORMATION**

Applicant	Double Eagle Real Estate Holdings, LLC – Applicant/Developer The Community at Lake Ridge, TCAL Church – Property Owner MMA - Engineer
Size:	10 acres
Proposed Use:	Single Family Residential
Existing Land Use:	1 Single Family house
Surrounding Land Use & Zoning:	North - National Parkway South - Corps of Engineers Land East - Single-Family Residential West - Seeton Road

Thoroughfare Plan Specification:

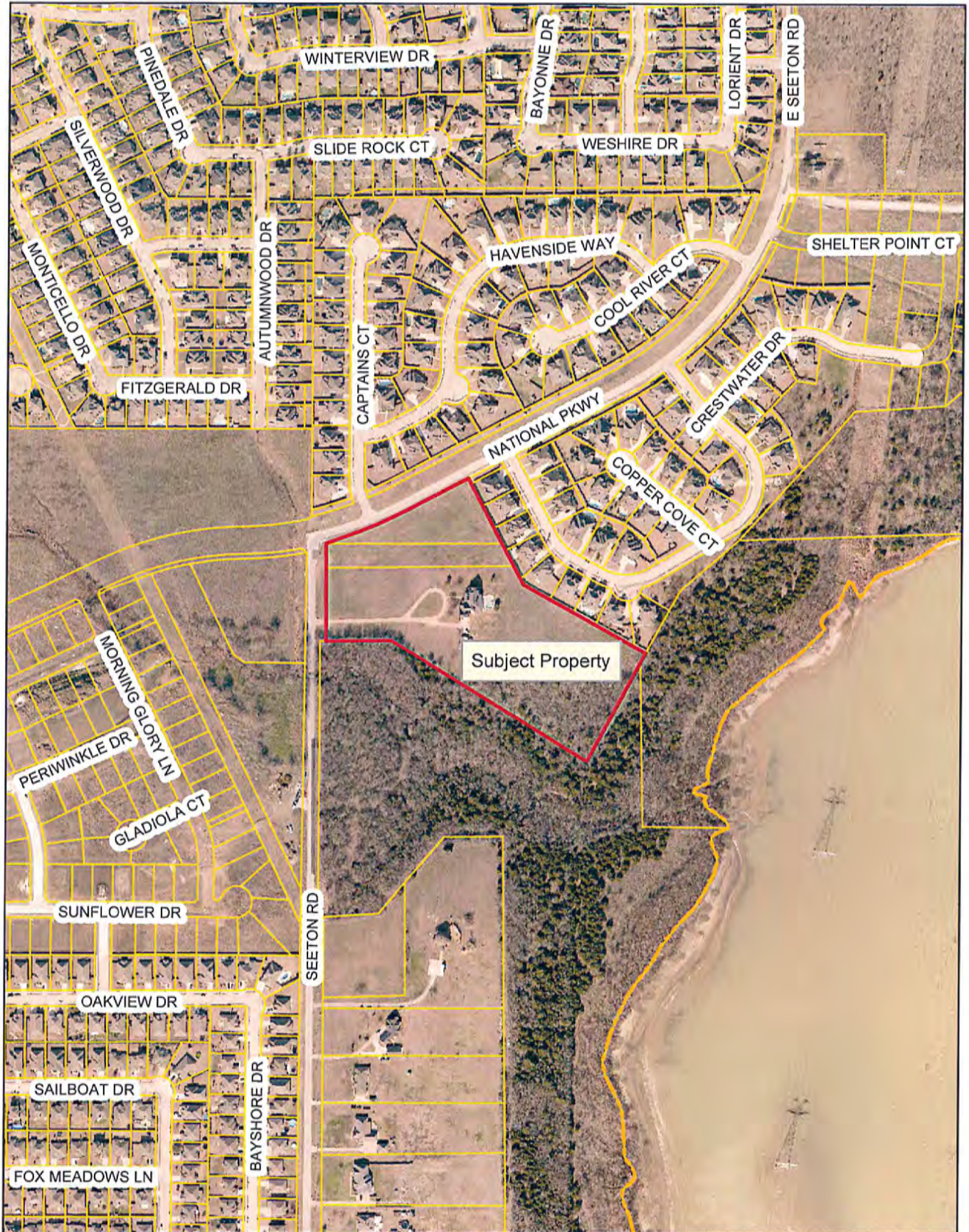
### **COMMENTS AND CONSIDERATIONS**

The applicant is proposing 49 single family lots and 7 open space lots. The lots are a blending of 60 foot and 50 foot wide. The subdivision is private streets and gated for security. The applicant is targeting empty nesters with the smaller lots, large homes and larger lot coverage to allow for outdoor kitchens and living areas. The side yard setbacks are 5/5. The homes are proposed to be custom built.

#### **Attachments:**

Maps and supporting information



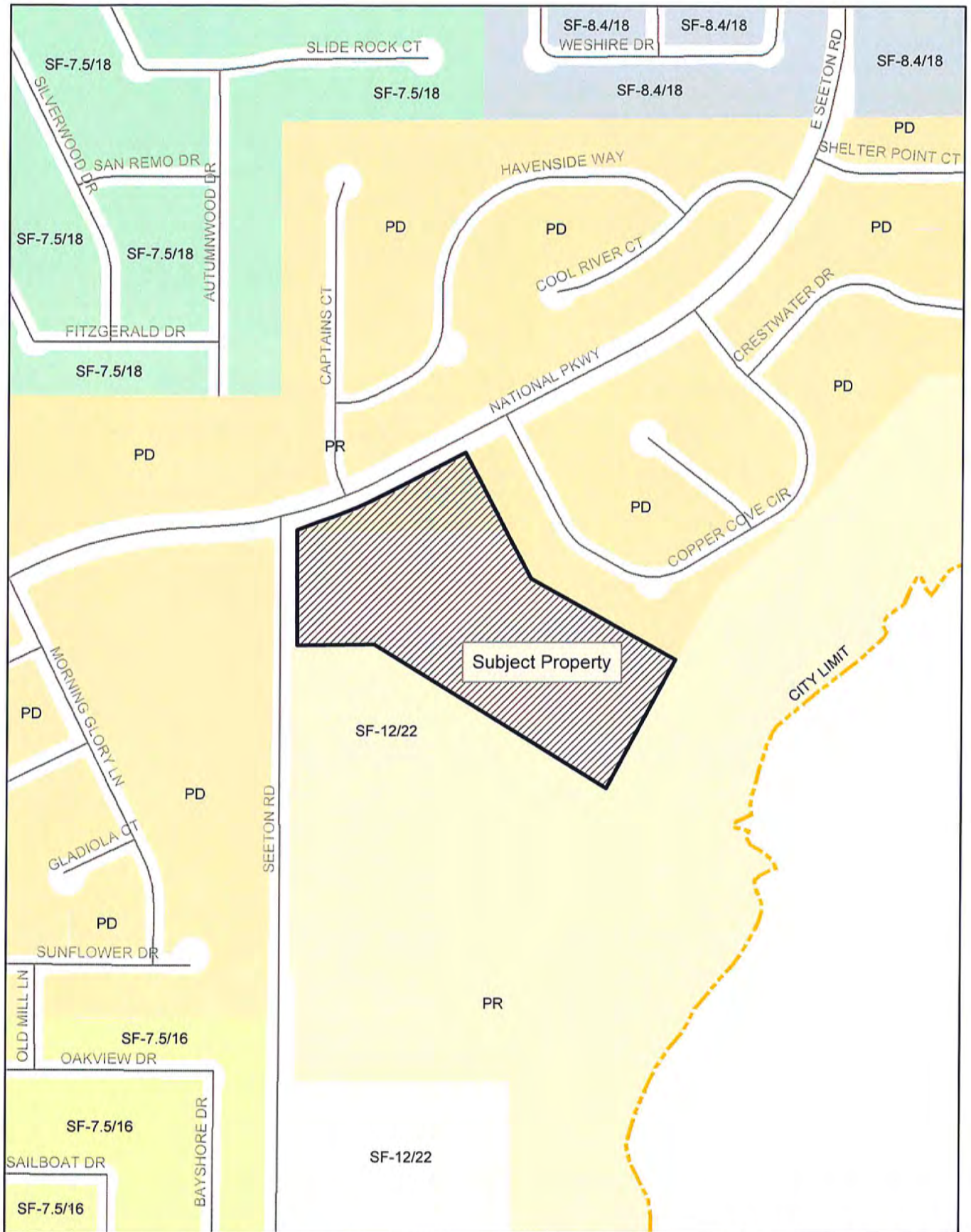


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**ZC# 16-018**

12/08/2016





**ZC# 16-018**

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12/08/2016

## Property Owner Notification for ZC# 16-018

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
CHANGE OF SCENERY ADDITION	LOT 1R1A	COMMUNITY AT LAKE RIDGE CHURCH	4208 IRON LN	MANSFIELD, TX	76063-3436
CHANGE OF SCENERY ADDITION	LOT 1R2A	COMMUNITY AT LAKE RIDGE CHURCH	4208 IRON LN	MANSFIELD, TX	76063-3436
CHILDRESS, WILLIAM SURVEY	A 1949	COMMUNITY AT LAKE RIDGE CHURCH	4208 IRON LN	MANSFIELD, TX	76063-3436
CHILDRESS, WILLIAM SURVEY	A 1949	U S A	PO BOX 17300	FORT WORTH, TX	76116
CHILDRESS, WILLIAM SURVEY	A 1949	U S A	PO BOX 17300	FORT WORTH, TX	76116
GARDEN HEIGHTS	BLK 22	HMH GARDEN HEIGHTS LP	9001 AIRPORT FWY STE 400	NORTH RICHLAND HILLS, TX	76180-9128
GARDEN HEIGHTS	BLK 22	HMH GARDEN HEIGHTS LP	9001 AIRPORT FWY STE 400	NORTH RICHLAND HILLS, TX	76180-9128
GARDEN HEIGHTS	BLK 22	HMH GARDEN HEIGHTS LP	9001 AIRPORT FWY STE 400	NORTH RICHLAND HILLS, TX	76180-9128
NEILL, SAMUEL C SURVEY	A 1159	HMH GARDEN HEIGHTS LP	9001 AIRPORT FWY STE 400	NORTH RICHLAND HILLS, TX	76180-9128
SPRING LAKE ESTATES	BLK 1	IRANLOYE, SAMUEL	204 CAPTAINS CT	MANSFIELD, TX	76063-6838
SPRING LAKE ESTATES	BLK 1	SPRING LAKE ESTATES HOMEOWNER	11498 LUNA RD STE 102	DALLAS, TX	75234
SPRING LAKE ESTATES	BLK 1	JORDAN, STEPHEN C	200 CAPTAINS CT	MANSFIELD, TX	76063-6838
SPRING LAKE ESTATES	BLK 1	SPRING LAKE ESTATES HOMEOWNER	11498 LUNA RD STE 102	DALLAS, TX	75234
SPRING LAKE ESTATES	BLK 2	ELLIS, HENRY M	4900 HAVENSIDE WAY	MANSFIELD, TX	76063-6827
SPRING LAKE ESTATES	BLK 2	ADEYEYE, JAMES A	4902 HAVENSIDE WAY	MANSFIELD, TX	76063-6827
SPRING LAKE ESTATES	BLK 2	GARZA, HENRY B	4904 HAVENSIDE WAY	MANSFIELD, TX	76063-6827
SPRING LAKE ESTATES	BLK 2	MEACHEM, PAMELA W	4906 HAVENSIDE WAY	MANSFIELD, TX	76063-6827
SPRING LAKE ESTATES	BLK 2	JUMPER, JEFFREY KEITH	4908 HAVENSIDE WAY	MANSFIELD, TX	76063-6827
SPRING LAKE ESTATES	BLK 2	SPRING LAKE ESTATES HOMEOWNER	11498 LUNA RD STE 102	DALLAS, TX	75234

## Property Owner Notification for ZC# 16-018

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
SPRING LAKE ESTATES	BLK 3	SPRING LAKE ESTATES HOMEOWNER	11498 LUNA RD STE 102	DALLAS, TX	75234
SPRING LAKE ESTATES	BLK 3	ADAMS, WALTER H	4916 COPPER COVE CIR	MANSFIELD, TX	76063-6832
SPRING LAKE ESTATES	BLK 3	CHAPPELL, BRIAN	4914 COPPER COVE CIR	MANSFIELD, TX	76063-6832
SPRING LAKE ESTATES	BLK 3	PAYNE, BILLIE	4912 COPPER COVE CIR	MANSFIELD, TX	76063-6832
SPRING LAKE ESTATES	BLK 3	WHATLEY, BRIAN	4910 COPPER COVE CIR	MANSFIELD, TX	76063-6832
SPRING LAKE ESTATES	BLK 3	BROKAW, MICHAEL	4908 COPPER COVE CIR	MANSFIELD, TX	76063
SPRING LAKE ESTATES	BLK 3	MILLER, TERRY P	4906 COPPER COVE CIR	MANSFIELD, TX	76063-6832
SPRING LAKE ESTATES	BLK 3	BROWN, ANTHONY	4904 COPPER COVE CIR	MANSFIELD, TX	76063-6832
SPRING LAKE ESTATES	BLK 3	KLINGMAN, CARL	4902 COPPER COVE CIR	MANSFIELD, TX	76063-6832
SPRING LAKE ESTATES	BLK 3	COX, TORRANCE W	4900 COPPER COVE CIR	MANSFIELD, TX	76063-6832
SPRING LAKE ESTATES	BLK 3	SPRING LAKE ESTATES HOMEOWNER	11498 LUNA RD STE 102	DALLAS, TX	75234
SPRING LAKE ESTATES	BLK 5	KILGORE, VICTORIA	4901 COPPER COVE CIR	MANSFIELD, TX	76063-6833
SPRING LAKE ESTATES	BLK 5	BRZUSZKIEWICZ, RAYMOND	4903 COPPER COVE CIR	MANSFIELD, TX	76063-6833
SPRING LAKE ESTATES	BLK 5	UNDERWOOD, JAMES	4905 COPPER COVE CIR	MANSFIELD, TX	76063-6833
SPRING LAKE ESTATES	BLK 5	KULCSAR, MICHAEL	4909 COPPER COVE CIR	MANSFIELD, TX	76063-6833
SPRING LAKE ESTATES	BLK 5	ANDREWS, DANNY W	4911 COPPER COVE CIR	MANSFIELD, TX	76063-6833
SPRING LAKE ESTATES	BLK 5	HUDSON, LARRY D	4915 COPPER COVE CIR	MANSFIELD, TX	76063-6833
SPRING LAKE ESTATES	BLK 5	SPRING LAKE ESTATES HOMEOWNER	11498 LUNA RD STE 102	DALLAS, TX	75234



**ZC#16-018**  
**EXHIBIT A**  
**METES & BOUNDS DESCRIPTION**

**BEING** A 10.009 ACRE TRACT OF LAND LOCATED IN THE WILLIAM CHILDRESS SURVEY, ABSTRACT NO. 1949, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, BEING A PORTION OF LOTS 1R1 AND 1R2, CHANGE OF SCENERY, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 2399, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRTCT), AND BEING ALL OF A CALLED 10.023 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO THE COMMUNITY AT LAKE RIDGE CHURCH, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. D208106684, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRTCT), SAID 10.009 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1R2, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 10.023 ACRE TRACT OF LAND, BEING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SEETON ROAD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY AND THE SOUTHEAST RIGHT-OF-WAY LINE OF NATIONAL PARKWAY, A 90' PUBLIC RIGHT-OF-WAY, AND BEING ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1222.12 FEET, SAID BEGINNING POINT HAVING A NAD 83 - TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6888648.3 E:2412693.8 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD 83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK), FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 62 DEGREES 01 MINUTES 11 SECONDS EAST, A DISTANCE OF 0.36 FEET;

**THENCE** NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, AND ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 13 DEGREES 04 MINUTES 12 SECONDS, AN ARC LENGTH OF 278.78 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 68 DEGREES 45 MINUTES 55 SECONDS EAST, A CHORD LENGTH OF 278.18 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5509" FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, SPRING LAKE ESTATES, SECTION ONE, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D208242102, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRTCT), BEARS NORTH 65 DEGREES 01 MINUTES 52 SECONDS WEST, A DISTANCE OF 142.09 FEET;

**THENCE** NORTH 62 DEGREES 05 MINUTES 30 SECONDS EAST, CONTINUING ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 223.04 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING THE NORTHWEST CORNER OF LOT E, BLOCK 3, OF SAID SPRING LAKE ESTATES, SECTION ONE;

**THENCE** SOUTH 27 DEGREES 54 MINUTES 30 SECONDS EAST, DEPARTING SAID SOUTHEAST RIGHT-OF-WAY LINE, AND ALONG THE SOUTHWEST LINE OF SAID BLOCK 3, AT A DISTANCE OF 20.01 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5509" FOR THE NORTHWEST CORNER OF LOT 29, BLOCK 3, OF SAID SPRING LAKE ESTATES, SECTION ONE, AT A DISTANCE OF 260.18 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5509" FOR THE NORTHWEST CORNER OF LOT 26, BLOCK 3, OF SAID SPRING LAKE ESTATES, SECTION ONE, AT A DISTANCE OF 363.27 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5509" FOR THE NORTHWEST CORNER OF LOT 25, BLOCK 3, OF SAID SPRING LAKE ESTATES, SECTION ONE, AND CONTINUING IN ALL A TOTAL DISTANCE OF 383.49 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING AN ANGLE POINT IN THE SOUTHWEST LINE OF SAID LOT 25, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "BEASLEY RPLS 4050" BEARS SOUTH 17 DEGREES 25 MINUTES 00 SECONDS EAST, A DISTANCE OF 0.53 FEET;

**THENCE** SOUTH 61 DEGREES 07 MINUTES 01 SECONDS EAST, CONTINUING ALONG THE SOUTHWEST LINE OF SAID BLOCK 3, AT A DISTANCE OF 263.76 FEET (0.24' RIGHT - PERPENDICULAR), PASSING A 1/2" IRON ROD FOUND FOR THE WESTERNMOST CORNER OF LOT 22, BLOCK 3, OF SAID SPRING LAKE ESTATES, SECTION ONE, AT A DISTANCE OF 409.27 FEET (0.28' LEFT - PERPENDICULAR), PASSING THE SOUTHERNMOST CORNER OF SAID LOT 22, AND CONTINUING IN ALL A TOTAL DISTANCE OF 449.31 FEET, TO 5/8" CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS" FOR THE SOUTHERNMOST CORNER OF LOT 21, BLOCK 3 OF SAID SPRING LAKE ESTATES, SECTION ONE, BEING ON A NORTHWEST LINE OF A CALLED 31.23 ACRE TRACT OF LAND AS DESCRIBED IN THE GENERAL WARRANTY DEED TO THE UNITED STATES OF AMERICA, FILED FOR RECORD IN VOLUME 7291, PAGE 1300, DEED RECORDS, TARRANT COUNTY, TEXAS (DRTCT), SAME BEING THE EASTERNMOST CORNER OF SAID CALLED 10.023 ACRE TRACT OF LAND, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "BEASLEY RPLS 4050" BEARS NORTH 32 DEGREES 27 MINUTES 54 SECONDS WEST, A DISTANCE OF 0.79 FEET;

**THENCE** SOUTH 28 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID CALLED 10.023 ACRE TRACT OF LAND, BEING COMMON WITH THE NORTHWEST LINE OF SAID CALLED 31.23 ACRE TRACT OF LAND, A DISTANCE OF 399.53 FEET, TO A FOUND CORPS OF ENGINEER'S MONUMENT NO. 725-15, BEING THE SOUTHERNMOST CORNER OF SAID CALLED 10.023 ACRE TRACT OF LAND;

**THENCE** NORTH 58 DEGREES 05 MINUTES 30 SECONDS WEST, A DISTANCE OF 738.90 FEET, TO A FOUND CORPS OF ENGINEER'S MONUMENT NO. 725-14;

**THENCE** SOUTH 89 DEGREES 43 MINUTES 01 SECONDS WEST, A DISTANCE OF 208.95 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS" FOR THE WESTERNMOST SOUTHWEST CORNER OF SAID CALLED 10.023 ACRE TRACT OF LAND, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID SEETON ROAD, FROM WHICH A 5/8" IRON ROD FOUND BEARS SOUTH 00 DEGREES 13 MINUTES 08 SECONDS WEST, A DISTANCE OF 0.59 FEET, AND FROM WHICH A FOUND CORPS OF ENGINEER'S MONUMENT NO. 725-13 BEARS SOUTH 89 DEGREES 43 MINUTES 01 SECONDS EAST, A DISTANCE OF 20.30 FEET;

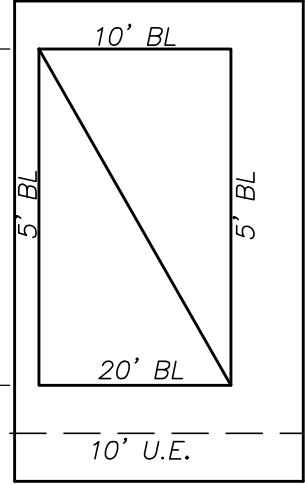
**THENCE** NORTH 00 DEGREES 13 MINUTES 08 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 220.48 FEET, TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1R1, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 1R2, CHANGE OF SCENERY;

**THENCE** NORTH 00 DEGREES 18 MINUTES 39 SECONDS WEST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 90.33 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 10.009 ACRES (435,992 SQUARE FEET) OF LAND, MORE OR LESS.



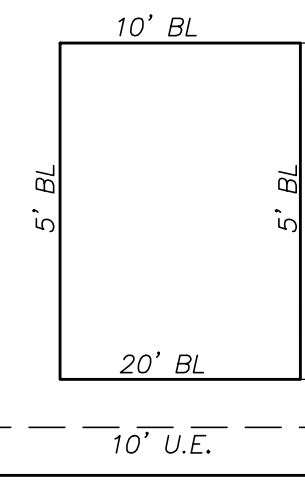
# TYPICAL 50' LOT

PROPOSED ZONING	SF-6/12
MINIMUM AREA	5,000 SF
MINIMUM WIDTH	50'-0"
MINIMUM DEPTH	100'-0"
FRONT BUILDING SETBACK	20'-0"
SIDEYARD SETBACK	5'-0"
REARYARD SETBACK	10'-0"
SIDEYARD SETBACK (STREET)	15'-0"
MINIMUM FLOOR AREA	2,000 SF
MAXIMUM BUILDING HEIGHT	35'-0"
MINIMUM MASONRY REQUIREMENT	100%
MAXIMUM LOT COVERAGE	60%



# TYPICAL 60'-80'+ LOT

PROPOSED ZONING	SF-6/12
MINIMUM AREA	6,000
MINIMUM WIDTH	60'-0"
MINIMUM DEPTH	100'-0"
FRONT BUILDING SETBACK	20'-0"
SIDEYARD SETBACK	5'-0"
REARYARD SETBACK	10'-0"
SIDEYARD SETBACK (STREET)	15'-0"
MINIMUM FLOOR AREA	2,000 SF
MAXIMUM BUILDING HEIGHT	35'-0"
MINIMUM MASONRY REQUIREMENT	100%
MAXIMUM LOT COVERAGE	60%



# SITE DATA TABLE

LOT TYPE	ACREAGE	PROPOSED LOT COUNT
GROSS ACREAGE	10.009 AC	-
MINIMUM 50' X 100' (5,000 SF)	-	10
MINIMUM 60' X 100' (6,000 SF)	-	38
OPEN SPACE (HOA) LOTS	-	7
PRIVATE STREET LOT	-	1
TOTAL LOTS		56

# COMMON OPEN SPACE

LOT/BLOCK	SF / AC
LOT 4X, BLOCK 1	1,572 / 0.036
LOT 1X, BLOCK 2	3,275 / 0.075
LOT 7X, BLOCK 2	7,228 / 0.166
LOT 18X, BLOCK 2	6,942 / 0.159
LOT 23X, BLOCK 2	10,712 / 0.246
LOT 28X, BLOCK 2	437 / 0.010
LOT 6X, BLOCK 3	11,531 / 0.265
TOTAL	41,697 / 0.957

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1222.12'	278.78'	13° 04' 12"	N 68°45'55" E	278.18'
C2	175.00'	92.19'	30° 11' 00"	S 43°00'00" E	91.13'
C3	175.00'	96.79'	31° 41' 21"	N 73°56'11" W	95.56'
C4	34.00'	41.41'	69° 46' 39"	S 35°06'27" W	38.89'
C5	1351.62'	46.74'	1° 58' 52"	N 69°00'21" E	46.73'
C6	1351.62'	136.46'	5° 47' 05"	N 65°07'22" E	136.41'
C7	19.50'	30.63'	90° 00' 00"	N 17°05'30" E	27.58'
C8	19.50'	30.63'	90° 00' 00"	N 72°54'30" W	27.58'
C9	19.50'	8.14'	23° 55' 37"	S 70°03'19" E	8.08'
C10	19.50'	30.63'	90° 00' 00"	N 13°05'30" W	27.58'
C11	19.50'	8.14'	23° 55' 37"	S 43°52'18" W	8.08'
C12	19.50'	8.14'	23° 55' 37"	S 19°56'41" W	8.08'
C13	19.50'	30.63'	90° 00' 00"	N 78°54'30" E	27.58'
C14	19.50'	8.14'	23° 55' 37"	N 46°07'42" W	8.08'
C15	19.50'	8.14'	23° 55' 37"	S 78°15'19" W	8.08'
C16	19.50'	30.63'	90° 00' 00"	S 44°46'52" E	27.58'
C17	19.50'	8.14'	23° 55' 37"	N 12°10'57" E	8.08'
C18	19.50'	23.75'	69° 46' 39"	S 35°06'27" W	22.31'
C19	1337.06'	11.53'	0° 29' 39"	N 69°44'57" E	11.53'
C20	19.50'	35.62'	104° 39' 14"	N 17°10'31" E	30.87'

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C21	29.50'	7.48'	14° 31' 58"	N 42°25'05" W	7.46'
C22	29.50'	14.26'	27° 41' 58"	S 33°50'05" E	14.12'
C23	29.50'	14.12'	27° 25' 13"	N 08°21'44" W	13.98'
C24	29.50'	7.59'	14° 44' 10"	S 02°01'13" E	7.57'
C25	19.50'	35.43'	104° 05' 20"	S 61°25'57" E	30.75'

LINE	BEARING	LENGTH
L1	N 17°05'30" E	7.07'
L2	N 17°05'30" E	14.14'
L3	N 72°54'30" W	7.07'
L4	N 72°54'30" W	14.14'
L5	N 49°41'04" W	10.19'
L6	N 66°11'58" W	14.30'
L7	N 66°11'58" W	7.20'
L8	N 22°13'47" E	7.20'
L9	N 22°13'47" E	12.87'
L10	N 05°20'52" E	12.87'
L11	S 36°48'31" W	23.60'

LOT A, BLOCK 4 IS A PRIVATE ACCESS EASEMENT AND PUBLIC WATER, SANITARY SEWER, DRAINAGE, AND EMERGENCY ACCESS EASEMENT

# OWNER:

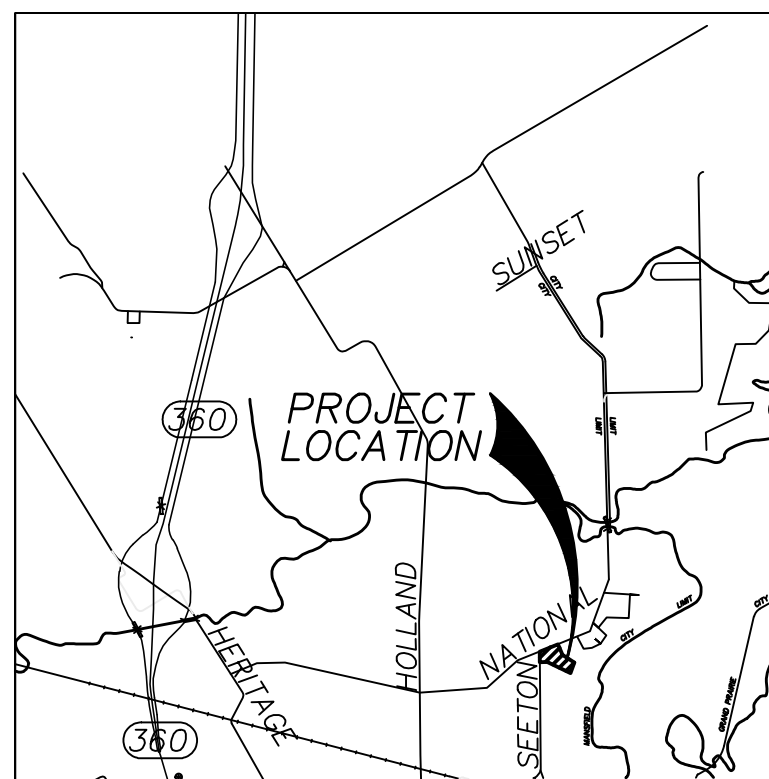
COMMUNITY AT LAKE  
RIDGE CHURCH  
4208 IRON LANE  
MANSFIELD, TX 76063  
TEL: 817-832-4161  
EMAIL: brianswig@gmail.com  
CONTACT: BRIAN SWGGART

# DEVELOPER:

DOUBLE EAGLE REAL ESTATE  
HOLDINGS LLC  
2200 SMITH BARRY ROAD, SUITE 100  
ARLINGTON, TX 76013  
TEL: 817-538-9872  
EMAIL: gknott@doubleeagle.com  
CONTACT: MR. GARY KNOTT

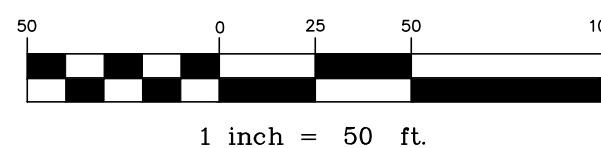
# NOTES:

- LOT A, BLOCK 4 DENOTES THE PRIVATE ACCESS AND PUBLIC WATER, SANITARY SEWER, DRAINAGE, AND EMERGENCY ACCESS EASEMENT OWNED BY THE HOMEOWNERS ASSOCIATION (HOA).
- A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SCREENING, FENCES, SITE FURNITURE, AND LANDSCAPING LOCATED ON LOT 4X, BLOCK 1, LOT 1X, 7X, 18X, 23X, & 28X, BLOCK 2, AND LOT 6X, BLOCK 3 AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
- SITE AMENITIES SHALL BE LOCATED ON ONE OF THE FOLLOWING LOTS:
  - LOT 7X, BLOCK 2
  - LOT 18X, BLOCK 2
  - LOT 23X, BLOCK 2
  - LOT 6X, BLOCK 3
 AMENITIES SHALL INCLUDE ONE OR MORE OF THE FOLLOWING:
  - CABANA
  - BOCCI BALL COURT
  - HORSE SHOE PIT
  - DOG PARK
  - PLAYGROUND
  - LANDSCAPING
  - SEATING AREAS
- THE OWNERS ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH THE CITY OF MANSFIELD POLICES. THESE DOCUMENTS MUST BE REVIEWED BY THE CITY ATTORNEY PRIOR TO FILING THE FINAL PLAT. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT AT TARRANT COUNTY WHEN DEEMED NECESSARY BY THE ATTORNEY. THE DOCUMENTS SHALL BE SUBMITTED IN A TIMELY MANNER TO ALLOW FOR A MINIMUM OF 60 DAYS REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN THE DELAY OF CONSTRUCTION, ACCEPTANCE OF THE SUBDIVISION OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS IN CONSTRUCTION, APPROVAL, OR ACCEPTANCE OF THE SUBDIVISION CAUSED BY THE FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.
- THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISION 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.
- NO TREES, BUSHES, WALLS, FENCES OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN THE VISIBILITY EASEMENTS.
- ALL PROPOSED UTILITIES OF THE SUBDIVISION MUST BE PLACED UNDERGROUND.
- A MINIMUM OF 20% OF ALL LOTS MUST CONTAIN A J-SWING OR SIDE ENTRY ORIENTATION.
- THIS DEVELOPMENT WILL COMPLY WITH SECTION 4600. COMMUNITY DESIGN STANDARDS.



# VICINITY MAP

NO SCALE



# LEGEND/ABBREVIATIONS

CIRS	5/8" CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS"
CIRF	CAPPED IRON ROD FOUND
DRCT	DEED RECORDS TARRANT COUNTY, TEXAS
PRCT	PLAT RECORDS TARRANT COUNTY, TEXAS
OPRTCT	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
VOL	VOLUME
PG.	PAGE
UE	UTILITY EASEMENT
BL	BUILDING LINE
DE	DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
POB	POINT OF BEGINNING
FND.	FOUND
IRF	IRON ROD FOUND
CC#	COUNTY CLERK'S INSTRUMENT NO.

ZONING CASE ZC#16-018

EXHIBIT 'B-1'

DEVELOPMENT PLAN

# KNOTT'S LANDING

ON

# NATIONAL PKWY.

AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS,  
BEING 10.009 ACRES OF LAND SITUATED IN THE WILLIAM CHILDRESS SURVEY, ABSTRACT NO. 1949,  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS.  
56 TOTAL RESIDENTIAL LOTS

DECEMBER 2016

# ENGINEER/SURVEYOR:

mma

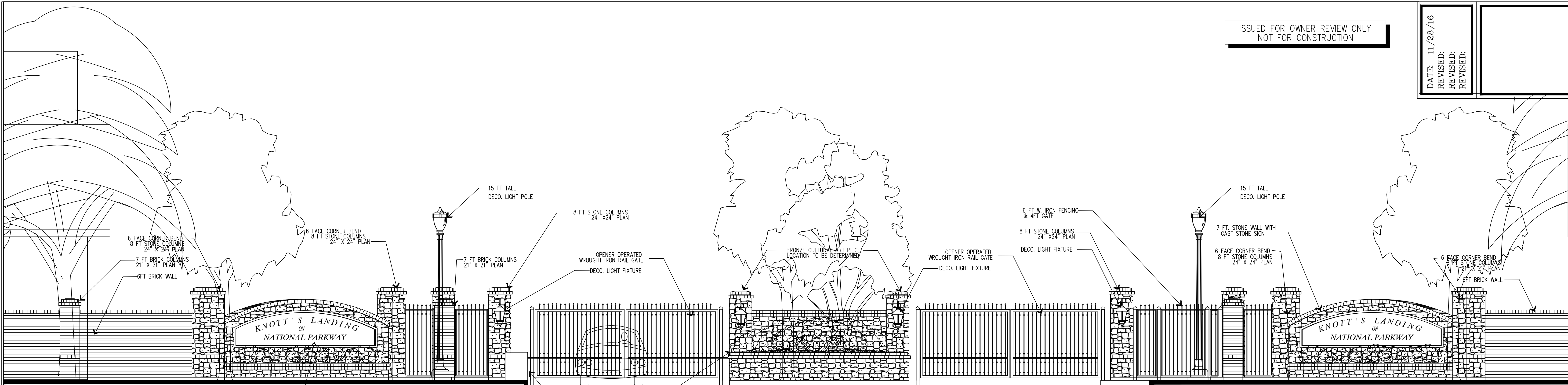
mycoskie mcinnis associates  
old engineering surveying landscape architecture planning

lts registration number: f - 2759  
lts registration/license number: 10088000  
200 east abram  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmaassociates.com  
CONTACT: JACOB SUMPTER, AICP  
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ISSUED FOR OWNER REVIEW ONLY  
NOT FOR CONSTRUCTION

DATE: 11/28/16  
REVISED:  
REVISED:

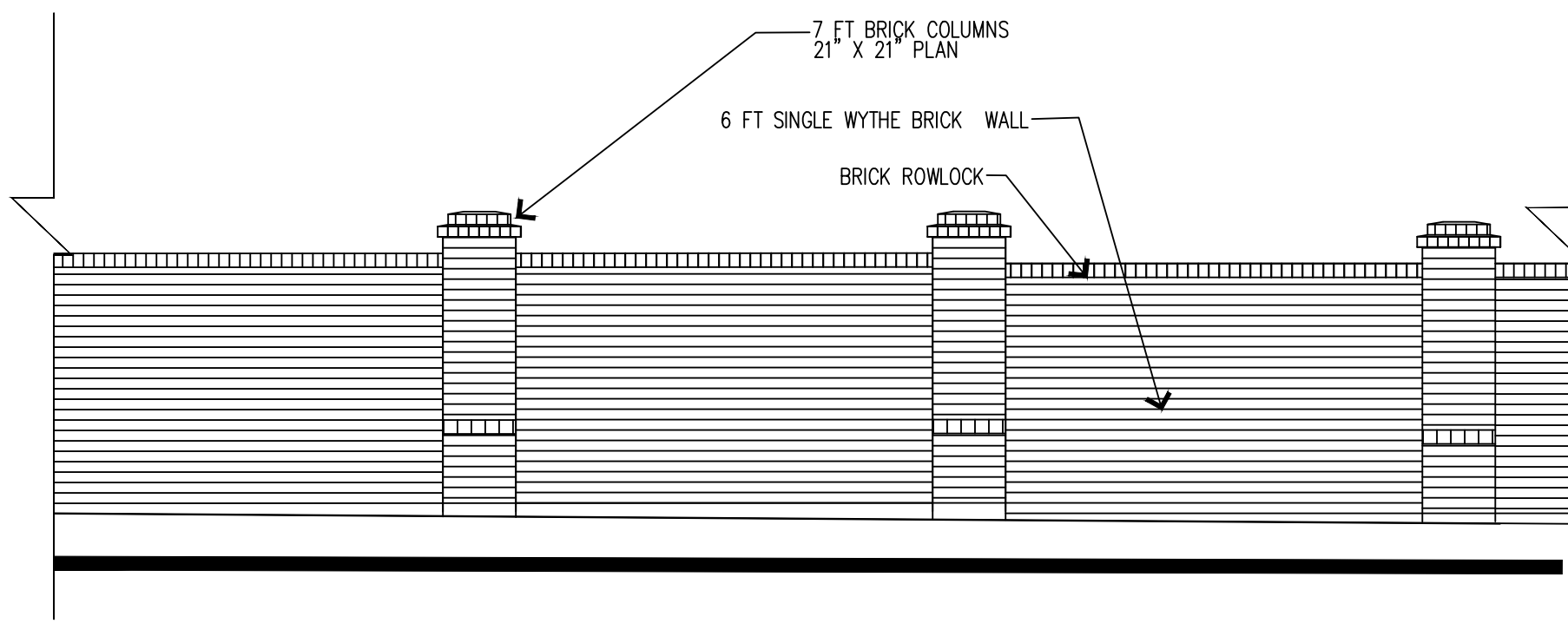


A2.1-1 FENCE / COLUMN ELEVATIONS

MAIN ENTRANCE ON NATIONAL PARKWAY

1/4" = 1'-0"

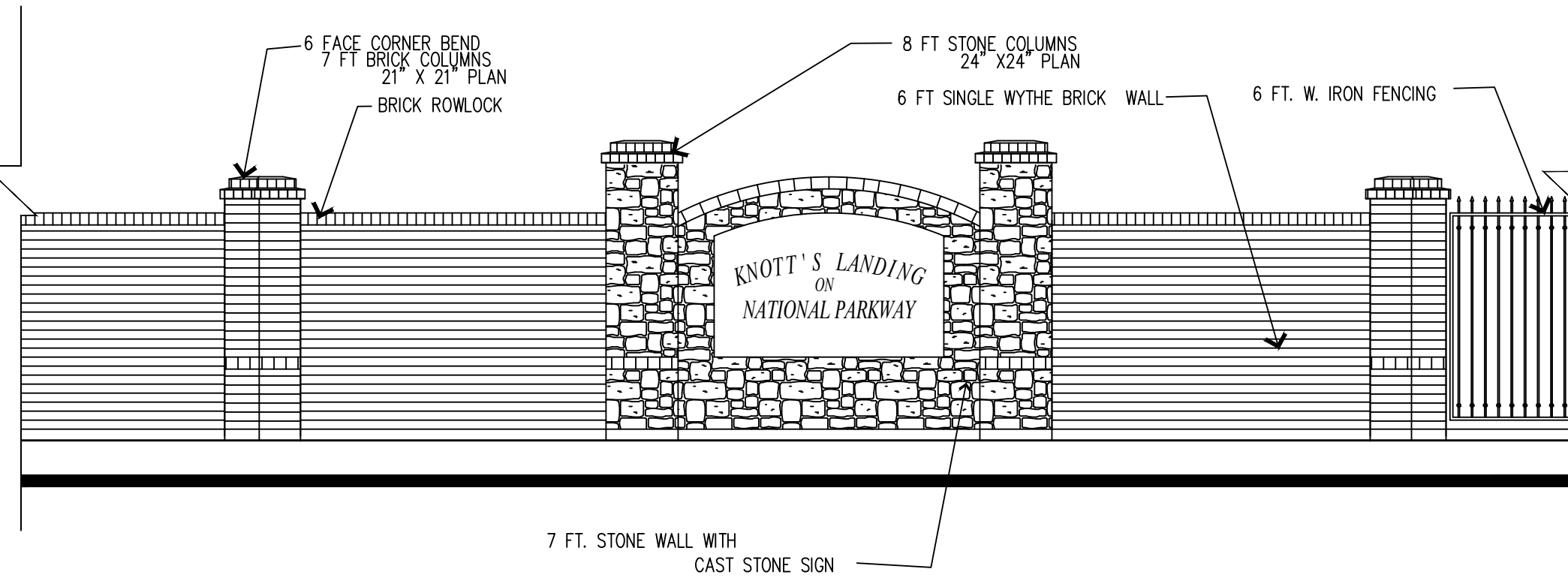
## MAIN ENTRY NATIONAL PARKWAY



A2.1-2 FENCE / COLUMN ELEVATIONS

NATIONAL PARKWAY

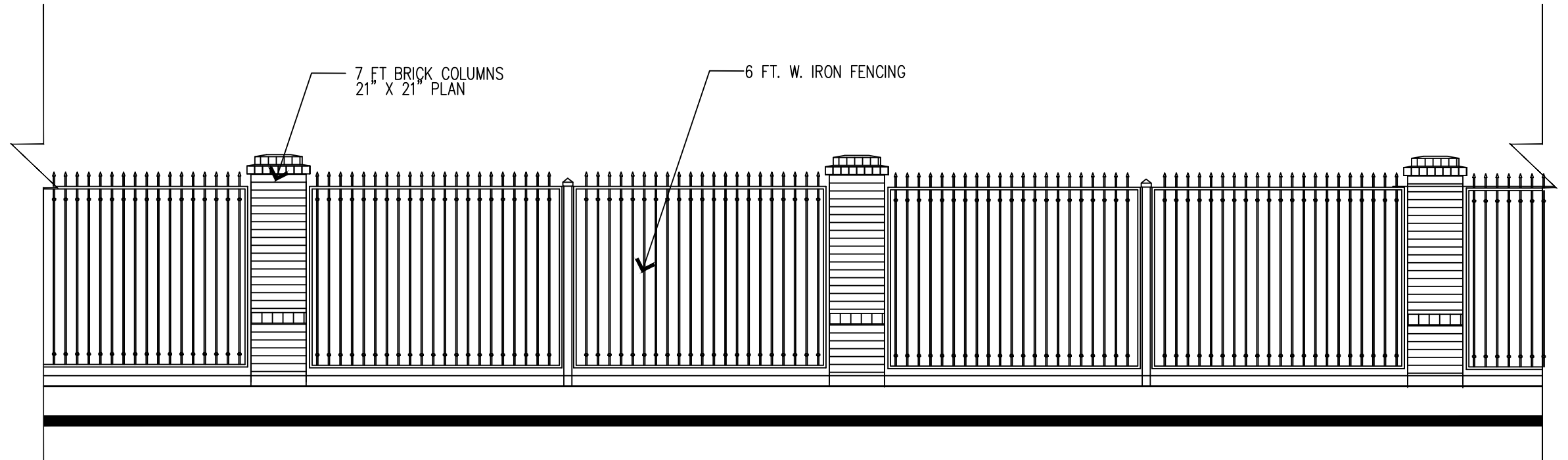
1/4" = 1'-0"



A2.1-2 FENCE / COLUMN / SIGN ELEVATIONS

CORNER OF NATIONAL PARKWAY AND SEETON ROAD

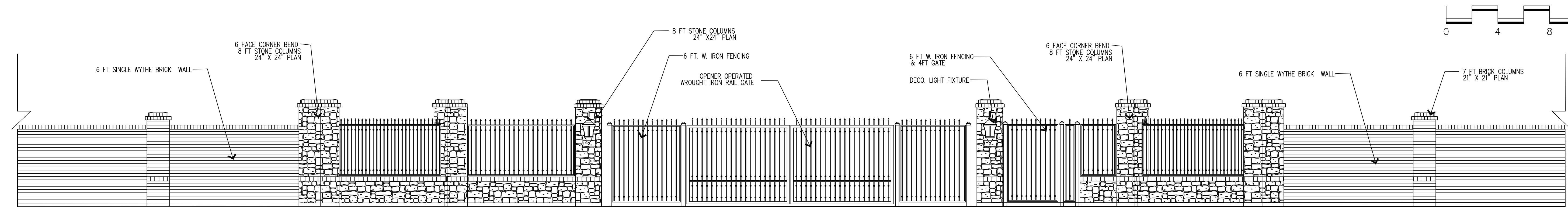
1/4" = 1'-0"



A2.1-3 FENCE / COLUMN ELEVATIONS

SEETON ROAD

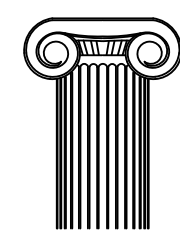
1/4" = 1'-0"



A2.1-2 FENCE / COLUMN ELEVATIONS

ENTRANCE ON NATIONAL PARKWAY AND STREET C

1/4" = 1'-0"



TERRY R. CUNNINGHAM  
ARCHITECTS

WWW.TRCARCHITECTS.COM

3604 S. COOPER ST. SUITE 100 - ARLINGTON, TEXAS 76015 - (682) 667-0044  
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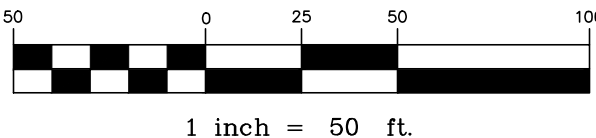
KNOTT'S LANDING - NATIONAL  
NATIONAL PARKWAY  
MANSFIELD, TEXAS


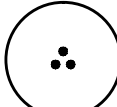

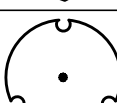

SHEET TITLE:  
MAIN  
ENTRY  
ELEVATIONS

SHEET:

A2.1

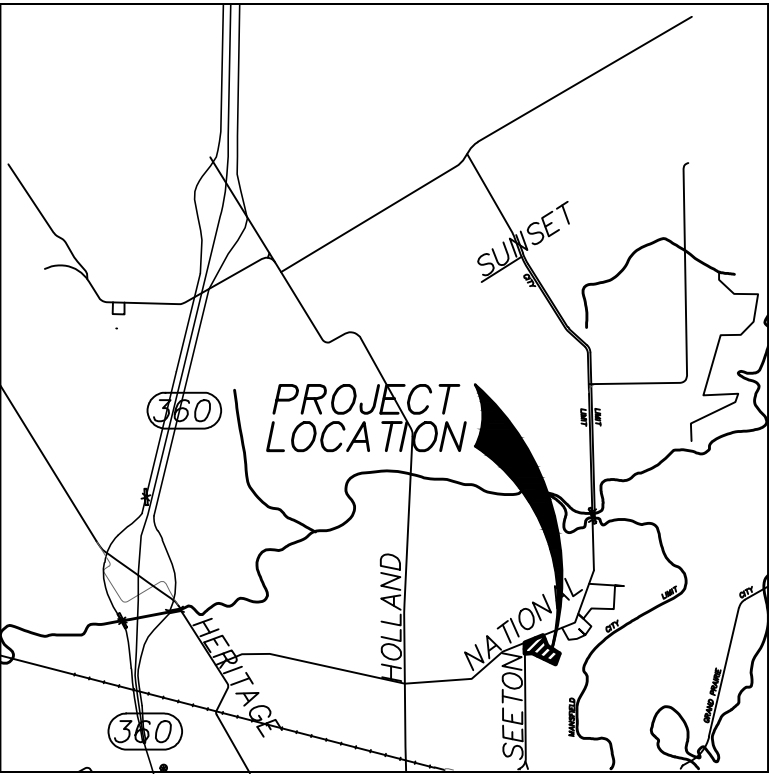
1. DEVELOPMENT WILL COMPLY WITH SECTION 7300 OF THE ZONING ORDINANCE



TREE LEGEND					
TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CAL	SIZE
	CP	2	CHINESE PISTACHE / PISTACIA CHINENSIS	3-1/2" CAL.	10'-11' HT., 8' MIN. SPREAD
	CM	3	GRAPE MYRTLE / LAGERSTROEMIA X 'TUSCARORA' MULTI TRUNK:3 CANES MINIMUM WITH A MINIMUM OF 1" PER CANE MEASURED SIX (6) INCHES ABOVE GRADE AT TIME OF PLANTING	3-1/2" CAL.	8'-9' HT., 6' MIN. SPREAD
	LO	4	LIVE OAK / QUERCUS VIRGINIANA	3-1/2" CAL.	10'-11' HT., 8' MIN. SPREAD
	PD	4	PINK DAWN CHITALPA / X CHITALPA TASHKENTENSIS 'PINK DAWN'	3-1/2" CAL.	8'-9' HT., 6' MIN. SPREAD
	RO	3	SHUMARD RED OAK / QUERCUS SHUMARDII	3-1/2" CAL.	10'-11' HT., 8' MIN. SPREAD



PLANT LEGEND				
SHRUBS	CODE	COMMON NAME / BOTANICAL NAME	CONT	
	AJ	ANDORRA JUNIPER / JUNIPERUS HORIZONTALIS 'COMPACTA'	3 GAL.	
	AS	AUTUMN SAGE 'RASPBERRY' / SALVIA GREGGII	3 GAL.	
	BG	BEAR GRASS / NOLINA MICROCARPA	3 GAL.	
	CV	CROSS VINE / BIGNONIA CAPREOLATA	3 GAL.	
	DP	DWARF POMEGRANATE / PUNICA GRANATUM 'CHICO'	5 GAL.	
	NR	NELLIE STEVENS HOLLY / ILEX X 'NELLIE R STEVENS' FULL TO THE GROUND, PYRAMID FORM	45 GAL.	
	PS	PINK SKULLCAP / SCUTELLARIA SUFFRUTESCENS	1 GAL.	
	CF	ST. ELMO'S FIRE CORAL FOUNTAIN / RUSSELLIA X 'ST. ELMO'S FIRE' TM	3 GAL.	
	TC	TURK'S CAP / MALVAVISCUS DRUMMONDII	1 GAL.	
	ZM	ZEXMENIA / WEDELIA HISPIDA	1 GAL.	
GROUND COVERS	CODE	COMMON NAME / BOTANICAL NAME	CONT	SPACING
	BS	BERKELEY SEDGE / CAREX TUMULICOLA	1 GAL	12" o.c.
	CD	COMMON BERMUDA / CYNODON DACTYLON	SOLID SOD	
	SC	SEASONAL COLOR / SEASONAL COLOR	4" POTS	8" o.c.



VICINITY MAP  
NO SCALE

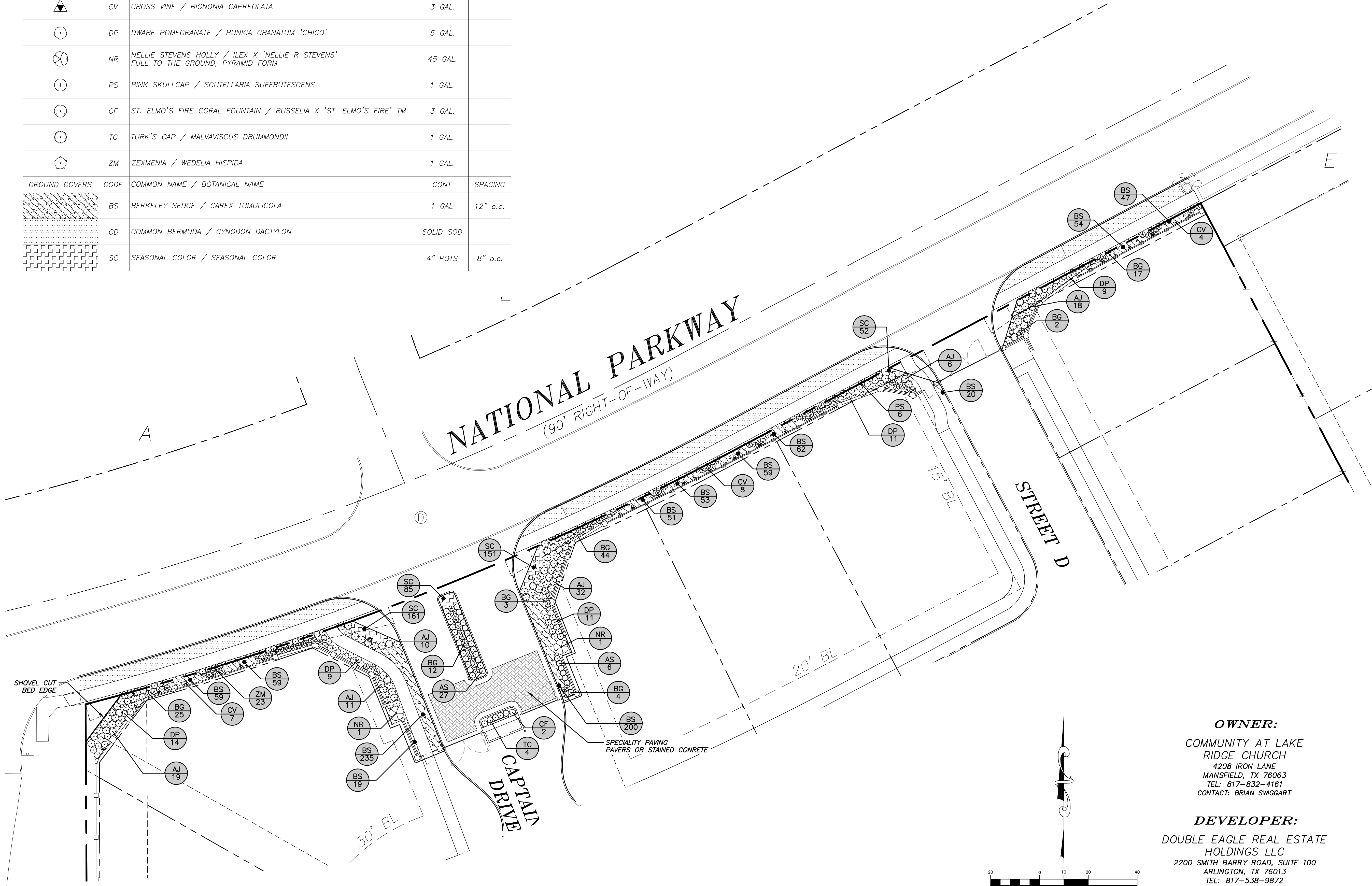
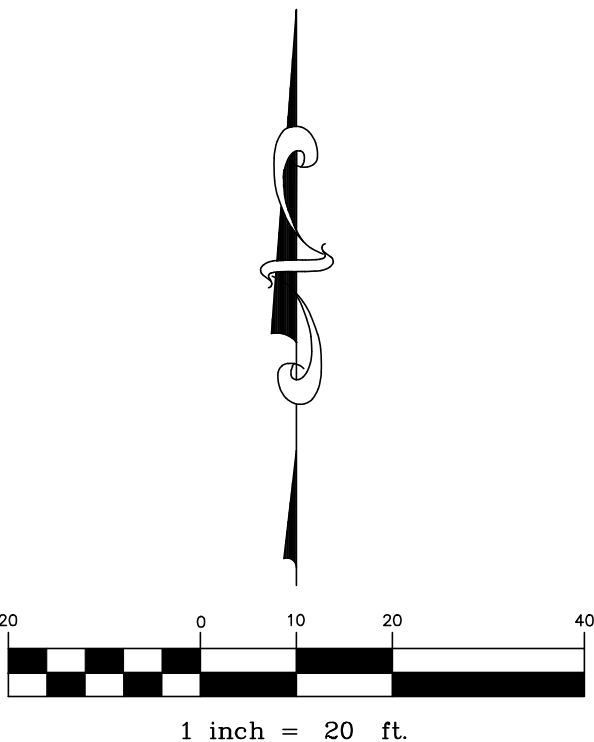


EXHIBIT 'C-2'  
LANDSCAPE PLAN ENLARGEMENT  
**KNOTT'S LANDING**  
ON  
**NATIONAL PKWY.**  
AN ADDITION TO THE CITY OF MANSFIELD, TARRANT  
COUNTY, TEXAS,  
BEING 10.009 ACRES OF LAND SITUATED IN THE WILLIAM  
CHILDRESS SURVEYY, ABSTRACT NO. 1949,  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS.  
47 TOTAL RESIDENTIAL LOTS  
6 - 50' X 100' LOTS  
4 - 50' X 110' LOTS  
15 - 60' X 100' LOTS  
18 - 60' X 110 LOTS  
2 - 75' X 100 LOTS  
1 - 80' X 100 LOTS  
1 - 80' X 110 LOTS  
7 - OPEN SPACE LOTS  
DECEMBER 2016

**OWNER:**  
COMMUNITY AT LAKE  
RIDGE CHURCH  
4208 IRON LANE  
MANSFIELD, TX 76063  
TEL: 817-832-4161  
CONTACT: BRIAN SWGGART

**DEVELOPER:**  
DOUBLE EAGLE REAL ESTATE  
HOLDINGS LLC  
2200 SMITH BARRY ROAD, SUITE 100  
ARLINGTON, TX 76013  
TEL: 817-538-9872  
EMAIL: gknott@doubleeaglere.com  
CONTACT: MR. GARY KNOTT

**ENGINEER/SURVEYOR:**  
**mimja**  
myoskie+mcinnis+associates  
civil engineering surveying landscape architecture planning  
texas registration number: f - 2759  
texas registration/license number: 10088000  
200 east abram  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mimja.com  
CONTACT: JACOB SUMPTER, AICP  
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## Summary of City Council Actions

**December 12, 2016**

**Public Hearing Continuation and Second 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)**

Tabled

**Third and Final 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 N. Matlock Road; Reilly Brothers (ZC#16-015)**

Approved 7 – 0

**Public Hearing Continuation and Third and Final 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

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

Approved 7 – 0

**Public Hearing Continuation and Second 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

**Public Hearing and First Reading on an Ordinance approving a zoning change from PR, Pre-Development to I-1, Light Industrial District on approximately 14.5 acres, generally located west of S. 7<sup>th</sup> Avenue and north of Hanks Drive; Mansfield Economic Development Corporation (ZC#16-021)**

Approved 7 – 0

**Public Hearing and First Reading on an Ordinance approving a zoning change from PR, Pre-Development to PD, Planned Development for single-family residential use on approximately 15.5 acres, generally located east of Newt Patterson Road and south of Sabine Trail, Peycos Court and Columbia Court; Bloomfield Homes (ZC#16-022)**

Tabled

**Public Hearing and First Reading on an Ordinance approving a zoning change from PR, Pre-Development to PD, Planned Development for single-family residential use on approximately 15.46 acres, generally located about 1,300 feet south of the southeast corner of N. Matlock Road and E. Debbie Lane; Skorburg Company (ZC#16-017)**

Approved 7 – 0

**Consideration of a Detailed Site Plan for an apartment development named The Julian at Southpointe on approximately 18.8 acres, generally located at the northwest corner of Lowe Road and Harmon Road; Mansfield Multifamily Land, LLC (DS#16-005)**

Approved 7 – 0