

AGENDA

**PLANNING AND ZONING COMMISSION
CITY OF MANSFIELD, TEXAS
CITY HALL COUNCIL CHAMBERS
MONDAY, JUNE 4, 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. PUBLIC HEARINGS:

- A. DS#18-003: Review and consideration of the Detailed Site Plan for Texas Health Resources Hospital at SouthPointe by Texas Health Resources on approximately 38.236 acres, generally located east of U.S. Hwy 287 and south of Lone Star Road
- B. ZC#18-007: Public hearing for a change of zoning from C-2 Community Business District to PD Planned Development District for mobile food unit sales, outdoor dining, outdoor stage/live entertainment, bar, special event, and office uses on approximately 0.7495 acres located at 107 Walnut Street
- C. ZC#18-013: Public hearing for a change of zoning from PR Pre-Development District to PD Planned Development District for Single-Family Attached Townhomes on approximately 3.56 acres situated in the James Grimsley Survey, Abstract No. 578, generally located at 1802 Mansfield Webb Road

5. COMMISSION ANNOUNCEMENTS

6. STAFF ANNOUNCEMENTS

7. ADJOURNMENT OF MEETING

8. NEXT MEETING DATE: June 18, 2018

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, May 31, 2018**, in accordance with Chapter 551 of the Texas Government Code.

Delia Jones, Planning and Zoning Secretary

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

*City of Mansfield
Planning and Zoning Commission
Agenda Items for June 4, 2018*

**ZC#18-013: PR to PD for single-family attached townhomes
19 lots**

**ZC#18-007: C-2 to PD for
mobile food unit sales, outdoor
dining, outdoor stage, bar,
special event, and office uses
0.7495 acres**

**DS#18-003: Site Plan for Texas Health
Resources Hospital
2 lots**

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

May 21, 2018

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

Present:

Wayne Wilshire	Chairman
Cory Smithee	Vice-Chairman
Kent Knight	Commissioner
Mel Neuman	Commissioner
Gary Mills	Commissioner

Absent:

Larry Hudson	Commissioner
Robert Klenzendorf	Commissioner

Staff:

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

Call to Order

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

Minutes

Chairman Wilshire called for approval of the May 7, 2018, minutes. Commissioner Knight made a motion to approve the minutes. Vice-Chairman Smithee seconded the motion, which carried by the following vote:

Ayes: 5 - Wilshire, Smithee, Neuman, Knight and Mills

Nays: 0

Abstain: 0

Citizen Comments

None

SD#18-013: Public hearing on a replat to create Lots 14AR-1, 14AR-2 and 14AR-3, Block 47, Mansfield Addition

Felix Wong, representing the applicant, gave an overview of the request and was available for questions.

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

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

Vice-Chairman Smithee made a motion to approve the request. Commissioner Mills seconded the motion which carried by the following vote:

Ayes: 5 – Wilshire, Smithee, Neuman, Knight and Mills

Nays: 0

Abstain: 0

ZC#18-014: Public Hearing for a change of zoning from PR, Pre-Development District to PD, Planned Development District for single-family residential uses on approximately 15.08 acres situated in the A.N. Curry Survey, Abstract #332 and the Henry Brandenburg Survey, Abstract #129, generally located on the west side of Day Miar Road and the south side of Grand Meadow Boulevard

Noah Flabiano, representing the applicant, gave an overview of the request, power point presentation and was available for questions.

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

J.R. Collins spoke in support of the request

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

Commissioners expressed concerns relating to small side yards, small lots, cramming too much on too little property and a lot of deviations from a base zoning district.

After discussion, Vice-Chairman Smithee made a motion to approve the request as presented. Commissioner Knight seconded the motion which failed by the following vote:

Ayes: 2 – Smithee and Knight
Nays: 3 – Wilshire, Neuman and Mills
Abstain: 0

ZC#18-015: Public Hearing for a change of zoning from C-2, Community Business District to PD, Planned Development for senior living uses on property known as Lots 6-9, Block 1, Matlock Center Addition and approximately 4.15 acres out of the Henry McGhee Survey, Abstract #998, totaling 6.56 acres located at 1107-1110 Alexis Court, 1701 Country Club Drive and 2273 Matlock Road

Felix Wong, representing the applicant, gave an overview of the request, power point presentation and was available for questions.

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

Malorie Dodson stated that the 3-story building is massive and too much is being built into a small area and she is opposed to the project. Marino Serramo stated that he is opposed to the project because it will lower the value of his property. Robert Jackson stated that he is also opposed to the project noting congestion, lower property values and too much into a small space.

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

The Commission expressed concerns about the density, the height, an insufficient buffer between single-family and multi-family, the number of small units, the amount of parking, the lowering of the masonry standards, the setbacks to car ports and garages, masonry fence requirements, access from Alexis Court and who will live in the project and what age?

After discussion, Commissioner Neuman made a motion to deny the request. Commissioner Mills seconded the motion which carried by the following vote:

Ayes: 5 – Wilshire, Smithee, Neuman, Knight and Mills
Nays: 0
Abstain: 0

OA#18-001: Discussion on possible regulations governing Mobile Food Trucks and Food Truck Courts

Mr. Wright gave a power point presentation as well as a very informative overview of Mobile Food Trucks and Food Truck Courts. He stated that under the City's current open vending regulations, mobile vending of any type of food or merchandise from a vehicle is prohibited and Food trucks are only permitted in conjunction with a special event. Mr. Wright listed the considerations such as location, the number of units and length of stay, hours of operation, parking, approval process, signage, lighting, maintenance, restrooms and other types of mobile vending.

Commissioner Announcements

Commissioner Neuman stated that there will be a gathering at Skyview Cemetery on Highway 1187 on Memorial Day, Monday, May 28, 2018 at noon to honor veterans.

Staff Announcements

None

Adjournment

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

Ayes: 5 – Wilshire, Smithee, Neuman, Knight and Mills

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 8:32 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: June 4, 2018

Subject: DS#18-003: Review and consideration of the Detailed Site Plan for Texas Health Resources Hospital at SouthPointe by Texas Health Resources on approximately 38.236 acres, generally located east of U.S. Hwy 287 and south of Lone Star Road

GENERAL INFORMATION

Applicant:

Texas Health Resources - Property Owner
Weir & Associates - Engineer
Beck Architecture - Architect

Size:

38.236 acres

Proposed Use:

Hospital and related medical facilities

Existing Land Use:

Agriculture

Surrounding Land Use &
Zoning:

North - Vacant, PD
South - Vacant, PD
East - Vacant, PD & Future School site
West - US Hwy 287

COMMENTS AND CONSIDERATIONS

The subject property consists of approximately 38 acres located at the southwest corner of Lone Star Road and US Hwy 287 within the SouthPointe Planned Development District. Per the approved PD for the area, this non-residential development requires Detailed Site Plan review and approval. The applicant is requesting to build several buildings including a 191,600 sq. ft. hospital with future expansions and future medical office buildings on Lot 1, as well as a medical office building on Lot 2. The primary focus of this plan is the hospital, although the site plan criteria in SouthPointe require that you show all of your proposed development for your ownership.

Three access points to the hospital site are proposed from Lone Star Road, SouthPointe Crossing and US Hwy 287. Access to lot 2 will be provided through Lot 1 and along US Hwy 287. Ample parking is provided for the site and the future expansions. The parking stalls will be primarily on the north and northeast sides of the building, convenient to the public entrance on the north and northeast future building elevations.

The elevations of the building primarily include brick, stone, and stucco with glazed aluminum window wall systems. All hospital elevations include variations in wall height, recesses and projections. Although the elevations do not meet the articulation requirements to the letter, the elevations are heavily articulated creating many shadows and reveals. Building in future phases will have to submit their elevations for a detailed site plan review following the same process outlined in the SouthPointe PD. This size building does not lend itself to the parapet being one foot taller than the tallest piece of equipment on the roof, therefore they are proposing a penthouse structure on the roof which encloses the equipment similar to what Methodist Hospital

did. A trash enclosure that will be compliant with the architectural and screening requirements of the Zoning Ordinance will be provided along the south/southeast portion of the hospital.

The Landscape Plan shows that all sides of Lot 1 will be landscaped and screened in accordance with Section 7300 of the Zoning Ordinance. Landscaping and Screening Requirements. The plan proposes to delay the plantings in the southeast corner until the adjacent lots in SouthPointe are graded. Additional trees and shrubs are provided in the parking lot peninsulas as well as foundation landscaping are provided in the plan.

A signage plan has not been developed. The applicant indicates they will comply with C-2 zoning. From experience, we know that hospitals require a great deal of signage including directional signage and emergency signage dictated by the State which would not comply with C-2 rules. Since the plan is in its infancy, they are not prepared to submit anything at this point. Staff recommends that a sign plan be approved by staff as it is developed in the future. Staff always has the option to revisit the sign plan with the City council if a reasonable plan cannot be agreed upon.

Two items need to be addressed on the plans: the ROW dedication for the right turn lane on Lone Star should be labeled and dimensioned; and the visibility triangle from the driveway on Lone Star looking to the west needs to be drawn along the new ROW for the right turn lane.

Staff recommends approval subject to staff approval of a future sign plan consistent with C-2 zoning, directional signage and State-mandated emergency signage.

Attachments:

Maps and Supporting Information
Site Plan with Exhibits A – D-1



DS#18-003: Texas Health
Resources Southpointe

12/14/2017

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.

FIELD NOTES — DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE CRESANTO VELA SURVEY, ABSTRACT NO. 851, JOHNSON COUNTY, TEXAS, BEING ALL OF THE CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO TEXAS HEALTH RESOURCES (THR), RECORDED IN INSTRUMENT NO. 2017-27224, OFFICIAL PROPERTY RECORDS JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT, BEING THE NORTHWEST CORNER OF SAID THR TRACT, BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF LONE STAR ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 287 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE ALONG THE NORTH LINE OF SAID THR TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID LONE STAR ROAD AS FOLLOWS:

N 60°12'15" E, A DISTANCE OF 934.34 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "GRAHAM ASSOC. INC.", BEING THE BEGINNING OF A CURVE TO THE LEFT;

NORTHEASTERLY, 199.23 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,460.00 FEET, A CENTRAL ANGLE OF 07°49'07" AND A CHORD BEARING OF N 56°17'41" E, 199.08 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "GRAHAM ASSOC. INC.", SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID THR TRACT;

THENCE ALONG THE EAST LINE OF SAID THR TRACT AS FOLLOWS:

S 83°41'59" E, 28.62 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "GRAHAM ASSOC. INC.";

S 39°56'09" E, 30.63 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "GRAHAM ASSOC. INC.", SAID IRON ROD BEING AT THE BEGINNING OF A CURVE TO THE RIGHT;

SOUTHEASTERLY, 88.30 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 11°29'53" AND A CHORD BEARING OF S 34°11'13" E, 88.15 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "GRAHAM ASSOC. INC." (DISTURBED);

S 28°26'16" E, 30.60 FEET TO A 1/2" IRON ROD FOUND, SAID IRON ROD BEING THE BEGINNING OF A CURVE TO THE LEFT;

SOUTHEASTERLY, 266.14 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 29°19'28" AND A CHORD BEARING OF S 43°06'00" E, 263.24 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "GRAHAM ASSOC. INC." (DISTURBED), SAID IRON ROD BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

SOUTHEASTERLY, 5.66 FEET ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 00°38'55" AND A CHORD BEARING OF S 57°26'17" E, 5.66 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "GRAHAM ASSOC. INC.";

CONTINUED ON SHEET NO. 2 OF 2

DS # 18-003

WIA SURVEYOR PREPARING THIS EXHIBIT:
WIER & ASSOCIATES, INC.

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SOUTHPONTE ADDITION
MANSFIELD, JOHNSON COUNTY, TEXAS

DRAWN BY: CLM

APPROVED: *CLM*

SHEET NO. 2 OF 2

REV.

CONTINUED FROM SHEET NO. 1 OF 2

S 46°11'01" W, 239.59 FEET TO A 1/2" IRON ROD FOUND;

S 08°16'27" W, 164.86 FEET TO A POINT;

S 29°38'06" E, 437.34 FEET TO A 1/2" IRON ROD FOUND WITH A CAP
STAMPED "GRAHAM ASSOC. INC.";S 12°23'47" W, 1,175.78 FEET TO A POINT, SAID POINT BEING THE SOUTH CORNER
OF SAID THR TRACT, IN THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO.
287 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 287 AND
THE WEST LINE OF SAID THR TRACT AS FOLLOWS:NORTHWESTERLY, 415.70 FEET ALONG SAID NON-TANGENT CURVE TO THE
LEFT, HAVING A RADIUS OF 1,285.92 FEET, A CENTRAL ANGLE OF 18°31'19" AND A
CHORD BEARING OF N 45°12'01" W, 413.89 FEET TO A 1/2" IRON ROD FOUND WITH
A CAP STAMPED "GRAHAM ASSOC. INC.";N 54°27'40" W, 303.51 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO
THE RIGHT;NORTHWESTERLY, 756.09 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS
OF 924.93 FEET, A CENTRAL ANGLE OF 46°50'12" AND A CHORD BEARING
N 31°01'46" W, 735.21 FEET;N 07°36'40" W, 200.00 FEET TO A TxDOT MONUMENT (DISTURBED), SAID MONUMENT
BEING THE BEGINNING OF A CURVE TO THE LEFT;NORTHWESTERLY, 323.77 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS
OF 984.93 FEET, A CENTRAL ANGLE OF 18°50'05" AND A CHORD BEARING
N 17°01'42" W, 322.32 FEET TO THE PLACE OF BEGINNING AND
CONTAINING 38.236 ACRES OF LAND, MORE OR LESS.NOTES:

- (1) ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE
COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD
OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY WESTERN DATA SYSTEMS.
- (2) THIS EXHIBIT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT.
- (3) THIS SURVEY WAS MADE ON THE GROUND DURING THE MONTH OF FEBRUARY, 2018
UNDER THE DIRECT SUPERVISION OF GREGG A. E. MADSEN, R.P.L.S. NO. 5798.



DS # 18-003

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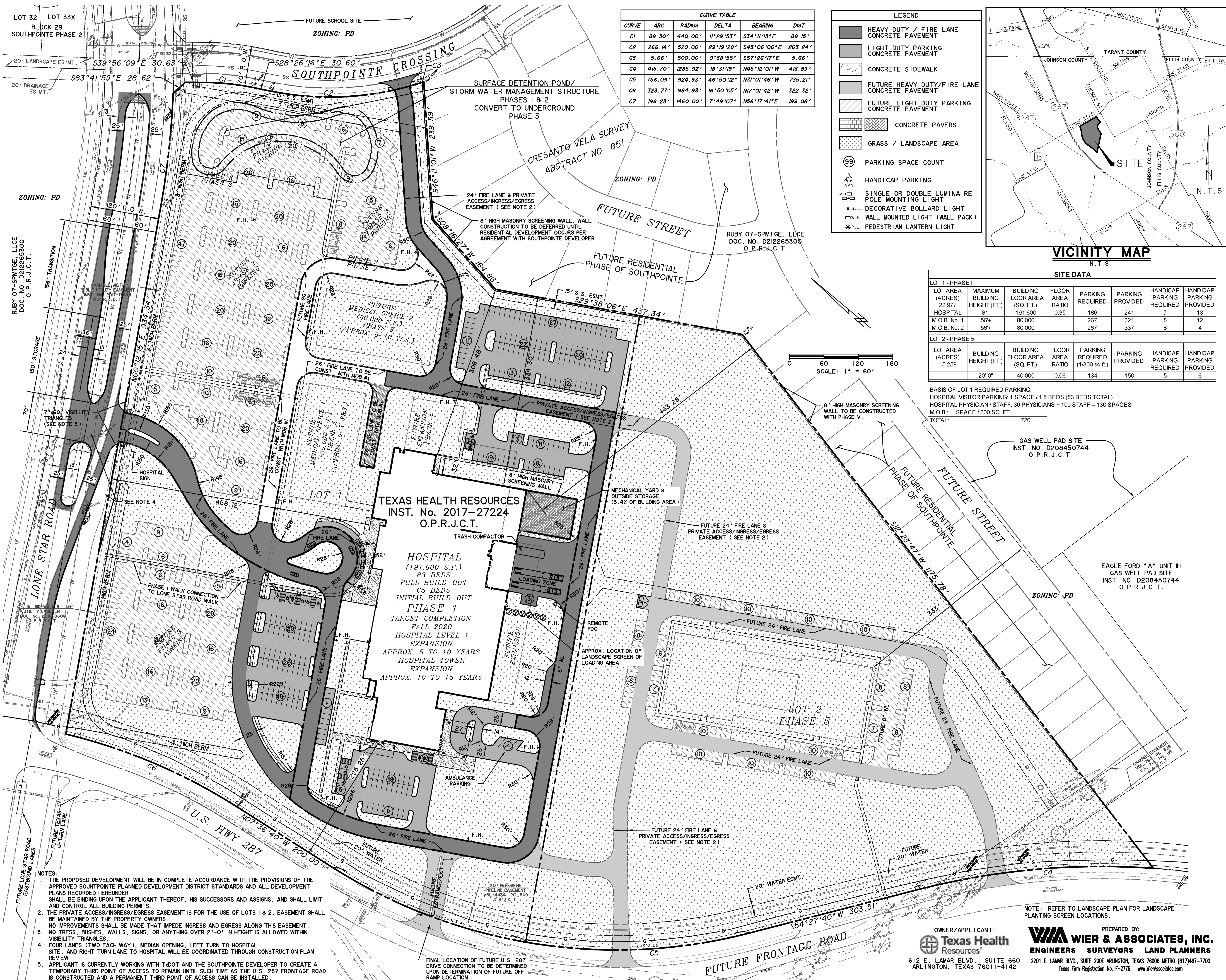
SOUTHPOINTE ADDITION
MANSFIELD, JOHNSON COUNTY, TEXAS

DRAWN BY: CLM















APPROVED: *GM*

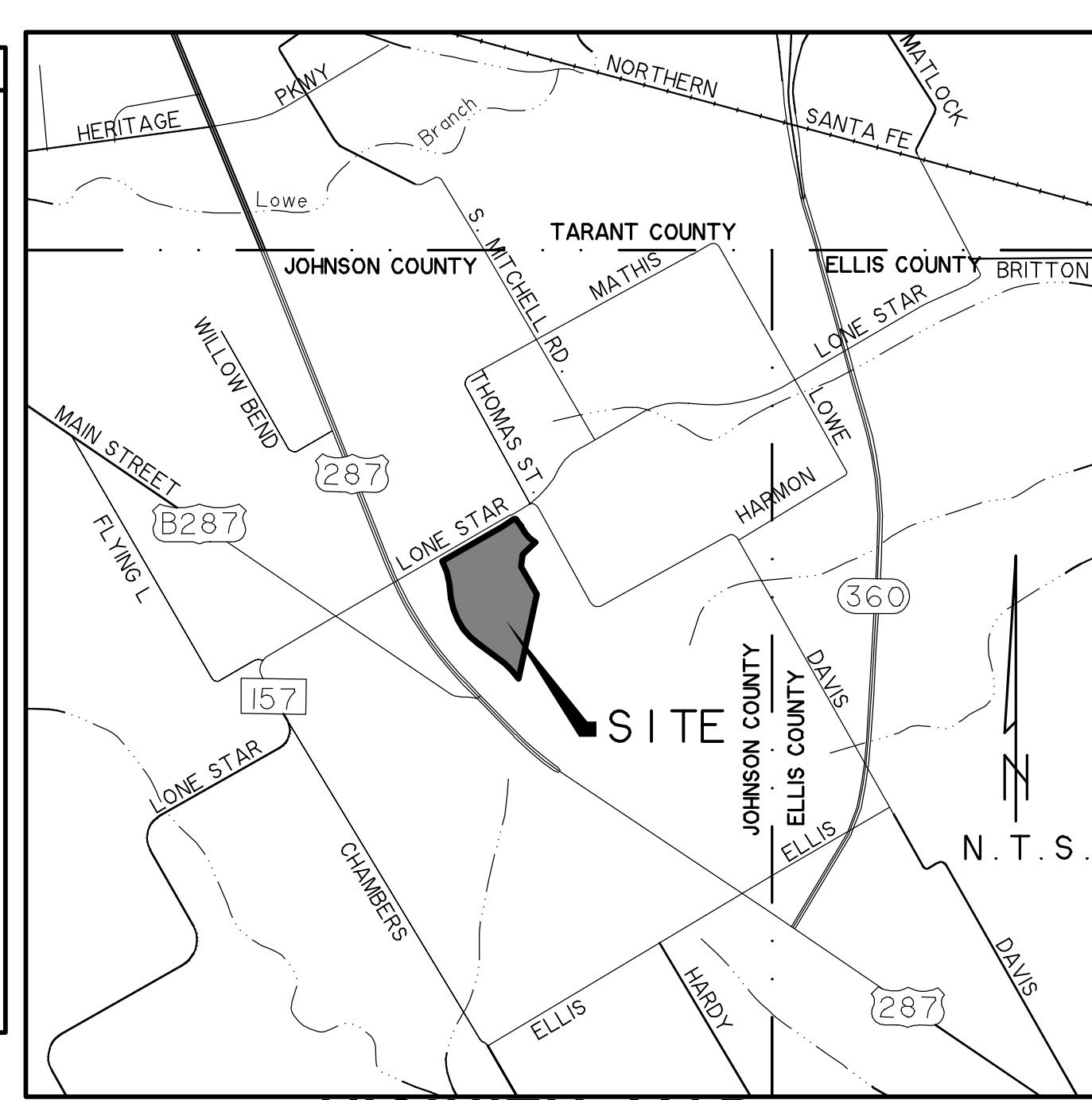
SHEET NO. 2 OF 2

REV.



CURVE TABLE						
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.	
C1	89.30'	440.00'	11°29'53"	S34°11'13"E	98.15'	
C2	266.14'	520.00'	29°19'28"	S43°06'00"E	263.24'	
C3	5.66'	500.00'	0°38'55"	S57°26'17"E	5.66'	
C4	415.70'	1285.92'	8°31'19"	N45°12'01"W	413.89'	
C5	756.09'	924.93'	46°50'12"	N31°01'46"W	735.21'	
C6	323.77'	984.93'	18°50'05"	N17°02'42"W	322.38'	
C7	193.23'	460.00'	7°49'07"	N56°17'41"E	199.08'	

LEGEND	
	HEAVY DUTY / FIRE LANE CONCRETE PAVEMENT
	LIGHT DUTY PARKING CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	FUTURE HEAVY DUTY/FIRE LANE CONCRETE PAVEMENT
	FUTURE LIGHT DUTY PARKING CONCRETE PAVEMENT
	CONCRETE PAVERS
	
	GRASS / LANDSCAPE AREA
	PARKING SPACE COUNT
	HANDICAP PARKING
	SINGLE OR DOUBLE LUMINAIRE POLE MOUNTED LIGHT
	DECORATIVE BOLLARD LIGHT
	WALL MOUNTED LIGHT (WALL PACK)
	PEDESTRIAN LANTERN LIGHT



SITE DATA							
LOT 1 - PHASE I							
LOT AREA (ACRES)	MAXIMUM BUILDING HEIGHT (FT.)	BUILDING FLOOR AREA (SQ. FT.)	FLOOR AREA RATIO	PARKING REQUIRED	PARKING PROVIDED	HANDICAP PARKING REQUIRED	HANDICAP PARKING PROVIDED
22.977	81'	191,600	0.35	186	241	7	13
M.O.B. No. 1	56±	80,000		267	321	8	12
M.O.B. No. 2	56±	80,000		267	337	8	14
LOT 2 - PHASE 5							
LOT AREA (ACRES)	BUILDING HEIGHT (FT.)	BUILDING FLOOR AREA (SQ. FT.)	FLOOR AREA RATIO	PARKING REQUIRED (1/300 sq.ft.)	PARKING PROVIDED	HANDICAP PARKING REQUIRED	HANDICAP PARKING PROVIDED
15.259							
	20'-0"	40,000	0.06	134	150	5	6

BASIS OF LOT 1 REQUIRED PARKING:
HOSPITAL VISITOR PARKING: 1 SPACE / 1.5 BEDS (83 BEDS TOTAL)
HOSPITAL PHYSICIAN / STAFF: 30 PHYSICIANS + 100 STAFF = 130 SPACES
M.O.B.: 1 SPACE / 300 SQ. FT.
TOTAL: 720

— GAS WELL PAD SITE —
INST. NO. D208450744
O.P.R.J.C.T.

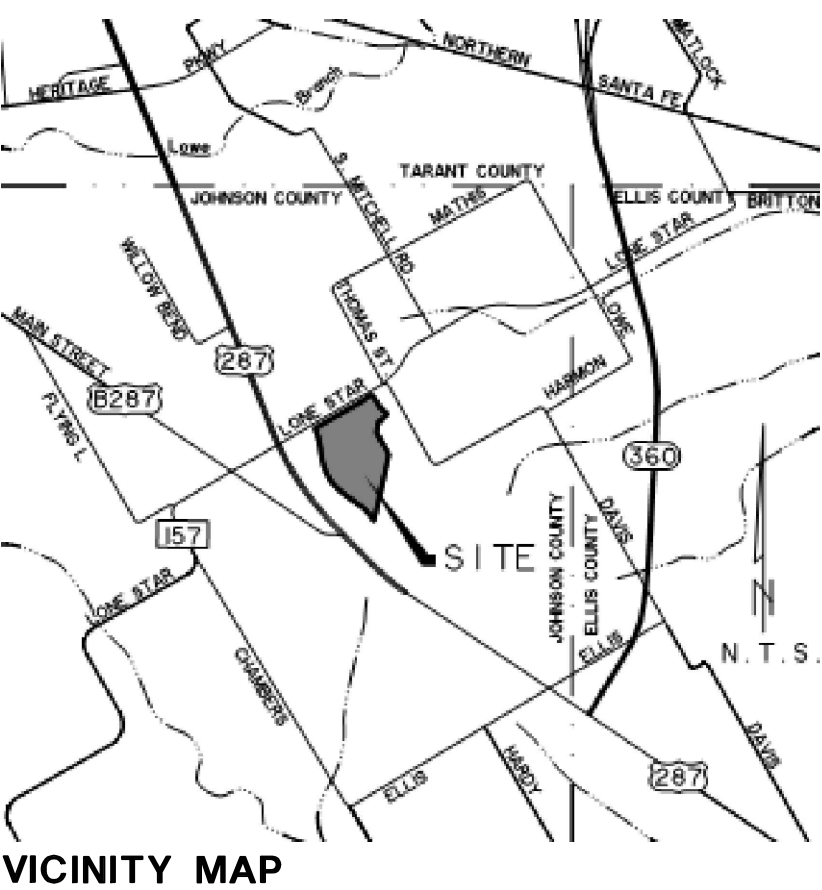
EAGLE FORD "A" UNIT IH
GAS WELL PAD SITE
INST. NO. D208450744
O.P.R.J.C.T.

INCOMPLETE DOCUMENTS
FOR INTERIM REVIEW
ONLY. NOT FOR
REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

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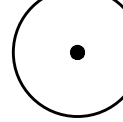
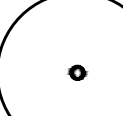

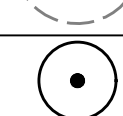
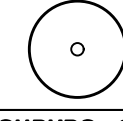
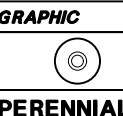



TEXAS HEALTH
MANSFIELD HOSPITAL

EXHIBIT "B"
SITE PLAN
LOT 1 & 2, BLOCK 36
SOUTHPOINTE ADDITION
38.236 ACRES IN THE
CRESAUTO VELA SURVEY,
ABSTRACT No. 851,
CITY OF MANSFIELD,
JOHNSON COUNTY, TEXAS
DS # 18-003

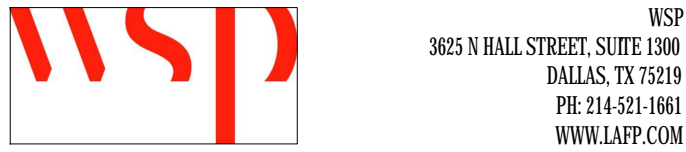


Other Comments:

1. Buffer yard landscape and screen wall adjacent to Future Residential to be installed after Residential development has begun and lots have been fully graded.
2. Landscape requirements in southern position of site to be installed with future phases of development.

PLANT LIST					
SHADE TREES					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	CT	CANOPY TREE	CANOPY TREE	3' X 1" CAL. MIN.	CANOPY TREE FROM CITY-APPROVED SPECIES LIST
	EXT	EXISTING STREET TREE	EXISTING TREE	N/A	EXISTING STREET TREES TO REMAIN OR BE RELOCATED (SEE PLAN)
	FT	FUTURE CANOPY TREE	FUTURE TREE	3' CAL. MIN.	TREES TO BE PLANTED WITH FUTURE DEVELOPMENT, FROM APPROVED SPECIES LIST
	OT1	ORNAMENTAL TREE 1	ORNAMENTAL TREE 1	45 GAL.	FLOWERING TREE FROM CITY-APPROVED SPECIES LIST
	OT2	ORNAMENTAL TREE 2	ORNAMENTAL TREE 2	65 GAL.	ORNAMENTAL TREE FROM CITY-APPROVED SPECIES LIST
SHRUBS, ORNAMENTAL GRASSES, AND VINES					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	SSB	SCREENING SHRUB	SCREENING SHRUB	30" HT.	EVERGREEN SHRUB FROM CITY-APPROVED SPECIES LIST
PERENNIALS, GROUNDCOVERS, AND ANNUALS					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	NAT	NATIVE GRASSES	NATIVE GRASSES	N/A	NATIVE GRASS FROM CITY-APPROVED SPECIES LIST
	OB	ORNAMENTAL PLANTING BED	ORNAMENTAL PLANTING BED	N/A	MIXTURE OF SHRUBS, GRASSES AND GROUNDCOVERS FROM CITY-APPROVED SPECIES LIST
	TURF	TURF GRASS	TURF GRASS	N/A	TURF GRASS FROM CITY-APPROVED SPECIES LIST

SUMMARY CHART - INTERIOR PARKING LOT LANDSCAPE	
# Of Required Parking Spaces	240
# Of Provided Parking Spaces	265
# Of Tree Islands Provided	37



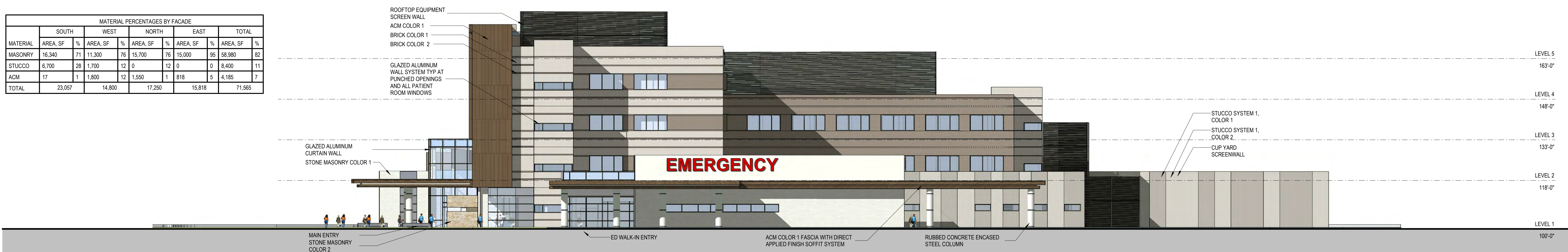
INCOMPLETE DOCUMENTS
FOR INTERIM REVIEW
ONLY. NOT FOR
REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

ARCHITECT SEAL 05/29/2018

TEXAS HEALTH
MANSFIELD HOSPITAL

170245
JOB NO.

MATERIAL PERCENTAGES BY FACADE										
MATERIAL	SOUTH		WEST		NORTH		EAST		TOTAL	
	AREA, SF	%	AREA, SF	%	AREA, SF	%	AREA, SF	%		
MASONRY	16,340	71	11,300	76	15,700	76	15,000	96	58,980	82
STUCCO	6,700	28	1,700	12	0	12	0	8,400	11	
ACM	17	1	1,800	12	1,550	1	818	5	4,185	7
TOTAL	23,057		14,800		17,250		15,818		71,565	



4 WEST ELEVATION

SCALE: NO SCALE



2 EAST ELEVATION

SCALE: NO SCALE



2 SOUTH ELEVATION

SCALE: NO SCALE



1 NORTH ELEVATION

SCALE: NO SCALE

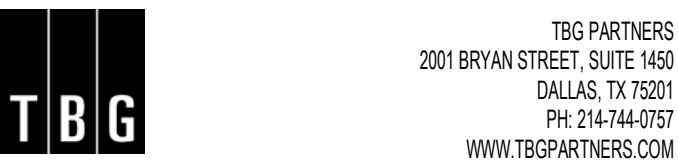


BECK

BECK ARCHITECTURE
1807 ROSS AVE
SUITE 500
DALLAS, TX 75201
PH: 214-303-6200
FAX: 214-303-6300



WIER & ASSOCIATES, INC.
Consulting Engineers • Land Surveyors • Land Planners



LA FUESS PARTNERS
3333 LEE PARKWAY, SUITE 300
DALLAS, TX 75219
PH: 214-671-7010
WWW.LAFP.COM



ARCHITECT NAME
STATE REGISTRATION #

INCOMPLETE DOCUMENTS
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PERMIT, OR CONSTRUCTION.

ARCHITECT SEAL 5/25/2018 4:11:00 PM

[illegible]

TEXAS HEALTH
MANSFIELD HOSPITAL

EXHIBIT "D"
EXTERIOR
ELEVATIONS
DS # 18-003

PLANNING AND ZONING COMMUNICATION

Agenda: June 4, 2018

Subject: ZC#18-007: Public hearing for a change of zoning from C-2 Community Business District to PD Planned Development District for mobile food unit sales, outdoor dining, outdoor stage/live entertainment, bar, special event, and office uses on approximately 0.7495 acres located at 107 Walnut Street

GENERAL INFORMATION

Applicant:	Shane Farrar, Open Range Properties (owner/developer) Shawn Lewis, Lindbergh Designs, LLC (architectural designer)
Size:	0.7495 acres
Proposed Use:	Mobile food unit sales, outdoor dining, outdoor stage/live entertainment, bar, special event, and office uses
Existing Land Use:	Office; storage; vacant land
Surrounding Land Use & Zoning:	North - Oak Street; Automotive repair (C-2) and restaurant (C-4) across the street South - Public parking lot (C-2) East - Walnut Street; Retail, restaurant, service, office (C-4) and automotive repair (C-2) across the street West - Single-family residential (C-2 & SF-7.5/16)
Thoroughfare Plan Specification:	Oak Street/North Street – Minor Collector (3-lane undivided)

COMMENTS AND CONSIDERATIONS

The subject property consists of 0.7495 acres. The property currently includes three existing buildings on the south end of the property. Buildings #1 and #2 are currently used for office and Buildings #3 and #4 are currently used for storage. The balance of the property (generally the northern half) is vacant land. The northern part of the property includes an existing wrought iron fence along the north, west, and east property lines, with a gate along Walnut Street. There are a series of existing unconnected asphalt driveways that connect to Walnut Street and Oak Street; the Oak Street driveway is currently blocked off by the fence.

The applicant is seeking to re-zone the property to a Planned Development to allow mobile food unit sales, outdoor dining, outdoor stage/live entertainment, bar, special event, and office uses. The development will be called The Truckyard. The applicant has indicated no proposed use for Existing Building #1 and Existing Buildings #3 and #4, but it is expected the office use will be allowed to remain for Existing Building #1 based on prior discussions staff had with the applicant. Building #1 is 3,777 sq. ft., Building #3 is 1,702 sq. ft., and Building #4 is 1,260 sq. ft. The applicant has provided photos of the existing buildings.

Building #2, which is currently 1,282 sq. ft., will be expanded to 2,260 sq. ft., plus a 380 sq. ft. pergola, and converted into a bar with a storage area attached to the building but separated from the bar area. The existing exterior portions of Building #2 will retain the corrugated metal siding, while the additions will include stone along the base and corrugated metal siding along the top half of the exterior. The roof will have a 5:12 pitch and will be of corrugated metal as well. The overall materials percentage will be 70% metal and 30% stone. The building will include five garage doors. The storage area attached to the building will include two garage doors. The pergola will be constructed of cedar. The applicant has indicated an occupancy of 84 for the bar area and 2 for the storage area.

The vacant northern part of the property will be converted into an area for mobile food unit sales, a picnic table-style outdoor dining area, and an area for outdoor stage/live entertainment and special events. The applicant has indicated an occupancy of 100 for the outdoor dining area and an occupancy of 59 for the standing area in front of the stage.

The applicant has indicated a maximum of five mobile food unit locations: four pads of unknown material designated for food trucks, plus an area where an Airstream trailer will be parked on the northern end of the property. The applicant has indicated that the mobile food trucks will not be permanently on-site; that the food trucks and Airstream trailer will be permitted to sell all types of food, desserts, and beverages (alcoholic and non-alcoholic); and will provide two water & electric hookup locations for the food trucks. The applicant has indicated that there will be no drive-thru service on the property.

The applicant will replace the wrought-iron fence along the west property line with an 8' cedar fence, near where the mobile stage and food trucks will be located. The applicant will provide a pad of unknown material for the outdoor stage and has indicated that the stage will be a mobile flatbed trailer and truck that may be moved from time to time.

The applicant has indicated that the bar, food units, stage entertainment, and all other events will be operable everyday. However, the expected hours of operation for the stage entertainment will be on Thursday from 11:00am – 9:00pm, on Friday and Saturday from 11:00am – 11:00pm, and on Sunday from 11:00am – 9:00pm. The applicant has also indicated that any special events that require a special event permit will request one from the City.

The applicant has indicated that alcohol sales could range from either the bar in Building #2 or from any of the five mobile food units. The applicant is requesting exemption from Section 7800.B.21.C of the Zoning Ordinance prohibiting alcohol sales from within 300 feet of a church, public or private school, or public hospital, as there is an existing church located at 107 N. 1st Avenue which may impact the use.

The applicant has also indicated that the applicant reserves the right to add a permanent food service in the bar or storage area of Building #2 or in Building #1 in the future.

Gaps in the existing asphalt-paved sections may be filled in by crushed granite; the provided plans are unclear which sections will be asphalt and which sections will be crushed granite. The applicant is also proposing to remove the existing flatwork that currently provides three unmarked concrete parking spaces off Oak Street. While this will remove parking spaces, it will provide a larger outdoor dining area and greater setbacks from the addition to Building #2.

The applicant will be providing six new parking spaces on the south end of the property near the existing buildings. The applicant has indicated that 31 parking spaces are typically required for the proposed mix of uses. While the property is adjacent to a public parking lot and there are other lots and on-street public parking spaces in the area, a development of this scope has the potential to significantly strain the limited public parking facilities in downtown.

Main public access into the development appears to be from Walnut Street through the existing gate between Buildings #1 and #2 and a driveway south of Building #1. A new proposed gate along Oak Street has been labeled as “vendor access.”

An enclosed dumpster will be provided off Walnut Street near Building #2 where the existing dumpster is currently located. The applicant has indicated that signage will follow the Zoning Ordinance regulations for C-2 zoned properties.

The provided landscape plan indicates the retention of the existing shrubs along Walnut Street near Buildings #1 and #2, the retention of three trees in the northern part of the property, and the addition of four red oak trees near the outdoor dining area, additional shrubs in front of Building #2, and new shrubs along the fenced sections on Walnut Street and Oak Street.

Staff Concerns

Staff has significant concerns with the proposed development. Several staff comments have been unaddressed or inadequately addressed and the plans remain unclear. No proposed uses have been provided for Buildings #1, #3, and #4, yet the applicant has verbally mentioned allowing the office uses to remain and has requested the option to allow permanent food sales in Buildings #1 and #2 in the future. No improvements are proposed for Buildings #1, #3, and #4, however photos have been provided which show a corrugated metal exterior that doesn't entirely fit with the character of downtown. The new additions to Building #2 appear to be mostly of metal (with some stone) that match the existing structures, but don't meet the City's requirements for masonry construction for new commercial buildings nor fit within the character of downtown.

The City's Zoning Ordinance does not currently allow for mobile food unit sales. In staff's research, most cities that allow mobile food unit sales generally have a detailed set of criteria that must be met. Staff is concerned about allowing rather open-ended mobile food unit sales in this development without first establishing set parameters that would apply to mobile food unit sales in this development and other future developments within the City. Staff is in the process of working on amending the Zoning Ordinance to add regulations governing mobile food unit sales and food truck courts.

There is concern about density in this development. The applicant has indicated an occupancy of 245 and a parking requirement of 31, yet is removing three on-street parking spaces along Walnut Street that partially extend on to the subject property and only adding six parking spaces to the development, for a net addition of only three parking spaces. The entire property is only 0.75 acres, the southern half of which is occupied mostly by existing buildings that have no clearly identified uses. The northern portion, which is roughly 15,000 sq. ft., is where the

majority of the new uses will be located and which will yield a potential occupancy of 245 in this very small area. Staff also questions the occupancy data provided; for instance, no occupancy has been provided for queueing of patrons at the food trucks. In addition, outdoor entertainment stages often yield attendance far higher than what is indicated.

Access into the development will be very limited at only two access points on Walnut Street (one of which is gated), as well as through Building #2. A new access point on Oak Street (near where most of the outdoor occupants will gather) will only be for vendor access.

The outdoor entertainment stage and mobile food units appear to be located less than five feet from the residential property lines, separated only by an 8' cedar fence that will likely not provide adequate screening, given the potential height of a flatbed trailer stage apparatus. The applicant has failed to provide information that the sound and lighting from the outdoor entertainment stage or the odors from the food trucks will be mitigated in any way.

Incomplete data has been provided regarding the existing and proposed surfaces. In addition, the applicant has indicated asphalt and crushed granite for many of the surfaces, whereas concrete is typically required.

The applicant has also provided a plan that is rather open-ended when it comes to the mobile food unit sales, permanent food sales, alcohol sales, and hours of operation for all of the uses. The development will allow alcohol sales within 300 feet of a church. In addition, while an existing dumpster will be enclosed, this sole dumpster does not appear to be adequate to serve all of the uses in a development of this scale. In a development of this scope in an area proximate to residential uses, all of this presents significant concerns.

All of the deviations from the Zoning Ordinance have also not been clearly identified, such as residential proximity, parking, commercial architectural requirements (i.e. masonry), setbacks, etc.

Finally, the development, as currently proposed, does not meet the Fire Department's requirements as it relates to points of access, fire lanes, hydrants, loading zones, etc. The Development Services Department has also reviewed the development and most of their comments relating to building code issues have not been adequately addressed either.

Due to the above stated concerns, staff recommends denial.

Attachments:

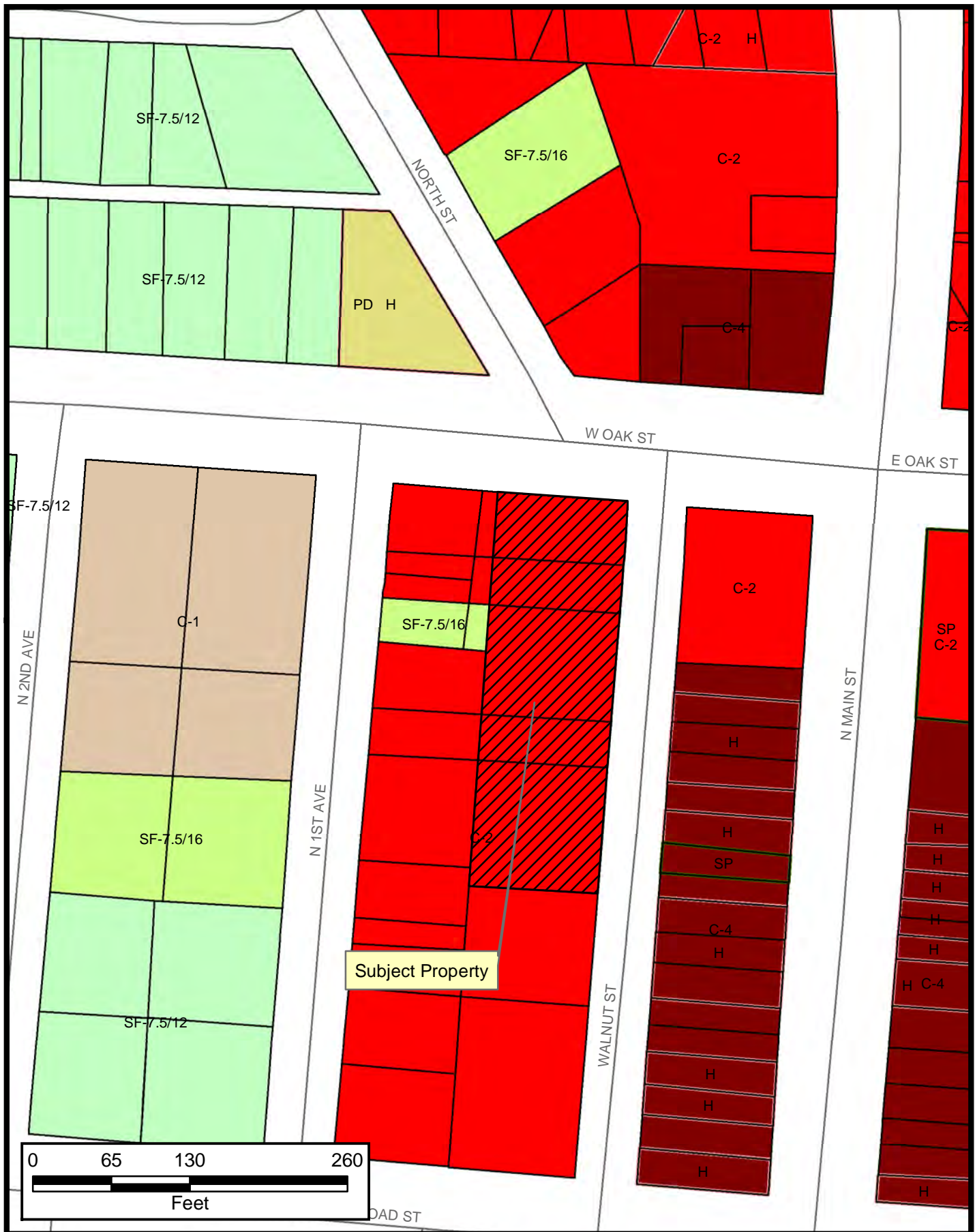
Maps and Supporting Information
Boundary Survey
Development Plan
Elevations
Landscape Plan
Photos



ZC#18-007

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.

5/23/2018



ZC#18-007

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5/23/2018

Property Owner Notification for ZC#18-007

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 2	OPEN RANGE PROPERTIES LLC	1408 SOUTHERN HILLS DR	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 2	DANG, LOI UNG & LIEU THI LE	121 FORT EDWARD DR	ARLINGTON, TX	76002-4493
MANSFIELD, CITY OF	BLK 2	SMITH, ROBERT A & ANN B	126 N MAIN ST	MANSFIELD, TX	76063-1724
MANSFIELD, CITY OF	BLK 2	RAMIREZ, MAURO Y	812 DORAL DR	MANSFIELD, TX	76063-2600
MANSFIELD, CITY OF	BLK 2	PATTERSON, JOHN	790 NEWT PATTERSON RD	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 2	119 N MAIN ST LLC	128 N MAIN ST	MANSFIELD, TX	76063-1724
MANSFIELD, CITY OF	BLK 2	ARB FAMILY L P	14 RED BLUFF CT	MANSFIELD, TX	76063-7704
MANSFIELD, CITY OF	BLK 2	DORSEY, TROY G & LESLIE M	115 N MAIN ST	MANSFIELD, TX	76063-1723
MANSFIELD, CITY OF	BLK 2	PPNCHO LLC	2900 SERENITY CT	ARLINGTON, TX	76016
MANSFIELD, CITY OF	BLK 2	PATTERSON, JOHN E & CANDY L	790 NEWT PATTERSON RD	MANSFIELD, TX	76063-6326
MANSFIELD, CITY OF	BLK 2	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MANSFIELD, CITY OF	BLK 2	107 N MAIN ST LLC	128 N MAIN ST	MANSFIELD, TX	76063-1724
MANSFIELD, CITY OF	BLK 2	MARTIN, JOE R	PO BOX 91588	ARLINGTON, TX	76015-0088
MANSFIELD, CITY OF	BLK 2	PATTERSON, JOHN E	790 NEWT PATTERSON RD	MANSFIELD, TX	76063-6326
MANSFIELD, CITY OF	BLK 2	RAMIREZ, MAURO Y	812 DORAL DR	MANSFIELD, TX	76063-2600
MANSFIELD, CITY OF	BLK 2	ARB FAMILY L P	14 RED BLUFF CT	MANSFIELD, TX	76063-7704
MANSFIELD, CITY OF	BLK 2	DORSEY, TROY G	115 N MAIN ST	MANSFIELD, TX	76063-1723
MANSFIELD, CITY OF	BLK 3	ESQUIVEL, GREGORIO & MARIA	107 W OAK ST # A	MANSFIELD, TX	76063-1647
MANSFIELD, CITY OF	BLK 3	OPEN RANGE PROPERTIES	105 E OAK ST STE 202	MANSFIELD, TX	76063-7713

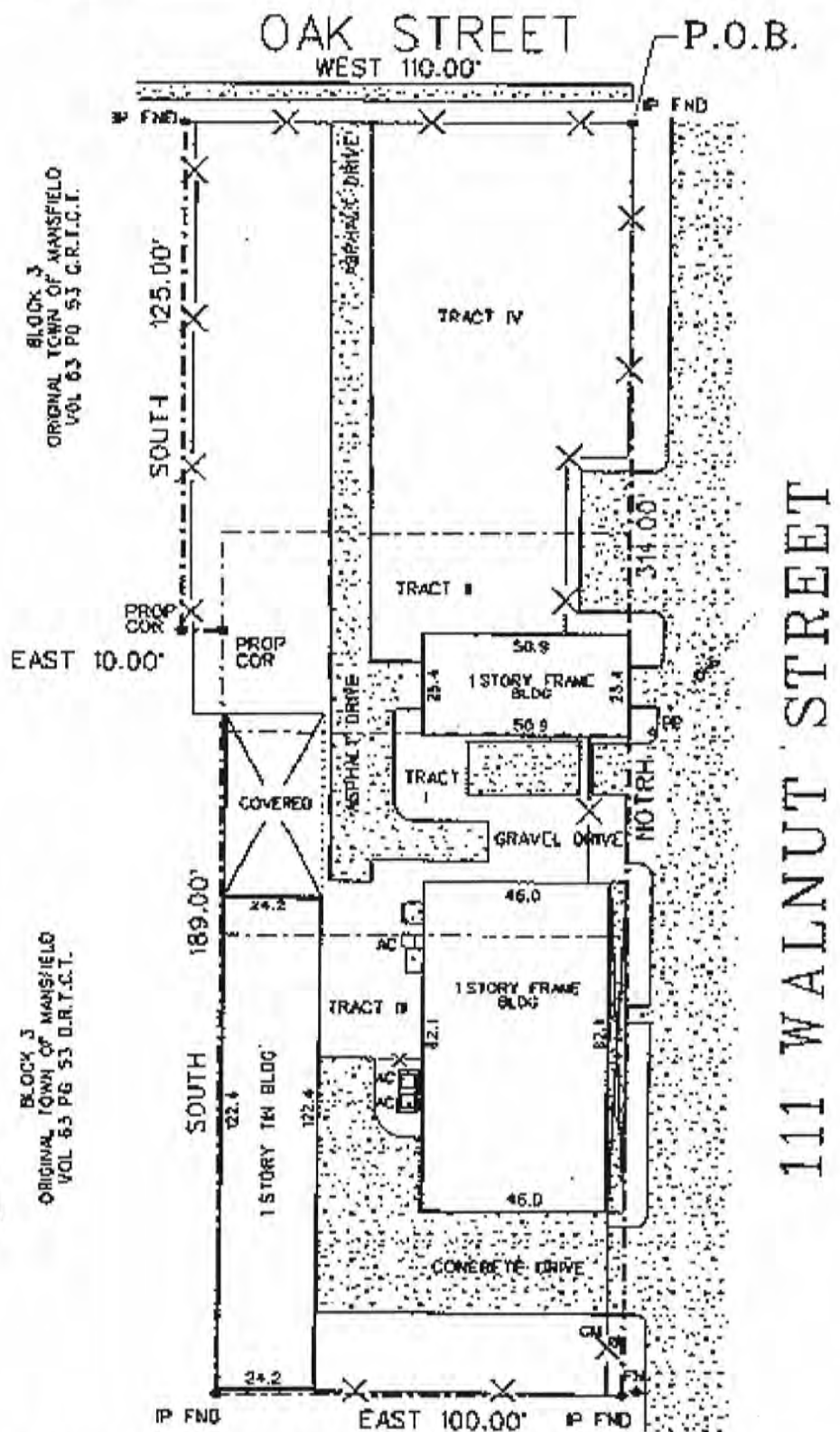
Property Owner Notification for ZC#18-007

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 3	GARZA, MANUELA	110 N 1ST AVE APT A	MANSFIELD, TX	76063-1602
MANSFIELD, CITY OF	BLK 3	RICHARDSON, MONTY E	7812 RETREAT BLVD	CLEBURNE, TX	76033-8942
MANSFIELD, CITY OF	BLK 3	WEST, SHANNON RAE	106 N 1ST AVE	MANSFIELD, TX	76063-1602
MANSFIELD, CITY OF	BLK 3	CRUZ, MIGUEL ANGEL	104 N 1ST AVE	MANSFIELD, TX	76063-1602
MANSFIELD, CITY OF	BLK 3	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MANSFIELD, CITY OF	BLK 3	LOMA, MARIA D & F MAGUELLAL	102 N 1ST AVE	MANSFIELD, TX	76063-1602
MANSFIELD, CITY OF	BLK 3	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MANSFIELD, CITY OF	BLK 3	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MANSFIELD, CITY OF	BLK 3	RICHARDSON, MONTY E	7812 RETREAT BLVD	CLEBURNE, TX	76033-8942
MANSFIELD, CITY OF	BLK 3	CRUZ, MIGUEL ANGEL	104 N 1ST AVE	MANSFIELD, TX	76063-1602
MANSFIELD, CITY OF	BLK 3	LOMA, MARIA D	102 N 1ST AVE	MANSFIELD, TX	76063-1602
MANSFIELD, CITY OF	BLK 3	OPEN RANGE PROPERTIES	105 E OAK ST STE 202	MANSFIELD, TX	76063-7713
MANSFIELD, CITY OF	BLK 3	ESQUIVEL, GREGORIO	107 W OAK ST # A	MANSFIELD, TX	76063-1647
MANSFIELD, CITY OF	BLK 3	GARZA, MANUELA	110 N 1ST AVE APT A	MANSFIELD, TX	76063-1602
MANSFIELD, CITY OF	BLK 3	OPEN RANGE PROPERTIES	105 E OAK ST STE 202	MANSFIELD, TX	76063-7713
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MANSFIELD, CITY OF	BLK 3	OPEN RANGE PROPERTIES	105 E OAK ST STE 202	MANSFIELD, TX	76063-7713

Property Owner Notification for ZC#18-007

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 3	OPEN RANGE PROPERTIES	105 E OAK ST STE 202	MANSFIELD, TX	76063-7713
MANSFIELD, CITY OF	BLK 4	LIVING WORD OUTREACH INC	107 N 1ST AVE	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 4	CROCKER, JAMES M	PO BOX 553	MANSFIELD, TX	76063-0553
MANSFIELD, CITY OF	BLK 4	ORONA, GABINO	103 N 1ST AVE	MANSFIELD, TX	76063-1601
MANSFIELD, CITY OF	BLK 4	ROBLES, JESUS M & JUANITA	204 W BROAD ST	MANSFIELD, TX	76063-1609
MANSFIELD, CITY OF	BLK 4	LIVING WORD OUTREACH INC	107 N 1ST AVE	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 44	RYDELL, EDNA FAYE	202 W OAK ST	MANSFIELD, TX	76063-1649
MANSFIELD, CITY OF	BLK 44	200 W OAK LLC	128 N MAIN ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 45	WAGNER, PAUL	1901 CALLENDER RD	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 45	WALDIE, PATRICIA ANN	202 NORTH ST	MANSFIELD, TX	76063-1629
MANSFIELD, CITY OF	BLK 45	ALEGRIA, LUIS H & MARIA N	102 W OAK ST	MANSFIELD, TX	76063-1648
MANSFIELD, CITY OF	BLK 45	ALEGRIA, LUIS H	512 PLAINVIEW DR	MANSFIELD, TX	76063-2168
MANSFIELD, CITY OF	BLK 45	HUDSON, JAMES RONALD & AMY	1233 BROOKFIELD LN	MANSFIELD, TX	76063-2565
MANSFIELD, CITY OF	BLK 45	ALEGRIA, LUIS H	102 W OAK ST	MANSFIELD, TX	76063-1648

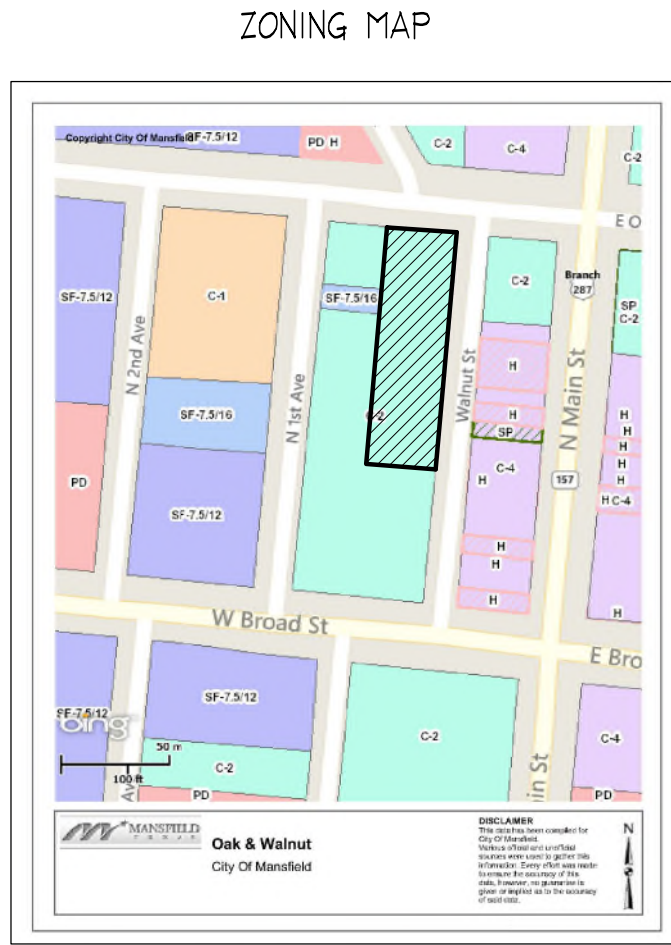
Kenan M. Finner
Justin S. Finner



BUYER: OPEN RANGE PROPERTIES, LLC
 GF NO: 079920-KHJT

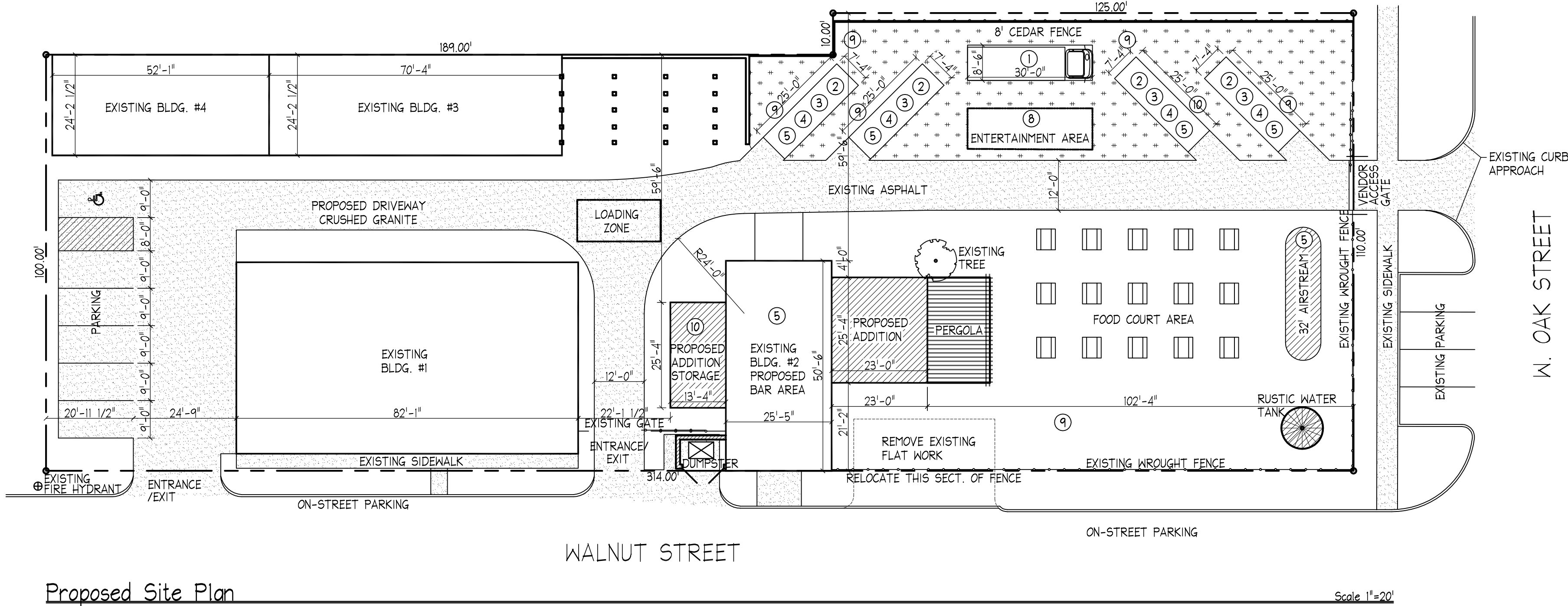
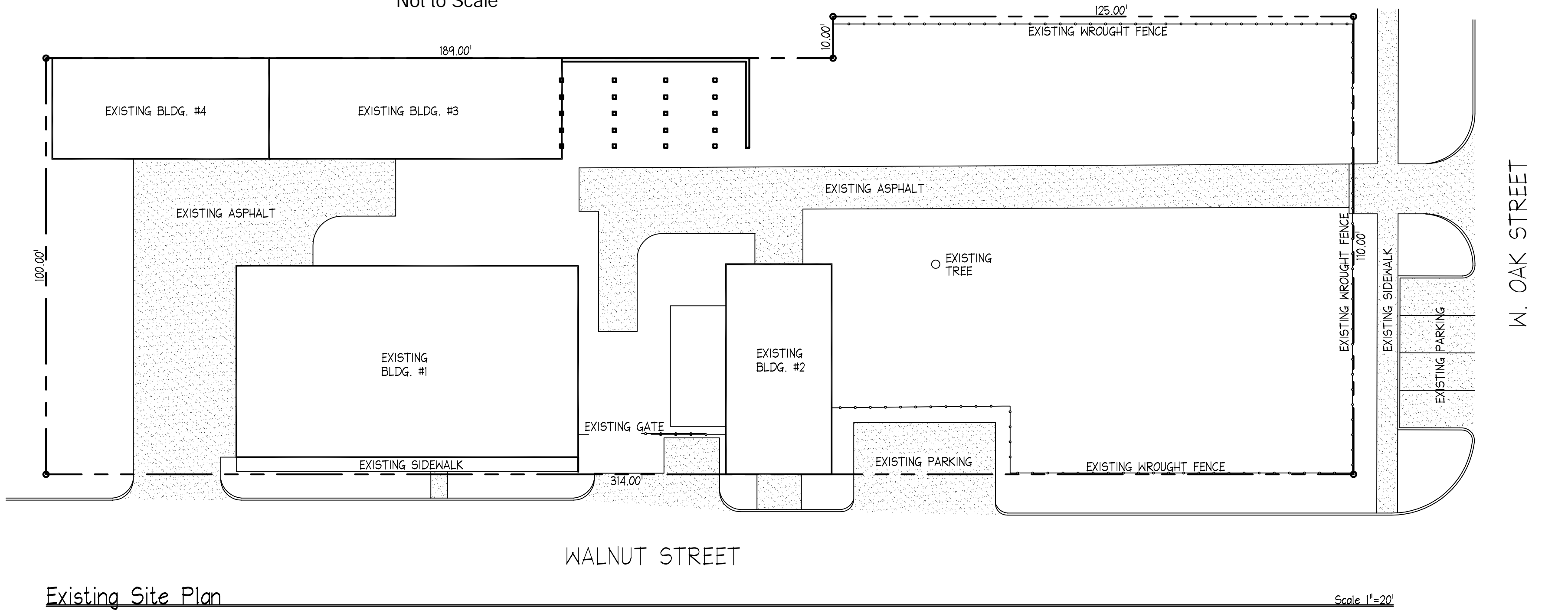
LEGAL DESCRIPTION ON ATTACHED SHEET

THE PROPERTY SHOWN APPEARS TO BE LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP



PROJECT LOCATION

Vicinity Map
Not to Scale



Architectural Designer

Lindbergh Designs, LLC
100 Kings Row Drive
Mansfield, TX 76063
817-283-4800 Office

Owner / Developer

Rustico Homes
Shane Farrar
1408 Southern Hills Dr.
Mansfield, TX 76063

NOTES:

- NEW PAD FOR MOBILE FLATBED TRAILER AND TRUCK MUSIC STAGE. MAY BE MOVED FROM TIME TO TIME.
- NEW PAD FOR MOBILE FOOD TRUCKS.
- MOBILE FOOD TRUCKS WILL BE ABLE TO SALE ALL TYPES OF FOOD, DESERTS, BEVERAGES (ALCOHOL/NON-ALCOHOL), ETC. MAX OF 5 TRUCKS ON PROPERTY.
- MOBILE FOOD TRUCKS WILL NOT BE PERMANENTLY ON SITE.
- ALCOHOL SELLS COULD RANGE FROM BLDG #2, FOOD TRUCKS OR AIRSTREAM.
- 33 PARKING SPACES REQUIRED. 7 PROVIDED
- DRIVE-THRU SERVICE WILL NOT BE ALLOWED ON THIS PROPERTY
- STAGE ENTERTAINMENT VIEWING AREA. (60 PERSON AREA)
- WATER AND ELECTRIC HOOKUPS.
- STORAGE
- FOOD COURT AREA (60 PERSON AREA)

NOTE:

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

NOTE:

ALL SIGNAGE WILL COMPLY WITH THE REGULATIONS FOR C-2 ZONED PROPERTIES

NOTE:

BAR, FOOD UNITS, STAGE ENTERTAINMENT, AND ALL OTHER EVENTS WILL BE OPERABLE EVERYDAY. EXPECTED HOURS OF OPERATION FOR THE STAGE ENTERTAINMENT TO BE THURSDAY 11:00AM-9:00PM, FRIDAY & SATURDAY 11:00AM-11:00PM, SUNDAY 11:00AM-9:00PM. ANY TYPES OF EVENTS THAT REQUIRE A SPECIAL EVENT PERMIT WILL REQUEST A PERMIT FROM THE CITY.

NOTE:

ELEVATIONS, FLOOR PLANS, AND ROOF PLANS ARE PROVIDED FOR ALL BUILDINGS AND STRUCTURES IN THE PROJECTED SCOPE OF WORK.

NOTE:

PROPERTY WILL BE EXEMPT FROM THE 300 FEET RULE OUTLINED IN SECTION 7800, B21C OF THE ZONING ORDINANCE

NOTE:

OWNER RESERVES THE RIGHT TO ADD A PERMANENT FOOD SERVICE IN THE BAR/STORAGE AREA OF BUILDING #2 AND/OR BUILDING #1 FOR FUTURE SERVICE.

OCCUPANCY DATA:

BAR AREA - 1267 sq. ft. UNCONCENTRATED (TABLES & CHAIRS)	15 NET = 84 OCCUPANTS
STORAGE AREA - 321 sq. ft. ACCESSORY STORAGE AREAS, MECH. ETC.	300 NET = 2 OCCUPANTS
FOOD COURT AREA - 1503 sq. ft. UNCONCENTRATED (TABLES & CHAIRS)	15 NET = 100 OCCUPANTS
STAGE STANDING AREA - 246 sq. ft. ASSEMBLY w/o FIXED SEATS (STANDING)	5 NET = 59 OCCUPANTS
TOTAL OCCUPANCY	245 MAX OCCUPANCY LOAD

PARKING DATA:

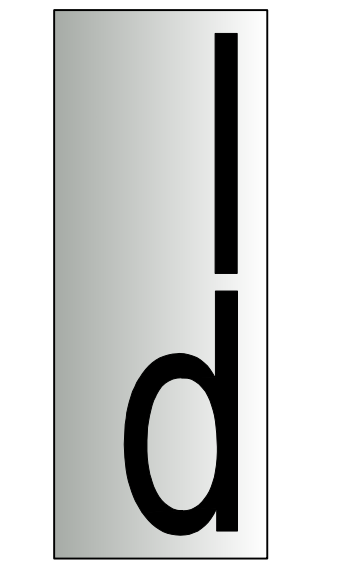
BAR AREA - 1,267 sq. ft.	1 SPACE PER 75 sq. ft.	17 SPACES
SITE AREA - 7,537 sq. ft.	1 SPACE PER 600 sq. ft.	13 SPACES
FOOD TRUCKS (5)	1 SPACE PER (1) FOOD TRUCK	20 SPACES
TOTAL PARKING SPACES NEEDED:		50 SPACES
TOTAL PARKING SPACES PROVIDED:		6 SPACES

These plans are the property of Lindbergh Designs LLC, and are not to be reproduced, traced or reused for construction without the written permission of Lindbergh Designs LLC. These plans are intended to provide the construction information necessary to build this structure. Builder/Owner shall verify and check all dimensions prior to construction. Limit of architectural consultant responsibilities not to exceed the fee paid for plans. Structural Engineering plans may be required in addition with these plans.

Job Location:
111 Walnut Street
Mansfield, TX 76063

Lindbergh Designs
Commercial & Residential Planning

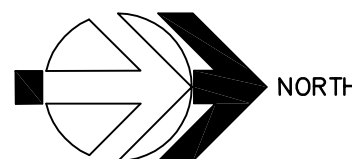
bus. (817)283-4800 • fax (817)704-4759



DATE: 07 DEC 17
18 APR 18

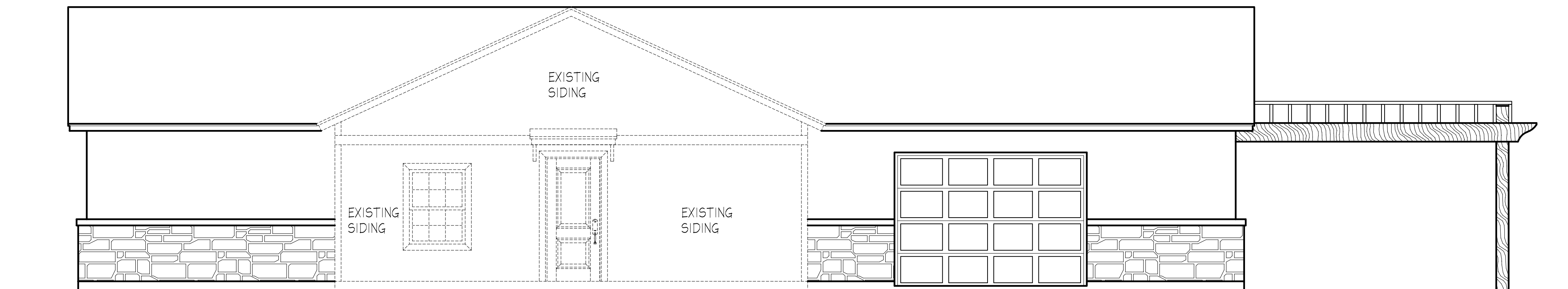
ZC#18-007
PLAN: Truckyard
DEVELOPMENT PLAN

DEVELOPMENT PLAN
SCALE 1" = 20'



The Truckyard

CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
111 Walnut Street
Mansfield, TX 76063



Design Firm

Lindbergh Designs, LLC
100 Kings Row Drive
Mansfield, TX 76063
817.283.4800
shawn@lindberghdesigns.com

Owner / Developer

Rustico Homes
2080 Cannon Drive
Mansfield, TX 76063
817.614.4354
TimberTree817@aol.com

City of Mansfield Code Requirements

- 2006 International Building Code
- 2005 National Electrical Code (2017 NEC per State)
- 2006 International Plumbing Code
- 2006 International Mechanical Code
- 2015 International Energy Conservation Code
- 2006 International Fire Code.

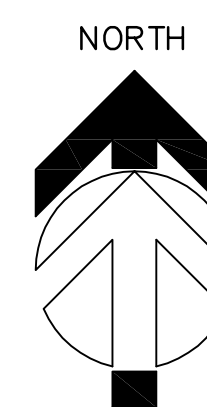
Project Information

Land Use: Retail / Restaurant
Zoning Classification: PD
Occupant Type: Assembly Group C-2 Restaurant
Total Occupant Load: 245
Type of Construction: V
Intended Use: Restaurant/Retail
Number of Exits: Two (2)

PROJECT LOCATION

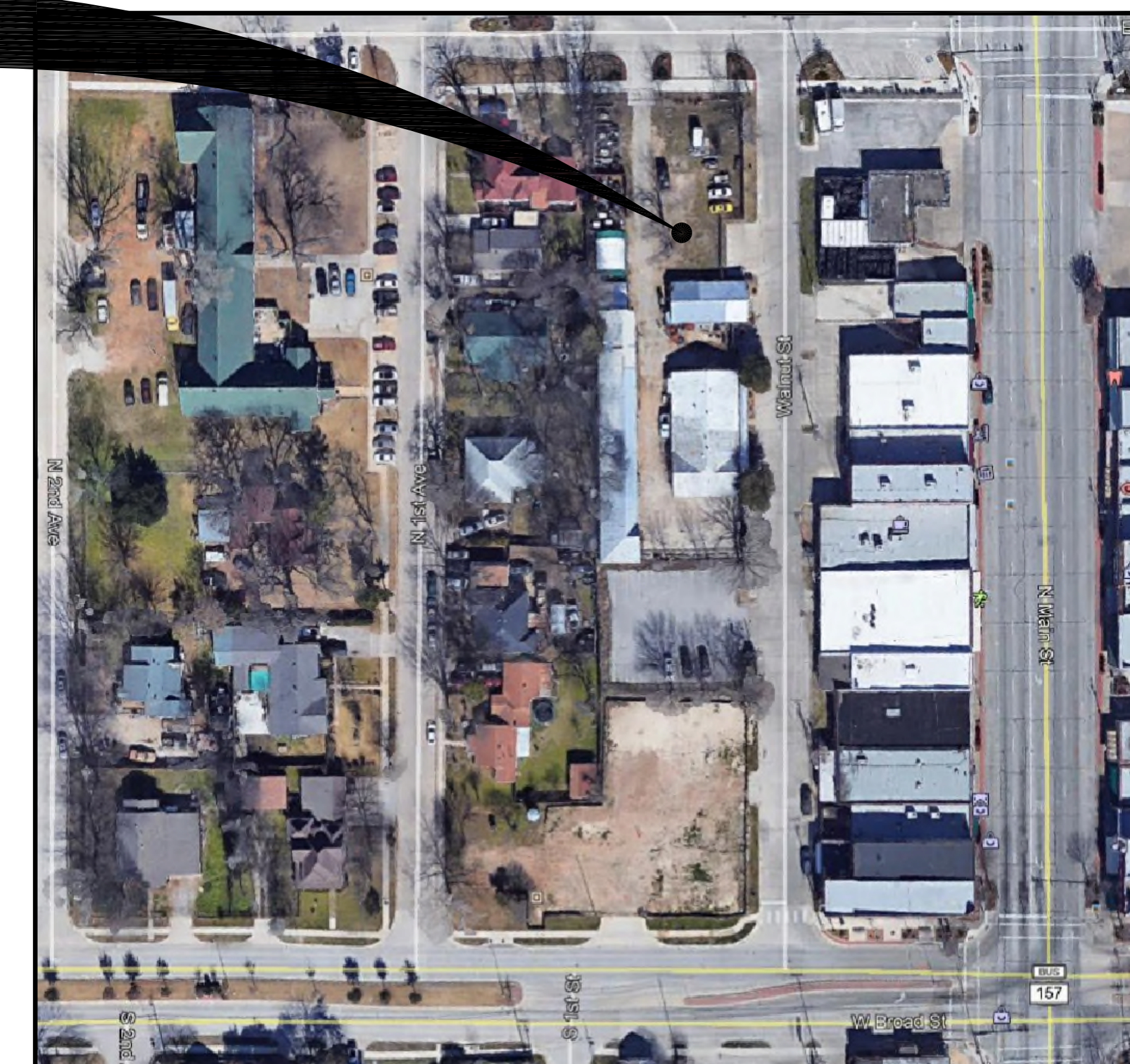
Occupancy Table

84	Building #2 w/ Addition
2	Storage
100	Food Court Area
59	Stage Standing Area
245	Total Max Occupants



AREA ANALYSIS

EXISTING BUILDING #1	3777	S.F.	NO PROPOSED USE
EXISTING BUILDING #2	1282	S.F.	PROPOSED USE
EXISTING BUILDING #3	1702	S.F.	NO PROPOSED USE
EXISTING BUILDING #4	1260	S.F.	NO PROPOSED USE
EXISTING AREA	1282	S.F.	(BUILDING #2)
ADDITION AREAS	978	S.F.	(BUILDING #2)
TOTAL COV. AREA	2260	S.F.	
PERGOLA AREA	380	S.F.	



Vicinity Map
Not to Scale

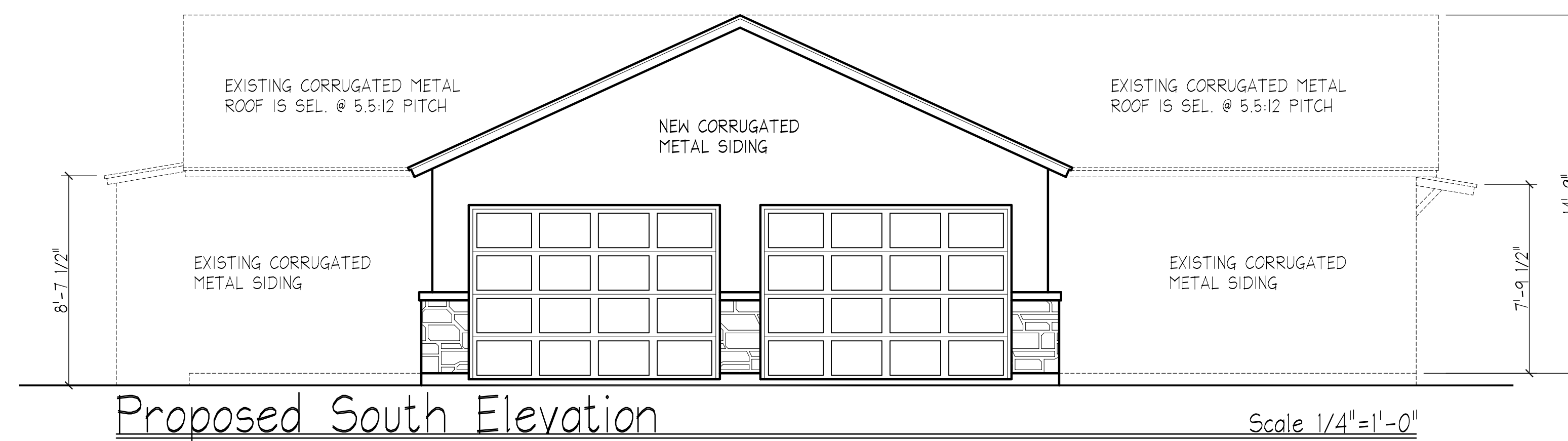
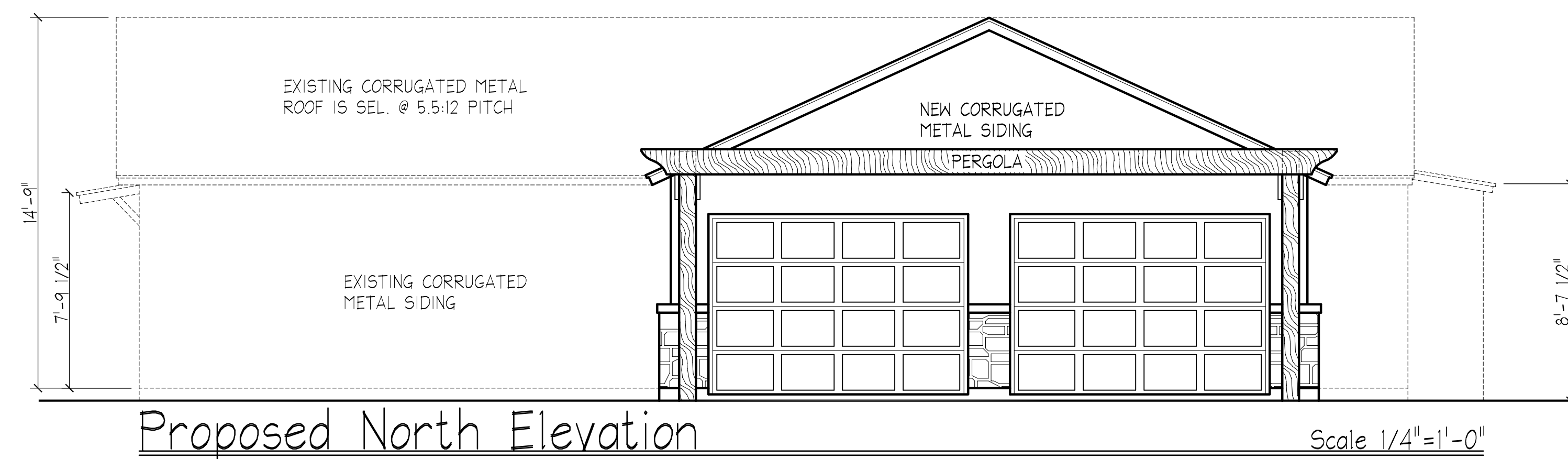
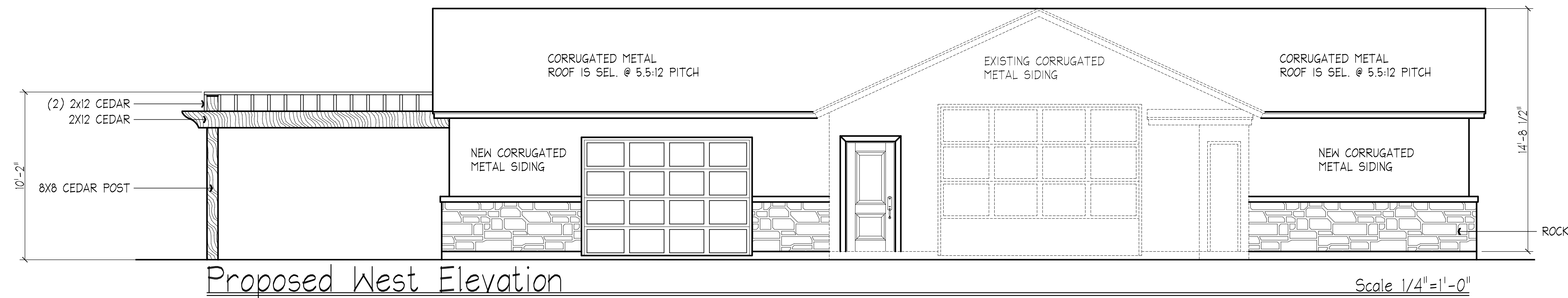
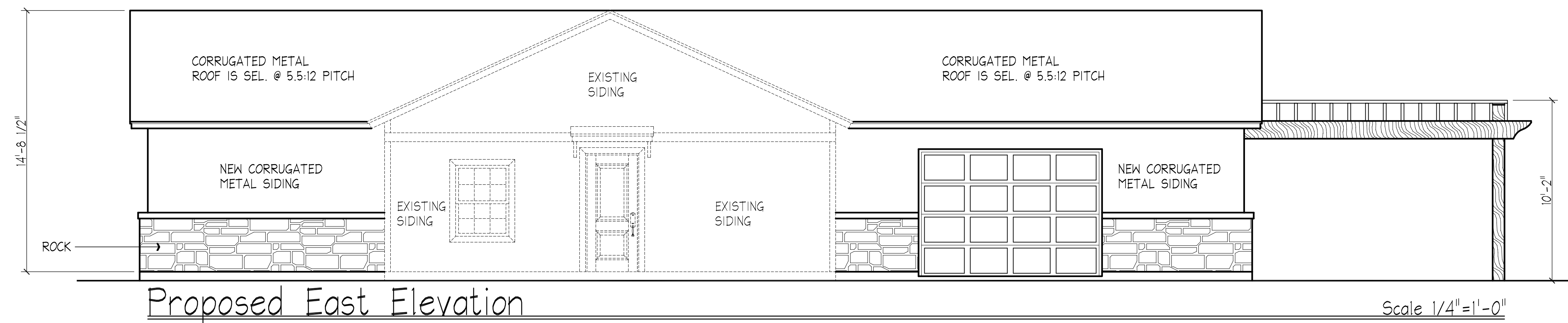
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Mansfield, TX 76063

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Commercial & Residential Planning
bus. (817)283-4800 • fax (817)796-1479



DATE: 07 DEC 17
PAGE: 1 OF 7
ZC# 18-007
PLAN: Truckyard
COVER SHEET



EXISTING BUILDING #2 AND ADDITIONS -
PROPOSED BAR AREA

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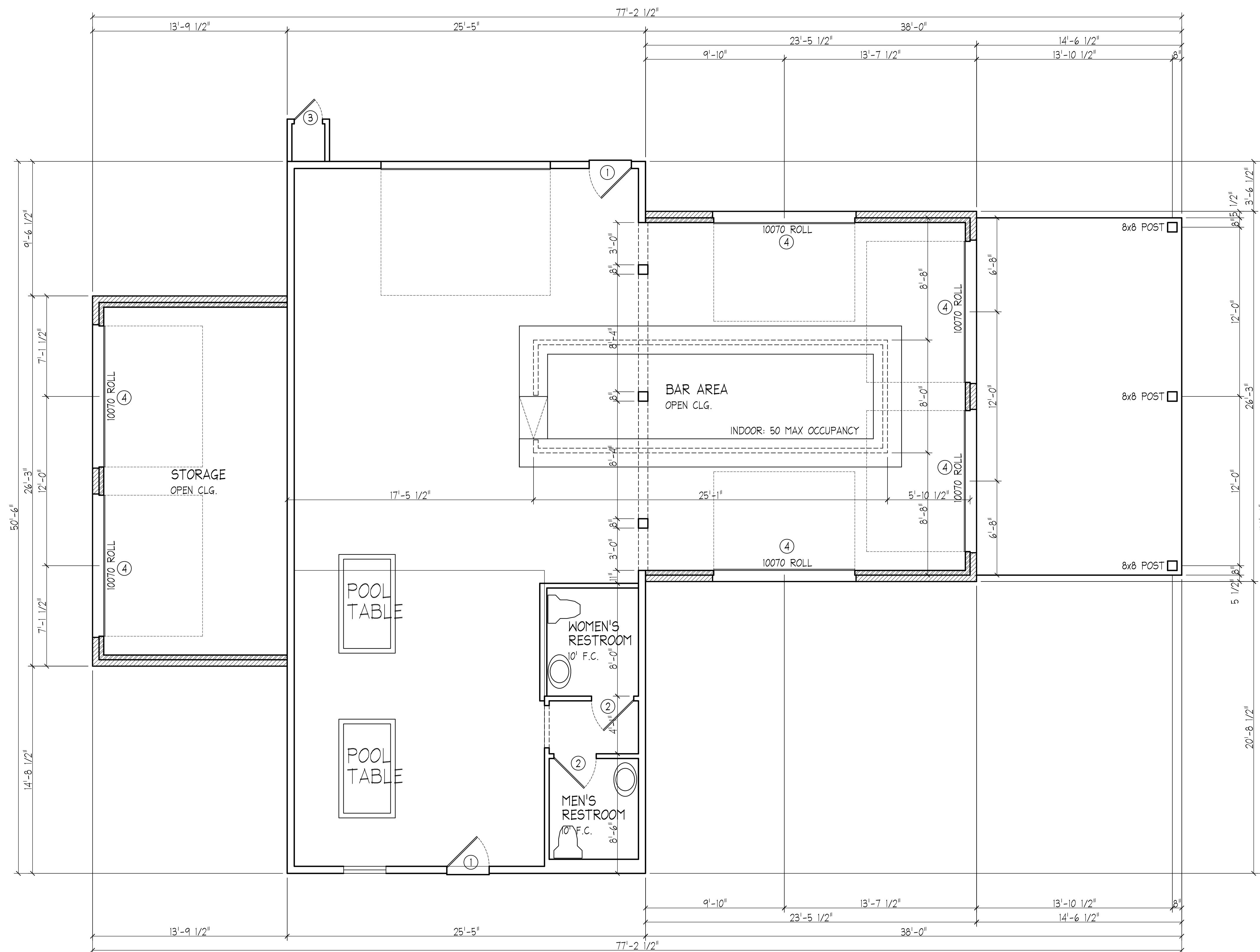
Job Location:
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Mansfield, TX 76063

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ad

DATE: 07 DEC 17
REV. 18 APR 18
PAGE: 2 OF 7
ZC#18-007
PLAN: Truckyard

ARCHITECTURAL ELEVATIONS



Proposed Floor Plan

Scale 1/4"=1'-0"

EXISTING BUILDING #2 AND ADDITIONS -
PROPOSED BAR AREA

AREA ANALYSIS

EXISTING BUILDING #1	3777	S.F.	NO PROPOSED USE
EXISTING BUILDING #2	1282	S.F.	
EXISTING BUILDING #3	1702	S.F.	NO PROPOSED USE
EXISTING BUILDING #4	1260	S.F.	NO PROPOSED USE
EXISTING AREA	1282	S.F.	(BUILDING #2)
ADDITION AREAS	978	S.F.	(BUILDING #2)
TOTAL COV. AREA	2260	S.F.	
PERGOLA AREA	380	S.F.	

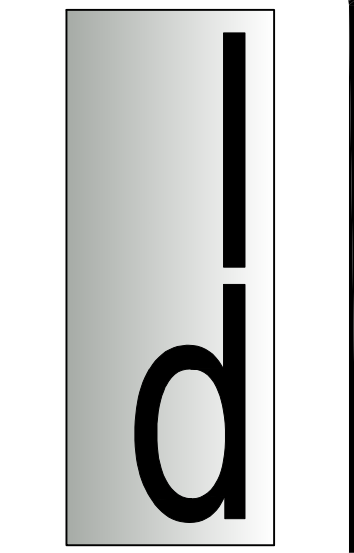
PLAN LEGEND	
⊗	WINDOW TYPE (LETTERED)
Ⓢ	DOOR TYPE (NUMBERED)
—+—	GAS
M.C.	MEDICINE CABINET
HB	HOSE BIB
— —	ELEVATION CHANGE
— — —	CLEAR OPENING OR HEADER
— — —	ARCHED CLEAR OPENING OR HEADER
=====	2X4 EXISTING STUD WALL
=====	BRICK LEDGE
=====	2X6 PLUMBING WALL
=====	NEW 2X4 WALL
=====	DOWN DRAFT VENT
-----	CEILING SLOPE
-----	ROUGH CEDAR OR LAMINATED BEAM
-----	GLUE-LAM OR BEAM
-----	DOUBLE HANGING RODS
-----	SINGLE HANGING ROD
S.H.▼	SHOWER HEAD @ 7'-0" A.F.F.
△	ATTIC ACCESS
⊠	2020 SCUTTLE
⊙	WATER HEATER (20" DIAMETER) (RUN 220 OUTLET IF GAS IS NOT AVAILABLE)
○	WATER HEATER OVERHEAD (RUN 220 OUTLET IF GAS IS NOT AVAILABLE)

DOOR SCHEDULE			
NO	R.O. SIZE	TYPE	SPECIAL DETAIL
1	3068	S.C.	EXTERIOR (PUBLIC ACCESS)
2	3068	S.C.	INTERIOR (PUBLIC ACCESS)
3	2068	S.C.	EXTERIOR (PRIVATE ACCESS)
4	10070	GARAGE	EXTERIOR ROLL (PUBLIC ACCESS)
5	12070	GARAGE	EXTERIOR ROLL (PUBLIC ACCESS)

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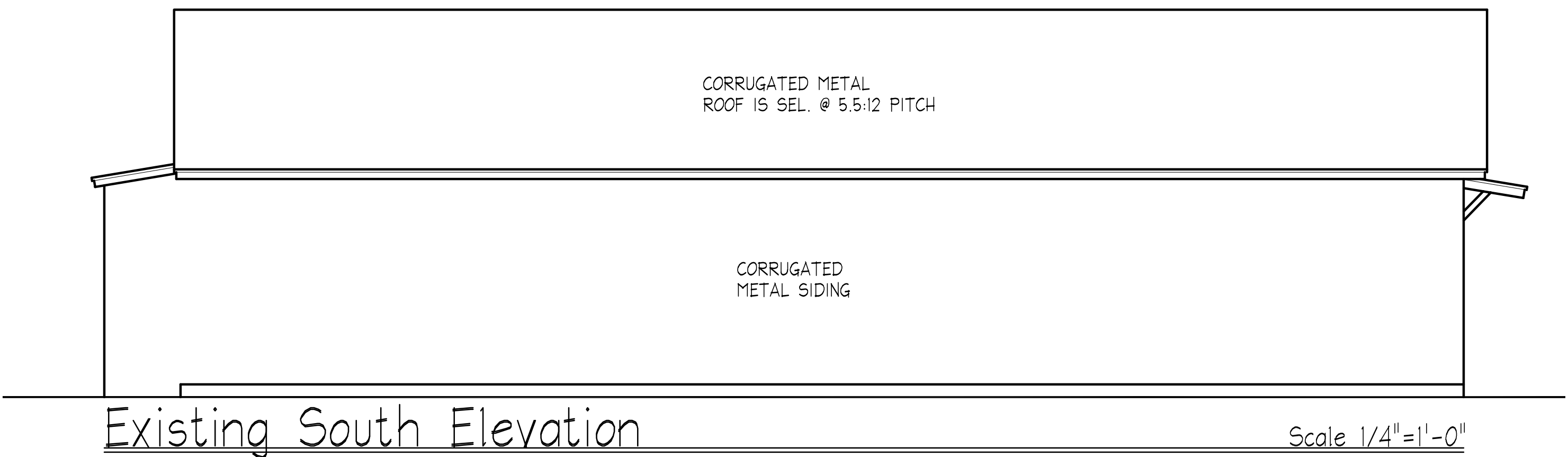
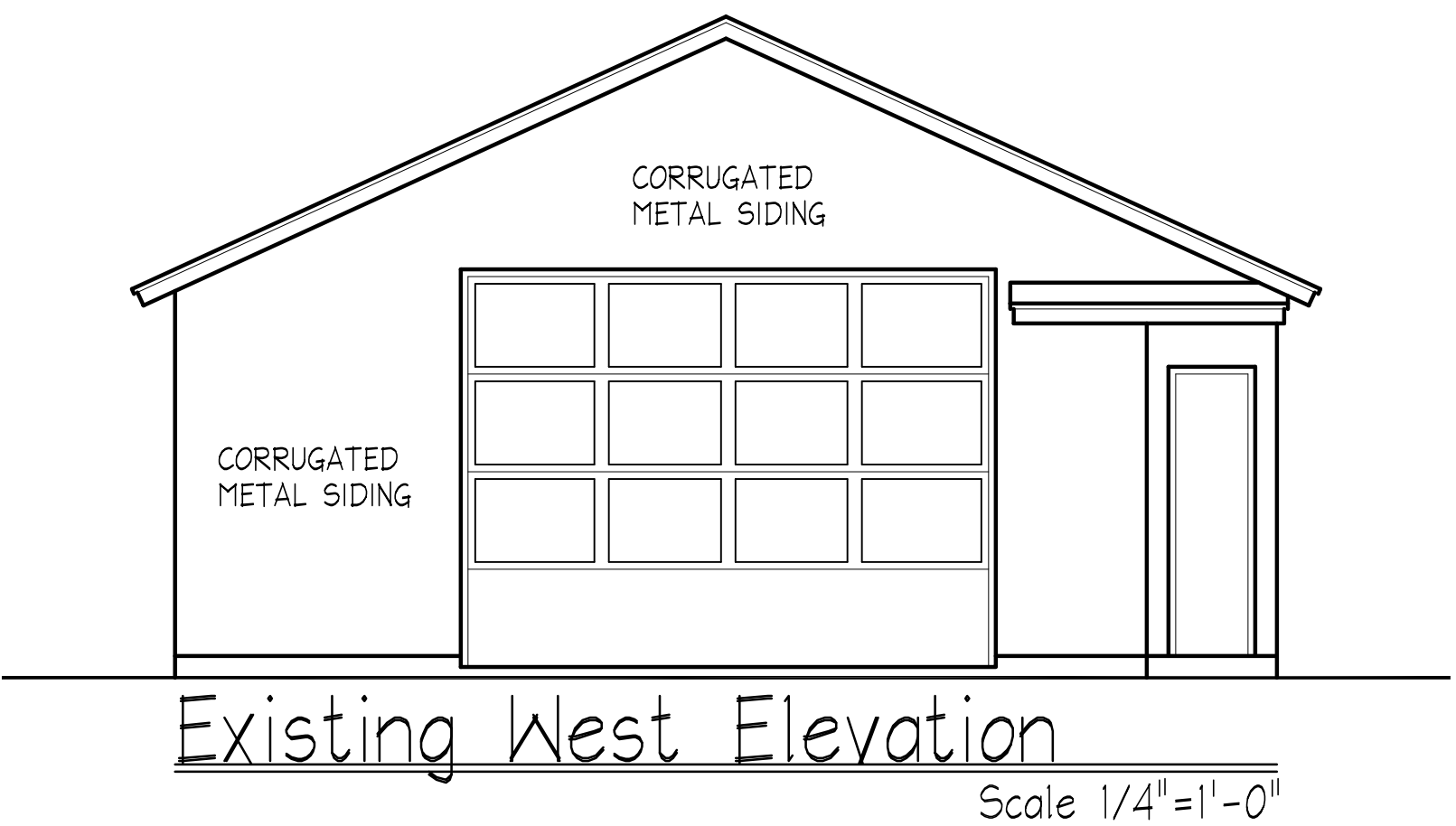
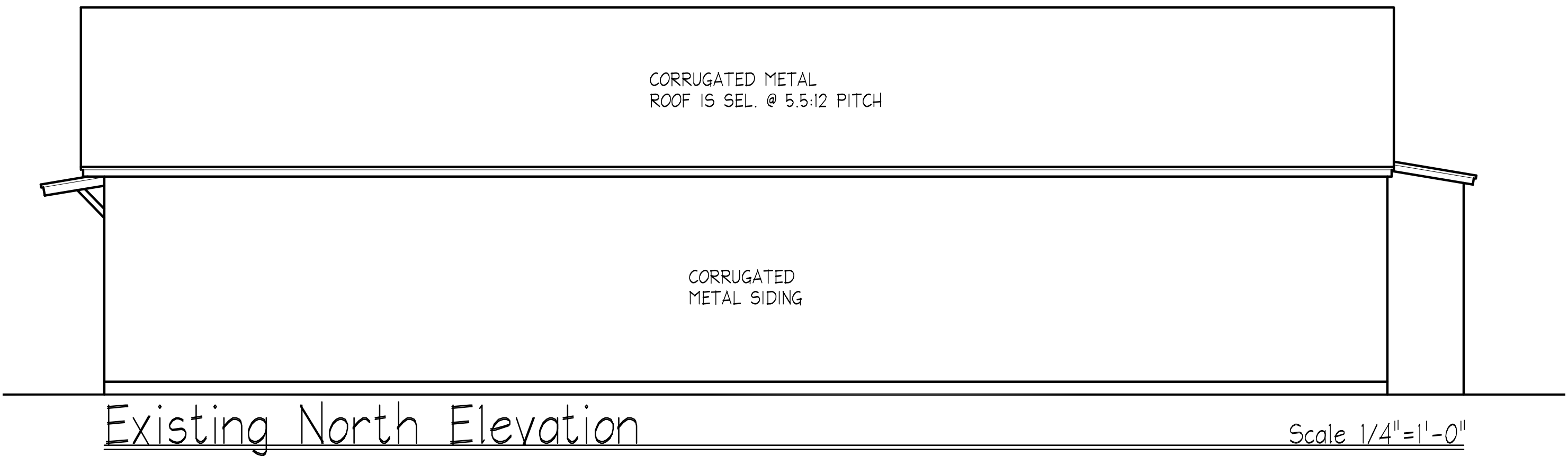
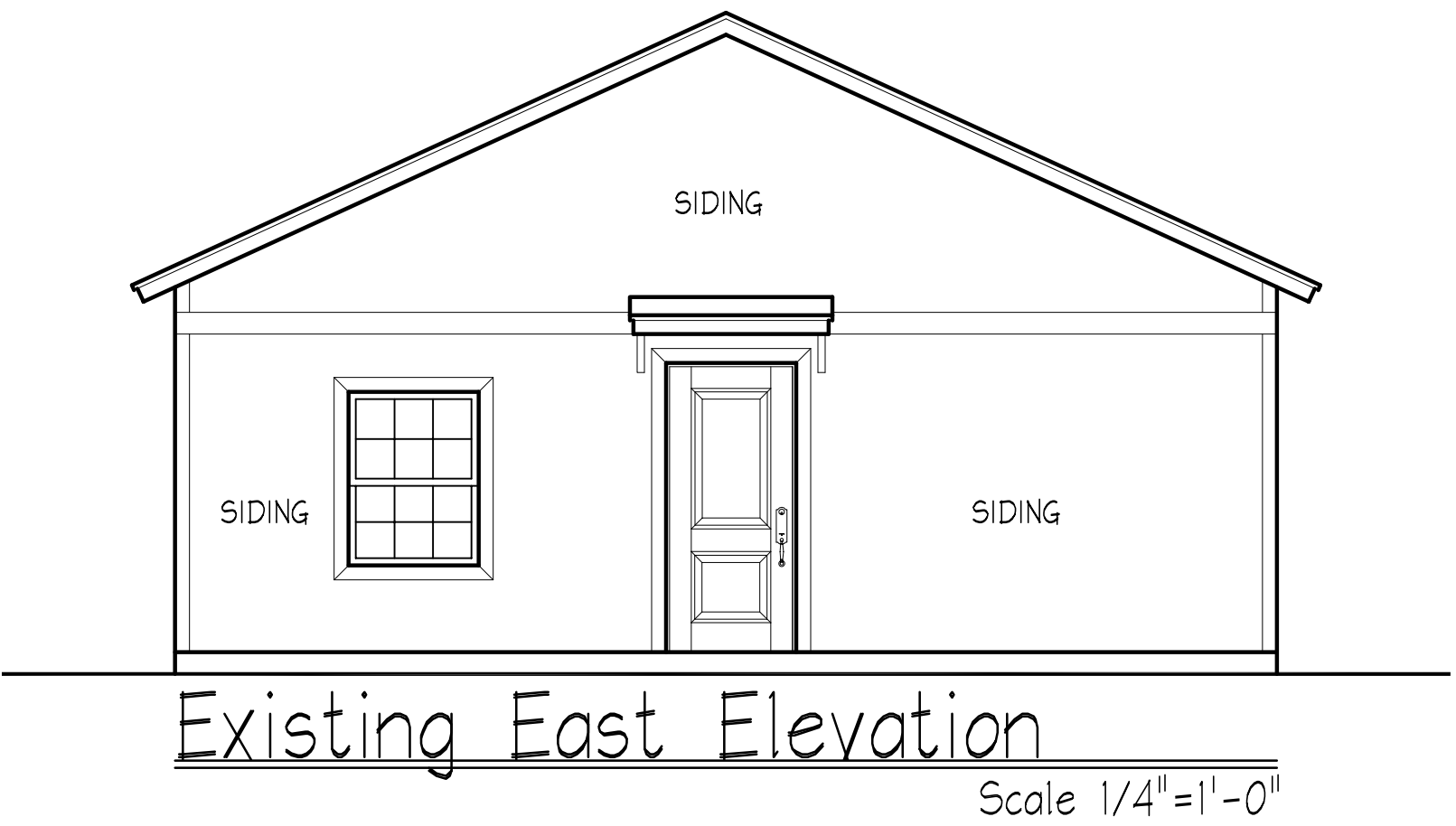
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DATE: 07 DEC 17
PAGE: 3 OF 7
ZC#18-007
PLAN:Lumberyard

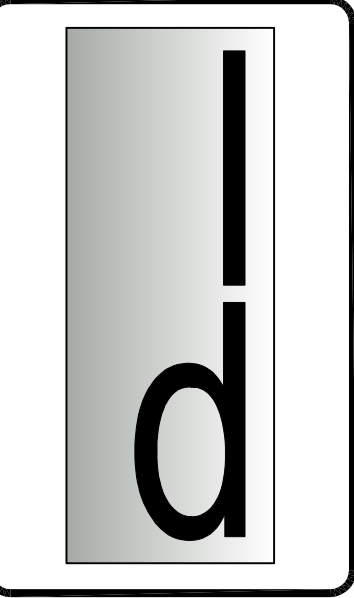
FLOOR PLAN

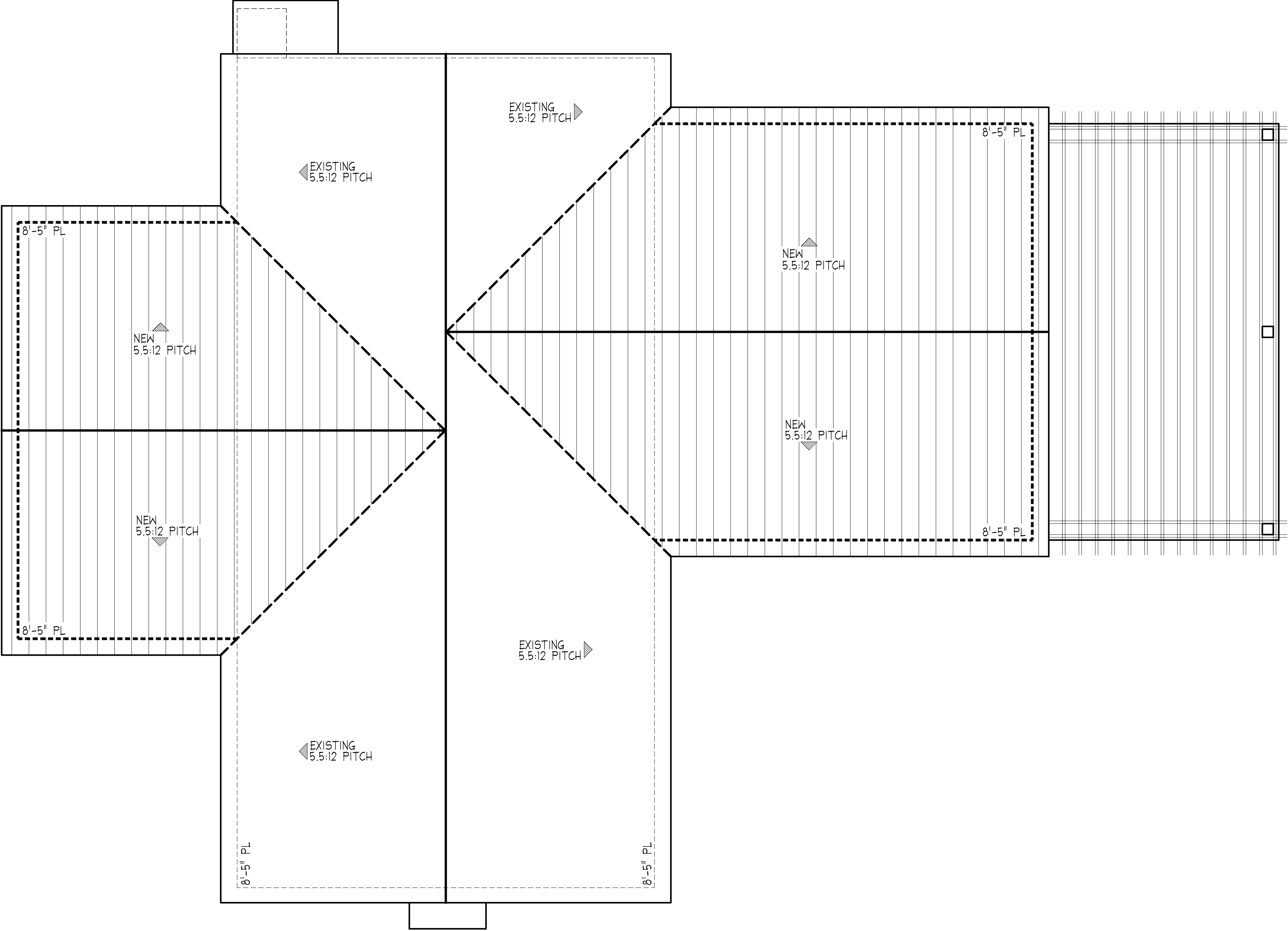


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Proposed Roof Plan

Scale 1/4"=1'-0"

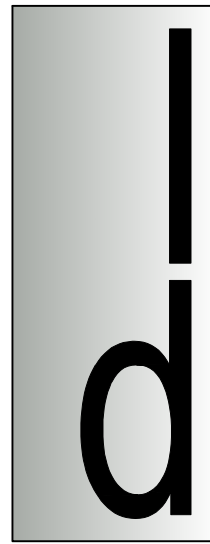
EXISTING BUILDING #2 AND ADDITIONS -
PROPOSED BAR AREA

ROOF PLAN LEGEND	
	OVERHANG LINE
	RIDGE LINE
	VALLEY LINE
	FIRST FLOOR OUTLINE
	SECOND FLOOR OUTLINE
	DIRECTION OF DOWN SLOPE

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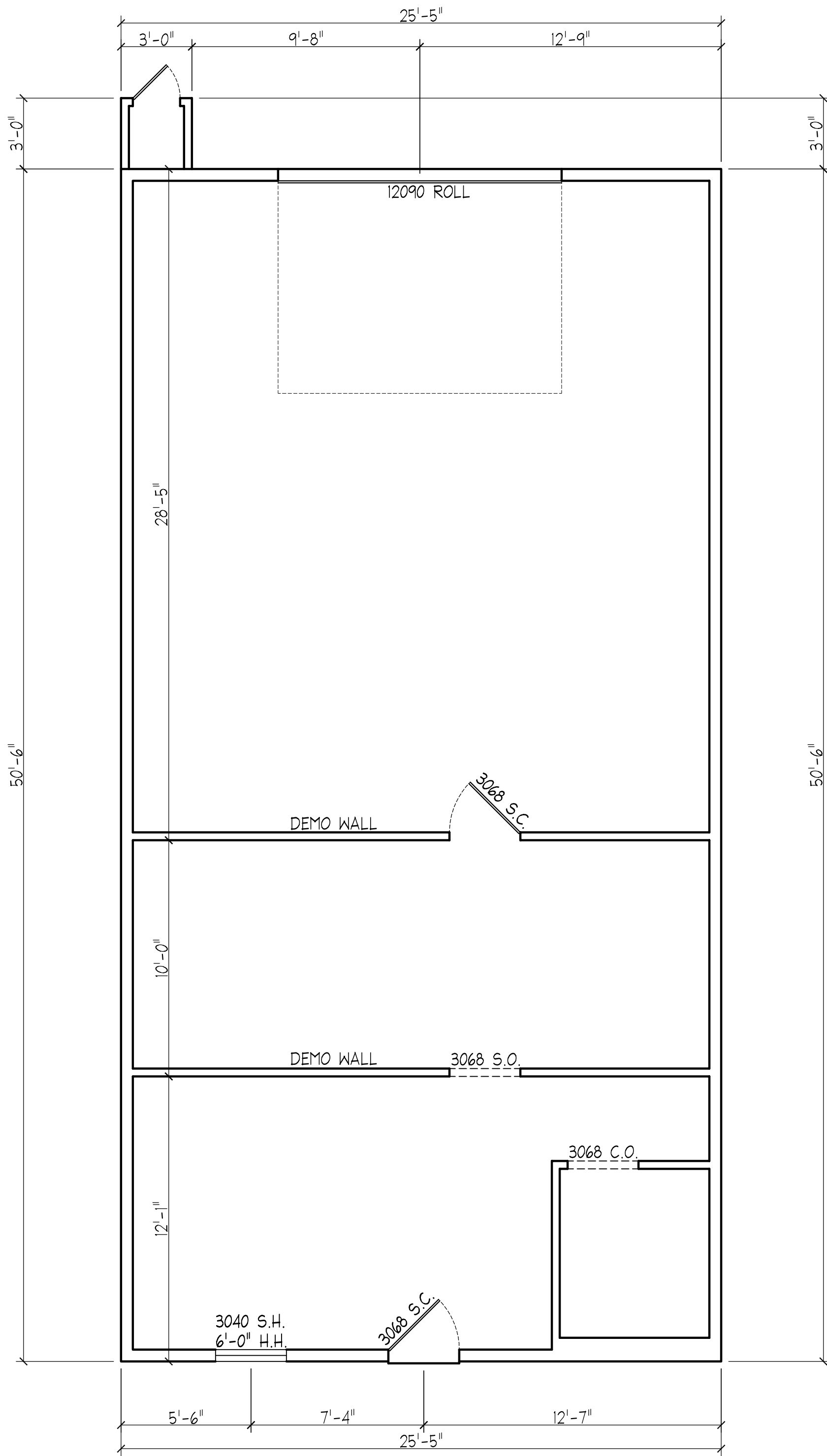
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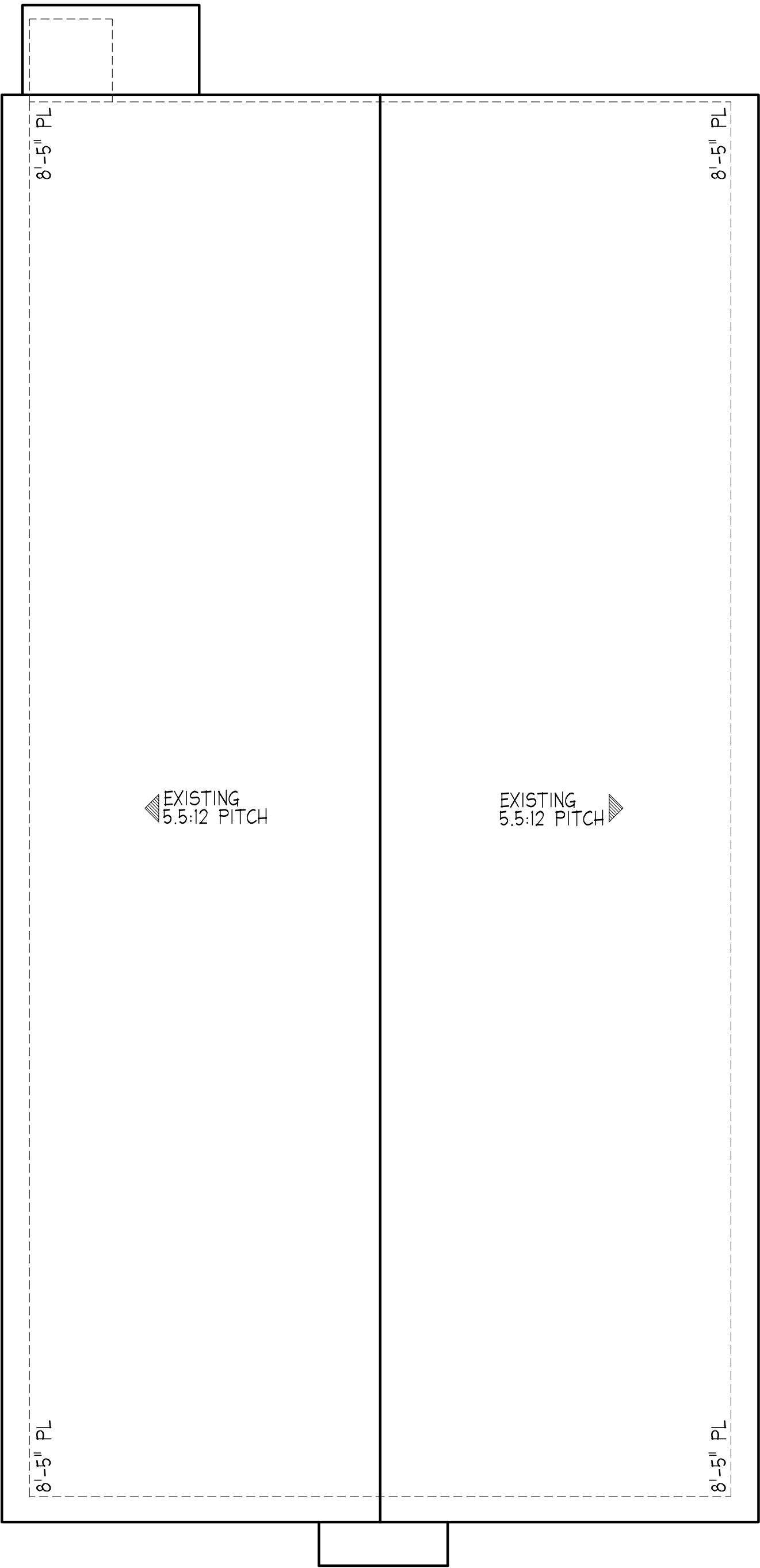


DATE: 07 DEC 17
PAGE: 5 OF 7
ZC# 18-007
PLAN: Lumberyard

ROOF PLAN



Existing Floor Plan Scale 1/4"=1'-0"



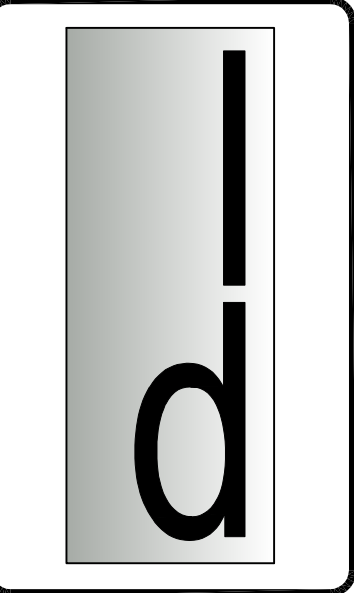
Existing Roof Plan Scale 1/4"=1'-0"

ROOF PLAN LEGEND	
—	OVERHANG LINE
—	RIDGE LINE
- - - -	VALLEY LINE
- - - -	FIRST FLOOR OUTLINE
- - - -	SECOND FLOOR OUTLINE
▶	DIRECTION OF DOWN SLOPE

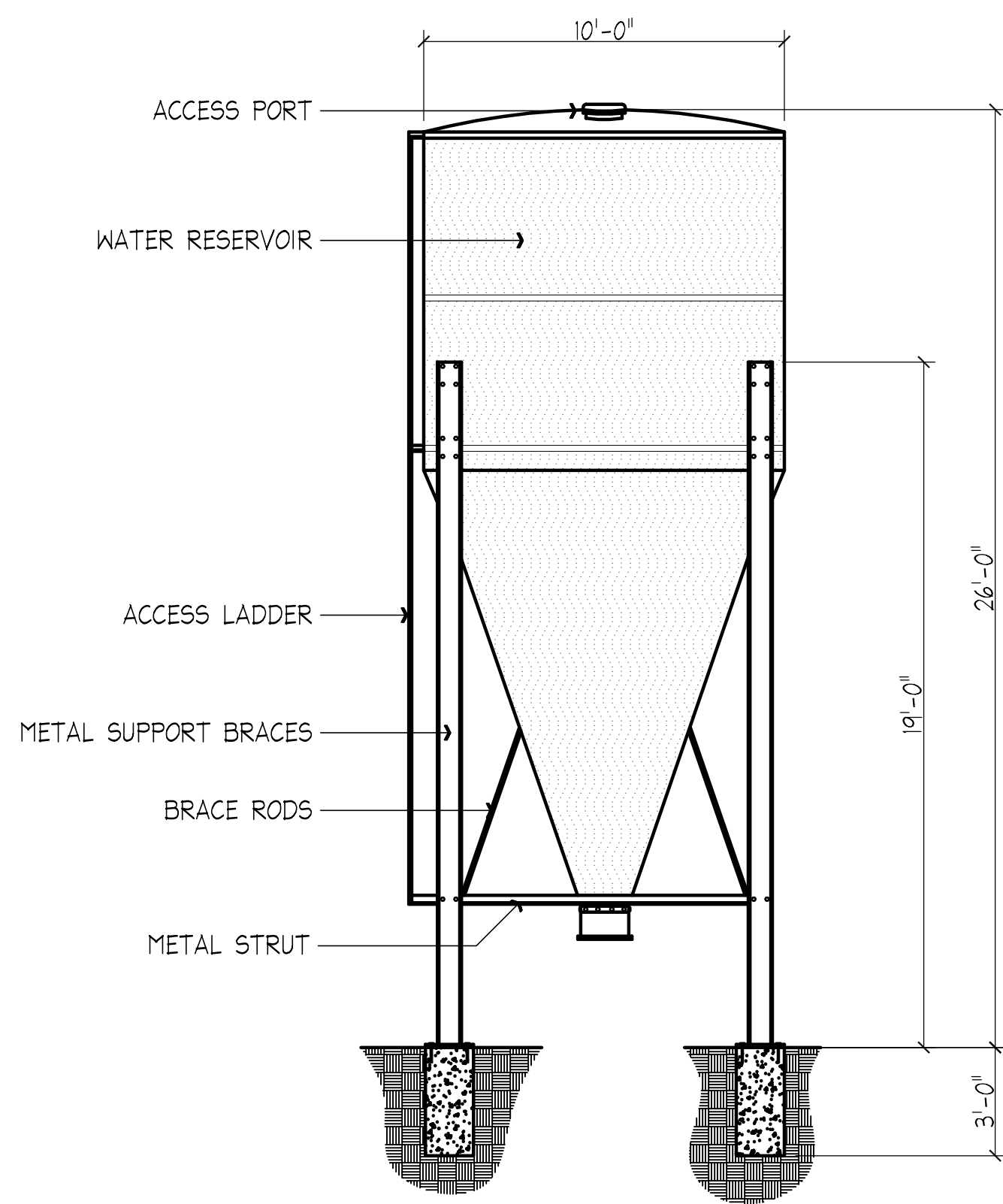
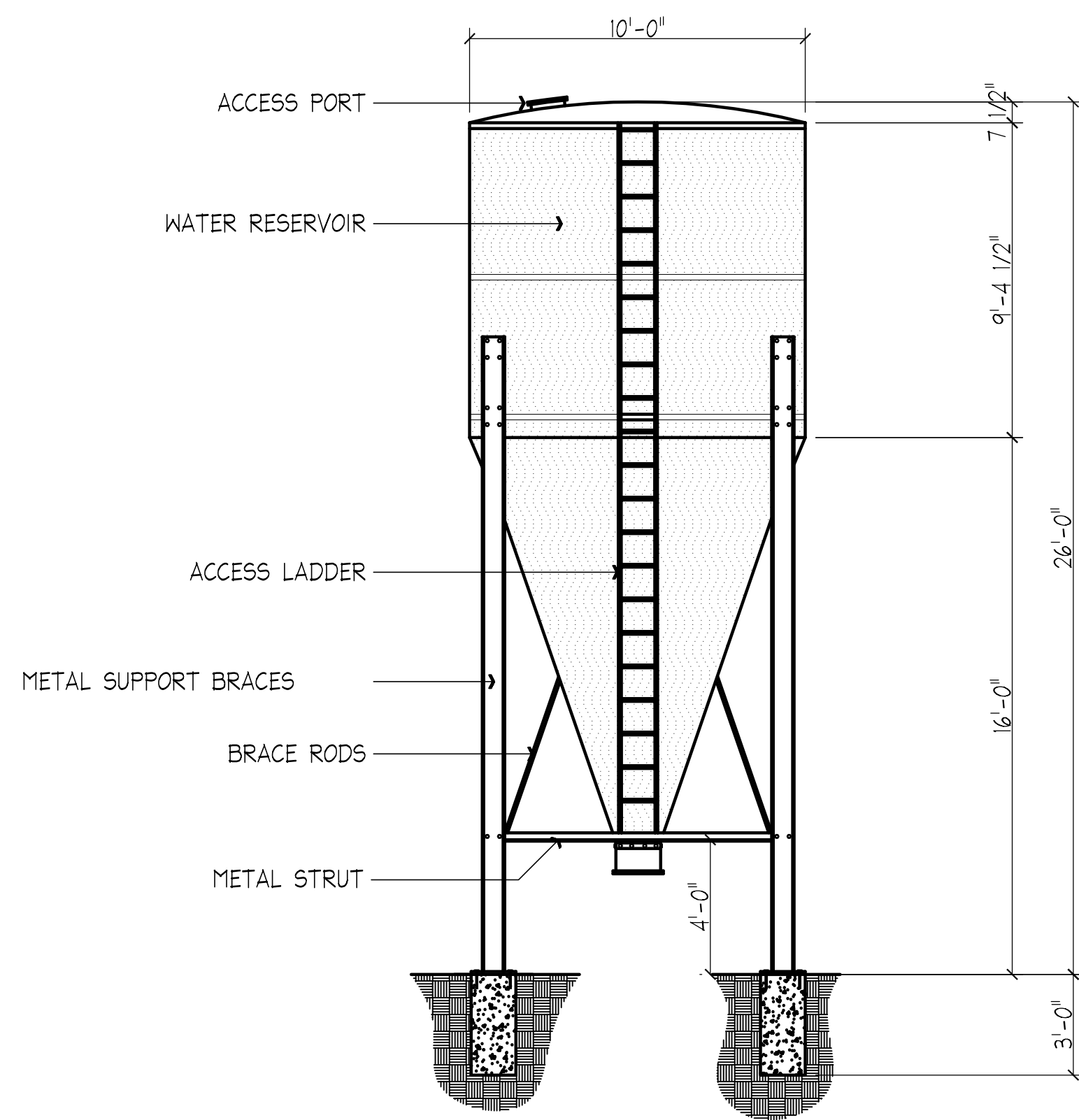
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DATE: 07 DEC 17
PAGE: 6 OF 7
ZC# 18-007
PLAN: Lumberyard
EXISTING BUILDING #2
FLOOR PLAN



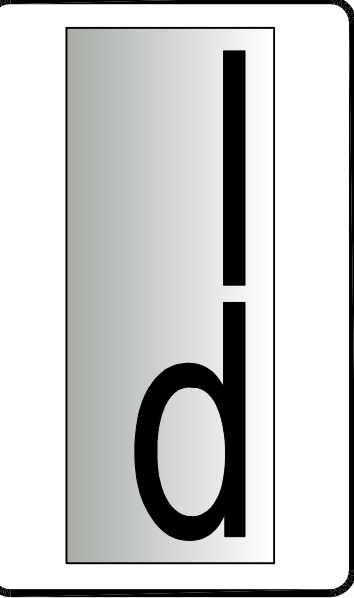
Water Tower Elevation

Scale 1/4"=1'-0"

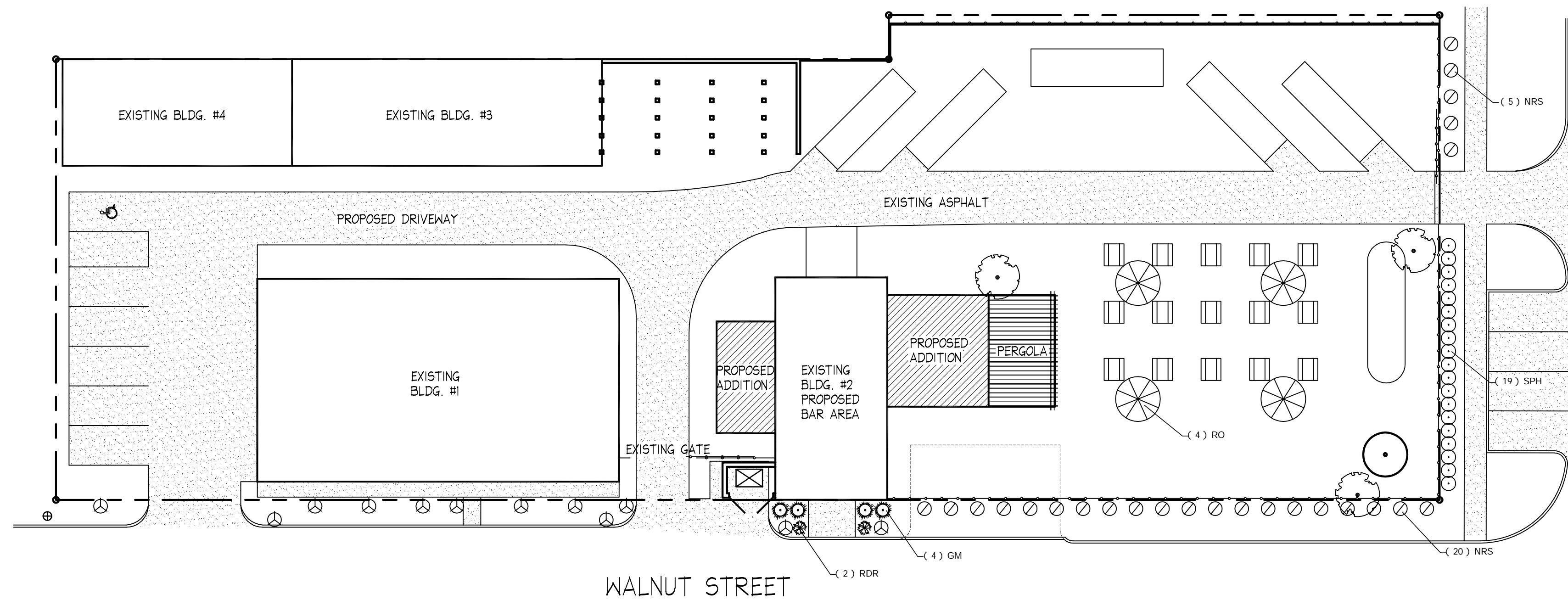
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DATE: 07 DEC 17
PAGE: 7 OF 7
ZC# 18-007
PLAN: Lumberyard
WATER TOWER ELEVATION



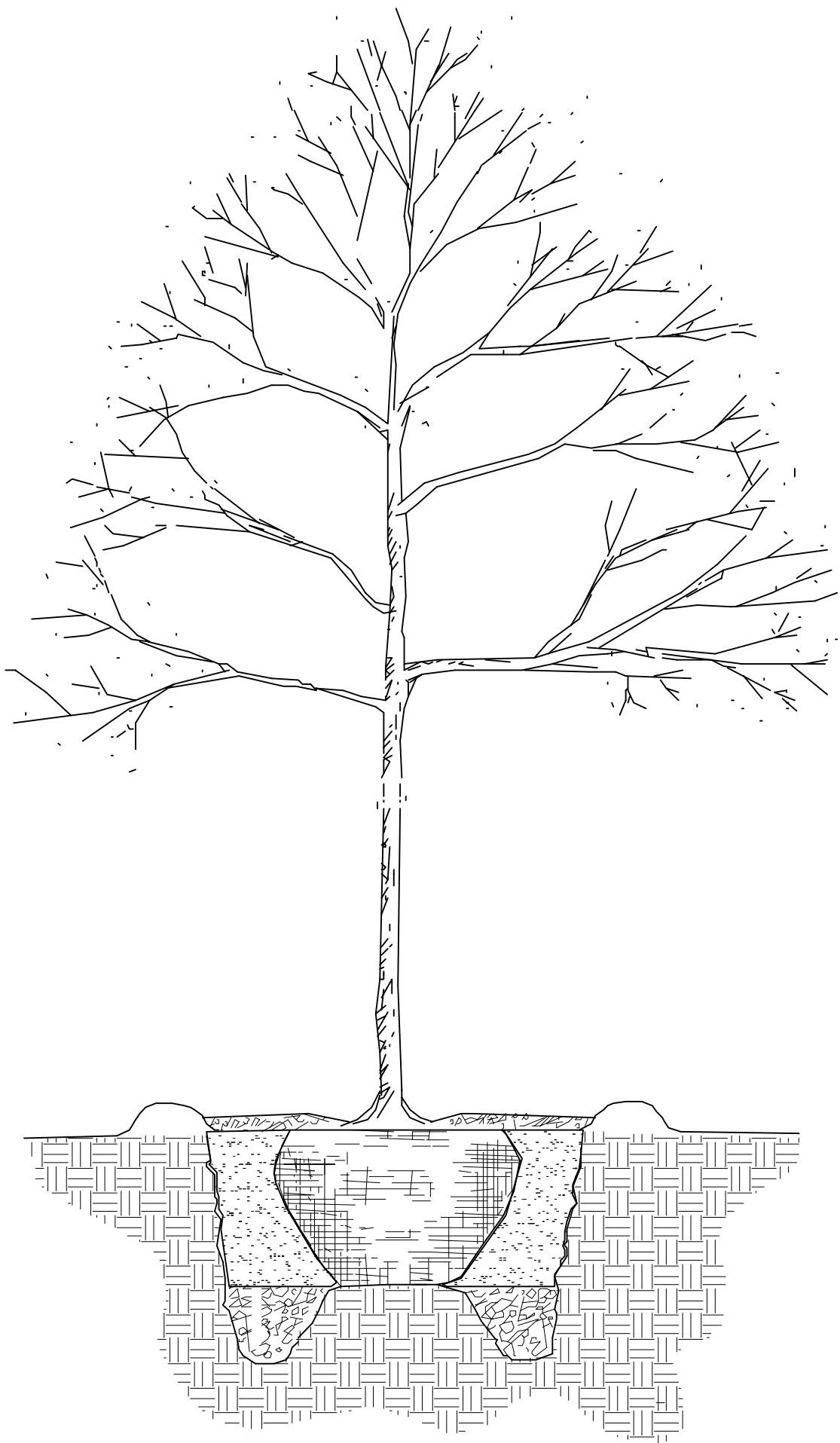
Proposed Site Plan

Scale 1"=20'

PROPOSED TREES				
SYMBOL	KEY	CANOPY TREE Common Name (Botanical Name)	SIZE	SPACING
		EXISTING TREES (Labeled as noted)	N/A	As Scaled
	RO	OAK, RED (Quercus rubra)	6" Cal.	As Scaled

PROPOSED SHRUBS				
SYMBOL	KEY	CANOPY TREE Common Name (Botanical Name)	SIZE	SPACING
		EXISTING SHRUB	N/A	N/A
	SPH	HOLLY, SKY PENCIL (Ilex crenata)	3 Gal./ 2' Ht.	36"
	NRS	HOLLY, NELLIE R. STEVENS (Ilex "Nelle R. Stevens")	15 Gal.	72"
	GM	GULF MUHLY (Muhlenbergia capillaris)	5 Gal.	48"
	RDR	RED DRIFT ROSE (Rosa "Meijococ")	3 Gal.	24" - 36"

*PROPOSING TO DEVELOP PROPERTY WITHOUT BUFFER YARDS.



TREE PLANTING DETAIL

NOT TO SCALE

DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES.

STAKE TREE ONLY AT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.

4 INCH DEPTH OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MUGH WEED FREE.

MULCH RING TO BE 6 INCH DIAMETER MIN., 8 INCH DIAMETER PREFERRED.

TAMP SOIL AROUND ROOT BALL FIRMLY WITH FOOT PRESSURE TO PREVENT SHIFTING.

TREE PIT TO BE 3X WIDER THAN ROOT BALL. SCARIFY ADN ANGLE SIDES OF THE HOLE.

SET TOP OF ROOT BALL 1 INCH ABOVE FINISH GRADE.

PLACE BOTTOM OF ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.

REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.

BACKFILL HOLE WITH EXISTING SOIL.

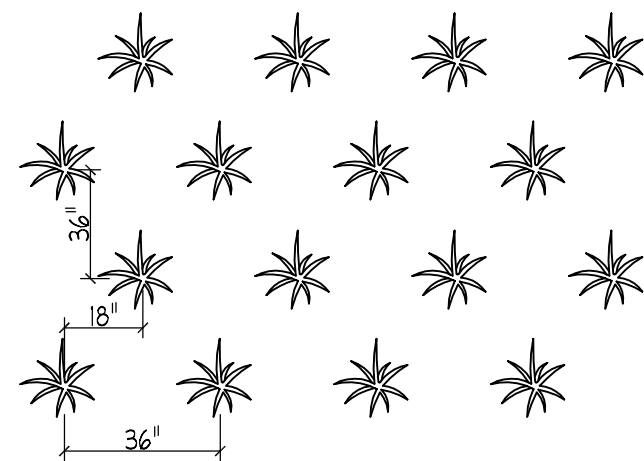
AMENDMENTS SHALL BE ADDED TO SOIL BASED ON RESULTS OF SOIL TESTS.

THE TOP OF ROOF BALL SHALL NOT BE COVERED WITH SOIL.

PROVIDE DRAINAGE IN PLANTING PIT AS DEEMED NECESSARY BY A SOIL PERCOLATION TEST.

SPACE PLANTS ACCORDING TO QUANTITIES INDICATED PER PLANT AREAS AND PLANT SCHEDULE.

SET PLANTS IN STAGGERED ROWS AS SHOWN. (36 INCHES USED AS EXAMPLE).



PLANT SPACING DETAIL

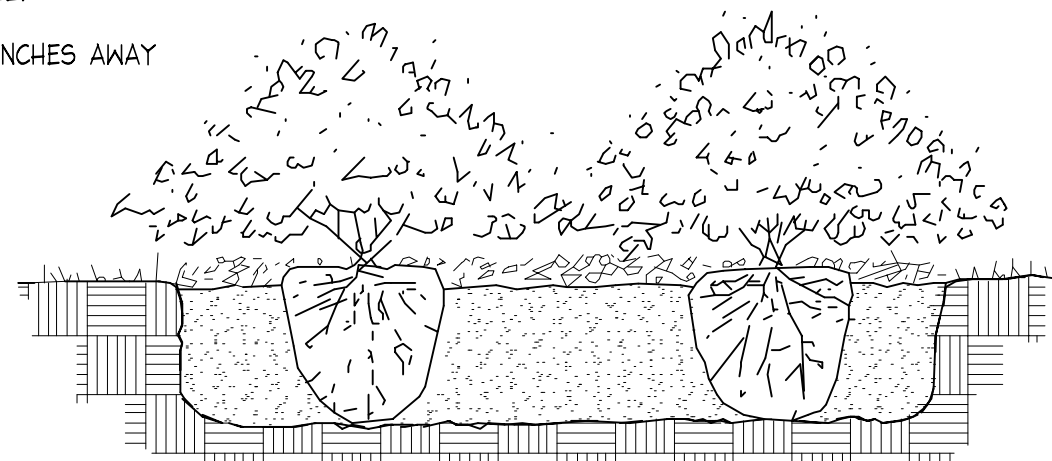
NOT TO SCALE

REMOVE ALL TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIALS ATTACHED TO THE PLANT OR ROOT MASS.

PRUNE PLANT TO REMOVE DEAD OR BROKEN BRANCHES.

4 INCH DEPTH OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH PLANT TRUNK. MAINTAIN THE MULCH WEED FREE.

MULCH SHALL BE KEPT MIN. 2 INCHES AWAY FROM TRUNK OF PLANT.



SHRUB PLANTING DETAIL

NOT TO SCALE

PLANT PIT TO BE AT LEAST 2X WIDER THAN ROOT BALL. SCARIFY AND ANGLE SIDES OF THE HOLE.

REMOVE CONTAINER FROM ROOT MASS. LOOSEN ROOTS FROM POTBOUND PLANTS BY SCORING OR PULLING.

DAMPEN SOIL PRIOR TO PLANTING.

BACKFILL HOLE WITH THOROUGH MIXTURE OF 1 PT. SAND, 1 PT. ORGANIC HUMUS, 1 PT. NATIVE TOPSOIL.

AMENDMENTS SHALL BE ADDED TO SOIL BASED ON RESULTS OF SOIL TESTS.

PLACE BOTTOM OF ROOT BALL ON TAMPED SOIL THAT HAS BEEN SETTED WITH WATER.

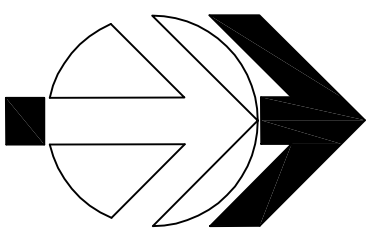
PLANT SOIL LEVEL SHALL BE 1" HIGHER THAN SURROUNDING GRADE.

TAMP SOIL AROUND ROOT BALL LIGHTLY WITH FOOT OR HAND PRESSURE TO PREVENT SHIFTING.

PROVIDE DRAINAGE IN PLANTING PIT AS DEEMED NECESSARY BY A SOIL PERCOLATION TEST.

LANDSCAPE PLAN

SCALE 1" = 20'



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DATE: 07 DEC 17
18 APR 18

ZC#18-007
PLAN: Truckyard
LANDSCAPE PLAN

PLANNING AND ZONING COMMUNICATION

Agenda: June 4, 2018

Subject: ZC#18-013: Public hearing for a change of zoning from PR Pre-Development District to PD Planned Development District for Single-Family Attached Townhomes on approximately 3.56 acres situated in the James Grimsley Survey, Abstract No. 578, generally located at 1802 Mansfield Webb Road

GENERAL INFORMATION

Applicant:	James Johnston of Black Ocean Dev Holdings, LLC (owner) Macatee Engineering, LLC (engineer) Frantom Designs, Inc. (architect) Bannister Engineering (landscape architect)
Size:	3.56 acres
Proposed Use:	Single-family attached townhomes
Existing Land Use:	Vacant land and single-family residential
Surrounding Land Use & Zoning:	North - Mansfield Webb Rd.; City of Arlington single-family residential across the street South - Single-family residential (SF-8.4/18) East - La Frontera Trail; City of Arlington single-family residential across the street West - Church (SF-12/22) and vacant land under development for office/retail/service uses (PD)
Thoroughfare Plan Specification:	Mansfield Webb Road – Major Collector (four-lane undivided)

COMMENTS AND CONSIDERATIONS

The subject property consists of 3.56 acres located at the southwest corner of Mansfield Webb Road and La Frontera Trail. The applicant is requesting to re-zone the property from PR Pre-Development District to PD Planned Development District for single-family attached townhomes. The applicant plans to develop 19 townhomes split amongst four buildings: three five-unit buildings and one four-unit building. Each residence (including the residential unit as well as a 7' area in front of the unit and a 10' area in the rear of the unit) will be a separate lot. The development will have a gross density of 5.34 lots per acre and will be completed in one phase. The applicant is proposing the following bulk area standards:

Maximum height: 36'

Minimum floor area: 1,800 sq. ft.

Minimum lot width: 20'

Minimum lot depth: 67' (a)

Minimum front yard (between front of unit and the HOA lot): 7'

Minimum rear yard (between rear of unit and the mutual access easement/fire lane): 10' (a)

Minimum side yard: 0'

Minimum building setbacks from roads: 15' from Mansfield Webb Road; 25' from La Frontera Trail

- a. For Lots 5 & 10, Block 1, the minimum depth is 63' and the minimum rear yard from the mutual access easement/fire lane is 5'

The development will be served by a private access driveway with access points on Mansfield Webb Road and La Frontera Trail, as shown on the Development Plan. The access point on La Frontera Trail will require approval by the City of Arlington and the applicant is in process with that City on obtaining the necessary approvals. Residents will be required to park in the attached garages. In addition, 12 guest parking stalls will be provided.

The southern portion of the property, much of which is located in a floodplain, will be preserved as open space. The applicant will install some canopy trees in this area as well as a 5' decomposed granite walking path.

The residences will front towards either Mansfield Webb Road or the open space area to the south, with the garages located in the rear of the residences and oriented towards the interior driveway. Each residence will include a fenced front yard 7' in depth.

The provided elevations show a mix of brick, stone, and stucco architectural materials and an 8:12 roof pitch for the predominant roofs. The front elevations will be predominantly stone and stucco with a series of wall recesses and projections, while the rear elevations will be predominantly brick. The side elevations will feature a transition from the stone and stucco of the front elevations to the brick of the rear elevations. The applicant has specified that all residential architecture will comply with Section 4600 of the Zoning Ordinance except that the minimum masonry percentage shall be 70% (instead of the required 80%).

As indicated in the Landscape Plan, the applicant will provide a mixture of shade trees, ornamental trees, and evergreen shrubs in front of Lots 1-9 (facing Mansfield Webb Road) in the HOA lot. Foundation plantings will be provided along the sides of the residential buildings facing La Frontera Trail. Ornamental trees will be planted in the front yards of Lots 10-19, which will be maintained by the individual homeowners. Two interior shade trees will be provided in the HOA lot adjacent to Lots 4 and 5. Trees will also be planted in the open space area in the southern portion of the property. Seven existing trees along La Frontera Trail will be removed with permission by the neighboring homeowners association, or trimmed to a height of 7' above the curb line.

Staff recommends approval with the condition that the access point on La Frontera Trail as shown on the Development Plan receives approval by the City of Arlington and that another fire hydrant be added to the south side of the development.

Attachments:

Maps and Supporting Information

Exhibit A – Property Description

Exhibit B – Development Plan

Exhibit C – Elevations

Exhibit D – Landscape Plan

Letter from North Side Church of Christ



ZC#18-013

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

5/23/2018



ZC#18-013

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5/23/2018

Property Owner Notification for ZC#18-013

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
FIVE OAKS CROSSING ADDN	BLK 1	CTMGT FIVE OAKS CROSSING LLC	1800 VALLEY VIEW LN STE 300	FARMERS BRANCH, TX	75234
FIVE OAKS CROSSING ADDN	BLK 1	CALATLANTIC HOMES OF TEXAS INC	2600 NETWORK BLVD STE 600	FRISCO, TX	75034
FIVE OAKS CROSSING ADDN	BLK 1	BANKS, GREGORY & BONITA	2105 FALCON RIDGE DR	MANSFIELD, TX	76063
FIVE OAKS CROSSING ADDN	BLK 1	CALATLANTIC HOMES OF TEXAS INC	2600 NETWORK BLVD STE 600	FRISCO, TX	75034
FIVE OAKS CROSSING ADDN	BLK 1	MEGATEL HOMES, INC.	1800 VALLEY VIEW LN STE 400	DALLAS, TX	75234
FIVE OAKS CROSSING ADDN	BLK 1	LINDSEY, BRANDON D	2005 FALCON RIDGE DR	MANSFIELD, TX	76063
FIVE OAKS CROSSING ADDN	BLK 1	CTMGT FIVE OAKS CROSSING LLC	1800 VALLEY VIEW LN STE 300	FARMERS BRANCH, TX	75234
FIVE OAKS CROSSING ADDN	BLK 1	CTMGT FIVE OAKS CROSSING LLC	1800 VALLEY VIEW LN STE 300	FARMERS BRANCH, TX	75234
FIVE OAKS CROSSING ADDN	BLK 1	CALATLANTIC HOMES OF TEXAS INC	2600 NETWORK BLVD STE 600	FRISCO, TX	75034
FIVE OAKS CROSSING ADDN	BLK 1	CTMGT FIVE OAKS CROSSING LLC	1800 VALLEY VIEW LN STE 300	FARMERS BRANCH, TX	75234
FIVE OAKS CROSSING ADDN	BLK 1	CTMGT FIVE OAKS CROSSING LLC	1800 VALLEY VIEW LN STE 300	FARMERS BRANCH, TX	75234
FIVE OAKS CROSSING ADDN	BLK 1	NORTHERN, CHIQUITA YVONNE	3402 WILLOW BROOK DR	MANSFIELD, TX	76063
GRIMSLEY, JAMES SURVEY	A 578	BLACK OCEAN DEV HOLDINGS LLC	21 TRANQUIL POND	FRISCO, TX	75034
GRIMSLEY, JAMES SURVEY	A 578	MANSFIELD WEBB LLC	4532 OLD POND DR	PLANO, TX	75024
NORTHSIDE CHURCH OF CHRIST	BLK 1	NORTHSIDE CH OF CHRIST MANSF	1820 MANSFIELD WEBB RD	ARLINGTON, TX	76002

May 8, 2018

To Whom It May Concern:

We are aware of the proposed development of townhomes next to our Church at the corner of La Frontera and Mansfield Webb. We have seen the plans for this development and met with the property owners. We are in full support of their plans for this project.

Thank you,

A handwritten signature in black ink that reads "Tom Roberts". The signature is written in a cursive, flowing style with a large initial "T" and "R".

Tom Roberts

Northside Church of Christ

817-996-3926

EXHIBIT A

ZONING CASE NO. ZC#18-013

LEGAL LAND DESCRIPTION

BEING a 154,870 square foot tract of land out of the James A. Grimsley Survey, Abstract No. 578, City of Mansfield, Tarrant County, Texas, being that tract of land conveyed by deed to Black Ocean Development Holdings, LLC as recorded under Instrument No. D216258464, Deed Records, Tarrant County Texas, (D.R.T.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rod found for a northwest corner of said Black Ocean tract, said corner being the northeast corner of Lot 1, Block 1 of Northside Church of Christ, a plat to the City of Mansfield as recorded under Cabinet B, Slide 2557 (D.R.T.C.T.), said corner being in the south line of Mansfield-Webb Road (a variable width right-of-way);

THENCE North 59 degrees 42 minutes 40 seconds East, along the common line between said Black Ocean tract and said Mansfield-Webb Road, a distance of 279.80 feet to a ½-inch iron rod found for the northeast corner of said Black Ocean tract, said point being at the intersection of the southeast line of said Mansfield-Webb Road with the southwest line of La Frontera Trail (a 60 foot right-of-way), said corner being the northwest corner of La Frontera Phase 1, a plat to the City of Arlington as recorded under Cabinet A, Slide 8177A (D.R.T.C.T.);

THENCE South 30 degrees 17 minutes 20 seconds East, along the common line between said Black Ocean tract and said La Frontera Phase 1, a distance of 545.33 feet to a point for corner near the center of a creek, said point being the northeast corner of Five Oaks Crossing Phase 2, a plat to the City of Mansfield, as recorded under Instrument No. D216211072, Plat Records, Tarrant County, Texas;

THENCE South 87 degrees 32 minutes 31 seconds West, along the common line between said Black Ocean tract and said Five Oaks Crossing Phase 2, a distance of 520.51 feet to a point for corner;

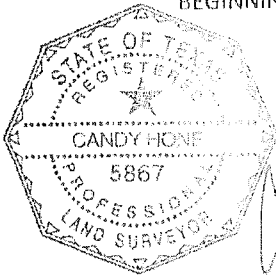
THENCE South 58 degrees 54 minutes 26 seconds West, along the common line between said Black Ocean tract and said Five Oaks Crossing Phase 2, a distance of 27.20 feet to a point for corner;

THENCE North 30 degrees 19 minutes 02 seconds West, departing the north line of said Five Oaks Crossing Phase 2, along the southwest line of said Black Ocean tract, a distance of 69.57 feet to a ½-inch iron rod found for corner, said corner being in the south line of Lot 1, Block 1 of said Northside Church of Christ;

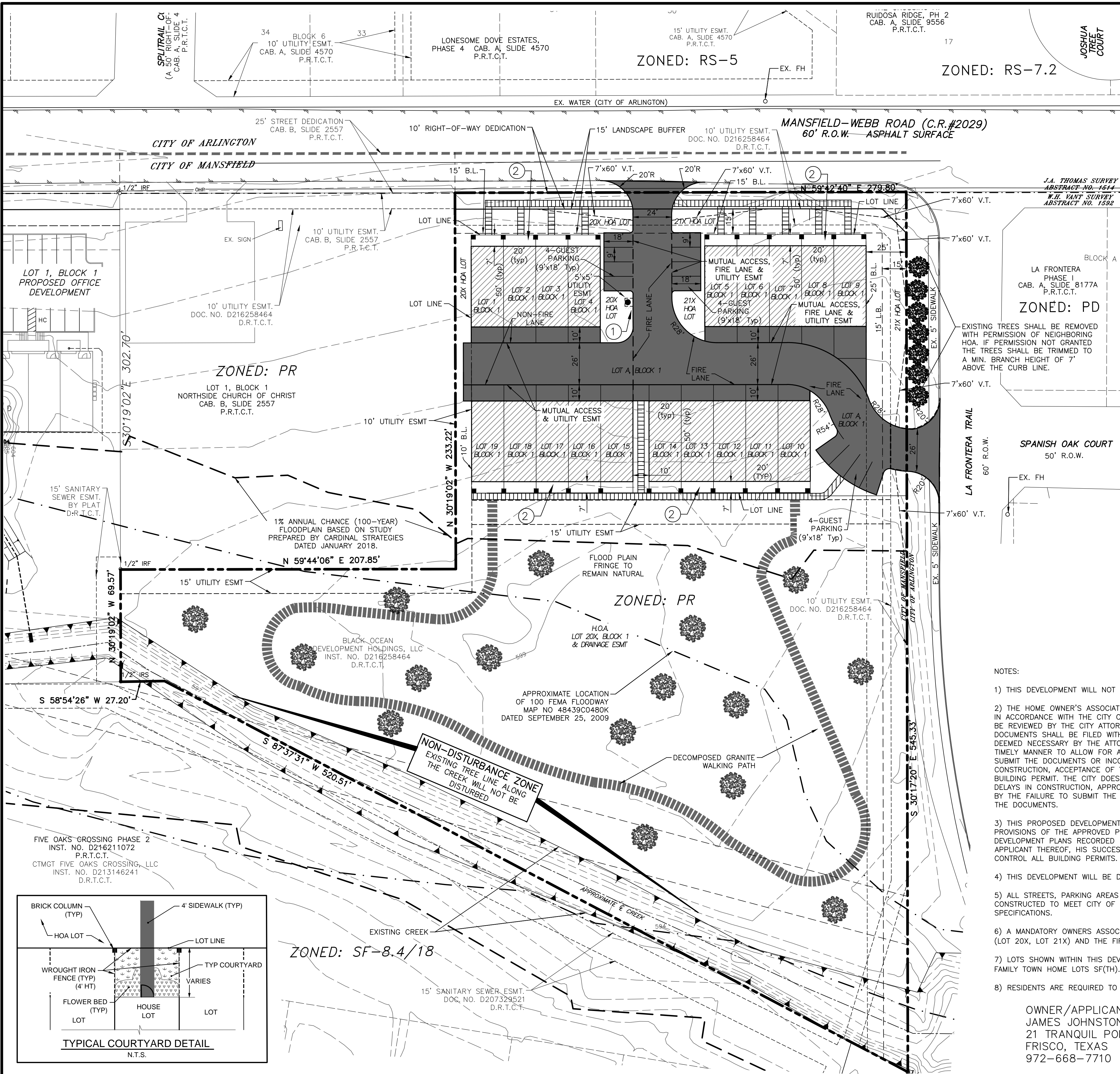
THENCE along the common line between said Black Ocean tract and said Northside Church of Christ for the following two calls:

-North 59 degrees 44 minutes 06 seconds East, a distance of 207.85 feet to a ½-inch iron rod found for corner;

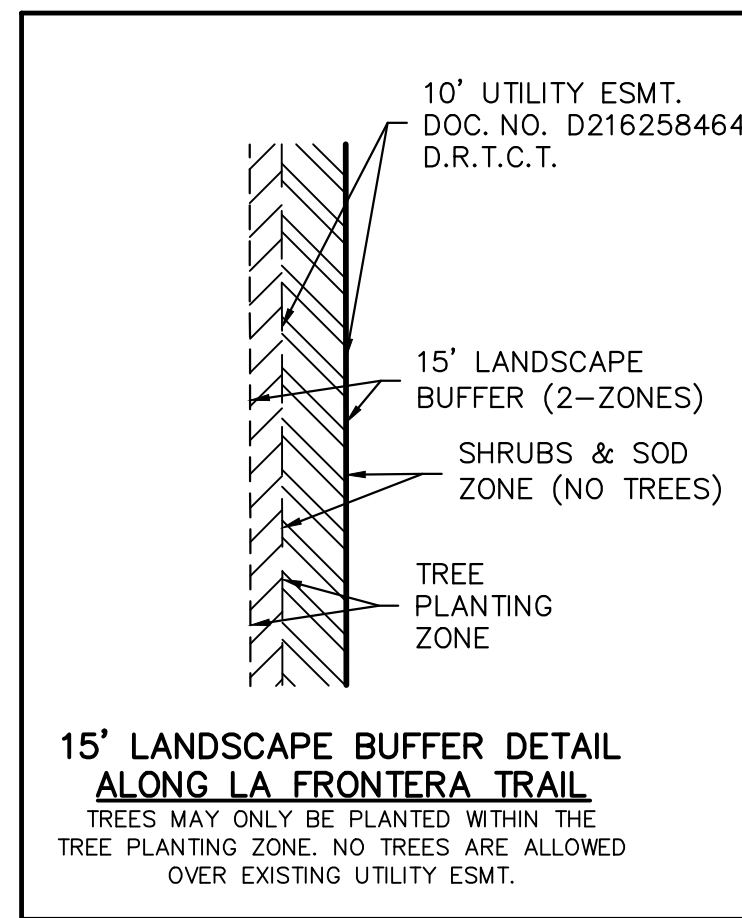
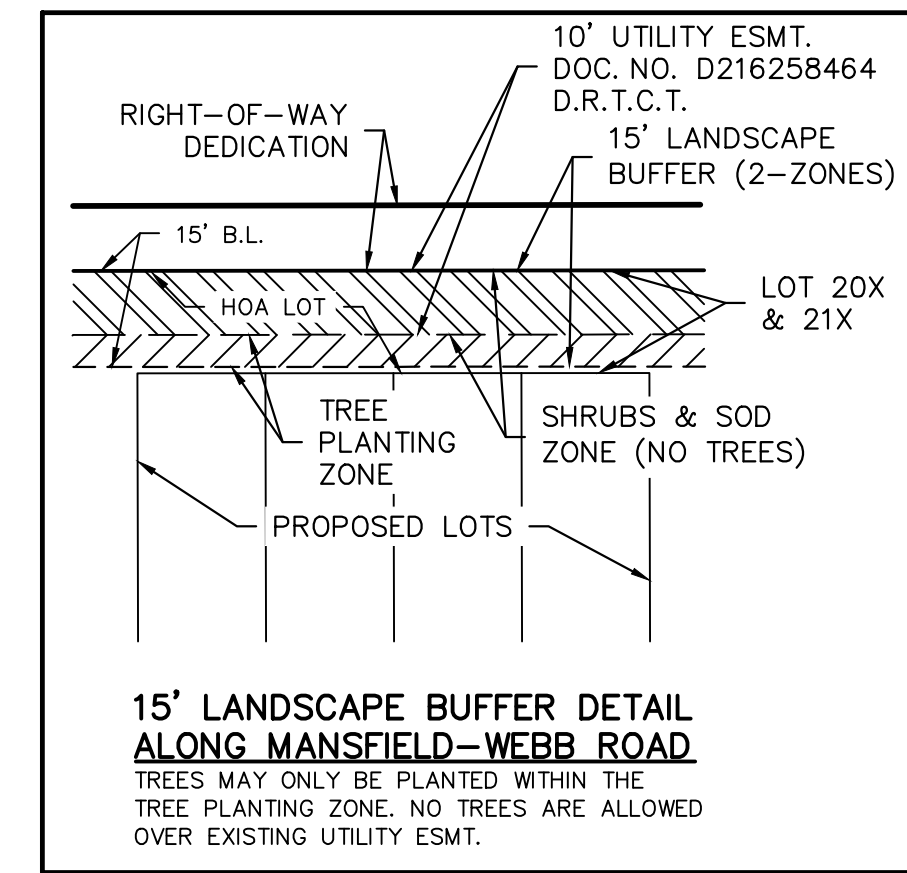
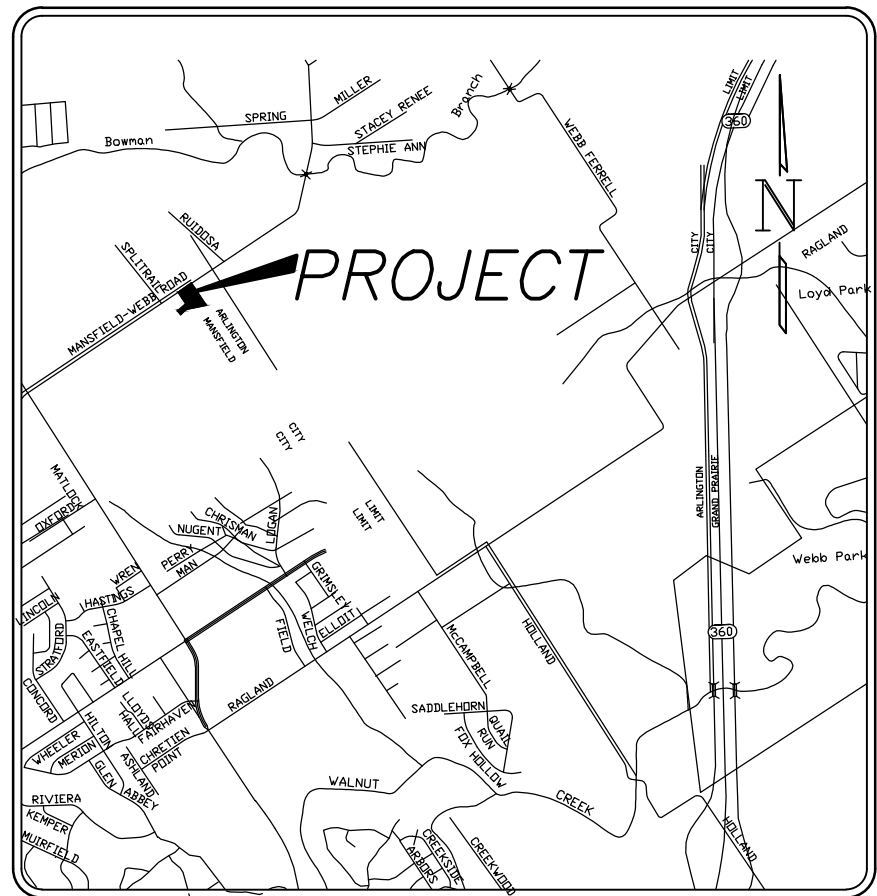
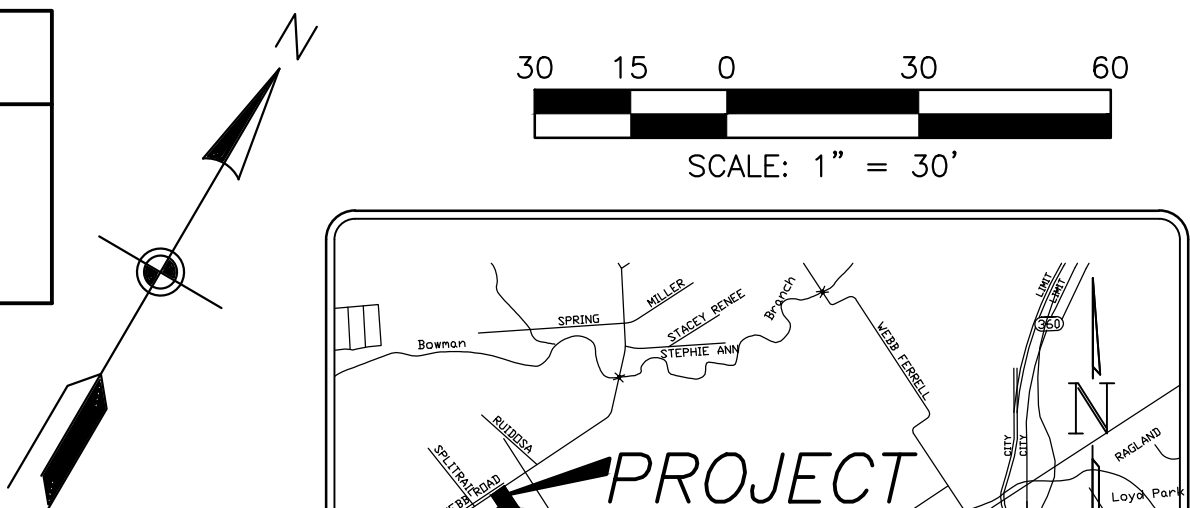
-North 30 degrees 19 minutes 02 seconds West, a distance of 233.22 feet to the POINT OF BEGINNING, containing 154,870 square feet or 3.56 acres of land, more or less.



Candy Hone, RLS
5/12/2018



KEYNOTES:	
①	PROPOSED FIRE HYDRANT
②	PROPOSED COURTYARD (SEE DETAIL)



LEGEND	
	PROPERTY LINE
	EX. UTILITY EASEMENT
	PROP. UTILITY EASEMENT
	RIGHT-OF-WAY LINE
	100 YEAR FLOODPLAIN
	100 YEAR FLOODWAY
	TOP OF BANK
	PROP. 4' SIDEWALK
	PROP. 5' DECOMPOSED GRANITE WALKING PATH
	PROPOSED FIRE LANE
	VISIBILITY TRIANGLE
	LANDSCAPE BUFFER
	BUILDING LINE
	HOME OWNER'S ASSOCIATION
	CONCRETE PAVEMENT

SITE SUMMARY

PROPOSED LAND USE:	RESIDENTIAL
TOTAL NUMBER OF LOTS:	19 RESIDENTIAL
MAXIMUM HEIGHT:	36'
MINIMUM FLOOR AREA PER UNIT:	1800 Sq. Ft.
MINIMUM LOT WIDTH:	20'
MINIMUM LOT DEPTH:	67'
STREETS:	MUTUAL ACCESS ESMT.
PAVEMENT WIDTH:	VARIES
GROSS AREA (ACRES):	3.56
AREA NET FLOODPLAIN (ACRES):	2.133
NET DEVELOPMENT AREA (ACRES):	2.61
MINIMUM FRONT YARD:	7'
FROM HOA LOT:	
MINIMUM REAR YARD:	10'
FROM MUTUAL ACCESS ESMT/FIRE LANE (a):	
MINIMUM REAR YARD:	0'
MINIMUM SIDE YARD:	0'
MINIMUM BUILDING SETBACKS FROM ROADS:	15' FROM MANSFIELD-WEBB ROAD 25' FROM LA FRONTERA TRAIL
DENSITY (GROSS):	5.34 lots/acre
-ALL RESIDENTIAL ARCHITECTURE SHALL COMPLY WITH SECTION 4600 OF THE CITY OF MANSFIELD ZONING ORDINANCE EXCEPT THAT THE MINIMUM MASONRY PERCENTAGE SHALL BE 70%	
(a) FOR LOTS 5 & 10, BLOCK 1, THE MINIMUM DEPTH IS 63' AND THE MINIMUM REAR YARD FROM THE MUTUAL ACCESS EASEMENT/FIRE LANE IS 5'.	

EXHIBIT B DEVELOPMENT PLAN MANSFIELD-WEBB TOWN HOMES

JAMES GRIMSLEY SURVEY, ABSRTACT NO. 578
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
3.56 AC. OR 154,870 SQ. FT.

MAY 2018

ZC#18-013

- NOTES:
- THIS DEVELOPMENT WILL NOT BE GATED.
 - THE HOME OWNER'S ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH THE CITY OF MANSFIELD POLICIES. THESE DOCUMENTS MUST BE REVIEWED BY THE CITY ATTORNEY PRIOR TO FILING THE FINAL PLAT. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT AT TARRANT COUNTY WHEN DEEMED NECESSARY BY THE ATTORNEY. THE DOCUMENTS SHALL BE SUBMITTED IN A TIMELY MANNER TO ALLOW FOR A MINIMUM OF 60 DAYS FOR REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN DELAY OF CONSTRUCTION, ACCEPTANCE OF THE SUBDIVISION OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS IN CONSTRUCTION, APPROVAL OR ACCEPTANCE OF THE SUBDIVISION CAUSED BY THE FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.
 - THIS 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.
 - THIS DEVELOPMENT WILL BE DEVELOPED IN ONE PHASE.
 - ALL STREETS, PARKING AREAS AND DRIVEWAYS WILL BE CONCRETE PAVEMENT CONSTRUCTED TO MEET CITY OF MANSFIELD STANDARD DRAWINGS AND SPECIFICATIONS.
 - A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE HOA LOTS (LOT 20X, LOT 21X) AND THE FIRE LANE AND GUEST PARKING STALLS (LOT A).
 - LOTS SHOWN WITHIN THIS DEVELOPMENT PLAN WILL BE PLATTED AS SINGLE FAMILY TOWN HOME LOTS SF(TH).
 - RESIDENTS ARE REQUIRED TO PARK IN THE ATTACHED GARAGES.

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

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



DRAWN BY: 2

F

FRANTOM
DESIGNS

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

BUILDING FOR:

MANSFIELD WEBB - TOWNHOMES

SUBDIVISION:
ADDRESS:

Drawn by: Frantom Design

Checked by:

Issue Date:

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

Revision		
#	Date	Description

Job Name
XXXX

Case Number
X

Sheet Name
COLOR
RENDERINGS

Sheet Number
A0.01



MANSFIELD WEBB - TOWNHOMES

BY: FRANTOM DESIGNS
RONNIE FRANTOM
1350 E. ARAPAHO RD. # 114
RICHARDSON, TX 75081
RONNIE@FRANTOMDESIGNS.COM

SHEET INDEX	
SHEET #	SHEET NAME
A0.00	COVER SHEET
A0.01	COLOR RENDERINGS
A1.01	EXTERIOR FRONT ELEVATION
A1.02	EXTERIOR SIDE ELEVATIONS
A1.03	EXTERIOR REAR ELEVATION
A2.00	ROOF PLAN

REVISION LOG		
REV.	DESCRIPTION	DATE



PERSPECTIVE A-1



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



BUILDING FOR:

MANSFIELD WEBB - TOWNHOMES

SUBDIVISION:
ADDRESS:

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Revision		
#	Date	Description

Job Name
XXXX
Case Number
X
Sheet Name
COVER SHEET
Sheet Number
A0.00



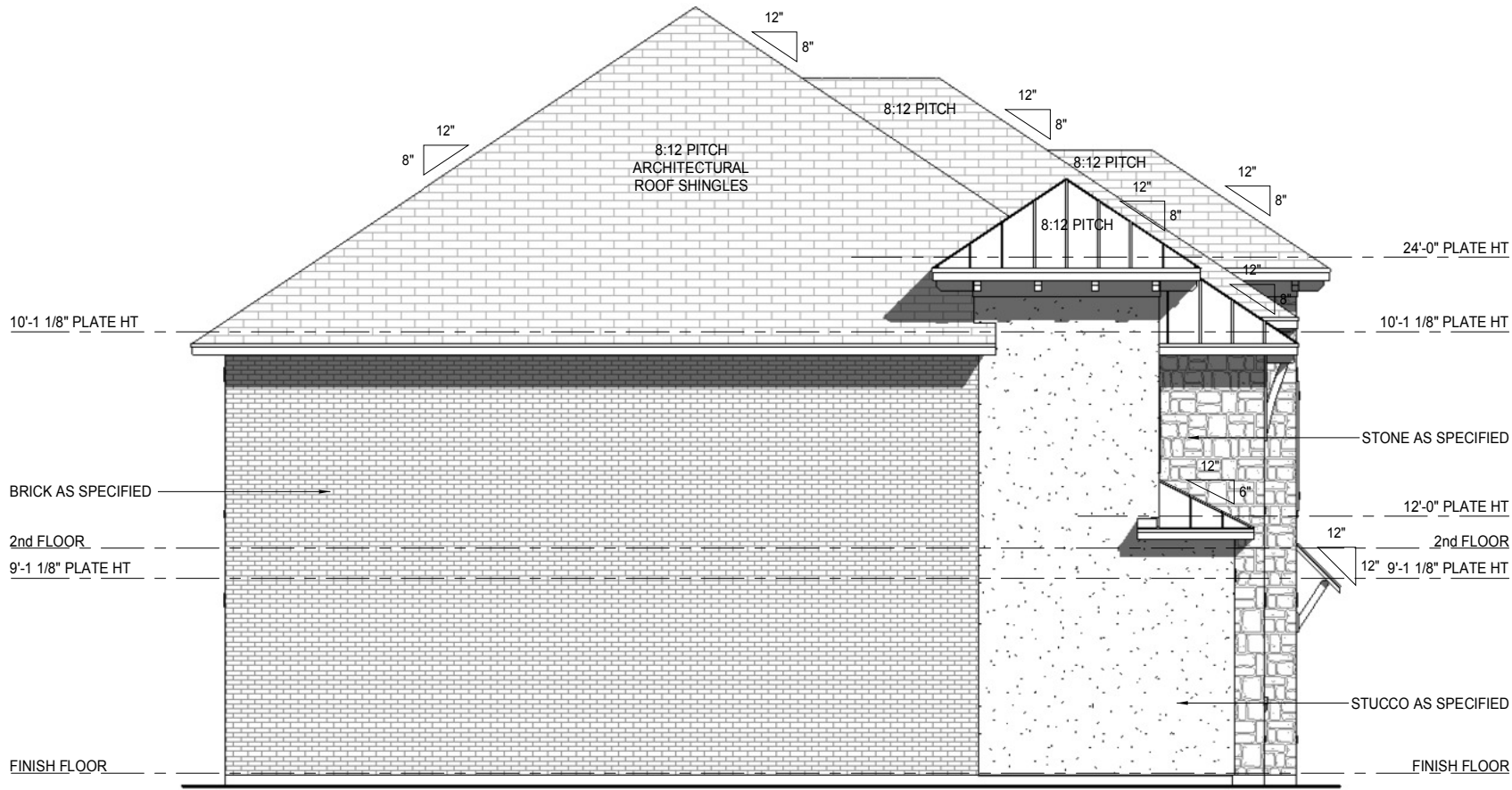
1 FRONT ELEVATION

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

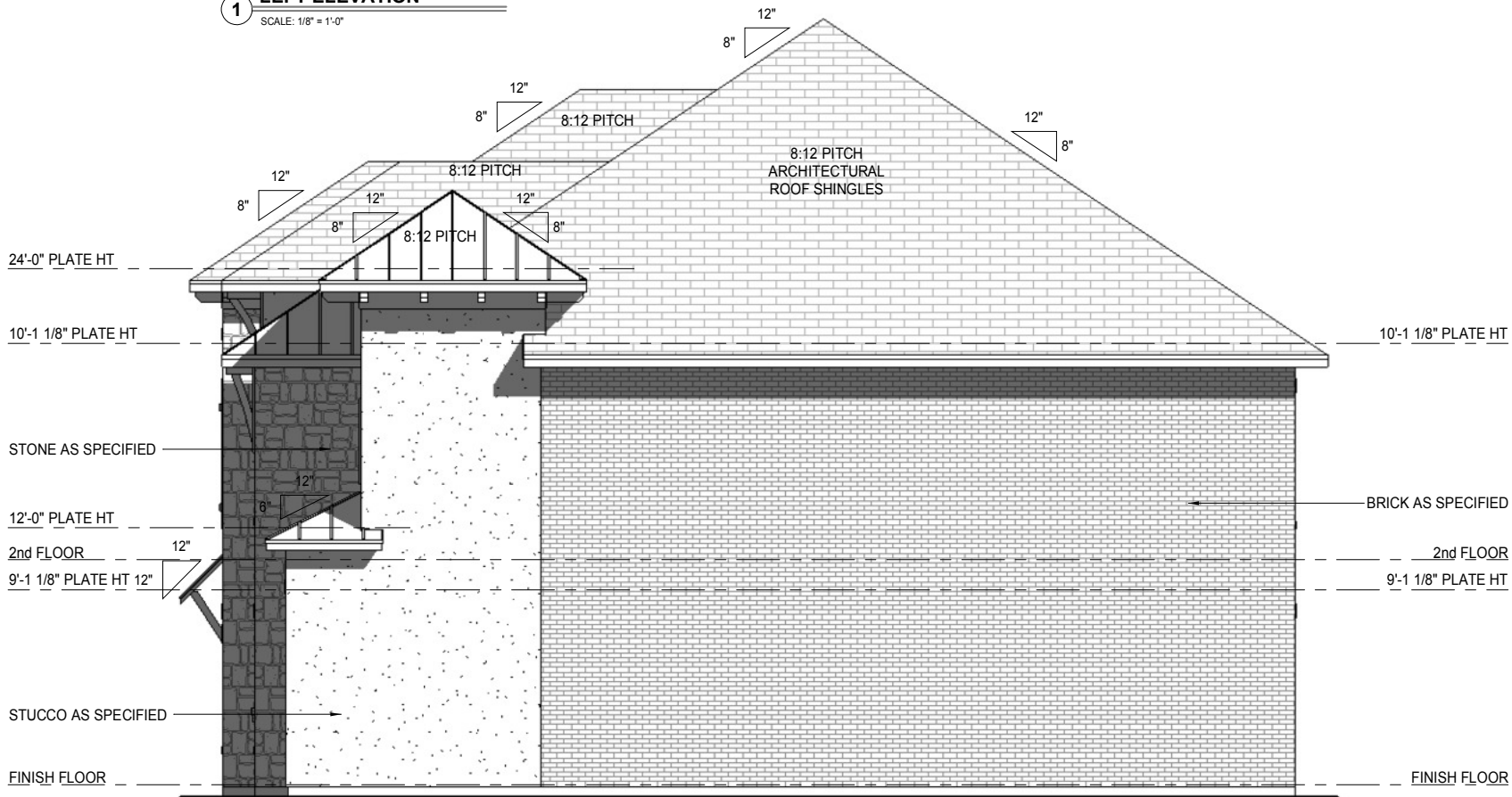
MASONRY SQUARE FOOTAGE CHART FRONT ELEVATION		
STONE AS SPECIFIED	941 SQFT	48 %
BRICK AS SPECIFIED	0 SQFT	0 %
STUCCO AS SPECIFIED	1,035 SQFT	52 %
TOTAL WALL	1,976 SQFT	100 %

MASONRY SQUARE FOOTAGE CHART TOTAL BUILDING		
STONE AND BRICK AS SPECIFIED:	4,305 SQFT	70 %
STUCCO AS SPECIFIED:	1,814 SQFT	30 %
TOTAL NET FACADE AREA:	6,119 SQFT	100 %

Revision		
#	Date	Description



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



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

MASONRY SQUARE FOOTAGE CHART LEFT ELEVATION		
STONE AS SPECIFIED	303 SQFT	21 %
BRICK AS SPECIFIED	717 SQFT	49 %
STUCCO AS SPECIFIED	430 SQFT	30 %
TOTAL WALL	1,450 SQFT	100 %

MASONRY SQUARE FOOTAGE CHART RIGHT ELEVATION		
STONE AS SPECIFIED	383 SQFT	26 %
BRICK AS SPECIFIED	717 SQFT	49 %
STUCCO AS SPECIFIED	349 SQFT	24 %
TOTAL WALL	1,449 SQFT	100 %

Revision		
#	Date	Description



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

MASONRY SQUARE FOOTAGE CHART REAR ELEVATION		
STONE AS SPECIFIED	0 SQFT	0 %
BRICK AS SPECIFIED	1,244 SQFT	100 %
STUCCO AS SPECIFIED	0 SQFT	0 %
TOTAL WALL	1,244 SQFT	100 %

DRAWN BY: 2

F

FRANTOM
DESIGNS

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Richardson, TX 75081
469-274-2260

BUILDING FOR:

MANSFIELD WEBB - TOWNHOMES

SUBDIVISION:
ADDRESS:

Drawn by: Frantom Design

Checked by:

Issue Date:

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

Revision		
#	Date	Description

Job Name
XXXX

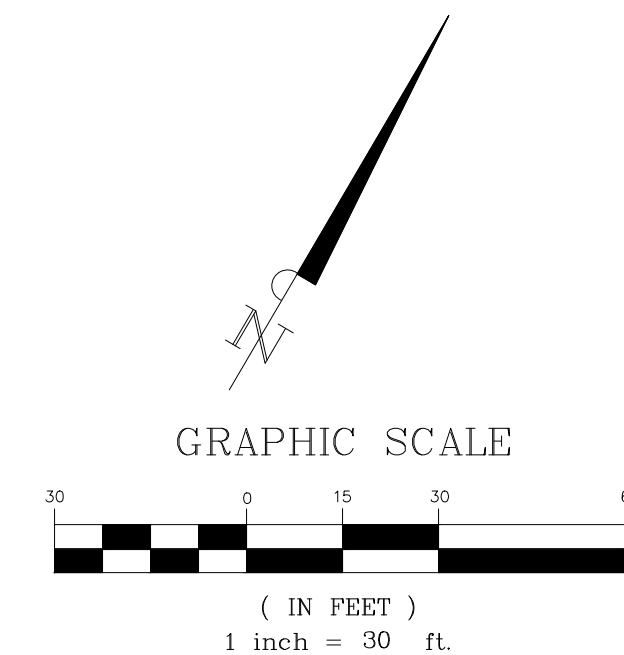
Case Number
X

Sheet Name
EXTERIOR
REAR
ELEVATION

Sheet Number
A103



Job Name	XXXX
Case Number	X
Sheet Name	ROOF PLAN
Sheet Number	A2.00



SUMMARY CHART - BUFFERYARDS / SETBACKS						
PARCEL	LOCATION OF BUFFERYARD OR SETBACK	BUFFERYARD OR SETBACK WIDTH / TYPE	LENGTH (IN FEET)	TREES REQ'D	TREES PROVIDED	SCREEN WALL / DEVICE HEIGHT AND MATERIAL
LOT	NORTH	15' BUFFERYARD	280	12	6 SHADE, 6 ORNAMENTAL	-
LOT	EAST	10' BUFFERYARD	186	3	7 EXISTING TREES	-
LOT	SOUTH	NA	520	-	EXISTING TREES	-
LOT	WEST	15' BUFFERYARD	233	9	NONE (UTILITY EASEMENT)	-

NOTES:

A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING ON THE HOA LOT. THE TREES ON LOTS 10-19 WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THOSE LOTS.

PD TOWNHOUSE
MANSEFIELD WEBB & LA FRONTERA TRAIL
MANSEFIELD, TEXAS

[illegible]

PRELIMINARY
FOR REVIEW ONLY
These documents are for
Design Review and not
intended for
Construction, Bidding or
Permit Purposes. They
were prepared by, or
under the supervision of:
Drew J. Dubocq
L.A.#3141
5/29/2018

SHEET NUMBER
EX-D



Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

ZC#18-013

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS
IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE
DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES.
EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS
PLAN SET

Summary of City Council Actions

May 29, 2018

Third and Final Reading on an Ordinance approving 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; Hanover Property Company (ZC#18-004)

Tabled 30 days - Approved 5 -1 (Cook) Newsom absent

Public Hearing Continuation and Second Reading of an Ordinance approving a 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 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; Felix Wong (ZC#18-010)

Denied 3 – 3 (Approved - Cook, Broseh and Short ----Deny - Leyman, Moore and Lewis)

Public Hearing and First Reading of an Ordinance approving 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; Pete Shopp, Mouser Electronics (ZC#18-009)

Approved 6 – 0

Public Hearing and First Reading of an Ordinance to consider a change of zoning from PR, Pre-Development District and C-2 Community Business District to PD, Planned Development District for single-family residential uses on approximately 52.1225 acres situated in the Esquire Hendricks Survey, Abstract #659 and the William H. Herrall Survey, Abstract #724 and approximately 10.4597 acres situated in the Esquire Hendricks Survey, Abstract #659, altogether totaling approximately 62.7195 acres generally located on the west side of Callender Road, north of the MISD Center for the Performing Arts and southeast of the Woodland Estates subdivision; Charles F. Dibrell III of Terra Associates on behalf of Dolce Vita Development Group, LLC (developer) and ACCP, LP, Michael Balloun, and Urban Contractors (owners) (ZC#17-022)

Tabled 60 days – 6 – 0

Review and Consideration of a request to approve a minor modification of the Development Plan for Pioneer Place PD (ZC#16-026A)

Approved 6 – 0