

AGENDA

PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS MONDAY, OCTOBER 15, 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. SD#18-005: Public hearing on a replat to create Lots 1R, 2 & 3, Block 1, Hunters Pointe Addition
- B. ZC#17-010: Public hearing for a change of zoning from PR Pre-Development District and I-1 Light Industrial District to PD Planned Development District for I-1 Light Industrial uses on approximately 155.223 acres out of the J. Wheeler Survey, Abstract No. 571, Johnson Co, TX, generally located at the southeast corner of Easy Dr. & 7th Ave. and 14.395 acres out of the W. Styles Survey, Abstract No. 791, Johnson Co, TX, generally located at the northwest corner of Hanks Dr. & 7th Ave., altogether totaling approximately 169.618 acres
- C. ZC#18-020: Public hearing for a change of zoning from PR Pre-Development District and I-1 Light Industrial District to PD Planned Development District for single-family residential and C-2 community business uses on approximately 185.644 acres out of the B.B.B. & C.R.R. Survey, Abstract No. 83, the A. Bedford Survey, Abstract No. 60, and the P. George Survey, Abstract No. 299, Johnson Co., TX, generally located at 1601 & 1651 Bedford St. and 1621 Lone Star Rd.
- D. ZC#18-022: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential uses on approximately 1.3 acres being a portion of Lot 5, Block 3 of the Original Town of Britton, generally located at 913 Cope St.
- E. ZC#18-023: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential uses on approximately 0.28 acres known as Lot 18, Block 5 of the Hillcrest Addition, generally located at 801 Stell Ave.
- F. ZC#18-025: Public Hearing and review of a Concept Plan for a proposed change of zoning change from PR, Pre-Development District to PD for single-family residential and commercial uses by Bluebonnet Acquisitions on approximately 91.69 acres out of the M.D. Dickey Survey, Abstract 195 and T.J. Hanks Survey, Abstract 1109, Johnson County, and the M.D. Dickey Survey, Abstract 1986 and T.J. Hanks Survey, Abstract 644, Tarrant County, TX, generally located at the southeast corner of the intersection of W. Broad Street and Lillian Road and south of the intersection of Retta Road and W. Broad Street.

5. DISCUSSION ITEMS:

- A. OA#18-002(A): Discussion on a proposed amendment of the Zoning Ordinance to increase the minimum floor area for houses in the SF-12/22, PR, SF-9.6/20 and SF-8.4/18 zoning districts
- B. OA#18-002(B): Discussion on a proposed amendment of Section 4600.D.15 of the Zoning Ordinance to revise the regulations on reduced size lots
- C. OA#18-003: Discussion on a proposed amendment of Section 6300.E.6 of the Zoning Ordinance to revise the criteria for a Special Exception to allow an increase in the maximum allowable area or height, or a reduction of the minimum setback requirements for accessory buildings or structures on lots of 8,400 square feet or larger

6. COMMISSION ANNOUNCEMENTS

7. STAFF ANNOUNCEMENTS

8. ADJOURNMENT OF MEETING

9. NEXT MEETING DATE: November 5, 2018

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, October 11, 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 October 15, 2018

SD#18-005: Hunters Pointe Addition
 3 commercial lots

ZC#18-023: SF-7.5/12 to PD for single-family residential uses
 2 residential lots

ZC#18-022: SF-7.5/12 to PD for single-family residential
 7 residential lots

ZC#17-010: PR and I-1 to PD for I-1 light industrial uses
 169.62 acres

ZC#18-020: PR and I-1 to PD for single-family residential and C-2 uses
 540 residential lots; 1 commercial lot

18-025: Silver Oak Concept Plan
 residential lots

SD#18-005: Hunters Pointe Addition
3 commercial lots

**ZC#18-023: SF-7.5/12 to PD for
single-family residential uses
2 residential lots**

ZC#18-025: Silver Oak Concept Plan
182 residential lots

**ZC#17-010: PR and I-1 to PD for
I-1 light industrial uses
169.62 acres**

ZC#18-020: PR and I-1 to PD for single-family residential and C-2uses 540 residential lots; 1 commercial lot

**ZC#18-022: SF-7.5/12 to PD for
single-family residential uses
7 residential lots**

PLANNING AND ZONING COMMUNICATION

Agenda: October 15, 2018

Subject: SD#18-005: Public hearing on a replat to create Lots 1R, 2 & 3, Block 1, Hunters Pointe Addition

GENERAL INFORMATION

Applicant:	Braveheart Partners, LLC, owner Robert D. and Suzanne Ray, owners Shane Farrar, developer Spry Surveyors, surveyor
Existing Zoning:	PD
Existing/Proposed Use:	Pharmacy & Retail/Retail & Restaurant
Total Number of Lots:	3
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes
Location:	1840 Cannon Drive

COMMENTS & CONSIDERATIONS

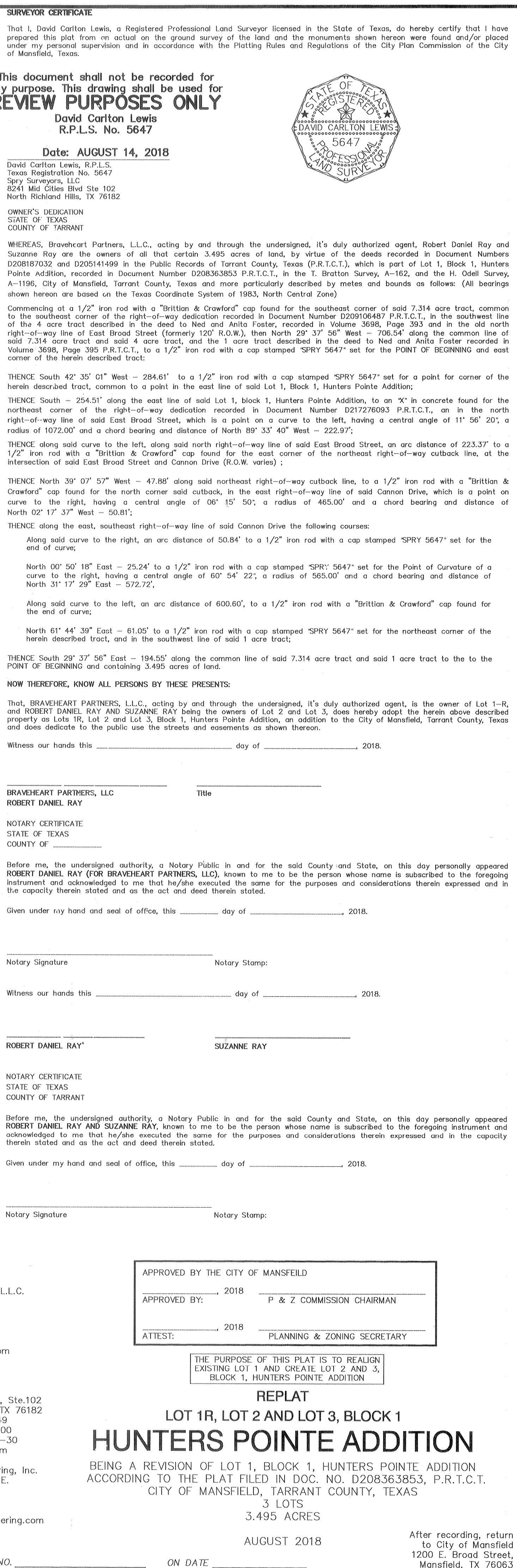
The purpose of the replat is to create two new lots for commercial development. A portion of the existing Lot 1, containing part of the parking lot for Ray's Pharmacy, will be incorporated into the new Lot 2.

The property owner is out of town and was not able to sign the plat before the Commission's packets were sent out. The property owners and surveyor will need to sign the plat prior to filing.

Staff recommends approval.

Attachments:

Previously Approved Plat



PLANNING AND ZONING COMMUNICATION

Agenda: October 15, 2018

Subject: ZC#17-010: Public hearing for a change of zoning from PR Pre-Development District and I-1 Light Industrial District to PD Planned Development District for I-1 Light Industrial uses on approximately 155.223 acres out of the J. Wheeler Survey, Abstract No. 571, Johnson Co, TX, generally located at the southeast corner of Easy Dr. & 7th Ave. and 14.395 acres out of the W. Styles Survey, Abstract No. 791, Johnson Co, TX, generally located at the northwest corner of Hanks Dr. & 7th Ave., altogether totaling approximately 169.618 acres

GENERAL INFORMATION

Applicant:	Richard Nevins of Mansfield Economic Development Corporation (owner)
Size:	169.618 acres
Proposed Use:	Light industrial (I-1 uses)
Existing Land Use:	Vacant land and gas well sites
Surrounding Land Use & Zoning:	North - Easy Dr.; Heavy industrial (I-2) across the street South - Vacant land (PD for M3 Ranch) East - Klein Tools (I-1) and vacant land (C-2) West - Vacant land and gas well drill sites (PR and PD for M3 Ranch)
Thoroughfare Plan Specification:	Easy Drive – Minor collector (three-lane undivided) 6th Avenue – Minor collector (three-lane undivided) Future Klein Boulevard – Major arterial (four-lane divided)

COMMENTS AND CONSIDERATIONS

The subject property consists of 169.618 acres located at the southeast corner of Easy Drive & 7th Avenue and the northwest corner of Hanks Drive & 7th Ave. There are two existing gas well sites on the property; the remainder of the property is vacant land. The applicant is requesting to re-zone the property from PR Pre-Development District and I-1 Light Industrial District to PD Planned Development District for I-1 Light Industrial uses.

Planned Development Regulations

The applicant notes that the general purpose of the development is to expand the existing industrial park in the area for the development of light industrial, high-tech manufacturing, research, processing, assembly, warehousing, distribution, logistics, and other light industrial uses, as well as supporting business service and office uses.

The Planned Development regulations will follow the standards for I-1 zoned properties as it relates to permitted uses, area and height regulations, signage, parking and loading, landscaping and screening, trash and recycling screening, and residential proximity, as noted in the Zoning Ordinance. The exterior building materials will be required to be 100% masonry, tilt-up concrete walls, pre-cast concrete walls, or cast-in-place concrete walls. This exceeds the typical requirements for I-1 zoned properties. The building material requirements shall not apply to windows and doors, awnings and canopies, metal cap flashings, trim, accents, or similar architectural features. Open storage will be allowed in this development, however it shall be required to be placed on gravel, asphalt, or concrete surface kept in good condition, free from weeds and debris, and screened from the street by an eight-foot-high opaque fence maintained in good condition and designed to meet the minimum requirements of Section 7302.B of the Zoning Ordinance. The fence may be substituted with a hedge row of dense evergreen plantings designed to form a visual screen at least six feet in height at the time of installation. Outside storage shall not be stacked or raised to a level that is visible from the street over the screening device.

Conceptual Site Plan

The applicant has provided two versions of a conceptual site plan to illustrate the type of development and general layout that could be accommodated on the site. One version shows potential building and parking layouts and the other version just shows a general, more updated roadway layout. The plan is for illustrative purposes only and will not be attached to the Planned Development. The provided plan may require changes to accommodate Engineering and Fire Department requirements and the layout of the plan will also be driven by the individual end users that will occupy the development and how much building space, land area, and parking they will require. The plan will also be determined by whether the gas well sites will remain, and if they do, the building setback and screening requirements will need to be accommodated for. Staff will ensure the development will adhere to the I-1 zoning standards and the architectural and outside storage standards specified in the PD at the time building permits are sought.

Recommendation

The proposed development will allow for the addition of new, higher-quality light industrial development in the City's industrial area, which will increase the City's industrial base, create new jobs, allow for the expansion and retention of existing businesses, allow for the recruitment of new businesses, and create a high quality development with modern buildings that will exceed the architectural standards typically seen in industrial areas. Staff recommends approval.

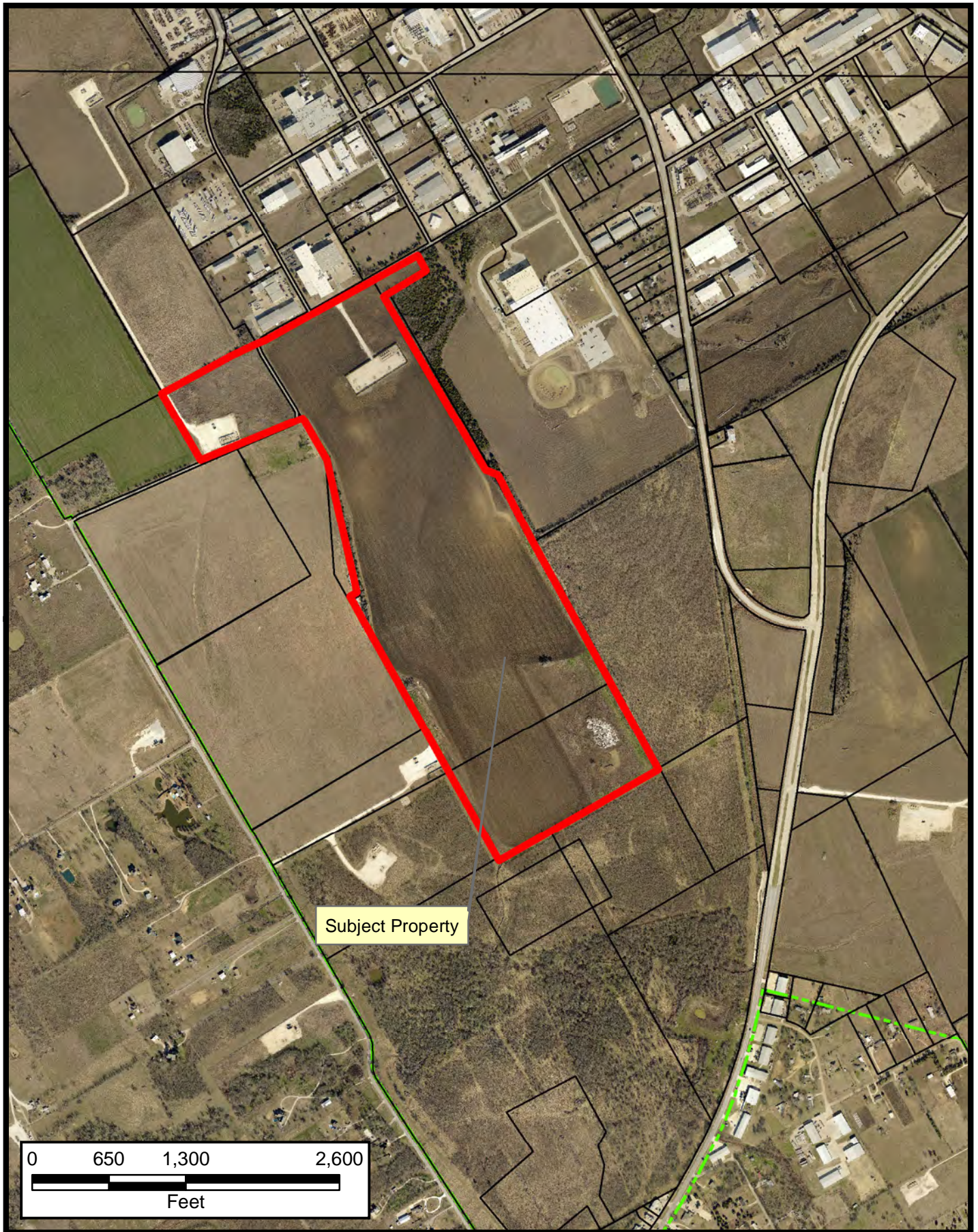
Attachments:

Maps and Supporting Information

Exhibit A – Property Description

Exhibit B – Planned Development Regulations

Conceptual Site Plan



Subject Property

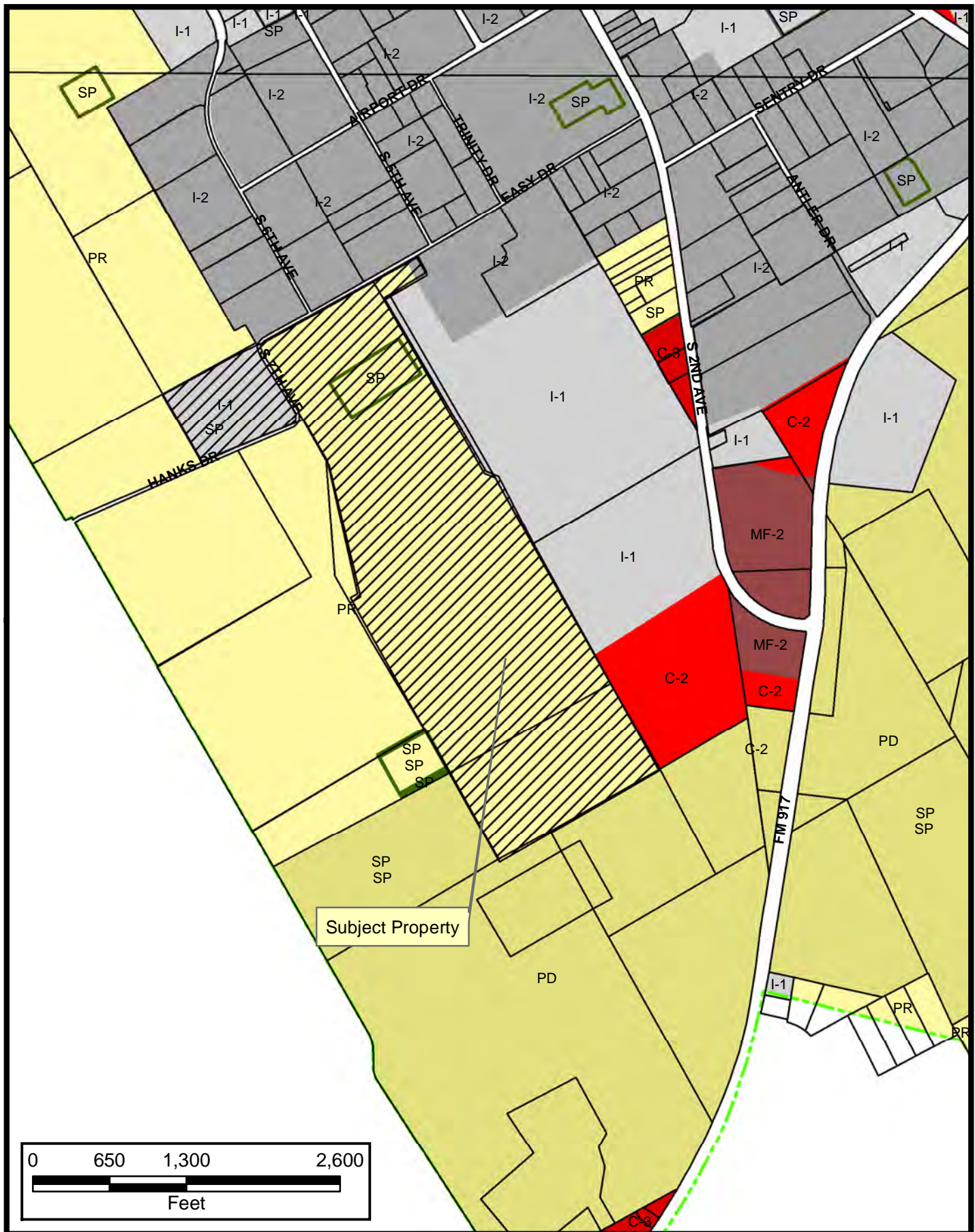
0 650 1,300 2,600
Feet



ZC#17-010

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.

10/3/2018



Property Owner Notification for ZC#17-010

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BGTW ADDITION	BLK 1	BGTW GROUP LLC	950 S 6TH AVE	MANSFIELD, TX	76063
E MC ANIER	TR 1	RATJEN JAMES NEAL	4409 CR 613	ALVARADO, TX	76009
E MC ANIER	TR 2	KLEIN TOOLS INC	450 BOND ST	LINCOLNSHIRE, IL	60069
J C GUEST	TR 1,2	UNITED COOPERATIVE SERVICES INC	P O BOX 16	CLEBURNE, TX	76033-0016
J HENDERSON	TR 1,2,3 (66) 1,2 (1,2) 3 (2)	SET BACK PARTNERS	100 N MITCHELL RD	MANSFIELD, TX	76063
J HENDERSON	TR 1A,2A,3A	MANSFIELD ISD	605 E BROAD ST	MANSFIELD, TX	76063
J Q WHEELER	TR 1	KIMBROUGH IRA T & ANDREE E	PO BOX 1369	GLEN ROSE, TX	76043-1369
J Q WHEELER	TR 2, 4	MANSFIELD ECONOMIC DEVELOPMENT	301 S MAIN ST	MANSFIELD, TX	76063
J Q WHEELER	TR 3	KLEIN TOOLS INC	450 BOND ST	LINCOLNSHIRE, IL	60069
R A DAVIS	TR 1A,2A	MANSFIELD ISD	605 E BROAD ST	MANSFIELD, TX	76063
S M KEMP	TR 1	KIMBROUGH IRA T & ANDREE E	PO BOX 1369	GLEN ROSE, TX	76043-1369
SOUTHERN CHAMPION TRAY	BLK 1	SOUTHLAND PARTNERS GP	220 COMPRESS ST	CHATTANOOGA, TN	37405
SOUTHERN CHAMPION TRAY	BLK 1	ZEISER FAMILY PARTNERS LP	220 COMPRESS ST	CHATTANOOGA, TN	37405
T J HANKS	TR 14	SKG HOLDINGS LTD	2910 OAK TRAIL CT	ARLINGTON, TX	76016
T J HANKS	TR 3	KNAPP JAMES H JR TR	P O BOX 2243	MANSFIELD, TX	76063
T J HANKS	TR 4A	MANSFIELD ISD	605 E BROAD ST	MANSFIELD, TX	76063-1766
W M STILES	TR 1	KNAPP JAMES J JR	P O BOX 2243	MANSFIELD, TX	76063
W M STILES	TR 2	MANSFIELD ECONOMIC DEVELOPMENT	301 S MAIN ST	MANSFIELD, TX	76063
W M STILES	TR 3	KIMBROUGH IRA T & ANDREE E	PO BOX 1369	GLEN ROSE, TX	76043-1369
W M STILES	TR 3A	MANSFIELD ISD	605 E BROAD ST	MANSFIELD, TX	76063

EXHIBIT A - ZC#17-010

LEGAL DESCRIPTION – 155.223 ACRE TRACT

DESCRIPTION of a 155.223 acre tract of land situated in the John Q. Wheeler Survey, Abstract No. 903, and the Elizabeth Mcanier Survey, Abstract No. 571, City of Mansfield, Johnson County, Texas; said tract being all of that tract of land described as Tract One and Tract Two described in Special Warranty Deed with Vendor's Lien to James Neal Ratjen recorded in Instrument No. 2011-30011 of the Official Public Records of Johnson County, Texas; said 155.288 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod with "PACHECO KOCH" cap set at the intersection of the apparent east right-of-way line of Country Road No. 526 (a generally recognized public road; no record of dedication found) and the apparent south right-of-way line of Easy Drive (a generally recognized public road; no record of dedication found); said point being the northwest corner of said Tract One and the beginning of a curve to the right;

THENCE in a northerly direction along said curve, having a central angle of 91 degrees, 07 minutes, 21 seconds, a radius of 70.00 feet, a chord bearing and distance of North 15 degrees, 40 minutes, 05 seconds East, 99.96 feet, an arc distance of 111.33 feet to a ½" iron rod with "PACHECO KOCH" cap set at the end of said curve;

THENCE North 60 degrees, 54 minutes, 15 seconds East, along the said apparent south line of Easy Drive, a distance of 1,461.50 feet to a ½" iron rod found for corner in the west line of that tract of land described in Special Warranty Deed to Klein Tools, Inc. recorded in Instrument No. 2012-29016 of the said Official Public Records; said point being the most northerly northeast corner of said Tract One;

THENCE along the east line of said tract One and the said west line Klein Tools, Inc. Tract, the following five (5) calls:

South 28 degrees, 45 minutes, 47 seconds East, a distance of 150.22 feet to a ½" iron rod found for corner;

South 58 degrees, 43 minutes, 50 seconds West, a distance of 419.26 feet to a ½" iron rod found for corner;

South 30 degrees, 25 minutes, 26 seconds East, a distance of 1,696.61 feet to a ½" iron rod found for corner;

South 66 degrees, 54 minutes, 10 seconds East, a distance of 116.25 feet to a ½" iron rod found for corner;

South 27 degrees, 38 minutes, 02 seconds East, a distance of 625.01 feet to a ½" iron rod found for corner; said point being the southwest corner of said Klein Tools, Inc. tract and the northwest corner of that tract of land described as Tract 3 in Warranty Deed to Mansfield 917-136, Ltd. Recorded in Volume 1158, Page 97 of the Real Records of Johnson County, Texas;

THENCE South 28 degrees, 45 minutes, 24 seconds East, continuing along the said east line Tract One and the west line said Tract 3, a distance of 2,204.44 feet to a 3/8" iron rod found for corner in the north line of that tract of land described in Warranty Deed With Vendor's Lien for Set/Back Partners recorded in Book 2226, Page 464 of the said Official Public Records; said point being the southeast corner said Tract One and the southwest corner of that tract of land

EXHIBIT A - ZC#17-010

described as Tract 2 in Warranty Deed to Mansfield 917-136, Ltd. recorded in Volume 1158, Page 82 of the said Deed Records;

THENCE South 60 degrees, 07 minutes, 33 seconds West, along the south line said Tract One and the said north line Set/Back Partners Tract, a distance of 1,547.48 feet to a ½" iron rod with "PACHECO KOCH" cap set for corner; said point being the southwest corner of said Tract One and an interior corner of said Set/Back Partners Tract;

THENCE North 29 degrees, 40 minutes, 07 seconds West, along the west line said Tract One and an east line said Set/Back Partners Tract; a distance of 867.65 feet to a ½" iron pipe found for corner; said point being the most northerly northeast corner of said Set/Back Partners Tract and the southeast corner of that tract of land described in Special Warranty Deed to Ira T. Kimbrough and Andree E. Kimbrough Real Estate LLC recorded in Instrument No. 2012-12986 of said Official Public Records;

THENCE along the said west line of Tract One and the east line of said Kimbrough Tract, the following five (5) calls:

North 29 degrees, 25 minutes, 56 seconds West, a distance of 1,341.70 feet to a ½" iron rod with "PACHECO KOCH" cap set for corner;

North 28 degrees, 40 minutes, 56 seconds West, a distance of 352.80 feet to a point for corner;

North 60 degrees, 34 minutes, 04 seconds East, a distance of 69.40 feet to a point for corner;

North 12 degrees, 53 minutes, 45 seconds West, a distance of 1,150.16 feet to a 1 inch iron pipe found for corner;

North 29 degrees, 24 minutes, 15 seconds West, a distance of 374.01 feet to a ½" iron rod with "PACHECO KOCH" cap set for corner in the apparent south right-of-way line of said Country Road No. 526;

THENCE North 30 degrees, 47 minutes, 51 seconds West, continuing along the said west line Tract One and said apparent east line Country Road No. 526, a distance of 692.70 feet to the POINT OF BEGINNING;

CONTAINING: 6,761,505 square feet or 155.223 acres of land, more or less.

EXHIBIT A - ZC#17-010

LEGAL DESCRIPTION – 14.395 ACRE TRACT

BEING 14.395 acres of land located in the WILLIAM STYLES SURVEY, Abstract No. 791, City of Mansfield, Johnson County, Texas, and being the same tract of land conveyed to Don Moore, Joe Busby and Jimmie D. Thompson, by the deed recorded in Volume 889, Page 207, of the Deed Records of Johnson County, Texas. Said 14.395 acres of land being more particularly described as follows:

BEGINNING at a ½" iron rod marked "Brittain & Crawford" set, at the West corner of said Moore, Busby and Thompson Tract, and said POINT OF BEGINNING also lying in the Northwest boundary line of said WILLIAM STYLES SURVEY;

THENCE N 59° 09' 01" E 874.28 feet, along the Northwest boundary line of said Moore, Busby and Thompson Tract, generally following the center of an old tree line, possibly marking the original North boundary line of said STYLES SURVEY, to a ½" iron rod marked "Brittain & Crawford" set, at the Northeast corner of said Moore, Busby and Thompson Tract;

THENCE S 31° 18' 13" E 766.10 feet, along the East boundary line of said Moore, Busby and Thompson Tract, generally following a fence along the West right-of-way line of Hanks Street (County Road No. 526), to a ½" iron rod marked "Brittain & Crawford" set, within the right-of-way area of Hanks Street (County Road No. 526);

THENCE S 66° 32' 19" W 903.76 feet, along the Southeast boundary line of said Moore, Busby and Thompson Tract, and generally following a fence along the North right-of-way line of said Hanks Street, to a ½" iron rod found at the Southwest corner of said Moore, Busby and Thompson Tract;

THENCE N 29° 26' 51" W 650.05 feet, along the Southwest boundary line of said Moore, Busby and Thompson Tract, to the POINT OF BEGINNING containing 14.395 acres (627,025 square feet) of land.

PLANNED DEVELOPMENT REGULATIONS

General Purpose: To expand the existing industrial park for development of light industrial, high tech manufacturing, research, processing, assembly, warehousing, distribution, logistics, and other light industrial uses, as well as supporting business service and office uses.

Permitted Uses: Uses permitted in this Planned Development shall be those set forth for the I-1, Light Industrial District in Section 4400B, Permitted Use Table of the Zoning Ordinance and shall be subject to the Special Conditions specified in Section 4400B for certain uses.

Area and Height Requirements: This Planned Development shall comply with the regulations in Sections 4500 and 4500B, Area and Height Regulations of the Zoning Ordinance that are applicable to the I-1, Light Industrial District.

Exterior Construction Materials: The exterior surface of all structures, including walls attached to the building, columns and supports, shall comprise of 100 percent Masonry Construction Materials, tilt-up concrete walls, pre-cast concrete walls or cast-in-place concrete walls. These requirements will not apply to windows and doors, awnings and canopies, metal cap flashings, trims, accents or similar architectural features. Additionally, the exterior facade that will be removed during a future building expansion will be exempt from these requirements.

Signage: This Planned Development shall comply with the regulations in Section 7100, Sign Standards of the Zoning Ordinance that are applicable to the I-1, Light Industrial District.

Parking and Loading: The permitted uses in this Planned Development shall comply with the regulations in Section 7200, Off-Street Parking and Loading Standards of the Zoning Ordinance.

Landscaping and Screening: This Planned Development shall comply with the regulations in Section 7300, Landscaping and Screening Standards of the Zoning Ordinance that are applicable to the I-1, Light Industrial District.

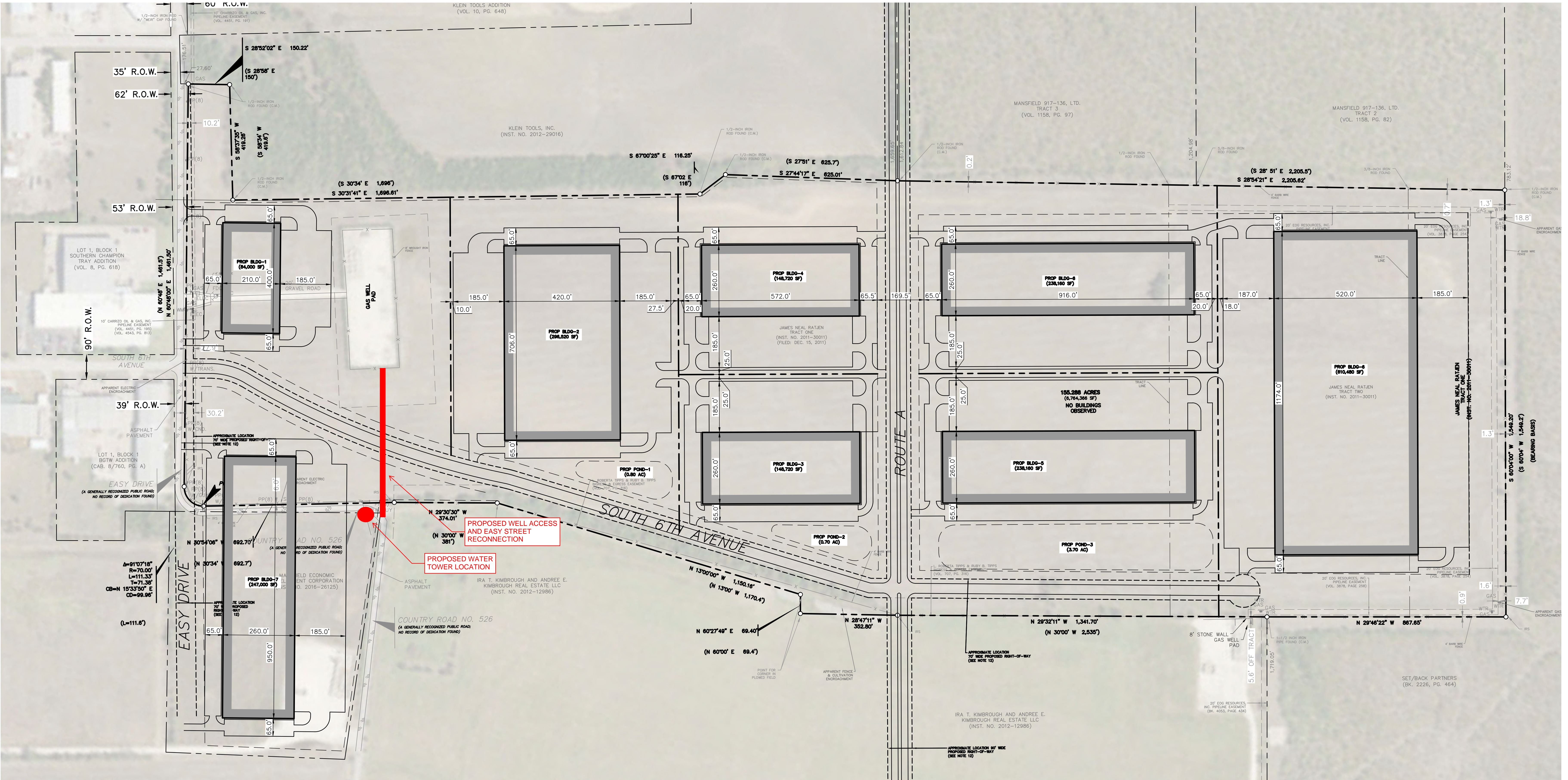
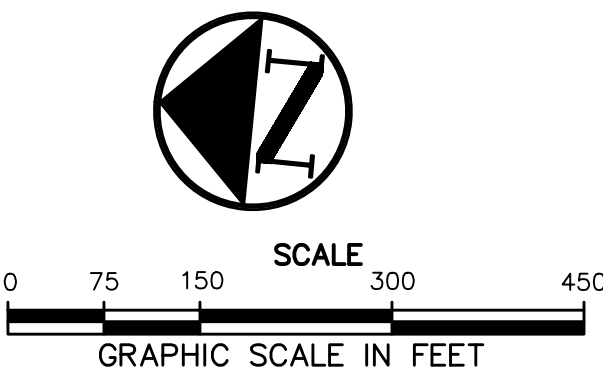
Trash containers, Refuse or Recycling Storage Screening: Trash containers, dumpsters and storage areas for refuse or material awaiting disposal or recycling shall be screened in accordance with Section 7301.B of the Zoning Ordinance.

Residential Proximity Requirements: This Planned Development shall comply with the regulations in Section 7400, Residential Proximity Standards of the Zoning Ordinance that are applicable to the I-1, Light Industrial District.

Outside Storage and Screening Requirements: Open storage in this Planned Development shall be placed on a gravel, asphalt or concrete surface and shall be screened from the street by an eight foot high opaque fence designed to meet the minimum requirements of Section 7302.B of the Zoning Ordinance. Such surface and opaque fence shall be maintained in good condition and free of weeds or debris. The opaque fence may be substituted with a hedge row of dense evergreen plants to form a visual screen at least six feet in height at installation. Outside storage must not be stacked or raised to a level that it is visible from the street in spite of the opaque fence or hedge row.

Compliance with PD: 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.

ZC#17-010 - CONCEPTUAL SITE PLAN





Mansfield, Texas

Roadway Exhibit A-1

SCALE:
1" = 1000'

DATE: 8/1/18

SHEET: A-1

PLANNING AND ZONING COMMUNICATION

Agenda: October 15, 2018

Subject: ZC#18-020: Public hearing for a change of zoning from PR Pre-Development District and I-1 Light Industrial District to PD Planned Development District for single-family residential and C-2 uses on approximately 185.644 acres out of the B.B.B. & C.R.R. Survey, Abstract No. 83, the A. Bedford Survey, Abstract No. 60, and the P. George Survey, Abstract No. 299, Johnson Co., TX, generally located at 1601 & 1651 Bedford St. and 1621 Lone Star Rd.

GENERAL INFORMATION

Applicant:	Clayton Snodgrass, BBCP Acquisitions, LLC (developer) Brian Dalton, Dalton's Best Maid Products, Inc. (owner) Jerry Sylo, JBI Partners, Inc. (planning consultant)
Size:	185.644 acres
Proposed Use:	Single-family residential and C-2 uses
Existing Land Use:	Vacant land
Surrounding Land Use & Zoning:	North - Vacant land and gas well site (PD for M3 Ranch; SF-7.5/16; PR; 2F) South - Bedford Road and vacant land (PR and I-1) East - Vacant land (PR and I-1) and Flying L Lane West - Vacant land and single-family residential (PR)
Thoroughfare Plan Specification:	Bedford Road/Future FM 157 – Principal arterial (six-lane divided) Flying L Lane – Minor collector (three-lane undivided) Future street along northern boundary – Minor collector (three-lane undivided) Future street along western boundary – Minor collector (three-lane undivided)

COMMENTS AND CONSIDERATIONS

The subject property consists of 185.644 acres of vacant land located on the north side of Bedford Road, the south side of the future M3 Ranch development, and the west side of Flying L Lane. The property is situated just north of the Mansfield city limit line, which runs along Bedford Road. The applicant is requesting to re-zone the property from PR Pre-Development District and I-1 Light Industrial District to PD Planned Development District for single-family residential and C-2 Community Business uses.

The applicant plans to develop a maximum of 540 single-family homes on the vast majority of the property. The overall density will be a maximum of 2.9 dwelling units per gross acre. When Bedford Road is realigned to connect with Lone Star Road as part of the FM 157 realignment, a small tract in the southeastern portion of the property will be cut off from the rest of the development. The applicant is proposing this tract for commercial development that shall follow C-2 zoning standards.

Planned Development Standards

In the Planned Development (PD) Standards, the applicant notes that the development, known as Birdsong, will be a multi-generational community with an emphasis on the creation of a small-town environment balanced with the conveniences of a suburban lifestyle. The development will provide for a variety of lot sizes, home styles, and home sizes to meet the needs of people at various stages of their life and to encourage a diverse community. In addition, the development will focus on providing a mix of public and private open spaces, public parks, trails, and common areas to enhance the quality of life of neighborhood residents and encourage interaction in the community.

The commercial tract in the southeastern portion of the property (known as Tract 1) will allow the permitted uses allowed by right in the C-2 Community Business District. A Specific Use Permit (SUP) will be required for all uses requiring an SUP in the C-2 district. The development standards shall follow those for C-2 as outlined in the Zoning Ordinance. If this tract is to be rezoned in the future, it will be treated as a standalone request separate from Tract 2 and the property owners in Tract 2 do not have to be party to the request and the zoning and development standards in Tract 2 shall not be affected.

The design and development of Tract 2 (the single-family tract) shall be done in general accordance with the attached Exhibits C – E. The applicant notes that in the event of any conflict between the written text in the PD standards and the illustrated plans, the written text shall control. Furthermore, unless otherwise specified in the PD, the development and the design and construction of public infrastructure and utilities will be governed by the Zoning Ordinance and the City's Design Standards as currently enacted at the time of approval of this PD ordinance. The maximum number of homes in the development will be 540 and a minimum of 15% of the land in Tract 2 (approximately 26± acres) shall be set aside as open space as identified on the Open Space & Amenity Plan. The applicant notes that there will be at least one amenity center for neighborhood residents, which shall include, at a minimum, a swimming pool and family lifestyle-oriented facilities. The Zoning Ordinance typically requires two recreational facilities for a development of this size, however the recreational facilities can also include a pond with aerator, walking or biking trails, and common green areas/open space, all of which are provided on the Open Space & Amenity Plan. The applicant notes that a mandatory homeowners association (HOA) will be responsible for the maintenance of all HOA-owned lots, detention ponds, the amenity center, play area equipment not located in a public park, private HOA trails, entryway features, screening devices, master developer-provided canopy trees, and the landscaping at the entryway and on HOA lots.

For the single-family tract, the applicant notes three single-family lot types (Types 1, 2, and 3), with the following development standards:

	Type 1	Type 2	Type 3
Min. Lot Width	50'	60'	70'
Min. Lot Area (sq. ft.)	6,000	7,200	8,400
Min. Lot Depth	110'	110'	110'
Min. Front Yard Setback	20'	20'	20'
Min. Front Yard for Unenclosed Porch/Patio	10'	10'	10'
Min. Front Yard for Swing Garage (Door-facing side)	15'	15'	15'
Min. Rear Yard Setback	10'	10'	10'
Min. Side Yard Setback	5'	5'	5'
Min. Exterior Side Yard Setback	15'	15'	15'
Min. Dwelling Area (sq. ft.)	1,800	2,200	2,400
Max. Lot Coverage	55%	55%	55%
Max. Height	35'	35'	35'

Note: The location of lot types shall be in accordance with the Development Plan

Note: Lots on a cul-de-sac bulb or elbow may be up to 10' narrower as long as the lot area exceeds the minimum area square footage

Note: Lots on a cul-de-sac bulb or elbow may be up to 10' shallower as long as the lot area exceeds the minimum area square footage

Note: Corner lots shall be at least 10' wider than the specified minimum lot width for each Lot Type identified above

The applicant notes that homes constructed within the development shall comply with the architectural standards specified in Section 4600 of the Zoning Ordinance except for the following:

- A. Swing Garages: A minimum of 20% of the total of Type 2 and Type 3 lots shall contain a J-Swing or side entry orientation. Swing garages shall not be required for Type 1 lots.
- B. Garage Doors: Garage doors may face a public street. If a garage door faces the street, the garage face may not be located closer than the primary façade of the home. Additionally, if a garage door faces the street, it may be located at the 20' front yard setback line. Garage doors shall be constructed of a composite material to have the appearance of wood.
- C. Canopy Trees: On all single-family lots, a minimum of two 3" caliper canopy trees shall be provided for each home, one of which may be located in the backyard.

The lot mix in the development will be a maximum of 200 Type 1 lots, 260 Type 2 lots, and a minimum of 80 Type 3 lots.

The community design standards provide for a minimum 20' wide landscape buffer adjacent to Bedford Road. Berms and retaining walls may be constructed within the buffer. The buffer shall include a mix of canopy trees and ornamental trees. Canopy trees shall comprise at least 33% of all tree plantings in the buffer. Groundcover may also be planted within the buffer and includes but is not limited to shrubs, grasses, turf, mulched planter beds, and hardscape. A minimum 6'-8' wide concrete trail shall be provided within the buffer; its location shall be coordinated with any trail located within adjacent developments. The standards also specify the minimum standards for the different types of landscaping to be met at the time of planting, as well as the standards as it relates to irrigation.

Standards are also specified as it relates to screening. The screening device along Bedford Road shall be a minimum 6' tall to maximum 8' tall masonry screening wall (constructed of brick or

stone). Where single family lots back to a collector street, they shall be screened by a 6' tall board-on-board cedar fence with metal poles and the fence rails facing the inside of the lot. The fencing shall be stained to a uniform color and maintained by the HOA. The fence shall also incorporate masonry columns, spaced approximately every 100', into the design. The location of the columns shall correspond to the intersection of a side lot line with the fencing. Where single-family lots side to the collector street or where open spaces are adjacent to the collector street, ornamental metal or split-rail fencing shall be provided as shown on the Screening Plan.

The neighborhood entry features shall correspond to the general design indicated in the Enhanced Entryway Plan and entry features and community signage may be lighted.

Development Plan

The Development Plan shows the expected lot mix as noted in the PD Standards. The three lot types will generally be interspersed throughout the development, however the western and southern portions of the development will primarily consist of Types 1 and 2 and the northern and eastern portions of the development will primarily consist of Types 2 and 3. The neighborhood will be developed in four phases, with Phases 1, 2, 3, and 4 expected to be completed in the 2nd Quarters of 2020, 2022, 2024, and 2026, respectively. The applicant has included a table showing the breakdown of the lot types in each phase and how many lots will be part of each phase. A gas pipeline easement travels through the western portion of the development and will separate Phases 1-3 from Phase 4. In addition, the applicant has provided typical lot details that illustrate how the homes are expected to be laid out on each lot type and how the different setbacks noted in the PD standards will be applied.

Street Plan

The Street Plan shows two access points into the development from Bedford Road. While not specified on the Street Plan, Bedford Road, once absorbed into the new alignment of FM 157 by TXDOT, will likely be improved to a six-lane divided highway with at least 120' of right-of-way (R.O.W.) and classified by the City as a principal arterial (as noted in the City's Thoroughfare Plan). The roads leading into the development from Bedford Road will be classified as local collectors with a 60' R.O.W. and will be connected to each other by an east-west street in the center of the development that will also be classified as a local collector with a 60' R.O.W. The east-west collector street in the center of the development will run adjacent to the proposed public park and amenity center. The easternmost road connecting to Bedford Road will be classified as a divided entryway with two 24' travel lanes; this will serve as the development's primary entrance and will feature the primary enhanced entryway features. The applicant also notes a future road along the property's northern boundary that will be built by others and classified as a major collector with a 70' R.O.W. A potential road along the western boundary of the development (as shown on the City's Thoroughfare Plan) has not been shown on the development's Street Plan. The applicant has provided cross-sections for the different road classifications (a local residential street with a 50' R.O.W., a local collector with a 60' R.O.W., and the divided entryway with a 90' R.O.W.).

Open Space & Amenity Plan

The applicant is proposing a 5± acre public park and 1.6± acre private amenity center in the center of the development and approximately 19.4± acres of common areas/open space interspersed throughout the rest of the development, for a total of 26± acres of open space. The public park is slated to include a playground and open play field, the private amenity center will feature a swimming pool and playground, the detention pond near the enhanced entryway will

include an aerator, and trails will also feature throughout the development as shown on the Trail Plan.

Screening Plan

As indicated on the Screening Plan, the lots backing up to Bedford Road will be screened by a 6' masonry screening wall with masonry columns, while the lots adjacent to the collector road along the northern boundary of the property will be screened by a 6' wood fence with masonry columns (spaced according to the PD standards). The open space areas adjacent to Bedford Road and the northern collector road will be screened by an ornamental metal fence or split-rail fence. The applicant has also provided representative photos showing the different proposed screening devices.

Trail Plan

The Trail Plan shows several trails identified as "Birdsong Community Trails" along the neighborhood collector roads and connecting to and through various open space areas to serve the different parts of the development. The community trail system will also connect to an off-street trail to be built per City requirements. In conversations the applicant has had with staff, this off-street trail will likely be dedicated as a public trail that will become part of the City's trail system, although this has not been clearly indicated on the Trail Plan. The applicant notes that trails located within easements are subject to approval of the grantee (i.e. the trail that runs through the pipeline easement). The applicant has not specified the standards (width, paving materials, etc.) for any of the trails.

Enhanced Entryway Plan

The Enhanced Entryway Plan provides for both a primary enhanced entrance and a secondary enhanced entrance.

The primary enhanced entrance will be located where the easternmost neighborhood collector road intersects Bedford Road. This entrance will include the five required elements as noted in Section 4600.D.18 of the Zoning Ordinance: a boulevard section with median, enhanced pavers, decorative street lighting, enhanced architectural features, and enhanced fencing and landscaping features. The 6' masonry screening wall to the west will transition to a parapet wall with fencing, which leads to a decorative gateway entrance for pedestrians. A decorative parapet wall with fencing and stone columns will be provided in a landscaped median in the boulevard. The decorative parapet wall with fencing and stone column will repeat on the east side of the road and will transition into a stone archway into the proposed detention pond. The detention pond will include an aerator. An ornamental metal fence or split-rail fence will travel from the decorative parapet wall along the east side of the entrance road and curve to the south and east, separating the detention pond from the enhanced landscaping. The enhanced landscaping will include a mix of larger shrubs, ornamental shrubs, flowering ornamental trees, ornamental grass, groundcover, and annual color. The primary median of the boulevard section will include two canopy trees, additional landscaping, and the primary entry sign. Vehicular pavers will be located in both the ingress and egress sections of the boulevard. Two decorative lights that meet City specifications will be located on either side of the boulevard.

The secondary enhanced entrance will be located where the westernmost neighborhood collector road intersects Bedford Road. This entrance will include a secondary sign, as well as a decorative parapet wall, three magnolia trees, ornamental shrubs, groundcover, and annual color. All of the elements will be located in the open space lot on the west side of the road.

The applicant has provided representative photos showing the proposed elements. Representative photos indicating the possible design of the amenity center building, pond fountain, and neighborhood park elements have also been provided.

Outstanding Staff Comments

Staff notes the following outstanding comments:

Engineering Department comments:

1. The 12" water line near Lone Star Rd. is a lower pressure plane line. This development, although currently in the lower pressure plane, will ultimately be in the upper pressure plane. The proposed connection to the north through MISD will connect to lines in the ultimate upper pressure plane. If a second connection point is necessary for this development to meet fire flow requirements, an alternative plan must be shown for a secondary connection point to an ultimate upper pressure plane line. The necessary connection point will be dependent on the timing of the pressure plane switch and will be determined at time of this development's final design. Per above clarification, show 2nd connection point for UPP connection in the Utility Concept Plan if needed for fire flow requirements.
2. Indicate with note on concept plan that a sanitary sewer capacity analysis will need to be performed for the capacity of the existing lift station as well as proposed line sizes. In accordance with the M3 Ranch Conceptual Engineering Sanitary Sewer plan, several gravity basins are planned to be pumped east to the Best Maid Lift Station. Sewer lines should be sized to accommodate this flow.
3. Show a minimum 24'-wide asphalt roadway for adequate access to the subdivision in the street plan. The existing intersection with Lone Star Rd. is currently substandard and will need to be improved. Improvements will need to be coordinated with TxDOT. This also must meet minimum strength standards for fire access.
4. Cross-section still shows trees in the ROW. Remove the street trees from the location between the sidewalk and roadway. The trees should be placed behind the sidewalk.
5. Connectivity to adjacent subdivision is necessary. Access point on the NE corner of the subdivision that connects to the E-W collector street should align with the proposed N/S roadway shown in M3 Ranch.
6. Show ingress and egress width dimensions on the entry way concept plan. The ingress side should be 18' wide and egress side 24' wide.
7. The exact location of northern east-west collector is not determined at this point. Due to drainage and gas line issues this collector roadway may need to turn south of the pipeline easements and into this property, the center section may be removed and/or a north/south collector may be establish and this collector removed. The engineers for M3 Ranch and Birdsong need to coordinate on the collector alignment and the drainage coming from M3 Ranch. This may impact the layout of the subdivision.
8. Proposed drainage plan will need to accommodate post-construction water quality requirements.

Parks Department comments:

The Parks Department will continue to work with the applicant with regard to the dedication of the public park and trails, and the development of the dedicated park and trails amenities, in compliance with the Park Land Dedication and Development Ordinance. The concept plan and letter will be presented at the Mansfield Park Facilities Development Corporation (MPFDC) meeting for consideration on October 18, 2018.

Planning Department comments:

Planning staff supports the overall development standards, but does not fully support the different front yard setback standards for unenclosed porches/patios and swing garages. The minimum front yard setback of 20' is already a reduction from the typical 25'. To reduce front yard setbacks to as low as 15' or 10' is generally not in keeping with the standards applicable to most single-family residential developments in the City. Planning staff also recommends more clearly indicating the trail width and paving standards proposed for the community trails, removing references to tertiary entryways from the PD standards, and modifying the PD standards to allow for an ornamental metal or split-rail fence along Bedford Road adjacent to open space.

Summary and Recommendation

Staff supports the development, its intent to provide a diverse and multi-generational community with different lot types to meet different needs, and the community features it will provide, including the open space and neighborhood amenities, the enhanced entryway features, and the proposed landscaping and screening. The development appears to have a unique identity and distinct standards that will complement the M3 Ranch and Somerset developments to the north and east. The City's Land Use Plan encourages single-family residential development in this area and the proposed density of 2.9 units per acre falls within the 3 units per acre that is encouraged here. The Land Use Plan also notes that the amount of industrial zoning in place for this area may have been above and beyond what the market could support.

Staff also notes that the Development Plan could be subject to change dependent on the gas line operator consenting to the development and the proposed trail and street crossings of the easement as proposed, the ultimate right-of-way alignment of FM 157/Bedford Road and the approval of access points by TXDOT, the agreement reached between the applicant and the MPFDC regarding the dedication and development of public parks and trails, and completion of the proposed roadway improvements in M3 Ranch to the north.

Staff recommends approval with the condition that the outstanding staff comments are adequately addressed and reflected in the plans, that the applicant provide written documentation from the gas line operator consenting to the development and the street and trail crossings of the easement as proposed, and that the applicant provide written documentation from TXDOT consenting to the development and the proposed alignment of FM 157 and the access points as shown.

Attachments:

Maps and Supporting Information

Exhibit A – Property Description

Exhibit B – Planned Development Standards

Exhibit C-1 – Development Plan

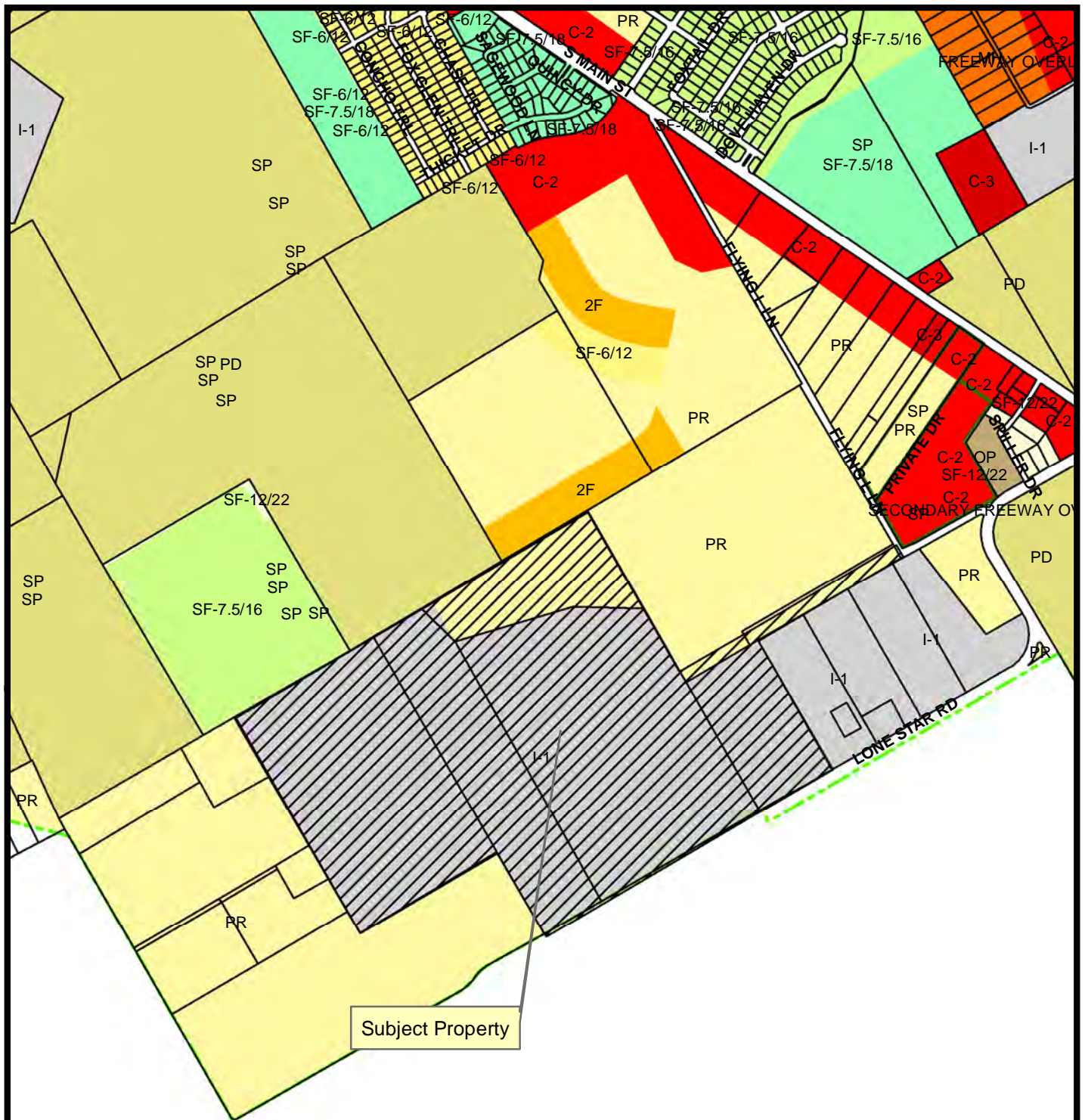
Exhibit C-2 – Street Plan

Exhibit D-1 – Open Space & Amenity Plan

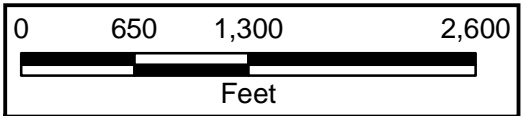
Exhibit D-2 – Screening Plan

Exhibit D-3 – Trail Plan

Exhibit E – Enhanced Entryway Plan



Subject Property



ZC#18-020

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.

10/2/2018

Property Owner Notification for ZC#18-020

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
A BEDFORD	TR 1	HUANTE JOSE HECTOR	309 CARLIN RD	MANSFIELD, TX	76063-3458
A BEDFORD	TR 1B	BERRY PAUL A ETUX JENNIFER F	2507 HOWELL DR	VENUS, TX	76084-3274
A BEDFORD	TR 3	PHAM ANTHONY A	6915 FIELD LARK DR	ARLINGTON, TX	76002
A BEDFORD	TR 4	PATTERSON DON ETUX TRACI	P O BOX 593	VENUS, TX	76084
A BEDFORD	TR 6	SELLS WILLIAM TROY ETUX BRENDA	1048 NEWT PATTERSON RD	MANSFIELD, TX	76063
A BENFORD	TR 5	DALTONS BEST MAID PRODUCTS INC	P O BOX 1809	FORT WORTH, TX	76101
A GIBSON	TR 2	WATSON BETHANY A &	113 N WILLOW ST	MANSFIELD, TX	76063
A GIBSON	TR 2A	SET BACK PARTNERS	100 N MITCHELL RD	MANSFIELD, TX	76063
A GIBSON	TR 3B	MANSFIELD ISD	605 E BROAD ST	MANSFIELD, TX	76063
BBB & C RR CO	TR 87	DALTONS BEST MAID PRODUCTS INC	P O BOX 1809	FORT WORTH, TX	76101
BBB & C RR CO	TR 88	DALTONS BEST MAID PRODUCTS INC	P O BOX 1809	FORT WORTH, TX	76101
BBB & C RR CO	TR 9,PT 87	DALTONS BEST MAID PRODUCTS INC	P O BOX 1809	FORT WORTH, TX	76101
EATON ESTATES CAMPGROUND	BLK 1	VIA BAYOU INC	310 E IH 30 STE 320	GARLAND, TX	75043-8000
P B GEORGE	TR 1 PT	PHILLIPS DOROTHY FAYE	P O BOX 42	MANSFIELD, TX	76063
P B GEORGE	TR 1A	DALTONS BEST MAID PRODUCTS INC	P O BOX 1809	FORT WORTH, TX	76101
P B GEORGE	TR 2	DALTONS BEST MAID PRODUCTS INC	P O BOX 1809	FORT WORTH, TX	76101
P B GEORGE	TR 3	HOUN LEANG &	1180 MIRA VALLE	MONTEREY PARK, CA	91754
P B GEORGE	TR 3A	PHTT LIMITED PARTNERSHIP	1012 WALNUT FALLS CIR	MANSFIELD, TX	76063
P B GEORGE	TR 3A1D	EL ETOUM SHEBLI ETUX	2605 BLACKWOOD	ARLINGTON, TX	76013-2104
P B GEORGE	TR 3A2,3A3,3A4	PHTT LIMITED PARTNERSHIP	1012 WALNUT FALLS CIR	MANSFIELD, TX	76063
P B GEORGE	TR 3B	BLAB MANAGEMENT CO LLC	P O BOX 677	MANSFIELD, TX	76063-0677

ZC# 18-020

EXHIBIT A: LEGAL DESCRIPTION

Being a tract of land out of the B.B.B. & C.R.R. Survey, Abstract No. 83, the A. Bedford Survey, Abstract No. 60, and the Phillip George Survey, Abstract No. 299, situated in the City of Mansfield, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in July of 2015, said tract being the same tracts of land described in deeds to Dalton's Best Maid Products, Inc. recorded in Volume 2073, Page 260, Volume 2098, Page 991 and Volume 2092, Page 623 of the Deed Records of Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch "MILLER 5665" capped steel rod set for the most southerly corner of said Dalton's tract(2073/260), said rod being in Bedford Road;

THENCE North 30 degrees 20 minutes 16 seconds West with the southwesterly boundary line of said Dalton's tract (2073/260), a distance of 730.55 feet to a 3/4 inch steel rod for an inner corner thereof;

THENCE South 59 degrees 46 minutes 53 seconds West continuing with said southwesterly boundary line a distance of 1199.45 feet to a 1/2 inch "MILLER 5865" capped steel rod for the most westerly southwest corner of Dalton's tract (2073/260);

THENCE North 30 degrees 13 minutes 39 seconds West continuing with the said southwesterly boundary line a distance of 1880.92 feet to a 3/4 inch steel rod found for the most westerly corner of said Dalton's tract (2073/260);

THENCE North 59 degrees 48 minutes 40 seconds East with the northwesterly boundary line of said Dalton's tract (2073/260) s distance of 1729.63 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most northerly corner thereof, said rod being the most westerly corner of Dalton's tract (2098/991);

THENCE North 59 degrees 34 minutes 35 seconds East with the northwesterly boundary line of said Dalton's tract (2098/991) a distance of 1361.72 feet to a 1/2 inch steel rod found for the most northerly corner thereof;

THENCE South 29 degrees 57 minutes 55 seconds East with the northeasterly boundary line of said Dalton's tract (2098/991) a distance of 850.86 feet to a 1 inch steel pipe found for the most easterly corner thereof;

THENCE South 29 degrees 42 minutes 00 seconds East with the northeasterly boundary line of said Dalton's tract (2073/260) a distance of 538.90 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most westerly corner of said Dalton's tract (2092/623):

THENCE North 59 degrees 56 minutes 00 seconds East with the northwesterly boundary line of said Dalton's tract (2092/623) a distance of 629.72 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

ZC# 18-020

EXHIBIT A: LEGAL DESCRIPTION

THENCE North 59 degrees 38 minutes 30 seconds East continuing with the northeasterly boundary line of said Dalton's tract (2092/623) a distance of 1268.08 feet to a cross in concrete set for the most northerly corner thereof, said cross being in Lone Star Road;

THENCE South 30 degrees 25 minutes 15 seconds East a distance of 100.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most easterly corner of said Dalton's tract (2092/623);

THENCE South 59 degrees 38 minutes 30 seconds West with the southeasterly boundary line of said Dalton's tract (2092/623) a distance of 1268.56 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most easterly northeast corner of said Dalton's tract (2073/260);

THENCE South 30 degrees 09 minutes 00 seconds East with the northeasterly boundary line of said Dalton's tract (2073/260) a distance of 1122.80 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most easterly corner thereof, said rod being in the northerly right-of-way line of Lone Star Road (FM Rd. 157);

THENCE South 60 degrees 23 minutes 00 seconds West with the southeasterly boundary line of said Dalton's tract (2073/280) and with said northerly right-of-way line a distance of 249.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

THENCE South 56 degrees 03 minutes 00 seconds West continuing with said southeasterly boundary line a distance of 181.26 feet to a 1/2 inch "MILLER 5665" capped steel rod set, said rod being in said Bedford Road;

THENCE South 60 degrees 00 minutes 00 seconds West continuing with said southeasterly boundary line and with said Bedford Road a distance of 2079.85 feet to the POINT OF BEGINNING and containing 185.644 acres of land, more or less.

EXHIBIT B

PLANNED DEVELOPMENT STANDARDS

BIRDSONG

COMMUNITY FRAMEWORK

Birdsong will be a multi-generational community where an emphasis on being able to experience a small town environment where you know your neighbors, is balanced with the conveniences of a suburban lifestyle.

A variety of housing types and lot sizes will be provided to meet the needs of a complete life cycle. This mix of home styles and sizes will be fully integrated throughout the community instead of establishing a pod-type development pattern. This will encourage a diverse community both in terms of the people and families living in it, as well as the homes being built within it. This community design preference will also allow residents to move within the community and not have to distance themselves from family and friends as changes occur in their lives.

In keeping with the vision of community, public and private spaces are given equal importance and brought to the forefront. Open spaces, public parks, and common areas are interspersed throughout the neighborhoods and connected with an extensive trail system. This design encourages personal interaction by families and residents in all stages of life.

COMMERCIAL TRACT

(Tract 1)

1. Uses:
 - A. Permitted uses shall be all principal and accessory uses which are allowed by right in the (C-2) Community Business District, in accordance with Section 4400 B Permitted Use Table of the Mansfield Zoning Ordinance, as amended.
 - B. A Specific Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (C-2) Community Business District, in accordance with Section 4400 B Permitted Use Table of the Mansfield Zoning Ordinance, as amended.
2. Development Standards: Development shall be in accordance with the development standards established in the (C-2) Community Business District in the Mansfield Zoning Ordinance as it exists or may be amended.
3. Rezoning: Any rezoning of Tract 1, whether to a different zoning category, amended development standards, or for a Specific Use Permit shall be treated as a stand-alone request from Tract 2. As such, property owners of land located within Tract 2 do not have to be party to any rezoning of Tract 1. Additionally, a rezoning request specifically for Tract 1 does not allow for the zoning and/or development standards of Tract 2 to be altered.

SINGLE FAMILY TRACT (TRACT 2)

GENERAL STANDARDS

1. The design and development of the Birdsong community shall take place in general accordance with the attached Development Plan (Exhibit C-1), Street Plan (Exhibit C-2), Open Space/Amenity Plan (Exhibit D-1), Screening Plan (Exhibit D-2), Trail Plan (Exhibit D-3), and Enhanced Entryway Plan (Exhibit E).
2. Unless otherwise specified in this planned development, development within the Birdsong community is governed by the Mansfield Zoning Ordinance as currently enacted at the time of approval of this ordinance by the City Council. In the event of any conflict or inconsistency between these standards and the applicable City regulations, the terms and provisions of this planned development shall apply.
3. Unless otherwise specified in this planned development, the design and construction of public infrastructure and utilities within the Birdsong community shall be in accordance with the Mansfield Design Standards as currently enacted at the time of approval of this ordinance by the City Council. In the event of any conflict or inconsistency between these standards and the applicable City regulations, the terms and provisions of this planned development shall apply.
4. In the event of a conflict between the written text and the illustrations provided in this planned development, the written text contained herein shall control.
5. The maximum number of homes in the Birdsong community shall be 540.
6. A minimum of 15% of land (26.0 AC +/-) located within Tract 2 shall be used as open space, as identified on the Open Space Plan.
 - A. The open space will be dispersed throughout the community. In order for the open space to be counted towards meeting the minimum requirement, it must be at least 0.5 acre in size or contain recreational elements (i.e. hike & bike trail, etc.), as well as be readily accessible to the residents of the Birdsong community. The open space may be public or private.
 - B. If the open space is private, it shall be owned and maintained by a mandatory Homeowners Association.
 - C. At least one private amenity center shall be provided for residents of the Birdsong community. The amenity center shall include, at a minimum, a swimming pool, and family lifestyle oriented facilities.
7. Homeowners Association (HOA)
 - A. A mandatory homeowners association will be responsible for the maintenance of lots owned by the (HOA), detention ponds, amenity center, play area equipment not located with a public park, trails, entryway features, screening walls, master developer provided canopy trees, landscaping at the entryway and on HOA lots.
 - B. The HOA documents shall be filed in accordance with the City of Mansfield policies. These documents shall be reviewed by the City Attorney prior to filing the final plat. The documents shall be filed with the final plat at Johnson County and deemed necessary by the attorney. The documents shall be submitted in a timely manner to allow for a minimum of 60 days review. Failure to submit the documents or incomplete documents may result in delay of construction, acceptance of the subdivision or delay in approval of a building permit. The City does not accept the responsibility for any

delays in construction, approval or acceptance of the subdivision caused by the failure to submit the association documents or the inaccuracy of the documents.

8. 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.

DEVELOPMENT STANDARDS

1. Uses
 - A. Permitted uses allowed in Tract 2 shall be all principal and accessory uses which are allowed by right in the SF-7.5/18 Single Family Residential District, in accordance with Section 4400 B Permitted Use Table of the Mansfield Zoning Ordinance, as amended.
 - B. A Specific Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the SF-7.5/18 Single Family Residential District, in accordance with Section 4400 B Permitted Use Table of the Mansfield Zoning Ordinance, as amended.
2. The allowable lotting mix on Tract 2 shall be as follows:

<u>LOT TYPE</u>	<u>LOTS</u>		
TYPE 1	MAX	200	37%
TYPE 2		260	48%
TYPE 3	MIN	<u>80</u>	15%
TOTAL		540	

3. Single Family Detached Lot Development Standards:

DEVELOPMENT STANDARD

Lot Type	TYPE 1	TYPE 2	TYPE 3
Minimum Lot Width	50'	60'	70'
Minimum Lot Area (SQ FT)	6,000	7,200	8,400
Minimum Lot Depth	110'	110'	110'
Minimum Front Yard Setback	20'	20'	20'
Unenclosed Porch/Patio	10'	10'	10'
Swing Garage (Door Facing Side)	15'	15'	15'
Minimum Rear Yard Setback	10'	10'	10'
Minimum Side Yard Setback	5'	5'	5'
Exterior at Corner	15'	15'	15'
Minimum Dwelling Area (SQ FT)	1,800	2,200	2,400
Maximum Lot Coverage	55%	55%	55%
Maximum Height	35'	35'	35'

Note: Location of Lot Type shall be in accordance with the Development Plan.

Note: Lots on a cul-de-sac bulb or elbow may be up to 10' narrower as long as the lot area exceeds the minimum area square footage.

Note: Lots on a cul-de-sac bulb or elbow may be up to 10' shallower as long as the lot area exceeds the minimum area square footage.

Note: Corner lots shall be at least 10' wider than the specified minimum lot width for each Lot Type identified above.

4. Single Family Detached Architectural Standards: Homes constructed within the Birdsong community shall comply with the architectural standards established in Section 4600 of the Mansfield Zoning Ordinance unless otherwise indicated below.
 - A. Swing Garages: A minimum of 20% of the total of TYPE 2 and TYPE 3 lots shall contain a J-Swing or side entry orientation. Swing garages shall not be required on TYPE 1 lots.
 - B. Garage Doors: Garage doors may face a public street. If a garage door faces the street, the garage face may not be closer to the street than the primary façade of the home. Additionally, if a garage door faces the street, it may be located at the 20' front yard setback line.

Garage doors shall be constructed of a composite material made to have the appearance of wood.
 - C. Canopy Trees:
 1. On all single family lots, a minimum of 2, 3" caliper canopy trees shall be provided for each home, one of which may be located in the back yard.

COMMUNITY DESIGN STANDARDS

1. Community Buffers:
 - A. Lone Star/Bedford Road:
 1. A minimum 20' wide landscape buffer shall be provided adjacent to the right-of-way. Berms and retaining walls may be constructed within the buffer.
 2. A mix of canopy and ornamental trees shall be planted within the required landscape buffer.

Canopy trees shall consist of a minimum of 33% of all tree plantings within the buffer.

3. Ground cover may also be planted throughout the buffer. Ground cover includes, but is not limited to, shrubs, grasses, turf, mulched planter beds and hardscape.
4. A minimum 6'-8' wide, concrete trail shall be provided within the buffer along the Lone Star/Bedford Road right-of-way. The location of the trail shall be coordinated with any trail located within adjacent developments.

2. Buffer Vegetation:

- A. Canopy Trees: Canopy trees shall be a minimum 3 caliper inches in size, measured 6" above the planting surface, and 7' in height at the time of planting.

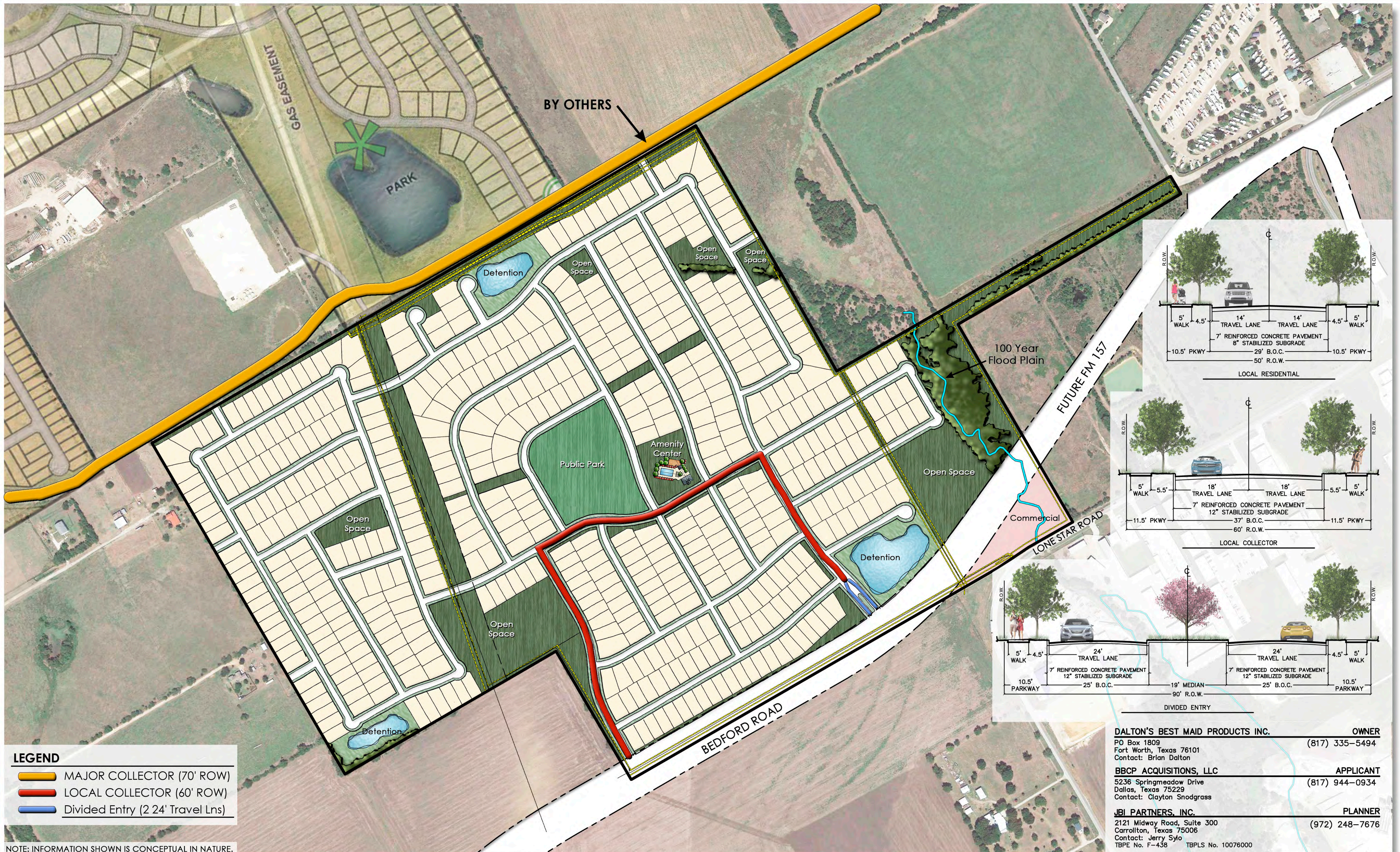
Canopy trees shall have a minimum crown spread of 25' at maturity.

- B. Ornamental Trees: Ornamental trees shall be a minimum 1 caliper inch in size, measured 6" above the planting surface at the time of planting.

Ornamental trees shall have a minimum crown spread of 15' at maturity. Ornamental trees having a mature crown spread of less than 15' may be substituted by grouping the trees to create the equivalent crown spread of 15'.

- C. Shrubs: Shrubs shall be a minimum 3 gallons in size at the time of planting and shall attain a minimum height of 3' within two growing seasons.
 - D. All landscaping shall be provided in accordance with an approved landscape plan prior to acceptance of the subdivision by the City except as follows. During times of drought or water emergency response stages, or inappropriate season for the plant material, (i.e. Ornamental tree in August or Agave in January) the Planning Director or his/her designee may grant permission to delay the installation of the required landscaping for up to 6 months.
3. Irrigation: Landscape buffers shall be irrigated with irrigation systems. Trees and shrubs shall be irrigated by drip irrigation lines. Other landscaping may be irrigated by spray irrigation.
 4. Perimeter Screening:
 - A. Lone Star/Bedford Road:
 1. Screening at a minimum, 6' tall and maximum 8' tall, constructed of brick or stone.
 - B. North Perimeter Collector Street:
 1. Where single family lots back to the Collector Street, screening at a minimum, 6' tall, board-on-board cedar fencing. The cedar fencing shall have metal poles. The fence's rails shall face the inside of the lot. The fencing shall be stained to a uniform color and be maintained by the Homeowner's Association.
 2. The screening shall incorporate masonry columns into its design. The columns shall be located approximately every 100'. The exact location of the column shall correspond to the intersection of an adjacent side lot line with the fencing.
 3. Where single family lots side to the Collector Street and/or where open spaces are adjacent to the Collector Street, ornamental metal or split rail fencing shall be provided as shown on Exhibit D-2, Screening Plan.
 5. Neighborhood Entry Features: Architectural features on masonry walls or masonry monuments shall be located at the primary, secondary, and tertiary entrances for the Birdsong community. The general design of which shall correspond with Exhibit E (Enhanced Entryway Plan). Entry features and/or community signage may be lighted.





LEGEND

- MAJOR COLLECTOR (70' ROW)
- LOCAL COLLECTOR (60' ROW)
- Divided Entry (2 24' Travel Lns)

NOTE: INFORMATION SHOWN IS CONCEPTUAL IN NATURE.



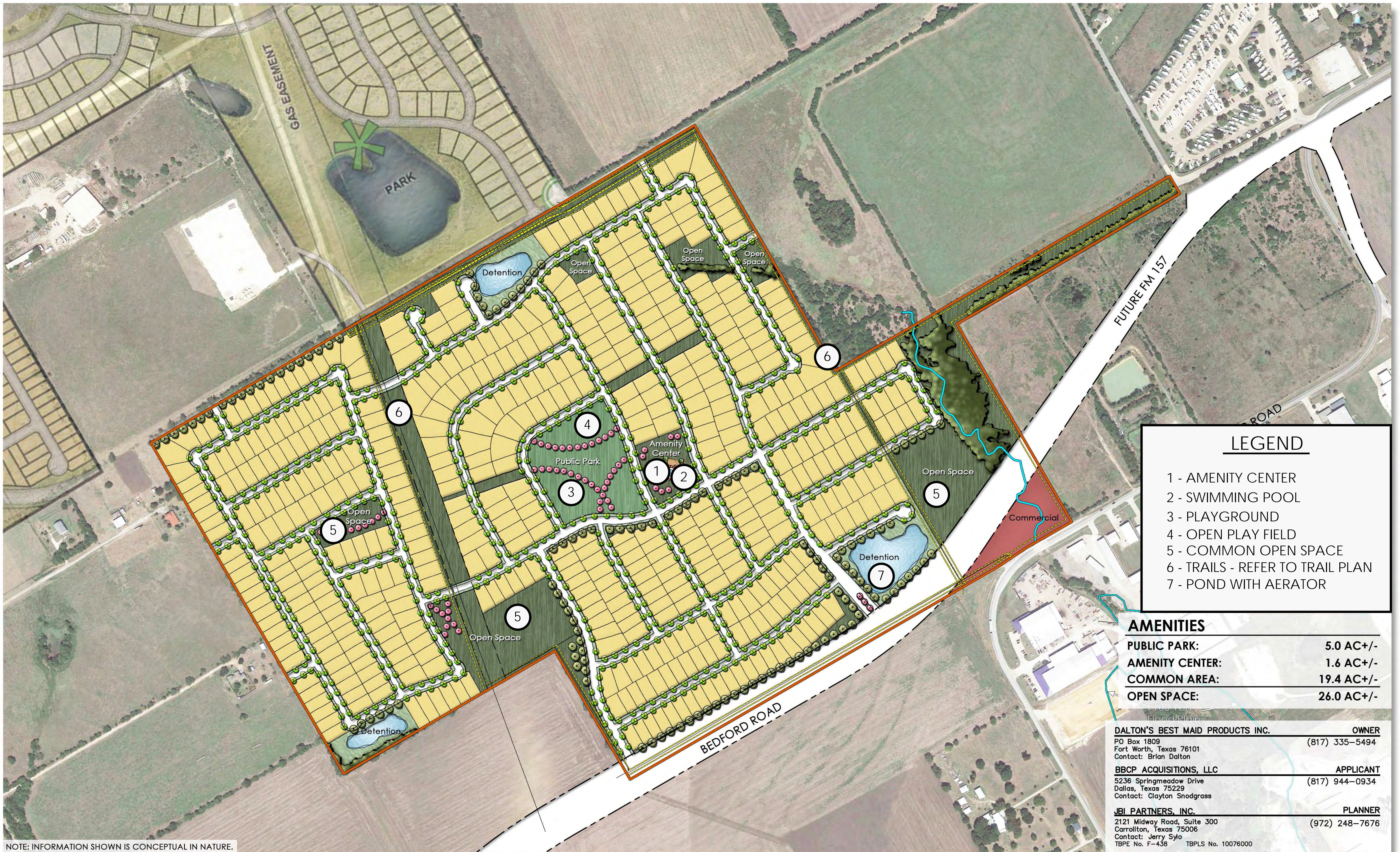
0 100 200 400
1"=200'
N OCT 5, 2018
BBC001

BIRDSONG

ZC#18-020
EXHIBIT C-2: STREET PLAN
MANSFIELD, TEXAS

JBIPARTNERS

DALTON'S BEST MAID PRODUCTS INC. PO Box 1809 Fort Worth, Texas 76101 Contact: Brian Dalton	OWNER (817) 335-5494
BBCP ACQUISITIONS, LLC 5236 Springmeadow Drive Dallas, Texas 75229 Contact: Clayton Snodgrass	APPLICANT (817) 944-0934
JBIPARTNERS, INC. 2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Jerry Sylo TBPE No. F-438 TBPLS No. 10076000	PLANNER (972) 248-7676



NOTE: INFORMATION SHOWN IS CONCEPTUAL IN NATURE.

LEGEND

- 1 - AMENITY CENTER
- 2 - SWIMMING POOL
- 3 - PLAYGROUND
- 4 - OPEN PLAY FIELD
- 5 - COMMON OPEN SPACE
- 6 - TRAILS - REFER TO TRAIL PLAN
- 7 - POND WITH AERATOR

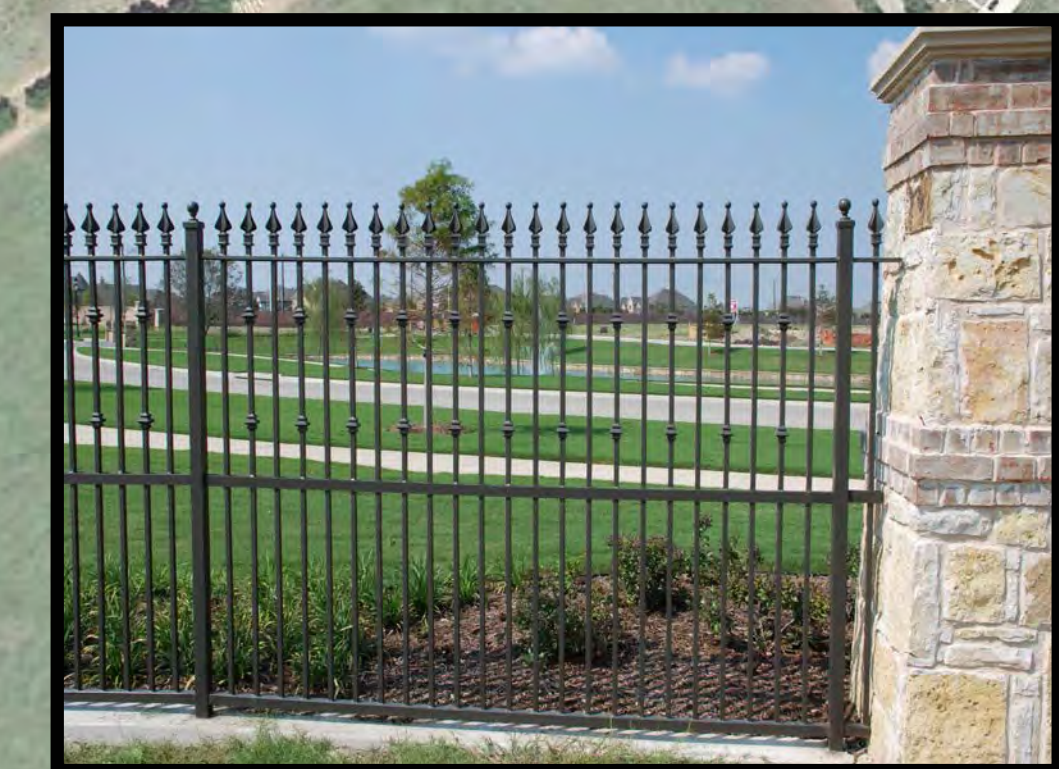
AMENITIES

PUBLIC PARK:	5.0 AC+/-
AMENITY CENTER:	1.6 AC+/-
COMMON AREA:	19.4 AC+/-
OPEN SPACE:	26.0 AC+/-

DALTON'S BEST MAID PRODUCTS INC.	OWNER
PO Box 1809 Fort Worth, Texas 76101 Contact: Brian Dalton	(817) 335-5494
BBCP ACQUISITIONS, LLC	APPLICANT
5236 Springmeadow Drive Dallas, Texas 75229 Contact: Clayton Snodgrass	(817) 944-0934
JBI PARTNERS, INC.	PLANNER
2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Jerry Sylo TBPE No. F-438 TBPLS No. 10076000	(972) 248-7676

LEGEND

- 6'-0" HT. MASONRY SCREENWALL W/ MASONRY COLUMNS
- 6'-0" HT. WOOD FENCE W/ MASONRY COLUMNS (COLUMNS SPACED PER PD)
- ORNAMENTAL METAL FENCE/ OR SPLIT RAIL FENCE



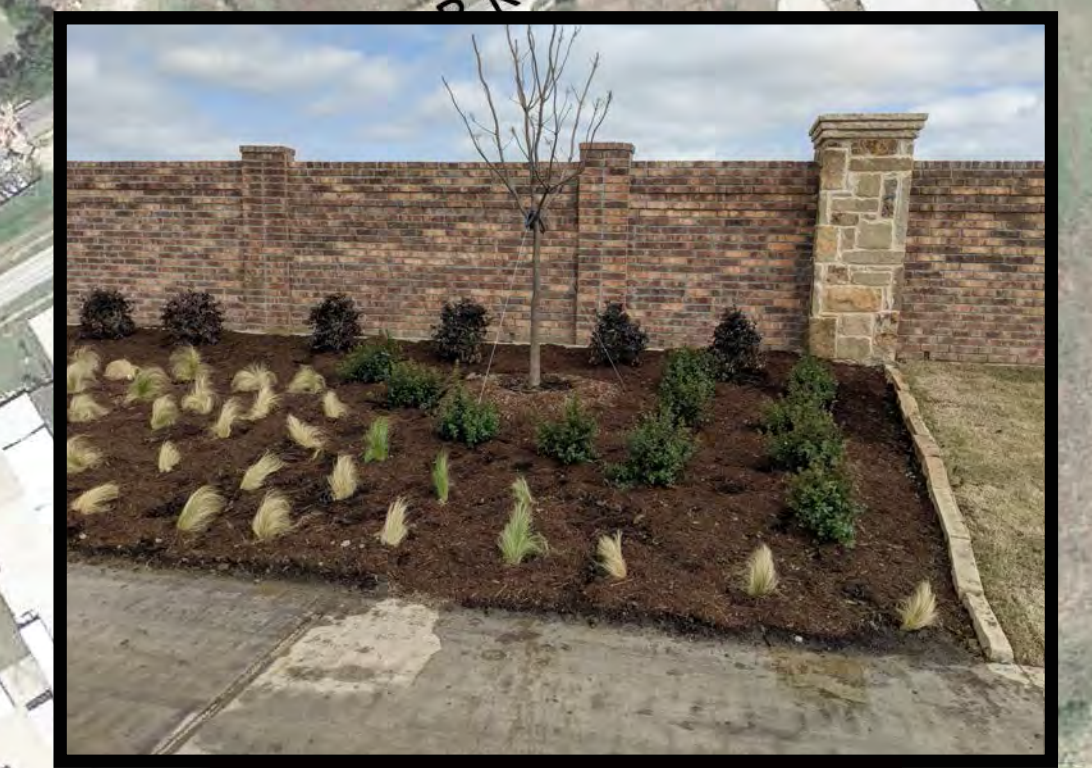
ORNAMENTAL METAL FENCE



SPLIT RAIL FENCE



WOOD FENCE W/ MASONRY COLUMNS (COLUMNS SPACED PER PD)



MASONRY SCREENWALL W/ MASONRY COLUMNS

AMENITIES

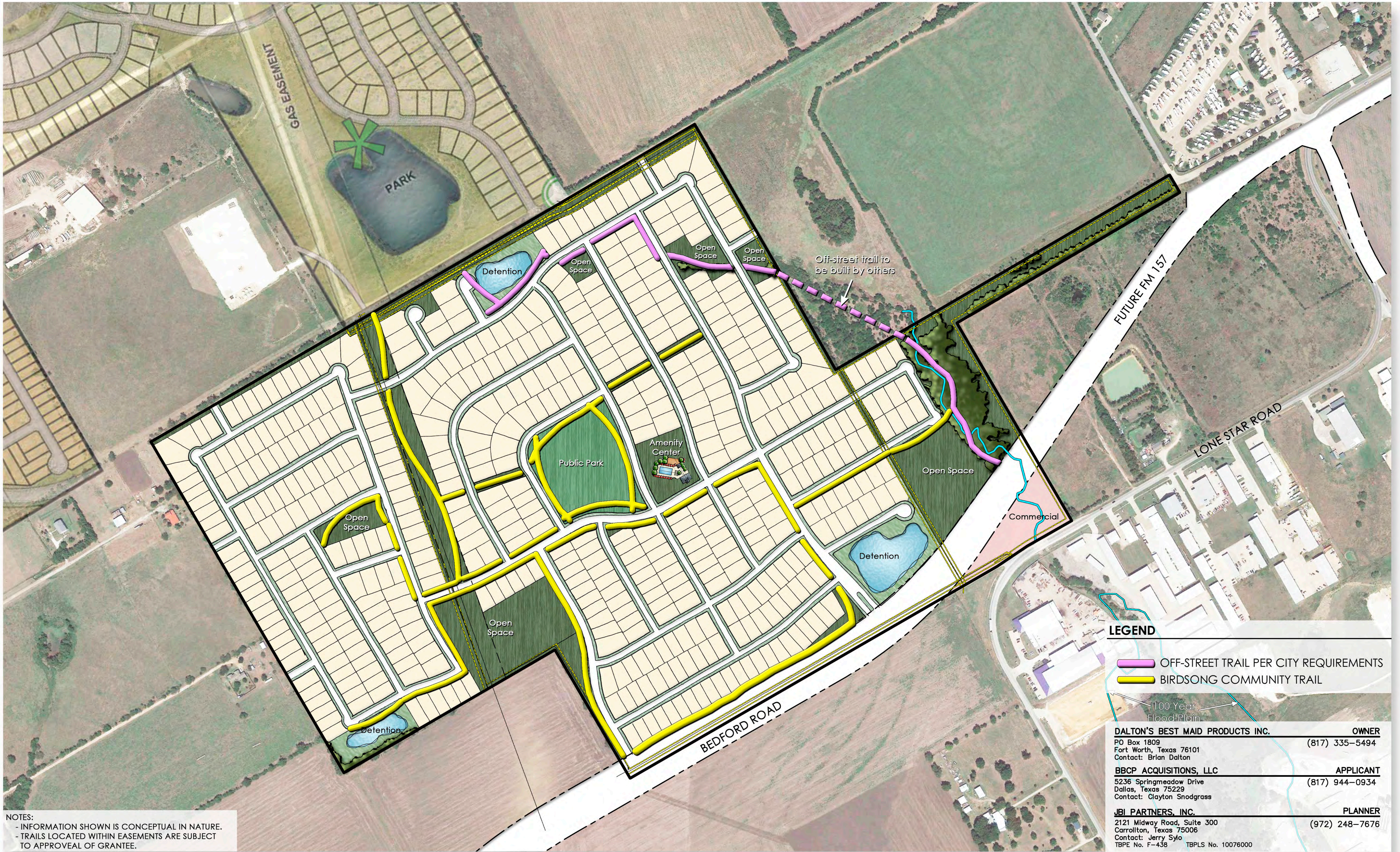
PUBLIC PARK:	5.0 AC+/-
AMENITY CENTER:	1.6 AC+/-
COMMON AREA:	19.4 AC+/-
OPEN SPACE:	26.0 AC+/-

DALTON'S BEST MAID PRODUCTS INC.	OWNER
PO Box 1809 Fort Worth, Texas 76101 Contact: Brian Dalton	(817) 335-5494
BBCP ACQUISITIONS, LLC	APPLICANT
5236 Springmeadow Drive Dallas, Texas 75229 Contact: Clayton Snodgrass	(817) 944-0934
JB PARTNERS, INC.	PLANNER
2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Jerry Sylo TBPE No. F-438 TBPLS No. 10076000	(972) 248-7676



0 100 200 400
1"=200'
N OCT 5, 2018
BBC001

BIRDSONG



NOTES:
- INFORMATION SHOWN IS CONCEPTUAL IN NATURE.
- TRAILS LOCATED WITHIN EASEMENTS ARE SUBJECT TO APPROVAL OF GRANTEE.

- LEGEND**
- OFF-STREET TRAIL PER CITY REQUIREMENTS
 - BIRDSONG COMMUNITY TRAIL

DALTON'S BEST MAID PRODUCTS INC.		OWNER
PO Box 1809 Fort Worth, Texas 76101 Contact: Brian Dalton		(817) 335-5494
BBCP ACQUISITIONS, LLC		APPLICANT
5236 Springmeadow Drive Dallas, Texas 75229 Contact: Clayton Snodgrass		(817) 944-0934
JB PARTNERS, INC.		PLANNER
2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Jerry Sylo TBPE No. F-438 TBPLS No. 10076000		(972) 248-7676



TEXAS RED OAK



LOROPETALUM



MEXICAN FEATHER GRASS



DWARF MAGNOLIA



RED BUD



ASIAN JASMINE



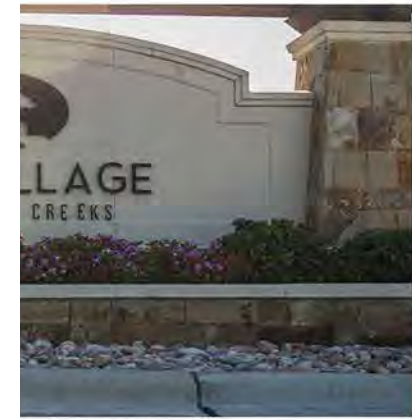
NELLIE R. STEVENS HOLLY



ANNUAL COLOR



RIVER ROCK



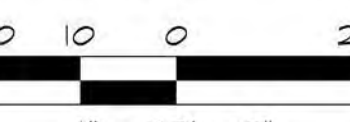
EXAMPLE PHOTO



STONE SAMPLE



PIN MOUNTED LETTERS ON CAST STONE



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

ENHANCED ENTRYWAY PLAN

PRIMARY ENTRANCE

Birdsong

City of Mansfield, Johnson County, Texas

PLAN REVIEW REVISIONS	BY	DATE
#	0	

PROJECT
EXHIBIT E

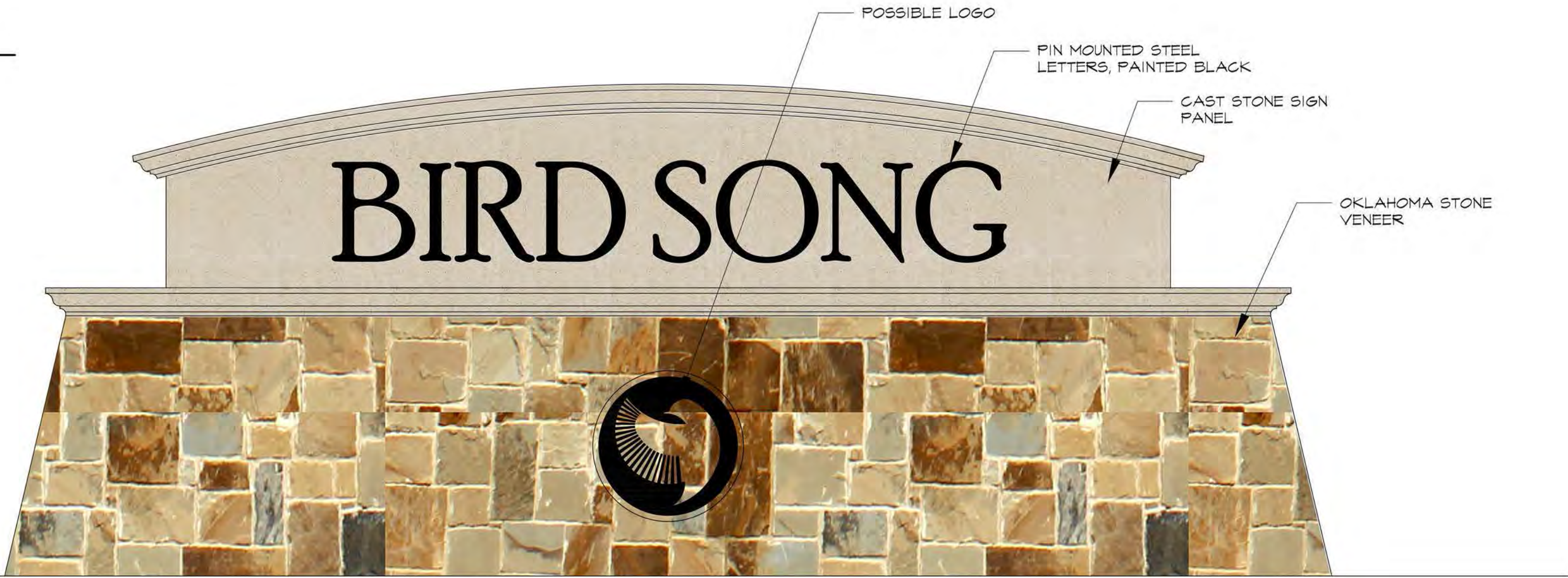
SHEET
PG. 1 of 3

Plotted by: ##### Plot Date: 10/2/2018 4:02 PM

Drawing: S:\Projects\BEC003-Birdsong\Concepts\Bird_Song - Concept.dwg Saved By: Station8 Save Time: 10/2/2018 3:25 PM



SECONDARY SIGN



NOTE:
ALL IMPROVEMENTS SHOWN ON
THIS PLAN ARE CONCEPTUAL IN
NATURE.

STUDIO 13
DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-633-1900
TBAE Firm #BR643

THESE DOCUMENTS ARE
FOR INTERIM REVIEW
ONLY AND NOT INTENDED
FOR CONSTRUCTION OR
BIDDING PURPOSES.

Submittal 10-5-2018

NORTH

1" = 10' - 0"

Bar is one inch on original
drawing. If not one inch on this
sheet, adjust scale as necessary.

One Inch

ENHANCED ENTRYWAY PLAN

SECONDARY ENTRY

Birdsong

City of Mansfield, Johnson County, Texas

 TEXAS RED OAK	 LOROPETALUM	 MEXICAN FEATHER GRASS
 DWARF MAGNOLIA	 RED BUD	 ASIAN JASMINE
 NELLIE R. STEVENS HOLLY	 ANNUAL COLOR	 RIVER ROCK
 EXAMPLE PHOTO	 STONE SAMPLE	 PIN MOUNTED LETTERS ON CAST STONE

PLAN REVIEW REVISIONS		BY	DATE
#	0		
PROJECT		EXHIBIT E	
SHEET		PG. 2 of 3	

Plotted by: ##### Plot Date: 10/2/2018 4:02 PM

Drawing: S:\Projects\BEC003-Birdsong\Concepts\Bird_Song - Concept.dwg Saved By: Station8 Save Time: 10/2/2018 3:25 PM



AMENITY CENTER BUILDING



FORMAL PLANTINGS



POND FOUNTAIN



FORMAL PLANTINGS



DECORATIVE STONE

NOTE:
ALL IMPROVEMENTS SHOWN ON
THIS PLAN ARE CONCEPTUAL IN
NATURE.

LANDSCAPE CHARACTER
EXAMPLES

STUDIO 13
DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

THESE DOCUMENTS ARE
FOR INTERIM REVIEW
ONLY AND NOT INTENDED
FOR CONSTRUCTION OR
BIDDING PURPOSES.

Submittal 10-5-2018

Bar is one inch on original
drawing. If not one inch on this
sheet, adjust scale as necessary.

One Inch

ENHANCED ENTRYWAY PLAN

CHARACTER EXAMPLES

Birdsong
City of Mansfield, Johnson County, Texas



NEIGHBORHOOD FEATURE



NEIGHBORHOOD FEATURE



AMENITY CENTER BUILDING



NEIGHBORHOOD PAVILION



ORNAMENTAL METAL



PARAPET WALLS



6'-0" HT. BRICK THINWALL



NEIGHBORHOOD PARK

HARDSCAPE CHARACTER
EXAMPLES

PLAN REVIEW REVISIONS	BY	DATE	#
			0

PROJECT
EXHIBIT E

SHEET
PG. 3 of 3

PLANNING AND ZONING COMMUNICATION

Agenda: October 15, 2018

Subject: ZC#18-022: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential uses on approximately 1.3 acres being a portion of Lot 5, Block 3 of the Original Town of Britton, generally located at 913 Cope St.

GENERAL INFORMATION

Applicant:	Jordan Riness of Riness Holdings LLC (owner/developer) Christopher J. Taylor (engineer) Felix Wong (planning consultant)
Size:	1.3 acres
Proposed Use:	Single-family residential
Existing Land Use:	Single-family residential
Surrounding Land Use & Zoning:	North - Single-family residential (SF-7.5/12) South - Dollar St.; Single-family residential (SF-7.5/12) across the street East - Single-family residential (SF-7.5/12) West - Cope St.; Single-family residential (SF-7.5/12) across the street

COMMENTS AND CONSIDERATIONS

The subject property consists of 1.3 acres of land located at the northeast corner of Cope Street and Dollar Street. The property is currently occupied by a single-family home, a four-car detached garage, and a shed, all located on the north half of the property. The applicant is requesting to re-zone the property from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential uses.

Development Plan

The applicant plans to develop seven single-family homes oriented towards Cope St. All existing structures on the property will be demolished. The applicant plans to follow all the standards for SF-7.5/18 zoned property, except for minimum lot depth and minimum masonry construction due to the layout and age of the subdivision. The ordinary minimum lot depth is 110'; the applicant is proposing a lot depth of 100'. To compensate, the applicant is proposing a lot width that exceeds the minimum standards by at least 10'. The minimum proposed residence size of 1,800 sq. ft. that is applicable to SF-7.5/18 zoning standards will also exceed the standards for the current zoning district (1,200 sq. ft.). In addition, due to the property being located in an older subdivision, it is exempt from the minimum masonry construction requirements. 80% masonry construction would also be incompatible with the neighborhood. The development will still follow the architectural attributes required for residential development as noted in Section 4600D of the Zoning Ordinance. In addition, the applicant notes that

craftsman-style details like exposed rafter tails and corbels will be encouraged. The landscape standards noted in Section 7300 of the Zoning Ordinance will apply to this development.

Concept Elevations

The provided conceptual elevations show that single-story or two-story homes are possible here and the materials could be a mix of wood siding and masonry materials with craftsman-style details.

Recommendation

While the proposed development will increase the current density of the site, the plan is largely in conformance with existing zoning, will make more productive use of the property, and the proposed architectural standards will allow for a design that will blend in with the existing neighborhood. In addition, while the existing density of the overall neighborhood is less than what is allowed by SF-7.5/12 zoning, the existing density was previously out of necessity to provide for septic systems prior to sanitary sewer service being available in the area. Otherwise, the neighborhood was platted to be able to support the higher densities allowed by SF-7.5/12 and SF-7.5/18 zoning. Staff recommends approval.

Attachments:

Maps and Supporting Information

Exhibit A – Property Description

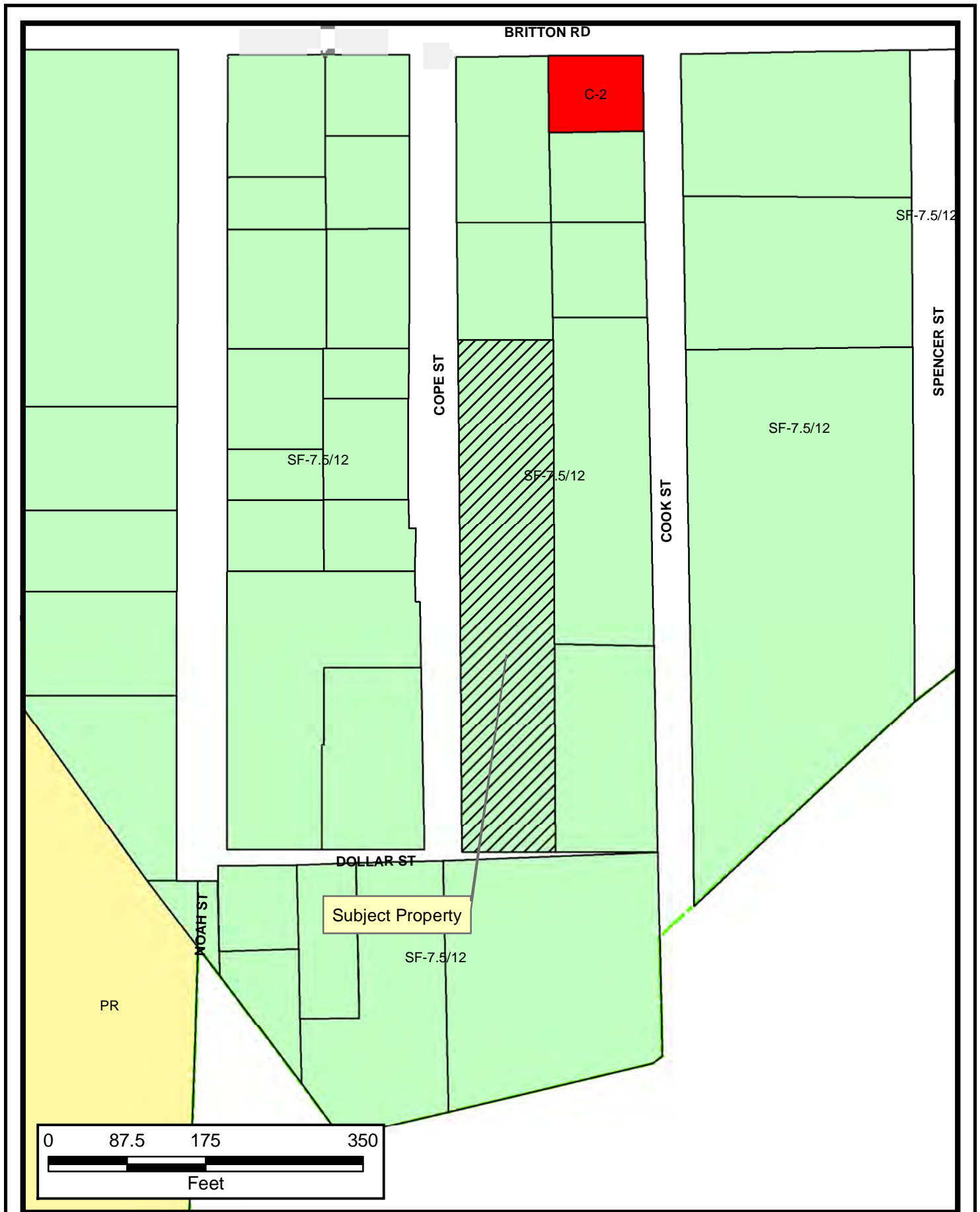
Exhibit B – Development Plan & Concept Elevations



ZC#18-022

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.

10/2/2018



Property Owner Notification for ZC#18-022

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
1 & 2 3 O T BRITTON 0.459 ACRES		WOODLEY EARL WAYNE	PO BOX 35	MANSFIELD, TX	76063
4A 2 O T BRITTON-REV 0.321 ACRES		COPE D W & BETTY	5 PAMELA CT	MANSFIELD, TX	76063
4B 2 O T BRITTON-REV 0.281 ACRES		COPE D W & BETTY	5 PAMELA CT	MANSFIELD, TX	76063
5B 2 O T BRITTON-REV 0.248 ACRES		COPE D W & BETTY	5 PAMELA CT	MANSFIELD, TX	76063
5C 2 O T BRITTON-REV 0.132 ACRES		ZIPS KIMBERLY G	917 NOAH ST	MIDLOTHIAN, TX	76065
LOT 1-2 BLK 2 O T BRITTON-REV .459 AC		TRAN KATHY	1404 SAYLES AVE	ARLINGTON, TX	76018
LOT 5A BLK 2 O T BRITTON-REV .122 AC		REYES JAMES RICHARD	912 COPE ST	MIDLOTHIAN, TX	76065
LOT 5D BLK 2 O T BRITTON-REV 0.263 AC		RESIDENTIAL ASSET SECURITIES CORP	HOME EQUITY MORTGAGE ASSET BACKED SERIES 2005-K58	WEST PALM BEACH, FL	33407
LOT 7 BLK 2 O T BRITTON-REV 1.0506 AC		DAVES JO E	936 COPE ST	MIDLOTHIAN, TX	76065
LOT PT 4 BLK 6 O T BRITTON-REV 0.881 AC		MASSEY DAN J	4150 BRITTON RD	MANSFIELD, TX	76063
LOT PT 5 BLK 3 O T BRITTON-REV 0.289 AC		MURILLO LINDA M	850 TURNER WAY	MANSFIELD, TX	76063
LOT S PT 6 BLK 2 O T BRITTON-REV 0.594 AC		HARDING JULIE R & RUSSELL A	924 COPE ST	MIDLOTHIAN, TX	76065
LOT S1/2 3 & 4 BLK 3 O T BRITTON- REV 0.23 AC		REVERSE MORTGAGE SOLUTIONS INC	14405 WALTERS RD STE 200	HOUSTON, TX	77014
LOT SW PT 5 BLK 3 O T BRITTON- REV 1.554 AC		RINESS HOLDINGS LLC	913 COPE ST	MIDLOTHIAN, TX	76065
NEPT 5 3 O T BRITTON 0.23 ACRES		WELLS JOHN	910 COOK ST	MIDLOTHIAN, TX	76065
NEPT 6 2 O T BRITTON 0.1933 ACRES		COPE D W & BETTY	5 PAMELA CT	MANSFIELD, TX	76063
NPT 7& SPT 1- 6 4 O T BRITTON 1.002 ACRES		HUNTER RHONDA B & REGINALD J	911 COOK ST	MIDLOTHIAN, TX	76065
PT 3 6 O T BRITTON 0.254 ACRES		REED CHESTER & RUBY	1105 HUNTINGTON TRL	MANSFIELD, TX	76063
PT 5 3 O T BRITTON 0.835 ACRES		YARBROUGH KEITH	918 COOK ST	MIDLOTHIAN, TX	76065

Property Owner Notification for ZC#18-022

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
PT 6 & 5 OT BRITTON .207 ACRES		JOHNSON JUSTIN	921 NOAH ST	MIDLOTHIAN, TX	76065
PT 6 O T BRITTON 74618391 1.68 ACRES		WARNER KENNETH R JR	4316 DOLLAR ST	MIDLOTHIAN, TX	76065
PT 6 O T BRITTON 0.17 ACRES		MUWAQUET MARWAN F	P O BOX 734	WAXAHACHIE, TX	75168
PT 7 4 O T BRITTON 3.19 ACRES		SHORT JASON	919 COOK ST	MIDLOTHIAN, TX	76065
S100 3 2 O T BRITTON 0.23 ACRES		LANDERS JESSIE & NINA	904 COPE ST	MIDLOTHIAN, TX	76065
SEPT 5 3 O T BRITTON 0.573 ACRES		MARTIN JAMES W & MARIA E	932 COOK ST	MIDLOTHIAN, TX	76065

EXHIBIT A FOR ZC#18-022

PROPERTY DESCRIPTION

Being a portion of Lot 5, Block 3, Britton, an addition to Ellis County, Texas, according to the plat thereof, recorded in Volume 158, Page 45, Deed Records of Ellis County, Texas, same being that tract of land conveyed to Brett Bethurum, an unmarried man, by deed recorded in Volume 1614, Page 1024, Deed Records of Ellis County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Linda M. Murillo, by deed recorded in Volume 2827, Page 14, Deed Records of Ellis County, Texas and being along the East line of Cope Street (50 foot right-of-way);

THENCE South 89 degrees 28 minutes 51 seconds East, along the South line of said Murillo tract, a distance of 100.00 feet to a 3/8 inch iron rod found for corner, said corner being the Southeast corner of said Murillo tract and being along the West line of a tract of land conveyed to Keith Yarbrough, by deed recorded in Volume 2049, Page 1048, Deed Records of Ellis County, Texas;

THENCE South, along the West line of said Yarbrough tract, passing at a distance of 337.99 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Yarbrough tract and being the Northwest corner of a tract of land conveyed to James William Martin and Maria Estella Martin, husband and wife, by deed recorded in Volume 2102, Page 340, Deed Records of Ellis County, Texas, and continuing a total distance of 568.47 feet to a point for corner, said corner being the Southwest corner of said Martin tract and being along the North line of a tract of land conveyed to Kenneth Ray Warner Jr., by deed recorded in Volume 1885, Page 105, Deed Records of Ellis County, Texas, and being the centerline of Dollar Street (public right-of-way);

THENCE North 89 degrees 47 minutes 16 seconds West, along the North line of said Warner tract, a distance of 100.00 feet to a point for corner, said corner being in the intersection of said Dollar Street and being along the East line of said Cope Street;

THENCE North, along the East line of said Cope Street, a distance of 569.01 feet to the POINT OF BEGINNING and containing 56,874 square feet or 1.30 acres of land.

Bryan Connally

Bryan Connally
Registered Professional Land Surveyor No. 5513



Proposed Use: Seven single family homes

Planned Development Regulations: The development will comply with the following:

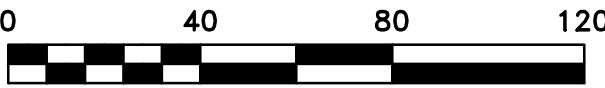
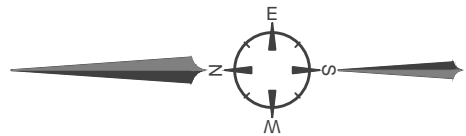
1. All regulations applicable to the SF-7.5/18, Single Family Residential District except for minimum lot depth and minimum masonry construction
2. Architectural attributes for residential development in Section 4600D of the Zoning Ordinance; Craftsman style details like exposed rafter tails and corbels are encouraged
3. Landscape standards in Section 7300 of the Zoning Ordinance

NOTES

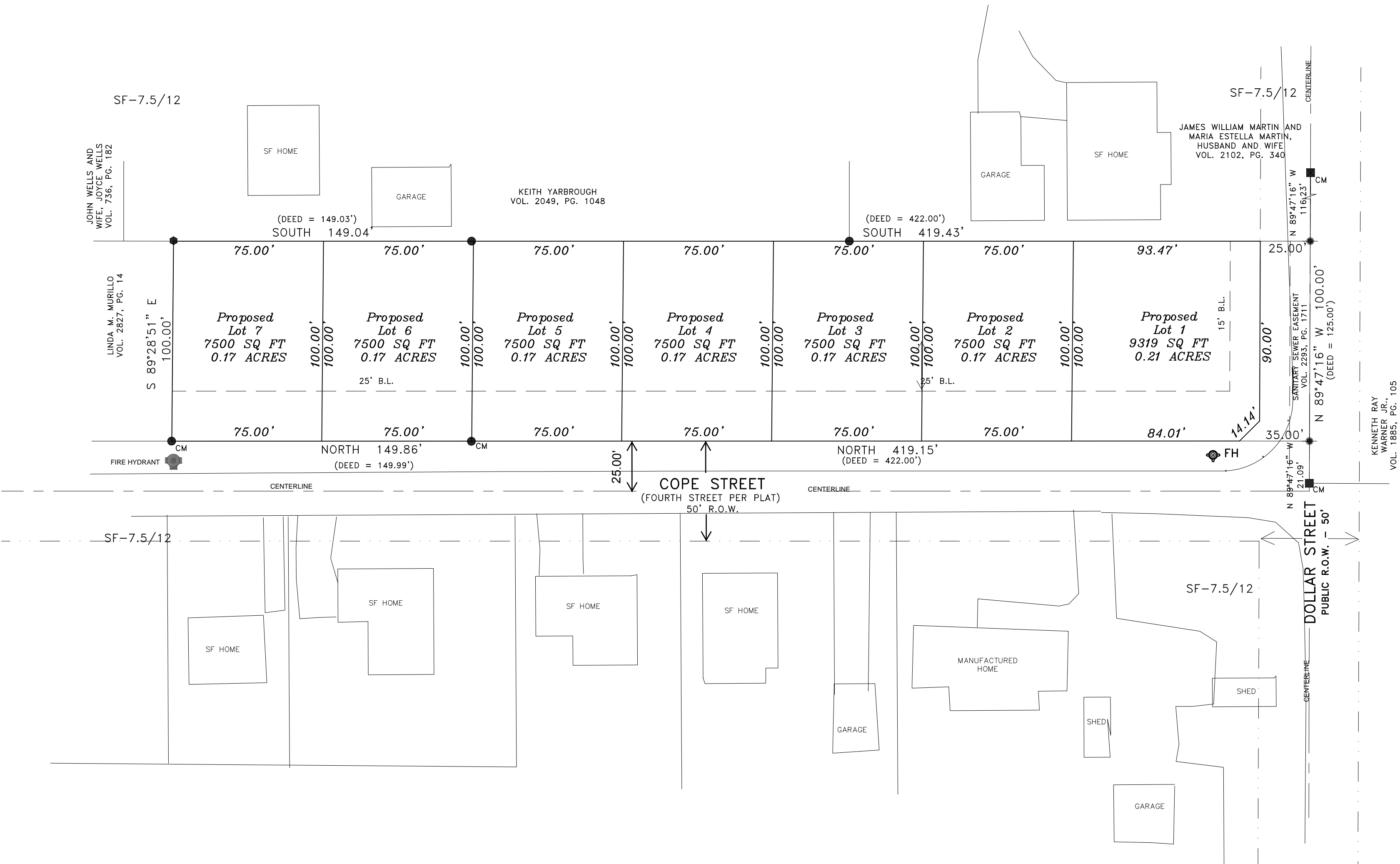
1. All existing structures on the property will be removed
2. The proposed development will be in complete accordance with the provisions of the approved Planned Development District and that all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.
3. Survey boundary dimensions shown based on C.B.G Surveying, Inc. survey dated 02/19/18 for Portion of Lot 5, Block 3, Britton, Tracts 1 and 2 located at 913 Cope Street.



Location Plan



1" = 40'



Property Owner/Developer: Riness Holdings LLC
Manager: Jordan Riness
Address: 6606 Thistle Wood Dr., Midlothian, TX 76065
Phone: 231-409-9492
Email: JRiness@gmail.com

EXHIBIT B
ZC#18-022
PAGE 1 OF 2

NOTES:
BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 1614, PAGE 1024.
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 949, PG. 413

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊗	1/2" IRON ROD SET
○	3/8" IRON ROD FOUND
□	60D NAIL FOUND
⊗	MAG NAIL FOUND
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
●	POWER POLE
—	ASPHALT PAVING
—	GRAVEL/ROCK ROAD OR DRIVE
■	POOL EQUIPMENT
■	BRICK COLUMN
AC	AIR CONDITIONING
⊙	FIRE HYDRANT
—	OES - OES
—	OHP - OHP
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	COVERED PORCH, DECK OR CARPORT
—	CONCRETE PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5' WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE

Christopher J. Taylor, P.E. 904 Mobley Road Cedar Hill, TX 75104 P 646-276-7718 TX P.E. #110602 cjtaylor.engineer@yahoo.com				
SCALE	DATE	JOB NO.	DESIGN BY	DRAWN BY
1" = 40'	08/29/18	JR-1001	CJT	CJT

DEVELOPMENT PLAN	
PORTION OF LOT 5, BLOCK 3, TRACT 2, BRITTON	
ELLIS COUNTY, TEXAS	
913 COPE STREET	

EXHIBIT B - CONCEPT ELEVATIONS FOR ZC#18-022



PLANNING AND ZONING COMMUNICATION

Agenda: October 15, 2018

Subject: ZC#18-023: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential uses on approximately 0.28 acres known as Lot 18, Block 5 of the Hillcrest Addition, generally located at 801 Stell Ave.

GENERAL INFORMATION

Applicant:	City of Mansfield (owner)
Size:	0.28 acres
Proposed Use:	Single-family residential
Existing Land Use:	Vacant land
Surrounding Land Use & Zoning:	North - Single-family residential (SF-7.5/12) South - Stell Ave.; Single-family residential (SF-7.5/12) across the street East - Single-family residential (SF-7.5/12) West - McKown Dr.; Single-family residential (SF-7.5/12) across the street

COMMENTS AND CONSIDERATIONS

The subject property consists of 0.28 acres of vacant land located at the northwest corner of Stell Ave. and McKown Dr. The property was formerly occupied by a single-family residence. The applicant is requesting to re-zone the property from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential uses.

Development Plan

The applicant plans to develop two single-family homes oriented towards McKown Dr. The applicant is proposing the following bulk area standards:

Min. Lot Area	5,400 sq. ft. per lot
Min. Floor Area	1,800 sq. ft. per unit
Max. Lot Coverage	55%
Min. Lot Width	60'
Min. Lot Depth	90'
Min. Front Yard	25'
Min. Rear Yard	15'
Min. Interior Side Yard	5'
Min. Exterior Side Yard	25'
Max. Height	35'

Note: The corner lot shall be at least 10' wider than the min. lot width

The applicant also notes that each residence will have at least two garage spaces and that the development will comply with the off-street parking standards noted in Section 7200 of the Zoning Ordinance. In addition, the development will comply with the residential landscaping

requirements noted in Section 7300 of the Zoning Ordinance. Finally, the building materials specified in Section 4600.C.3 of the Zoning Ordinance shall be prohibited within this development (i.e. plastic or fiberglass panels, unfired or underfired masonry products, standing-seamed metal panels, aluminum-coated metal cladding, untextured concrete, and reflective glass). The Development Plan is conceptual in nature .

Conceptual Elevations

The applicant has also provided conceptual building elevations of representative home products planned for the development. Two elevations have been provided, which indicate that either craftsman-style architecture or standard suburban-style architecture is possible here. Homes could include a mix of brick and/or siding and could be either one or two stories.

Recommendation

While the proposed development will increase the current density of the site, it will make more productive use of the property and could increase neighborhood property values, and the proposed architectural standards will allow for a design that will blend in with the existing neighborhood. Staff recommends approval.

Attachments:

Maps and Supporting Information

Exhibit A – Property Description

Exhibit B – Development Plan



ZC#18-023

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.

10/2/2018



Property Owner Notification for ZC#18-023

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HILLCREST ADDITION - MANSFIELD	BLK 4	BADGLEY, ERICA	1824 CANCUN DR	MANSFIELD, TX	76063-8509
HILLCREST ADDITION - MANSFIELD	BLK 4	HERNANDEZ, JULIA ESTHER & CAMACHO, JUAN CARLOS	805 KAY LYNN	MANSFIELD, TX	76063
HILLCREST ADDITION - MANSFIELD	BLK 4	ESQUIVEL, JOSE S & MARIA	803 KAY LYNN ST	MANSFIELD, TX	76063-2003
HILLCREST ADDITION - MANSFIELD	BLK 4	MARTINEZ, SALVADOR	310 KAY LYNN ST	MANSFIELD, TX	76063-2002
HILLCREST ADDITION - MANSFIELD	BLK 5	TAYLOR, WINFRED M	6704 PECANWOOD RD	MANSFIELD, TX	76063-7042
HILLCREST ADDITION - MANSFIELD	BLK 5	HALL, JOSEPH B	19 RED BLUFF CT	MANSFIELD, TX	76063-7704
HILLCREST ADDITION - MANSFIELD	BLK 5	BARNFIELD, KATHLEEN	804 KAY LYNN ST	MANSFIELD, TX	76063-2004
HILLCREST ADDITION - MANSFIELD	BLK 5	ESQUIVEL, JOSE R & SILVIA	312 HILLCREST ST	MANSFIELD, TX	76063-2010
HILLCREST ADDITION - MANSFIELD	BLK 5	HALL, JOE	1050 MCCAMPBELL RD	MANSFIELD, TX	76063-5305
HILLCREST ADDITION - MANSFIELD	BLK 5	PRATER, TOMMY	2729 WARREN LN	FORT WORTH, TX	76112
HILLCREST ADDITION - MANSFIELD	BLK 5	MARTINEZ, S & JOSEFINA	310 KAY LYNN ST	MANSFIELD, TX	76063-2002
HILLCREST ADDITION - MANSFIELD	BLK 5	ROBERTSON, MARGARET ANN	312 KAY LYNN ST	MANSFIELD, TX	76063-2002
HILLCREST ADDITION - MANSFIELD	BLK 5	CLEAVER, VIRGIL & LESA	474 HCR 1250	WHITNEY, TX	76692
HILLCREST ADDITION - MANSFIELD	BLK 5	CAMACHO, JOSE & LILIA	805 STELL AVE	MANSFIELD, TX	76063-2025
HILLCREST ADDITION - MANSFIELD	BLK 5	RAFAH REAL ESTATE LLC SERIES	PO BOX 181811	ARLINGTON, TX	76096
HILLCREST ADDITION - MANSFIELD	BLK 5	MANSFIELD CITY	1200 E BROAD ST	MANSFIELD, TX	76063
HILLCREST ADDITION - MANSFIELD	BLK 5	ALTAR HOLDINGS LLC	709 E ABRAM ST	ARLINGTON, TX	76010
HILLCREST ADDITION - MANSFIELD	BLK 5	PAULSON, RYAN	751 STELL AVE	MANSFIELD, TX	76063
HILLCREST ADDITION - MANSFIELD	BLK 7	KEMP, ELLA MAE	400 MCKOWN DR	MANSFIELD, TX	76063-2122

Property Owner Notification for ZC#18-023

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HILLCREST ADDITION - MANSFIELD	BLK 7	RAMIREZ, ELIAS	402 MCKOWN DR	MANSFIELD, TX	76063-2122
HILLCREST ADDITION - MANSFIELD	BLK 7	TRAN, HUNG THANH	404 MCKOWN DR	MANSFIELD, TX	76063-2122
HILLCREST ADDITION - MANSFIELD	BLK 8	WEINERT, NICHOLAS	400 HILLCREST ST	MANSFIELD, TX	76063
HILLCREST ADDITION - MANSFIELD	BLK 8	ONVANI HOME LEASING LLC	2810 ST MARK DR	MANSFIELD, TX	76063
HILLCREST ADDITION - MANSFIELD	BLK 8	ONVANI HOMES LEASING LLC	2810 ST MARKS DR	MANSFIELD, TX	76063
HILLCREST ADDITION - MANSFIELD	BLK 8	CLAYTON, PEPPER	401 MCKOWN DR	MANSFIELD, TX	76063
HILLCREST ADDITION - MANSFIELD	BLK 8	LAWSON, RANDEL EARL	405 MCKOWN DR	MANSFIELD, TX	76063-2121
HILLCREST WEST ADDITION	BLK 1	CHELSIBELLA PROPERTIES INC	194 CR 4146	CRANFILLS GAP, TX	76637

EXHIBIT A – ZC#18-023

PROPERTY DESCRIPTION

Lot 18, Block 5, of the Hillcrest Addition, Section 3, an addition out of the W.C. Price Survey to the City of Mansfield, Tarrant County, Texas, according to the Map thereof recorded in Volume 388-6, Page 57, Map Records, Tarrant County, Texas

801 Stell Avenue

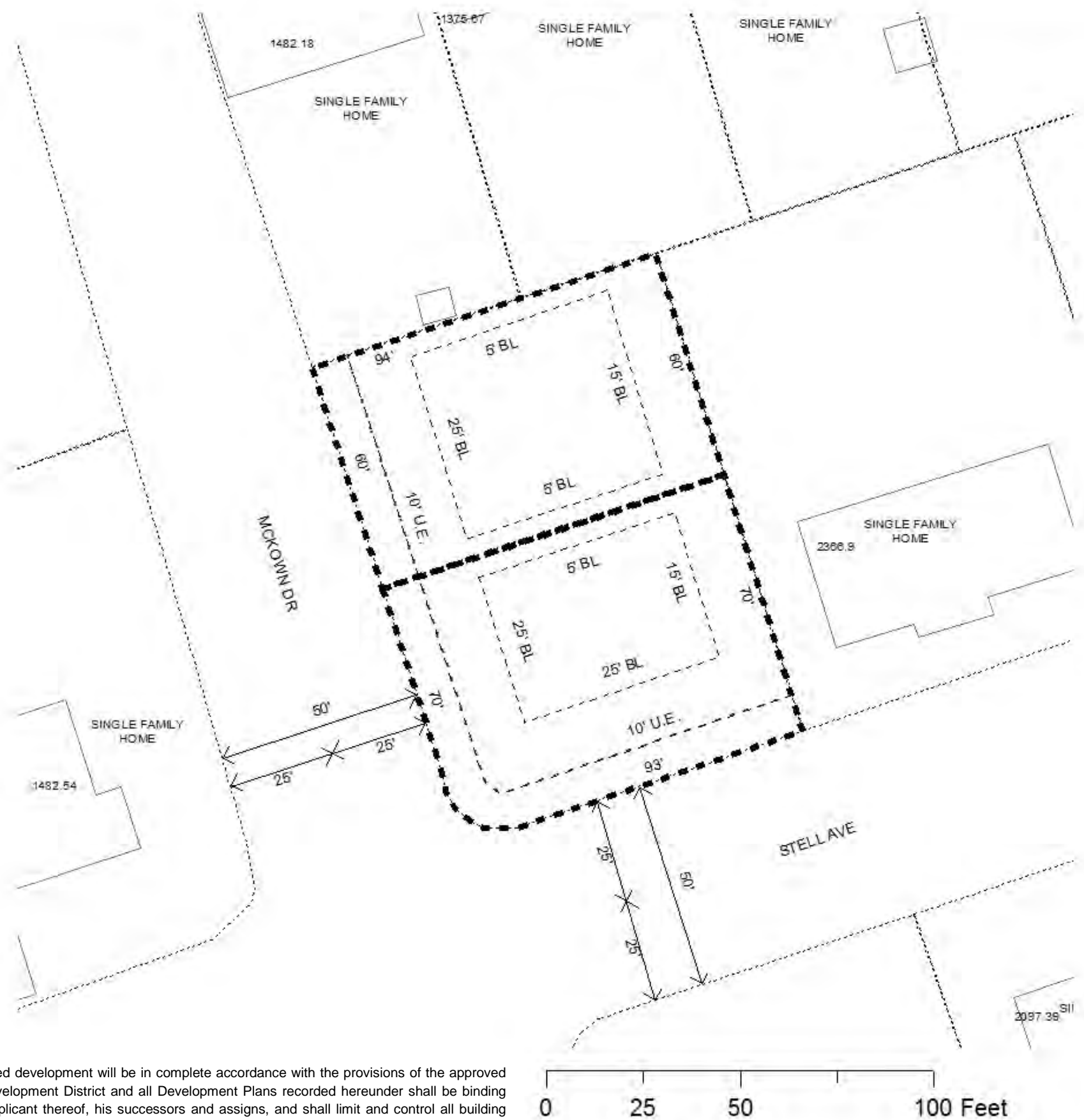
Planned Development Regulations:

- Land Use: Detached Single-Family Residential
- Minimum Lot Area: 5,400 sq. ft. per lot
- Minimum Residential Floor Area: 1,800 sq. ft. per unit
- Maximum Lot Coverage: 55%
- Minimum Lot Width: 60 ft.
- Minimum Lot Depth: 90 ft.
- Minimum Front Yard: 25 ft.
- Minimum Rear Yard: 15 ft.
- Minimum Interior Side Yard: 5 ft.
- Minimum Exterior Side Yard: 25 ft.
- Maximum Height: 35 ft.
- Off-Street Parking: 2 garage spaces per residence; specifications shall adhere to Section 7200 of the Zoning Ordinance
- Architectural Standards: The building materials noted in Section 4600C3 of the Zoning Ordinance shall be prohibited in this development
- Landscaping Standards: Residential landscaping shall adhere to Section 7300 of the Zoning Ordinance

Concept Elevations/ Representative Product:



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.



ZC#18-023
Exhibit B

801 Stell Ave.
Development
Plan

Property Owner:
City of Mansfield
1200 E. Broad St.
Mansfield, TX 76063
817-276-4200

PLANNING AND ZONING COMMUNICATION

Agenda: October 15, 2015

Subject: ZC#18-025: Public Hearing and review of a Concept Plan for a proposed change of zoning change from PR, Pre-Development District to PD for single-family residential and commercial uses by Bluebonnet Acquisitions on approximately 91.69 acres out of the M.D. Dickey Survey, Abstract 195 and T.J. Hanks Survey, Abstract 1109, Johnson County, and the M.D. Dickey Survey, Abstract 1986 and T.J. Hanks Survey, Abstract 644, Tarrant County, TX, generally located at the southeast corner of the intersection of W. Broad Street and Lillian Road and south of the intersection of Retta Road and W. Broad Street.

GENERAL INFORMATION

Applicant:	BBCP3 3.Acquisitions, developer JBI Partners, consultant Bryan Adkison, property owner Nellie Walker, property owner
Size:	91.69 acres
Proposed Use:	Single-family residential and commercial uses
Existing Land Use:	Vacant and drill site
Surrounding Land Use & Zoning:	North - Single-family residential, SF-7.5/12, PR, and ETJ; Multi-family residential, PD; Church, SF-7.5/12 South - Vacant, PR and PD East - Single-family residential and vacant, PR West - Single-family residential, ETJ; Vacant, PD
Thoroughfare Plan Specification:	W. Broad Street, 4-lane divided major arterial Future Retta Road, 4-lane divided major arterial

COMMENTS AND CONSIDERATIONS

The applicant is seeking feedback on a Concept Plan for single-family residential and commercial uses on 91.69 acres on W. Broad Street and Lillian Road. A portion of the property is located outside of the City limits. The property owner will seek voluntary annexation of this tract should the development proceed. The future Retta Road, a 4-lane divided arterial street, will divide the development from W. Broad Street south to the Oak Preserve subdivision.

The development consists of two ownerships, the Walker tract and the Adkison tract. On the Walker tract, the applicant is proposing approximately 4.9 acres of C-2 commercial uses at W. Broad Street on either side of the future Retta Road. South of the commercial tracts, the

applicant is proposing approximately 11.9 acres of single-family residential uses following the SF-7.5/18 District standards.

On the Adkison tract, the applicant is proposing 182 single-family residential lots. The proposed lots will follow the SF-7.5/18 District standards with the following deviations:

Requirement	SF-7.5/18	Proposed
Minimum Front Setback	25'	20'
Minimum Rear Setback	15'	10'
Minimum Side Setback	5' and 10'	5'
Minimum Floor Area	1,800 sf	2,000 sf
Minimum Lot Coverage	45%	55%

If the applicant receives favorable support on the Concept Plan and determines additional deviations will be necessary, they will be outlined in the PD standards at time of the zoning application.

There is an existing drill site at the southwest corner of the property. In addition, an existing frac pond adjacent to the drill site will need to be filled in to accommodate new residential lots and a detention pond. The applicant proposes to locate the pipeline easements at the eastern end of the property in open spaces as shown on the Concept Plan.

The applicant is proposing the primary entryway to the subdivision off Lillian Road as shown on the Primary Entrance plan. Entry features for Retta Road are shown on the Alternate Entry plan.

This property falls within Sub-Area 2 of the Official Land Use Plan. Sub-Area 2 is generally rural, but much of the vacant land is adjacent to the industrial parks near S. 6th Avenue. A blend of high density housing adjacent to some of the industrial development would be a suitable buffer for single family as it moves west. The proposed Silver Oak development is west and south of Pioneer Place. Additionally, narrower lots are recommended in this Sub-Area to match lots on the north side of W. Broad Street, which is mostly zoned SF-7.5/12 from Sayers Street west toward the city limits.

With this Concept Plan, the applicant is soliciting preliminary input from the Planning and Zoning Commission and City Council prior to initiating a formal annexation and zoning change application for PD with 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.

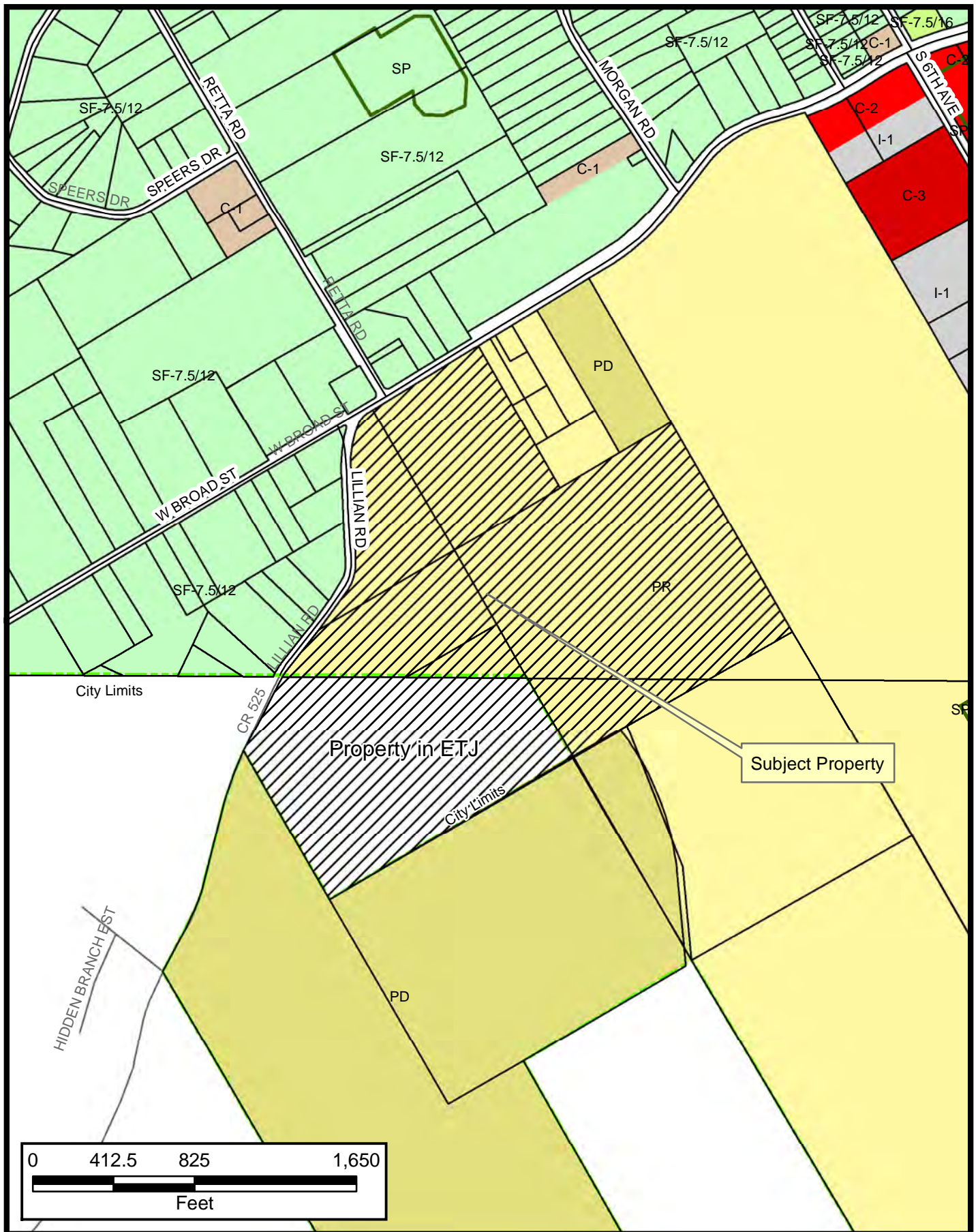
Attachments:

Maps and Supporting Information

Concept Plan

Primary Entrance Plan

Alternate Entry Plan



ZC#18-025

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9/25/2018

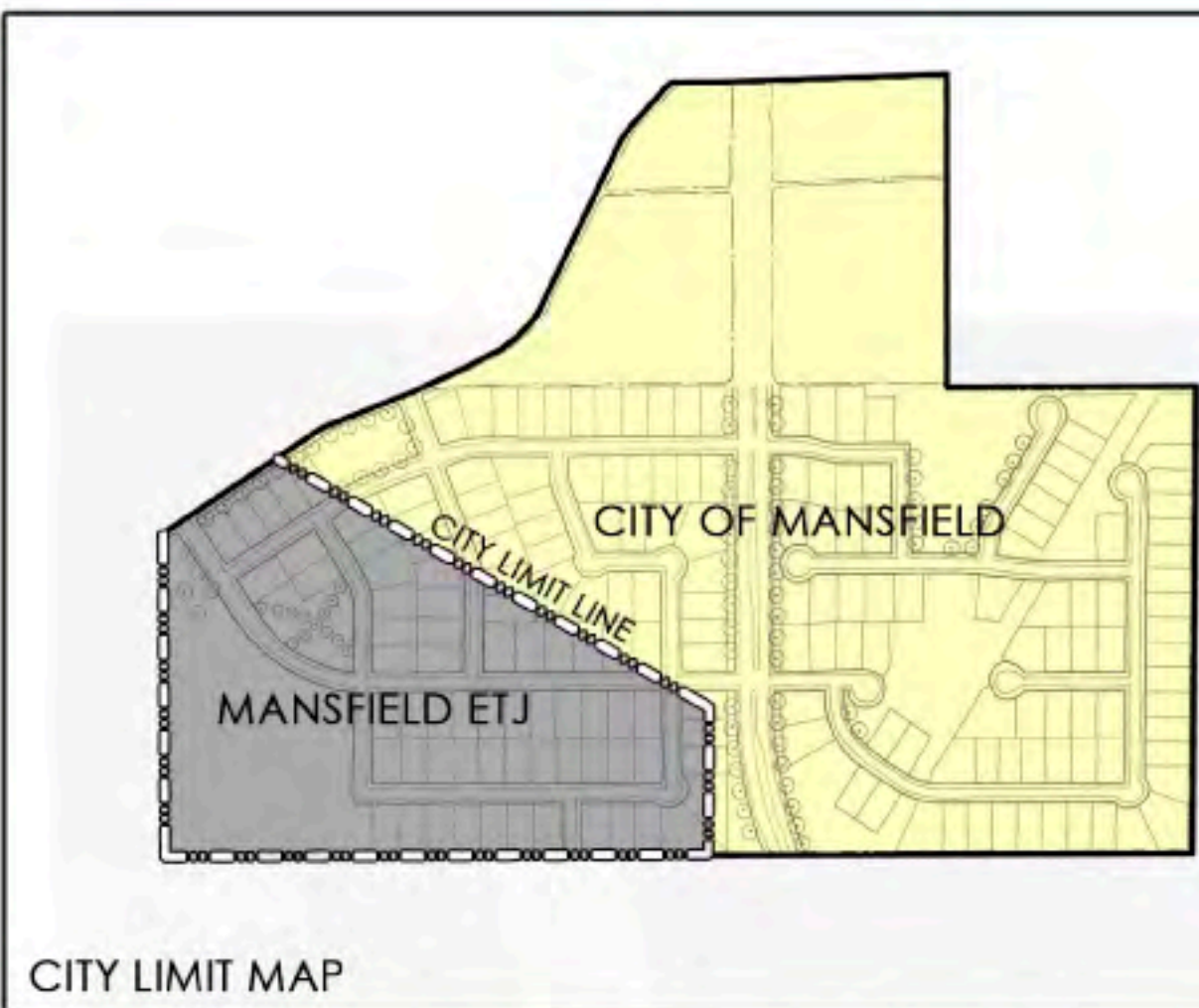


Property Owner Notification for ZC#18-025

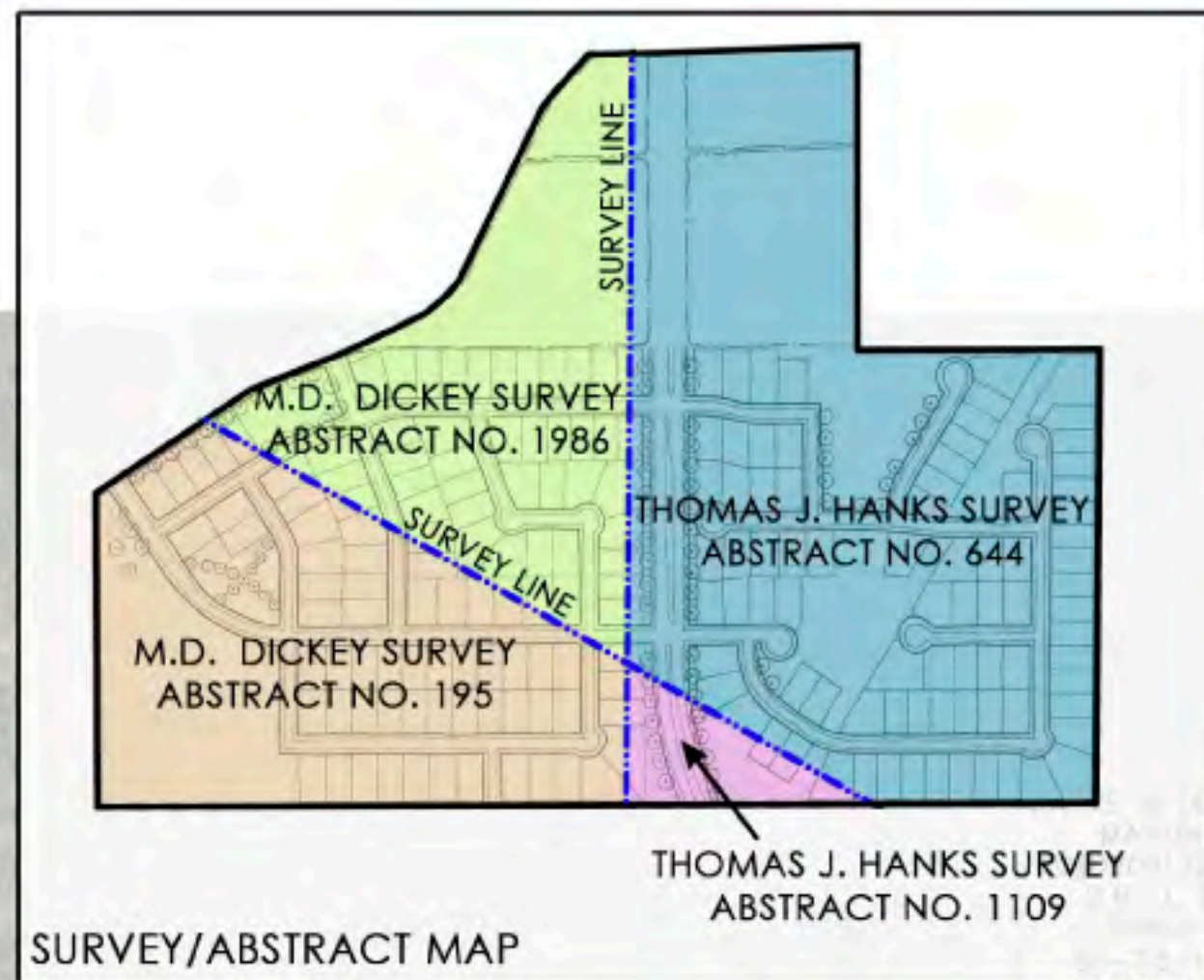
LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BETHLEHEM BAPTIST CHURCH ADDN	BLK A	BETHLEHEM BAPT CH MANSFIELD	1188 W BROAD ST	MANSFIELD, TX	76063-4508
BRIDGEMAN, JAMES SURVEY	A 186	SCOTT, GREGORY	1449 GLASGOW RD	FORT WORTH, TX	76134-2312
DICKEY, M D SURVEY	A 1986	WALKER, NELLIE	PO BOX 6553	FORT WORTH, TX	76115-0553
DICKEY, M D SURVEY	A 1986	NEW GALILEE BAPTIST CHURCH	PO BOX 601	MANSFIELD, TX	76063-0601
DICKEY, M D SURVEY	A 1986	III, LEONARD	1721 DANIEL ST	FORT WORTH, TX	76104
DICKEY, M D SURVEY	A 1986	SUAREZ, JOSE	764 LILLIAN RD	MANSFIELD, TX	76063
DICKEY, M D SURVEY	A 1986	BONNER, WILMER D	PO BOX 352	MANSFIELD, TX	76063-0352
DICKEY, M D SURVEY	A 1986	ADKISON, MICAH L	3201 BAIRDS LN	BURLESON, TX	76028-0407
DICKEY, M D SURVEY	A 1986	BONNER, WILBER D	PO BOX 352	MANSFIELD, TX	76063-0352
DICKEY, M D SURVEY	A 1986	BAILEY, LENARD R	2544 TIMBERLINE DR	FORT WORTH, TX	76119-4651
DICKEY, M D SURVEY	A 1986	CASSIO, LUIS A	811 NORTH ST	MANSFIELD, TX	76063-1640
DICKEY, M D SURVEY	A 1986	ADKISON, MICAH L	3201 BAIRDS LN	BURLESON, TX	76028-0407
DICKEY, M D SURVEY	A 1986	CASSIO, ROSA	811 NORTH ST	MANSFIELD, TX	76063-1640
HANKS, THOMAS J SURVEY	A 644	JOHNSTON, MARY ANN BROWN	1108 PEBBLE BEACH CT	MANSFIELD, TX	76063-2647
HANKS, THOMAS J SURVEY	A 644	JACKSON, CLYDE	1324 W BROAD ST	MANSFIELD, TX	76063-4401
HANKS, THOMAS J SURVEY	A 644	BETHLEHEM'S PIONEER PLACE LP	1188 W BROAD ST	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	JACKSON, CLYDE	1324 W BROAD ST	MANSFIELD, TX	76063-4401
HANKS, THOMAS J SURVEY	A 644	LAWSON, TODD	6250 MOUNTAIN PEAK CT	MIDLOTHIAN, TX	76065-8898

Property Owner Notification for ZC#18-025

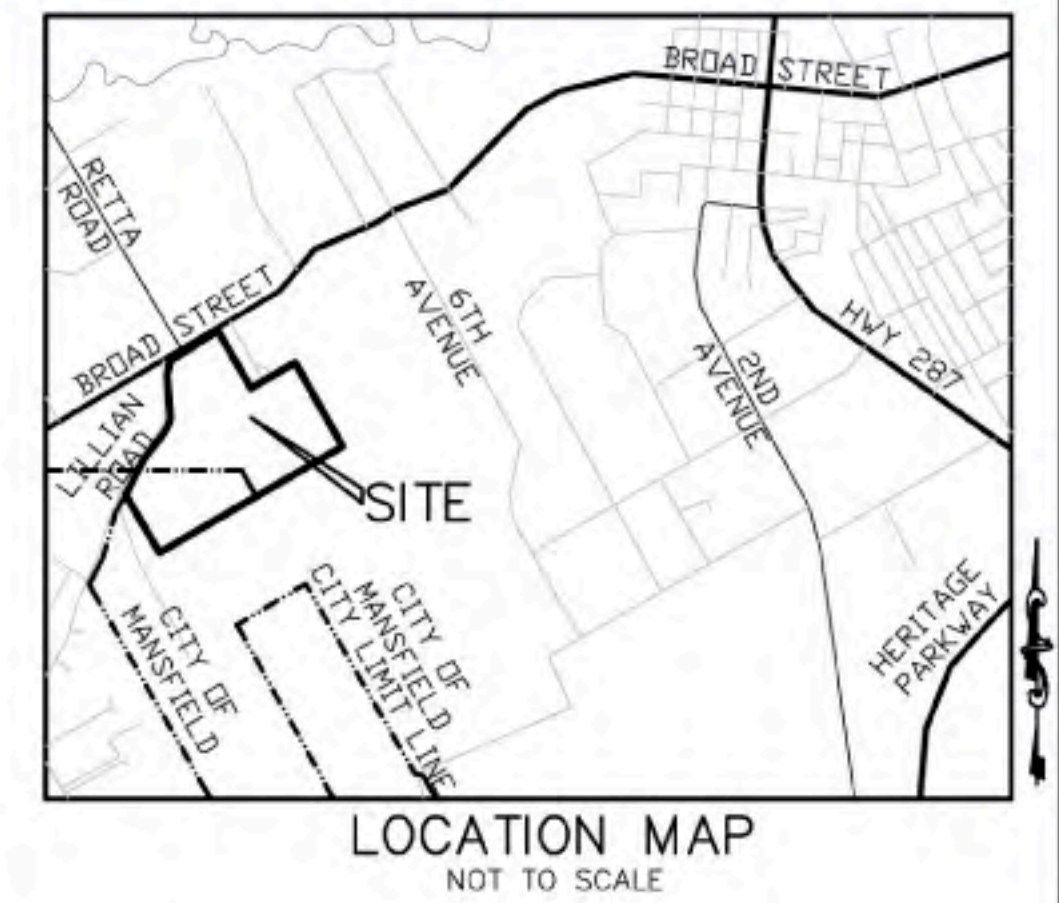
LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HANKS, THOMAS J SURVEY	A 644	SANDOVAL, NIRIA L	1301 W BROAD ST	MANSFIELD, TX	76063-4400
HANKS, THOMAS J SURVEY	A 644	SANDOVAL, NIRIA L	1301 W BROAD ST	MANSFIELD, TX	76063-4400
HANKS, THOMAS J SURVEY	A 644	ENERGY TRANSFER FUEL LP	800 E SONTERRA BLVD STE 400	SAN ANTONIO, TX	78258-3941
HANKS, THOMAS J SURVEY	A 644	WALKER, NELLIE	PO BOX 6553	FORT WORTH, TX	76115-0553
HANKS, THOMAS J SURVEY	A 644	MENDEZ, CRUZ S	5921 INKS LAKE DR	ARLINGTON, TX	76018-2252
HANKS, THOMAS J SURVEY	A 644	MENDEZ, CRUZ S	5921 INKS LAKE DR	ARLINGTON, TX	76018-2252
HANKS, THOMAS J SURVEY	A 644	SUAREZ, ISMAEL	1247 W BROAD ST	MANSFIELD, TX	76063-4405
HANKS, THOMAS J SURVEY	A 644	ADKISON, MICAH L	3201 BAIRDS LN	BURLESON, TX	76028-0407
HANKS, THOMAS J SURVEY	A 644	MANSFIELD, ISD	605 E BROAD ST	MANSFIELD, TX	76063-1766
HANKS, THOMAS J SURVEY	A 644	JOHNSON, CURTIS LEE	601 RETTA RD	MANSFIELD, TX	76063-4425
M D DICKEY	TR 55	ASHTON HOLDINGS INC	4110 SURFSIDE CT	ARLINGTON, TX	76016
M D DICKEY	TR 57	ASHTON HOLDINGS INC	4110 SURFSIDE CT	ARLINGTON, TX	76016
MARTIN SUBDIVISION	BLK 1	COBOS, ROZZANA	1301 SE MCKINNEY ST	RICE, TX	75155
SANDOVAL ADDITION	BLK 1	SANDOVAL, NIRIA L	1301 W BROAD ST	MANSFIELD, TX	76063-4400
T J HANKS	TR 1	ADKISON MICAH LEE & BRYAN T	3201 BAIRDS LN	BURLESON, TX	76028
T J HANKS	TR 2	ASHTON HOLDINGS INC	4110 SURFSIDE CT	ARLINGTON, TX	76016
T J HANKS	TR 2A	MANSFIELD ISD	605 E BROAD ST	MANSFIELD, TX	76063
WRIGHT ADDITION	BLK 1	WRIGHT, LESLIE	104 TOWERING OAKS CT	BURLESON, TX	76028-1260



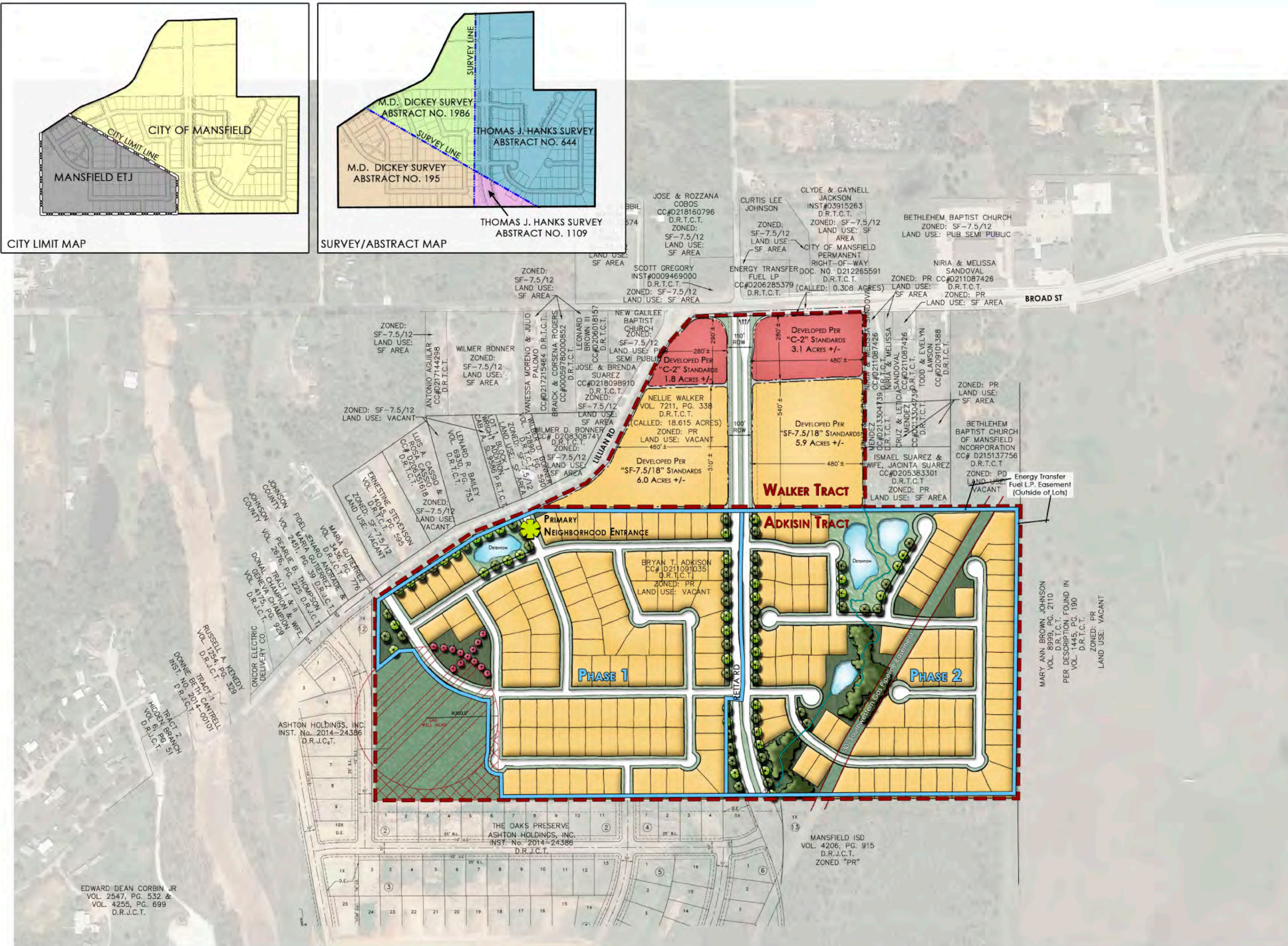
CITY LIMIT MAP



SURVEY/ABSTRACT MAP



LOCATION MAP
NOT TO SCALE



PROPOSED DEVELOPMENT STANDARDS (ADKISON TRACT)

Lot Count	182
Minimum Lot Width	65'
Minimum Lot Area (SQ FT)	7,500
Minimum Lot Depth	110'
Minimum Front Yard Setback	20'
Minimum Rear Yard Setback	10'
Minimum Side Yard Setback	5'
Minimum Floor Area (SQ FT)	2,000
Maximum Lot Coverage	55%
Maximum Height	35'

CONCEPT PLAN

SILVER OAK

73.257 ACRES OUT OF THE
THOMAS J. HANKS SURVEY, ABSTRACT NO. 644
and the M.D. DICKEY SURVEY, ABSTRACT NO. 1986
TARRANT COUNTY, TEXAS
and the
THOMAS J. HANKS SURVEY, ABSTRACT NO. 1109
and the M.D. DICKEY SURVEY, ABSTRACT NO. 195
JOHNSON COUNTY, TEXAS

182 LOTS
OCTOBER 4, 2018

BRYAN T ADKISON 3201 Bairds Lane Burleson, Texas 76028	OWNER (817) 713-4413
NELLIE WALKER PO Box 6553 Fort Worth, Texas 76115	OWNER (817) 473-3877
BBP ACQUISITIONS, LLC 5236 Springmeadow Drive Dallas, Texas 75229 Contact: Clayton Snodgrass	APPLICANT (817) 944-0934
JB PARTNERS, INC. 2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Jerry Sylo TBPE No. F-438 TBPLS No. 10076000	SURVEYOR/PLANNER (972) 248-7676

NOTES:

- THE HOUSES WILL MEET THE REQUIREMENTS OF SECTION 4600 OF THE ZONING ORDINANCE.
- TREES ALONG ARTERIALS SHALL BE LOCATED IN AN HOA COMMON AREA LOT.

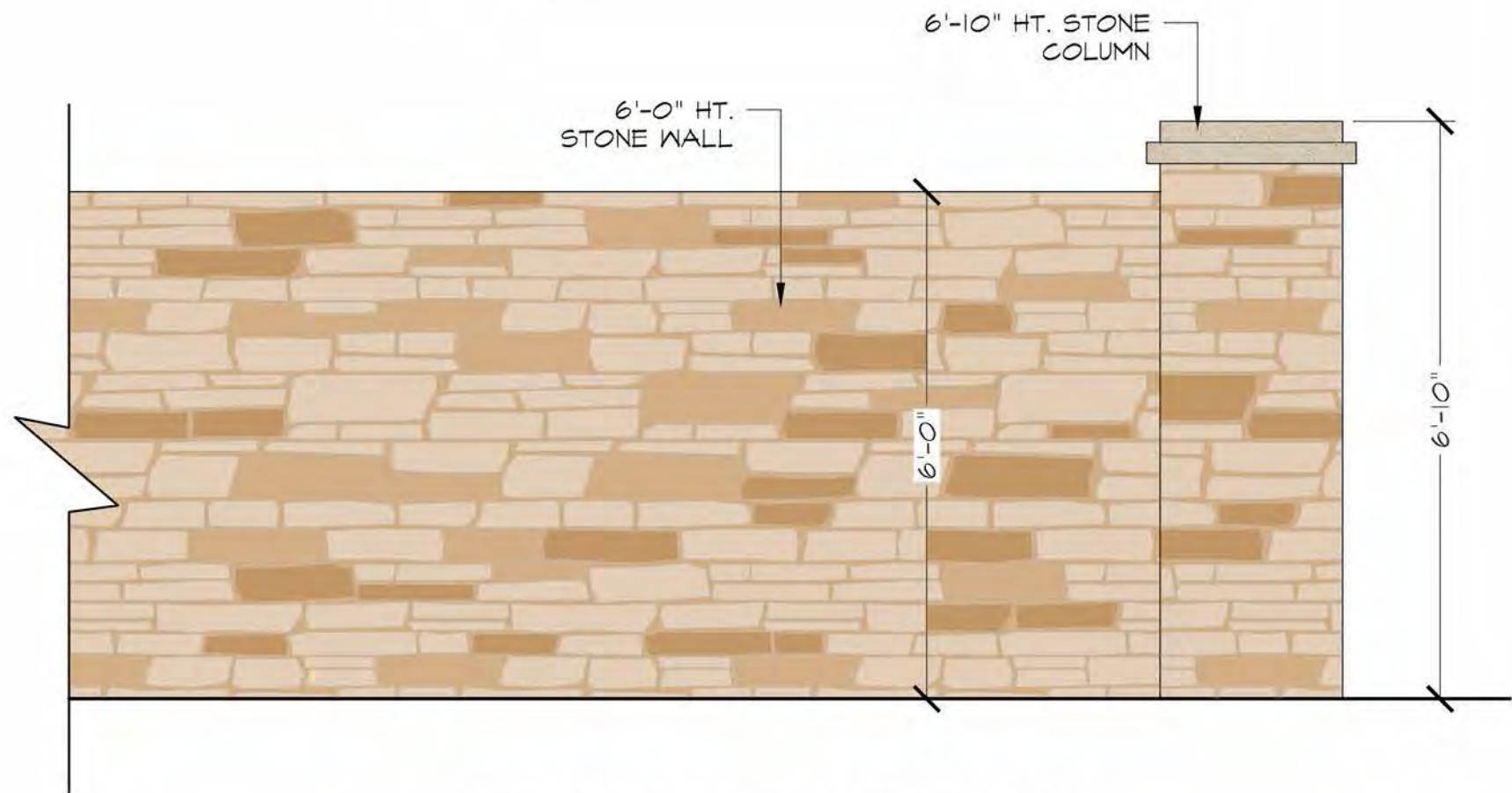
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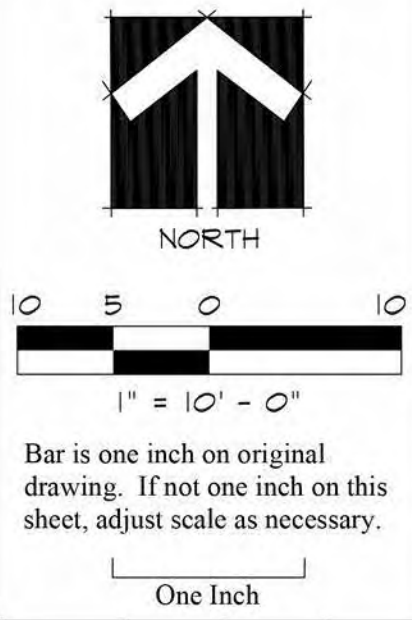
ENTRY LAYOUT PLAN



NOTE:
ALL IMPROVEMENTS SHOWN ON
THIS PLAN ARE CONCEPTUAL IN
NATURE.



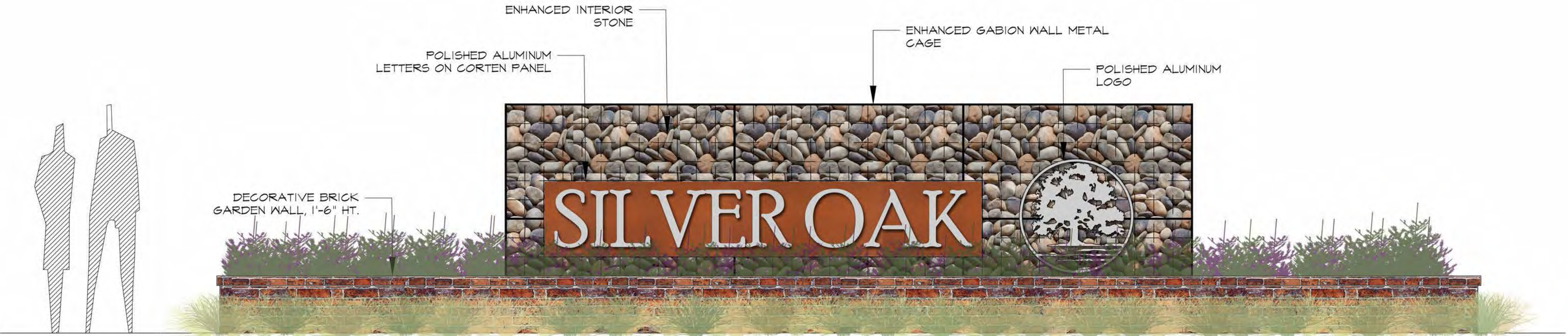
ENHANCED SCREENING WALL



ENHANCED ENTRYWAY PLAN
PRIMARY ENTRANCE
Silver Oak
City of Mansfield, Johnson County, Texas

PLAN REVIEW	REVISIONS	BY	DATE
#	0		
PROJECT			
CONCEPT			
SHEET			
C1 of 2			

ENHANCED INTERIOR STONE
POLISHED ALUMINUM LETTERS ON CORTEN PANEL
ENHANCED GABION WALL METAL CAGE
POLISHED ALUMINUM LOGO



ENTRY SIGN



MEDIAN SIGN

Plotted by: ##### Plot Date: 10/4/2018 8:27 AM

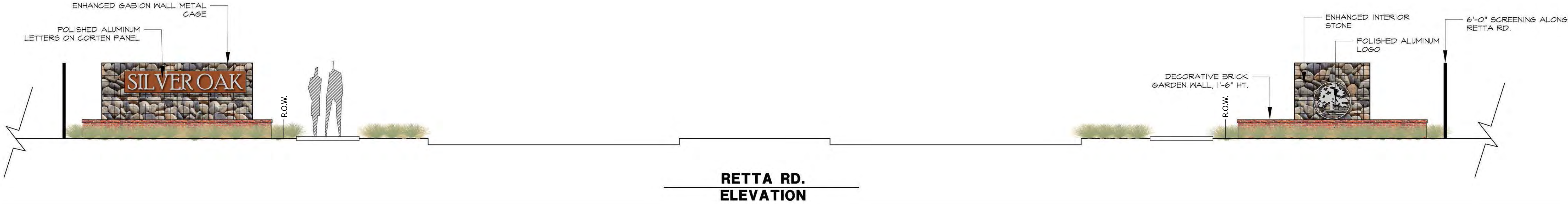
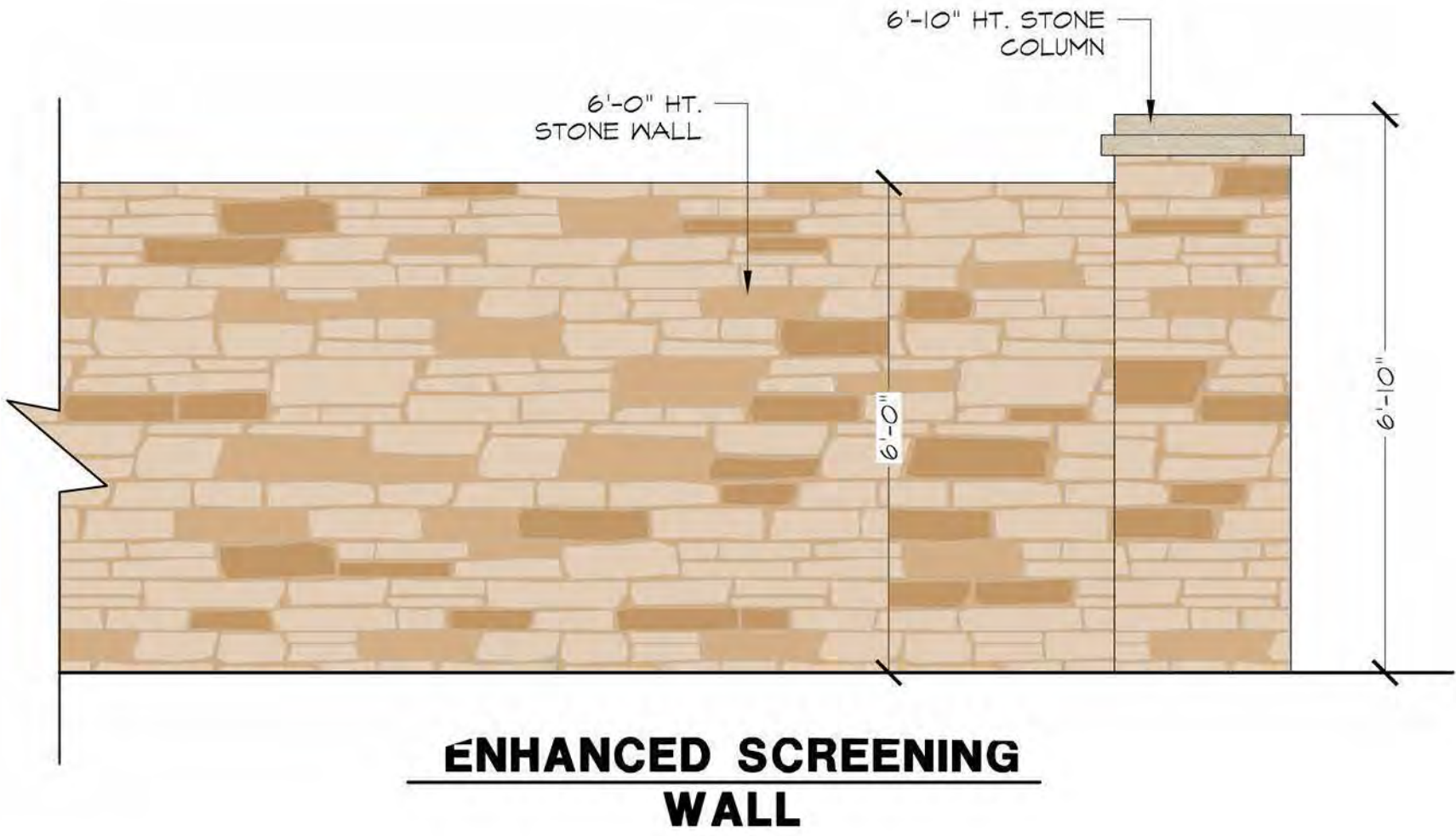
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RETTA RD. ENTRY LAYOUT PLAN

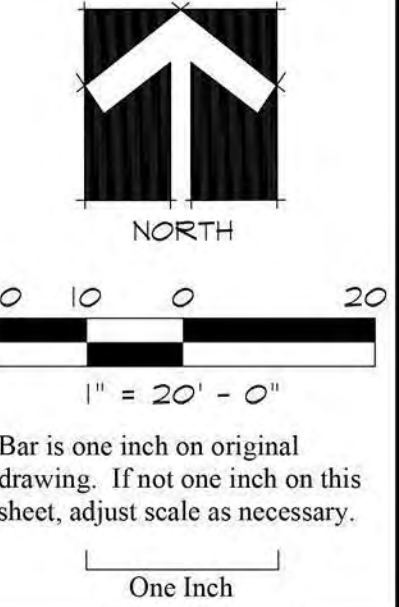
NOTE: ENTRY LAYOUT PLAN IS ONLY SHOWING SOUTH BOUND APPROACH. LAYOUT WILL BE MIRRORED FOR NORTH BOUND APPROACH.

NOTE: ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE.



THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

Submittal 10-4-2018



ENHANCED ENTRYWAY PLAN

ALTERNATE ENTRY PLAN

Silver Oak

City of Mansfield, Johnson County, Texas

PLAN REVIEW REVISIONS	BY	DATE
#	0	
PROJECT	CONCEPT	
SHEET	C2 of 2	

PLANNING AND ZONING COMMUNICATION

Agenda: October 15, 2018

Subject: OA#18-002(A): Discussion on a proposed amendment of the Zoning Ordinance to increase the minimum floor area for houses in the SF-12/22, PR, SF-9.6/20 and SF-8.4/18 zoning districts

COMMENTS & CONSIDERATIONS

At the Commission's joint work session with City Council, several amendments to the Zoning Ordinance were discussed. Council directed Staff to draft an amendment to increase the minimum floor area of houses in the SF-12/22, PR, SF-9.6/20 and SF-8.4/18 zoning districts. The increases in floor area proposed at the joint work session are as follows:

Zoning District	Current Minimum Floor Area (sq. ft.)	Proposed Minimum Floor Area (sq. ft.)
SF-12/22 or PR	2,200	2,600
SF-9.6/20	2,000	2,400
SF-8.4/18	1,800	2,200

There are approximately 4,400 developed residential properties in Mansfield in one of the zoning districts listed above. Of these properties, approximately 1,200 homes will not meet the new floor area requirements and will become non-conforming.

Any amendment should take into account the impact on existing developments and should apply only to new developments. Staff is looking into different approaches to this issue:

1. Modify Section 4500.B to increase the minimum floor area while retaining the existing zoning district designations. This approach may make the existing lots with these zoning districts non-conforming.
2. Create three new districts: SF-12/26, SF-9.6/24, and SF-8.4/22. The three current districts SF-12/22, SF-9.6/20, and SF-8.4/18 would be added to the list of zoning districts not available for application under Section 8600.G of the Zoning Ordinance. This approach may make lots in the PR District non-conforming, as PR would follow the new requirements for SF-12/26.
3. Apply the increased floor areas to new subdivisions platted after the date of the amendment without creating new districts. This would exclude vacant lots in existing subdivisions.
4. As many new subdivisions are developed through PD zoning, floor areas could be mandated as part of the development standards without amending the Zoning Ordinance.

PLANNING AND ZONING COMMUNICATION

Agenda: October 15, 2018

Subject: OA#18-002(B): Discussion on a proposed amendment of Section 4600.D.15 of the Zoning Ordinance to revise the regulations on reduced size lots

COMMENTS & CONSIDERATIONS

At the Commission's joint work session with City Council, several amendments to the Zoning Ordinance were discussed. One of the proposed amendments was to modify Section 4600.D.15 related to reduced size lots. Section 4600.D.15 allows 20 percent of the lots in a single-family residential subdivision to be reduced from the minimum zoning district requirements to a minimum lot area of 7,200 square feet and a minimum lot width of 65 feet.

As directed by the Council and the Commission at the work session, Staff has prepared an amendment to increase the minimum standards for reduced size lots. The recommended changes are as follows:

1. Only developments of 100 lots or more may have reduced size lots. This is an increase from current standard of 30 lots or more. In a development with fewer than 100 lots, there will not be a sufficient number of reduced size lots to provide a variety of lot sizes.
2. The total number of reduced size lots in a development has been reduced from 20 percent to 10 percent.
3. For developments with SF-12/22, PR, SF-9.6/20 and SF-8.4/18 zoning, any reduced size lot must comply with the next lower zoning district. For example, developments with SF-12/22 zoning may have reduced size lots that comply with the SF-9.6/20 zoning district standards. This method of reduction provides clear standards that the reduced size lots must meet.
4. Reduced size lots have been eliminated for developments with SF-7.5/16 zoning. Staff does not believe the difference in the minimum lot size from 7,500 square feet to 7,200 square feet is great enough to warrant a reduction in lot size.

Staff recommends approval.

Attachments:

Redlined and clean copies of the amendment

Revise Section 4600.D.15 to read as follows:

15. For developments with ~~thirty one hundred~~ (30100) lots or more, a maximum of ~~twenty ten~~ (210) percent of the residential lots may ~~have a lot be reduced to the size allowed in the next lower zoning district from the current zoning of the development area smaller than the zoning district minimum requirements~~ as shown in the table below, ~~provided the reduced size lots must have a minimum lot width of sixty five (65) feet.:~~

<u>Current zoning district:</u>	<u>Minimum Lot Area For</u>	
	<u>At least 80% of the Lots</u>	<u>Not more than 20% of the Lots 10% of the lots may be:</u>
SF-12/22 or PR	12,000-sq. ft.	<u>SF-9.6/207,200-sq. ft.</u>
SF-9.6/20	9,600-sq. ft.	<u>SF-8.4/187,200-sq. ft.</u>
SF-8.4/18	8,400-sq. ft.	<u>SF-7.5/187,200-sq. ft.</u>
SF-7.5/16	7,500-sq. ft.	7,200-sq. ft.

The reduced size lots must comply with the minimum lot area, minimum lot depth, minimum lot width, minimum setbacks and minimum floor area of the lower zoning district that they are designated.

The location of the reduced size lots must be shown on the preliminary plat of a qualified development to be dispersed throughout the development such that they are not concentrated in any particular phase, block or area of the development. In a development with three or more blocks, there shall be no more than one-third (1/3) of the total allowable reduced size lots within each block. To ensure that the reduced size lots are dispersed according to the provisions of this paragraph, the Director of Planning must approve the design and location of the lots before the preliminary plat of the development is presented to the Planning and Zoning Commission for approval. ~~Buildings on the reduced lot sizes shall meet the following setback requirements unless they comply with one of the deviations permitted in this subsection:~~

- ~~a. the minimum front, side and rear setback requirements of the SF-8.4/18 District for lots with a width of 70 feet or larger; or~~
- ~~b. the minimum front, side and rear setback requirements of the SF-7.5/16 District for lots with a width of less than 70 feet.~~

15. For developments with one hundred (100) lots or more, a maximum of ten (10) percent of the residential lots may be reduced to the size allowed in the next lower zoning district from the current zoning of the development as shown in the table below:

Current zoning district:	10% of the lots may be:
SF-12/22 or PR	SF-9.6/20
SF-9.6/20	SF-8.4/18
SF-8.4/18	SF-7.5/18

The reduced size lots must comply with the minimum lot area, minimum lot depth, minimum lot width, minimum setbacks and minimum floor area of the lower zoning district that they are designated.

The location of the reduced size lots must be shown on the preliminary plat of a qualified development to be dispersed throughout the development such that they are not concentrated in any particular phase, block or area of the development. In a development with three or more blocks, there shall be no more than one-third (1/3) of the total allowable reduced size lots within each block. To ensure that the reduced size lots are dispersed according to the provisions of this paragraph, the Director of Planning must approve the design and location of the lots before the preliminary plat of the development is presented to the Planning and Zoning Commission for approval.

PLANNING AND ZONING COMMUNICATION

Agenda: October 15, 2018

Subject: OA#18-003: Discussion on a proposed amendment of Section 6300.E.6 of the Zoning Ordinance to revise the criteria for a Special Exception to allow an increase in the maximum allowable area or height, or a reduction of the minimum setback requirements for accessory buildings or structures on lots of 8,400 square feet or larger

COMMENTS & CONSIDERATIONS

At the Commission's joint work session with City Council, several amendments to the Zoning Ordinance were discussed. One of the proposed amendments was to modify Section 6300.E.6 to allow a property owner to obtain a Special Exception from the Zoning Board of Adjustment (the Board) to allow larger or taller accessory buildings or structures, and/or to allow a reduction in the minimum setbacks for such buildings or structures on lots of 8,400 square feet or larger.

In 2001, the City Council adopted an ordinance to regulate the height, size and setbacks for accessory buildings and structures based on lot size. These regulations were adopted in response to citizen concerns that oversized detached accessory buildings or structures detracted from the residential character of a neighborhood, tended to be used for non-residential purposes, and were too close to property lines, crowding the yards of the neighboring properties.

At the same time, the Council recognized that larger properties might have different needs for larger buildings, and provided for a Special Exception process in Section 6300.E.6. Under Section 6300.E.6, the Board may grant a Special Exception if the following criteria are met:

1. The property must be at least ½ acre in size;
2. The Board may grant an increase in an accessory building area not exceeding 4% of the square footage of the lot;
3. The Board may grant an increase in height of an accessory building not exceeding 24 feet for buildings or structures located on lots of ½ acre to 2 acres in size, and not exceeding 35 feet for buildings or structures located on lots of 2 acres or larger;
4. The Board may grant a reduction in the minimum required setbacks to allow an accessory building to be located no closer than 5 feet from the side property line and 7.5 feet from the rear property line; and
5. The Board must find that there will be no negative impact to the abutting properties.

The proposed amendment would reduce the ½ acre minimum property size criteria to 8,400 square feet. Property owners with lots of 8,400 square feet in size could then request a Special Exception to increase the size and height of a detached accessory building, or reduce the required

setbacks for the building. In reviewing the proposed amendment, the Commission may wish to consider the following:

Building size:

The existing regulations in the Zoning Ordinance allow these building sizes by right:

<u>Area of the Residential Lot</u>	<u>Max. Total Sq. Ft. for All Accessory Buildings or Structures</u>
Less than 8,400 sq. ft.	200 sq. ft.
Between 8,400 sq. ft. and 19,999 sq. ft.	400 sq. ft.
20,000 sq. ft. or greater	2% of the total area of the lot

With a Special Exception, the Board can allow a maximum increase in area up to 4% of the lot area. For lots between 8,400 and 9,999 square feet, 4% is less than the 400 square feet already allowed by right (for example, 4% of 8,400 square feet is only 336 square feet).

Heights and Setbacks:

Without a Special Exception, the current regulations limit the maximum height of a detached accessory building to 12 feet in height, measured from the ground to the topmost portion of the building. The setbacks for the building are based on the height; the taller the building, the further from the property it must be located:

Max. Accessory Building Height	Minimum Setbacks	
	Min. Rear Yard	Min. Side Yard
8' or less	7.5'	5'
8'+ to 10'	9.5'	7'
10'+ to 12'	11.5'	9'

In addition, there is a minimum 5-foot setback for detached accessory buildings with an area of 120 square feet or more from any other building on the property.

With a Special Exception, the Board can grant an increase in the height of an accessory building over the 12-foot limit, or reduce the minimum required setbacks to allow an accessory building to be located no closer than 5 feet from the side property line and 7.5 feet from the rear property line. If the Board grants an increase in height, the accessory building must still meet the same setbacks as a 12-foot tall building, unless there is concurrent reduction in the required setbacks. The Board cannot change the 5-foot setback between buildings.

Lots in the SF-7.5/18, SF-8.4/18 and SF-9.6/20 Districts have a minimum 15-foot rear yard. If the house is built up to the rear yard setback, typically the case in many residential neighborhoods, an over-height accessory building will not fit, even with a reduction in the accessory building setbacks (the 5' setback from house + 7.5' setback from rear property line will use up 12.5' of a typical 15' rear yard). The ability to request a Special Exception will not help properties with insufficient space to accommodate over-sized buildings.

Detached Garage:

For new residences, the current regulations accommodate a detached garage when built at the same time as the house. These regulations allow a larger, taller detached building without the need for a Special Exception:

1. The garage must be at least 50 feet behind the front of the house and may be located 5 feet from the side property line and 7.5 feet from the rear property line.
2. The garage cannot exceed 20 feet in height or the height of the house, whichever is less.
3. Together, the house and the detached garage cannot exceed the maximum lot coverage for the property.
4. The garage must match the appearance of the house.

Based on the foregoing considerations, Staff recommends that the proposed amendment be limited to properties of 12,000 square feet or larger. These lots usually have larger yards to work with, and are large enough to take advantage of the 4% increase in area.

Summary of City Council Actions

October 8, 2018

Public Hearing Continuation and Second Reading of an Ordinance approving a change of zoning from PR Pre-Development District to OP Office Park District on approximately 0.647 acres out of the Joab Watson Survey, Abstract No. 1632, located at 4451 E. Broad Street; Bob Blackwelder of HCC Contracting, Inc. on behalf of Smart and Stella Ajayi of Harplet Marketing, LLC (ZC#18-019)

Council recommended changing the request to PD, Planned Development and tabled the Second Reading to October 22

Approved 6 – 0 (Newsom)

First Reading and Consideration of an Ordinance Amending Chapter 130 of the Mansfield Code of Ordinances to regulate Residential Outdoor Lighting (OA#18-004)

Approved 7 – 0