

## AMENDED AGENDA

### PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS MONDAY, APRIL 16, 2018, 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#18-010: Final Plat of Lots 1 and 2, Block 1, 7-Eleven Addition

#### END OF CONSENT AGENDA

#### 5. PUBLIC HEARINGS:

- A. ZC#18-009: Public hearing for a change of zoning from C-2 Community Business District to PD Planned Development for C-2 uses on approximately 11.867 acres located at 1200 FM 157
- B. ZC#18-010: Public hearing for zoning change from PR, Pre-Development District and SF-12/22, Single-Family Residential District to PD, Planned Development District for single-family residential uses on approximately 68.543 acres out of the James McDonald Survey, Abstract #997, Tarrant County, Texas, generally located west of Gertie Barrett Road and north of Linda Jobe Middle School, on property addressed at 2789 Gertie Barrett Road
- C. ZC#18-012: Public hearing and review of a Concept Plan for a future change of zoning from C-2 Community Business District to PD, Planned Development District for Single-Family detached and attached residential on approximately 23.5 acres out of the S Callender, Abstract #359, Tarrant County, Texas, generally located west of FM 157, 786 feet north of House Road at 1300 FM 157

#### 6. OTHER AGENDA ITEMS:

- A. SD#17-045: Consideration of an extension of the expiration date for a Preliminary Plat of The View at the Reserve (*Addendum to agenda*)

#### 7. COMMISSION ANNOUNCEMENTS

#### 8. STAFF ANNOUNCEMENTS

#### 9. ADJOURNMENT OF MEETING

#### 10. NEXT MEETING DATE: May 7, 2018

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Friday, April 13, 2018**, in accordance with Chapter 551 of the Texas Government Code.

\_\_\_\_\_  
Lisa Sudbury, Director of Planning

- 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.

**SD#17-045: View at the Reserve  
Plat extension**

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

**April 2, 2018**

Chairman Wilshire called the meeting to order at 6:31 p.m. in the Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

**Present:**

Wayne Wilshire	Chairman
Larry Hudson	Commissioner
Kent Knight	Commissioner
Mel Neuman	Commissioner
Gary Mills	Commissioner

**Absent:**

Cory Smithee	Vice-Chairman
Robert Klenzendorf	Commissioner

**Staff:**

Lisa Sudbury	Interim Director of Planning
Art Wright	Planner
Delia Jones	P&Z Secretary
Clay Cawood	Fire Marshal
Joe Smolinski	Deputy City Manager

**Call to Order**

Chairman Wilshire called the meeting to order at 6:31 p.m.

**Minutes**

Chairman Wilshire called for approval of the March 19, 2018, minutes. Commissioner Knight made a motion to approve the minutes. Commissioner Hudson seconded the motion, which carried by the following vote:

**Ayes: 5** - Wilshire, Neuman, Hudson, Knight and Mills

**Nays: 0**

**Abstain: 0**

**Citizen Comments**

None

**Consent Agenda**

**SD#18-001: Final Plat of Lone Star Heights**

Commissioner Hudson made a motion to approve the plat as presented. Commissioner Knight seconded the motion which carried by the following vote:

**Ayes: 5** – Wilshire, Neuman, Hudson, Knight and Mills

**Nays: 0**

**Abstain: 0**

**ZC#18-004: Public Hearing on a zoning change from SF-7.5/16, Single-Family Residential District, SF-8.4/18, Single-Family Residential District, SF-12/22, Single-Family Residential District and C-2, Community Business District to PD, Planned Development District for Single-Family Residential, Townhouse and Commercial Uses or some intermediate zoning classification on approximately 714.5 acres, generally located east of FM 917, approximately 1,200 feet west of South Main Street, approximately 350 feet north of English Trail, west of FM 917, being northwest from the intersection of FM 917 and Mesquite Drive and east of Jessica Drive**

Ben Leudtke, representing the applicant, gave an overview of the request and was available for questions. Aaron Duncan, also representing the applicant, gave a power point presentation and was available for questions.

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

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

After discussion regarding 40' wide lots, landscaping around the gas well, alleys, small green/open spaces, parking, and minimum square feet and price of homes, Commissioner Neuman made a motion to approve the request with the condition that the applicant provide written documentation from the gas line operators and pipeline operators consenting to the development that affects their facilities; and Exhibits C-2, D-1, D-2 and F-5 have been updated in the 11"x17" pages and these updates must be incorporated into the 8.5'x11' exhibits which are attached to the proposed Planned Development District Standards. Commissioner Knight seconded the motion. Before the vote was taken, Commissioner Knight stated that screening the gas well pad sites was not addressed. Commissioner Neuman stated that he would like to amend his motion to include adding the screening comment with evergreen shrubs to meet the ordinance requirements. Commissioner Mills moved to amend the motion to remove the 40' wide lots and replace them with at least 50' wide lots. Commissioner Hudson seconded Mills' motion. Hudson, Mills, Wilshire voted to approve the amendment. Knight and Newman voted nay. The amendment was approved. They then took a vote on the new motion and it was approved 4-1-0 with Knight voting nay:

**Ayes: 4** – Wilshire, Neuman, Hudson, and Mills

**Nays: 1** - Knight

**Abstain: 0**

#### **Commissioner Announcements**

Chairman Wilshire wanted to know who approves tree removal permits, what is the status of the fence at Miller and Cannon, what happened to Service Pro at Mouser and US 287 and what happened to the townhouses on South Main. Staff responded that the Landscape Administrator within the Planning Department approves tree removal permits. The fence at Miller and Cannon has been referred to the Attorneys. To date, a permit for Service Pro has not been received. The town house deal did not make and they will not be coming forward.

#### **Staff Announcements**

None

#### **Adjournment**

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

**Ayes: 5** – Wilshire, Neuman, Hudson, Knight and Mills

**Nays: 0**

**Abstain: 0**

With no further business, Chairman Wilshire adjourned the meeting at 7:46 p.m.

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Wayne Wilshire, Chairman

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Delia Jones, Planning & Zoning Secretary



## **PLANNING AND ZONING COMMUNICATION**

Agenda: April 16, 2018

Subject: SD#18-010: Final Plat of Lots 1 and 2, Block 1, 7-Eleven Addition

### **GENERAL INFORMATION**

Applicant:	Setback Partners, LTD, owner Schaffer Construction, LLC, developer CEI Engineering Assoc., Inc., engineer/surveyor
Location:	1209 S. Main St. on the Southwest corner of S. Main Street and F.M. 917
Existing Zoning:	I-1
Proposed Use:	Convenience store/gas station
Size:	2.54 acres
Total Number of Lots:	2
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes

### **COMMENTS & CONSIDERATIONS**

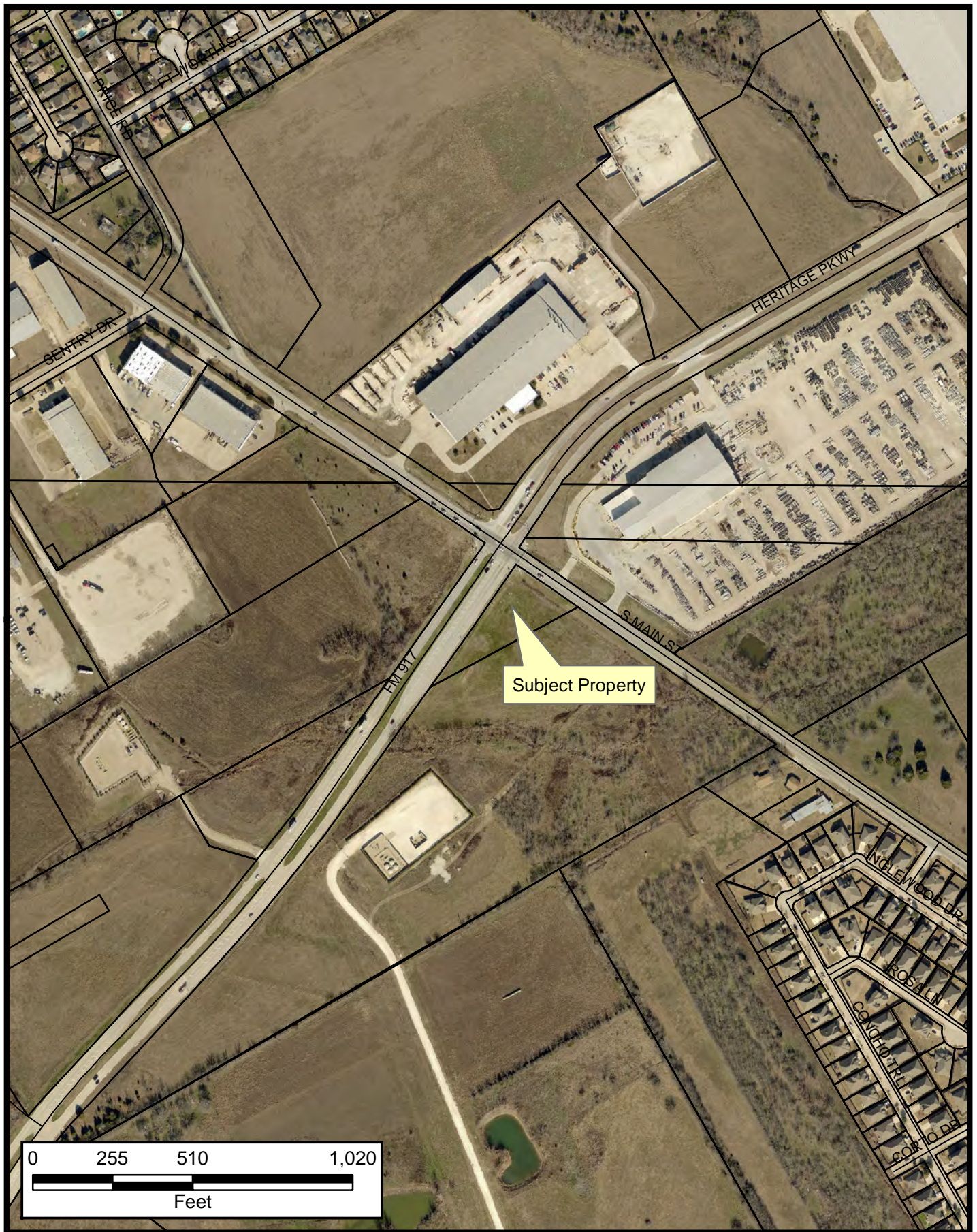
The purpose of this plat is to create two lots for commercial development. Lot 1 will have a 7-Eleven convenience store located on it. Lot 2 will accommodate an access easement to serve both lots. The plat conforms to the approved preliminary plat.

Staff recommends approval.

#### **Attachments:**

Location Map  
Approved Preliminary Plat





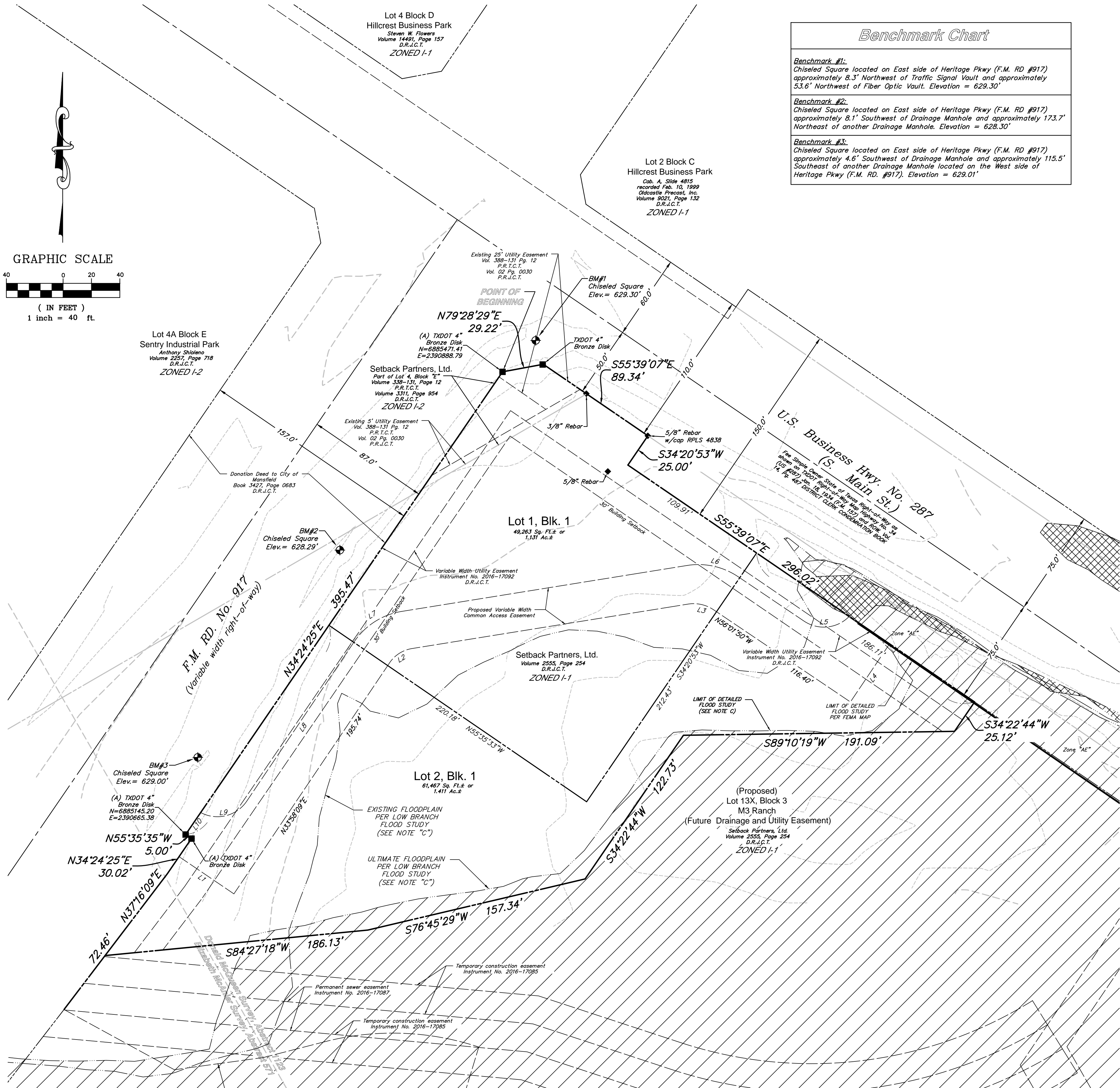
**SD#18-010**

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

4/9/2018



JOB # 20834-PLAT 11-8-17.dwg LAST SAVED BY: BWALDRUM



Benchmark Chart	
Benchmark #1:	Chiseled Square located on East side of Heritage Pkwy (F.M. RD #917) approximately 8.3' Northwest of Traffic Signal Vault and approximately 53.6' Northwest of Fiber Optic Vault. Elevation = 629.30'
Benchmark #2:	Chiseled Square located on East side of Heritage Pkwy (F.M. RD #917) approximately 8.1' Southwest of Drainage Manhole and approximately 173.7' Northeast of another Drainage Manhole. Elevation = 628.30'
Benchmark #3:	Chiseled Square located on East side of Heritage Pkwy (F.M. RD #917) approximately 4.6' Southwest of Drainage Manhole and approximately 115.5' Southwest of another Drainage Manhole located on the West side of Heritage Pkwy (F.M. RD. #917). Elevation = 629.01'

THE STATE OF TEXAS  
COUNTY OF JOHNSON

OWNER'S CERTIFICATE

Whereas, Setback Partners, Ltd., acting by and through the undersigned, its duly authorized agent, is the sole owner of a 2.54 acre tract of land located in the Donald McQueen Survey, Abstract No. 1123, City of Mansfield, Johnson County, Texas as recorded in Volume 2555, Page 254 and in Volume 3311, Page 954, Deed Records of Johnson County, Texas (DRJCT), and being more particularly described as follows:

BEGINNING at a monument, being a Texas Department of Transportation (TxDOT) 4" Bronze disk in concrete found at the western point of the corner clip of Farm to Market Road No. 917 and U.S. Business Highway No. 287 (aka South Main Street), said point being in the Southern line of a tract conveyed by donation deed to the City of Mansfield, recorded in Volume 3427, Page 683 of said Deed Records, said tract now being a variable width Right-of-Way (R/W) for Farm to Market Road No. 917;

THENCE North 79 degrees 28 minutes 29 seconds East, along said corner clip, 29.22 feet to a point for corner in the western line of said U.S. Business Highway No. 287, said point being North 68 degrees 54 minutes 06 seconds East, 0.45 from a TxDOT 4" Bronze disk set in concrete;

THENCE South 55 degrees 39 minutes 07 seconds East, at 36.74 feet passing a 5/8" iron rod found for the southeast corner of Lot 4, Block 'E', Sentry Industrial Park, according to the plat recorded in Volume 388-131, Page 12, Plat Records Tarrant County Texas, and continuing a total distance of 89.34 feet along said U.S. Business Highway No. 287 R/W to a 5/8-inch iron rod w/cap (RPLS 4838) found for a corner;

THENCE South 34 degrees 20 minutes 53 seconds West, along U.S. Business Highway No. 287 R/W, 25.00 feet to a point for a corner;

THENCE South 55 degrees 39 minutes 07 seconds East, along U.S. Business Highway No. 287 R/W, 296.02 feet to a point for a corner, said point being the northwest corner of Lot 13x, Block 3 of the proposed Phase One, Section One, M3 Ranch;

THENCE South 89 degrees 10 minutes 19 seconds West, along proposed Lot 13x a distance of 191.09 feet to a point for corner;

THENCE South 34 degrees 22 minutes 44 seconds West, leaving said U.S. Business Highway No. 287 R/W and along proposed Lot 13x, 25.12 feet to a point for a corner;

THENCE South 76 degrees 45 minutes 29 seconds West, along proposed Lot 13x a distance of 157.34 feet to a point for corner;

THENCE South 84 degrees 27 minutes 18 seconds West, along proposed Lot 13x a distance of 186.13 feet to a point for corner in the southeastern line of said Farm to Market Road No. 917;

THENCE North 37 degrees 16 minutes 09 seconds East, a distance of 72.46 feet along said southeastern line of said Farm to Market Road No. 917 to a 4" Bronze disk set in concrete marked "Texas Department Transportation" found for corner;

THENCE North 34 degrees 24 minutes 25 seconds East, a distance of 30.02 feet along said southeastern line of said Farm to Market Road No. 917 to a 4" Bronze disk set in concrete marked "Texas Department Transportation" found for corner;

THENCE North 55 degrees 35 minutes 35 seconds West, a distance of 5.00 feet along said southeastern line of said Farm to Market Road No. 917 to a 4" Bronze disk set in concrete marked "Texas Department Transportation" found for corner;

THENCE North 34 degrees 24 minutes 25 seconds East, a distance of 395.47 feet along said southeastern line of said Farm to Market Road No. 917 to the Point of Beginning, and containing 2.54 acres of land or 110,729 square feet, more or less.

Basis of Bearing is Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, Using WGS Network, checked with OPUS.

Easement Line Table		
Line #	Direction	Length
L1	(N55°50'44"E)	(46.73')
L4	(S33°58'09"W)	(49.26')
L8	(N33°58'09"E)	(135.30')
L10	(N34°24'25"E)	(18.88')

Easement Curve Table	
Line #	Curve Data
L2	R=25.00' L=20.21' Δ=49°15'12" CB=S57°02'12"W CD=19.60'
L3	R=25.00' L=18.81' Δ=43°07'00" CB=N77°35'20"W CD=18.37'
L5	R=25.00' L=34.80' Δ=79°44'46" CB=N84°05'47"E CD=32.05'
L6	R=50.00' L=37.63' Δ=43°07'00" CB=S77°35'20"E CD=36.74'
L7	R=50.00' L=40.80' Δ=46°45'00" CB=N57°28'40"E CD=39.67'
L9	R=25.00' L=36.73' Δ=84°10'32" CB=N76°03'25"E CD=33.51'

CERTIFICATION BY THE SURVEYOR

This is to certify that I, James Barnett, 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 for 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.

James Barnett, RPLS, Texas No. 6598

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF ARKANSAS §  
COUNTY OF BENTON §

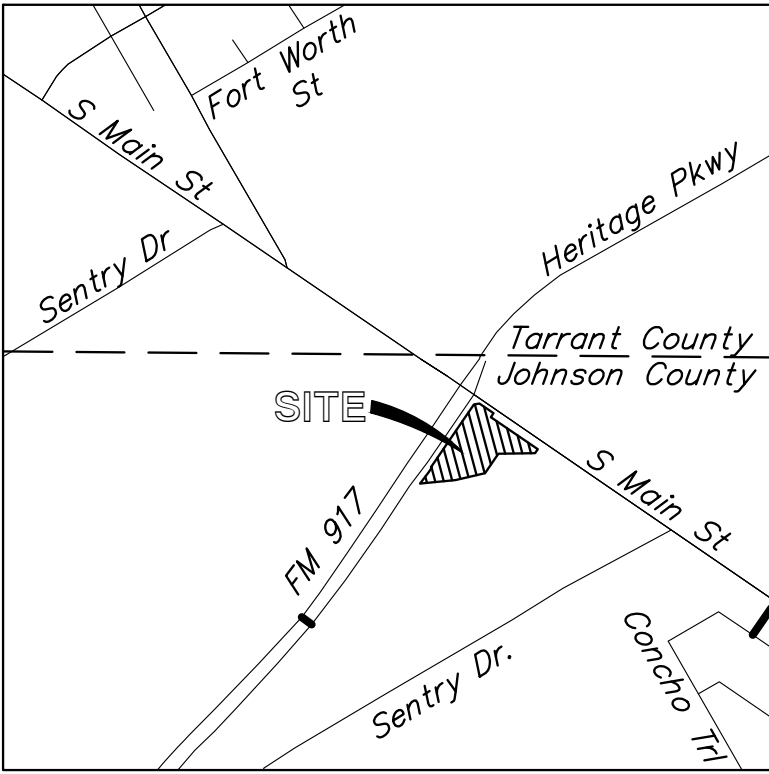
Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared James Barnett, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein.

Witness my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public: \_\_\_\_\_

Printed Name: \_\_\_\_\_

My commission expires: \_\_\_\_\_



Vicinity Map  
Not to Scale

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.

LEGEND	
---	Boundary Line
---	Deed/Lot Line
---	Easement Line
---	Right-of-Way Line
---	Flood Zone Line
◆	Found rebar (as noted)
●	Site benchmark
●	Found brass cap
●	Found nail
■	Flood Plain per Flood Study
■	Flood Plain per FEMA Map (1% Chance)
D.R.J.C.T.	Deed Records of Johnson County, Texas
D.R.T.C.T.	Deed Records of Tarrant County, Texas
P.R.T.C.T.	Plat Record Tarrant County, Texas
Cab.	Cabinet
Slid.	Slide

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document".

PRELIMINARY PLAT  
Lots 1 and 2, Block 1  
7-Eleven Addition

Being a revision of a portion of Lot 4, Block E, Sentry Industrial Park according to the plat filed in Volume 388-131, Page 12, Plat Records, Tarrant County, Texas, and a tract of land in the Donald McQueen Survey, Abstract No. 1123, City of Mansfield, Johnson County, Texas 2 Lots 2.54 Acres March 16, 2017

CEI ENGINEERING ASSOCIATES

ENGINEERS PLANNERS SURVEYORS  
3030 LBJ Freeway, Suite 100 Dallas, Texas 75234 PH: 972-488-3737 BENTONVILLE, AR, 72712 PH: 479-273-9472

Arkansas \* California \* Georgia \* Texas  
Pennsylvania \* Minnesota

SD # 17-013

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Approved Preliminary Plat

Record Monument  
(A) Book 3427, Pg. 0683 D.R.J.C.T. & Exhibit A-1 & A-2, a survey by U.S. Farmer, RPLS #6362

NOTE:  
The Bearings and coordinates shown hereon for the plat are created from our actual field survey, related to the Texas Coordinate System, Texas North Central Zone (4202) NAD83 grid values.

- NOTE:
- The access easement is for the use of Lots 1 and 2. No improvements shall be made that impede ingress and egress along this easement.
  - The access easement shall be maintained by the property owners.
  - Base Flood Elevations (100-yr Existing and Ultimate) determined using Low Branch Flood Study, U.S. 287 to F.M. 917, prepared by Metro Engineers, Inc., dated March 17, 2016, Finished Floor Elevation is 2 feet above Ultimate BFE established by flood study per City of Mansfield Flood Damage Prevention Ordinance (1% Annual Chance (100-YEAR) Floodplain per Community Panel No. 48251C0100J Zone AE, (FE=622.4')

Record Owner:  
Setback Partners  
100 No. Mitchell Rd.  
Mansfield, Texas 76063  
Ph: 817-477-0797  
Fax: 817-473-4686  
bob@mdevelopment.net

Developer:  
Schafer Construction  
2601 Network Blvd. #413  
Frisco, Texas 75034  
Ph: 214-888-6923  
Fax: 972-488-3737  
spartridge@schaferconst.com

Engineer/Surveyor:  
CEI Engineering Associates  
3030 LBJ Freeway, Suite 100  
Dallas, Texas 75234  
Ph: 972-488-3737  
Fax: 972-488-6732  
ewhitte@ceieng.com



## **PLANNING AND ZONING COMMUNICATION**

Agenda: April 16, 2018

Subject: ZC#18-009: Public hearing for a change of zoning from C-2 Community Business District to PD Planned Development District for C-2 uses on approximately 11.867 acres located at 1200 FM 157

### **GENERAL INFORMATION**

Applicant:	Pete Shopp of Mouser Electronics (owner) Gary Riner of FRS Design Group, Inc. (architect)
Size:	11.867 acres
Proposed Use:	Office uses
Existing Land Use:	Vacant land and office uses
Surrounding Land Use & Zoning:	North - House Road; vacant land across the street (PR) South - Mouser Way; Office/industrial across the street (PD) East - Vacant land and single-family residential (PR) West - FM 157; Retail, fast food restaurant, office, car wash, service station across the street (C-2)
Thoroughfare Plan Specification:	FM 157 – Principal Arterial (six-lane undivided) Mouser Way – Major Collector (four-lane undivided)

### **COMMENTS AND CONSIDERATIONS**

The subject property consists of 11.867 acres located on the east side of FM 157, the north side of Mouser Way, and the south side of House Road. The northern and far eastern portions of the property are currently vacant land, with two single-story existing office buildings (Buildings A & B) and surrounding parking lots in the southwestern portion of the property. Building A is 13,900 sq. ft. and Building B is 8,000 sq. ft.

The applicant is requesting to re-zone the entire property from C-2 Community Business District to PD Planned Development District for C-2 uses. The applicant plans to construct a 2-story 50,800 sq. ft. office building on the vacant land to the north of the existing buildings. The applicant will also retain a footprint behind the building for a future Phase II 50,800 sq. ft. expansion. The applicant will be modifying portions of the existing parking layout on the property and adding additional parking over much of the remaining land. All of the new parking to accommodate both Phases I & II will be constructed at the same time as construction of Phase

I of the building. To accommodate all existing and future buildings, 414 parking spaces are required (based on the ratio of 1 parking space per 300 sq. ft. of office space). The applicant will be providing 594 parking spaces. The development will be served by three main access points (one each on FM 157, Mouser Way, and House Road); all three access points will be gated and the gates will remain open during regular business hours.

The applicant is requesting a PD primarily to deviate from the architectural requirements noted in Sections 4600.A and 4600.E relating to building materials and articulation. The applicant is requesting to construct buildings to match the primary Mouser Electronics building to the south for a visually consistent appearance. The architecture will include textured and painted concrete tilt wall panels to match the main Mouser building, with windows accentuated by cantilevered solar screen awnings. The east elevation will feature E.I.F.S. to match the concrete panels; this is to facilitate the future expansion on this side. All parapet walls will be at least 1 foot taller than the highest point of rooftop mechanical equipment.

The entire property will be screened by a 4' black wrought iron fence, except on the east property line which will be screened by an 8' precast concrete wall to separate the property from PR-zoned property as required by the Zoning Ordinance. Ordinarily, the portion separating the PR-zoned property from the area where the detention basin is located would have to be screened by an 8' wall as well, but due to the detention basin being located in this area, this area will only be screened by a 4' black wrought iron fence.

The applicant will provide 20' landscape buffers along FM 157, Mouser Way, and House Road with 40' planting spacing, as well as a 20' landscape buffer along the east property line with 25' spacing. In addition, parking lot trees and parking lot perimeter landscaping will be provided in accordance with Zoning Ordinance requirements.

To accommodate pedestrians, a sidewalk will be provided along FM 157, in addition to the existing sidewalk along Mouser Way. A sidewalk connection into the development will be provided near the intersection of FM 157 and Mouser Way and each building will include sidewalks around their perimeter.

The applicant will provide a trash enclosure and generator yard enclosure and has indicated these enclosures will be screened in accordance with the requirements of the Zoning Ordinance.

A monument sign will be located along Mouser Way. The sign meets the requirements of the Zoning Ordinance; in addition, the applicant has indicated that all wall signs will meet the requirements for C-2 zoned properties.

This development will accommodate the growth of one of the City's largest employers and the new building will include architectural materials to match the company's main building. The development will include abundant parking and will be landscaped and screened in accordance with the City's Zoning Ordinance requirements. Staff recommends approval.

**Attachments:**

Maps and Supporting Information

Exhibit A – Property Description

Exhibit B – Development & Landscape Plan

Exhibit C – Elevations



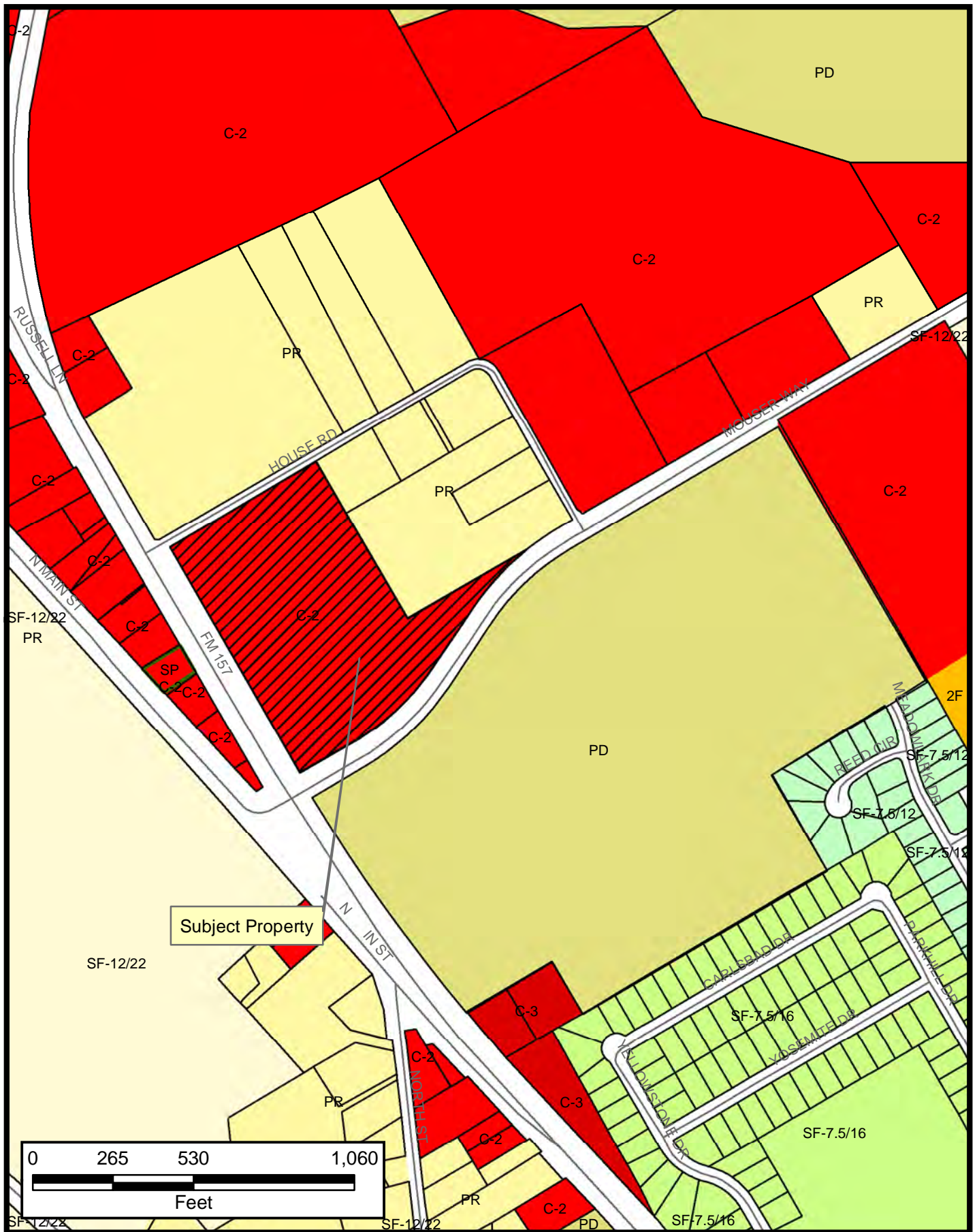


**ZC#18-009**

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4/4/2018





**ZC#18-009**

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4/4/2018



## Property Owner Notification for ZC#18-009

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
CALLENDER, SIDNEY S SURVEY	A 359	BLACK, DAVID	211 HOUSE RD	MANSFIELD, TX	76063
CALLENDER, SIDNEY S SURVEY	A 359	LAMBERT, IMOGENE	3206 VERNON DR	ARLINGTON, TX	76015-2022
CALLENDER, SIDNEY S SURVEY	A 359	YATES, MICHAEL	260 HOUSE RD	MANSFIELD, TX	76063
CALLENDER, SIDNEY S SURVEY	A 359	FARMER, MAXINE	6109 NORTH RIDGE RD	FORT WORTH, TX	76135
CALLENDER, SIDNEY S SURVEY	A 359	YATES, MICHAEL	260 HOUSE RD	MANSFIELD, TX	76063
CALLENDER, SIDNEY S SURVEY	A 359	BARRAND INC	PO BOX 791690	SAN ANTONIO, TX	78279-1690
CALLENDER, SIDNEY S SURVEY	A 359	ZSCHIESCHE, CODA	PO BOX 36	BURLESON, TX	76097
CALLENDER, SIDNEY S SURVEY	A 359	DEAL, GENE R	116 HACKBERRY ST	RED OAK, TX	75154-3812
CALLENDER, SIDNEY S SURVEY	A 359	HUDDLESTON, CHRISTINE L	209 AUSTIN CREEK CT	FORT WORTH, TX	76140-8130
CALLENDER, SIDNEY S SURVEY	A 359	THULUNG & SONS INC	6610 WHISPER CREST DR	ARLINGTON, TX	76002-3659
CALLENDER, SIDNEY S SURVEY	A 359	THULUNG & SONS INC	6610 WHISPER CREST DR	ARLINGTON, TX	76002-3659
CALLENDER, SIDNEY S SURVEY	A 359	THULUNG & SONS INC	6610 WHISPER CREST DR	ARLINGTON, TX	76002-3659
CALLENDER, SIDNEY S SURVEY	A 359	BARRAND INC	PO BOX 791690	SAN ANTONIO, TX	78279-1690
ELECTRONICS ADDITION	BLK 1	MOUSER ELECTRONICS INC	1000 N MAIN ST	MANSFIELD, TX	76063-1514
FARRELL ADDITION	LOT C2	HALLETT NO I LP	202 E MAIN ST	ROYSE CITY, TX	75189
FARRELL ADDITION	LOT C2	HALLETT NO I LP	202 E MAIN ST	ROYSE CITY, TX	75189
NEW LIFE ADDITION, THE	BLK 1	MOUSER ELECTRONICS INC	1000 N MAIN ST	MANSFIELD, TX	76063-1514
NEW LIFE ADDITION, THE	BLK 1	MOUSER ELECTRONICS INC	1000 N MAIN ST	MANSFIELD, TX	76063-1514

**Metes and Bounds Description**  
**Lot 1R, Block 1**  
**The New Life Addition**  
**City of Mansfield, Tarrant County, Texas**

**BEING** a tract of land situated in the S.S. Calender Survey, Abstract No. 359 and the F.B. Waddell Survey, Abstract No. 1658 City of Mansfield, Tarrant County, Texas and being all of Lot 1R, Block 1, The New Life Addition an addition to the City of Mansfield, Tarrant County, Texas as shown on plat recorded in Cabinet A, Slide 6650, Plat Records, Tarrant County, Texas (PRTCT) and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the Western Data Systems RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

**BEGINNING** at a found Texas Department of Transportation Monument for the northwest corner of said Lot 1R, same being in the south right-of-way of House Road (a 60 foot right-of-way) and being in the east right-of-way line of State Highway No. 157 (a variable width right-of-way);

**THENCE** North 59°57'58" East with the common line between said Lot 1R and said House Road, a distance of 574.43 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 1R, same being in the west line of a tract of land described by deed to OC Farmer and Wife Maxine Farmer as recorded in Volume 12936, Page 83, Deed Records, Tarrant County, Texas (DRTCT);

**THENCE** South 29°58'12" East with the common line between said Lot 1R and the said Farmer tract, at a distance of 194.44 feet passing a found 3/8 inch iron rod for the southwest corner of the said Farmer tract, same being the northwest corner of a tract of land described by deed to Charles C. Miller and Wife Una Miller as recorded in Volume 4326, Page 99, DRTCT, thence continuing with the common line between said Lot 1R and the said Miller tract for a total distance of 607.98 feet to a found 1/2 inch iron rod for a re-entrant corner of said Lot 1R, same being the southwest corner of the said Miller tract;

**THENCE** North 60°01'53" East continuing with the common line between said Lot 1R and the said Miller tract, a distance of 397.75 feet to a point for the easternmost corner of said Lot 1R, same being in the northern right-of-way line of Mouser Way (a 70 foot right-of-way);

**THENCE** departing the said common line and with the common line between said Lot 1R and the northern right-of-way of said Mouser Way the following courses and distances:

Along a curve to the left having a central angle of 14°27'29", a radius of 855.00 feet, an arc length of 215.75 feet and a chord which bears South 40°50'09" West, a distance of 215.18 feet to a point;

South 33°36'25" West, a distance of 249.79 feet to a CIRF;

Along a curve to the right having a central angle of 26°10'06", a radius of 785.00 feet, an arc length of 358.53 feet and a chord which bears South 46°41'28" West, a distance of 355.42 feet to a point;

**Exhibit A**  
**ZC#18-009**

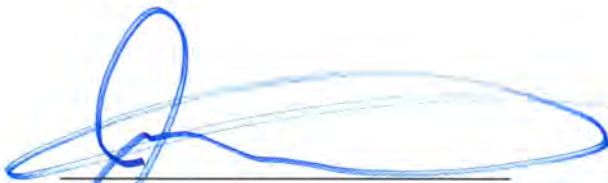
South 59°46'31" West, a distance of 196.45 feet to a point for the southwest corner of the aforementioned Lot 1R, same being in the northeast corner of the intersection of the aforementioned Mouser Way and the aforementioned State Highway 157;

**THENCE** with the common line between said Lot 1R and the east right-of-way of State Highway 157 and along a curve to the right having a central angle of 00°23'21", a radius of 5669.58 feet, an arc length of 38.50 feet and a chord which bears North 30°21'13" West, a distance of 38.50 feet to a found 1/2 inch capped iron rod (can't read cap);

**THENCE** North 30°09'36" West continuing with the said common line, a distance of 833.62 feet to the **POINT OF BEGINNING** and **CONTAINING** 516,922 Square feet or 11.867 acres of land more or less.

#### SURVEYOR'S CERTIFICATION

I, John G. Margotta, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.



John G. Margotta  
State of Texas Registered Professional Land Surveyor  
No. 5956  
Date: March 15, 2018



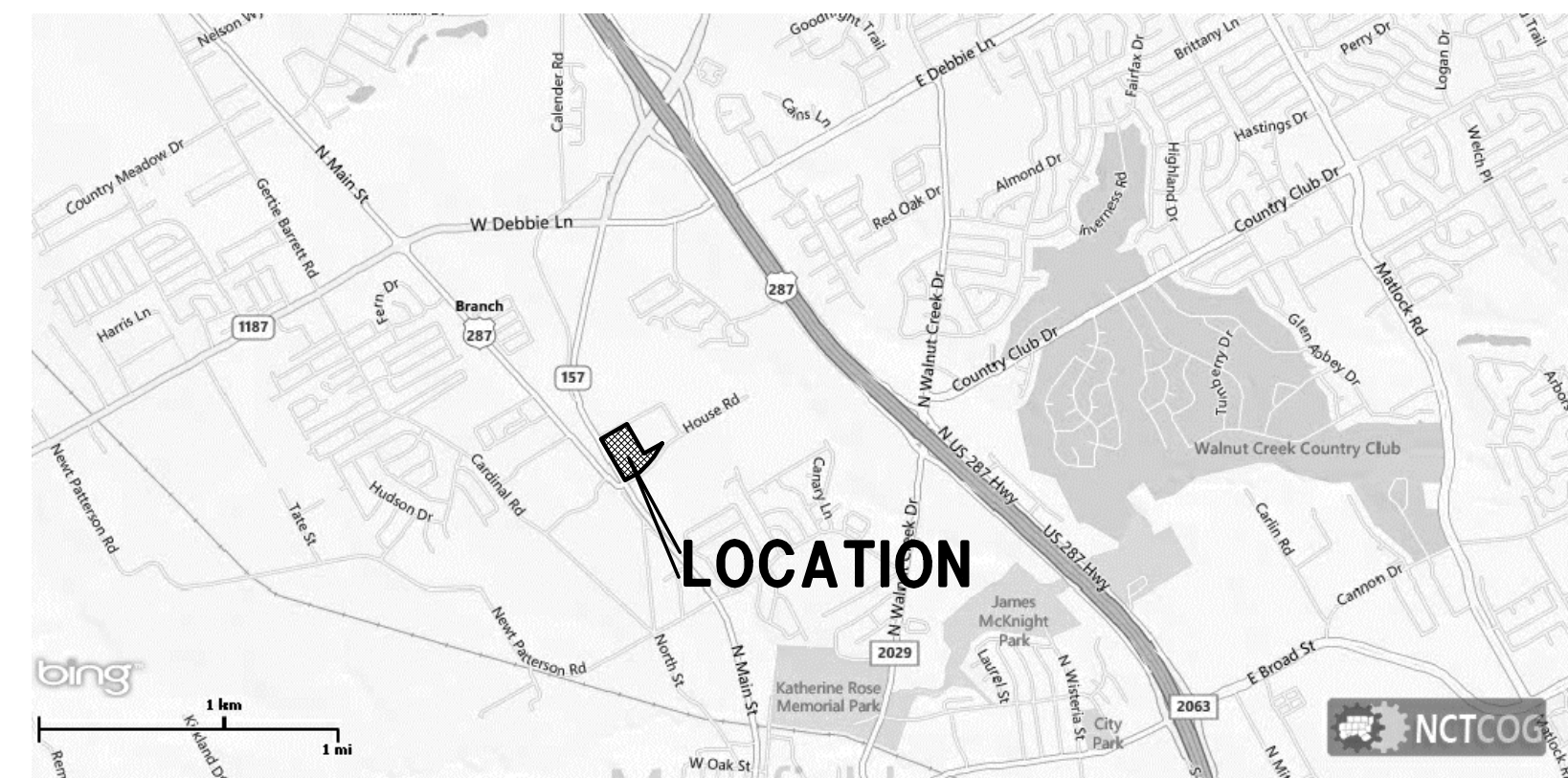


LANDSCAPE REQUIREMENTS				
LOCATION	AREA	TREES REQUIRED	TREES PROVIDED	PLANTING
STATE HIGHWAY 157 LANDSCAPE SETBACK	530 FT. X 20 FT.	13 (1 PER 40')	14	APPROVED TREES WITH 3.5" CALIPER
MOUSER WAY LANDSCAPE SETBACK	840 FT. X 20 FT.	21 (1 PER 40')	21	APPROVED TREES WITH 3.5" CALIPER
HOUSE ROAD LANDSCAPE SETBACK	560 FT. X 20 FT.	14 (1 PER 40')	14	APPROVED TREES WITH 3.5" CALIPER
NEW INTERNAL PARKING SPACES	152 SPACES	15 (1 PER 10)	22	APPROVED TREES WITH 3.5" CALIPER
LANDSCAPE BUFFER - EAST PROPERTY LINE	560 FT. X 20 FT.	23 (1 PER 25')	23	APPROVED TREES WITH 3.5" CALIPER
PARKING LOT PERIMETER SCREENING				APPROVED PLANTS AT 3' O.C.

PARKING TABULATION						DEVELOPMENT SCHEDULE
	AREA	PHASE TOTALS	CUMULATIVE TOTALS			
		REQUIRED	REQUIRED	PROVIDED	ACCESSIBLE PARKING	
EXISTING "A"	13,900	47	47			
EXISTING "B"	8,000	27	74			
PHASE 1	50,800	170	244	594*		
PHASE 2	50,800	170	414	594	14	
TOTALS	123,500	414	414	594	14	
BASIS OF PARKING: OFFICE SPACE: 1 SPACE PER 300 SQ. FT.						
AT MINIMUM, PARKING WILL BE CONSTRUCTED AS NEEDED UP TO THE SCOPE REQUIRED FOR PHASES 1 & 2.						
*ALL PARKING WILL BE PROVIDED IN PHASE I CONSTRUCTION.						
STARTING ON APPROVAL						
4 TO 5 YEARS AFTER PHASE 1						

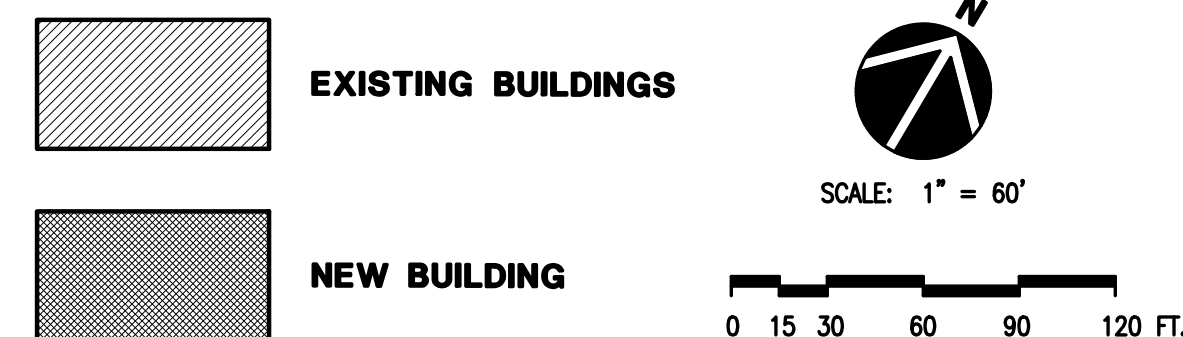
## NOTES:

- TRASH ENCLOSURE & GENERATOR ENCLOSURE TO COMPLY WITH THE ARCHITECTURAL AND SCREENING REQUIREMENTS OF THE ZONING ORDINANCE.
- FIRE HYDRANTS: REFERENCE SITE UTILITY DRAWINGS FOR LOCATIONS.
- THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
- BASE ZONING: PD FOR C-2 COMMUNITY BUSINESS DISTRICT USES.
- FOR PORTIONS NOTED OF THE PROPERTY ABUTTING PR RESIDENTIALLY ZONED PROPERTY, A MINIMUM 8' HIGH PRE-CAST CONCRETE SCREEN WALL MEETING SCREEN WALL STANDARDS AS SET FORTH IN THE CITY'S ORDINANCE, AS AMENDED, SHALL BE INSTALLED IN COMPLIANCE WITH ALL CITY REGULATIONS, INSPECTED AND APPROVED BY THE CITY PRIOR TO THE COMPLETION OF THE FIRST PHASE OF CONSTRUCTION.
- THE PARAPET WALLS WILL BE AT LEAST 1 FOOT TALLER THAN THE HIGHEST POINT OF THE ROOFTOP MECHANICAL EQUIPMENT.
- "4 FT. FENCE" NOTED ON THE PLAN IS BLACK WROUGHT IRON FENCE.
- ALL PAVING ON SITE SHALL BE REINFORCED CONCRETE.
- THE MONUMENT SIGN WILL BE IN COMPLIANCE WITH THE SPECIFICATIONS INDICATED IN EXHIBIT C OF THIS PD. ALL WALL SIGNAGE WILL BE IN COMPLIANCE WITH THE STANDARDS FOR C-2 ZONED PROPERTIES AS STATED IN THE ZONING ORDINANCE.
- FLOOR AREA RATIO = 72,700/516,925 = 0.14
- EXTERIOR MATERIALS AND ARTICULATION OF WALLS TO DEVIATE FROM REQUIREMENTS OF ZONING SECTIONS 4600.A AND 4600.E IN ORDER TO MATCH AND BE VISUALLY CONSISTENT WITH MOUSER ELECTRONICS MAIN BUILDING.
- ELECTRONIC GATES AT ENTRANCES WILL BE OPEN DURING BUSINESS HOURS.



VICINITY MAP

## DEVELOPMENT & LANDSCAPE PLAN



ZC#18-009



PROJECT TEAM:

OWNER:  
**MOUSER ELECTRONICS**  
1000 NORTH MAIN STREET  
MANSFIELD, TEXAS 76063  
TELEPHONE: (817) 804-3888  
FACSIMILE: (817) 804-3899

ARCHITECT:  
**FRS DESIGN GROUP, INC.**  
ARCHITECTURE/PLANNING/INTERIORS  
1701 RIVER RUN ROAD, SUITE 1115  
FORT WORTH, TEXAS 76107  
TELEPHONE: (817) 334-0556  
FACSIMILE: (817) 334-0557

STRUCTURAL ENGINEERING:  
**FRANK W. NEAL & ASSOCIATES**  
1015 WEST BROADWAY  
FORT WORTH, TEXAS 76104  
TELEPHONE: (817) 332-1944  
FACSIMILE: (817) 336-8620

CIVIL AND MEP ENGINEERING:  
**BAIRD, HAMPTON & BROWN, INC.**  
6300 RIDGLEA PLACE, SUITE 700  
FORT WORTH, TEXAS 76116  
TELEPHONE: (817) 338-1277  
FACSIMILE: (817) 338-9245

REGISTERED ARCHITECT  
STATE OF TEXAS  
4-5-2018

**MOUSER**  
ELECTRONICS  
NEW CUSTOMER SERVICE CENTER  
1200 FM 157 MANSFIELD, TEXAS 76063

LOT 1R, BLOCK 1 THE NEW LIFE ADDITION  
CABINET A, PAGE 6650 DRTCT

PROJECT NO.: 18001

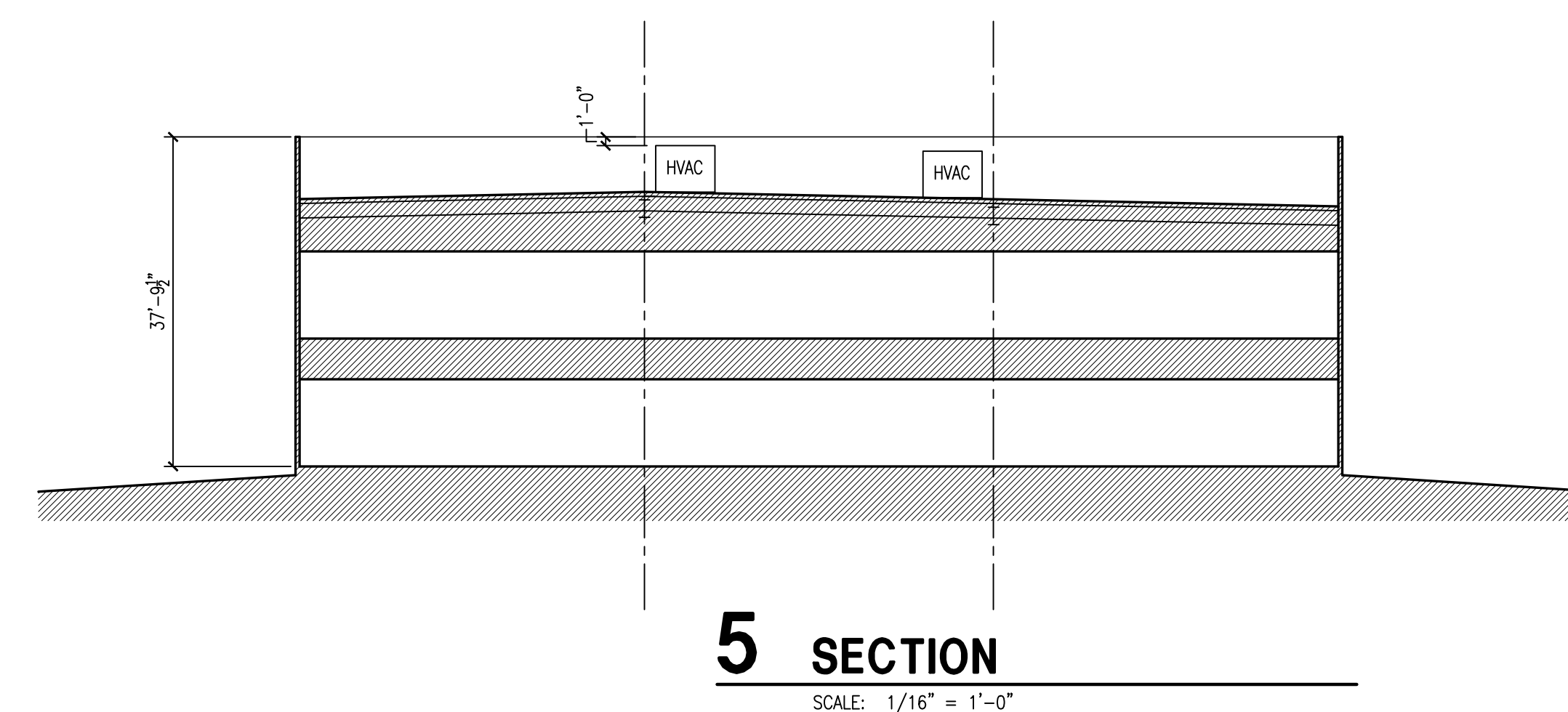
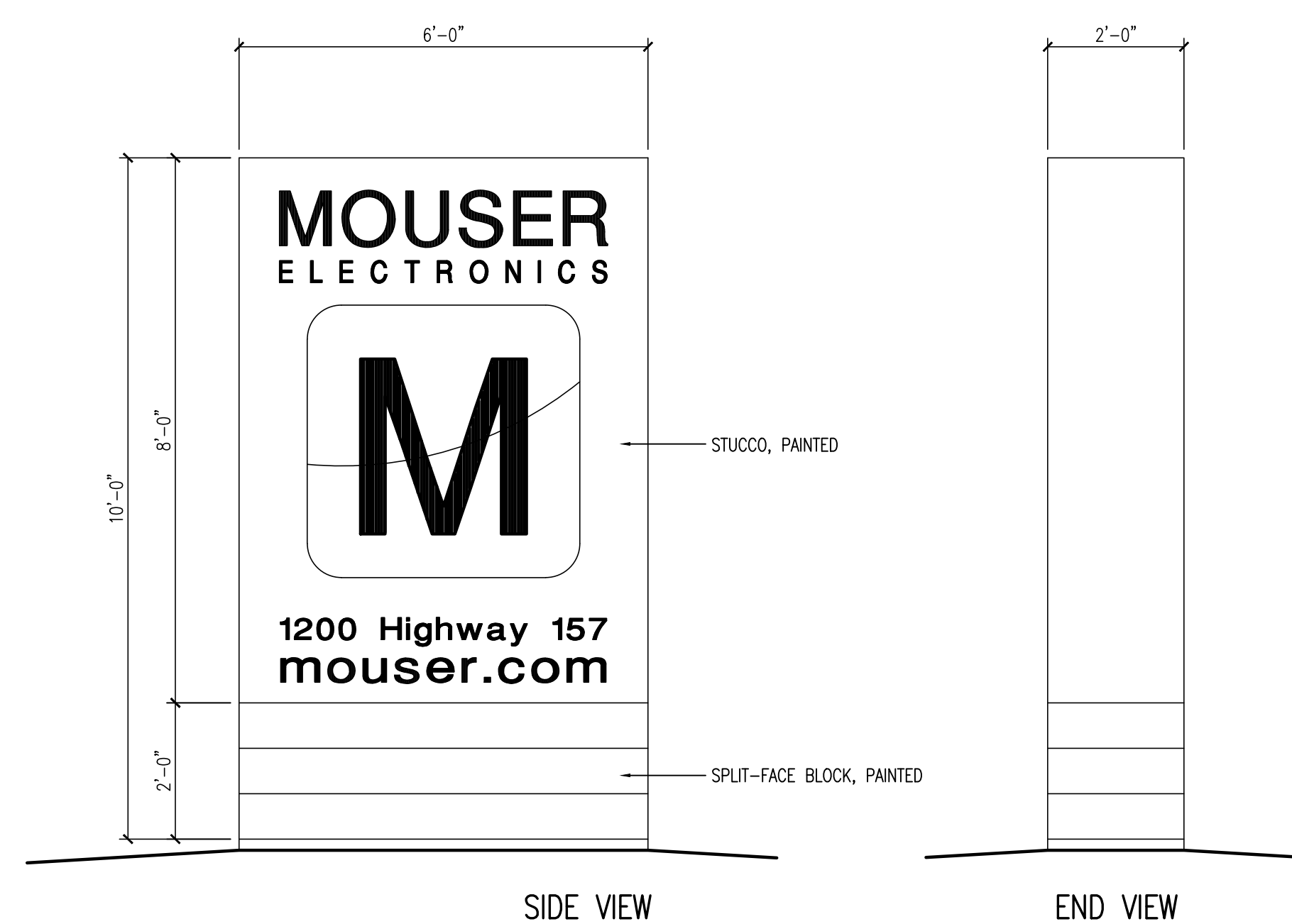
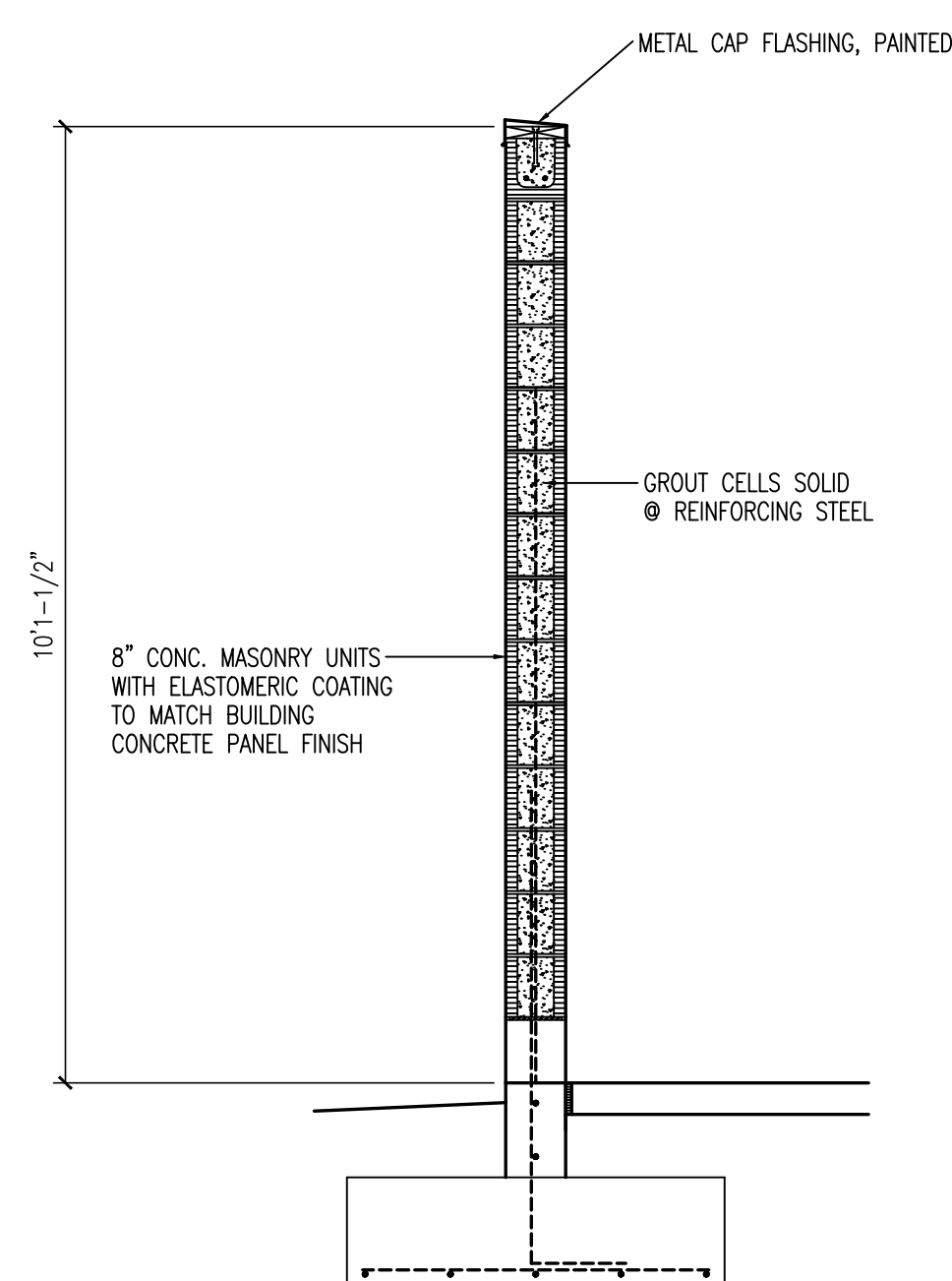
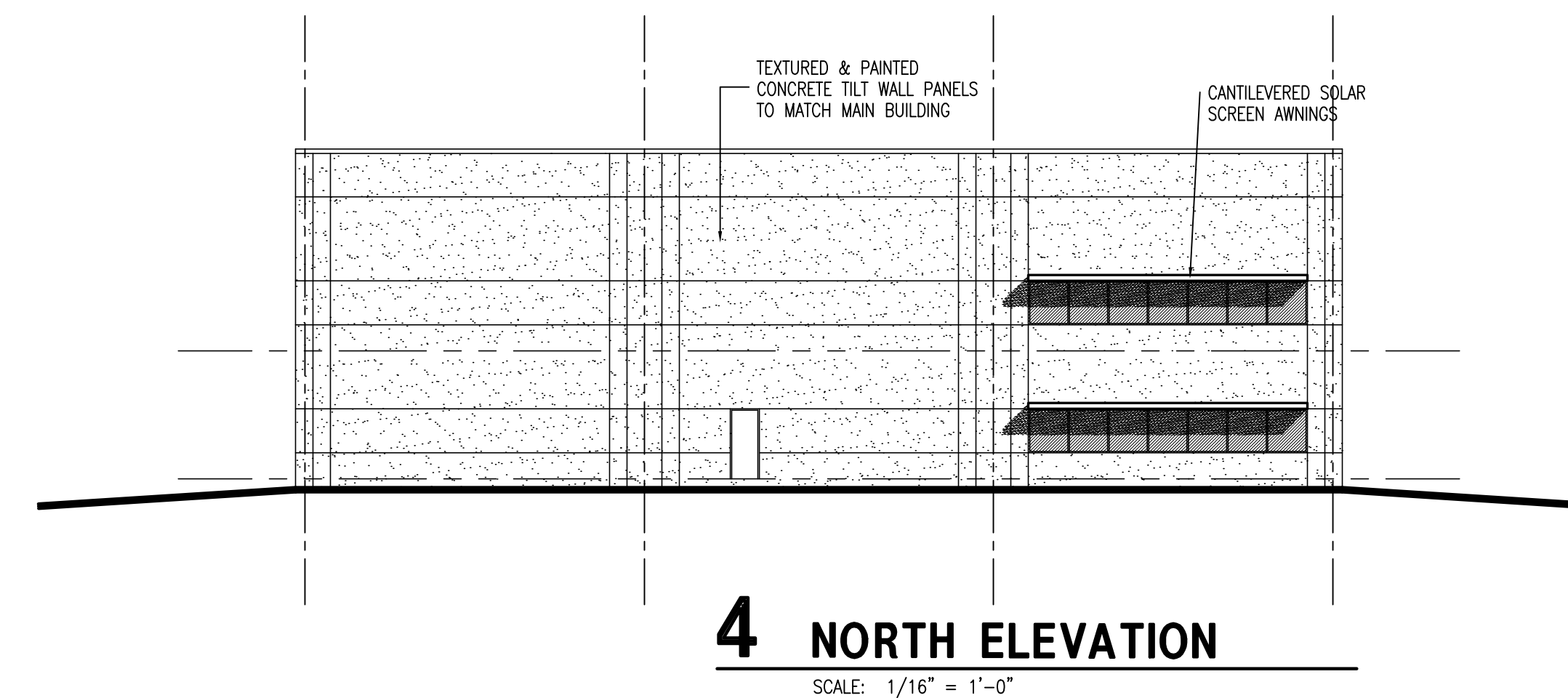
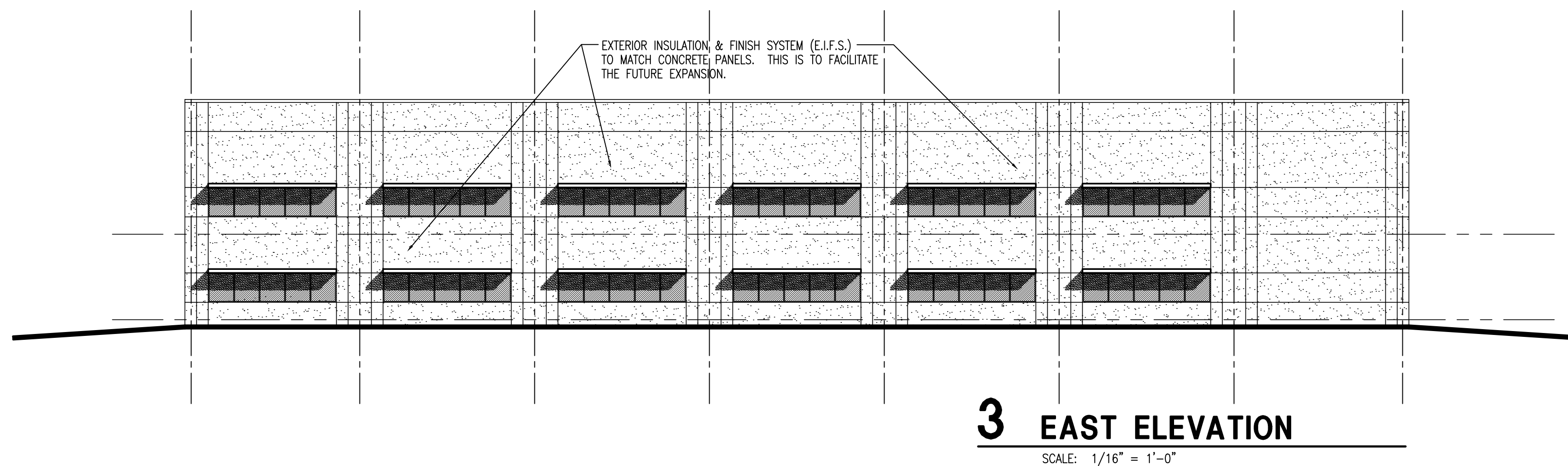
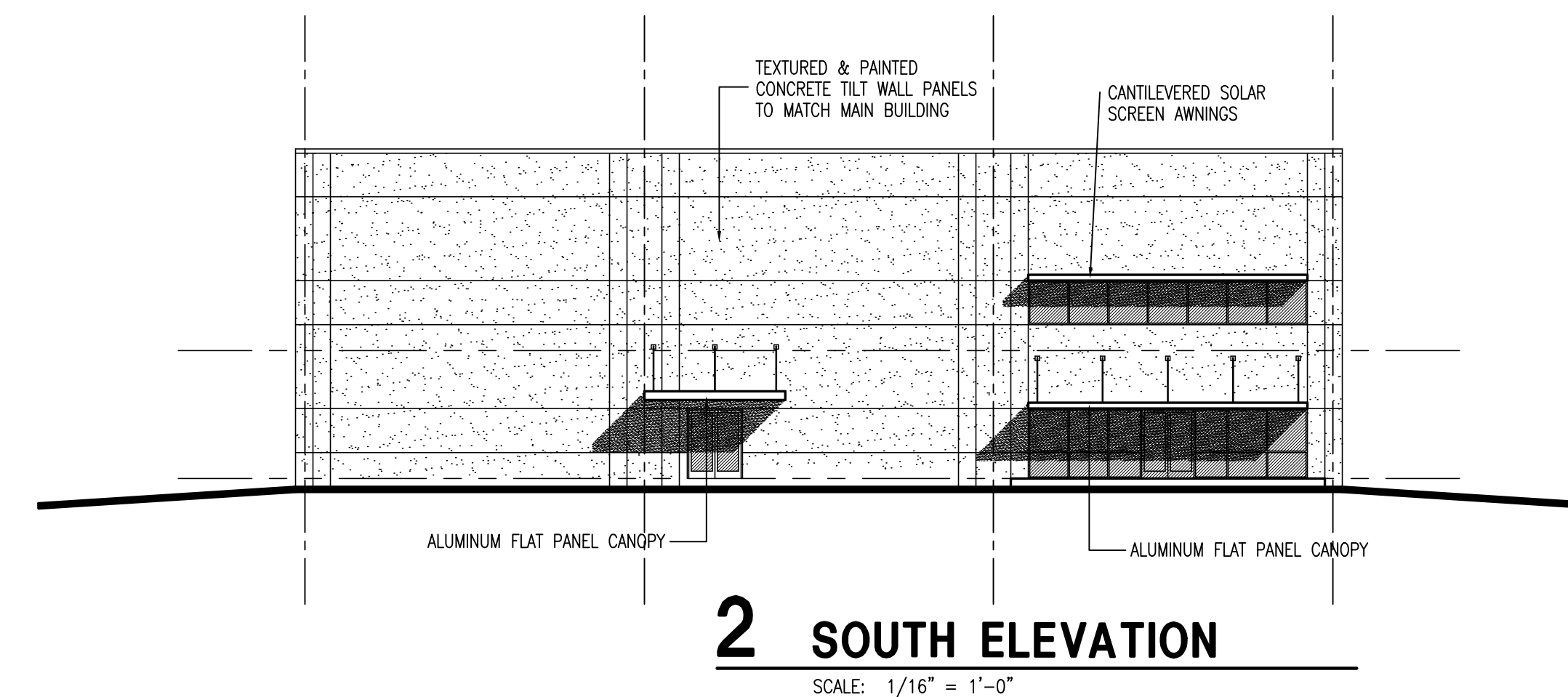
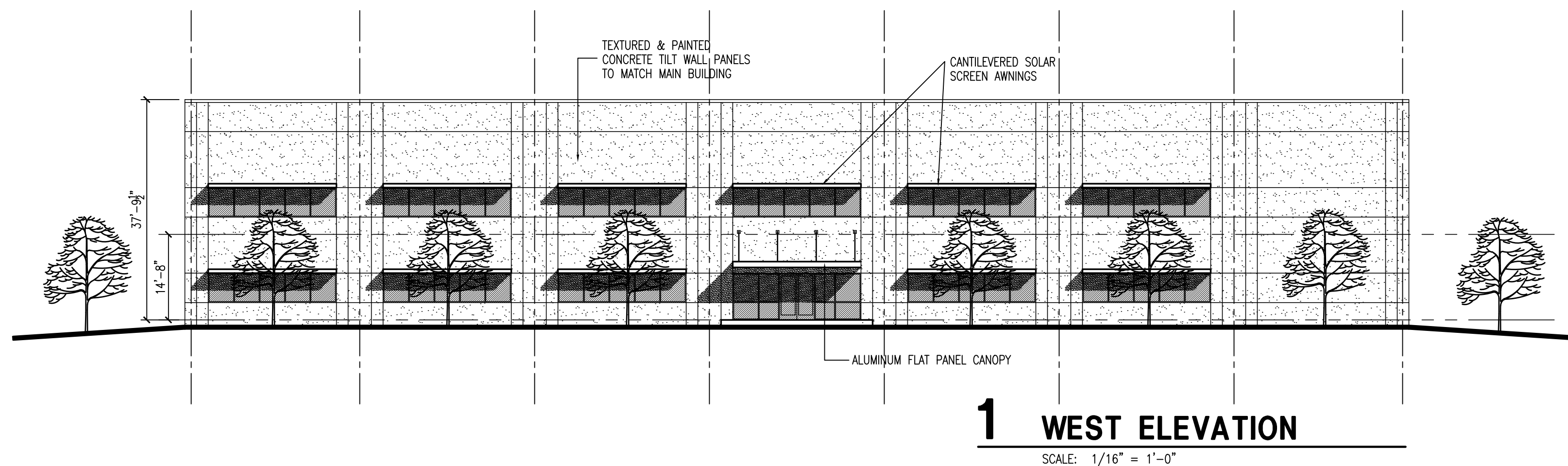
TITLE:  
**DEVELOPMENT & LANDSCAPE PLAN**

DATE: SHEET:

Revised April 5, 2018

Exhibit  
B  
FRS DESIGN GROUP





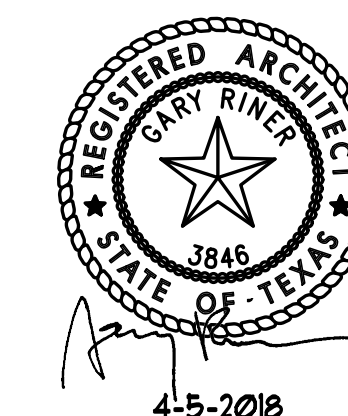
PROJECT TEAM:

OWNER:  
**MOUSER ELECTRONICS**  
1000 NORTH MAIN STREET  
MANSFIELD, TEXAS 76063  
TELEPHONE: (817) 804-3888  
FACSIMILE: (817) 804-3899

ARCHITECT:  
**FRS DESIGN GROUP, INC.**  
ARCHITECTURE/PLANNING/INTERIORS  
1701 RIVER RUN ROAD, SUITE 1115  
FORT WORTH, TEXAS 76107  
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STRUCTURAL ENGINEERING:  
**FRANK W. NEAL & ASSOCIATES**  
1015 WEST BROADWAY  
FORT WORTH, TEXAS 76104  
TELEPHONE: (817) 332-1944  
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6300 RIDGLEA PLACE, SUITE 700  
FORT WORTH, TEXAS 76116  
TELEPHONE: (817) 338-1277  
FACSIMILE: (817) 338-9245



**MOUSER**   
ELECTRONICS  
**NEW CUSTOMER SERVICE CENTER**  
1200 FM 157 MANSFIELD, TEXAS 76063

LOT 1R, BLOCK 1 THE NEW LIFE ADDITION  
CABINET A, PAGE 6650 DRCTC

PROJECT NO.: 18001

TITLE:  
**EXTERIOR ELEVATIONS**

DATE: SHEET:

Revised April 5, 2018

**Exhibit**  
**C**  
FRS DESIGN GROUP

ZC#18-009

## **PLANNING AND ZONING COMMUNICATION**

Agenda: April 16, 2018

Subject: ZC#18-010: Public hearing for zoning change from PR, Pre-Development District and SF-12/22, Single-Family Residential District to PD, Planned Development District for single-family residential uses by Felix Wong on approximately 68.543 acres out of the James McDonald Survey, Abstract No. 997, Tarrant County, Texas, generally located west of Gertie Barrett Road and north of Linda Jobe Middle School, on property addressed at 2789 Gertie Barrett Road

### **GENERAL INFORMATION**

Applicant:	Felix Wong Consulting, consultant RDS Properties, owner Harold L. Black, owner
Size:	68.543 acres
Proposed Use:	Single-family residential
Existing Land Use:	Single-family residence, agricultural
Surrounding Land Use & Zoning:	North - Single-family residential and vacant, SF-8.4/16, PR, and SF-12/22 South - Vacant/agricultural and school, PR East - Single-family residential and vacant, PR West - Railroad and unincorporated county, no zoning
Thoroughfare Plan Specification:	Gertie Barrett Road, 3-lane undivided minor collector

### **COMMENTS AND CONSIDERATIONS**

The applicant is requesting PD Planned Development zoning to accommodate a proposed single-family residential neighborhood. The proposed PD will use the SF-7.5/18 and SF-8.4/18 regulations as the base zoning for this development. For the SF-7.5/18 lots, the PD proposes a minimum lot area of 7,500 square feet and homes with a minimum of 1,800 square feet of living area. For the SF-8.4/18 lots, the PD proposes a minimum lot size of 9,600 square feet and homes with a minimum of 2,000 square feet.

As noted on the development plan, there will be a total of 231 lots in the development. There are 195 lots following the SF-7.5/18 regulations, 27 lots following the SF-8.4/18 regulations, and 9 open space lots. The applicant is developing the property in two phases, with 137 lots in Phase 1 and 94 lots in Phase 2.

The proposed development is set in a rural, slowly developing area of Mansfield surrounded by larger properties. Immediately north of the proposed development is Mabra Acres, a subdivision with single-family residential lots from 1 to 3 acres. To the south are Linda Jobe Middle School and the undeveloped Bisbee Ranch LLC property. To the west is the Union Pacific railroad and unincorporated Tarrant County. To the east, between Gertie Barrett Road and N. Main Street, are tracts owned by RDS Properties and the Knapp family.

As the PD is following the standard zoning requirements, the development must comply with the residential architectural standards in Section 4600 of the Zoning Ordinance. In addition to the requirements of Section 4600, the applicant is proposing requirements for wood or faux wood garage doors and for decorative front doors with examples shown on Exhibit “E”.

The applicant is requesting the following deviations from the City’s standard regulations:

1. The minimum lot depth for SF-7.5/18 lots is 110 feet. As noted on the development plan, Lot 44, Block 1, Lot 14, Block 2, and Lot 14, Block 7 do not meet this requirement.
2. The required minimum exterior side yard setback for corner lots along the side street are as follows:

Zoning District	Minimum Exterior Side Yard (Feet)	
	backing up to an abutting side yard	backing up to an abutting rear yard
SF-7.5/18	20	15
SF-8.4/18	20	15

The applicant is proposing a flat 20-foot exterior side yard setback for this development as shown in the Lot Layout Detail on Exhibit “B”.

3. Corner lots are required to be 15 feet wider than the adjacent lot to accommodate a larger exterior side yard setback. The applicant is proposing corner lot widths that will be at least 10 feet wider than the SF-7.5/18 lot width of 65 feet or the SF-9.6/20 lot width of 80 feet.

Due to the rural nature of the adjacent properties, Staff is seeking the Commission’s guidance and recommendation on the suitability of the proposed lot sizes in this development.

**Attachments:**

Maps and supporting information

Development Plan with Exhibits A through F



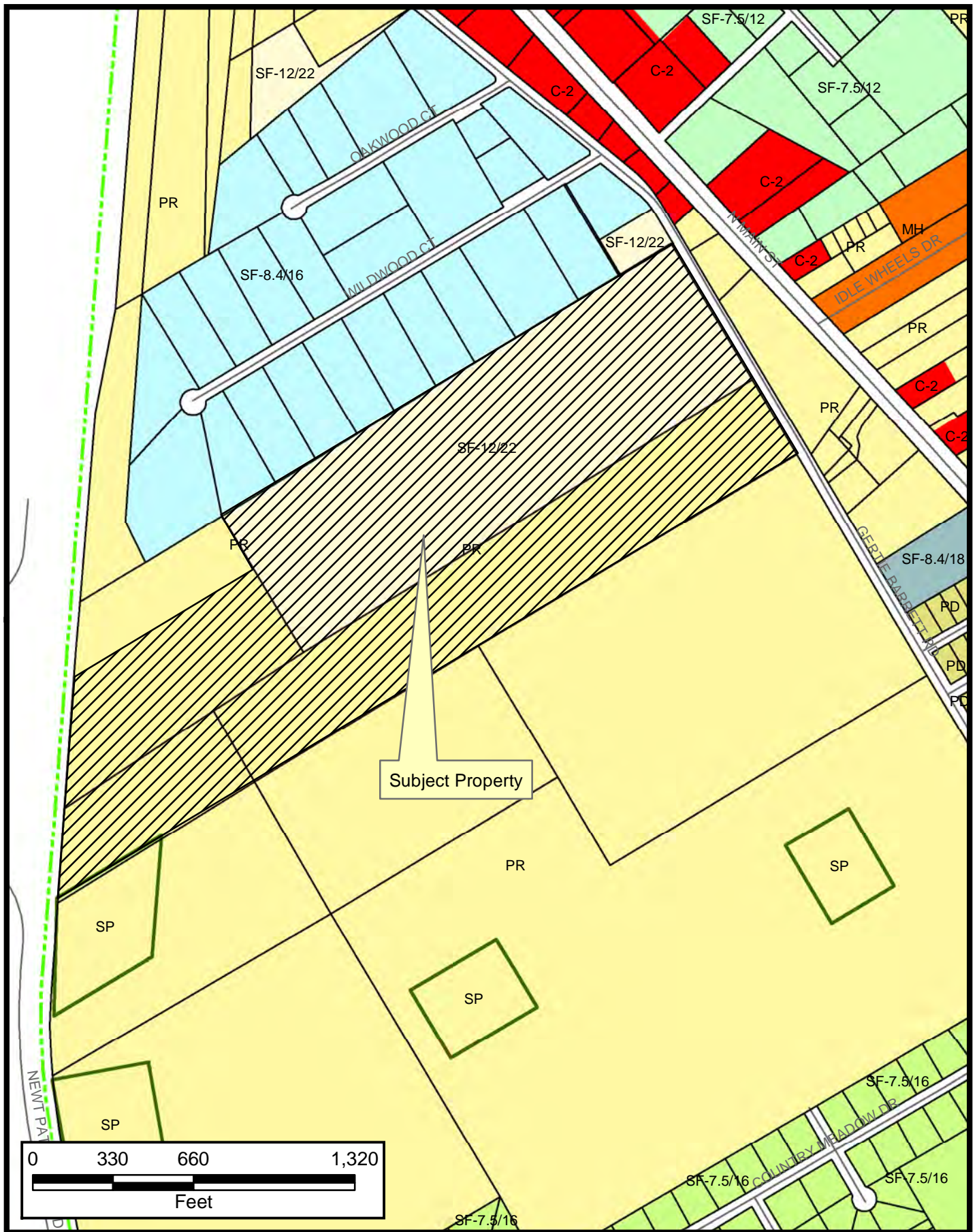


**ZC#18-010**

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

3/26/2018





## Property Owner Notification for ZC#18-010

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MABRA ACRES ADDITION	BLK	KWASNICK, JOSHUA	119 WILDWOOD CT	MANSFIELD, TX	76063
MABRA ACRES ADDITION	LOT 14R2	HEFLIN, REX	2803 GERTIE BARRETT RD	MANSFIELD, TX	76063
MABRA ACRES ADDITION	LOT 15	KEFFER, RICHARD	153 WILDWOOD CT	MANSFIELD, TX	76063-5931
MABRA ACRES ADDITION	LOT 16	BATTS, DWAIN	191 WILDWOOD CT	MANSFIELD, TX	76063-5931
MABRA ACRES ADDITION	LOT 17	WARD, DARRYL	237 WILDWOOD CT	MANSFIELD, TX	76063-5930
MABRA ACRES ADDITION	LOT 18	MORRIS, SCOTT	251 WILDWOOD CT	MANSFIELD, TX	76063-5930
MABRA ACRES ADDITION	LOT 19	SENN, ERNEST	301 WILDWOOD CT	MANSFIELD, TX	76063-5929
MABRA ACRES ADDITION	LOT 20	SENN, ERNEST	301 WILDWOOD CT	MANSFIELD, TX	76063-5929
MABRA ACRES ADDITION	LOT 21	POTTS, JOHN A	303 WILDWOOD CT	MANSFIELD, TX	76063-5929
MABRA ACRES ADDITION	LOT 22	MCGARR, PAULA	305 WILDWOOD CT	MANSFIELD, TX	76063-5929
MABRA ACRES ADDITION	LOT 23	MILLS, LEROY	307 WILDWOOD CT	MANSFIELD, TX	76063-5929
MABRA ACRES ADDITION	LOT 24	BLACK, HAROLD L	389 WILDWOOD CT	MANSFIELD, TX	76063-5929
MABRA ACRES ADDITION	LOT 24	BLACK, HAROLD L	389 WILDWOOD CT	MANSFIELD, TX	76063-5929
MCDONALD, JAMES SURVEY	A 997	BAXTER, H E	2300 RANDY CT	MANSFIELD, TX	76063
MCDONALD, JAMES SURVEY	A 997	FRICKS, DARCY LEE KNAPP ETAL	PO BOX 2243	MANSFIELD, TX	76063-0047
MCDONALD, JAMES SURVEY	A 997	RDS PROPERTIES LTD	PO BOX 333	MANSFIELD, TX	76063-0333
MCDONALD, JAMES SURVEY	A 997	FRICKS, DARCY LEE KNAPP ETAL	PO BOX 2243	MANSFIELD, TX	76063-0047
MCDONALD, JAMES SURVEY	A 997	R D S PROPERTIES LTD	PO BOX 333	MANSFIELD, TX	76063-0333

## Property Owner Notification for ZC#18-010

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MCDONALD, JAMES SURVEY	A 997	STAR PEACH TEXAS LP	3710 BEVERLY LN	ARLINGTON, TX	76015-3821
MCDONALD, JAMES SURVEY	A 997	STAR PEACH TEXAS LP	3710 BEVERLY LN	ARLINGTON, TX	76015-3821
MCDONALD, JAMES SURVEY	A 997	MILLER, ROGER	1901 CALLENDER HILL RD	MANSFIELD, TX	76063-6099
MCDONALD, JAMES SURVEY	A 997	COMMUNITY FULL GOSPEL CHURCH	2525 N MAIN ST	MANSFIELD, TX	76063-3943
MCDONALD, JAMES SURVEY	A 997	KNAPP, JAMES C	PO BOX 2243	MANSFIELD, TX	76063-0047
MCDONALD, JAMES SURVEY	A 997	STARPEACH TEXAS LP	3710 BEVERLY LN	ARLINGTON, TX	76015-3821
MCDONALD, JAMES SURVEY	A 997	BLACK, H LEE	389 WILDWOOD CT	MANSFIELD, TX	76063-5929
MCDONALD, JAMES SURVEY	A 997	KNAPP, JAMES CHRISTOPHER	PO BOX 2243	MANSFIELD, TX	76063-0047
MCDONALD, JAMES SURVEY	A 997	STAR PEACH TEXAS LP	3710 BEVERLY LN	ARLINGTON, TX	76015-3821
MISD, MCDONALD ADDITION	BLK 1	MANSFIELD, ISD	605 E BROAD ST	MANSFIELD, TX	76063-1766
SHERRILL ESTATE	BLK 1	SHERRILL, ROBT D	2789 GERTIE BARRETT RD	MANSFIELD, TX	76063-8596
SHERRILL ESTATE	BLK 1	SHERRILL, ROBT D	2789 GERTIE BARRETT RD	MANSFIELD, TX	76063-8596

**LEGAL LAND DESCRIPTION**

**OVERALL**

BEING 68.543 acres (2,985,740 square feet) of land in the James J. McDonald Survey, Abstract No. 997, City of Mansfield, Tarrant County, Texas; said 68.543 acres (2,985,740 square feet) of land being all that certain tract of land described in a Special Warranty Deed to R.D.S. Properties, Ltd., as recorded in Volume 15564, Page 238, Deed Records, Tarrant County, Texas (D.R.T.C.T.) ; said 68.543 acres (2,985,740 square feet) of land being all that certain tract of land described as Lot 1, Block 1, Sherrill Estates (hereinafter collectively referred to as R.D.S. Properties tract) , an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 2749, Plat Records, Tarrant County, Texas; said 68.543 acres (2,985,740 square feet) of land being a portion of that certain tract of land described in a deed to H. Lee Black (hereinafter referred to as Black tract), as recorded in Volume 11976, Page 1723, D.R.T.C.T.; said R.D.S. Properties tract being more particularly described, by metes and bounds, as follows:

**Beginning** at the Easterly corner of said R.D.S. Properties tract, same being the existing Southwesterly right-of-way line of Gertie Barrettt Road, also known as Old Mansfield Road and County Road No. 2033 (50' right-of-way), same also being the existing Northwesterly right-of-way line of said Gertie Barrett Road, as recorded in Cabinet A, Slide 12723, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

**THENCE** South 59 degrees 01 minutes 23 seconds West, departing the existing Southwesterly right-of-way line of said Gertie Barrettt Road and with the common line between said R.D.S. Properties tract and the existing Northwesterly right-of-way line of said Gertie Barrett Road, as recorded in Cabinet A, Slide 12723, P.R.T.C.T., passing the Westerly corner of said Gertie Barrett Road, as recorded in Cabinet A, Slide 12723, P.R.T.C.T., same being the Northerly corner of that certain tract of land described as Lot 1, Block 1, MISD McDonald Addition (hereinafter referred to as Lot 1), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 12723, P.R.T.C.T. at a distance of 10.00 feet and continue with said course and a common line between said R.D.S. Properties tract and said Lot 1, passing the Westerly corner of said Lot 1, same being a Northerly corner of that certain tract of land described in a Correction Special Warranty Deed to James C. Knapp and Shelly L. Knapp (hereinafter referred to as Knapp tract), as recorded in Instrument Number D209003527, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) at a distance of 1520.33 feet and continue with said course and the common line between said R.D.S. Properties tract and said Knapp tract for a total distance of 3538.95 feet to the Southerly corner of said R.D.S. Properties tract, same being the Northwesterly corner of said Knapp tract, same also being the existing East right-of-way line of the Southern Pacific Railroad;

**THENCE** North 04 degrees 29 minutes 25 seconds East with the common line between said R.D.S. Properties tract and the existing East right-of-way line of said Southern Pacific Railroad, a distance of 429.74 feet to the Northwesterly corner of said R.D.S. Properties tract, same being the Southerly corner of said Black), as recorded in Volume 11976, Page 1723, D.R.T.C.T.;

**THENCE** North 04 degrees 20 minutes 47 seconds East with the common line between said Black tract and the existing East right-of-way line of said Southern Pacific Railroad, a distance of 479.25 feet;

**THENCE** North 59 degrees 01 minutes 23 seconds East, departing the existing East right-of-way line of said Southern Pacific Railroad and crossing said Black tract, a distance of 852.73 feet to the Southwesterly line of said R.D.S. Properties tract;

**THENCE** North 30 degrees 13 minutes 46 seconds West with the common line between said R.D.S. Properties tract and said Black tract, a distance of 259.00 feet to a Westerly corner of said R.D.S. Properties tract, same being the Northerly corner of said Black tract, same also being the Southeasterly line of that certain tract of land described as Mabra Acres (hereinafter referred to as Mabra Acres), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 388-82, Page 48, P.R.T.C.T.;

**THENCE** North 59 degrees 01 minute 23 seconds East with the common line between said R.D.S. Properties tract and said Mabra Acres, a distance of 2159.40 feet to the Northerly corner of said R.D.S. Properties tract, same being the existing Southwesterly right-of-way line of said Gertie Barrettt Road, as recorded in Cabinet A, Slide 2749, P.R.T.C.T.;

**THENCE** South 30 degrees 13 minutes 20 seconds East with the common line between said R.D.S. Properties tract and the existing Southwesterly right-of-way line of said Gertie Barrettt Road, a distance of 650.06 feet to an angle point in the existing Southwesterly right-of-way line of said Gertie Barrettt Road;

**THENCE** North 59 degrees 01 minute 23 seconds East continue with the common line between said R.D.S. Properties tract and the existing Southwesterly right-of-way line of said Gertie Barrettt Road, a distance of 8.72 feet;

**THENCE** South 30 degrees 27 minutes 31 seconds East continue with the common line between said R.D.S. Properties tract and the existing Southwesterly right-of-way line of said Gertie Barrettt Road, a distance of 350.01 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 68.543 acres (2,985,740 square feet) of land.

**Basis of Bearings** for this description is based on the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.



PLANNED DEVELOPMENT REGULATIONS:

1. THE BASE ZONING DISTRICT FOR THE PLANNED DEVELOPMENT SHALL BE SF 7.5/18 AND SF 8.4/18 AND SHALL BE SUBJECT TO SECTION 4600 - COMMUNITY DESIGN STANDARDS AS OUTLINED IN THE CITY OF MANSFIELD ZONING ORDINANCE.
2. ALL LOTS ZONED SF 8.4/18 SHALL BE RESTRICTED TO NON-FRONT LOADING GARAGES, I.E. SIDE, REAR, DETACHED OR J-SWING.
3. ALL LOTS IMMEDIATELY ADJACENT TO THE NORTH BOUNDARY OF THIS SUBDIVISION SHALL BE RESTRICTED TO ONE STORY. THE PROPOSED 8' CEDAR FENCE ALONG THE NORTH BOUNDARY SHALL BE MAINTAINED BY THE INDIVIDUAL HOMEOWNER.
4. GARAGE DOOR EXTERIORS SHALL HAVE WOOD OR FAUX WOOD FACADE TREATMENT.
5. THE MAIN FRONT DOOR OF THE DWELLINGS SHALL BE DESIGNER TYPE FRONT DOOR.
6. STREET LIGHTS SHALL BE ENHANCED WITH DECORATIVE BASE, POLE AND LIGHT STANDARDS.
7. STREET SIGNS SHALL BE ENHANCED WITH DECORATIVE POLE AND MOUNTS WITH STANDARD STREET SIGNS ATTACHABLE AND SHALL BE MAINTAINED BY THE H.O.A.
8. A HOME OWNERS ASSOCIATION (HOA) SHALL BE ESTABLISHED TO OVERSEE THE CODES AND COVENANTS OUTLINE WITHIN THIS PLANNED DEVELOPMENT. REFER TO SEPARATE NOTES THIS SHEET.
9. THIS PROPOSED PLANNED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH PROVISIONS OF THE APPROVED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
10. TO ACCOMMODATE TRAFFIC FLOW IN THE VICINITY, A CONNECTION FROM GERTIE BERRETT ROAD TO MAIN STREET SHALL BE PROVIDED WITH THE FIRST PHASE OF THE DEVELOPMENT. THIS ROADWAY SHALL CONTAIN 4 LANES AND A 12" WATER LINE AND BE LOCATED WITHIN 70 FEET OF R.O.W.
11. LOT 22, BLOCK 3, WILL HAVE A 47' ± FRONT SETBACK TO ACHIEVE THE MINIMUM 75' L.F. AT THE SETBACK LINE FOR A CORNER LOT.
12. A VARIANCE IS REQUESTED FOR THE FOLLOWING LOTS IN REGARDS TO THE MINIMUM LOT DEPTH OF 110 FEET:  
LOT 44, BLOCK 1 = 102' LOT DEPTH  
LOT 14, BLOCK 2 = 103' LOT DEPTH  
LOT 14, BLOCK 7 = 74' LOT DEPTH

PHASE DATA:

PHASE 1:  
AREA = 42.832 AC.  
RES. LOTS = 131  
OPEN SPACE LOTS = 6  
TOTAL LOTS = 137

PHASE 2:  
AREA = 25.710 AC.  
RES. LOTS = 91  
OPEN SPACE LOTS = 3  
TOTAL LOTS = 94

8' CEDAR FENCE,  
STAINED, ON METAL  
POSTS WITH FACE  
AND CAP BOARDS

TEXAS ELECTRIC SERVICE  
COMPANY  
VOLUME 4188, PAGE 201,  
D.R.T.C.T.

75' TESCO EASEMENT  
VOLUME 4242,  
PAGE 283,  
D.R.T.C.T.

ELEC. ESMT.  
0.22 ac  
17X

ELEC. ESMT.  
0.73 ac  
16X

ELEC. ESMT.  
0.73 ac  
13X

ELEC. ESMT.  
0.73 ac  
13X

ELEC. ESMT.  
0.73 ac  
13X

ELEC. ESMT.  
0.73 ac  
13X

ELEC. ESMT.  
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ELEC. ESMT.  
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ELEC. ESMT.  
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13X

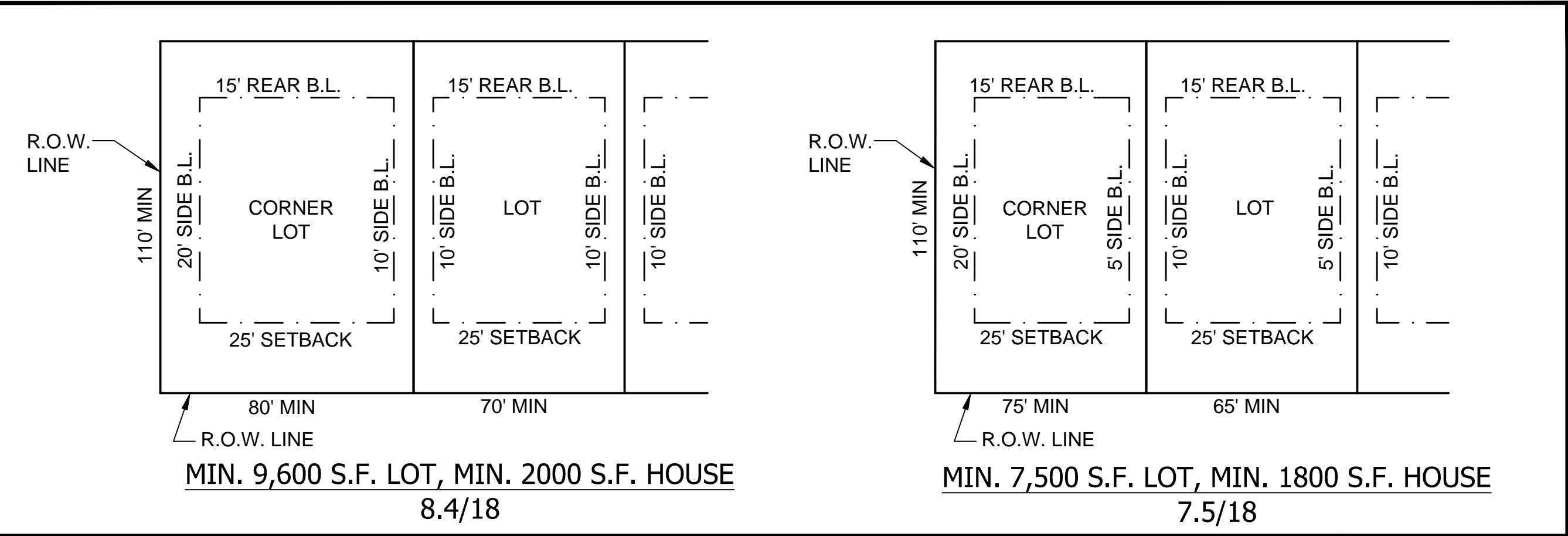
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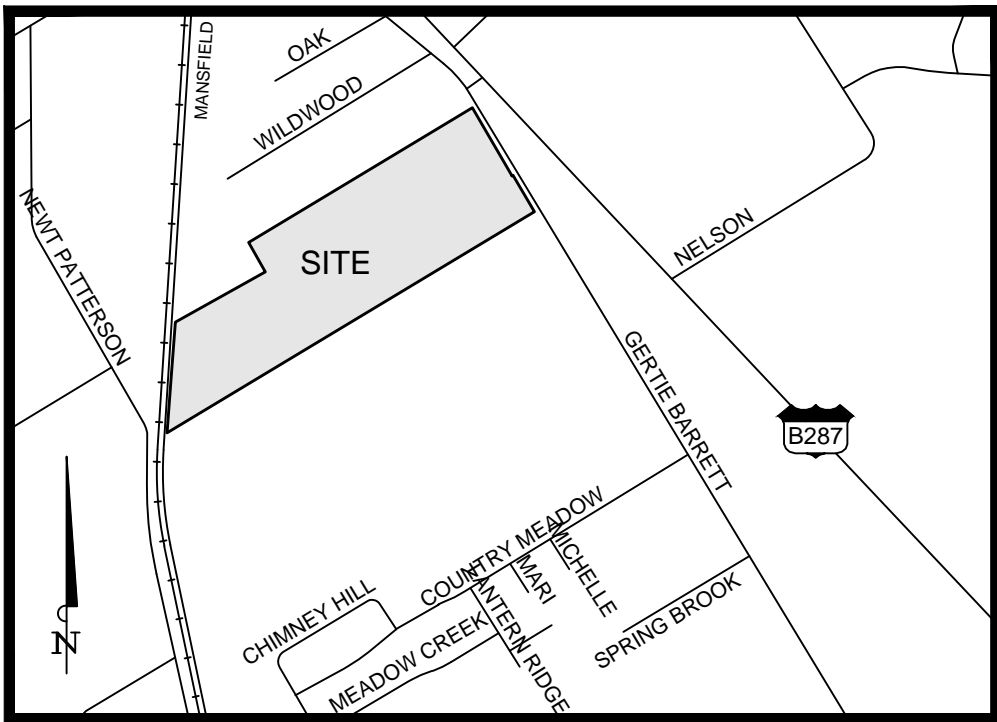
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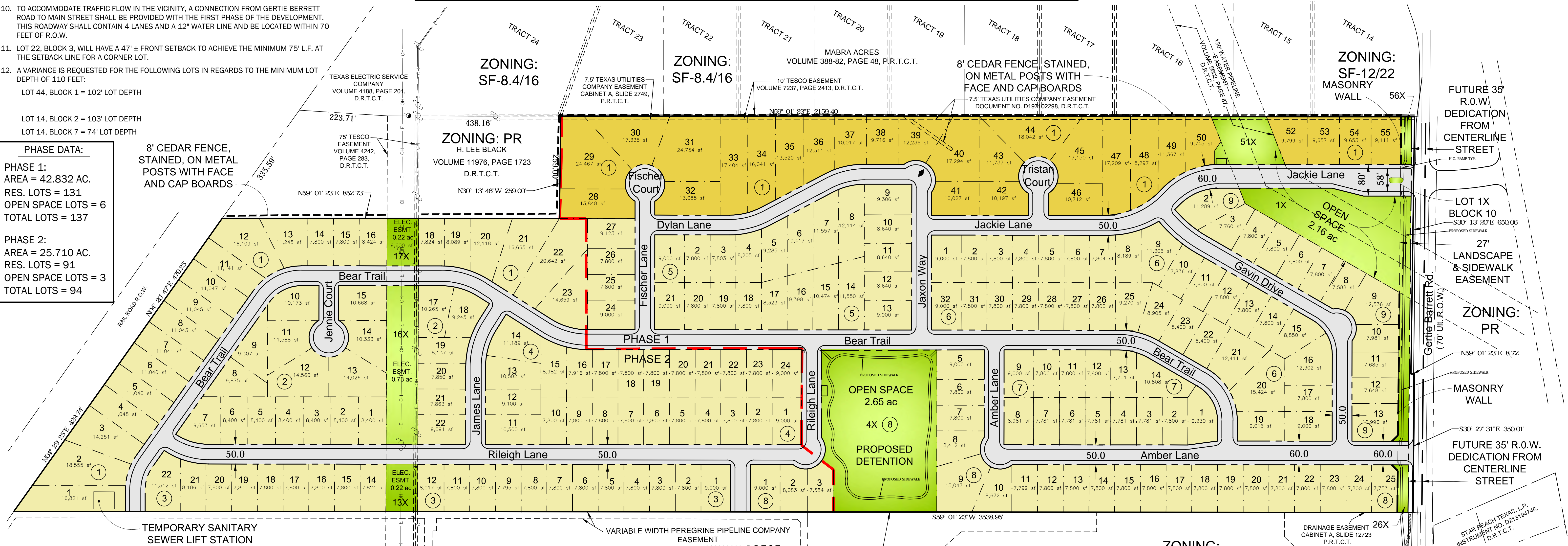


LEGEND

- SINGLE FAMILY 7.5/18
- SINGLE FAMILY 8.4/18  
(WITH MIN. 9600 S.F. LOT)
- PARK / OPEN SPACE
- STREET



VICINITY MAP  
NOT TO SCALE  
MANSFIELD, TEXAS



HOME OWNERS ASSOCIATION NOTES:

1. A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SCREENING WALL ALONG GERTIE BERRETT ROAD, 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, LANDSCAPING, ANY NON-STANDARD PAVEMENT, THE ENTRANCE MASONRY WALL AND SIGNAGE, AND THE DECORATIVE STREET SIGN POLES AND MOUNTS.
2. THE OWNERS ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH CITY OF MANSFIELD POLICIES. THESE DOCUMENTS MUST BE REVIEWED BY THE CITY ATTORNEY PRIOR TO FILING THE FINAL PLAT. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT AT TARRANT COUNTY WHEN DEEMED NECESSARY BY THE ATTORNEY. THE DOCUMENTS SHALL BE SUBMITTED IN TIMELY MANNER TO ALLOW FOR A MINIMUM OF 60 DAY REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN A DELAY OF CONSTRUCTION, ACCEPTANCE OF THE SUBDIVISION OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS IN CONSTRUCTION, APPROVAL OR ACCEPTANCE OF THE SUBDIVISION CAUSED BY FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR INACCURACY OF THE DOCUMENTS.

JAMES C. KNAPP & SHELLY L. KNAPP  
DOCUMENT NO. D209003527  
D.R.T.C.T.

ZONING:  
PR

DRAINAGE  
EASEMENT  
CABINET A,  
SLIDE 12723  
P.R.T.C.T.

LOT 1, BLOCK 1  
MISD McDONALD ADDITION  
CABINET A, SLIDE 12723, P.R.T.C.T.

ZONING:  
PR

DRAINAGE  
EASEMENT  
CABINET A, SLIDE 12723  
P.R.T.C.T.

STAR PEACH TEXAS, L.P.  
INSTRUMENT NO. D213194746,  
D.R.T.C.T.

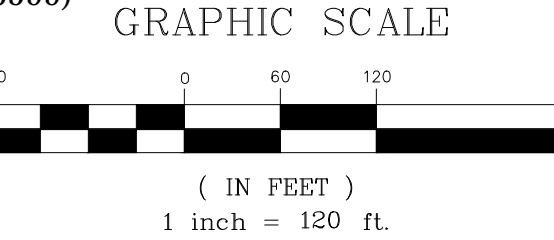
**BANNISTER**  
ENGINEERING  
240 North Mitchell Road | Mansfield, Texas 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)

SITE DATA SUMMARY	
ZONING	Proposed PD for SF 7.5/18 and SF 8.4/18
LAND USE:	Residential
TOTAL SITE AREA:	68.543 Acres
SF 7.5/18 LOT AREA:	40.648 Acres
SF 7.5/18 LOTS:	195 Lots
SF 8.4/18 LOT AREA:	8.579 Acres
SF 8.4/18 LOTS:	27 Lots
OPEN SPACE:	6.143 Acres - 9 Lots
TOTAL # OF LOTS:	231 Lots

LOT SIZE SUMMARY		
LOT AREA RANGE (sf)	No. OF LOTS	PERCENTAGE OF LOTS
7,500 - 9,599	152	69.82%
9,600 - 12,000	35	15.32%
OVER 12,000	35	14.86%

OWNER/DEVELOPER:  
GRA-SON LAND, INC.  
3524 FAIRMOUNT STREET  
DALLAS, TEXAS 75219  
CONTACT: HAROLD DIXSON  
PHONE: 214-871-3339  
FAX: 214-780-0693  
EMAIL: gra-son@swbell.net

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



## EXHIBIT "B" DEVELOPMENT PLAN SHERRILL RANCH

being approximately 68.543 Acres of land  
situated in the James McDonald Survey,  
Abstract No. 997  
City of Mansfield, Tarrant County, Texas

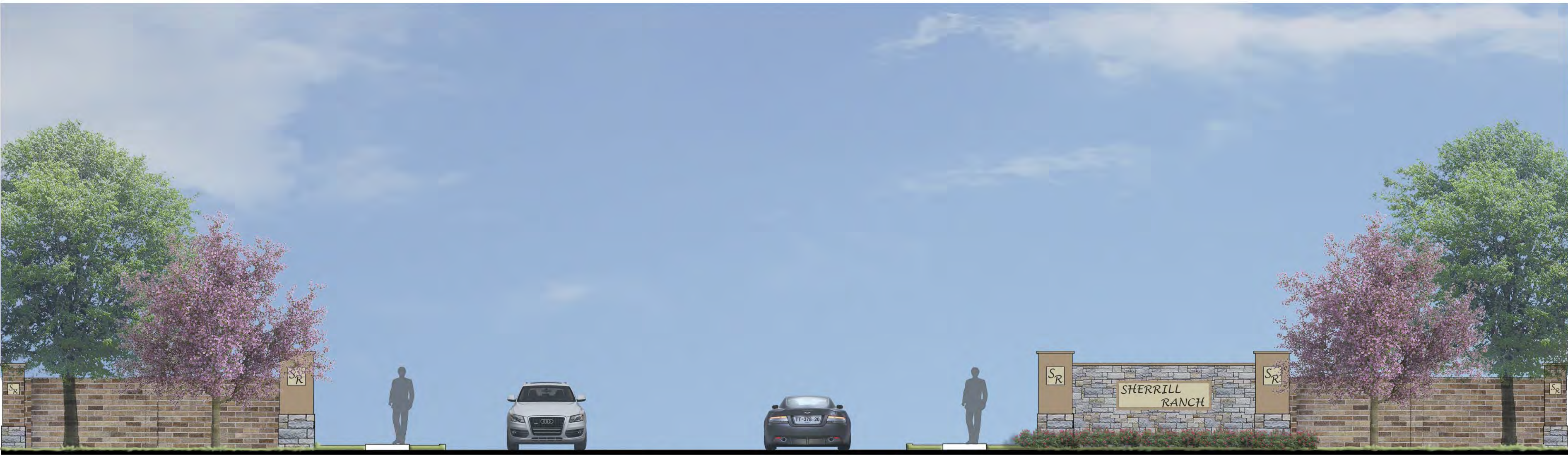
231 Lots

Date Prepared: March 15, 2018  
Revised April 10, 2018  
ZC#18-010





JACKIE LANE NEIGHBORHOOD ENTRANCE - PRIMARY ENTRY

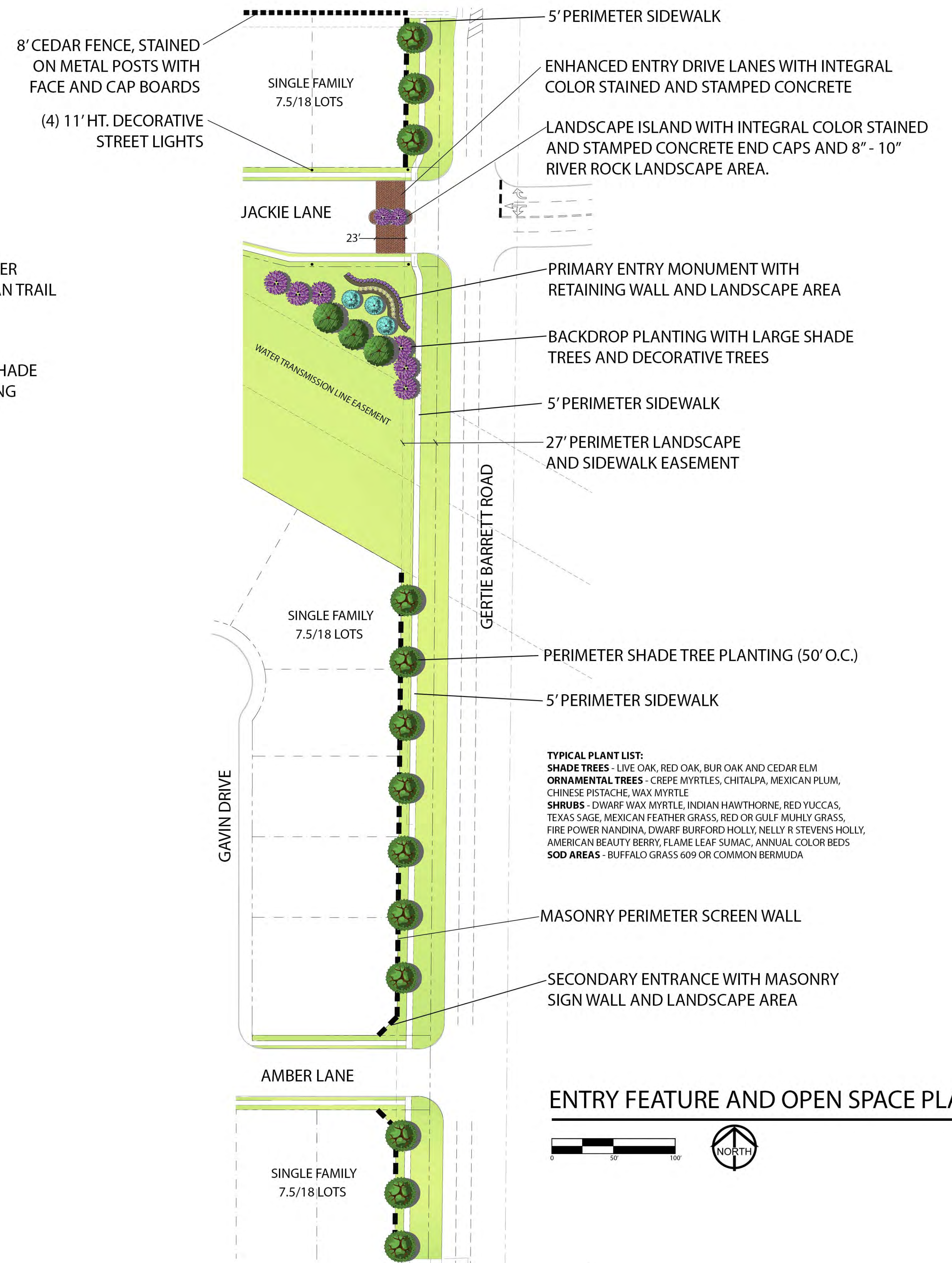
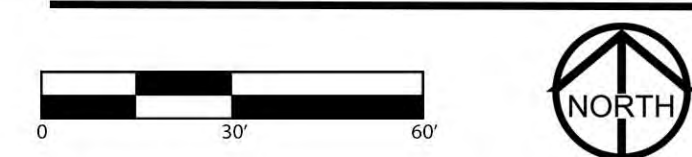


AMBER LANE NEIGHBORHOOD ENTRANCE - SECONDARY ENTRY

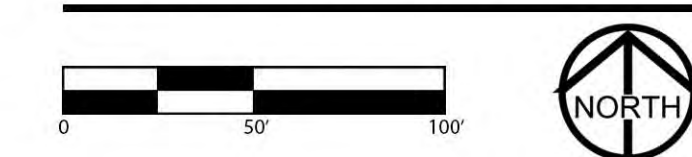




OPEN SPACE AND DETENTION AREA PLAN

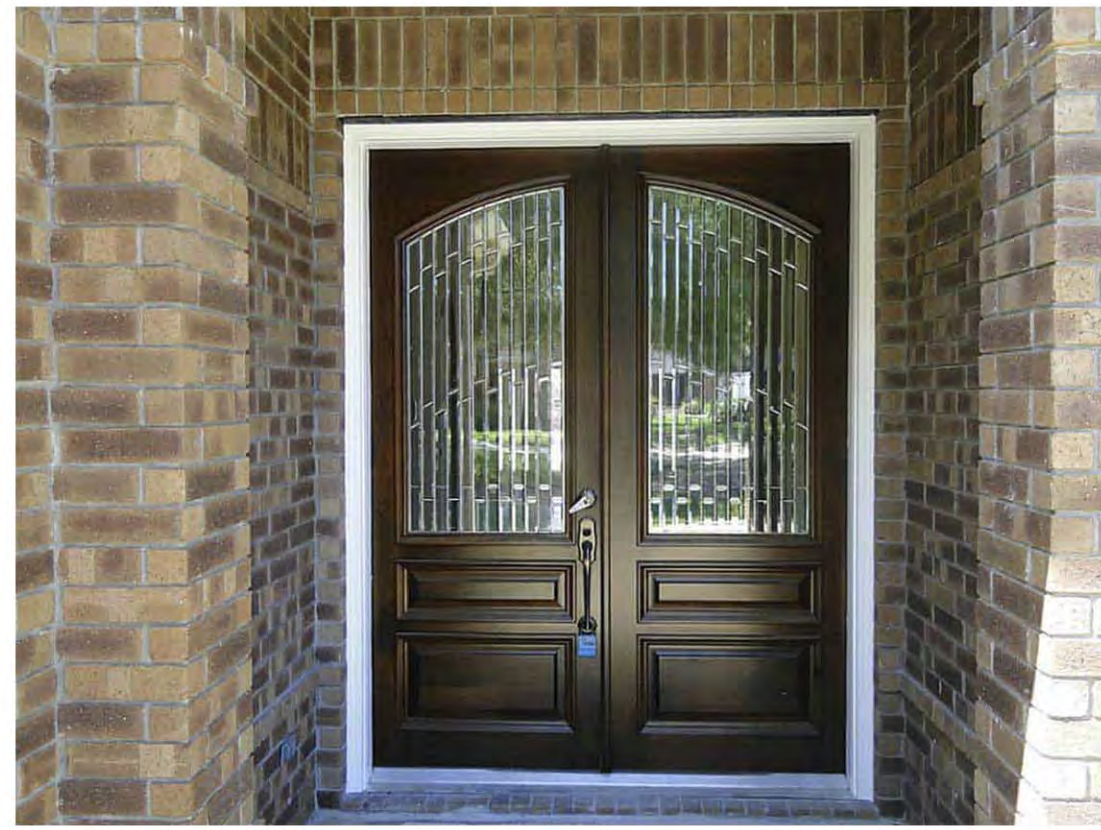


ENTRY FEATURE AND OPEN SPACE PLAN



**TYPICAL PLANT LIST:**  
**SHADE TREES** - LIVE OAK, RED OAK, BUR OAK AND CEDAR ELM  
**ORNAMENTAL TREES** - CREPE MYRTLES, CHITALPA, MEXICAN PLUM, CHINESE PISTACHE, WAX MYRTLE  
**SHRUBS** - DWARF WAX MYRTLE, INDIAN HAWTHORNE, RED YUCCAS, TEXAS SAGE, MEXICAN FEATHER GRASS, RED OR GULF MUHLY GRASS, FIRE POWER NANDINA, DWARF BURFORD HOLLY, NELLY R STEVENS HOLLY, AMERICAN BEAUTY BERRY, FLAME LEAF SUMAC, ANNUAL COLOR BEDS  
**SOD AREAS** - BUFFALO GRASS 609 OR COMMON BERMUDA





GARAGE DOOR SAMPLE PHOTOS

PERIMETER FENCE SAMPLE PHOTO

FRONT DOOR SAMPLE PHOTOS



FENCE COLUMN SAMPLE

STREET SIGN SAMPLE

STREET LIGHT SAMPLE

ENTRY SIGNAGE SAMPLE





HOME CHARACTER SAMPLE PHOTOS



OPEN SPACE TRAIL SAMPLE PHOTOS



OPEN PLAY AREA SAMPLE PHOTO



AMENITY POND SAMPLE PHOTOS



## **PLANNING AND ZONING COMMUNICATION**

Agenda: April 16, 2018

Subject: ZC#18-012: Public Hearing and review of a Concept Plan for a future change of zoning from C-2 Community Business District to PD, Planned Development District for Single-family detached and attached residential on approximately 23.5 acres out of the S Callender, Abstract 359, Addition, Tarrant Co., TX, generally located west of FM 157, 786 feet north of House Road at 1300 FM 157 by Nexmetro Communities

### **GENERAL INFORMATION**

Applicant:

Glen Day, et al - Property Owner  
Nexmetro Communities – Developer  
KLS - Planners

Size: 23.5 acres

Proposed Use: Single family attached and detached

Existing Land Use: Vacant

Surrounding Land Use &  
Zoning:

North - C-2, Vacant Flood Plain  
South - PR, Residential  
East - C-2 & PD, Vacant and Multi-family  
West - C-2, Vacant

Thoroughfare Plan Specification: FM 157, Principal Arterial

### **COMMENTS AND CONSIDERATIONS**

The applicant is seeking feedback on a Concept Plan for Single-Family Residential attached and detached units behind some C-2 Commercially zoned tracts along FM 157. The property is buffered on the north and east by Watson Branch Creek, which is densely wooded.

Avilla Legacy will have two points of access from FM 157 that are gated. There are 27 one-bedroom units, 71 two-bedroom units and 67 three-bedroom units proposed with a total not to exceed 192 units. The density is 8.2 units per acre. Covered parking, open parking, and garages are proposed around the fire lane loop. The homes will be 80% masonry.

At this time, the developer feels they will meet the Community Design Standards outlined in Section 4600 of the Zoning Ordinance. If the applicant receives favorable support on the Concept Plan and determines additional deviations will be necessary, they will be outlined in the PD.

With this Concept Plan, the applicant is soliciting preliminary input from the Planning and Zoning Commission and City Council prior to submitting a formal zoning change application for PD and a detailed development plan and landscape plan. The review of this Concept Plan does not grant any change in zoning. The City reserves the right to require modifications on the

development plan or to deny the application for zoning change upon further review of the development proposal and the associated planning and engineering design.

**Attachments:**

Maps and Supporting Information

Elevations

Exhibits A, C, & D



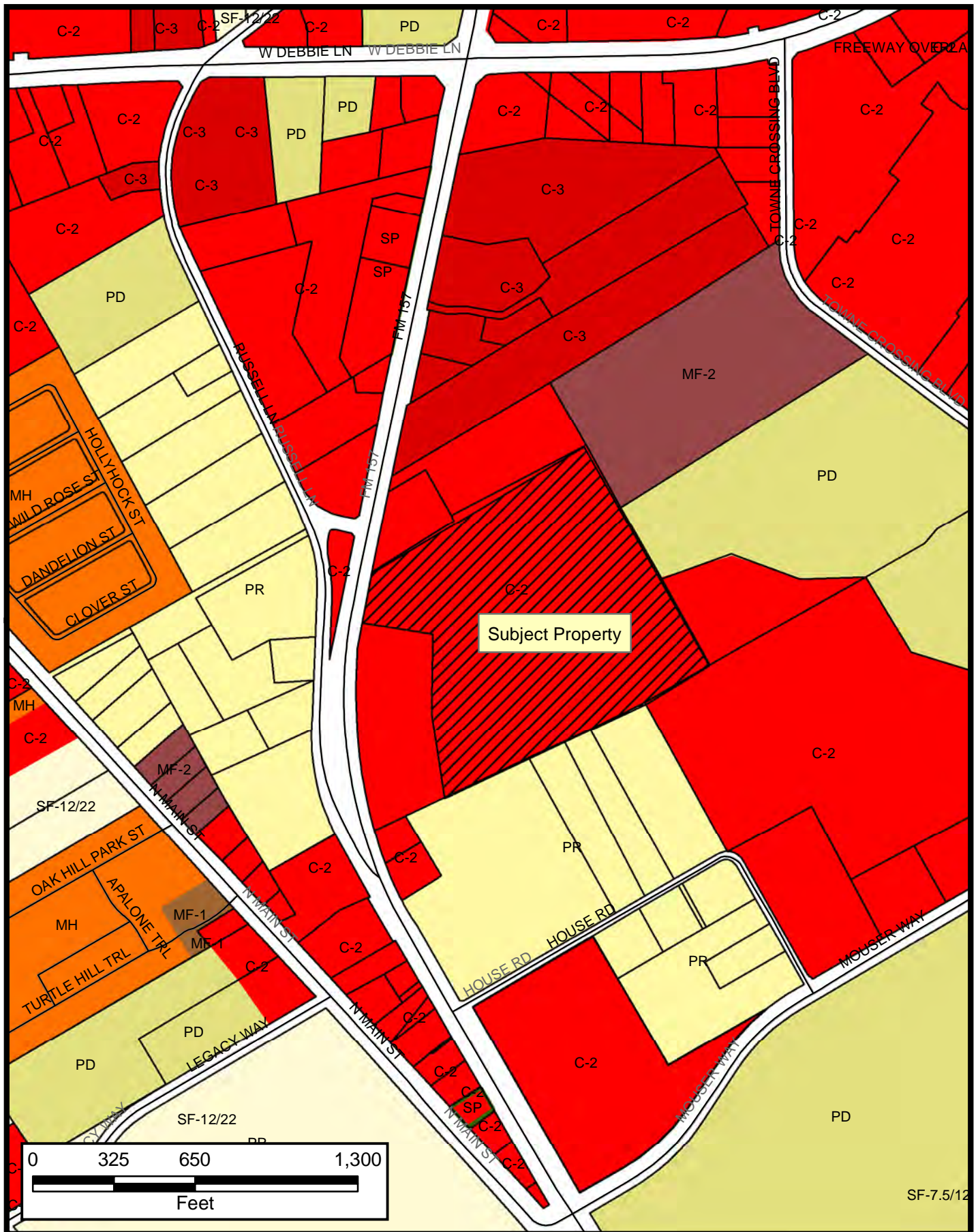


**ZC#18-012**

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.

4/3/2018





**ZC#18-012**

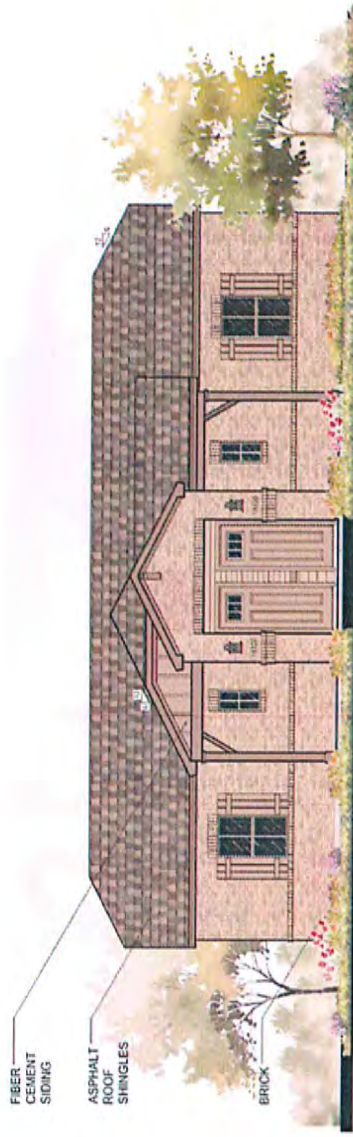
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4/3/2018

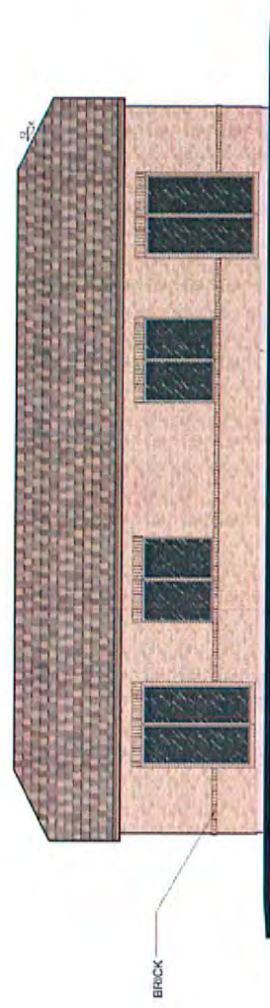
## Property Owner Notification for ZC#18-012

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BUSHOKAI ADDITION	BLK 1	LEWIS, IVAN A	621 WILDCAT WAY	KENNEDALE, TX	76060-5845
CALLENDER, SIDNEY S SURVEY	A 359	SOWELL PROP PARTNERS-MANSFLD	1601 ELM ST STE 3500	DALLAS, TX	75201
CALLENDER, SIDNEY S SURVEY	A 359	RUBEIZ, TANIOS M	49 LORING DR	NORWELL, MA	02061-1155
CALLENDER, SIDNEY S SURVEY	A 359	DAY, GLENN M ETAL	2307 WOOD CLIFF CT	ARLINGTON, TX	76012-4234
CALLENDER, SIDNEY S SURVEY	A 359	DORACO BROTHERS LLC	712 PAUL DR	HURST, TX	76054
CALLENDER, SIDNEY S SURVEY	A 359	DAY, GLENN M ETAL	2307 WOOD CLIFF CT	ARLINGTON, TX	76012-4234
CALLENDER, SIDNEY S SURVEY	A 359	ENGLERT, DONALD P	151 RUSSELL LN	MANSFIELD, TX	76063-3987
CALLENDER, SIDNEY S SURVEY	A 359	GOODSON, NELDA DORIS	PO BOX 336	MANSFIELD, TX	76063-0336
CALLENDER, SIDNEY S SURVEY	A 359	FOSTER, MARK GREGORY	217 HOUSE RD	MANSFIELD, TX	76063-1543
CALLENDER, SIDNEY S SURVEY	A 359	BLACK, DAVID	211 HOUSE RD	MANSFIELD, TX	76063
CALLENDER, SIDNEY S SURVEY	A 359	LAMBERT, IMOGENE	3206 VERNON DR	ARLINGTON, TX	76015-2022
CALLENDER, SIDNEY S SURVEY	A 359	SOWELL PROP PARTNERS-MANSFIELD	1601 ELM ST STE 3500	DALLAS, TX	75201
CEDAR POINT ADDITION	BLK 1	CEDAR POINT APTS LP	247 N WESTMONTE DR	ALTAMONTE SPRINGS, FL	32714-3345
MANSFIELD TOWNE CROSSING	BLK 1	BREIT STEADFAST MF MANSFIELD T	345 PARK AVE	NEW YORK, NY	10154
MANSFIELD TOWNE CROSSING	BLK 1	BREIT STEADFAST MF MANSFIELD TX LP	PO BOX A-3878	CHICAGO, IL	60690
PRESSLEY HIWAY ADDITION	BLK 1	PRESSLEY, ALMA	1292 HWY 157 N STE 104	MANSFIELD, TX	76063-1595
PRESSLEY HIWAY ADDITION	BLK 1	HAIDER, RIAZ	1290 HWY 157 N	MANSFIELD, TX	76063-1538

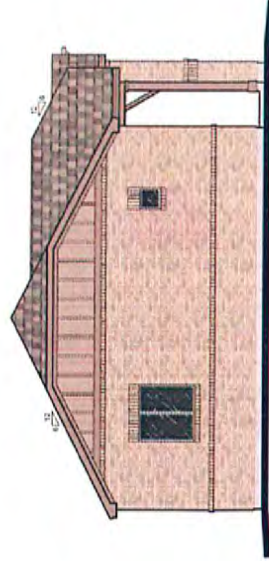




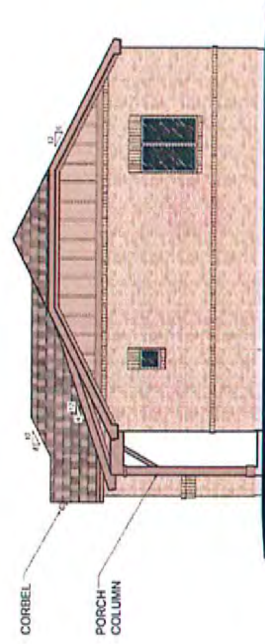
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Rear Elevation  
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1/4" = 1'-0"



Left Elevation  
Elevation A  
1/4" = 1'-0"



Right Elevation  
Elevation A  
1/4" = 1'-0"

## Plan 1 - Scheme A | Avilla Premier Series

**NEXmetro**  
Communities

THREE ENERGY SQUARE | 6688 N. CENTRAL EXPRESSWAY  
SUITE 275 | DALLAS, TEXAS 75206

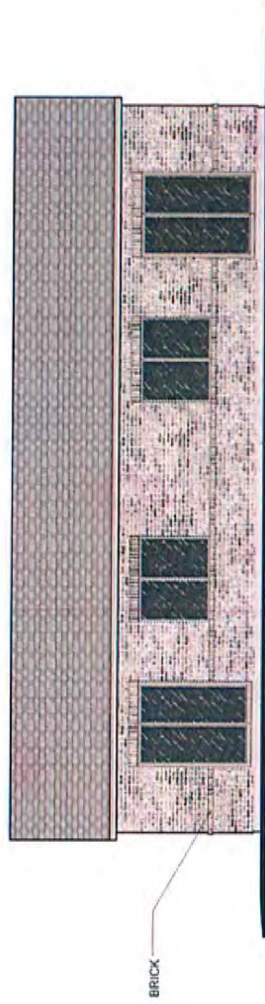
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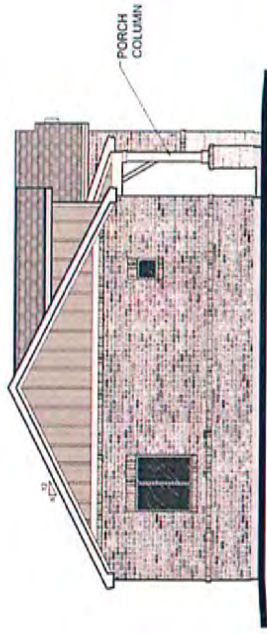
ARCHITECTURE • ENGINEERING • INTERIORS  
P.O. Box 632 863 3557 WWW.FELTENGROUP.COM  
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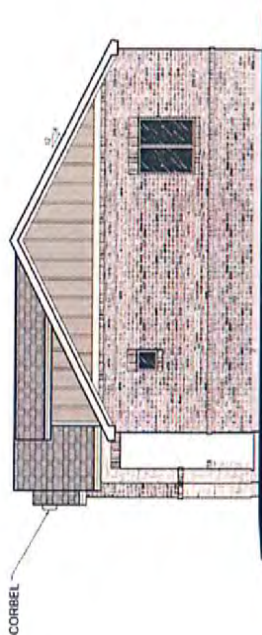
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Right Elevation  
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Plan 1 - Scheme B | Avilla Premier Series

**NEXmetro**  
Communities

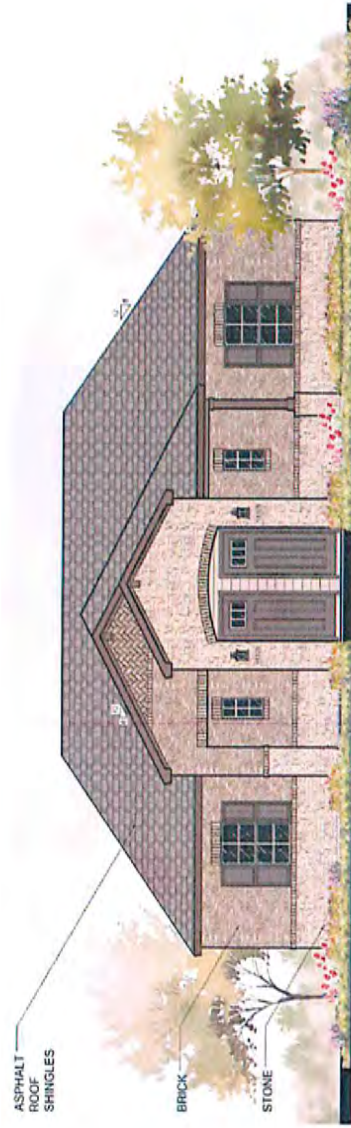
THREE ENERGY SQUARE | 6688 N. CENTRAL EXPRESSWAY  
SUITE 275 | DALLAS, TEXAS 75205

1-30-2018

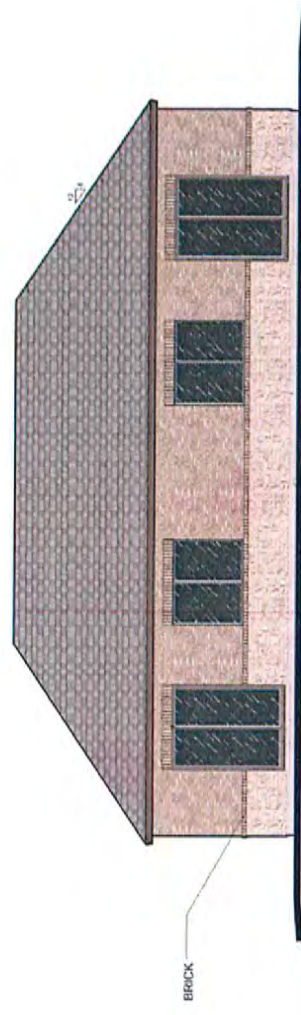
**FELTEN GROUP**

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PO BOX 523 867 2022 W660 FELTENGROUP.COM  
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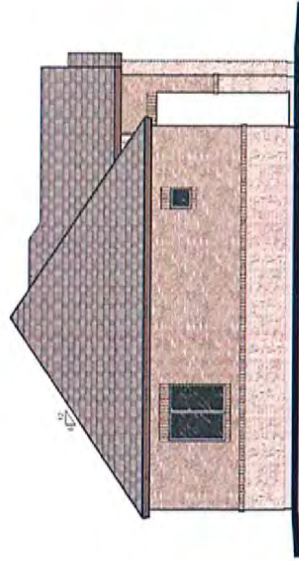




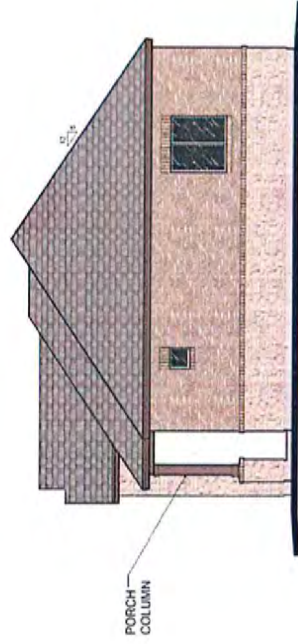
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Right Elevation  
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## Plan 1 - Scheme C | Avilla Premier Series

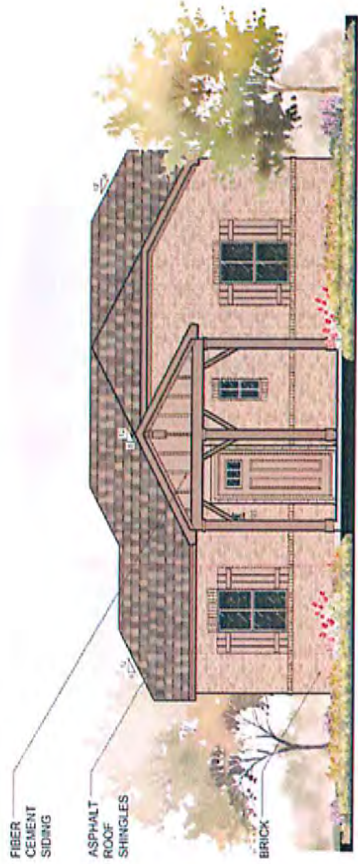
**NEXmetro**  
Communities

THREE ENERGY SQUARE | 6688 N. CENTRAL EXPRESSWAY  
SUITE 275 | DALLAS, TEXAS 75206

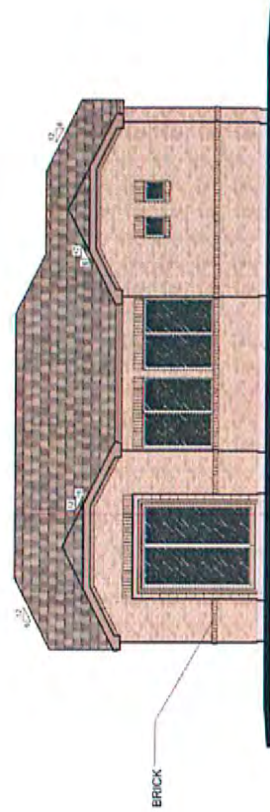
**FELTENGROUP**

ARCHITECTURE | ENGINEERING | PLANNING  
PHOTOGRAPHY  
ARCHITECT: 512.813.1221 | WWW.FELTENGROUP.COM

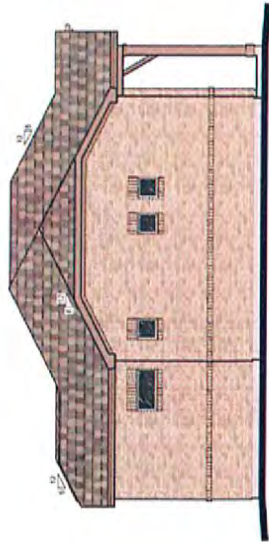
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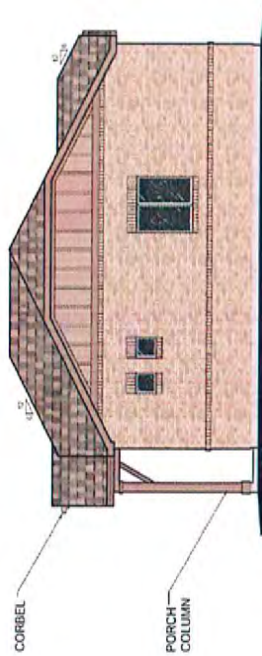
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Rear Elevation  
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Right Elevation  
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## Plan 2 - Scheme A | Avilla Premier Series

**NEXmetro**  
Communities

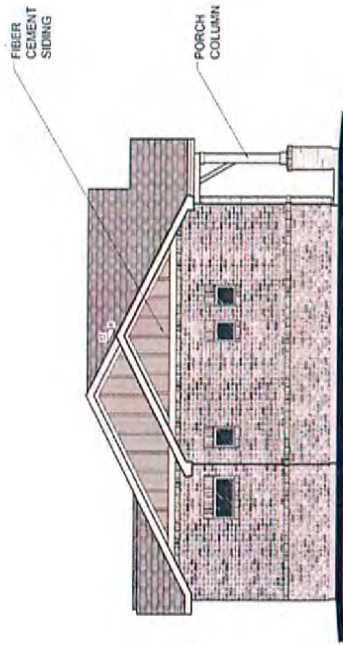
THREE ENERGY SQUARE | 5688 N. CENTRAL EXPRESSWAY  
SUITE 275 | DALLAS, TEXAS 75206

**FELTENGROU**  
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Phone: 512.887.2552 | www.feltengroup.com  
info@feltengroup.com

1-29-2018

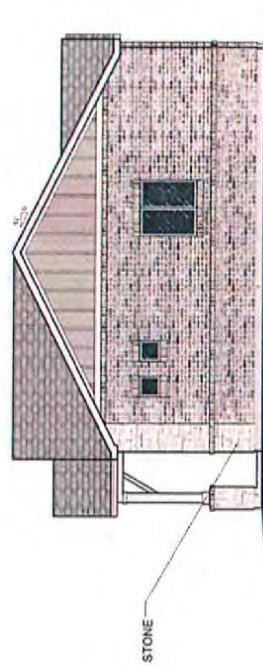




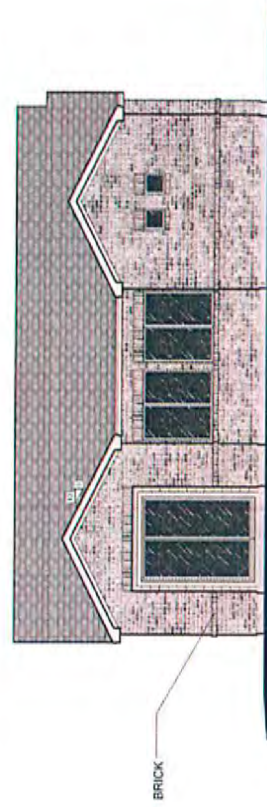
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Rear Elevation  
Elevation B  
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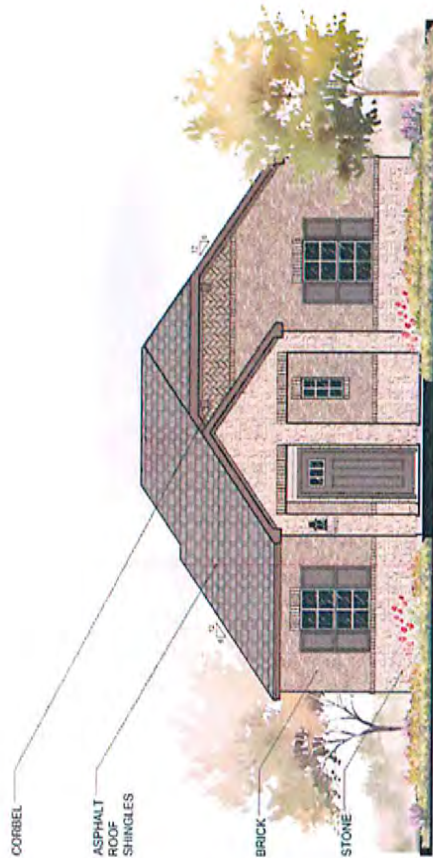
## Plan 2 - Scheme B | Avilla Premier Series

1-29-2018

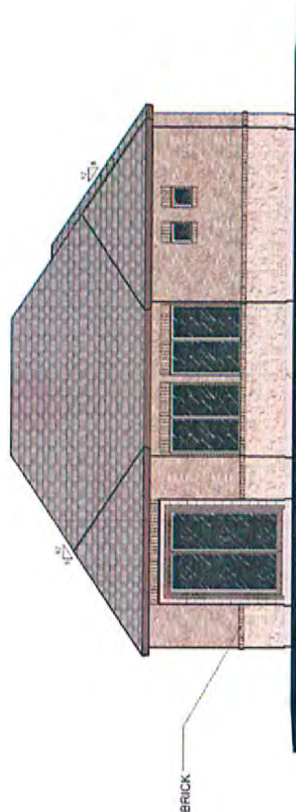
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Communities

THREE ENERGY SQUARE | 6688 N. CENTRAL EXPRESSWAY  
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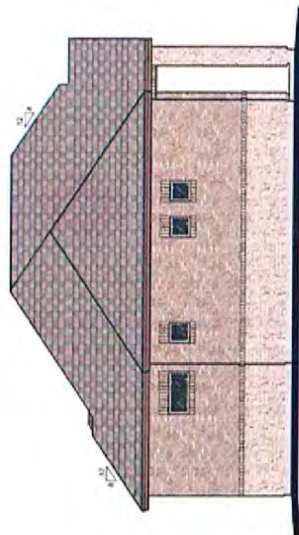
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PHONE: 469.681.2355 | 469.681.2355  
WWW.FELTENGROUP.COM



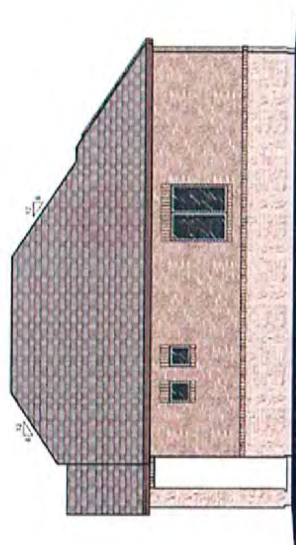
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Rear Elevation  
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Left Elevation  
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Right Elevation  
Elevation C  
1/4" = 1'-0"

## Plan 2 - Scheme C | Avilla Premier Series

**NEXmetro**  
Communities

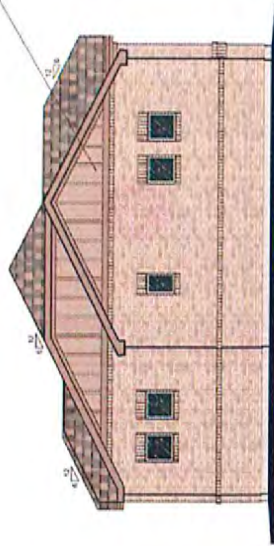
THREE ENERGY SQUARE | 6688 N. CENTRAL EXPRESSWAY  
SUITE 275 | DALLAS, TEXAS 75206

**FELTEN GROUP**  
ARCHITECTURE | ENGINEERING | INTERIORS  
P.O. BOX 800000 | DALLAS, TEXAS 75280  
214.444.4444

1-29-2018



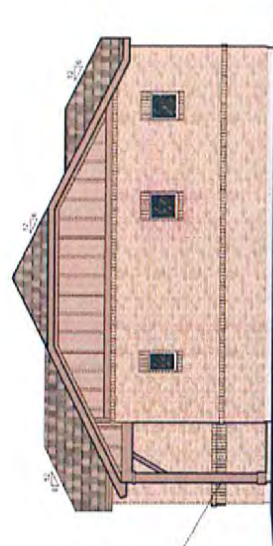
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CEMENT  
SIDING



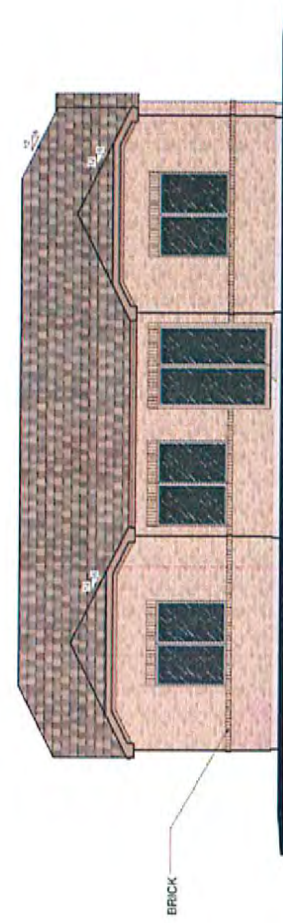
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Front Elevation  
Elevation A  
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Right Elevation  
Elevation A  
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Rear Elevation  
Elevation A  
1/4" = 1'-0"

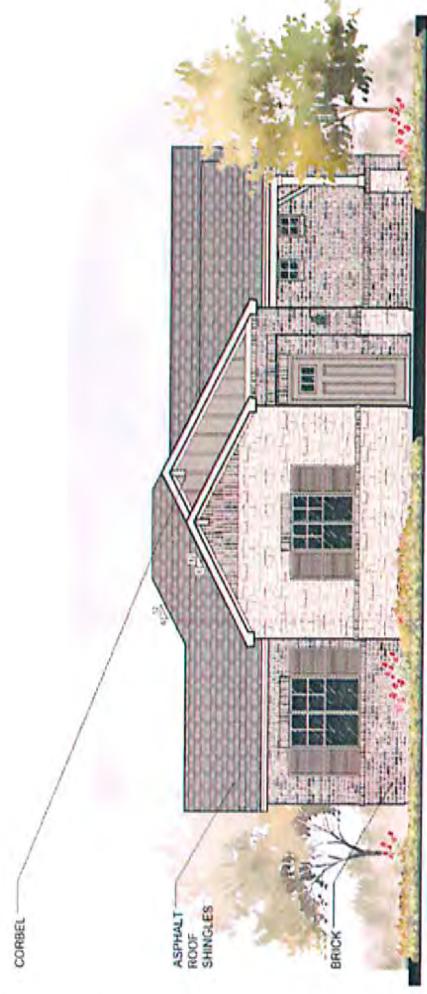
### Plan 3 - Scheme A | Avilla Premier Series

**NEXmetro**  
Communities

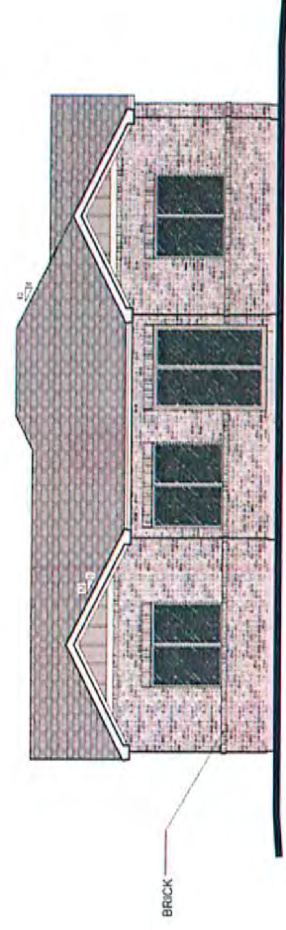
THREE ENERGY SQUARE | 6688 N. CENTRAL EXPRESSWAY  
SUITE 275 | DALLAS, TEXAS 75206

1-29-2018

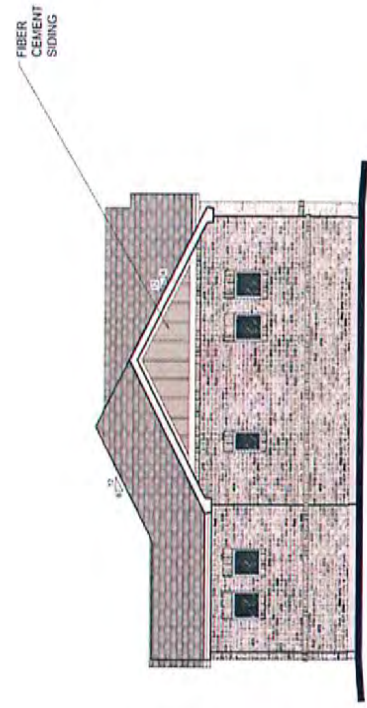
**FELTEN GROUP**  
ARCHITECTURE | ENGINEERING | INTERIORS  
Phone: 823.487.7552 | FAX: 823.487.7553  
WWW.FELTENGROUP.COM



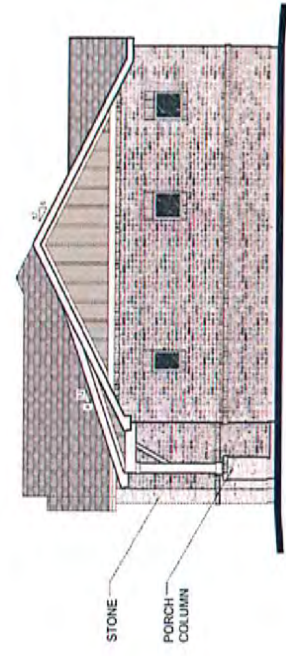
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Right Elevation  
Elevation B  
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Plan 3 - Scheme B | Avilla Premier Series

**NEXmetro**  
Communities

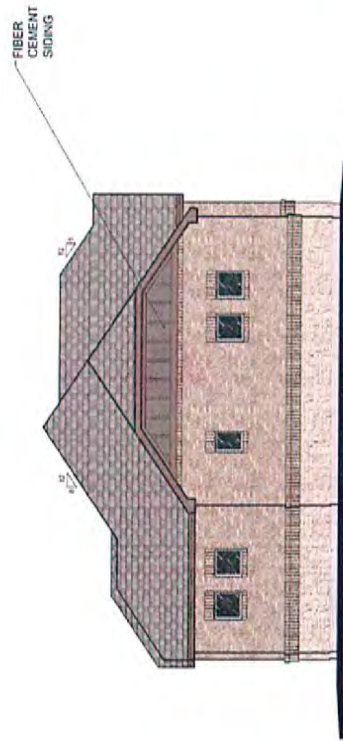
THREE ENERGY SQUARE | 6688 N. CENTRAL EXPRESSWAY  
SUITE 275 | DALLAS, TEXAS 75206

1-29-2018

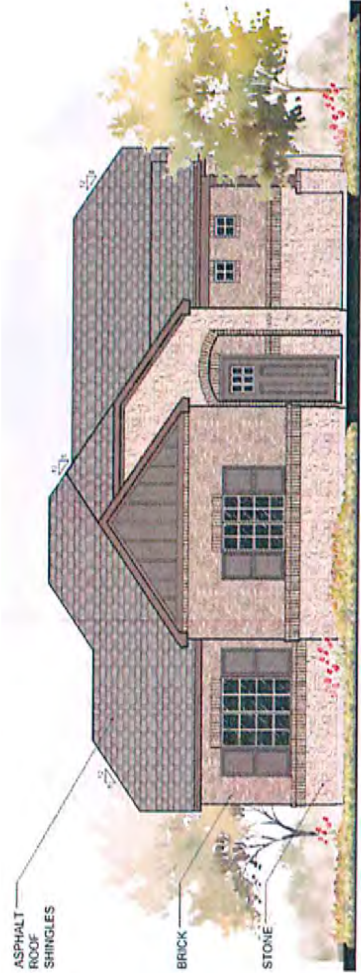
**FELTENGROUP**  
ARCHITECTURE | ENGINEERING | INTERIOR DESIGN

Phone: 214.587.2200 | 4000 FELTENGROUPE DRIVE  
DALLAS, TEXAS 75206

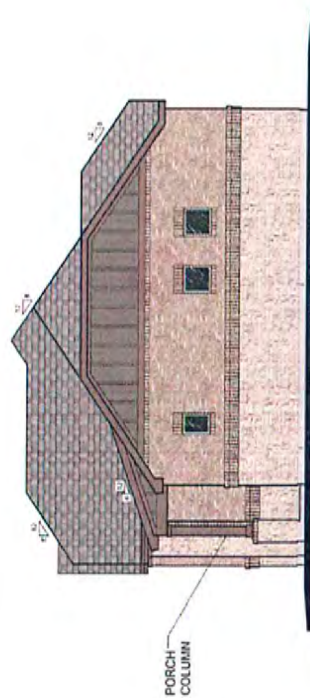




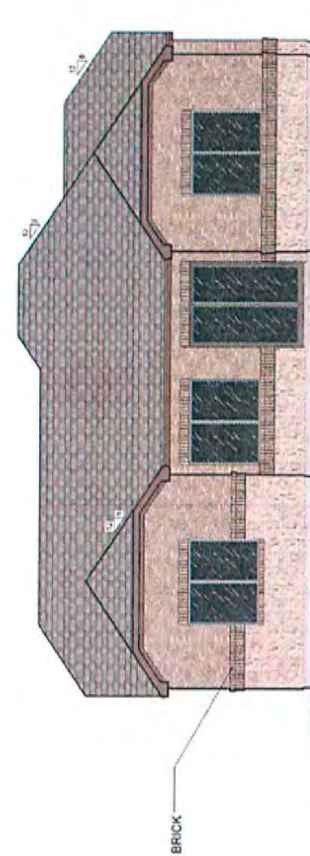
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Front Elevation  
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Right Elevation  
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Rear Elevation  
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### Plan 3 - Scheme C | Avilla Premier Series

**NEXmetro**  
Communities

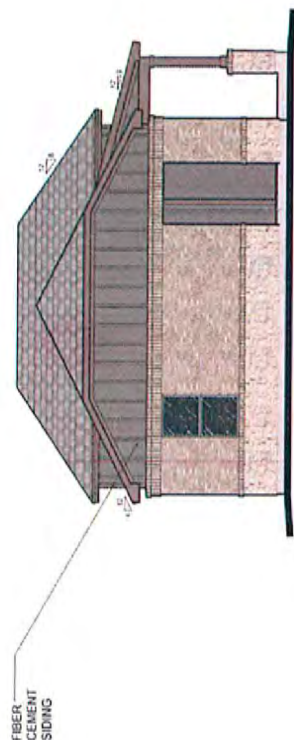
THREE ENERGY SQUARE | 6688 N. CENTRAL EXPRESSWAY  
SUITE 275 | DALLAS, TEXAS 75206

**FELTEN GROUP**  
ARCHITECTURE | ENGINEERING | INTERIORS  
P.O. BOX 601 817 2300 NEW FELTEN GROUP.COM

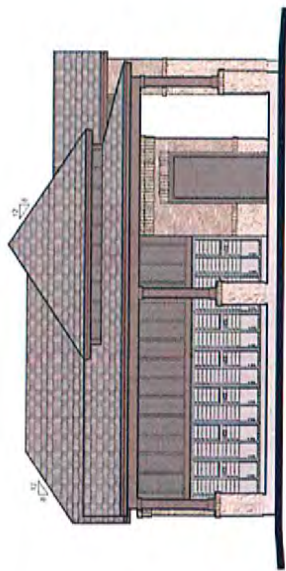
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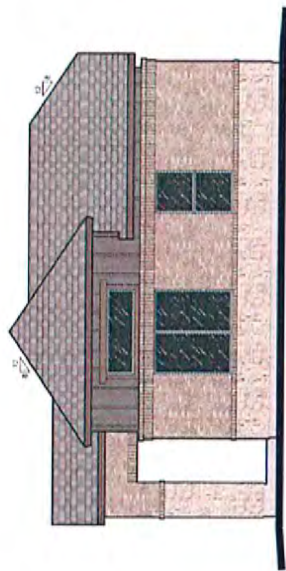
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Rear Elevation  
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Left Elevation  
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Right Elevation  
1/4" = 1'-0"

Leasing Office | Avilla Premier Series

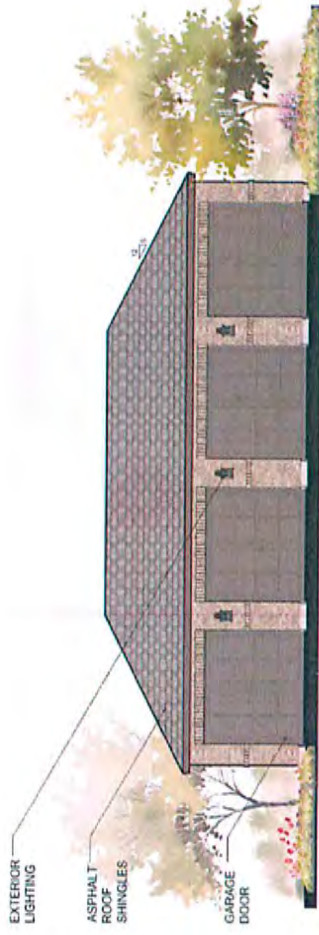
**NEXmetro**  
Communities

THREE ENERGY SQUARE | 6688 N. CENTRAL EXPRESSWAY  
SUITE 275 | DALLAS, TEXAS 75206

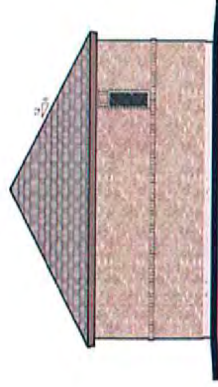
1-29-2018

**FELTEN GROUP**  
ARCHITECTURE | ENGINEERING | INTERIORS  
P.O. BOX 652802 DALLAS, TEXAS 75265  
972.991.2233





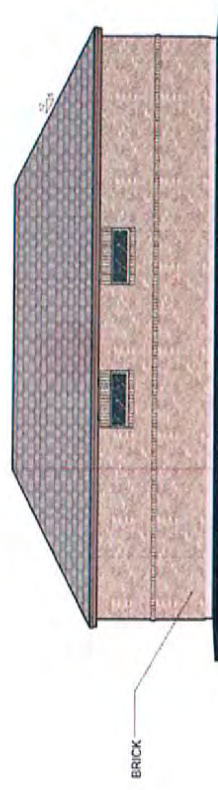
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Front Elevation  
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Right Elevation  
1/4" = 1'-0"



Rear Elevation  
1/4" = 1'-0"

Garage - Scheme C | Avilla Premier Series

**NEXmetro**  
Communities

THREE ENERGY SQUARE | 6688 N. CENTRAL EXPRESSWAY  
SUITE 275 | DALLAS, TEXAS 75206

**FELTENGROUP**  
ARCHITECTURE / INTERIORS / LANDSCAPE  
PHOTOGRAPHY  
3401 N. GILBERT STREET, SUITE 200  
DALLAS, TEXAS 75206  
214.742.1111  
feltegroup.com

1-29-2018

## EXHIBIT A

### PROPERTY DESCRIPTION

STATE OF TEXAS       §  
COUNTY OF TARRANT   §

BEING a tract of land situated in the S. S. CALLENDER SURVEY, ABSTRACT NO. 359, in the City of Mansfield, Tarrant County, Texas, and being a portion of a tract of land described in deed to Glenn M. Day III, Mary Angelyn Day Englert, Margaret Ann Day Samson, and Elizabeth Jean Day Cooper as recorded in County Clerk's Instrument No. 208367819, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a point for corner from which a 5/8-inch iron rod found bears North 33 deg 31 min 06 sec West, a distance of 1.78 feet, said point being the northwest corner of Lot 1, Block 1, Pressley Hiway Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in County Clerk's Instrument No. D183342084, Official Public Records, Tarrant County, Texas, said point also being situated in the easterly right-of-way of F.M. Highway 157, a 100-foot right-of-way;

THENCE North 64 deg 53 min 45 sec East, departing said easterly right-of-way and along the northerly line of said Lot 1, Block 1, a distance of 303.97 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set on the northerly line of a tract of land as described in deed to Harry Blissard, recorded in Volume 2790, Page 009, Deed Records, Tarrant County, Texas, said point being the POINT OF BEGINNING;

THENCE North 08 deg 41 min 37 sec West, departing the northerly line of said Blissard tract, over and across said Day tract, a distance of 341.58 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 01 deg 00 min 58 sec East, continuing over and across said Day tract, a distance of 318.07 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 80 deg 45 min 53 sec West, continuing over and across said Day tract, a distance of 286.63 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner on the easterly right-of-way of said F.M. Highway 157, said point being the beginning of a curve to the right having a radius of 1,859.88 feet, a central angle of 02 deg 34 min 33 sec, a chord bearing of North 10 deg 31 min 29 sec East, and a chord length of 83.60 feet;

THENCE along said easterly right-of-way and along said curve to the right, an arc distance of 83.61 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;



THENCE North 11 deg 48 min 45 sec East, continuing along said easterly right-of-way, a distance of 117.10 feet to a 1/2-inch iron rod found for corner, said iron rod being the southwest corner of a tract of land described in deed to the Doraco Brothers, LLC as recorded in County Clerk's Instrument No. D215290961, Official Public Records, Tarrant County, Texas;

THENCE North 59 deg 11 min 45 sec East, departing the easterly right-of-way of said F.M. Highway 157, along the southerly line of said Doraco Brothers tract, a distance of 985.23 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner from which a 1/2-inch iron rod found bears South 39 deg 54 min 33 sec West, a distance of 7.67 feet, said 1/2-inch capped iron rod being the southeast corner of a tract of land described in deed to Tanios M. and Nadim M. Rubeiz as recorded in County Clerk's Instrument No. D206302841, Official Public Records, Tarrant County, Texas, and being on the westerly line of Lot 1, Block 1, Cedar Point Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in County Clerk's Instrument No. D203031742, Official Public Records, Tarrant County, Texas;

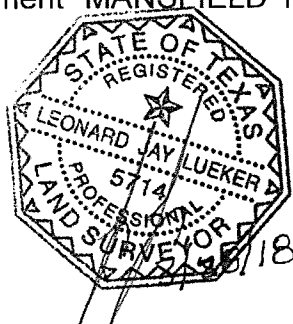
THENCE South 29 deg 48 min 15 sec East, departing the southerly line of said Rubeiz tract and along the westerly line of said Lot 1, Block 1, a distance of 1005.58 feet to a 1/2-inch iron rod found for corner, said iron rod being situated in the northerly line of a tract of land described in deed to Sowell Property Partners- Mansfield, L.P. as recorded in County Clerk's Instrument No. D201096728, Official Public Records, Tarrant County, Texas;

THENCE South 58 deg 31 min 45 sec West, along the northerly line of said Sowell Property Partners tract, a distance of 290.00 feet to a point for corner from which a 1/2-inch iron rod found bears North 34 deg 21 min 44 sec West, a distance of 0.44 feet, said point being the northwesterly corner of said Sowell Property Partners tract and the northeasterly corner of a tract of land described in deed to Nelda Dorris Goodson;

THENCE South 64 deg 53 min 45 sec West, departing the westerly line of said Sowell Property Partners tract, a distance of 893.47 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 23.526 acres or 1,024,813 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 1st day of March, 2018, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the City of Mansfield Geodetic Control Monument "TNP-MANSFIELD NO. 1" and Monument "MANSEFIELD 1947 USC & GS TRIANGULATION STATION".



ZC#18-012

## **EXHIBIT C**

Avilla Legacy community provides a hybrid residential use of single-story detached homes for lease totaling 23.526 gross acres. Avilla Legacy features single-family dwelling and two-family residential homes. Because of the unique characteristics of Avilla communities, NexMetro is requesting a rezoning of the subject tract to a Planned Development District.

**ZC#18-012**



DETACHED RESIDENTIAL SUMMARY:

UNIT TYPE	MINIMUM FLOOR AREA	MAXIMUM HEIGHT	UNITS	% OF UNITS
One Bedroom	637 sq.ft.	19 ft. 4 in.	+/- 54 (27 structures)	28%
Two Bedroom	960 sq.ft.	19 ft. 6 in.	+/- 71	37%
Three Bedroom	1,236 sq.ft.	20 ft. 5 in.	+/- 67	35%
Total			192	100%

The Unit Type distribution mix of one, two, and three bedroom units may change with continued design and engineering, but will not exceed the 192 dwelling units defined above.

Gross Density = +/- 8.2 units per acre  
Tract Gross Acres = 23.526 acres

PARKING SUMMARY:

PARKING TYPE	MINIMUM FLOOR AREA	PARKING SPACE TOTALS	% OF PARKING SPACES
Uncovered/Open	-	+/- 145 parking	36%
Covered	-	+/- 182 parking	46%
Enclosed Garage	800 sq.ft.	+/- 72 parking	18%
Total		+/- 399 parking	100%

Parking Required = 349 parking spaces



DEVELOPMENT TEAM

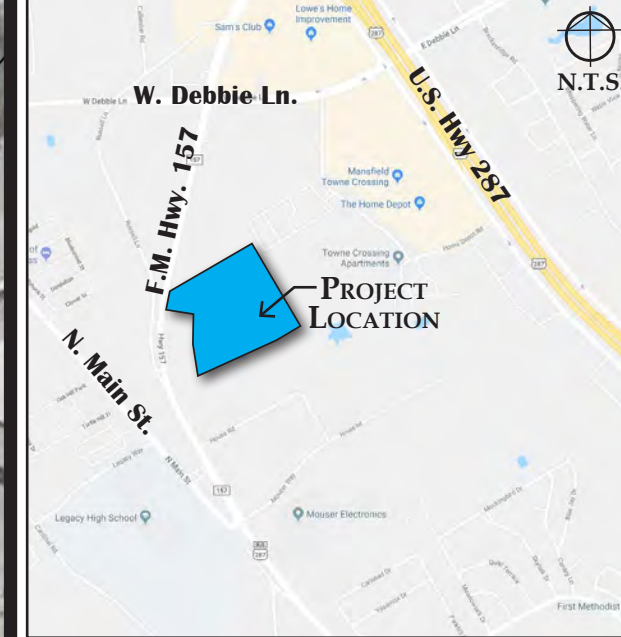
Developer:  
NexMetro Communities  
Three Energy Square  
6688 N. Central Expressway,  
Suite 275  
Dallas, TX 75206  
Contact: Jason Flory, PE

Owner:  
Glenn Day  
2307 Wood Cliff Ct.  
Arlington, TX 76012  
(817) 265-7864

Land Planner:  
Knapp Land Solutions (KLS)  
5381 Moss Glen Dr.  
Frisco, TX 75034  
(972) 885-7537  
Contact: James Knapp

Surveyor:  
Winkelmann & Associates, Inc.  
6750 Hillcrest Plaza Dr.  
Suite 325  
Dallas, TX 75230  
(972) 490-7090  
Contact: Leonard J. Lueker, RPLS

LOCATION MAP



ABSTRACT

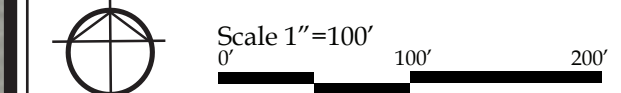
23,526 gross acre tract situated in the S.S. Callender Survey, Abstract No. 359, City of Mansfield, Tarrant County, Texas

DATE:

Date Issued: March 19, 2018  
Revisions:  
April 05, 2018


PROJECT

CONCEPT PLAN FOR:  
**AVILLA LEGACY**  
ZC #18-012



This drawing is a pictorial representation for presentation purposes only and is subject to change without notice. Additionally, no warranty is made to the accuracy, completeness, or of the information contained herein.

- GENERAL NOTES & LEGEND:**
- See Exhibit A for site survey and legal description.
  - No portion of any structure or roadway will be inundated in the regulatory or fully-developed floodplain. Existing 100-year FEMA floodplain is graphically depicted per FEMA F.I.R.M. #48439C0460K, dated Sept. 25, 2009.
  - The development type boundaries shown on this exhibit are for illustration purposes and do not set the boundary. The boundary is determined at time of final plat.
  - This concept plan is an illustration and subject to change as a result of further engineering and design and is considered approximate.
  - Graphic illustration of the 8' hike and bike trail system alignment is not set by this Concept Plan. The alignment is determined at time of final plat. The hike and bike trails will meet all city of Mansfield Code of Ordinances requirements.
  - In general, open spaces will be irrigated turf and follow the Zoning Ordinance for all landscaping requirements.
  - Single-family residential units minimum ten foot (10') separation, wall to wall. Enclosed garage units minimum seven foot (7') separation from single-family residential units, wall to wall.
  - All single-family residential units and Leasing Center will be fire sprinkled according to NFPA 13D and NFPA 13 respectively.
  - The community will be gated. A full EIS system will be provided per Section 503.6.
  - Areas indicated will be screened by a eight foot (8') masonry wall.
  - Areas indicated will be screened by a six foot (6') cedar fence.
  - Areas indicated will be a six foot (6') wrought iron fence.
  - Covered parking structures.
  - Garage parking structures.
  - Community activity node that will be designed and intended to promote community social interaction.



## **PLANNING AND ZONING COMMUNICATION**

Agenda: April 16, 2018

Subject: SD#17-045: Consideration of an extension of the expiration date for a Preliminary Plat of The View at the Reserve

### **COMMENTS & CONSIDERATIONS**

The preliminary plat for The View at the Reserve was approved by the Planning and Zoning Commission on November 6, 2017. Under Section 3.12 (A) of the Subdivision Control Ordinance, a preliminary plat expires 6 months from the approval date unless a final plat of all or a portion of the property covered by the preliminary plat has been submitted to the City. The preliminary plat expires on May 7, 2018.

The Subdivision Control Ordinance allows the Commission to grant an extension of the plat for a period not to exceed 12 months. The applicant is requesting a 6-month extension of the plat for the reasons stated in the letter of request.

The View at the Reserve is a subdivision with 344 residential lots, 35 open space lots, and 2 lots to be dedicated to the City as public parks.

Staff recommends approval.

#### **Attachments:**

Letter of request

Location Map

Approved Preliminary Plat





3519 Miles Street  
Dallas, Texas 75209  
Tel. (214) 373-1180  
FAX (214) 373-6580

City of Mansfield  
1200 E. Broad Street  
Mansfield, Texas 76063

Attn: Art Wright, AICP  
Planner II

Re: Bower Ranch – Preliminary Plat  
Case #12-030  
Request for Six Month Extension

Dear Art,

On behalf of my client, please accept this request for a six month extension for the referenced preliminary plat, which was approved on November 5, 2012 and is set to expire on May 6, 2013.

Macatee Engineering is actively designing the infrastructure for this project. Several factors have led to a design schedule that is somewhat protracted beyond normal:

- The first phase consists of 93 lots on approximately 40 acres. In order to produce the civil drawings for the 40 acres, we are actually performing substantial design for the entire development of 104 acres to ensure the design is complete and cohesive.
- The drainage design is very complex due to the amount of offsite we are accommodating and the constraints of the drainage facilities into which we are discharging.
- The bulk of the first phase is discharging into the Corps of Engineers' property in the watershed of Joe Pool Lake. We are coordinating our design with City staff and the Corps to ensure we are producing no detrimental effects to Corps property.
- Existing 12" water and 12" sanitary sewer mains that serve the new high school are located in the rear yards of homes in our subdivision. We are relocating those lines into street rights-of-way as part of our first phase.

We are working closely with City staff – primarily Ben Hartman – on this project. Back in February we told him we anticipated submitting our engineering plans and final plat at the end of May or first of June. We are on schedule to make our submittal for the first phase no later than June 5<sup>th</sup>. Therefore, I believe a six month extension will be sufficient.

Thank you for your favorable consideration of our request. Please contact me if you have any questions.

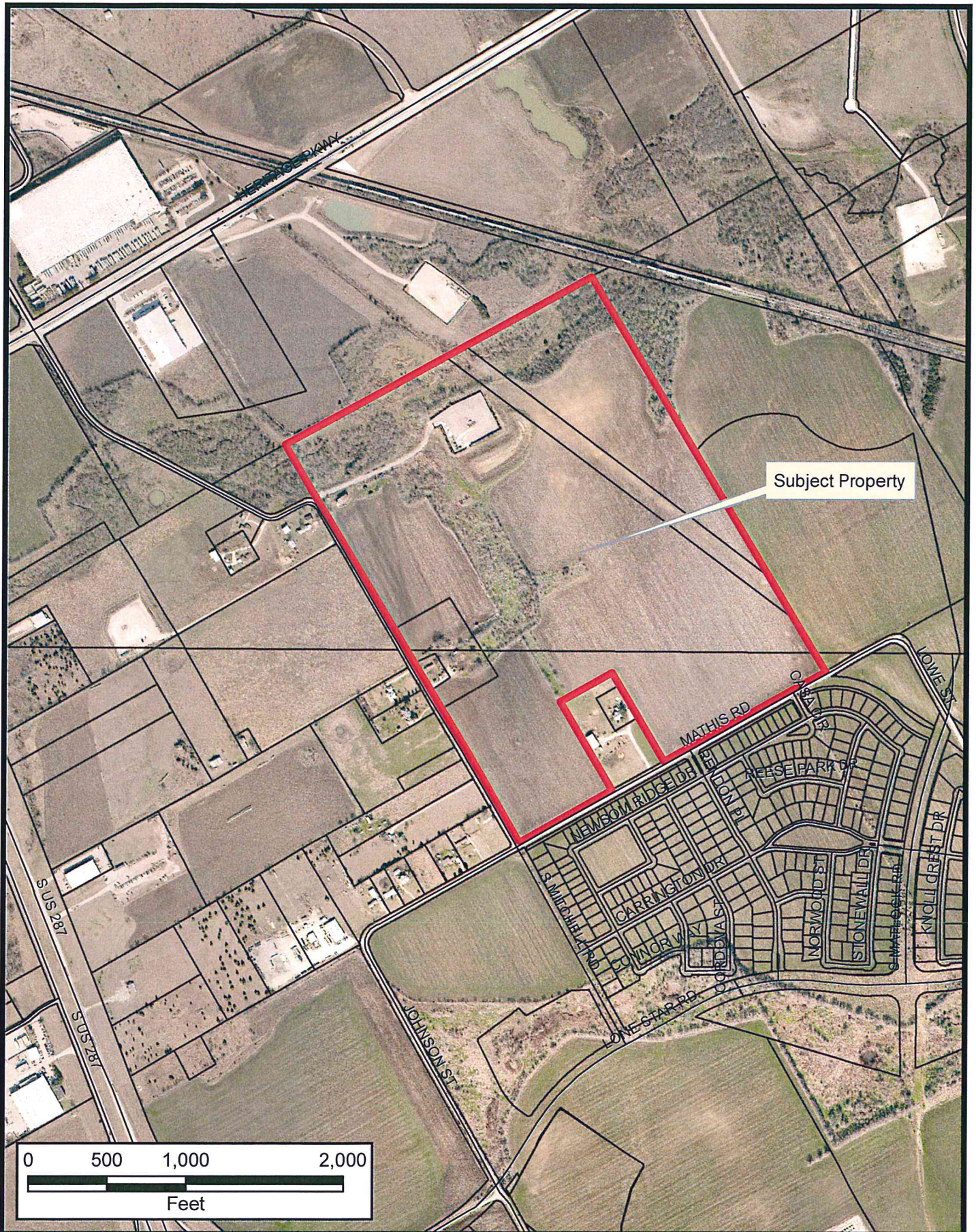
Sincerely,

**MACATEE ENGINEERING**

A handwritten signature in black ink, appearing to read 'Dayton C. Macatee'.

Dayton C. Macatee, P.E.





**SD#17-045**

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.

4/13/2018

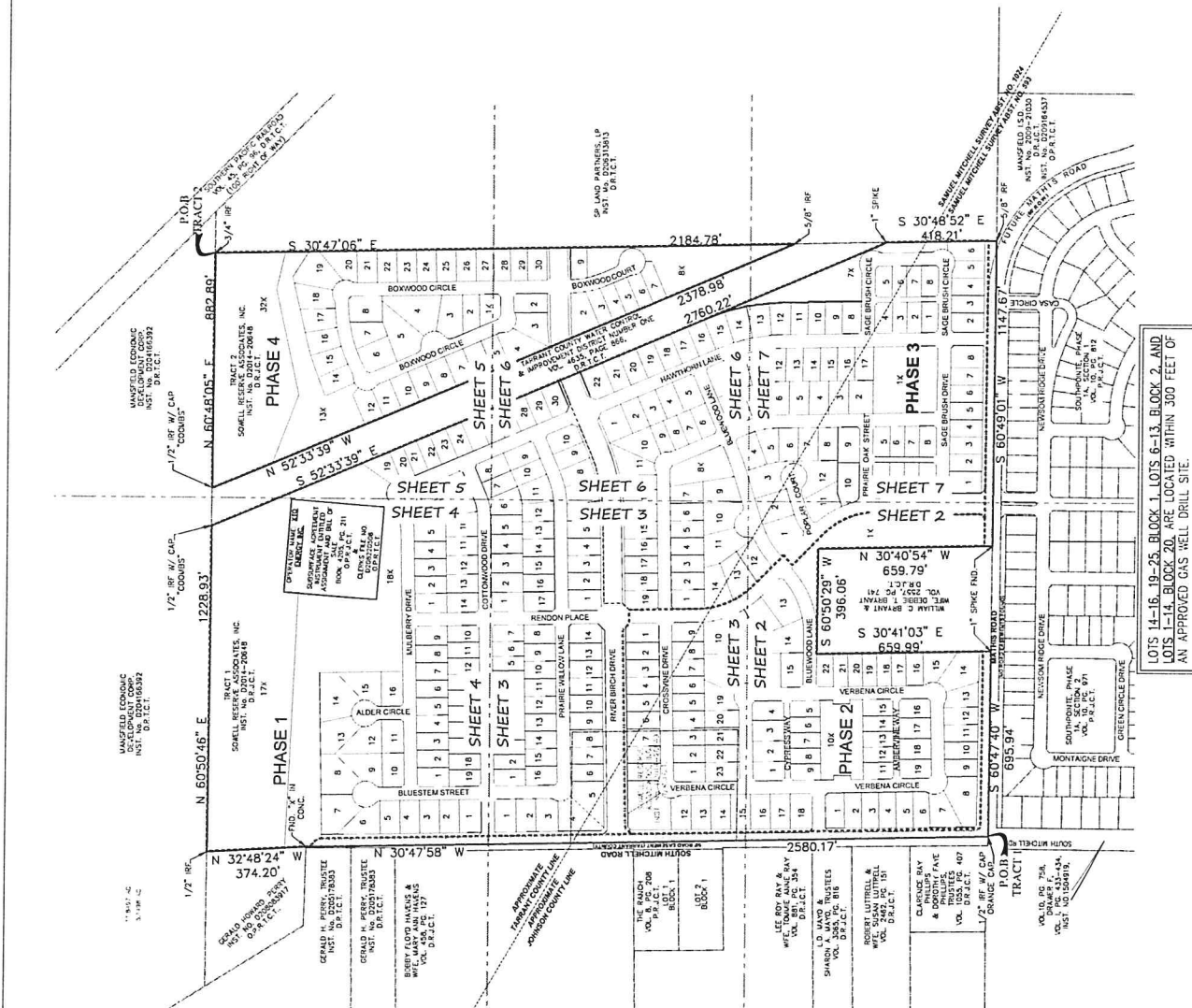


VILLAGE LOTS	68 LOTS
TOWNSHIP LOTS	166 LOTS
MANOR LOTS	90 LOTS
OPEN SPACE/COMMON AREA LOTS	35 LOTS
LOTS DEDICATED AS PARKLAND	2 LOTS
TOTAL LOTS	361 LOTS

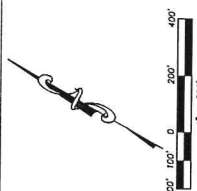
LOT AREA TABLE	
RESIDENTIAL LOTS	100.187 ACRES
OPEN SPACE/CANYON AREA, LOTS	21.020 ACRES
LOTS DEDICATED AS PARKLAND	14.122 ACRES
P.O.W. DEDICATION	2.855 ACRES
GROSS ACRES	138.184 ACRES
NET ACRES	135.329 ACRES

PRELIMINARY PLAT  
THE VIEW AT THE RESERVE

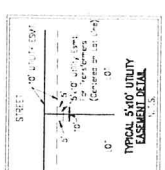
THE VIEW AT THE RESERVE

[illegible]

LOTS 14-16, 19-25, BLOCK 1, LOTS 6-13, BLOCK 2, AND LOTS 1-14, BLOCK 20, ARE LOCATED WITHIN 300 FEET OF AN APPROVED GAS WELL DRILL SITE.

[illegible]

IN A RECENT ISSUE OF THE JOURNAL, I SAW THE FOLLOWING STATEMENT: "THE RESEARCHERS HAVE CONDUCTED A STUDY OF THE EFFECTS OF A NEW DRUG ON THE BLOOD PRESSURE OF PATIENTS WITH HYPERTENSION. THE STUDY WAS CONDUCTED IN A HOSPITAL SETTING, AND THE PATIENTS WERE RANDOMLY ASSIGNED TO EITHER THE NEW DRUG OR A PLACEBO. THE RESULTS SHOWED THAT THE NEW DRUG SIGNIFICANTLY REDUCED BLOOD PRESSURE IN THE PATIENTS WHO RECEIVED IT, COMPARED TO THOSE WHO RECEIVED THE PLACEBO." THE STUDY WAS CONDUCTED IN A HOSPITAL SETTING, AND THE PATIENTS WERE RANDOMLY ASSIGNED TO EITHER THE NEW DRUG OR A PLACEBO. THE RESULTS SHOWED THAT THE NEW DRUG SIGNIFICANTLY REDUCED BLOOD PRESSURE IN THE PATIENTS WHO RECEIVED IT, COMPARED TO THOSE WHO RECEIVED THE PLACEBO.

[illegible]



## Summary of City Council Actions

**April 9, 2018**

**Third and Final Reading on an Ordinance approving a zoning change from C-2, Community Business District to PD, Planned Development District for C-2 uses on approximately 1.252 acres located at 2000 FM 157, Christopher Tran, 2000 Walnut Plaza LLC (ZC#18-002)**

Approved 6 – 1 (Moore)

**Public Hearing Continuation and Second Reading of an Ordinance approving a zoning change from SF-7.5/12 to PD, Planned Development for Single-Family Residential Uses on approximately 0.61 acres located at 211 W. Dallas Street; Felix Wong (ZC#18-003)**

Approved 7 – 0

**Public Hearing and First Reading of an Ordinance to approving a zoning change from SF-7.5/12 to PD for Single-Family Residence Use on approximately 0.41 acres being a portion of Block 36A, Original Town of Mansfield, located at 508 W. Kimball Street; Ben Hartman (ZC#18-006)**

Approved 7 – 0

**Review and Consideration of a Detailed Site Plan for a 3,477 sq.ft. restaurant with drive-thru on 0.86 acres located at 3131 E. Broad Street; Michael Martin, Bannister Engineering, LLC on behalf of Marc Semmelmann of CV Mansfield, LLC (DS#18-002)**

Approved 5 – 2 (Haynes and Moore)

**Public Hearing and First Reading on an Ordinance approving a change of zoning from PD, Planned Development District to PD, Planned Development District for retail and commercial uses for property known as Lot 1, Galloway Addition and approximately 30.7586 acres out of the H. Odele Survey, Abstract #1196 and John Robertson Survey, Abstract #1317, Tarrant County, TX, totaling approximately 33.7616 acres generally located at the southeast corner of US 287 and E. Broad Street and the west side of N. Mitchell Road; Randall P. Pogue of Westwood on behalf of Broad Street US 287 and HEB Grocery Co (ZC#18-008)**

Approved 7 – 0 with conditions

**Consideration of a Request by the Property Owner to Remove Item #16-2113 from the Table and withdraw the application related to a zoning change from PR, Pre-Development to SF-7.5/18, SF-9.6/20 and SF-12/22, Single-Family Residential Districts on approximately 187.85 acres, generally located west of Gertie Barrett Road and the end of Cancun Drive, North of Country Meadow Drive and Chimney Hill Circle; Bisbee Ranch, LLC (ZC#16-001)**

Withdrawn by applicant