

AGENDA

**PLANNING AND ZONING COMMISSION
CITY OF MANSFIELD, TEXAS
CITY HALL COUNCIL CHAMBERS
TUESDAY, SEPTEMBER 5, 2017, 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 yellow “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#17-034: Final Plat of Southpointe Phase 6A

END OF CONSENT AGENDA

5. OTHER AGENDA ITEMS:

A. SD#17-040: Revised Preliminary Plat of Lone Star Heights

6. PUBLIC HEARINGS:

- A. ZC#17-013: Public hearing for a request for a Specific Use Permit for Liquid Waste Processing on approximately 2.498 acres known as Lot 2R1, Block 2 of Mansfield Industrial Park, generally located at 525 S. 6th Ave.
- B. ZC#17-014: Public hearing for zoning change from C-2 and PR to SF-7.5/18 by Crystal Lake Development, LLC on approximately 30.09 acres out of the Crawford Treese Survey, Abstract #831, Johnson County, Texas, generally located on the west side of S. Main Street, approximately 1086 feet south of FM 917 on property addressed at 1200 S. Main Street
- C. ZC#17-015: Public hearing for a change of zoning from 2F Two Family Residential District to PD Planned Development District for single-family residential uses on approximately 0.505 acres known as Lots 11 & 12 and a portion of Lot 10, Block 31, Original Town of Mansfield, Tarrant County, TX, generally located at 305 & 307 W. Kimball St. and 304 S. Second Ave.
- D. ZC#17-016: Public hearing for a change of zoning from C-2 Community Business District to PD Planned Development District for commercial uses, with additional use for Campground or Recreational Vehicle Park, on approximately 15.115 acres known as Lot 1-R, Block 1 of Eaton Estates Campground, generally located at 1961 Lone Star Rd.
- E. OA#16-002: Public hearing to consider proposed amendments of Section 7200.B of the Zoning Ordinance related to the parking of vehicles such as boats, motor homes, recreational vehicles, campers, trailers, and Other Vehicles on properties with a single-family dwelling, two-family dwelling or townhouse, and to provide an exemption to such parking restrictions applicable to certain vehicles in existence before March 2006
- F. OA#17-004: Public hearing to consider proposed amendments of Sections 7100, 7100.C.2, 7100.D.2 “Temporary Signs Table”, and 7100.K of the Zoning Ordinance revising certain sign definitions, revising the regulations for promotional signage displays as to quantity and placement of such signs, and revising the regulations for real estate signs

7. COMMISSION ANNOUNCEMENTS

8. STAFF ANNOUNCEMENTS

9. ADJOURNMENT OF MEETING

10. NEXT MEETING DATE: Monday, September 18, 2017

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, August 31, 2017**, in accordance with Chapter 551 of the Texas Government Code.

Delia Jones, Planning and Zoning Secretary

This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817 473-0211 or TDD 1-800-RELAY TX, 1-800-735-2989.

In deciding a zoning change application, the Planning & Zoning Commission and City Council are required to determine the highest and best use of the property in question. The Commission may recommend and the Council may approve a change in zoning to the category or district requested by the applicant or to any zoning category or district of lesser intensity. Notice is presumed sufficient for every District up to the intensity set forth in the zoning change application.

ZC#17-015: 305 W. Kimball St.
2F to PD for single-family uses
(2 new residences)

ZC#17-013: 525 S. 6th Ave.
Southwest Disposal
SUP Request

ZC#17-014: PR & C-2 to SF-7.5/18

ZC#17-016: 1961 Lone Star Rd.
Texan RV Ranch
C-2 to PD for C-2 commercial uses w/
add'l use for Campground or RV Park

SD#17-040: Lone Star Heights
53 residential lots

SD#17-034: Southpointe P
52 residential lots

City of Mansfield
Planning and Zoning Commission
Agenda Items for September 5,

**ZC#17-013: 525 S. 6th Ave.
Southwaste Disposal
SUP Request**

SD#17-040: Lone Star Heights
53 residential lots

SD#17-034: Southpointe Ph. 6A
52 residential lots

**ZC#17-016: 1961 Lone Star Rd.
Texan RV Ranch
C-2 to PD for C-2 commercial uses w/
add'l use for Campground or RV Park**

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

August 21, 2017

Chairman Wilshire called the meeting to order at 6:30 p.m. in the Multi-Purpose Room 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
Gary Mills	Commissioner
Preston Horn	Commissioner

Absent:

None

Staff:

Lisa Sudbury	Interim Director of Planning
Andrew Bogda	Planner
Delia Jones	P&Z Secretary
Clay Cawood	Fire Marshall

Call to Order

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

Minutes

Chairman Wilshire called for approval of the August 7, 2017, minutes. Commissioner Hudson made a motion to approve the minutes as presented. Commissioner Knight seconded the motion, which carried by the following vote:

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

Citizen Comments

None

Consent Agenda

SD#17-039: Final Plat of Lots 19, 20X and 21X, Block 2, Somerset Addition

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

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

ZC#17-011: Public Hearing for a zoning change from 2F, Two-Family Residential District to PD, Planned Development District for single-family residential uses on Lot 4, Block 30, Original Town of Mansfield, an addition to the City of Mansfield, Tarrant County, Texas and being generally located at 204 S. Second Avenue

Stony Short, representing the applicant, gave an overview of the request and was available to answer questions. Felix Wong, also representing the applicant, distributed copies, gave an overview of the current homes in the downtown area as well as the proposed homes, explained the requested deviations and was available for questions.

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

Dave Goodwin, Mary Phillips, Tim Eaton spoke in support of the request. Sandi Hamm and Eddie Phillips submitted a letter/card in support. Elvin Collins had questions regarding the zoning request affecting property he recently purchased.

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

After discussion, Commissioner Neuman made a motion to approve the request with the condition that the carport be changed to a garage. Commissioner Mills seconded the motion, which carried by the following vote:

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

ZC#17-012: Public Hearing for a zoning change from 2F, Two-Family Residential District to PD, Planned Development District for single-family residential uses on Lot G, Block 27, Original Town of Mansfield, an addition to the City of Mansfield, Tarrant County, Texas and being generally located at 207 S. Second Avenue

Stony Short, representing the applicant, gave an overview of the request and was available to answer questions. Felix Wong, also representing the applicant, distributed copies, gave an overview of the request and was available for questions.

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

Mary Phillips spoke in support of the request. Dave Goodwin, Tim Eaton, Sandy Hamm and Eddie Phillips submitted cards of support.

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

After discussion, Commissioner Mills made a motion to approve the request as presented with the following recommendation; put the area of the houses in the table. Commissioner Hudson seconded the motion, which carried by the following vote:

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

Commission Announcements

Chairman Wilshire asked if there was a F1 zoning category in Mansfield and Ms. Sudbury confirmed that Mansfield does not have a F1 zoning classification.

Staff Announcements

None

Adjournment

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

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

With no further business, Chairman Wilshire adjourned the meeting at 7:17 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: September 5, 2017

Subject: SD#17-034: Final Plat of Southpointe Phase 6A

GENERAL INFORMATION

Applicant:	Ruby-07-SPMTGE, LLC, owner Graham Associates, engineer
Location:	North of Harmon Road, east of Matlock Road, and approximately 475 feet south of Lone Star Road
Existing Zoning:	PD
Proposed Use:	Single-family residential
Size:	16.737 acres
Total Number of Lots:	52
R.O.W. Dedication:	100 feet for Matlock Road, 30 feet for Harmon Road, and interior residential streets
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

The purpose of this plat is to create 46 residential lots and 6 open space lots in the next phase of the Southpointe development. The plat substantially conforms to the approved development plan.

Staff recommends approval.

Attachments:

Approved Development Plan



Residential Product Summary (Phase 3 & 6A)						
Phase	Type	Lot Size	Units	% of Sub Total	Acreage	Density
3	Village	65' x 115'	35	28.9%	66.8 ac.	1.8 un./ac.
	Manor	75' x 120'	35	28.9%		
	Estate	90' x 140'	51	42.1%		
	Park Space				3.4 ac.	
	Sub Total		121	100.0%		
6A	Cottage	50' x 110'	16	28.9%	18.8 ac.	2.4 un./ac.
	Village	65' x 115'	30	71.1%		
	Park Space					
	Sub Total		46	100.0%		
Overall	Cottage	50' x 110'	16	7.9%	85.6 ac.	1.9 un./ac.
	Village	65' x 115'	65	32.9%		
	Manor	75' x 120'	35	28.1%		
	Estate	90' x 140'	51	31.1%		
	Park Space				4.2 ac.	
	Total		167	100.0%		
Note: Overall Phases do not include gas well acreages and city parks.						
Legend:				 TREES ON RESIDENTIAL STREETS TO BE PLANTED PER SOUTHPONTE PD		
--- Phase Boundary						
 Site Area						

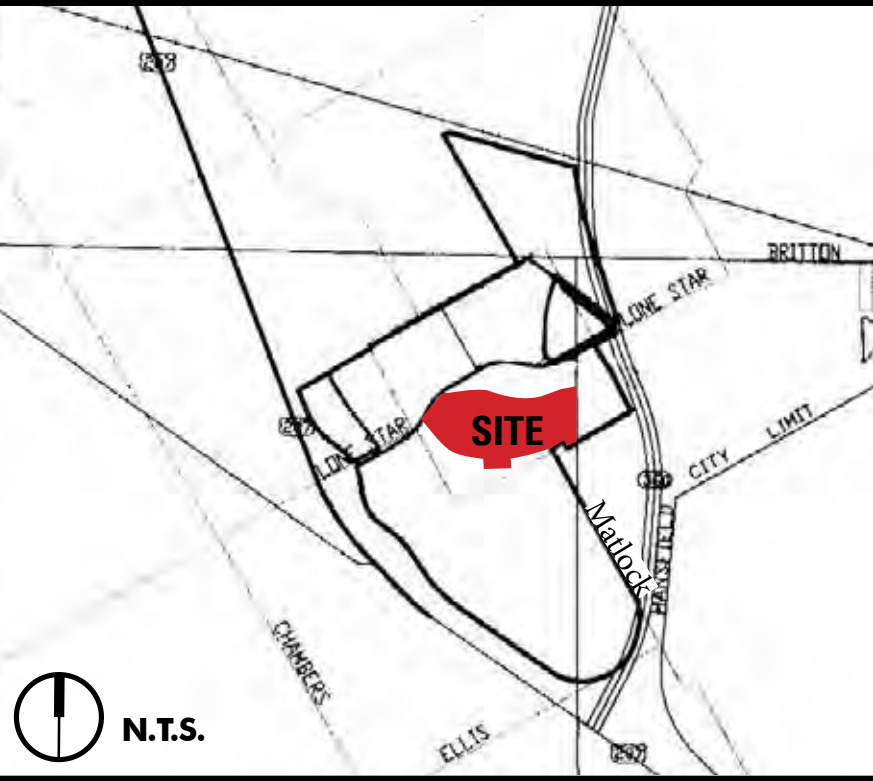


EXHIBIT 1: DETAILED SITE PLAN

General Notes

1. Typical lot layouts for the residential manor (M), residential village (V), and residential cottage (C) products shall adhere to the exhibits shown in the South Pointe Planned Development District (PDD) standards (P. 9, section 8).
2. City Parks A,B,C & D shall be counted towards the required 28 acres of community open space.
3. All streets shown herein shall meet the design and landscape requirements of the South Pointe PDD standards.
4. A mandatory home owners association will be responsible for the maintenance of the private amenities, including the amenity center, any landscaping in public right-of-way (including street trees), medians, and landscape buffers.
5. The home 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 the appropriate county when deemed necessary by the attorney. 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.
6. Subdivision perimeter buffer yard and fences shall adhere to South Pointe PDD standards (P. 29, Section 13(5) P34, Section 17).

Location Map



Development Team

Current Zoning
South Pointe Planned Development District

Owner / Developer:
RUBY-07-SPMTGE,LLC
6723 Weaver RD -Suite 108
Rockford ,IL 61114
Contact: David Branch
Phone: 815-387-3100
Email: davidbranch@nrockre.com

Engineer / Surveyor:
GRAHAM ASSOCIATES INC.
Centerpoint Three, 600 Six Flags Drive, Suite 500,
Arlington, Texas 76011
Contact: Brian Avirett, P.E.
Phone: 817- 649-1914
Email: BAvirett@grahamcivil.com

Planner / Landscape Architect:
TBG PARTNERS INC.
2001 Bryan Street, Suite 1450
Dallas, TX 75201
Contact: Mark Meyer
Phone: 214-744-0757
Email: Mark.Meyer@tbgpartners.com

DETAILED SITE PLAN
SOUTHPONTE PHASES 3 & 6A
BEING 85.6 ACRES OUT OF THE
L. RUSSELL SURVEY, ABSTRACTS 935E &
720J
M.GREGG SURVEY, ABSTRACTS 385E &
1106J
AND C. VELA SURVEY, ABSTRACT 851J
CITY OF MANSFIELD, ELLIS AND
JOHNSON COUNTIES, TEXAS
JANUARY 25, 2017
164 LOTS

LEGEND

C.C.R.T.C.T. = COUNTY CLERK RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
C.C.R.J.C.T. = COUNTY CLERK RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
D.R.E.C.T. = DEED RECORDS, ELLIS COUNTY, TEXAS
B.T.L. = BUILD TO LINE
B.L. = BUILDING LINE

[BLOCK 6] = BLOCK NUMBERS

⑥ = LOT NUMBERS

[# X] = "X" LOT

F.F. = FINISHED FLOOR ELEVATION

◆ STREET NAME CHANGE

RUBY-07-SPMTGE, LLC.
DOCUMENT NO. D212265300
C.C.R.T.C.T.

POINT OF BEGINNING

FOUND 1/2" IRON ROD
N: 6882953.548
E: 2404626.201

S28° 35' 54"E
56.28'
HARMON ROAD
(FUTURE 65' PUBLIC R.O.W.)

20' PIPELINE EASEMENT
DOCUMENT NO. D208450744
D.R.T.C.T.

LEWIS RUSSELL SURVEY
ABSTRACT NO. 935

VARIABLE WIDTH
DRAINAGE EASEMENT

20' PIPELINE EASEMENT
DOCUMENT NO. D208450744
D.R.T.C.T.

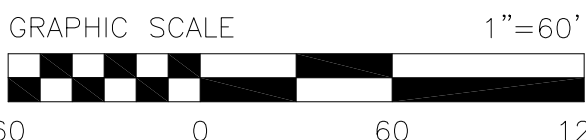
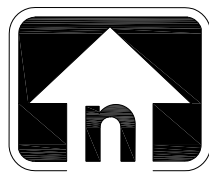
HARMON ROAD
S59° 41' 37"W 816.36'

PROPOSED
MILL VALLEY ADDITION
JABEZ DEVELOPMENT, LP
DEED NO. 1633652
D.R.E.C.T.

APPROVED BY THE CITY OF MANSFIELD
_____, 2017

APPROVED BY: _____ PLANNING & ZONING COMMISSION CHAIRMAN
_____, 2017

APPROVED BY: _____ PLANNING & ZONING SECRETARY



FINAL PLAT
SOUTHPOINTE PHASE 6A

16.737 ACRES LOCATED IN THE
LEWIS RUSSELL SURVEY, ABSTRACT NO. 720,
& CRESANTO VELA SURVEY, ABSTRACT NO. 851
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
LEWIS RUSSELL SURVEY, ABSTRACT NO. 935,
CITY OF MANSFIELD, ELLIS COUNTY, TEXAS
46 LOTS, 6 HOA LOTS

AUGUST 2017

PREPARED BY
Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
800 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101536-00

CASE NO. SD# 17-034

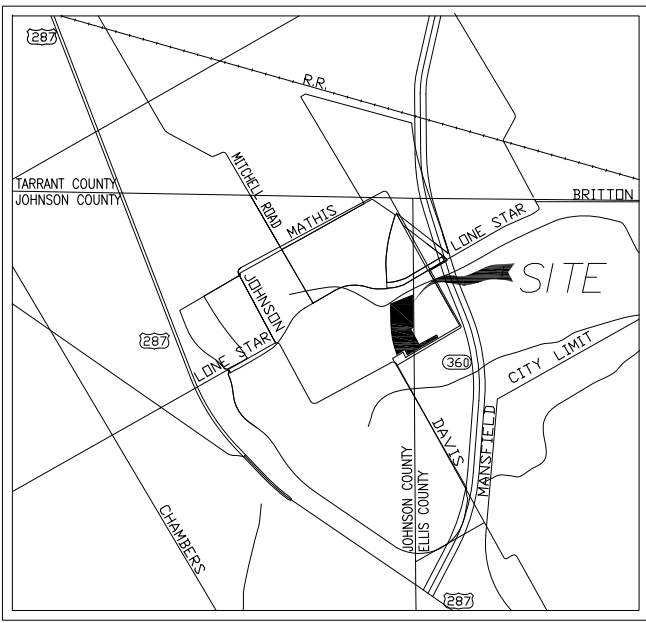
SHEET 1 OF 3

FILED FOR RECORD _____, 2017.

PLAT RECORDED IN VOLUME _____, PAGE _____, DRAWER _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK



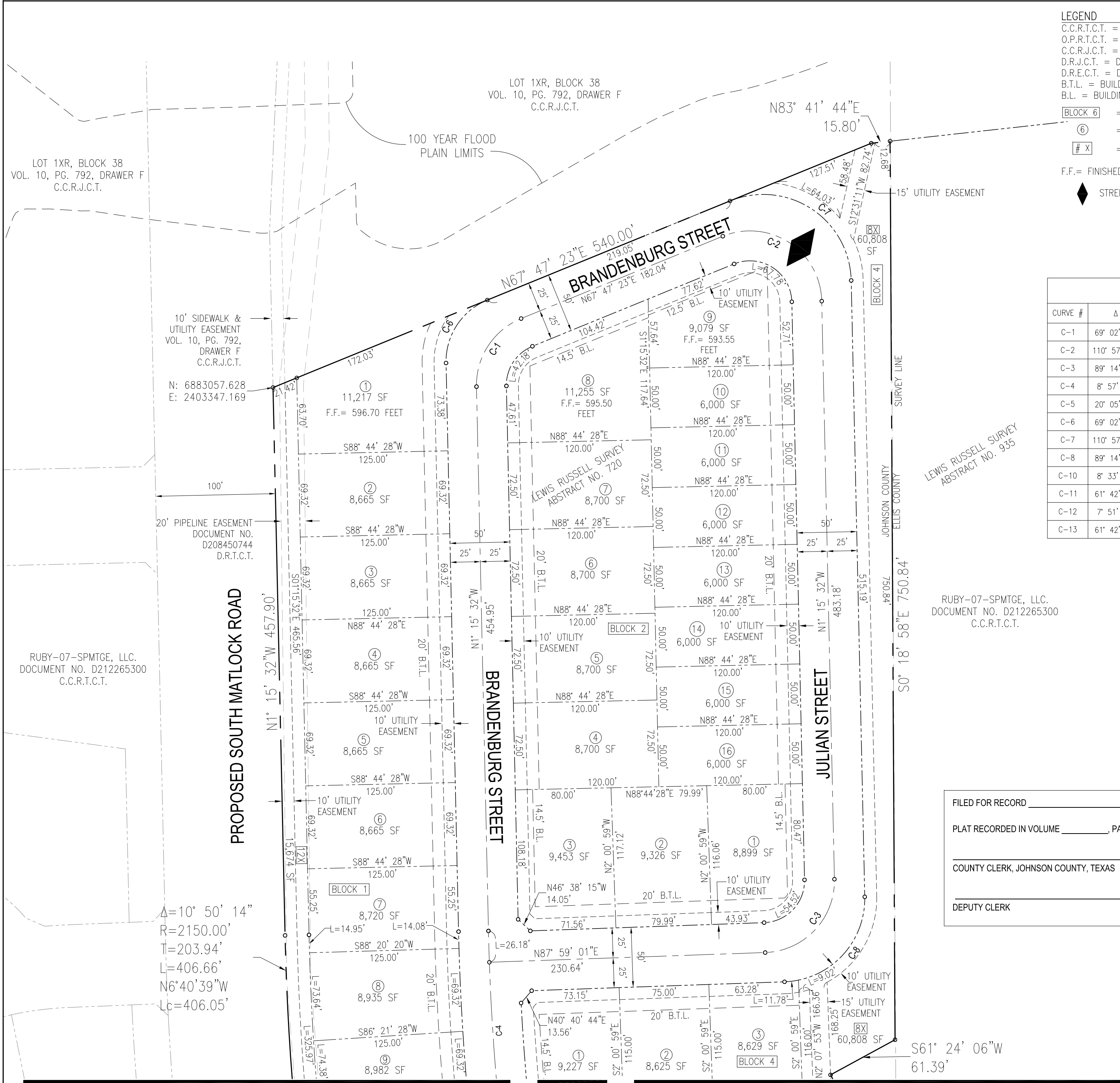
VICINITY MAP
(NOT TO SCALE)

NOTES:

1. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FEMA DESIGNATED FLOODPLAIN OR FLOOD PRONE AREA, ACCORDING TO JOHNSON COUNTY FLOOD INSURANCE RATE MAP No. 48439C0490K, EFFECTIVE DATE SEPTEMBER 25, 2009.
2. NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
3. ALL PROPERTY CORNERS SHALL BE MONUMENTED WITH 1/2 INCH IRON ROD SET WITH A CAP STAMPED "GAI" UNLESS OTHERWISE SHOWN HEREON.
4. THE BEARINGS SHOWN HEREON ARE CREATED FROM ACTUAL FIELD SURVEYS, RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (1983-2011) GRID BEARINGS.
5. A MANDATORY HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES, INCLUDING THE "X" LOTS, SCREENING WALLS AND FENCES, ENTRY FEATURES, ANY LANDSCAPING IN PUBLIC RIGHT-OF-WAY (INCLUDING STREET TREES), MEDIANS, AND LANDSCAPE BUFFERS.
6. SCALE FACTOR OF 0.9999113748 TO ADJUST TO GRID.
7. NO TREES, BUSHES, WALLS, SIGNS, OR ANYTHING OVER 2' IS ALLOWED WITHIN THE VISIBILITY EASEMENTS.

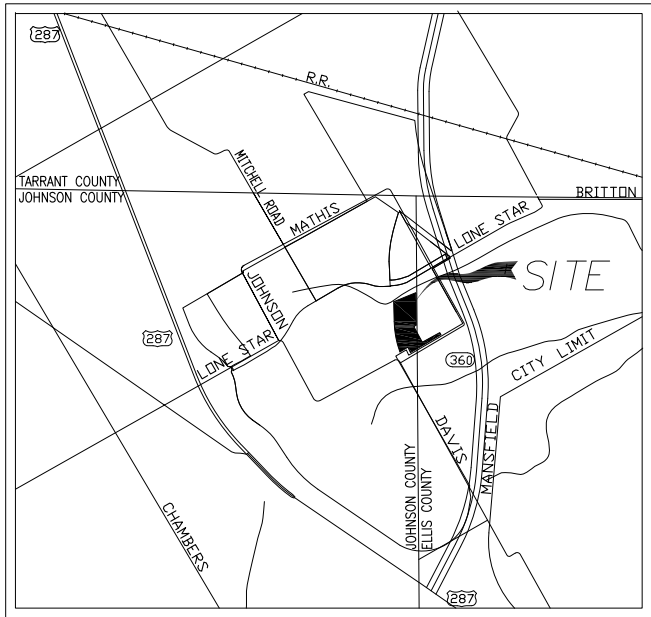
AFTER RECORDING, RETURN TO THE CITY OF MANSFIELD
1200 E. BROAD STREET, MANSFIELD, TEXAS 76063

SEE SHEET 3 OF 3



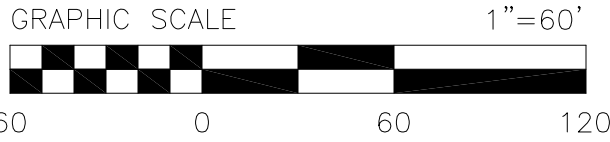
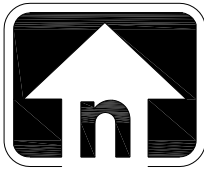
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[BLOCK #] = BLOCK NUMBERS
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◆ STREET NAME CHANGE

CURVE TABLE						
CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-1	69° 02' 55"	60.00'	41.27'	72.31'	S33° 15' 55"W	68.01'
C-2	110° 57' 05"	60.00'	87.22'	116.19'	N56° 44' 05"W	98.87'
C-3	89° 14' 33"	60.00'	59.21'	93.45'	N43° 21' 45"E	84.29'
C-4	8° 57' 02"	1980.00'	154.97'	309.31'	S5° 44' 03"E	308.99'
C-5	20° 05' 50"	300.00'	53.16'	105.23'	S20° 15' 28"E	104.69'
C-6	69° 02' 55"	55.50'	38.18'	66.88'	N33° 15' 55"E	62.91'
C-7	110° 57' 05"	73.50'	106.85'	142.33'	N56° 44' 04"W	121.11'
C-8	89° 14' 33"	69.50'	68.59'	108.25'	N43° 21' 45"E	97.64'
C-10	8° 33' 32"	2200.00'	164.62'	328.64'	S16° 22' 31"E	328.33'
C-11	61° 42' 36"	69.50'	41.52'	74.85'	N61° 09' 41"W	71.29'
C-12	7° 51' 59"	125.00'	8.59'	17.16'	S84° 03' 02"W	17.15'
C-13	61° 42' 36"	60.00'	35.85'	64.62'	N61° 09' 41"W	61.54'



VICINITY MAP
(NOT TO SCALE)

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FINAL PLAT
SOUTHPOINTE PHASE 6A

16.737 ACRES LOCATED IN THE
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& CRESANTO VELA SURVEY, ABSTRACT NO. 851
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LEWIS RUSSELL SURVEY, ABSTRACT NO. 935,
CITY OF MANSFIELD, ELLIS COUNTY, TEXAS
46 LOTS, 6 HOA LOTS

AUGUST 2017

PREPARED BY
Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
800 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

OWNER:
RUBY-07-SPMTGE, LLC
NORTH ROCK REAL ESTATE, LLC
6723 WEAVER ROAD, SUITE 108
ROCKFORD, IL 61114
TEL: (815) 387-3183
DAVIDBRANCH@NROCKE.COM

ENGINEER:
GRAHAM ASSOCIATES, INC. CONSULTING
ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011
TEL: (817) 640-8535
FAX: (817) 633-5240

AFTER RECORDING, RETURN TO THE CITY OF MANSFIELD
1200 E. BROAD STREET, MANSFIELD, TEXAS 76063

SEE SHEET 1 OF 3

STATE OF TEXAS
COUNTY OF JOHNSON
COUNTY OF ELLIS

WHEREAS, Ruby-07-SPMTGE, acting by and through the undersigned, it's duly authorized agent, is the sole owner of an 16.737 acre tract of land located in the Lewis Russell Survey, Abstract No. 720, and the Cresanto Vela Survey, Abstract No. 851, City of Mansfield, Johnson County, also being in the Lewis Russell Survey, Abstract No. 935, City of Mansfield, Ellis County, Texas, as recorded in Document No. 2014-14911, County Clerk Records, Johnson County, Texas and recorded in Document No. D212265300, County Clerk Records, Tarrant County, Texas, being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod, being the most easterly northeast corner of said Ruby tract, and being the southeast corner of a 4.33 acre tract of land, as recorded in Document No. D208450744, County Clerk Records, Tarrant County, Texas;

THENCE South 28°35'54" East, leaving said southeast corner of the 4.33 acre tract of land, a distance of 56.28 feet to a set 1/2 inch iron rod with GAI cap for corner, being the southeast corner of said Ruby tract, and being in the north line of the remainder of a tract of land conveyed to Dorothy Harmon Quinn, as recorded in Volume 504, Page 193, Deed Records, Ellis County, Texas;

THENCE South 59°41'37" West, along the south line of said Ruby tract, and along the north line of said Dorothy Harmon Quinn tract, a distance of 816.36 feet to a set 1/2 inch iron rod with GAI cap for corner, being in the north line of a tract of land conveyed to Terry B Harmon, as recorded in Volume 1521, Page 279, Deed Records, Ellis County, Texas, and in Volume 2249, Page 541, Deed Records, Johnson County, Texas;

THENCE North 25°00'50" West, along the south line of said Ruby tract, and along the north line of said Terry B Harmon tract, being a common line, a distance of 136.76 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE South 59°31'27" West, along said common line, a distance of 215.39 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE South 59°30'39" West, continuing along said common line, a distance of 78.61 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE South 29°46'48" East, leaving said common line, a distance of 348.79 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE South 29°47'10" East, a distance of 407.59 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE South 60°12'50" West, a distance of 50.00 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE North 29°47'10" West, a distance of 407.59 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a tangent curve to the right having a radius of 2250.00 feet, a central angle of 17°41'24" and a long chord which bears North 20°56'28" West, 691.93 feet;

THENCE along said tangent curve to the right, an arc distance of 694.69 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE North 77°54'14" East, a distance of 100.00 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a non-tangent curve to the right having a radius of 2150.00 feet, a central angle of 10°50'14" and a long chord which bears North 06°40'39" West, 406.05 feet, said point being in the west line of said Ruby Tract;

THENCE along the west line of said Ruby tract, and along said non-tangent curve to the right, an arc distance of 406.66 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE North 01°15'32" West, continuing along the west line of said Ruby tract, a distance of 457.90 feet to a set 1/2 inch iron rod with GAI cap for corner, being the northwest corner of said Ruby tract, and being the southwest corner of Lot 1XR, Block 38, as recorded in Volume 10, Page 792, Drawer F, County Clerk Records, Johnson County, Texas;

THENCE North 67°47'23" East, along the north line of said Ruby tract, and along the south line of said Lot 1XR, being a common line, a distance of 540.00 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE North 83°41'44" East, along said common line, a distance of 15.80 feet to a set 1/2 inch iron rod with GAI cap for corner, said point being the most northerly northeast corner of said Ruby tract, and being the southeast corner of said Lot 1XR;

THENCE South 00°18'58" East, leaving said common line, along the east line of said Ruby tract, a distance of 750.84 feet to a set 1/2 inch iron rod with GAI cap for corner, being in the north line of said 4.33 acre tract;

THENCE South 61°24'06" West, along the east line of said Ruby tract, and along the north line of said 4.33 acre tract, a distance of 61.39 feet to a set 1/2 inch iron rod with GAI cap for corner, being the northwest corner of said 4.33 acre tract;

THENCE South 28°35'54" East, along the east line of said Ruby tract, and along the west line of said 4.33 acre tract, a distance of 410.00 feet to a set 1/2 inch iron rod with GAI cap for corner, being the southwest corner of said 4.33 acre tract;

THENCE North 61°24'06" East, along the east line of said Ruby tract, and along the south line of said 4.33 acre tract, a distance of 460.00 feet to the POINT OF BEGINNING and CONTAINING 729,072 square feet, 16.737 acres of land, more or less.

AFTER RECORDING, RETURN TO THE CITY OF MANSFIELD
1200 E. BROAD STREET, MANSFIELD, TEXAS 76063

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Ruby-07-SPMTGE, LLC., being the sole owner of the above described parcel, acting by and through the undersigned, it's duly authorized agent, does hereby adopt the herein above described property as Southpointe Phase 6A, an addition to the City of Mansfield, Johnson and Ellis Counties, Texas and does dedicate to the public use the streets and easements as shown thereon.

Ruby-07-SPMTGE, LLC.,

David Branch
Signature
Director Land Development
Name, Title

STATE OF Texas
COUNTY OF Sarrant

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared David Branch know to me the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity stated.

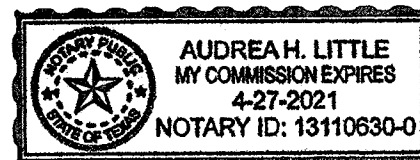
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24th day of August, 2017

Audrea H. Little

Surveyor's Certificate

This is to certify that I, Michael L. Peterson, 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 curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Michael L. Peterson 08/24/2017
Michael L. Peterson
Texas Registration No. 5999



STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael L. Peterson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in and for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of August, 2017

Audrea H. Little
Notary Public in and for the State of Texas

My commission expires 4-27-2021

FILED FOR RECORD _____, 2017.

PLAT RECORDED IN VOLUME _____, PAGE _____, DRAWER _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

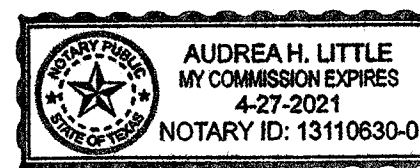
DEPUTY CLERK

ELLIS COUNTY

PLAT RECORDED AS INSTRUMENT NO. _____

VOLUME _____ AND PAGE _____

DATE _____, 2017.



NOTES:

1. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FEMA DESIGNATED FLOODPLAIN OR FLOOD PRONE AREA, ACCORDING TO JOHNSON COUNTY FLOOD INSURANCE RATE MAP No. 48439C0490K, EFFECTIVE DATE SEPTEMBER 25, 2009.

2. NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.

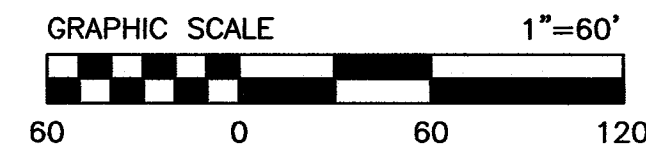
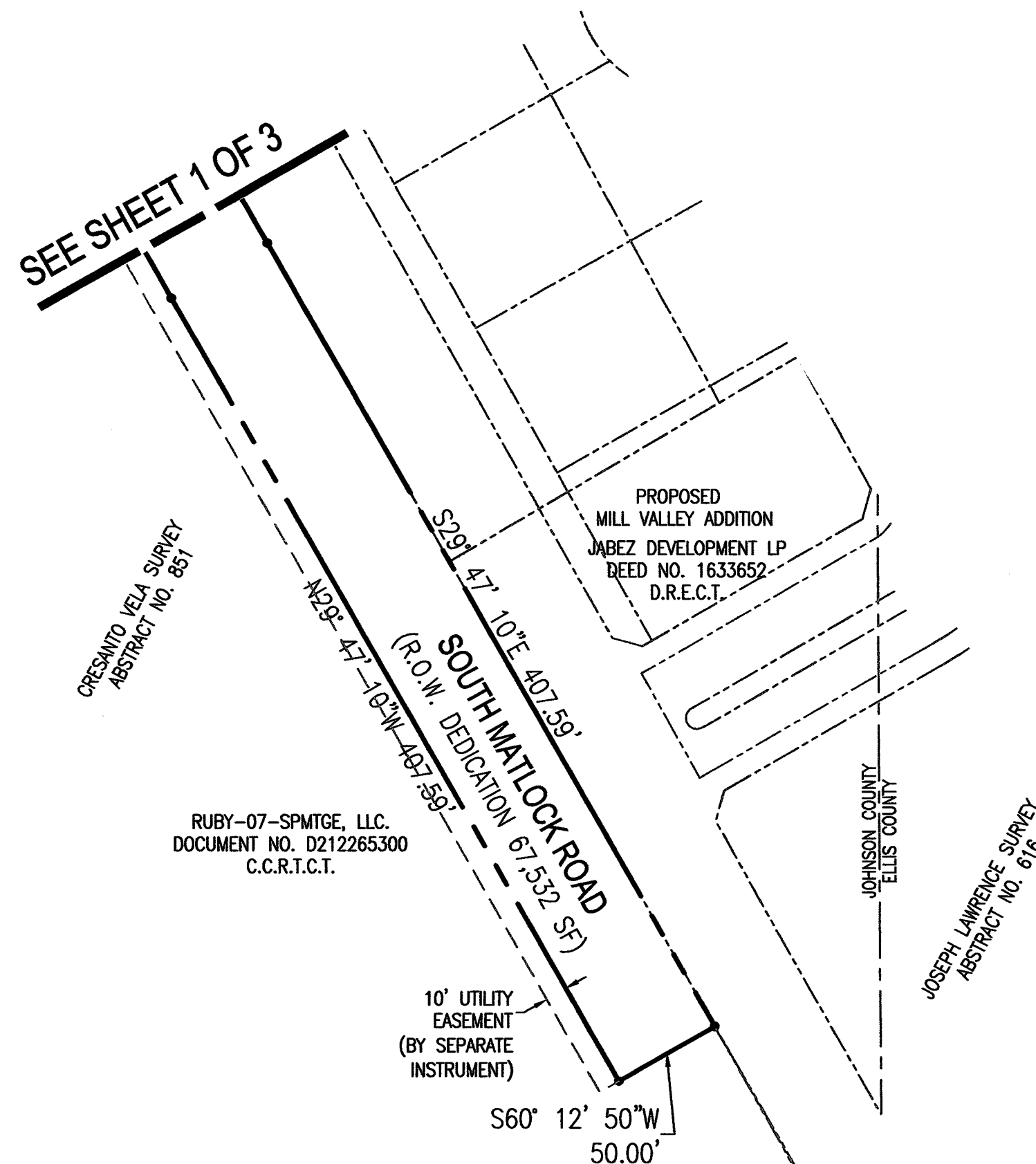
3. ALL PROPERTY CORNERS SHALL BE MONUMENTED WITH 1/2 INCH IRON ROD SET WITH A CAP STAMPED "GAI" UNLESS OTHERWISE SHOWN HEREON.

4. THE BEARINGS SHOWN HEREON ARE CREATED FROM ACTUAL FIELD SURVEYS, RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (1983-2011) GRID BEARINGS.

5. A MANDATORY HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES, INCLUDING THE "X" LOTS, SCREENING WALLS AND FENCES, ENTRY FEATURES, ANY LANDSCAPING IN PUBLIC RIGHT-OF-WAY (INCLUDING STREET TREES), MEDIANS, AND LANDSCAPE BUFFERS.

6. SCALE FACTOR OF 0.9999113748 TO ADJUST TO GRID.

7. NO TREES, BUSHES, WALLS, SIGNS, OR ANYTHING OVER 2' IS ALLOWED WITHIN THE VISIBILITY EASEMENTS.



FINAL PLAT
SOUTHPOINTE PHASE 6A

16.737 ACRES LOCATED IN THE
LEWIS RUSSELL SURVEY, ABSTRACT NO. 720,
& CRESANTO VELA SURVEY, ABSTRACT NO. 851
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
LEWIS RUSSELL SURVEY, ABSTRACT NO. 935,
CITY OF MANSFIELD, ELLIS COUNTY, TEXAS
46 LOTS, 6 HOA LOTS
AUGUST 2017

PREPARED BY
Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBP: FIRM: F-1191/TBPLS FIRM: 101538-00

OWNER:
RUBY-07-SPMTGE, LLC
NORTH ROCK REAL ESTATE, LLC
6723 WEAVER ROAD, SUITE 108
ROCKFORD, IL 61114
TEL: (815) 387-3183
DAVIDBRANCH@ROCKE.COM

ENGINEER:
GRAHAM ASSOCIATES, INC. CONSULTING
ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011
TEL: (817) 640-8535
FAX: (817) 633-5240

CASE NO. SD# 17-034

SHEET 3 OF 3

PLANNING AND ZONING COMMUNICATION

Agenda: September 5, 2017

Subject: SD#17-040: Revised Preliminary Plat of Lone Star Heights

GENERAL INFORMATION

Applicant:	Bloomfield Homes, owner Goodwin and Marshall, Inc., engineer
Existing Zoning:	SF-7.5/18
Proposed Use:	Single-family residences
Size:	13.74 acres
Total Number of Lots:	53
R.O.W. Dedication:	Internal streets
Compliance with Ordinances:	Variance requested

COMMENTS & CONSIDERATIONS

On November 2, 2015, the Commission approved a preliminary plat for 50 residential lots and 2 open space lots in Lone Star Heights. The original plat had been designed with the main entry to the subdivision on the future M3 Ranch Road. Due to development delays, M3 Ranch Road will not be constructed in the near future. The purpose of this plat is to revise the subdivision so that the main entry will be located on S. Main Street. The revised plat has 50 residential lots and 3 open spaces lots.

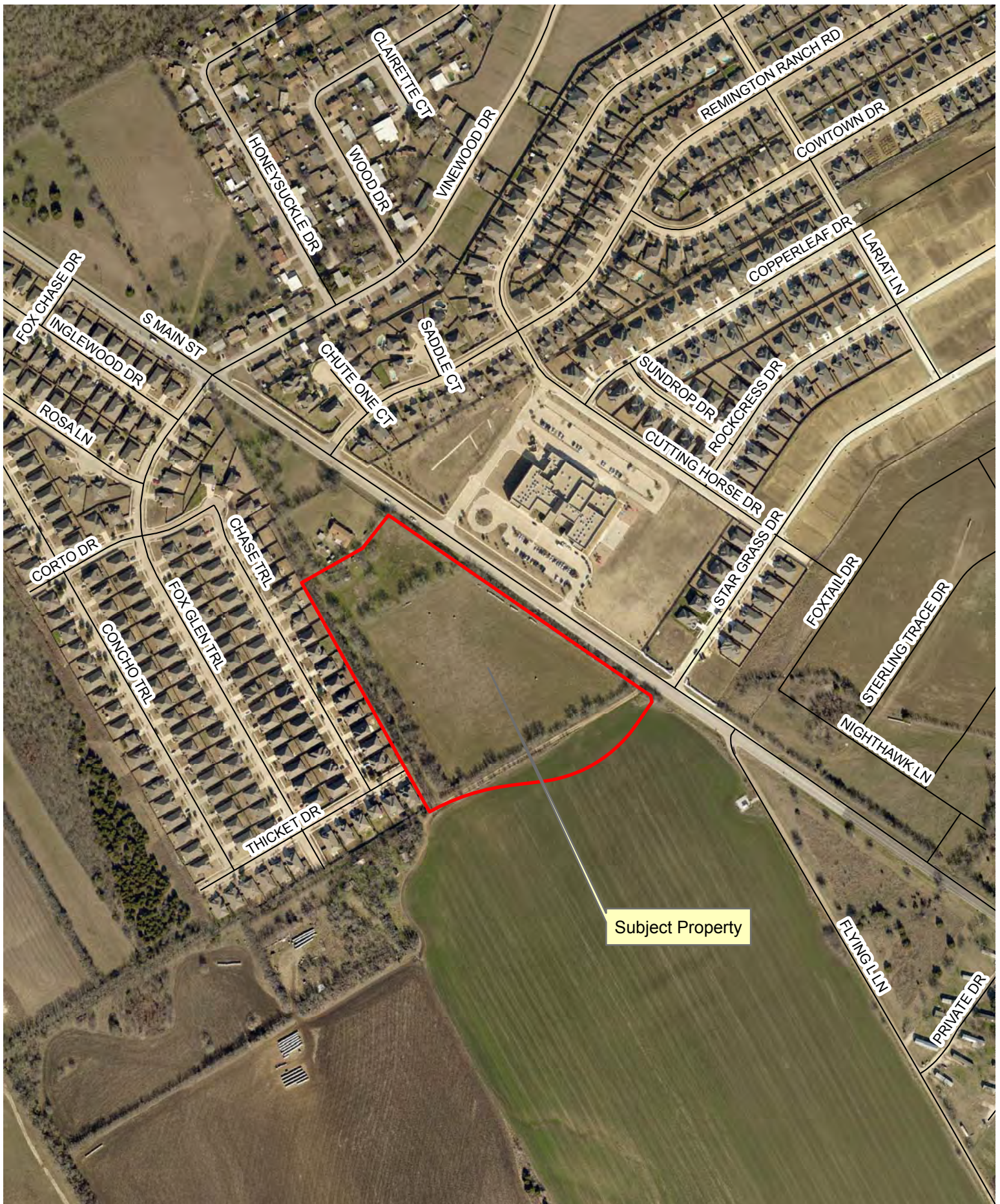
The applicant is seeking a variance to the minimum width of the corner lots. The Subdivision Control Ordinance requires that corner residential lots have a minimum width 15 feet greater than the adjacent lot. The applicant is proposing corner lots that are 10 feet greater in width than the minimum lot width of 65 feet for lots in the SF-7.5/18 District. A variance is requested on the following lots:

Lot 1, Block 1
Lots 1, 17, 18 and 24, Block 2
Lots 1, 3, 5 and 8, Block 3

Staff recommends approval with the requested variance.

Attachments:

Location Map
Applicant's letter of request
Previously approved preliminary plat



SD#17-040 Lone Star Heights



August 3, 2017

Mr. Art Wright, Planner II
Planning and Zoning
City of Mansfield
1200 East Broad Street
Mansfield, Texas 76063

RE: Revised Preliminary Plat of Lone Star Heights- Minimum Corner Lot Width

Mr. Wright:

Pursuant to the City of Mansfield's preliminary plat review comments concerning the above referenced project, Goodwin and Marshall, Inc. (G&M) would like to make a variance request concerning the minimum required lot width for the following lots.

- Lot 1, Block 1
- Lots 1, 17, 18, & 24; Block 2
- Lots 1, 3, 5, & 8; Block 3

Based on the Subdivision Control Ordinance, the minimum lot width for corner lots is 15' greater than the lot adjacent to it. We would like to request a minimum lot width for corner lots of 10' greater than the typical 65' lot width, measured at the 25' building line.

Please accept this letter as our formal variance request of this requirement. I appreciate the staff's time and cooperation in reviewing this request and if you have any questions or need any additional information please do not hesitate to give me call.

Sincerely,
Goodwin and Marshall, Inc.



Brent Caldwell, P.E.

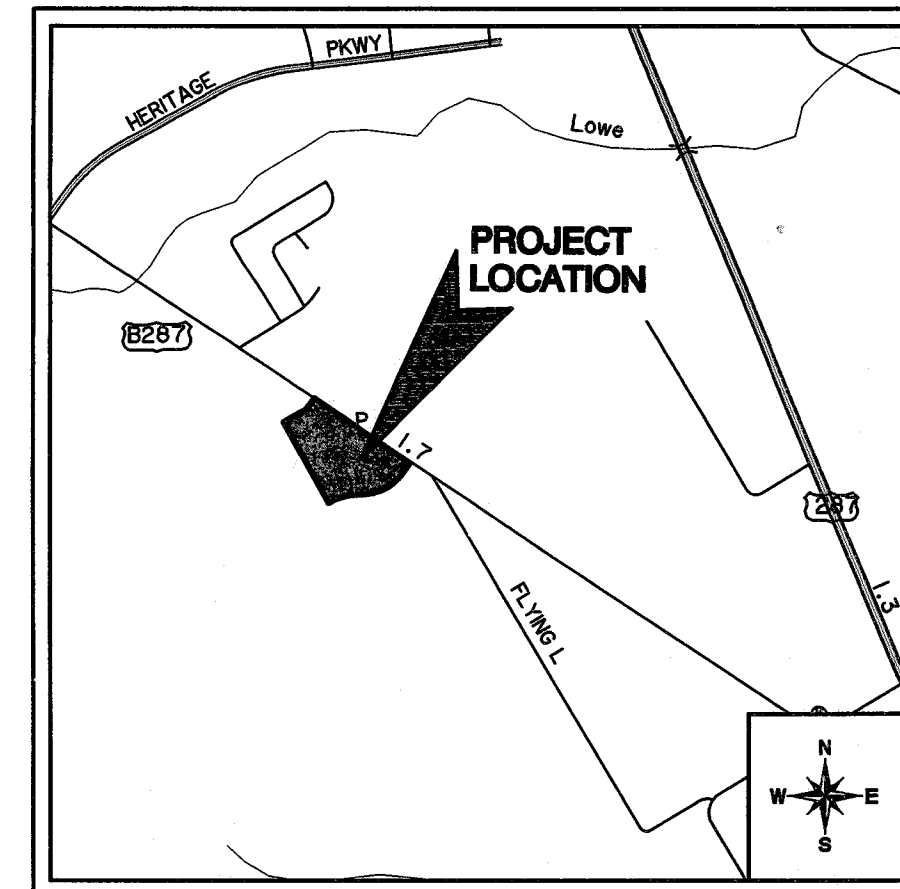
VINEWOOD ADDITION
V.B. P.138,
P.R.J.C.T.

EX. ZONING: SF-6/12

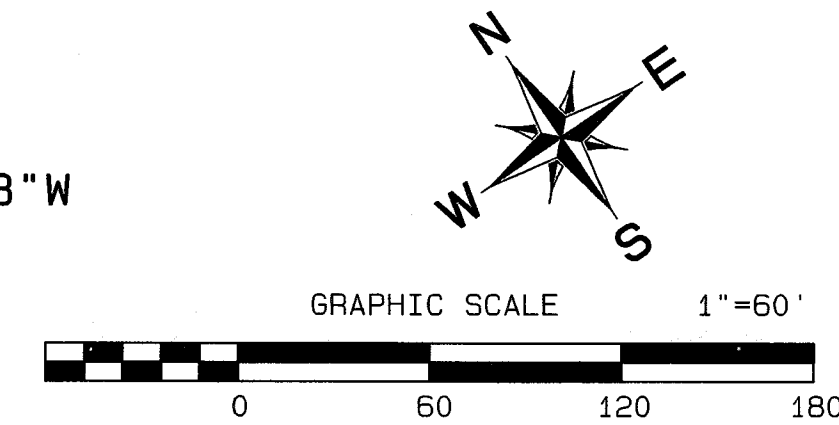
LOT 1, BLOCK 1
MISD CRAWFORD TREES ADDITION
VOL. 10, PG. 8
P.R.J.C.T.
EX. ZONING: C-2

STAR GRASS DRIVE
LONE STAR RANCH - PHASE ONE
Volume 10, Slide E, Page 483
P.R.J.C.T.
EX. ZONING: SF-7.5/16
60' R.O.W.

LAND USE SUMMARY		
Proposed Land Use	Number of Lots	Acres
Residential	50	10.60
Right-of-Way	2	2.93
Open Space	-	0.30
TOTAL		13.83
DENSITY		3.62 DU/AC.



VICINITY MAP
N.T.S.



STATE OF TEXAS
COUNTY OF JOHNSON

Being a tract of land in the Crawford Treese Survey, Abstract No. 831 and the A. Gibson Survey, Abstract No. 302, Johnson County, Texas, being that tract of land as described in deed to Bloomfield Homes, LP, recorded in 2015-19862, Deed Records, Johnson County, Texas, being a portion of that tract of land as described in deed from Vicki Jean Reynolds Hornett, et al. to Bloomfield Homes, LP, dated September 9, 2015, being a portion of a tract of land as described in deed to Mansfield Independent School District, recorded in Book 3330, Page 422, Deed Records, Johnson County, Texas and being more particularly described as follows:

Commencing at a 1/2" rod found at the northeasterly corner of a tract of land as described in deed to Orville and Lucille Lyles, recorded in Volume 396, Page 302, Deed Records, Johnson County, Texas, being the southeast corner of that certain tract of land described in deed to Harold Reynolds and wife Doris Reynolds, recorded in Book 1674, Page 62, Deed Records, Johnson County, Texas, and being in the southwest right of way line of S. Main Street, a 100' wide public right of way.

THENCE South 55°31'16" East, along the said southwest right of way line, a distance of 185.97 feet to the Point of Beginning,
THENCE South 55°31'16" East, continuing along the said southwest right of way line, a distance of 1026.23 feet,
THENCE South 55°56'55" East, continuing along the said southwest right of way line, a distance of 43.42 feet,
THENCE departing the said southwest right of way line, along the south line of said Bloomfield Homes tract, the following:

South 10°37'37" East, a distance of 21.21 feet,

South 34°22'23" West, a distance of 89.43 feet to a point of curve,

Southwesterly along a curve to the right, having a radius of 450.00 feet, a central angle of 48°35'07", an arc length of 381.59 feet, and a chord which bears South 58°39'57" West 282.26 feet to the end of said curve,

South 82°57'30" West, a distance of 112.62 feet to a point of curve,

Southwesterly along a curve to the left, having a radius of 730.00 feet, a central angle of 22°17'44", an arc length of 284.07 feet, and a chord which bears South 71°48'38" West 282.28 feet to the end of said curve,
THENCE North 32°02'41" West, along the westerly line of said Bloomfield Homes tract a distance of 13.13 feet to a 1/2" iron rod found at the southeast corner of Fox Glen Village, an addition to the City of Mansfield, Johnson County, Texas recorded in Cabinet 9, Slide 242, Plat Records, Johnson County, Texas,

THENCE North 29°14'53" West, along the westerly line of said Bloomfield Homes tract and the easterly line of said Fox Glen Village, a distance of 867.59 feet,

THENCE North 60°33'49" East departing the easterly line of said Fox Glen Village, along the north line of said Bloomfield Homes tract, a distance of 235.17 feet,

THENCE North 38°07'48" East, along the north line of said Bloomfield Homes tract, a distance of 140.74 feet to the Point of Beginning and containing 13.83 acres, more or less. Bearings are referenced to City of Mansfield Control Monuments E and F (NAD 83).

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS") OF MANSFIELD, TEXAS, SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEES, SUCCESSORS AND AS SIGNS.

NO OBSTRUCTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREON ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANSFIELD TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFOREMENTIONED RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEAN-UP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY (30) DAYS OF ITS MAILING.

SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.

NOTES:

- A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SCREENING WALL ALONG S. MAIN STREET AND THE SCREENING DEVICE ON MS RANCH ROAD, INCLUDING THE PARKWAY BETWEEN THE SCREENING WALL OR DEVICE AND THE STREET, THE OPEN SPACE LOTS, AND THE ENHANCED ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO, THE MEDIAN AND MONUMENT SIGN, LANDSCAPING, ANY NON-STANDARD PAVEMENT, THE ENHANCED MASONRY WALL AND SIGNAGE.
- NO TREES, SHRUBS, FENCES OR ANYTHING OVER 2' IN HEIGHT WILL BE ALLOWED WITHIN THE VISIBILITY EASEMENT.
- THE UTILITY EASEMENT FOR TRANSFORMERS SHOWN IN THE TYPICAL 5'x10' UTILITY EASEMENT DETAIL SHALL APPLY TO ALL LOTS WITH A TRANSFORMER INSTALLED AT THE FRONT OF ALL LOTS.
- 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.

PREPARED BY:

GOODWIN & MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
Email: EECartag@mcivil.com
TBPES # F-2944
TBPES # 10021700

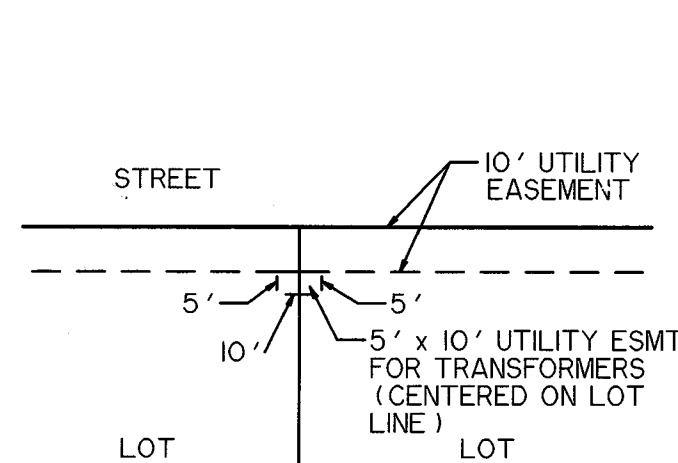
OWNED/DEVELOPED BY:

BLOOMFIELD HOMES
1050 E. HWY 114, SUITE 210
SOUTH LAKE, TX 76092
PHONE (972) 877-1508
FAX (817) 416-1397

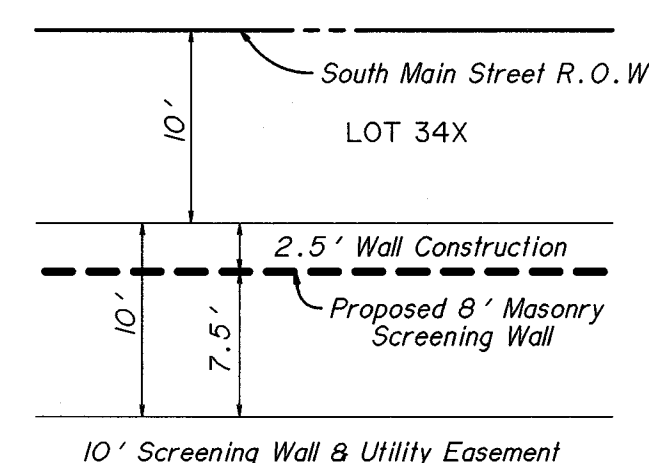
MANSFIELD INDEPENDENT SCHOOL DISTRICT

605 E. BROAD ST.
MANSFIELD, TX 76063
PHONE (817) 299-4343
FAX (817) 473-5737

THE BEARINGS SHOWN HEREON ARE CREATED FROM
OUR ACTUAL FIELD SURVEYS, RELATED TO THE TEXAS
COORDINATE SYSTEM, NORTH CENTRAL ZONE
(1983-2003 DATUM), GRID BEARINGS & TIES
TO SHOWN CONTROL MONUMENTS.
COMBINATION SCALE FACTOR=0.999915985



TYPICAL 5' x 10' UTILITY
EASEMENT DETAIL
N.T.S.



10' SCREENING WALL
AND UTILITY EASEMENT
N.T.S.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N11°29'20"W	156.32'
L2	N87°31'55"E	60.56'
L3	S29°26'11"E	22.77'
L4	S74°20'32"E	17.65'
L5	N02°31'17"E	12.73'
L6	N85°46'25"E	17.99'
L7	N31°52'55"E	14.54'
L8	S54°51'34"E	14.54'
L9	S56°17'02"E	14.19'
L10	N37°13'17"E	13.20'
L11	S02°15'16"E	11.96'
L12	S87°28'43"E	16.97'
L13	S74°20'23"E	14.12'
L14	N15°39'28"E	14.17'
L15	N67°51'29"W	15.63'
L16	S19°45'15"W	13.12'
L17	N15°25'42"E	14.11'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	730.00'	111.54'	8°45'17"	N63°59'13"E	111.43'
C2	705.00'	342.91'	27°52'07"	S73°35'51"W	339.54'
C3	680.00'	224.03'	18°52'35"	S69°03'41"W	223.02'
C4	730.00'	173.37'	13°36'27"	S80°43'42"W	172.96'
C5	680.00'	13.99'	1°10'44"	N86°56'33"E	13.99'
C6	345.00'	257.87'	42°49'31"	S66°07'09"W	251.91'
C7	320.00'	198.96'	35°37'28"	S69°43'11"W	195.78'
C8	370.00'	225.54'	34°55'31"	S70°04'10"W	222.06'
C9	50.00'	167.54'	191°59'26"	N03°03'29"W	99.45'
C10	50.00'	133.04'	152°27'17"	S87°28'44"E	97.12'
C11	50.00'	150.65'	172°37'51"	S15°39'28"W	99.79'
C12	50.00'	4.86'	5°34'13"	N74°57'22"E	4.86'
C13	50.00'	111.43'	127°41'32"	S08°19'30"W	89.76'
C14	50.00'	132.09'	151°21'31"	S48°47'58"W	96.89'

PRELIMINARY PLAT
LONE STAR HEIGHTS
13.83 acres out of the Crawford Treese
Survey, Abstract No. 831,
City of Mansfield, Johnson County, Texas
52 Lots
SEPTEMBER, 2015
Sheet 1 of 1

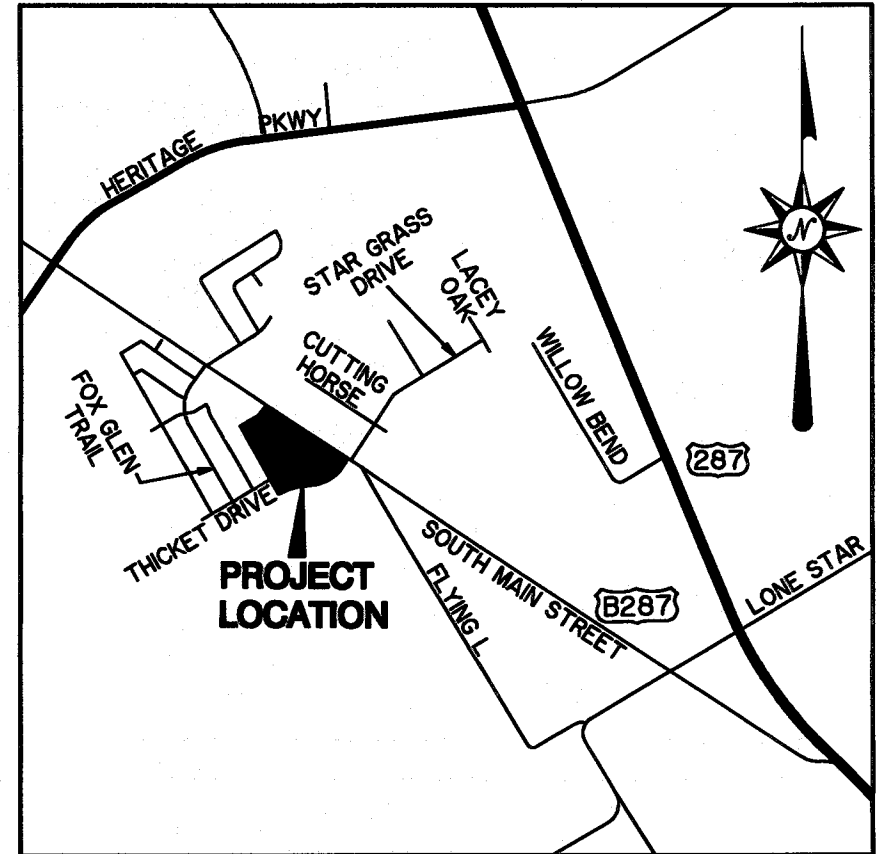
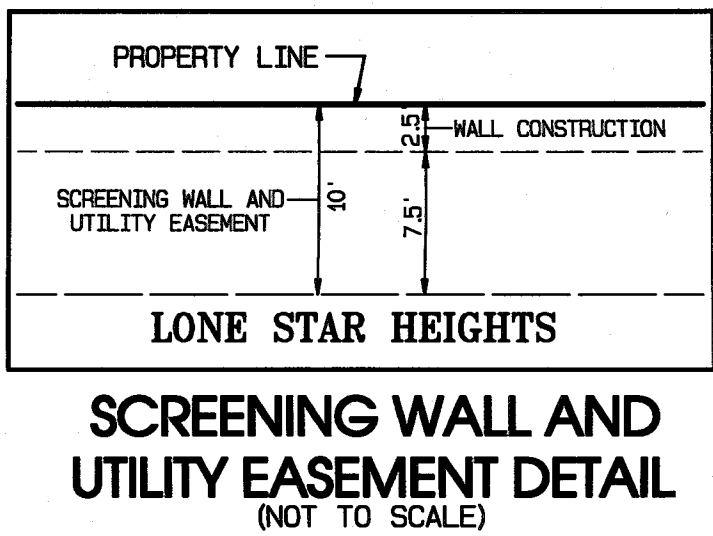
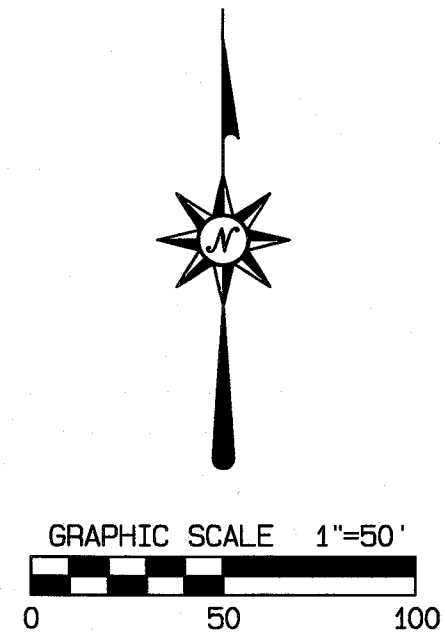
PRELIMINARY PLAT
CASE NO. SD15-041

PREVIOUSLY APPROVED PRELIMINARY PLAT



LAND USE SUMMARY		
Proposed Land Use	Number of Lots	Acres
Residential	50	10.625
Right-of-Way	-	2.903
Open Space	3	0.287
TOTAL		13.815
DENSITY		3.62 DU/AC.

LEGEND	
R.O.W.	RIGHT OF WAY
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
SQ. FT.	SQUARE FEET
O.S.	OPEN SPACE
S.W. & U.E.	SCREENING WALL AND UTILITY EASEMENT
R.F.	REBAR FOUND
R.C.F.	REBAR WITH CAP FOUND
R.C.S.	REBAR WITH CAP SET "GOODWIN & MARSHALL"
VOL.	VOLUME
P.G.	PAGE
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
◆	Denotes STREET NAME CHANGE



LINE DATA		
LINE	BEARING	DISTANCE
L1	S10°48'14"E	21.19'
L2	S34°23'23"W	89.43'
L3	N32°30'50"W	12.99'
L4	N59°36'21"E	6.08'
L5	N42°40'55"W	27.43'
L6	N87°19'39"W	12.10'
L7	S02°34'36"W	14.12'
L8	N67°42'24"W	23.31'
L9	N29°14'20"W	22.50'
L10	N10°36'28"W	14.14'
L11	N79°23'32"E	14.14'
L12	N10°36'28"W	14.14'
L13	N79°23'32"E	14.14'
L14	S25°52'04"W	14.75'
L15	N61°57'47"W	14.19'
L16	N15°45'40"E	14.14'
L17	N74°14'20"W	14.14'
L18	N15°45'40"E	14.14'
L19	S20°03'50"W	15.16'
L20	S87°25'24"E	16.99'
L21	S04°36'41"W	13.37'
L22	S04°46'43"E	8.00'
L23	S55°36'28"E	29.50'

CURVE DATA							
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING	CHORD	TANGENT
C1	450.00'	48°36'07"	381.59'	558'40"57"	370.26'	203.11'	
C2	730.00'	22°17'44"	284.07'	571'49"39"	282.28'	143.85'	
C3	675.00'	27°55'34"	329.00'	N73°34'08"E	325.75'	167.83'	
C4	350.00'	40°12'50"	245.65'	N67°25'30"E	240.64'	128.13'	
C5	300.00'	12°55'33"	67.68'	N49°08'41"W	67.54'	33.98'	
C6	200.00'	20°50'49"	72.77'	N18°48'55"W	72.37'	36.79'	
C7	4.00'	180°00'00"	12.57'	S55°36'28"E	8.00'		
C8	4.00'	179°59'59"	12.57'	N55°36'28"W	8.00'		

OWNER/DEVELOPER:
BLOOMFIELD HOMES L.P.
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE (817) 416-1572
FAX (817) 416-1397

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
FAX (817) 329-4453
TBPE REGISTRATION # F-2944
TBPLS # 10021700

Preliminary, this document shall not be recorded for any purpose.
Issued for review Mon Aug 21 14:05:44 2017

REVISED PRELIMINARY PLAT
LONE STAR HEIGHTS
BEING 13.815 ACRES IN THE
ARTHUR GIBSON SURVEY, ABSTRACT No. 302
CRAWFORD TREESE SURVEY, ABSTRACT No. 831
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
50 RESIDENTIAL LOTS & 3 OPEN SPACE LOTS
JULY 2017

SHEET 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF JOHNSON:

WHEREAS, BLOOMFIELD HOMES, L.P., acting by and through the undersigned, their duly authorized agent, is the sole owner of a 13.815 acre tract of land situated in the Crawford Treese Survey, Abstract No. 831 and the A. Gibson Survey, Abstract No. 302, City of Mansfield, Johnson County, Texas, being a called 11.605 acre tract of land as described in deed recorded in 2015-19862, Deed Records, Johnson County, Texas, being a called 1.648 acre tract as described in deed recorded in 2016-3016, Deed Records, Johnson County, Texas, and being a portion of a called 0.696 acre tract of land as described in deed recorded in 2015-23136, Deed Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar capped BEASELY 4050 found at the most easterly corner of the final plat of Fox Glenn Village, an addition to the City of Mansfield, Johnson County, Texas as recorded in Volume 9, Page 242, Plat Records, Johnson County, Texas, being the southeast corner of Lot 6, Block 9 of said addition, the southwest corner of said Bloomfield called 0.696 acre tract, and the northwest corner of said Bloomfield called 1.648 acre tract, from which a 3/8" rebar found bears S 32°30'50" E, 3.85 feet (plat 3.85 feet);

THENCE N 29°14'20" W, along the northeasterly line of said Fox Glen Village and the southwesterly line of said Bloomfield called 0.696 acre tract, at a distance of 125.32 feet (plat 125.03 feet) passing a 1/2" rebar capped BEASELY 4050 found at the southeasterly corner of the platted terminus of Thicket Drive (50' R.O.W.), at a distance of 175.33 feet passing a 1/2" rebar capped BEASELY 4050 found at the northeasterly corner of the platted terminus of Thicket Drive, continuing a total distance of a distance of 867.69 feet, a 1/2" rebar capped Goodwin & Marshall set at the northwest corner of the herein described tract of land, from which a 3/8" rebar found at a reentrant corner in the northeasterly line of said Fox Glen Village bears N 29°14'20" W, 223.31 feet;

THENCE N 60°35'46" E, departing the northeasterly line of said Fox Glenn Village, across said Bloomfield called 0.696 acre tract, at a distance of 24.30 feet passing a 1/2" rebar capped RPLS 4818 found in the northeasterly line of said Bloomfield called 0.696 acre tract, the northwest corner of said Bloomfield called 11.605 acre tract and the southwest corner of a remainder portion of a tract of land as described in deed to Orville Lyles and Lucille Lyles, recorded in Volume 396, Page 302, Deed Records, Johnson County, Texas, continuing a total distance of 235.19 feet a 1/2" rebar capped RPLS 4818 found;

THENCE N 38°05'14" E, along the north line of said Bloomfield called 11.605 acre tract and the south line of said Lyles remainder tract, a distance of 139.27 feet (deed 140.74 feet) to a 1/2" rebar Goodwin & Marshall set at the intersection with the southwesterly right-of-way line of South Main Street - Business Highway No. 287 (called 100' R.O.W.), from which a cut X found in concrete bears N 38°05'14" E, 1.46 feet;

THENCE S 55°36'28" E, along the southwesterly right-of-way line of said South Main Street, at a distance of 1002.7 feet passing a 1/2" steel pipe found, at a distance of 1026.25 feet (deed 1026.23 feet) passing a 3/8" rebar found at the southeast corner of said Bloomfield Homes called 11.605 acre tract and the northeast corner of said Bloomfield Homes called 1.648 acre tract, continuing a total distance of 1069.85 feet (deeds 1069.72 feet) to a 1/2" rebar capped RPLS 4818 found at the intersection of the southwesterly right-of-way line of said South Main Street and the northwesterly right-of-way line of future M3 Ranch Road (R.O.W. varies), from which a bent 1/2" rebar found bears S 55°36' E, 299.5 feet;

THENCE along the northwesterly right-of-way line of said future M3 Ranch Road and the southerly line of said called 1.648 acre tract, as follows:

S 10°48'14" E, a distance of 21.19 feet to a 1/2" rebar capped RPLS 4818 found;

S 34°23'23" W, a distance of 89.43 feet to a 1/2" rebar capped RPLS 4818 found at the beginning of a tangent curve to the right, having a radius of 450.00 feet;

Southwesterly, along said curve, having a central angle of 48°35'07", an arc distance of 381.59 feet, and a chord that bears S 58°40'57" W, 370.26 feet to a 1/2" rebar capped RPLS 4818 found at the end of said curve;

S 82°58'31" W, tangent to said curve, a distance of 112.62 feet to a 1/2" rebar capped RPLS 4818 found the beginning of a tangent curve to the left, having a radius of 730.00 feet;

Southwesterly, along said curve, having a central angle of 22°17'44", an arc distance of 284.07 feet, and a chord that bears S 71°49'39" W, 282.28 feet to a 1/2" rebar capped RPLS 4818 found at the end of said curve;

N 32°30'50" W, non-tangent to said curve, a distance of 12.99 feet (plat 13.13 feet, deed 13.43 feet) to the POINT OF BEGINNING and containing 13.815 acres of land.

NOTES:

1. The bearing basis for the survey shown hereon was taken from the grid bearings referenced in the City of Mansfield Horizontal and Vertical Control Manual, which is based upon the grid bearings for the Texas State Plane coordinate system. The Bearings and grid coordinates (Texas State Plane Coordinate System, North Central Zone, NAD83, US Survey Feet) shown hereon are referenced to City of Mansfield, Texas GPS Monuments Station Name TNP Mansfield "E" and Station Name TNP Mansfield "F."

2. All property corners are 1/2" rebars capped Goodwin & Marshall set, unless otherwise noted.

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

4. A mandatory Homeowners Association will be responsible for the maintenance of the screening wall along S. Main Street, including the Parkway between the screening wall and the street, the Open Space Lots, and the enhanced entryway features, including but not limited to, the median and monument sign, landscaping, any nonstandard pavement, the enhanced masonry wall and signage.

5. No trees, shrubs, bushes, walls, fences or anything over 2' in height will be allowed within the visibility easements.

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

This plat is proposed by the owners of properties described herein (hereinafter referred to as "property owners") and is approved by the City of Mansfield subject to the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns.

No obstruction to the flow of stormwater run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, or any other structure within the drainage easement shown herein on this plat, unless approved by the City of Mansfield. Provided however, it is understood that in the event it becomes necessary for the City of Mansfield to erect drainage facilities in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Mansfield shall have the right to enter said drainage easement at any point or points to erect, construct and maintain any facility deemed necessary for drainage purposes.

The property owners will be responsible for maintaining said drainage easement. The property owners shall keep said drainage easement clean and free of debris, silt, high weeds, and any substance which would result in unsanitary or undesirable conditions. The City of Mansfield shall have the right of ingress and egress for the purpose of inspecting and supervising maintenance work done by the property owners. If at any time the property owners fail to satisfy any of their aforementioned responsibilities or obligations, the City of Mansfield, upon ten (10) days prior notice to the owners, may enter said drainage easement at any point or points to perform maintenance or clean-up, and bill the property owners the cost incurred, or place a lien on said properties if the bill is not paid within thirty (30) days of its mailing.

Said drainage easement, as in the case of all drainage easements, is subject to stormwater overflow and erosion to an extent which cannot be specifically defined. The City of Mansfield shall not be held liable of any damages resulting from the occurrence of these natural phenomena or the failure of any facilities within said drainage easement. Further, the City of Mansfield will not be responsible for erosion control or any damage to private properties or persons resulting from the flow of water within said drainage easement and properties.

Preliminary, this document shall not be recorded for any purpose.
Issued for review Mon Aug 21 14:05:38 2017

REVISED PRELIMINARY PLAT
LONE STAR HEIGHTS

BEING 13.815 ACRES IN THE
ARTHUR GIBSON SURVEY, ABSTRACT No. 302
CRAWFORD TREESE SURVEY, ABSTRACT No. 831
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
50 RESIDENTIAL LOTS & 3 OPEN SPACE LOTS

JULY 2017

SHEET 2 OF 2

PREPARED BY:

GOODWIN &
MARSHALL &
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
FAX (817) 329-4453
TBPE REGISTRATION # F-2944
TBPLS # 10021700

OWNER/DEVELOPER:
BLOOMFIELD HOMES L.P.
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE (817) 416-1572
FAX (817) 416-1397

PRELIMINARY PLAT
CASE NO. SD#17-040

PLANNING AND ZONING COMMUNICATION

Agenda: September 5, 2017

Subject: ZC#17-013: Public hearing for a request for a Specific Use Permit for Liquid Waste Processing on approximately 2.498 acres known as Lot 2R1, Block 2 of Mansfield Industrial Park, generally located at 525 S. 6th Ave.

GENERAL INFORMATION

Applicant:	Southwest Disposal, Property Owner Biggs & Mathews Environmental, Engineer
Size:	2.498 acres
Proposed Use:	Liquid Waste Processing
Existing Land Use:	Liquid Waste Processing
Surrounding Land Use & Zoning:	North - Vacant land; I-1 South - Contractor shop; I-1 East - Sanitation services; I-1 West - Contractor shop; I-1
Thoroughfare Plan Specification:	6th Ave – Minor Collector

COMMENTS AND CONSIDERATIONS

The subject property is located at 525 S. 6th Ave. in the Mansfield Industrial Park. It includes a single-story 20,000 sq. ft. metal building primarily used for liquid waste processing, as well as a large concrete paved area used for parking, storage, and truck drive-through operations. Most of the property is impervious. The sides and rear of the property are fenced, with gated vehicular access on both sides, as well as two drive-thru bays.

The property has been used for liquid waste processing since 1996 and the owner is seeking to increase its liquid waste processing capacity. This will be accomplished through improved processes and no exterior improvements to the facility will be necessary. However, because the City amended its Zoning Ordinance to classify liquid waste processing as a use permitted in the I-1 zoning district only by SUP approval and since the applicant is increasing the intensity of this use, it is now necessary for them to obtain SUP approval. Prior to their SUP application, the applicant sought and obtained a permit amendment (TCEQ Permit No. MSW2256A) from the Texas Commission on Environmental Quality (TCEQ) to increase its liquid waste processing capacity. As part of this process, the application was evaluated with regard to land use, transportation/traffic, and surface water. This permit amendment was approved and issued by TCEQ on May 8, 2017.

Staff recommends approval.

Attachments:

Maps and Supporting Information

Exhibit A – Existing Conditions & Property Description

Exhibit B – Letter from Applicant

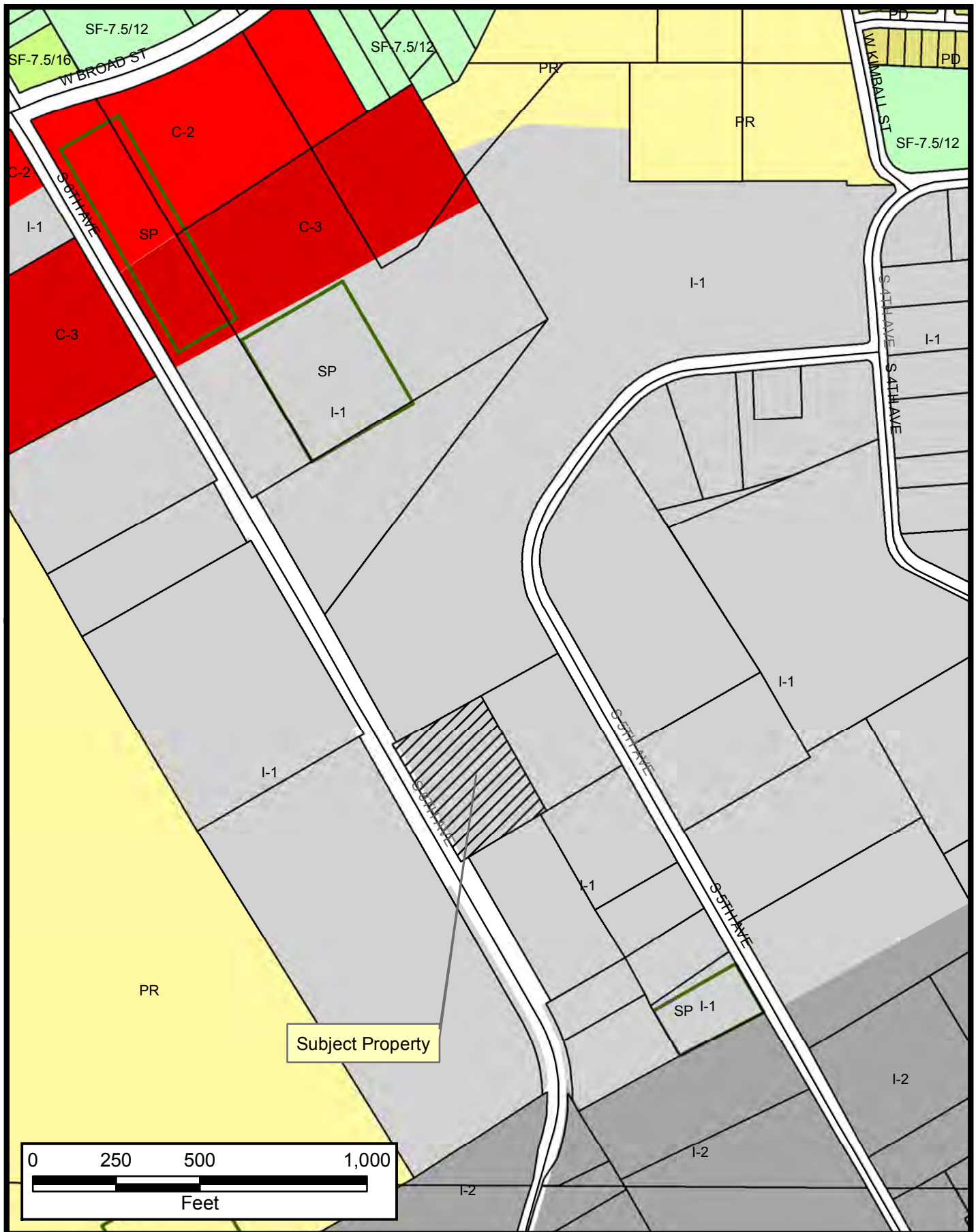
Exhibit C – Site Plan



ZC#17-013

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

8/16/2017



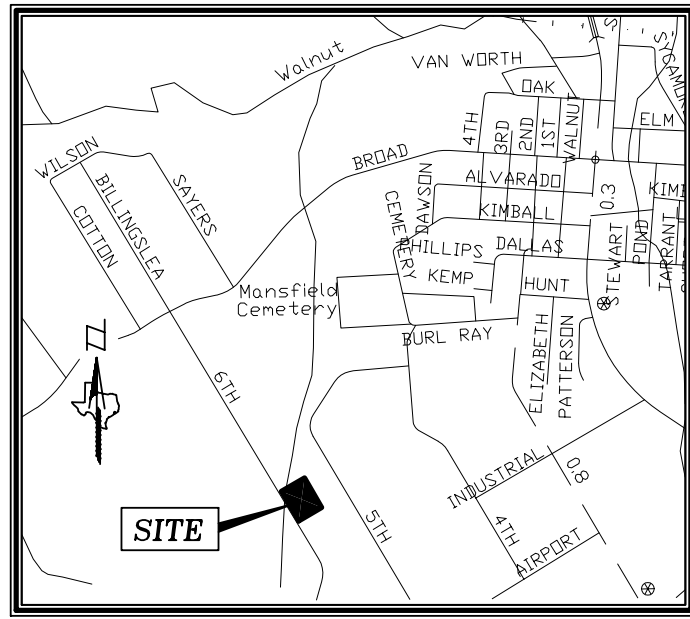
ZC#17-013

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

8/16/2017

Property Owner Notification for ZC#17-013

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
6TH AVE IND OF MANS IND PARK	BLK 2	BOYD, GARY D	601 S 6TH AVE	MANSFIELD, TX	76063-2311
HARRIS INDUSTRIAL PLAZA	BLK 1	HARRIS, CHRIS	W 1309A ABRAM ST	ARLINGTON, TX	76013-1787
HOWSE BROS ADDN OF MANS IND PK	BLK 2	HOWSE BROS SANITATION CO INC	50 WASHINGTON ST STE #1000	WESTBOROUGH, MA	01581
LOUIS,SJ CONSTRUCTION CO OF TX	BLK 1	SIXTH AVENUE PARTNERS LP	520 S 6TH AVE	MANSFIELD, TX	76063-2310
MANSFIELD INDUSTRIAL PARK	BLK 1	MANSFIELD 6TH AVE PROPERTIES	2001 W WASHINGTON ST	SOUTH BEND, IN	46628-2032
MANSFIELD INDUSTRIAL PARK	BLK 2	HOWSE BROS SANITATION SERVICE	50 WASHINGTON ST STE 1000	WESTBOROUGH, MA	01581-1013
MANSFIELD INDUSTRIAL PARK	BLK 2	SOUTH WASTE DISPOSAL LLC	9575 KATY FWY STE 130	HOUSTON, TX	77024-1408



VICINITY MAP
SCALE 1"=2000'

OWNER:
CHRIS HARRIS
VOLUME 12708, PAGE 585
D.R.T.C.T.

APPROX. LOCATION OF
ZONE X (SHADED)
MAP NO. 48439C0470K
MAP REVISED SEPT. 25, 2009

POINT OF
BEGINNING

THOMAS J. HANKS SURVEY
ABSTRACT NO. 644
2.498 ACRES
108,818 square feet

LOT 2R2, BLOCK 1
MANSFIELD INDUSTRIAL PARK
CABINET B, SLIDE 2345
P.R.T.C.T.

OWNER:
HOWSE BROTHERS SANITATION SERVICE
INST. NO. 0207294545
D.R.T.C.T.

CERTIFICATION OF SURVEY
TO: Stewart Title Guaranty Company, SouthWest
Services and IBERIABANK;

I hereby certify that this survey was actually made on the
ground and is in accordance with current minimum standards
for a Category 1A, Condition II Survey as adopted by the
Texas Society of Professional Surveyors in 1986, and
unless shown otherwise, the title lines and lines of
actual possession are the same and that the size, location
and type of buildings are as shown, and that the visible
improvements are as shown, and the distance from the
building to the nearest boundary line is as shown, and
that there are no visible encroachments affecting this
property that the undersigned is aware of other than
those shown.

Michael Dale Linke
Registered Professional Land Surveyor No. 4508



PROPERTY DESCRIPTION
BEING a description of a 2.498 acre tract of land situated
in the Thomas J. Hanks Survey Abstract No. 644, in the
City of Mansfield, Tarrant County, Texas and being
commonly known as Lot 2R1, in Block 2 of Mansfield
Industrial Park, an addition to the City of Mansfield as
shown on the Plat recorded in Cabinet B, at Slide 2345 of
the Plat Records of Tarrant County, Texas. Said 2.498 acre
tract being more fully described as follows:

BEGINNING at a 1/2-inch steel rod found for corner on the
present east right-of-way line of Sixth Avenue (a called
90 foot wide right-of-way at this point), and being the
west common corner between said Lot 2R1 and Lot 1, in
Block 1 of Harris Industrial Plaza, an addition to the
City of Mansfield as shown on the Plat recorded in Volume
308-184, at Page 54 of the Plat Records of Tarrant County,
Texas;

THENCE North 59 deg. 49 min. 04 sec. East, departing said
Sixth Avenue and along the common line between said Lot
2R1 and said Lot 1, a distance of 291.25 feet to a
1/2-inch steel rod set for corner at the north common
corner between Lot 2R1 and Lot 2R2 in said Mansfield
Industrial Park addition;

THENCE South 29 deg. 42 min. 21 sec. East, departing said
Lot 1 and along the common line between said Lots 2R1 and
2R2, a distance of 375.04 feet to a 1/2-inch steel rod set
for corner, and being the south common corner between said
Lots 2R1 and 2R2, and also being the northwest corner of
Lot 1, in Block 2 of Howse Brothers Addition, an addition
to the City of Mansfield as shown on the Plat recorded in
Cabinet B, at Slide 1841 of the Plat Records of Tarrant
County, Texas;

THENCE South 59 deg. 36 min. 25 sec. West, departing said
Lot 2R2 and said Howse Brothers Addition, and along the
south line of said Lot 2R1, a distance of 288.26 to a
1/2-inch steel rod found for corner on the previously
mentioned east right-of-way line of Sixth Avenue;

THENCE North 30 deg. 09 min. 47 sec. West, along said east
line, a distance of 376.09 feet to the POINT OF BEGINNING;
and containing 2.498 acres or 108,818 square feet of land
more or less.

NOTES:

- 1) This survey was prepared with the use and benefit of
the commitment for title insurance issued by Stewart Title
Guaranty Company in connection with File No. 13330711.
- 2) CM--indicates controlling monument.
- 3) BASIS OF BEARINGS: Bearings as shown hereon are based
on the east right-of-way line of Sixth Avenue as depicted
and described on the Plat entitled "Mansfield Industrial
Park", an addition to the City of Mansfield as recorded in
Cabinet B, at Slide 2345 of the Plat Records of Tarrant
County, Texas and recovered monumentation cited on the
plat.
- 4) The record plat cites the requirement of a minimum
finish floor elevation of 624.9 feet. No effort was made
to determine the finish floor elevation of the building on
this property.
- 5) This survey is the result of an on the ground survey
performed on May 3, 2013.

LOT 1, BLOCK 2
HOWSE BROTHERS ADDITION
CABINET B, SLIDE 1841
P.R.T.C.T.
OWNER:
HOWSE BROTHERS SANITATION SERVICE
INST. NO. 0207294545
D.R.T.C.T.

OWNER:
GARY BOYD-KIM WILMA
VOLUME 12659, PAGE 801
D.R.T.C.T.

LOT 1-A, BLOCK 2
SIXTH AVENUE INDUSTRIAL PARK
CABINET A, SLIDE 4093
P.R.T.C.T.

LAND TITLE SURVEY
OF

LOT 2R1, BLOCK 2
MANSFIELD INDUSTRIAL PARK
IN THE THOMAS HANKS SURVEY
ABSTRACT NO. 644
IN THE CITY OF MANSFIELD,
TARRANT COUNTY, TEXAS

CLIENT: ROCK HILL CAPITAL CORP
MR. RYAN SHELTON

PRISM SURVEYS, INC.

COMMERCIAL, RESIDENTIAL,
BOUNDARY, TOPOGRAPHIC,
TITLE & CONSTRUCTION SURVEYS
P.O. BOX 181553
1361 W. EULESS BOULEVARD, #112
EULESS, TEXAS 76040
(817) 540-8048

Flood Statement
By graphic scaling only from the Flood Insurance Rate Maps
for Tarrant County and Incorporated Areas, a portion of
this property is shown in an area set out and established
as a special flood hazard area. A portion appears to be in
Zone X (shaded). Map No. 48439C0470K H, Map Revised
September 25, 2009.

LEGEND

WHEN USED, THE ABBREVIATIONS LISTED BELOW HAVE THE FOLLOWING MEANING			
AC	= AIR CONDITIONER	P.R.T.C.T. = PLAT RECORDS TARRANT COUNTY, TEXAS	
AD	= AREA DRAIN	PT	= POINT OF TANGENT
A.RELV.	= AIR RELEASE VALVE	RW	= RETAINING WALL
BOLL	= BOLLARD	SDI	= STORM DRAIN INLET
BBQ	= BARBEQUE	SW	= SIDEWALK
CL	= CENTERLINE	SS	= STREET SIGN
CLF	= CHAIN LINK FENCE	SSMH	= SANITARY SEWER MANHOLE
CONC.	= CONCRETE	SRF	= STEEL ROD FOUND
CONC. D.R.T.C.T.	= DEED RECORDS TARRANT COUNTY, TEXAS	SRS	= STEEL ROD SET
EM	= ELECTRIC METER	SWBMH	= SOUTHWESTERN BELL TELEPHONE MANHOLE
FM	= FIRE HYDRANT	TD	= TOP OF DRAIN
GW	= GAS METER	TOA	= TOP OF ASPHALT
HCS	= HANDICAP PARKING SIGN	TRL	= TRAIL
MR	= MARKER	TRANS	= TRANSFORMER
NG	= NATURAL GROUND	TS	= TRANSVERSE STATION
NG	= NATURAL GROUND	WV	= WATER VALVE
OHE	= OVERHEAD UTILITY LINES	UB	= UTILITY BOX
PP	= POWER POLE	WM	= WATER METER

PROPERTY DESCRIPTION

BEING a description of a 2.498 acre tract of land situated in the Thomas J. Hanks Survey Abstract No. 644, in the City of Mansfield, Tarrant County, Texas and being commonly known as Lot 2R1, in Block 2 of Mansfield Industrial Park, an addition to the City of Mansfield as shown on the Plat recorded in Cabinet B, at Slide 2345 of the Plat Records of Tarrant County, Texas. Said 2.498 acre tract being more fully described as follows:

BEGINNING at a 1/2-inch steel rod found for corner on the present east right-of-way line of Sixth Avenue (a called 90 foot wide right-of-way at this point), and being the west common corner between said Lot 2R1 and Lot 1, in Block 1 of Harris Industrial Plaza, an addition to the City of Mansfield as shown on the Plat recorded in Volume 388-184, at Page 54 of the Plat Records of Tarrant County, Texas;

THENCE North 59 deg. 49 min. 04 sec. East, departing said Sixth Avenue and along the common line between said Lot 2R1 and said Lot 1, a distance of 291.25 feet to a 1/2-inch steel rod set for corner at the north common corner between Lot 2R1 and Lot 2R2 in said Mansfield Industrial Park addition;

THENCE South 29 deg. 42 min. 21 sec. East, departing said Lot 1 and along the common line between said Lots 2R1 and 2R2, a distance of 375.04 feet to a 1/2-inch steel rod set for corner, and being the south common corner between said Lots 2R1 and 2R2, and also being the northwest corner of Lot 1, in Block 2 of Howse Brothers Addition, an addition to the City of Mansfield as shown on the Plat recorded in Cabinet B, at Slide 1841 of the Plat Records of Tarrant County, Texas;

THENCE South 59 deg. 36 min. 25 sec. West, departing said Lot 2R2 and said Howse Brothers Addition, and along the south line of said Lot 2R1, a distance of 288.26 to a 1/2-inch steel rod found for corner on the previously mentioned east right-of-way line of Sixth Avenue;

THENCE North 30 deg. 09 min. 47 sec. West, along said east line, a distance of 376.09 feet to the POINT OF BEGINNING;

and containing 2.498 acres or 108,818 square feet of land more or less.

**BIGGS & MATHEWS ENVIRONMENTAL***Consulting Engineers • Hydrogeologists*

Mansfield • Wichita Falls

July 31, 2017

Planning Department
City of Mansfield
1200 E Broad Street
Mansfield Texas 76063

Re: Specific Use Permit
Southwaste Disposal Dallas Facility

Dear Sir or Madam:

Biggs and Mathews Environmental, Inc., on behalf of Southwaste Disposal, LLC, has prepared the Specific Use Permit (SUP) application for the Southwaste Disposal Dallas Facility, located at 525 South 6th Avenue, Mansfield TX 76063. The SUP application includes the demonstrations required by Section 6100, Zoning Ordinance No. 671, City of Mansfield, Texas, adopted on April 15, 1986, and most recently amended on June 26, 2017.

In November of 2015 this existing liquid waste processing facility, which has been in operation since 1996, applied for a permit amendment (TCEQ Permit No. MSW 2256A) through the Texas Commission on Environmental Quality (TCEQ) to increase its liquid waste processing capacity. The increased liquid waste processing capacity will be accomplished through improved processes and no exterior improvements are required to the facility or existing structures. The permit amendment process, through the TCEQ, includes several demonstrations such as land use, transportation/traffic, and surface water evaluation, to name a few. The permit amendment application submitted to TCEQ was made available in its entirety for review by the City of Mansfield. The City of Mansfield reviewed and provided specific input on the transportation/traffic study. During the permitting process, Southwaste Disposal coordinated with the City Manager's Office and it was determined that Southwaste would obtain an SUP upon approval of the permit amendment application. The permit amendment was approved and issued by the TCEQ on May 8, 2017.

Attached is the SUP application packet for your review. As discussed with Lisa Sudbury and Andrew Bogda, with the City of Mansfield Planning Department, some demonstrations were obtained directly from the TCEQ Permit No. MSW 2256A Permit Amendment Application and some demonstrations are photographs, since this is an existing facility and no external changes are being made to the site or the existing structure.

Mansfield Texas 76063
July 31, 2017
Page 2

If you have any questions or need additional information, please do not hesitate to call me at 817-563-1144 or email me at faw@biggsandmathews.com.

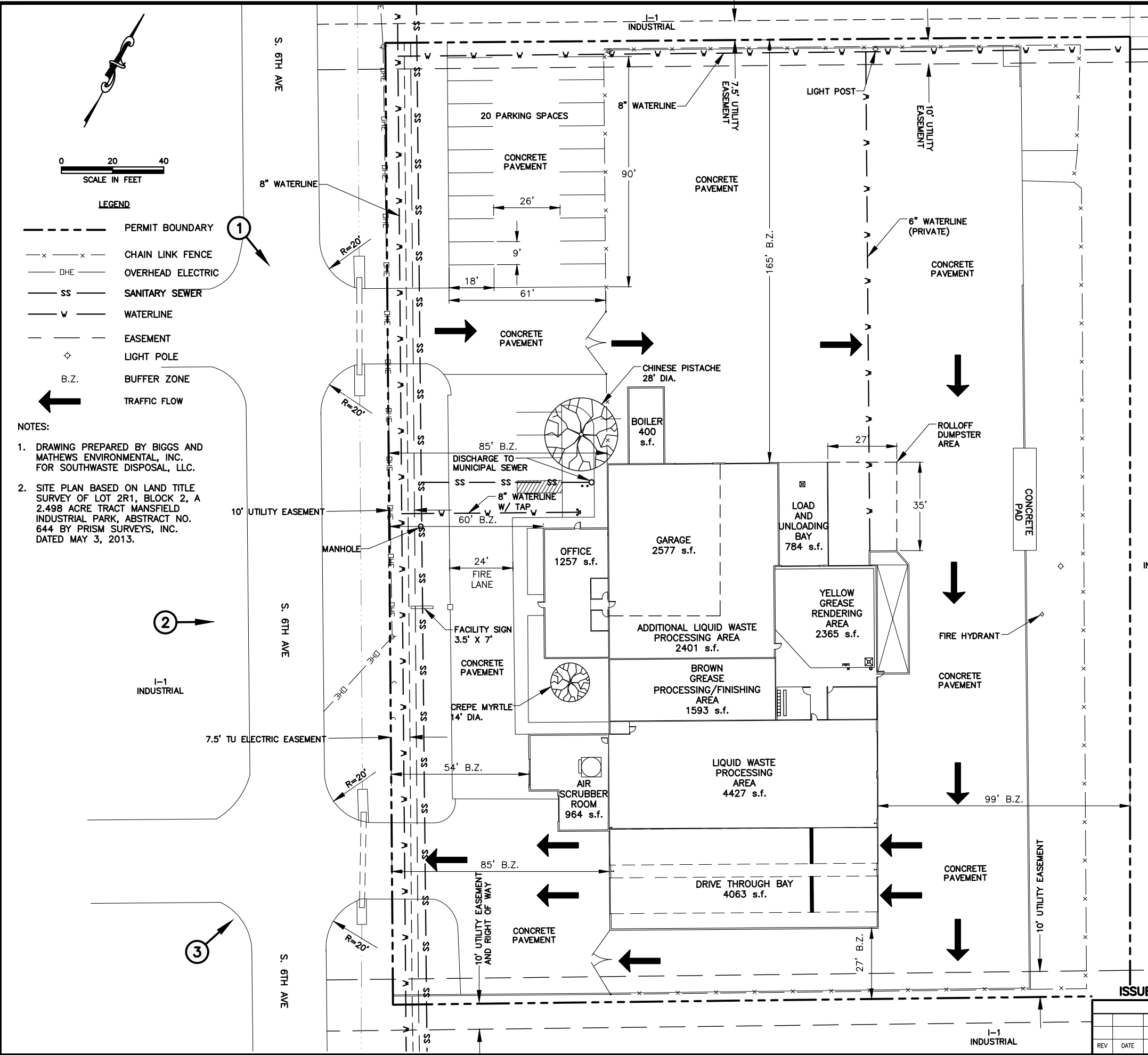
Sincerely,

BIGGS & MATHEWS ENVIRONMENTAL

A handwritten signature in blue ink, appearing to read 'Felipe A. Wescoup', is written over the company name.

Felipe A. Wescoup, P.E.

Attachments: SUP Application Packet



- LEGEND**
- PERMIT BOUNDARY
 - x-x- CHAIN LINK FENCE
 - OHE- OVERHEAD ELECTRIC
 - SS- SANITARY SEWER
 - W- WATERLINE
 - EASEMENT
 - ◇ LIGHT POLE
 - B.Z. BUFFER ZONE
 - ← TRAFFIC FLOW

- NOTES:**
1. DRAWING PREPARED BY BIGGS AND MATHEWS ENVIRONMENTAL, INC. FOR SOUTHWASTE DISPOSAL, LLC.
 2. SITE PLAN BASED ON LAND TITLE SURVEY OF LOT 2R1, BLOCK 2, A 2.498 ACRE TRACT MANSFIELD INDUSTRIAL PARK, ABSTRACT NO. 644 BY PRISM SURVEYS, INC. DATED MAY 3, 2013.



VICINITY MAP



ELEVATION 1



ELEVATION 2



ELEVATION 3



SIGN 4



ISSUED FOR PERMITTING PURPOSES

REVISIONS						
REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY

SITE PLAN

SOUTHWASTE DISPOSAL, LLC
DALLAS FACILITY
SPECIFIC USE PERMIT ZC#17-013

BIGGS & MATHEWS ENVIRONMENTAL CONSULTING ENGINEERS
MANSFIELD • WICHITA FALLS
817-563-1144

STATE OF TEXAS
FELIPE ANTONIO WESCOUP
103826
LICENSED PROFESSIONAL ENGINEER
8/25/2017

ISSUED FOR PERMITTING PURPOSES

DSN. FAW	DATE : 08/17	DRAWING 1
DWN. BBB	SCALE : GRAPHIC	
CHK. FAW	DWG : 1-SitePlan.dwg	

TBPE FIRM NO. F-256	TBPG FIRM NO. 50222
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PLANNING AND ZONING COMMUNICATION

Agenda: September 5, 2017

Subject: ZC#17-014: Public hearing for a zoning change from C-2 and PR to SF-7.5/18 by Crystal Lake Development, LLC on approximately 30.09 acres out of the Crawford Treese Survey, Abstract #831, Johnson County, Texas, generally located on the west side of S. Main Street, approximately 1086 feet south of FM 917 on property addressed at 1200 S. Main Street.

GENERAL INFORMATION

Applicant:	Louis Wochner Revocable Trust, owner Crystal Lake Development, LLC, developer
Size:	30.09 acres
Proposed Use:	Single-Family Residential
Existing Land Use:	Residential/vacant
Surrounding Land Use & Zoning:	North – I-1, vacant South - SF-6/12 single-family residential and SF-7.5/16, vacant East - C-2, vacant and SF-6/12 single-family residential West - SF-7.5/16 and SUP for drill sites
Thoroughfare Plan Specification:	South Main St – Major Arterial

COMMENTS AND CONSIDERATIONS

The applicant is requesting a zoning change to SF-7.5/18 to accommodate a new residential subdivision. The property is approximately 2,650 feet long by 450 feet wide. It has limited frontage on South Main Street, but will have street connections into Fox Glen Village and M3 Ranch. The property is within 300 feet of two drill sites and approximately 310 feet of another drill site. Any lots within 300 feet of these drill sites will need to be noted on the plat.

The property abuts vacant land to the north zoned I-1. To the east is Fox Glen Village, zoned SF-6/12. To the west and south of the property will be the future M3 Ranch development, zoned SF-7.5/16. Near this property on South Main Street are 3 new developments zoned SF-7.5/16 or SF-7.5/18. The request is consistent with the adjacent zoning and lot sizes.

Staff recommends approval.

Attachments:

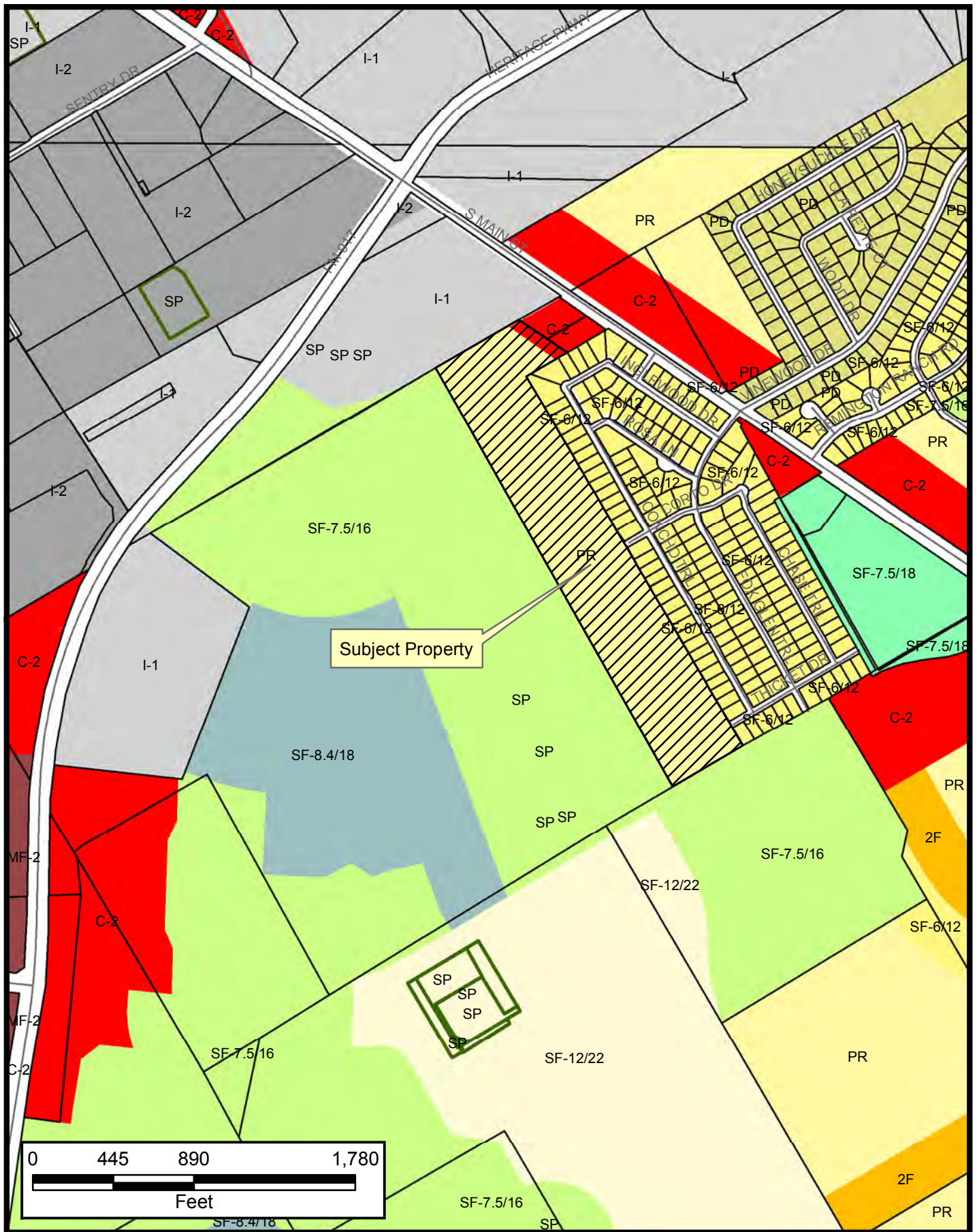
Maps and Supporting Information



ZC#17-014

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.

8/29/2017



ZC#17-014

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8/21/2017

Property Owner Notification for ZC#17-014

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
A GIBSON	TR 3,4	MC CASLIN CONSULTING INC	100 N MITCHELL	MANSFIELD, TX	76063
C TREECE	TR 2	SET BACK PARTNERS	100 N MITCHELL RD	MANSFIELD, TX	76063
C TREECE	TR 3	LOUIS WOCHNER REVOCABLE TRUST	P O BOX 170053	ARLINGTON, TX	76003-0053
C TREECE	TR 3 N PT, 3 S PT	WOCHNER LOUIS REVOCABLE TRUST	P O BOX 170053	ARLINGTON, TX	76003-0053
C TREECE	TR 7	CENTRAL MANSFIELD CHURCH OF CH	PO BOX 526	MANSFIELD, TX	76063-0526
D MC QUEEN	TR 2	KNAPP SISTERS INVESTMENTS LTD	P O BOX 2243	MANSFIELD, TX	76063-0047
FOX GLEN VILLAGE	BLK 10	ROCHELLE JOSHUA T ETUX	1100 THICKET DR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 10	VELASCO ANTHONY J & ANTHONY R	1527 STRAW FLOWER	DIAMOND BAR, CA	91765
FOX GLEN VILLAGE	BLK 10	BURTON GEORGE D ETUX MARY L	1104 THICKETT DR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 10	CALICOTT JEFFREY	1106 THICKET DR	MANSFIELD, TX	76063-5761
FOX GLEN VILLAGE	BLK 2	SINGH JAGWINDER ETUX MANDEEP K	1201 ROSA LN	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 2	LAM TONY TUYEN THANH ETUX	1104 INGLEWOOD DR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 2	TAYLOR DOYLE C ETUX MARY EILEE	1102 INGLEWOOD DR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 2	GILL KULDEEP K	1100 INGLEWOOD DR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 3	AGUILAR CINTHIA Y ETVIR SALVAD	1223 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 3	HENDRIX KEITH	1221 CONCHO TRL	MANSFIELD, TX	76063-5768
FOX GLEN VILLAGE	BLK 3	BROWDER CRYSTAL ET VIR	1219 CONCHO TRL	MANSFIELD, TX	76063-5768
FOX GLEN VILLAGE	BLK 3	BOBBITT GEORGE H JR & KIMBERLE	1200 ROSA LN	MANSFIELD, TX	76063

Property Owner Notification for ZC#17-014

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
FOX GLEN VILLAGE	BLK 3	NEAL THOMAS ORLANDO ETUX	1231 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 3	MC DADE SHANESE BROWN	1229 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 3	MANSANAREZ ARMANDO ETUX	1227 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 3	AMH 2014-2 BORROWER LLC	30601 AGOURA RD STE 200	AGOURA HILLS, CA	91301
FOX GLEN VILLAGE	BLK 4	WRIGHT DAVID TODD ETUX	1103 INGLEWOOD DR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 4	DANANN INVESTMENTS LLC	2366 GAMAY CT	LIVERMORE, CA	94550
FOX GLEN VILLAGE	BLK 4	PHILLIPS KYLE R	1105 INGLEWOOD DR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 4	DENT JEFFERY AARON ETUX AMANDA	1109 INGLEWOOD DR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 4	MAGLOIRE ESTHER	1201 INGLEWOOD DR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 4	MOGOS ILEANA	6284 SEABOURNE DR	HUNTINGTON BEACH, CA	92648
FOX GLEN VILLAGE	BLK 4	HARMON RAYMOND JOHN ETUX ANGEL	1203 INGLEWOOD DR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 4	HARDEGREE JONATHON G	1214 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 4	FIELDS TOMERICA L	1212 CONCHO TRL	MANSFIELD, TX	76063-5741
FOX GLEN VILLAGE	BLK 4	DAVID JAMES A JR ETUX LESLIE A	1210 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 4	MILLER RAE E	15516 WOODINGTON AVE	BELLFLOWER, CA	90706
FOX GLEN VILLAGE	BLK 4	EQUITY TRUST COMPANY	547 CREEKSTONE DR	JONESBORO, GA	30236
FOX GLEN VILLAGE	BLK 4	LARRAZABAL APPLE	16898 HIDDEN TRAILS LN	RIVERSIDE, CA	92503-7921
FOX GLEN VILLAGE	BLK 4	LANDRENEAUX MARINA M ETVIR BEN	1226 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 4	MOGOS MARIANA ETVIR	6256 SEABOURNE DR	HUNTINGTON BEACH, CA	92648

Property Owner Notification for ZC#17-014

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
FOX GLEN VILLAGE	BLK 4	HUFF SCOTT D ETUX OCIE ROPER	1222 CONCHO TRL	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 4	WASHINGTON LATOYA	1220 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 4	QUINONES WALDEMAR ETUX	1218 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 4	ARIMAN LLC	1216 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 4	ULLOA CONRAD III ETUX	14980 SABLE CT	CHINO HILLS, CA	91709
FOX GLEN VILLAGE	BLK 4	RICOMPENSA LLC	5516 BOULDER HWY STE 2F 361	LAS VEGAS, NV	89122
FOX GLEN VILLAGE	BLK 4	DAVIS ALISON	1200 CONCHO TR	MANSFIELD, TX	76063-5741
FOX GLEN VILLAGE	BLK 4	OLIVAREZ JAIME ETUX	1101 INGLEWOOD DR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 7	PYLE MICHAEL W ETUX	1415 CONCHO TRL	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 7	GARCIA HERIBERTO ETUX DEBRA	1413 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 7	RUSS ALEX A ETVIR	1411 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 7	JOHNSON STEPHANIE L	6848 FOGHORN LN	GRAND PRAIRIE, TX	75054-7275
FOX GLEN VILLAGE	BLK 7	RICHARDSON KENNETH A ETUX JUNE	1407 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 7	JAMES COURTNEY	1405 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 7	FLANAGAN & SMITH REAL ESTATE L	45 GLORY RIDGE PL	KEARNEYSVILLE, WV	25430
FOX GLEN VILLAGE	BLK 7	TENNER TENEICE L	1401 CONCHO TRL	MANSFIELD, TX	76063-5742
FOX GLEN VILLAGE	BLK 7	WERTZ DENISE ETVIR ROBERT	1319 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 7	REYNOLDS STEPHANIE	1317 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 7	NGUYEN THUY	1315 CONCHO TR	MANSFIELD, TX	76063-5750

Property Owner Notification for ZC#17-014

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
FOX GLEN VILLAGE	BLK 7	KEETCH THOMAS III ETUX ALLISON	1313 CONCHO TRL	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 7	ALONZO CATHY	1311 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 7	MATIAS MICHAEL ETUX	1309 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 7	WGH TEXAS LLC	103 FOULK RD STE 900	WILMINGTON, DE	19803-3742
FOX GLEN VILLAGE	BLK 7	CHEN AMY ETVIR	9310 MOON RIVER DR	ARLINGTON, TX	76002
FOX GLEN VILLAGE	BLK 7	DURAN DANIEL E ETUX & JOSE DEL	1303 CONCHO TRL	MANSFIELD, TX	76063-5750
FOX GLEN VILLAGE	BLK 7	BARCLAY JAMES D ETUX WUBU	1301 CONCHO TRL	MANSFIELD, TX	76063-5750
FOX GLEN VILLAGE	BLK 8	LANE VERONICA	1414 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 8	COLE CHRISTOPHER P	1412 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 8	MARSHALL NORRIS M II	1410 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 8	AK HOUSING LLC	4660 S HWY 360 UNIT 0W120	GRAND PRAIRIE, TX	75052-4495
FOX GLEN VILLAGE	BLK 8	VINSON CHRISTOPHER J	1406 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 8	HERBORT BRADY R &	1404 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 8	AMERICAN RESIDENTIAL LEASING C	P O BOX 95997	LAS VEGAS, NV	89193-5997
FOX GLEN VILLAGE	BLK 8	SPRINKLE DANIELLE RENAE ETVIR	1400 CONCHO TRL	MANSFIELD, TX	76063-5767
FOX GLEN VILLAGE	BLK 8	STEELE DAVID A ETUX	1318 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 8	DAVIS DONALD R ETUX JACQUELINE	1316 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 8	SMITH JEFFREY ETUX BETH ANN	1314 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 8	SHAW SHANNON ELIZABETH	1312 CONCHO TRL	MANSFIELD, TX	76063-5749

Property Owner Notification for ZC#17-014

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
FOX GLEN VILLAGE	BLK 8	WAGNER CHRISTINE W	1310 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 8	GAMMON BRUCE D & JANET F	1308 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 8	CLARK KELSEY LYLE ETUX LESLIE	1306 CONCHO TR	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 8	DANGERFIELD MONTE SHERROD	1304 CONCHO TRAIL	MANSFIELD, TX	76063
FOX GLEN VILLAGE	BLK 8	PHILBUSS LLC	5631 JENNIFER LN	MIDLOTHIAN, TX	76065
FOX GLEN VILLAGE	BLK 8	HARMON EUPAL LEE	1300 CONCHO TR	MANSFIELD, TX	76063
SENTRY INDUDSTRIAL PARK	BLK E	SET BACK PARTNERS	100 N MITCHELL RD	MANSFIELD, TX	76063

PLANNING AND ZONING COMMUNICATION

Agenda: September 5, 2017

Subject: ZC#17-015: Public hearing for a change of zoning from 2F Two Family Residential District to PD Planned Development District for single-family residential uses on approximately 0.505 acres known as Lots 11 & 12 and a portion of Lot 10, Block 31, Original Town of Mansfield, Tarrant County, TX, generally located at 305 & 307 W. Kimball St. and 304 S. Second Ave.

GENERAL INFORMATION

Applicant:	Mansfield Custom Homes, Developer Harris Cook Properties, Property Owner Bannister Engineering, Engineer
Size:	0.505 acres
Proposed Use:	Two (2) single-family residential homes
Existing Land Use:	Vacant
Surrounding Land Use & Zoning:	North - Two-family residential; PD South - Single-family residential; 2F East - Single-family residential; 2F West - Single-family residential; SF-7.5/12

COMMENTS AND CONSIDERATIONS

The subject property consists of 0.505 acres and is located on the south side of Kimball Street at 3rd Avenue. Earlier in 2017, the applicant demolished two single-family residential structures and plans to construct two new single-family residences on the property. Both residences will front on Kimball Street. Each lot will be approximately 55 feet wide at the street frontage upon platting. Each new residence will include a porch along the front facade as well. The residences will be served by a shared driveway from Kimball Street that will travel between the two residences and connect to attached, rear-loaded, 2-car garages proposed for each residence. The applicant will remove all the existing trees on the property and plant one tree in the front of each residence, and two trees in the rear of each residence.

The applicant is seeking to re-zone the property from 2F to PD to allow deviations from a number of regulations relating to minimum lot width, minimum front and side setbacks, and architectural requirements. The deviations are based on the zoning district SF-7.5/16. Some of the more significant deviations are a minimum lot width of 55 feet (from 65 feet), a minimum front yard setback of 10 feet (from 25 feet), a minimum side yard setback of 5 feet (from 5 & 10 feet), allowing a 4:12 roof pitch the applicant notes as “characteristic of cottage or craftsman-style architecture” (from 8:12), and allowing masonry that could range anywhere from 20 to 80% (from the 80% masonry requirement).

The surrounding zoning in the neighborhood is a mix of SF 7.5/12, 2F, and PD, with some C-2 zoning closer to Main Street. Staff notes that this project is similar to previously-approved redevelopment projects in this part of downtown, including the Duplex PD at Kimball & 3rd (ZC#15-023) and the five new single-family residences on Alvarado Street between 1st & 2nd (ZC#14-012). However, unlike those developments, this development will feature much greater lot depths and lot sizes.

Staff recommends approval.

Attachments:

Maps and Supporting Information

Exhibit A – Existing Conditions & Property Description

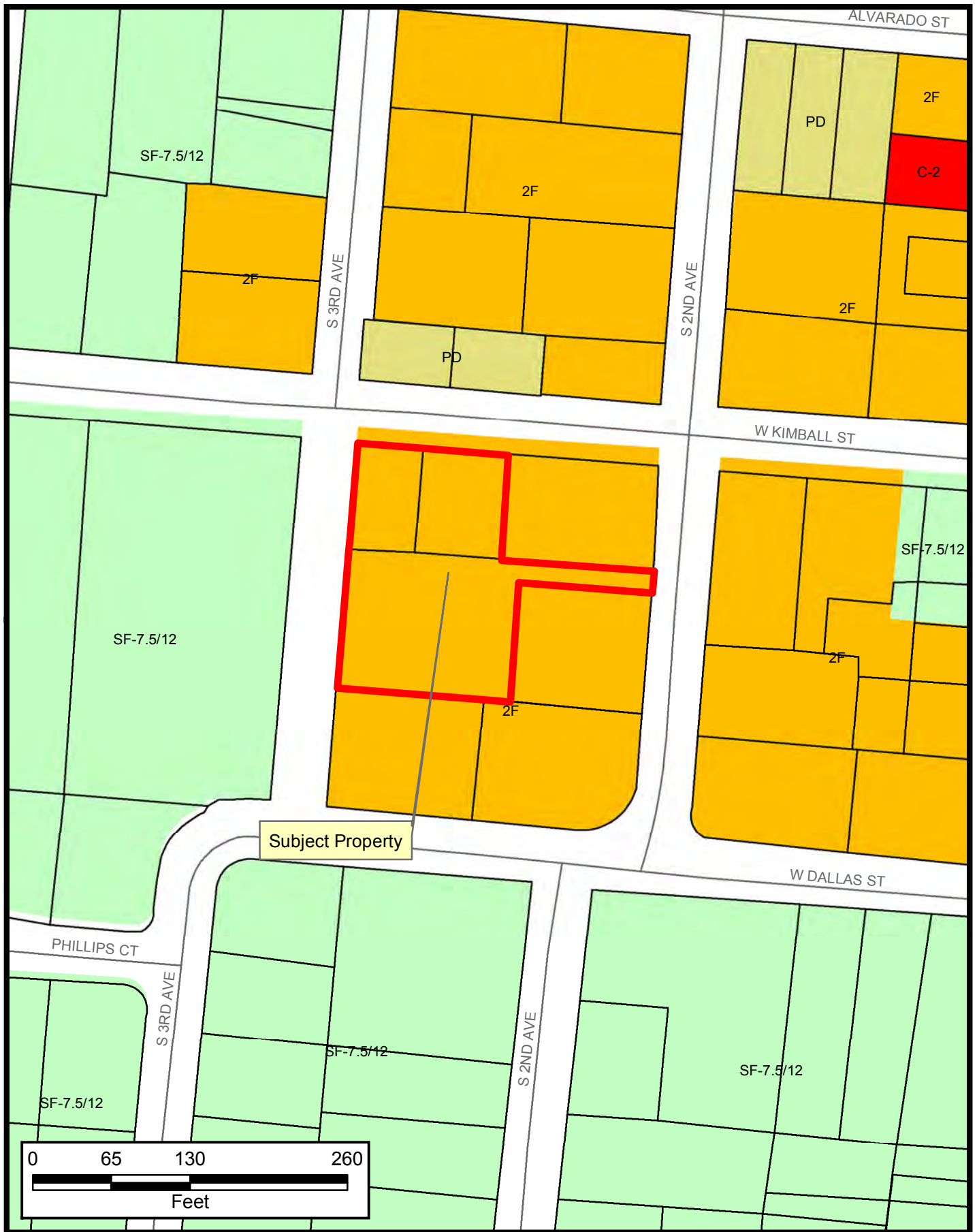
Exhibit B – Development Plan & Deviations from Base Zoning District



ZC#17-015

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8/22/2017



ZC#17-015

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8/22/2017

Property Owner Notification for ZC#17-015

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 26	WILSON, JEAN	1320 CLOVER HILL RD	MANSFIELD, TX	76063-2918
MANSFIELD, CITY OF	BLK 26	GIDLEY SHIRLEY SUPPLEMENTAL NE	5 VELVET CT	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 26	MUSSER, CHARLOTTE E	302 S 1ST AVE	MANSFIELD, TX	76063-1905
MANSFIELD, CITY OF	BLK 26	HERRERA, ADAN	305 S 2ND AVE	MANSFIELD, TX	76063-1910
MANSFIELD, CITY OF	BLK 26	RAMIREZ, BENITO	210 W DALLAS ST	MANSFIELD, TX	76063-1942
MANSFIELD, CITY OF	BLK 26	COBLE, PAUL S	4790 FIREWOOD DR	BURLESON, TX	76028-3642
MANSFIELD, CITY OF	BLK 26	OWENS, JAMES C	24 LAKEVIEW TERR	WEATHERFORD, TX	76087-7748
MANSFIELD, CITY OF	BLK 27	HARRIS COOK PROPERTIES	309 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 30	WATSON, JOHNNY R	203 S 3RD AVE	MANSFIELD, TX	76063-1922
MANSFIELD, CITY OF	BLK 30	WILLIAMS, DOROTHY JANINE	202 S 2ND AVE	MANSFIELD, TX	76063-1909
MANSFIELD, CITY OF	BLK 30	MARTIN MICHAEL T & ELIZABETH M	1510 IVERNESS	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 30	HARRIS COOK PROPERTIES	309 E BROAD	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 30	HARRIS COOK PROPERTIES	309 E BROAD	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 30	ALTAR HOLDINGS LLC	309 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 30	ALTAR HOLDINGS LLC	309 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 31	HARRIS COOK PROPERTIES	709 E ABRAM ST	ARLINGTON, TX	76010-1207
MANSFIELD, CITY OF	BLK 31	HARRIS COOK PROPERTIES	309 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 31	AVANTE PROCUREMENT LLC	3792 JOE WILSON RD	MIDLOTHIAN, TX	76065
MANSFIELD, CITY OF	BLK 31	DICKEY, TIMOTHY	304 S 2ND AVE	MANSFIELD, TX	76063-1911

Property Owner Notification for ZC#17-015

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 31	DONJUAN, CELESTINO	304 W DALLAS ST	MANSFIELD, TX	76063-1979
MANSFIELD, CITY OF	BLK 31	JOHNSON, CHRISTOPHER	11713 COUNTY ROAD 528	MANSFIELD, TX	76063-7050
MANSFIELD, CITY OF	BLK 32	CATO, KEVIN S	403 W KIMBALL ST	MANSFIELD, TX	76063-1957
MANSFIELD, CITY OF	BLK 33	RAMIREZ, JESUS R	402 W KIMBALL ST	MANSFIELD, TX	76063-1958
MANSFIELD, CITY OF	BLK 33	EYLAU INVESTORS	PO BOX 182551	ARLINGTON, TX	76018
MANSFIELD, CITY OF	BLK 33	MEDVEDNIK, OLGA	582 BRANTLEY TERRACE WAY # 201	ALTAMONTE SPRINGS, FL	32714
MANSFIELD, CITY OF	BLK 46	SMITH, DAVID	1093 N BEDFORD	KAYSVILLE, UT	84037
MANSFIELD, CITY OF	BLK 47	FOUNTAIN, BECKY LOUISE	211 W DALLAS ST	MANSFIELD, TX	76063-1941
WEBB ADDITION (MANSFIELD)	BLK 1	MICELI, PEGGY L	402 PHILLIPS CT	MANSFIELD, TX	76063-1969
WEBB ADDITION (MANSFIELD)	BLK 2	RAMIREZ, MARIA ROSA	501 ELIZABETH LN	MANSFIELD, TX	76063-1945

EXHIBIT A for ZC#17-015

FIELD NOTES

0.505 acres of land
a portion of
Block 31

Original Town of Mansfield

Tarrant County
Texas

All that certain lot, tract, or parcel of land lying and being a portion of Block 31, Original Town of Mansfield, Tarrant County, Texas, and being a portion of that certain tract of land conveyed by Timothy Dickey, a single person, to Harris Cook Properties according to the General Warranty Deed on May 22, 2017, the County Clerk instrument number ascribed thereto being D217117655, as filed of record in the Official Public Records of Tarrant County, Texas, and all of that certain tract of land conveyed by Gumaro A. Lavander, an unmarried person, to Harris Cook Properties on August 19, 2015, according to the Warranty Deed with Vendor's Lien, the County Clerk instrument number ascribed thereto being D215191806, as filed of record in the Official Public Records of Tarrant County, Texas and all of that certain tract of land conveyed by Mary Ethyl Dunagan, an unmarried woman, to Harris Cook Properties on March 24, 2017, according to the General Warranty Deed with Vendor's Lien, the County Clerk instrument number ascribed thereto being D217075963, as filed of record in the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with a yellow plastic cap marked "GSW Surveyors" (State Plane Coordinate, North: 6,889,767.72 feet and East: 2,385,988.31 feet Texas North Central Zone, based upon the North American Datum of 1983 (2011)[Epoch:2010.0000]) set in the south line of that certain tract of land conveyed by Matthew L. Howton and spouse, Frances C. Howton, to Timothy Dickey, a single person, according to the Warranty Deed with Vendor's Lien on May 15, 2001, the County Clerk instrument number ascribed thereto being D201115644, as filed of record in the Official Public Records of Tarrant County, Texas, said point being in a chain link fence line, for the southeast corner of this tract, and being in the north line of that certain tract of land conveyed by Robert J. Robertson and wife, Judy D. Robertson, to Celestino Donjuan and wife, Maria Guadalupe Donjuan according to the Warranty Deed with Vendor's Lien dated July 1, 2009, the County Clerk instrument number ascribed thereto being D209181922, as filed of record in the Official Public Records of Tarrant County, Texas, said point also being the southeast corner of the said Dickey to Harris Cook tract, for the southeast corner of this tract, from which a 1/2" iron rod found, the northeast corner of said Donjuan tract, bears N 85°32'16" W, a distance of 7.67 feet;

THENCE N 85°32'16" W, along the north line of said Donjuan tract and along the south line of said Dickey tract, and along the south line of said Dickey to Harris Cook tract, a distance of 110.21 feet to a 1/2" iron rod with a yellow plastic cap marked "GSW Surveyors" set in the west line of said Block 31 and in the east line of South 3rd Street, said point being the

EXHIBIT A for ZC#17-015

southwest corner said Dickey tract and the southwest corner of said Dickey to Harris Cook tract and the northwest corner of said Donjuan tract, for the southwest of this tract;

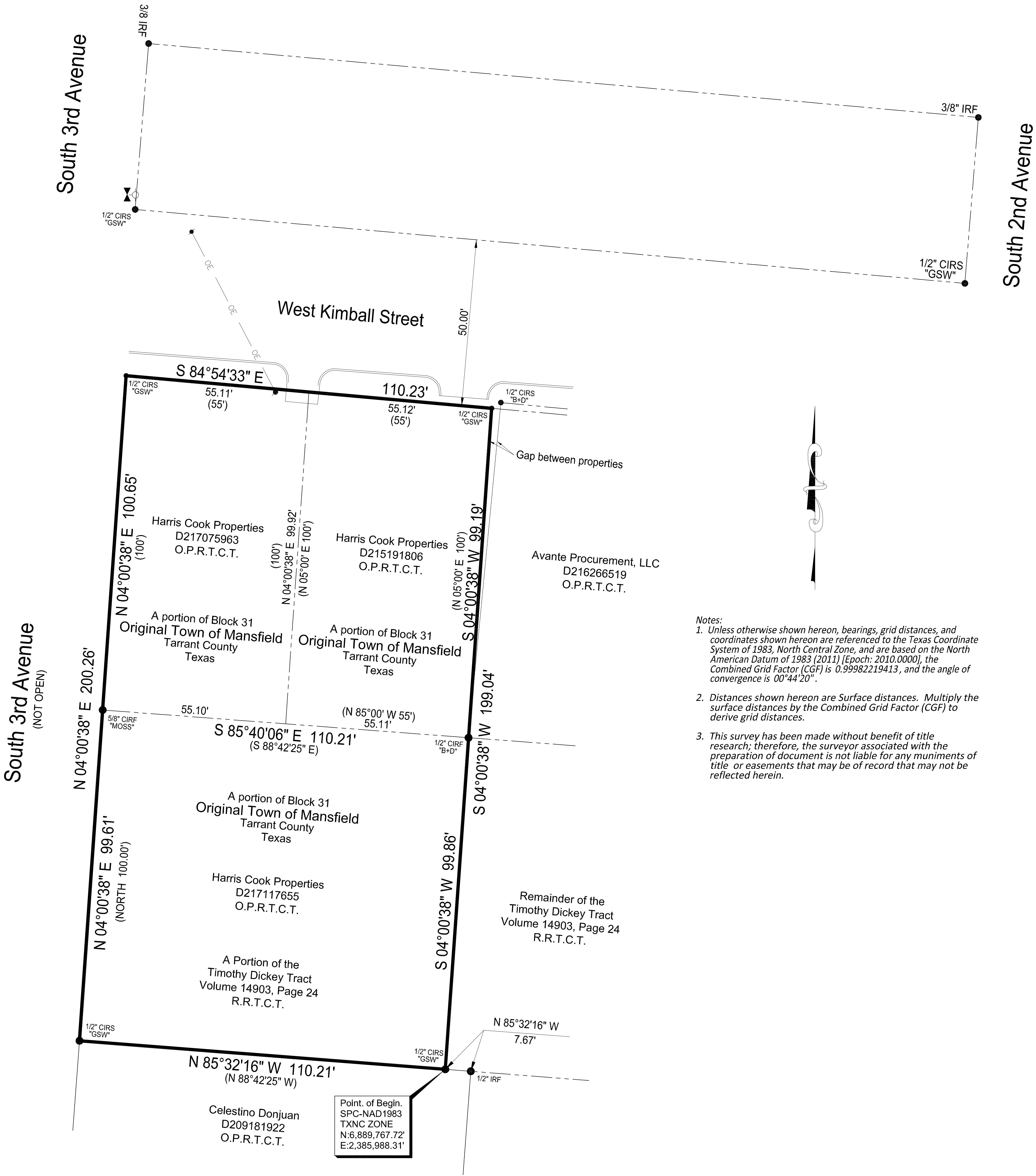
THENCE N 04°00'38" E, along the west line of said block, the east line of said street, and along the west line of said Dickey tract and along the west line of said Dickey to Harris Cook tract, at a distance of 99.61 feet pass a 5/8" iron rod with a yellow plastic cap marked "Moss," the northwest corner of said Dickey tract and said Dickey to Harris Cook tract and the southwest corner of said Dunagan to Harris Cook tract, continuing along the west line of Block 31 and along the east line of said street and along the west line of said Dunagan to Harris Cook tract, in all a distance of 200.26 feet to a 1/2" iron rod with a yellow plastic cap marked "GSW Surveyors" set at the intersection of the east line of said South 3rd Street and the south line West Kimball Street, said point being the northwest corner of said Block 31 and being the northwest corner of said Dunagan to Harris Cook tract, for the northwest corner of this tract;

THENCE S 84°54'33" E, along the north line of said Block 31, and along the south line of said street, and along the north line of said Dunagan to Harris Cook tract, at a distance of 56.11 feet pass the northeast corner of the Dunagan to Harris Cook tract and the northwest corner of said Lavander to Harris Cook tract, continuing along the north line of said Block 31, and along the south line of said street and along the north line of said Lavander to Harris Cook tract, in all a distance of 110.23 feet to a 1/2" iron rod with a yellow plastic cap marked "GSW Surveyors" set for the northeast corner of said Lavander to Harris Cook tract, for the northeast corner of this tract;

THENCE S 04°00'38" W, along the east line of said Lavander to Harris Cook tract, at a distance of 99.19 feet pass a 1/2" iron rod with a red plastic cap marked "B+D" found, the southeast corner of said Lavander to Harris Cook tract, and the southwest corner of that certain tract of land conveyed by Jesus L. Orona and wife Maria E. Orona to Avante Procurement, LLC, on November 4, 2016 according to the General Warranty Deed, the County Clerk instrument number ascribed thereto being D216266519, as filed of record in the Official Public Records of Tarrant County, Texas, in all a distance of 199.04 feet to the PLACE OF BEGINNING, and containing 0.505 acres of land, more or less.



EXHIBIT A for ZC#17-015



PD REGULATIONS

LAND USE — SINGLE-FAMILY RESIDENTIAL USE

AREA AND HEIGHT REGULATIONS

MINIMUM LOT WIDTH — 55FT
MINIMUM LOT DEPTH — 199 FT
MINIMUM FRONT SETBACK — 10 FT
MINIMUM REAR SETBACK — 15 FT
MINIMUM SIDE SETBACK — 5 FT
MINIMUM FLOOR AREA — 1,800 SF
MINIMUM OFF-STREET PARKING — 2 SPACES PER HOUSE
MAXIMUM HEIGHT — 2 STORIES PLUS ATTIC
MAXIMUM LOT COVERAGE — 45%

ARCHITECTURAL STANDARDS

FRONT BUILDING ELEVATION MUST INCLUDE A PORCH WITH MINIMUM DIMENSIONS OF 7 FT DEPTH, 70 SF AREA AND 6"X 6"COLUMNS.
WINDOWS SEEN FROM THE STREET ARE REQUIRED TO BE WOOD, LOOK LIKE WOOD, OR BE WOOD WITH VINYL OR ALUMINUM CLADDING.
OFF-STREET PARKING MUST BE IN THE REAR OF THE HOUSE OR LOT.
MINIMUM ROOF PITCH WILL BE 4:12.
ROOF SHINGLES MUST BE THREE DIMENSIONAL ARCHITECTURAL SHINGLES.
METAL ROOF IS LIMITED TO NOT MORE THAN 20% OF THE TOTAL ROOF AREA.
FACADE CLADDING MAY CONSIST OF 20 TO 80 PERCENT MASONRY.
ANY CHIMNEY ON THE EXTERIOR WALL MUST BE 100% BRICK OR STONE
CRAFTSMAN STYLE DETAILS LIKE EXPOSED RAFTER TAILS AND CORBELS ARE ENCOURAGED
EXTERIOR ELEVATION OF THE HOUSES MUST VARY FROM EACH ANOTHER IN TERMS OF COLOR, ARCHITECTURAL FEATURES, ROOF FORM, AND COMBINATION OF CLADDING MATERIALS.

LANDSCAPING STANDARDS

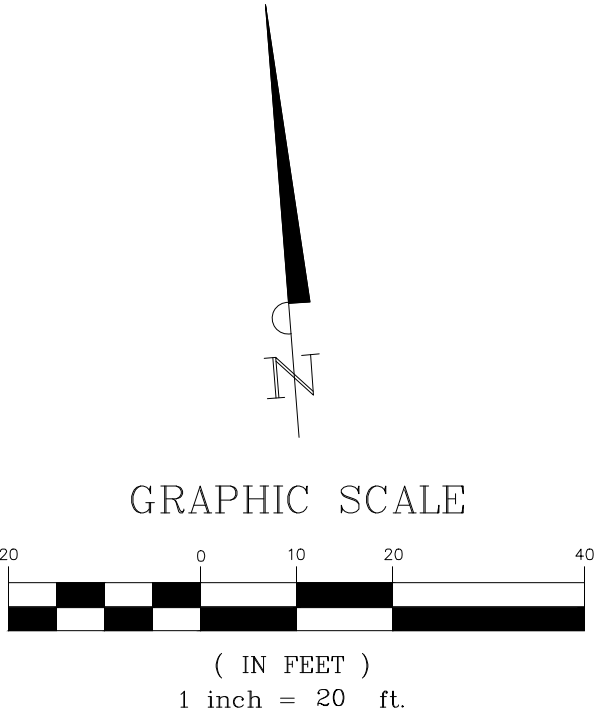
THREE TREES PER LOT WITH A MINIMUM CALIPER SIZE OF 3.5 INCHES.
AT LEAST 50% OF THE FOUNDATION FACING THE STREET MUST BE PLANTED WITH SHRUBBERY OR FLOWER BED.
LAWNS AND LANDSCAPING MUST BE IRRIGATED WITH AN IRRIGATION SYSTEM.

COMPLIANCE WITH PD REGULATIONS

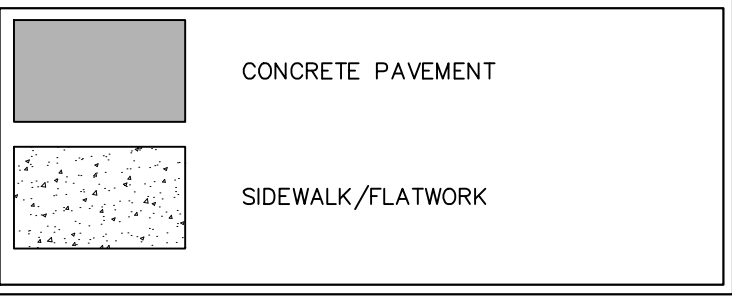
THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.

ACCESSORY USE STANDARDS

ACCESSORY USES AND STRUCTURES SHALL BE PERMITTED AND SHALL COMPLY WITH THE ZONING ORDINANCE REQUIREMENTS FOR SUCH USES AND STRUCTURES IN SINGLE-FAMILY RESIDENTIAL DISTRICTS.



LEGEND



PROPOSED CONCEPT ELEVATIONS



PD SITE PLAN

ZC#17-015

305 W. Kimball Street

City of Mansfield

EXH-B, PAGE 1 OF 2

LAST REVISION DATE: 08-24-2017

24-17-11

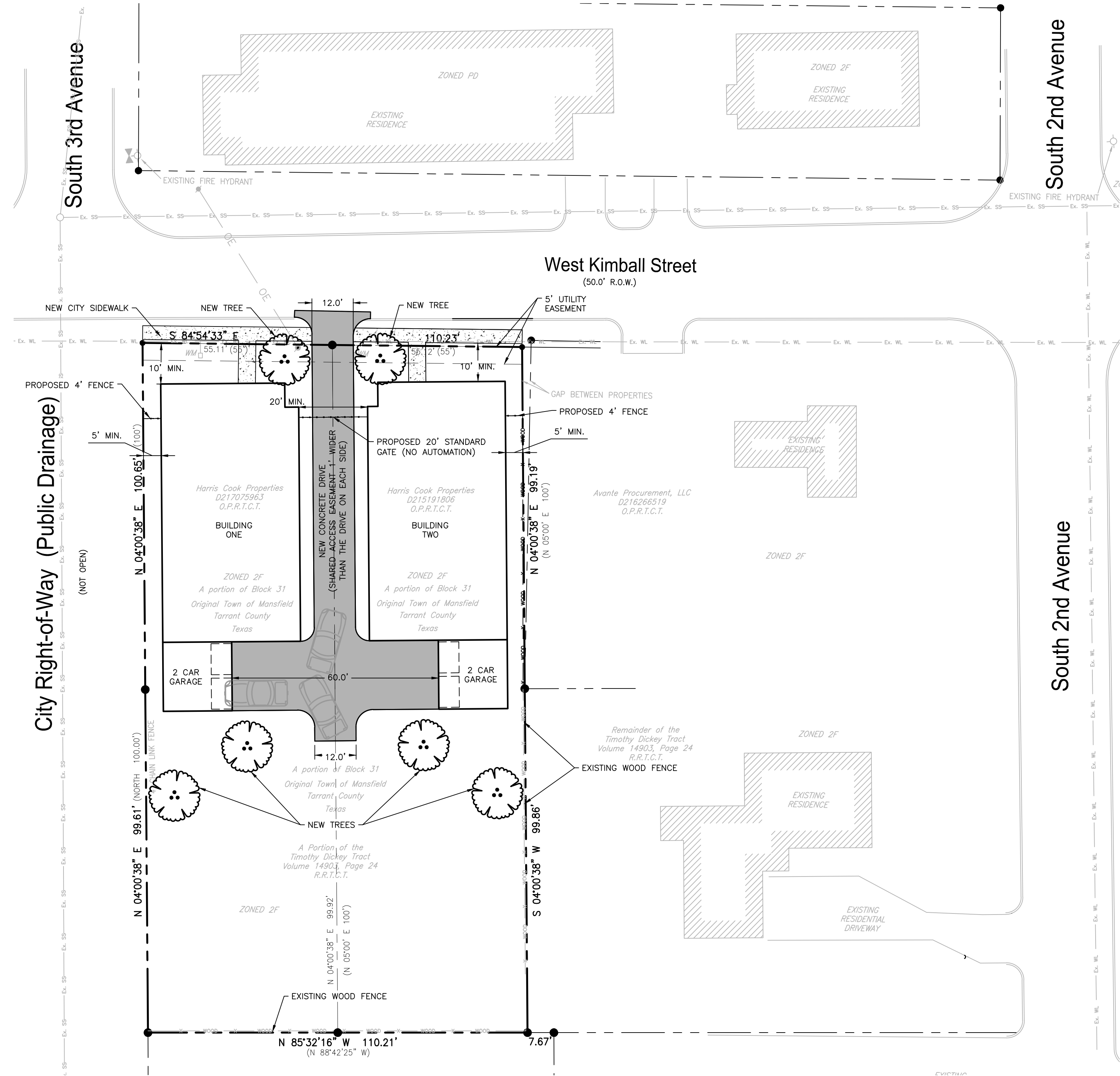


EXHIBIT B

DEVIATIONS FROM BASED ZONING DISTRICT
ZC#17-015

Subject Property: 0.505 acres out of Block 30, Original Town of Mansfield, 305 and 307 W Kimball St

Proposed Use: Single -Family Residential Use

Based Zoning District: SF-7.5/16

Section	Requirement	Provided
4500B	Min. Lot Width 65 ft	55 ft
4500B	Min. Front Yard 25 ft	10 ft
4500B	Min. Side Yard 5 & 10 ft	5 ft
4600C	Min. Masonry 80%	20 to 80%
4600D.8	Min. 8:12 roof pitch	4:12 which is characteristic of cottage or craftsman style architecture

PLANNING AND ZONING COMMUNICATION

Agenda: September 5, 2017

Subject: ZC#17-016: Public hearing for a change of zoning from C-2 Community Business District to PD Planned Development District for commercial uses, with additional use for Campground or Recreational Vehicle Park, on approximately 15.115 acres known as Lot 1-R, Block 1 of Eaton Estates Campground, generally located at 1961 Lone Star Rd.

GENERAL INFORMATION

Applicant:	Via Bayou d.b.a. Texan RV Ranch (owner) DPK Engineering LLC (engineer)
Size:	15.115 acres
Proposed Use:	Recreational Vehicle Park
Existing Land Use:	Recreational Vehicle Park and Vacant Land with Open Storage
Surrounding Land Use & Zoning:	North - Contractor shop & vacant land; PR/C-2 East - Vacant land; PR/C-2 South - Single-family residential & contractor shop; C-2/OP/SF-12/22 West – Vacant land; PR/I-1
Thoroughfare Plan Specifications:	Main Street – Major Arterial Lone Star Road – Principal Arterial

COMMENTS AND CONSIDERATIONS

The subject property is located on the west side of Main Street, the north side of Lone Star Road, and the east side of Flying L Lane. The applicant has operated the majority of the 15+ acre property as a recreational vehicle park and has had a Specific Use Permit in place for this portion of the property in order to allow this use in the C-2 zoning district. The 2+/- acres closest to Main Street is currently vacant land used for open storage. The applicant is seeking to expand the recreational vehicle park into this 2+/- acre area and is proposing to improve this portion of the property with a concrete driveway and canopy structures for the recreational vehicles, as well as a perimeter board-on-board fence, landscaping along the Main Street frontage, and an emergency gated access point off of Main Street. Since the applicant is seeking to increase the extent of the recreational vehicle park, they need to obtain approval to rezone the entire property to Planned Development (PD) in order to allow this expansion due to a change in the Zoning Ordinance that now only permits recreational vehicle parks in PD districts.

As part of the Planned Development, the applicant is seeking to continue to allow C-2 commercial uses, with an additional use for Campground or Recreational Vehicle Park. The

applicant is also requesting deviations from the City's Zoning Ordinance in order to allow 0' setbacks on the north and south sides of the property, to reduce the front setback along Main Street from 20 feet to 10 feet, to allow an 8' perimeter board-on-board fence around the property instead of a 6' masonry wall, and to allow canopies that deviate from the architectural requirements (i.e. masonry columns).

The primary access to the property will continue to be from Lone Star Road, with gated emergency access points off Main Street and Flying L Lane.

While the property is currently zoned C-2, staff notes that the property would likely not be ideal for traditional commercial uses of significance due to its relatively small size, limited highway frontage, and proximity to residential and industrial uses that box in the property. The property has been used for open storage for many years and this re-zoning would bring the property into full compliance and allow a more productive and organized use of the site.

Staff recommends approval.

Attachments:

Maps and Supporting Information

Exhibit A – Property Description

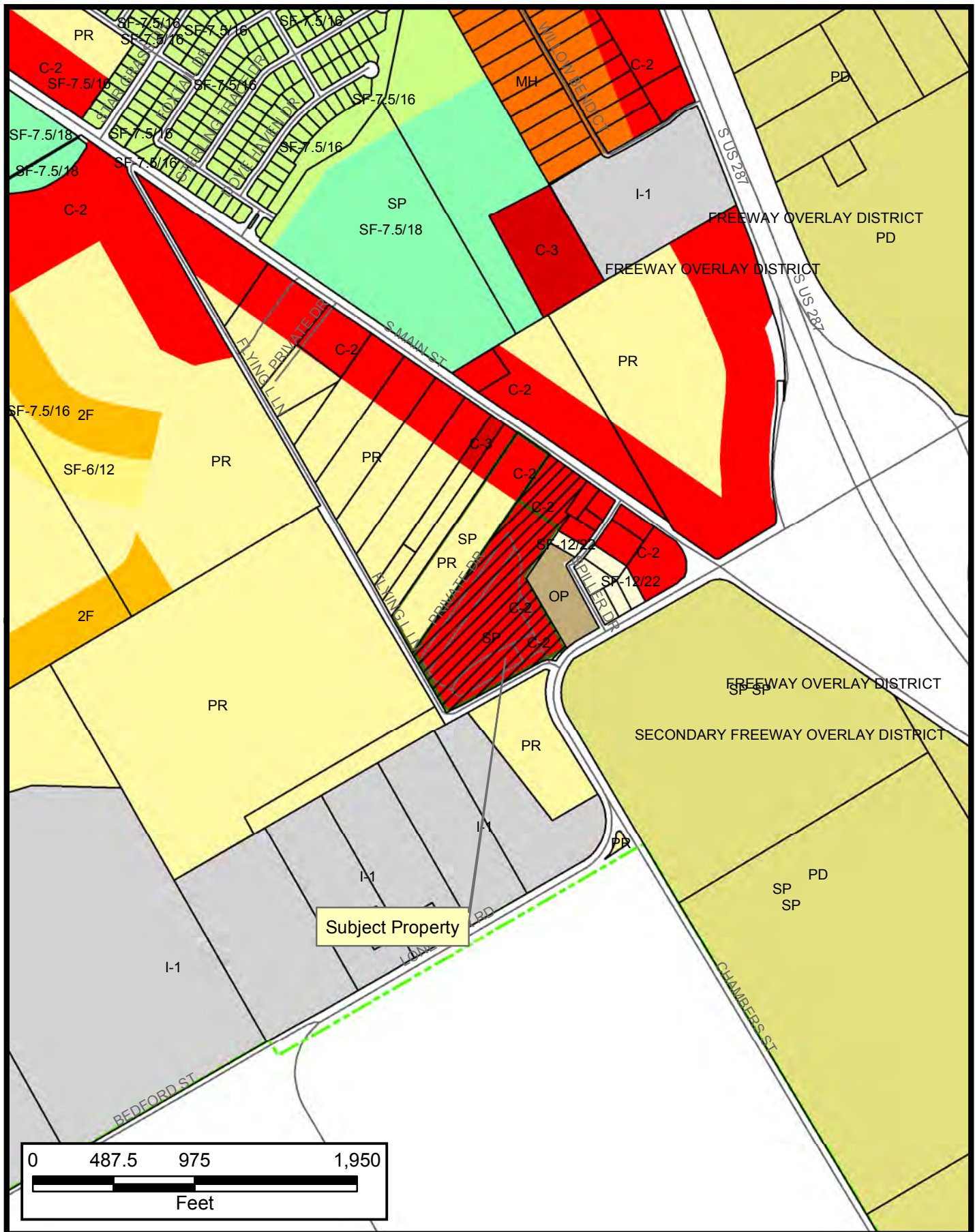
Exhibit B – Development Plan, Canopy Elevations, and Deviations from Zoning Ordinance



ZC#17-016

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.

8/16/2017



ZC#17-016

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8/16/2017

Property Owner Notification for ZC#17-016

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
C VELA	TR 5-7 (1,2B) 1	MANSFIELD ISD	605 E BROAD ST	MANSFIELD, TX	76063
EATON ESTATES CAMPGROUND	BLK 1	TXDOT	2501 SW LOOP 820	FORT WORTH, TX	76113
ENERGY TRANSFER ADDITION	BLK 1	KNOX STREET PARTNERS NO 17 LTD	3001 KNOX ST STE 207	DALLAS, TX	75205
L H STEVENS	TR 3	VIA BAYOU INC	310 E IH 30 STE 320	GARLAND, TX	75043-8000
P B GEORGE	TR 1 PT	ENERGY TRANSFER FUEL LP	800 E SONTERRA BLVD STE 400	SAN ANTONIO, TX	78258
P B GEORGE	TR 1A	TRIKE INVESTORS LP &	1340 S MAIN ST STE 300	GRAPEVINE, TX	76051-7512
P B GEORGE	TR 3	PHILLIPS DOROTHY FAYE	P O BOX 42	MANSFIELD, TX	76063
P B GEORGE	TR 3A	DALTONS BEST MAID PRODUCTS INC	P O BOX 1809	FORT WORTH, TX	76101
P B GEORGE	TR 3A2,3A3,3A4	HOUN LEANG &	1180 MIRA VALLE	MONTEREY PARK, CA	91754
TRIANGLE HOME SITES	BLK 1	PHTT LIMITED PARTNERSHIP	1012 WALNUT FALLS CIR	MANSFIELD, TX	76063
TRIANGLE HOME SITES	BLK 2	PHTT LIMITED PARTNERSHIP	1012 WALNUT FALLS CIR	MANSFIELD, TX	76063
TRIANGLE HOME SITES	BLK 2	MITCHELL GWEN	2008 STEPHENS AVE	MANSFIELD, TX	76063
TRIANGLE HOME SITES	BLK 2	EATON THOMAS E & VICKI J	1438 S MAIN	MANSFIELD, TX	76063
TRIANGLE HOME SITES	BLK 2	SANDS D G ETUX LINDA	6104 HONEYTREE DR	ARLINGTON, TX	76016
TRIANGLE HOME SITES	BLK 2	BRITTON CHERIE & MICHELLE WARN	2017 STEPHENS AVE	MANSFIELD, TX	76063
TRIANGLE HOME SITES	BLK 2	WALDEN LISA J ETVIR	2013 STEPHENS AVE	MANSFIELD, TX	76063
VENUS ADDITION	BLK 1	DILLARD GARY L ETUX CYNTHIA L	2009 STEPHENS AVE	MANSFIELD, TX	76063
		BROWN SANDRA K & NATALIE	P O BOX 90	MANSFIELD, TX	76063

EXHIBIT "A"

BEING 15.115 acres of land located in Lot 1-R, Block 1, EATON ESTATES CAMPGROUND, an addition to the City of Mansfield, Johnson County, Texas, according to the plat recorded in Volume 8, Page 623-A, of the Plat Records of Johnson County, Texas. Said 15.115 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod marked "Brittain & Crawford" set, at the West corner of said Lot 1-R, lying in the Northeast right-of-way line of Flying L Lane;

THENCE N 34° 19' 24" E 1393.23 feet, to a 1/2" iron rod marked "Brittain & Crawford" set, at the North corner of said Lot 1-R, lying in the Southwest right-of-way line of South Main Street;

THENCE S 55° 39' 31" E 250.36 feet, along the Northeast boundary line of said Lot 1-R and the Southwest right-of-way line of said South Main Street, to a 1/2" iron rod marked "Brittain & Crawford" set;

THENCE S 34° 19' 33" W 263.99 feet, along a line 55.3 feet Northwest of and parallel to the Southeast boundary line of said Lot 1-R, to a 1/2" iron rod marked "Brittain & Crawford" set;

THENCE S 55° 40' 27" E 55.30 feet, to a 1/2" iron rod marked "Brittain & Crawford" set, in the Southeast boundary line of said Lot 1-R;

THENCE S 34° 19' 33" W 388.72 feet, along the Southeast boundary line of said Lot 1-R, to a 1/2" iron rod marked "Brittain & Crawford" set;

THENCE S 30° 01' 06" E 483.15 feet, along the Northeast boundary line of said Lot 1-R, to a 5/8" iron rod found, at the East corner of said Lot 1-R, lying in the Northwest right-of-way line of Lone Star Road;

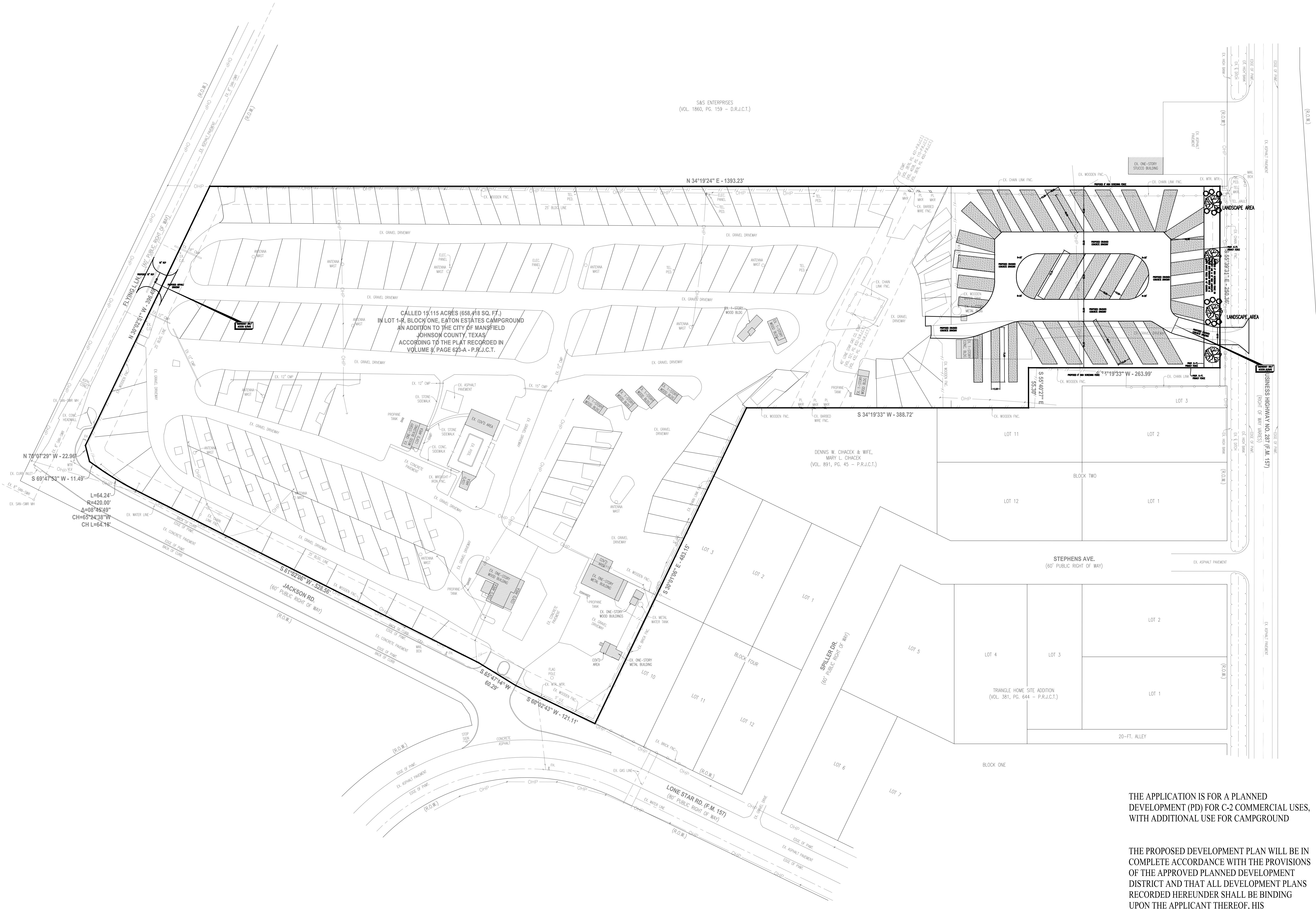
THENCE along the Southeast boundary line of said Lot 1-R and the Northeast right-of-way line of said Lone Star Road, as follows:

1. S 60° 02' 43" W 121.11 feet, to an "X" cut in concrete set;
2. S 65° 47' 14" W 60.29 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
3. S 61° 02' 06" W 528.56 feet, to a 1/2" iron rod marked "Brittain & Crawford" set, at the beginning of a curve to the right;
4. SOUTHWESTERLY 64.24 feet, along said curve to the right, having a radius of 420.00 feet, a central angle of 08° 45' 47", and a chord bearing S 65° 25' 00" W 64.17 feet, to a 1/2" iron rod marked "Brittain & Crawford" set, at the end of said curve;
5. S 69° 47' 53" W 11.49 feet, to a 1/2" iron rod marked "Brittain & Crawford" set, at the South corner of said Lot 1-R and the intersection of the Northeast right-of-way line of aforesaid Flying L Lane;

THENCE along the Southwest boundary line of said Lot 1-R and the Northeast right-of-way line of said Flying L Lane, as follows:

1. N 70° 07' 29" W 22.96 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
2. N 30° 02' 51" W 396.49 feet, to THE POINT OF BEGINNING, containing 15.115 acres (658,418 square feet) of land.

AUG 25 2017

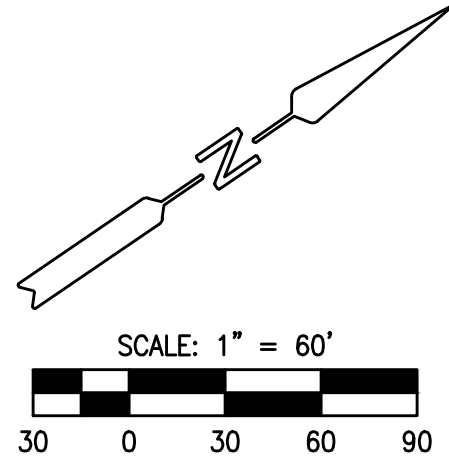


LEGEND

LARGE TREE - CREPE MYRTLE of APPROVED EQUAL (4-IN. DIAMETER, 7-FT. TALL)

SHRUB - TEXAS SAGE OR APPROVED EQUAL

- NOTES**
1. PROVIDE HYDOMULCH FOR ALL DISTURBED AREAS
 2. CITY APPROVED PLANT OR SHRUB MAY BE SUBSTITUTED
 3. DEVIATIONS FROM MANSFIELDS REGULAR ORDINANCES.
 - a. 8 FOOT PERIMETER WOOD FENCE BOARD ON BOARD INSTEAD OF 6 FOOT CONCRETE WALL
 - b. 10 FOOT SET BACK OFF OF HWY 287 INSTEAD OF 20 FOOT.
 - c. NO SET BACKS ON THE NORTH AND SOUTH SIDE OF PROPERTY.
 - d. LIST AWNINGS AS PART OF THE DEVIATIONS.



DPK Engineering LLC
LAND DEVELOPMENT - SITE DEVELOPMENT - MUNICIPAL
3103 Bowser Road
Fulshear, Texas 77441
Office and Fax: (281) 346-2616
Cell: (281) 300-1869
Firm Registration No. F9323

DATE: July, 2017
JOB NO. D16_SD_10115

DESIGNED BY: SLA
CHECKED BY: DPK

AUTHORIZED SIGNATURE BY
DAVID P. KELLY II, P.E. ON
August 22, 2017

SURVEYED BY:

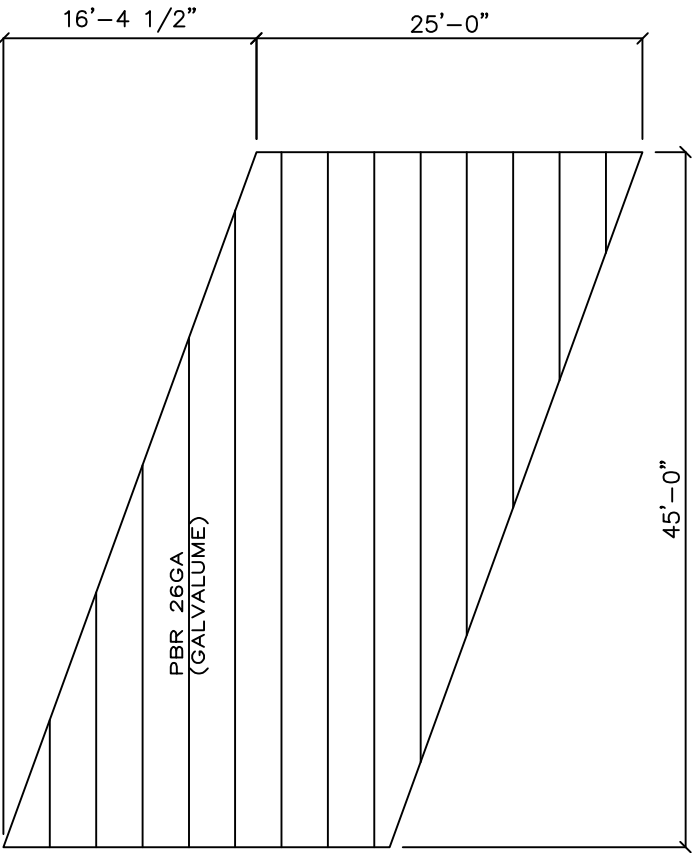
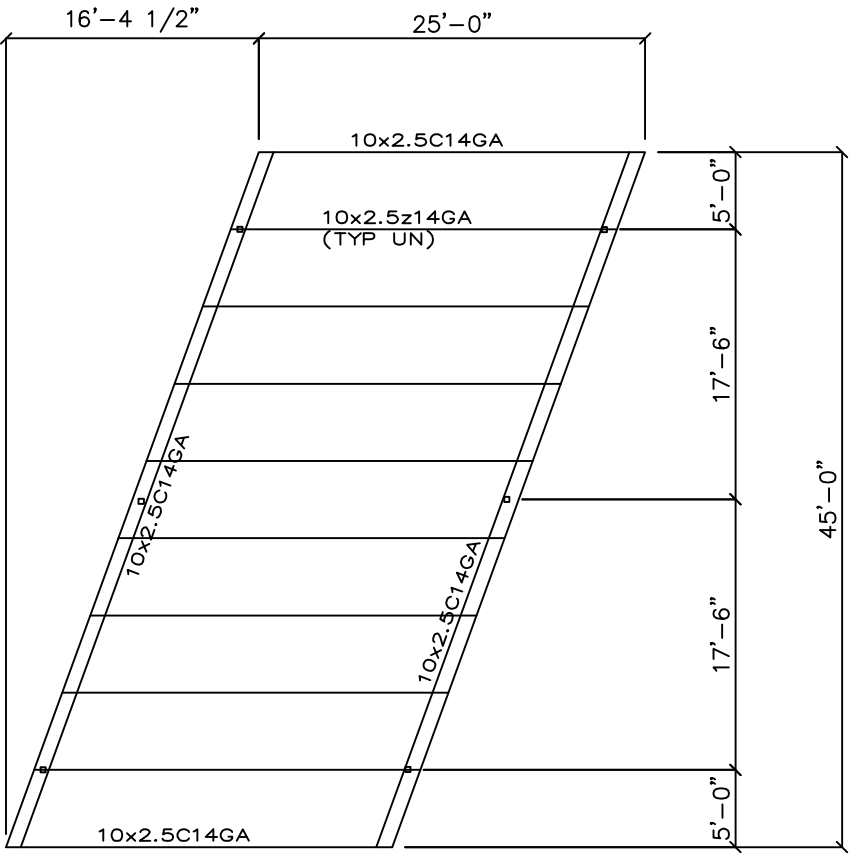
TEXAN R.V. RANCH
PROPOSED DEVELOPMENT

DEVELOPMENT PLAN

THE APPLICATION IS FOR A PLANNED DEVELOPMENT (PD) FOR C-2 COMMERCIAL USES, WITH ADDITIONAL USE FOR CAMPGROUND

THE PROPOSED DEVELOPMENT PLAN WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS OR ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS

FILE NO.:	EXHIBIT B 1 of 3
G.F. NO.:	
SCALE: 1" = 60'	
CASE NO.: ZCH17-016	



DESIGN LOADS

DESIGN LOADS APPLIED TO THE STRUCTURE ARE AS FOLLOWS :

ROOF LIVE LOAD..... 20 PSF REDUCIBLE

ROOF SNOW LOAD..... 3.5 PSF

WIND LOAD 90 MPH EXP B

SEISMIC COEFFICIENT 0.136

COLLATERAL LOAD.....0.5 PSF

DEAD LOAD.....SELF WEIGHT OF THE STRUCTURE

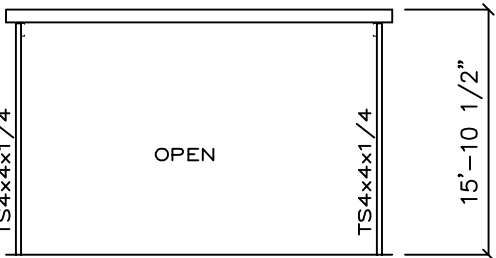
DESIGN REFERENCES

COLD FORMED STEEL DESIGN MANUAL. AISI, 2001

STEEL CONSTRUCTION MANUAL. THIRTEENTH EDITION, AISC

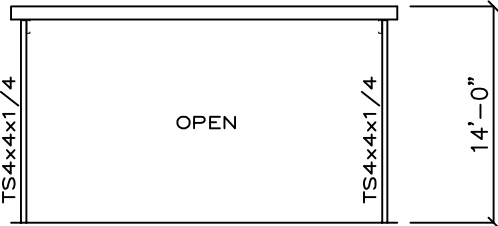
INTERNATIONAL BUILDING CODE, 2006 EDITION

ROOF FRAMING

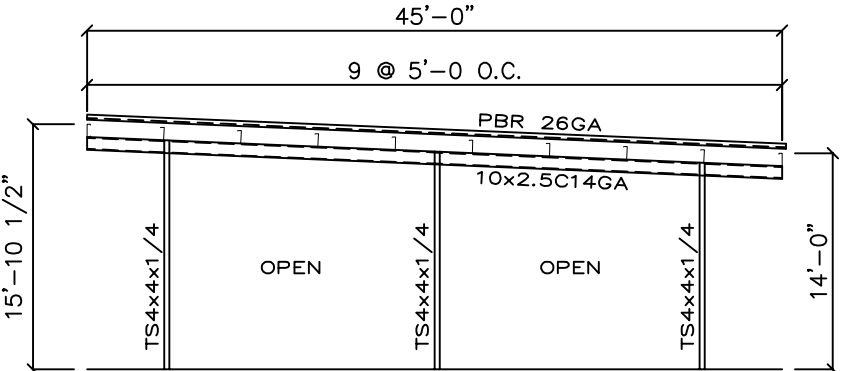


FRONT SIDEWALL

ROOF SHEETING

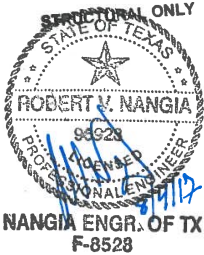



BACK SIDEWALL



ENDWALLS

ROBERT V. NANGIA P.E.
7423 HOLLOW RIDGE DR.
HOUSTON, TX 77095



DRAWING STATUS		REVISIONS							13534 Lakewood Meadow Dr. Cypress, TX 77429 713-213-5346						
<input type="checkbox"/> FOR APPROVAL: THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.		NO.	DATE	DESCRIPTION	BY	CK'D									
<input type="checkbox"/> FOR PERMIT: THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL IN THAT, AS A MINIMUM, PIECE MARKINGS ARE NOT IDENTIFIED. ONLY DRAWINGS ISSUED " FOR CONSTRUCTION " CAN BE CONSIDERED AS COMPLETE.		0	8/4/17	FOR CONSTRUCTION	CRC	CPO									
<input checked="" type="checkbox"/> FOR CONSTRUCTION: FINAL DRAWINGS.															
							DESCRIPTION		ROOF FRAMING						
							SIZE		25.00' x 45.00' x 13.00'						
							CUSTOMER								
							LOCATION		MANSFIELD, TX						
							DRN. BY	CK'D BY	DATE	SCALE	QUOTE NO.	JOB NO.	SHEET NO.	ISSUE	
									8/4/17	N.T.S.			17-392	E1 OF	0

ZC#17-016

RE: 1961 Lone Star Rd, Mansfield Texas 76063
 Texan RV Ranch

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

Deviations from City of Mansfield Zoning Ordinance

Section	Requirement	Provided
7302	6 ft masonry wall	8 ft. perimeter board-on-board stained wood fence instead of 6 ft concrete wall
7300	20 ft front setback	10 ft. setback off of Hwy 287 instead of 20 ft.
7300	10 ft side setback	no setbacks on the north and south sides of property
4600	masonry columns	non-masonry columns for awnings for RV spaces

PLANNING AND ZONING COMMUNICATION

Agenda: September 5, 2017

Subject: OA#16-002: Public hearing to consider proposed amendments of Section 7200.B of the Zoning Ordinance related to the parking of vehicles such as boats, motor homes, recreational vehicles, campers, trailers, and Other Vehicles on properties with a single-family dwelling, two-family dwelling or townhouse, and to provide an exemption to such parking restrictions applicable to certain vehicles in existence before March 2006

COMMENTS AND CONSIDERATIONS

On November 23, 2015, the Mansfield City Council adopted new parking regulations for non-passenger vehicles on residential properties. The City's Code Compliance Department sent notices out to certain residents with boats, RVs, trailers and other non-passenger vehicles informing them of the new regulations scheduled to take effect on February 22, 2016. Due to citizen concerns, the enforcement of the new parking regulations was suspended while the City Council Code Compliance Sub-committee worked on possible changes to the regulations.

At their August 14, 2017, meeting, City Council directed Staff to prepare amendments to the parking regulations based on the Code Compliance Sub-Committee's recommendations. The following is a summary of the proposed changes:

- Section 7200.B.21: A provision to allow non-passenger vehicles to be parked at least 100' from the front property line and 15' from side and rear property lines with the approval of the City. This would apply to certain lots that are deep enough to allow one of these vehicles to be parked far enough away from the roadway and would not be easily seen from the rest of the neighborhood.
- Section 7200.B.23: A provision to prohibit non-passenger vehicles being parked in front of a J-swing house.
- Section 7200.B.25: Provisions to reinstate the March 2006 grandfather clause for non-conforming vehicles to continue to be parked on residential properties.
- Section 7200.B.27: A provision to remove the 72-hour, 4 times per year limitation and allow an option for requesting permission to park for more than 72 hours at a time for out-of-town visitors. The proposed language would allow a non-passenger vehicle on the property for 72 hours for the purpose of loading, unloading and maintenance without the "4 times per year limit". In the case of an out-of-town guest staying in an RV, the City may approve an extension of the 72-hour period for good cause.

See the attached exhibit for full details of the proposed amendments.

Staff recommends approval.

Attachments:

Proposed Amendments

Proposed Section 7200.B Amendments:

21. No vehicle shall be parked on a lot or tract occupied by a single-family dwelling, two-family dwelling or townhouse when such vehicle is greater than twenty-five (25) feet in overall length (including tongue), unless one of the following conditions are met:
- a. The vehicle is parked in a building, either attached to the main residential building or detached, completely enclosed by three walls and a roof, and the open side of the building shall have an opaque gate at least six (6) feet in height. A building used to meet the foregoing requirement shall comply with all applicable area, height and setback requirements for attached or detached accessory buildings; or
 - b. The vehicle is parked behind the rearmost façade of the residence and is more than fifty (50) feet away from any property line. The pavement and screening requirements of this section shall not apply to a vehicle parked in accordance with this provision; ~~or~~
 - ~~b.c.~~ The vehicle is parked at least one hundred (100) feet from the front property line and at least fifteen (15) feet from any side or rear property line with the approval of City Manager or his designee. The pavement and screening requirements of this section shall not apply to a vehicle parked in accordance with this provision.
23. Vehicles parked between a dwelling and the street shall comply with the following:
- a. No Other Vehicle shall be parked between the front property line of a lot or tract occupied by a single-family dwelling, two-family dwelling or townhouse and the portion of the front façade of the residence, including features such as entryway, front porch, side-entry or J-swing garage, or any structure protruding from the residence, that is ~~closest to~~ furthest from the street.
 - b. No Other Vehicle shall be parked on a driveway between the side property line of a lot or tract occupied by a single-family dwelling, two-family dwelling or townhouse and the façade of the residence closest to the street, unless the vehicle is parked behind an opaque fence and gate at least six (6) feet in height.
25. Non-Conforming Status:
- a. Any lawful unpaved driveway that was in existence prior to November 10, 1997, shall be exempted from the paving requirements of this section.
 - b. Any Other Vehicle greater than twenty-five (25) feet in length that was lawfully parked on a lot or tract occupied by a single-family dwelling, two-family dwelling or townhouse prior to November 10, 1997, shall be exempted from the provisions of Section 7200.B.21 above, provided that such vehicles are ~~compliant with the provisions of Section 7200.B.23 above and~~ not located over a public side walk, or within a public right-of-way or visibility triangle as defined in Section 7300.I.36.
 - c. Any Other Vehicle that was lawfully parked between the front property line of a lot or tract occupied by a single-family dwelling, two-family dwelling or townhouse and the façade of the residence that is closest to the street prior to March 28, 2006, shall be exempted from the provisions of Section 7200.B.23 above, provided that such vehicles

are not located over a public side walk, or within a public right-of-way or visibility triangle as defined in Section 7300.I.36.

- d. A vehicle lawfully parked under the provisions of Paragraphs (b) or (c) above may be replaced by another vehicle of the same type and same dimensions by the same owner or occupant of the property; provided, however, that the exemptions permitted under Paragraphs (b) and (c) above shall automatically terminate upon a change in ownership or occupancy of a property occupied by a single-family dwelling, two-family dwelling or townhouse upon which the vehicle is parked.
27. It is not a violation of the aforementioned regulations if 1) a recreational vehicle is parked on a driveway or other lawful parking area for up to seventy-two (72) hours before or after a trip for loading, unloading or maintenance so long as such vehicle is parked in compliance with all relevant parking regulations; or 2) a recreational vehicle of a visiting out-of-town guest is parked at a residence for up to seventy-two (72) hours. Upon the application of the resident, the City Manager or his designee may approve a reasonable extension of time for the parking of a visiting guest's recreational vehicle based on special circumstances or undue hardship.~~any vehicle is parked on a lot or tract occupied by a single family dwelling, two-family dwelling or townhouse for less than seventy two (72) hours at any one time for the following purposes, provided that there is not a history of reoccurring uses of this provision on the lot or tract in question. Reoccurrence shall be presumed if parking under this provision occurs more than four (4) times within any calendar year.~~
- ~~i. To accommodate an out-of-town visitor; or~~
- ~~ii. Loading, unloading, cleaning, preparing for a trip, winterizing or preparing for off-premise storage.~~

PLANNING AND ZONING COMMUNICATION

Agenda: September 5, 2017

Subject: OA#17-004: Public hearing to consider proposed amendments of Sections 7100, 7100.C.2, 7100.D.2 “Temporary Signs Table”, and 7100.K of the Zoning Ordinance revising certain sign definitions, revising the regulations for promotional signage displays as to quantity and placement of such signs, and revising the regulations for real estate signs

COMMENTS AND CONSIDERATIONS

As part of their review of the sign regulations, the City Council Code Enforcement Sub-Committee has recommended changes to the promotional signage regulations. Under the current regulations, a business may display promotional signage on their premises no more than three times a year, with a 14-day period for each display. The current regulations do not impose limits on the quantity of signs used in a promotional signage display.

To better regulate promotional signage, the proposed amendment would limit a promotional signage display to a maximum of 1 inflatable sign or 3 other types of temporary signage, such as banners, pennants, streamers or other similar signage. If inflatable signs are used, they will require a minimum set back from any property line, sidewalk, or parking lot a distance equal to the height of the sign plus 5 feet to avoid blocking rights-of-way or damage to adjacent properties should the sign deflate. New definitions will be added to identify certain sign types.

The City Council also directed Staff to revise the regulations for real estates signs. The proposed amendments would require: 1) a permit for non-residential real estate signs; 2) that “For Lease” signs on a commercial property must be placed on the monument sign or on the wall of the lease space; 3) that real estate signs be removed no later than 7 days after the sale or rental of a property; and 4) that real estate signs be maintained in good condition or are subject to removal.

Staff recommends approval.

Attachments

Proposed Amendments

Examples of Inflatable Signs

Proposed definitions in Section 7100.C.2:

- ee. **Inflatable Sign:** A sign made from a non-porous bag or tube of tough, light material, including fan-blown and lighter-than-air or gas filled inflatable objects that may be connected with a tether, displaying graphics, symbols or written copy, or a combination of graphics, symbols and written copy.
- ff. **Blade Banner Sign:** A sign made of non-rigid material such as canvas or vinyl supported by a single vertical pole or frame mounted on the ground, and shall include a feather, teardrop, wave or flag sign, or any sign of similar construction and use.

Promotional Signage: Add new Paragraphs e, h and i to Section 7100.K.2

- e. Promotional signage shall be contained on the property of the applicant and shall not extend into the City right-of-way. In the case of a multi-tenant building, promotional signage must be placed directly in front of the lease or tenant space being advertised, and shall not be placed in front of any other lease or tenant space. Signage shall not be located in any sight visibility triangle or visibility easement, nor shall any combustible materials be placed in contact with lighted signs or any electrical fixtures.
- h. Inflatable signs may be used in a promotional signage display subject to the following regulations:
 - 1. Inflatable signs shall not be placed in a sight visibility triangle or in a manner that obstructs visibility necessary for safe traffic maneuvering.
 - 2. Inflatable signs must be set back from any property line, parking lot, sidewalk, or fire lane by a minimum distance equal to five (5) feet plus the height of the inflatable sign.
 - 3. Inflatable signs shall not be placed under any overhead utility lines.
 - 4. Inflatable signs shall be kept in good repair and remain securely attached in such a manner to withstand wind loads.
- i. The quantity of signs in a promotional signage display shall be limited to a maximum of one (1) inflatable sign or three (3) of any other type of temporary sign per display.

Real Estate Signs: Add new a Sub-Section 16 to Section 7100.K and revise Section 7100.D.2, Temporary Sign Table

16. Real Estate Signs shall comply with the following regulations:

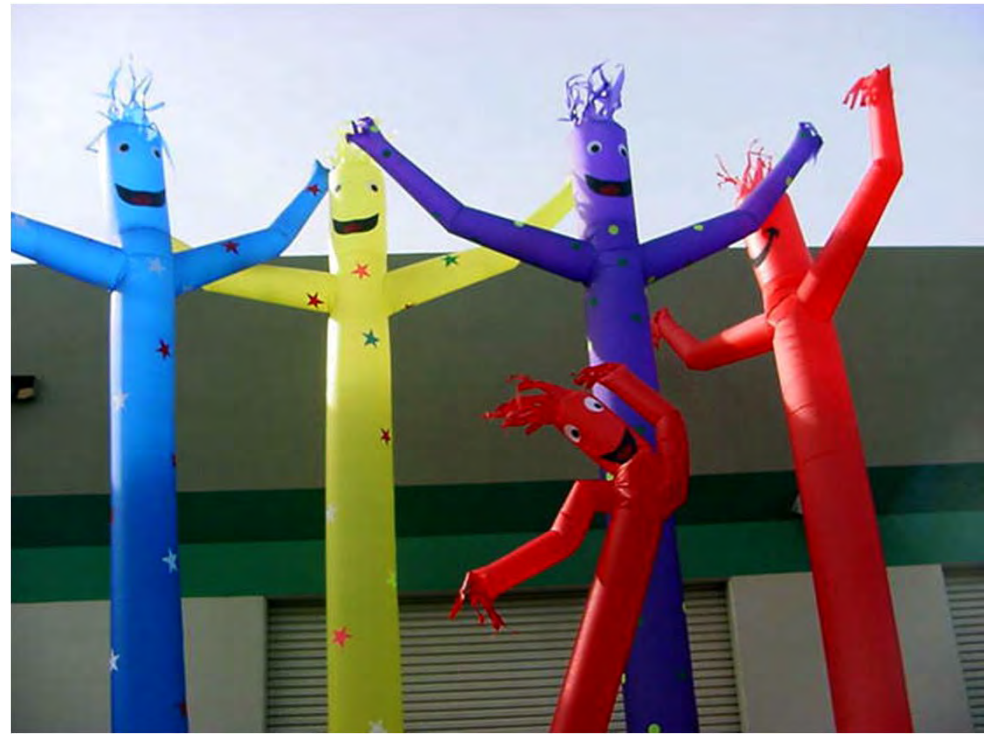
- a. A permit shall not be required for a residential real estate sign. A permit shall be required for non-residential real estate signs.

- b. For the lease of buildings or tenant spaces, real estate signs shall be incorporated into the vacated tenant space on the freestanding sign or as a wall sign applied directly to the tenant space.
- c. Real estate signs shall be removed within seven (7) days following the close of a sale or lease of the property advertised.
- d. Real estate signs shall be maintained in good condition. Dull or peeling paint or damage to the material used for such signs shall be sufficient cause for the City to require repair or replacement or impoundment.

TABLE 7100D SCHEDULE OF SIGN STANDARDS
2)TEMPORARY SIGNS

TYPE OF SIGN	ZONING DISTRICT WHERE PERMITTED	SIGN CLASSIFICATION PERMITTED	MAXIMUM AREA IN SQUARE FEET	MAXIMUM HEIGHT IN FEET	MAXIMUM WIDTH IN FEET	MINIMUM FRONT SETBACK IN FEET	MINIMUM SIDE SETBACK IN FEET	MAXIMUM QUANTITY/ MINIMUM SPACING	LIGHTING	FLASHING	MOTION	MAXIMUM DURATION	ADDITIONAL REGULATIONS
REAL ESTATE	ALL RESIDENTIAL DISTRICTS	P, W, G	16	6	NONE	10	15	ONE PER 60' OF STREET FRONTAGE; MAXIMUM TWO PER STREET FRONTAGE	NO	NO	NO	TEMPORARY-UNTIL SALE OR RENTAL OF PROPERTY	SEE NOTES (1) & (4) & (11)
	ALL NON-RESIDENTIAL DISTRICTS	P, W, G	32	12	NONE	10	15		YES	NO	NO		
CONSTRUCTION	ALL RESIDENTIAL DISTRICTS	P, W, G	32	12	NONE	10	15	ONE PER SITE OR STREET FRONTAGE	YES	NO	NO	TEMPORARY-UNTIL CONSTRUCTION IS COMPLETED	SEE NOTE (4) & (5)
	ALL NON-RESIDENTIAL DISTRICTS	P, W, G	32	12	NONE	10	15					TEMPORARY-UNTIL CERTIFICATE OF OCCUPANCY IS ISSUED, OR UNTIL MULTI-TENANT DEVELOPMENTS ARE 75% COMPLETE	SEE NOTE (5) & (6)
DEVELOPMENT	ALL DISTRICTS	P, G	100	20	NONE	10	15	MAXIMUM TWO PER DEVELOPMENT	YES	NO	NO	TEMPORARY FOR DURATION OF PERMIT	SEE NOTES (2) (3) & (4)
WINDOW	ALL NON-RESIDENTIAL DISTRICTS	N/A	SEE NOTE (9)	N/A	N/A	N/A	N/A	N/A	YES	NO	NO	TEMPORARY	SEE NOTE (9)
NEIGHBORHOOD INFORMATION	ALL RESIDENTIAL DISTRICTS	P, G	4	3	NONE	NONE	NONE	TWO SIGNS PER STREET ENTRANCE TO A RESIDENTIAL SUBDIVISION; MAXIMUM OF THREE SIGNS ON ANY HOMEOWNER'S ASSOCIATION LOT WITH A MINIMUM 50' DISTANCE BETWEEN SIGNS	NO	NO	NO	TEMPORARY	SEE NOTES (4), (7) & (8)
POLITICAL	ALL DISTRICTS	ALL	36	8	NONE	NONE	NONE	N/A	NO	NO	NO	TEMPORARY	SEE NOTE (10)
NOTES: (1) Size limited to 4 square feet on occupied residential property. (2) For new residential subdivisions only. (3) Must setback at least 50 feet from the nearest single family home. (4) Signs permitted in residential districts are also permitted in the PR district. (5) For developments larger than 25 acres, one additional sign may be added for each 25 acres (6) See Section 7100.K.14 for further regulations on non-residential construction signs (7) See Section 7100.H for further regulations on neighborhood information signs (8) Properties in a PR district that are occupied by a residential use or subdivision shall be treated the same as it is in a residential district (9) The total sign area of window sign(s) shall not obscure more than twenty-five (25) percent of the total window area on each façade (10) These regulations only pertain to political signs on private property; see Section 7100.K.7 for regulations pertaining to political signs on public property, easement or right-of-way (11) See Section 7100.K.16 for further regulations on real estate signs												LEGEND: M – MONUMENT SIGN P – POLE SIGN W – WALL SIGN G – GROUND SIGN PR – PROJECTION SIGN	

Examples of Inflatable Signs



Summary of City Council Actions

August 28, 2017

Public Hearing and First Reading on an Ordinance approving a zoning change from C-2, Community Business District and PR, Pre-Development District to PD, Planned Development District for Single-Family, Multi-Family and Retail on approximately 46 acres out of the Cresanto Vela Abstract 851 and H. Stephen Abstract 785 Additions, Johnson County, Texas, generally located north of Lone Star Road, East of Main Street and West of SH 287, Trike Investors (ZC#17-009)

Approved 5 – 2 (Cook and Moore)