AGENDA

PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS

MONDAY, NOVEMBER 19, 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" <u>or</u> 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.

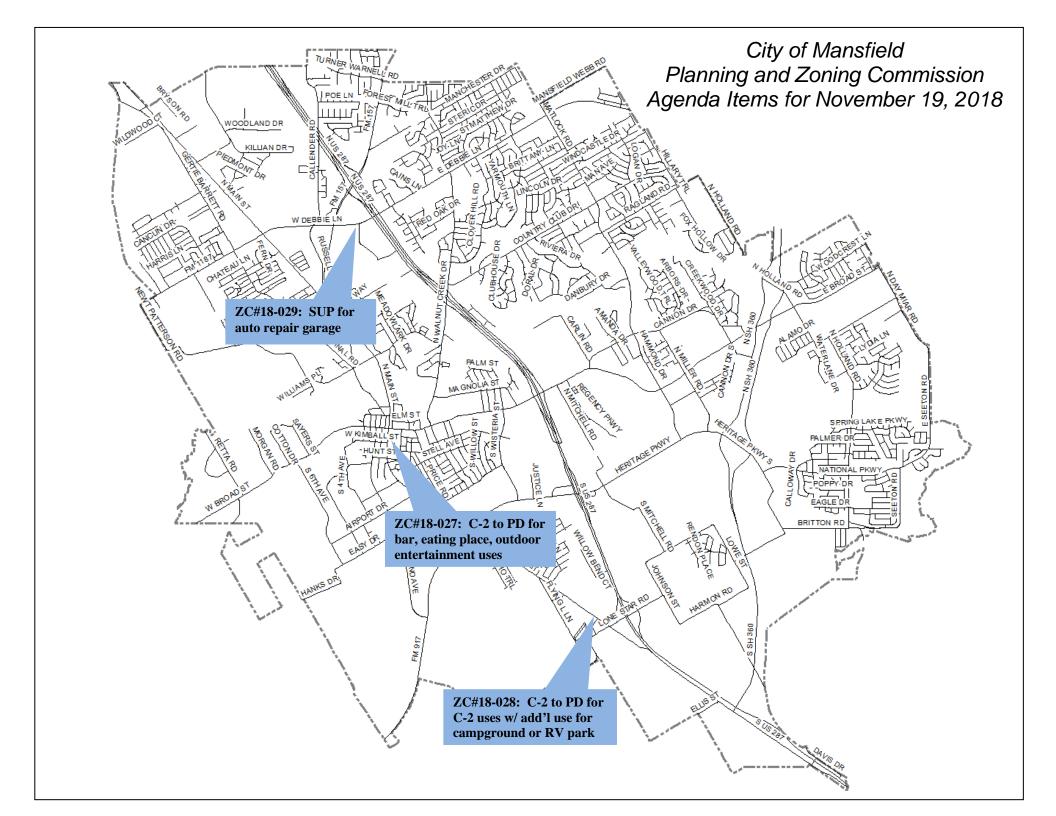
4. PUBLIC HEARINGS:

- A. ZC#18-027: Public hearing for a change of zoning from C-2 Community Business District to PD Planned Development District for bar, eating place, and outdoor entertainment uses on approximately 0.297 acres located at 101 E. Kimball St.
- B. ZC#18-028: Public hearing for a change of zoning from C-2 Community Business District to PD Planned Development District for C-2 uses with additional use for campground or recreational vehicle park on approximately 15.115 acres known as Lot 1-R, Block 1, Eaton Estates Campground, located at 1961 Lone Star Rd.
- C. ZC#18-029: Public hearing for a request for a Specific Use Permit for an auto repair garage on approximately 1.86 acres known as Lots 5R1 & 5R2, Block 1, Golden Acres Addition, located at 130 W. Debbie Ln. & 1821 Towne Crossing Blvd.
- 5. COMMISSION ANNOUNCEMENTS
- 6. STAFF ANNOUNCEMENTS
- 7. ADJOURNMENT OF MEETING
- 8. NEXT MEETING DATE: December 3, 2018

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



PLANNING & ZONING COMMISSION MEETING CITY OF MANSFIELD

November 5, 2018

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

Present:

Wayne Wilshire
Cory Smithee
Vice-Chairman
Kent Knight
Mel Neuman
Robert Klenzendorf
Tamera Bounds
Andrew Papp
Chairman
Vice-Chairman
Commissioner
Commissioner
Commissioner
Commissioner

Absent:

None

Staff:

Lisa Sudbury Interim Director of Planning

Art Wright Planner

Delia Jones Planning & Zoning Secretary

Clay Cawood Fire Marshal

Call to Order

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

Minutes

Chairman Wilshire called for approval of the October 15, 2018, minutes. Commissioner Knight made a motion to approve the minutes as presented. Commissioner Klenzendorf seconded the motion, which carried by the following vote:

Aves: 6 - Wilshire, Smithee, Neuman, Knight, Klenzendorf and Bounds

Nays: 0
Abstain: 1 - Papp

Citizen Comments

None

ZC#18-024: Public Hearing for a request for a Specific Use Permit for a Gasoline Service Station on approximately 1,209 acres known as Lot 1, Block 48, Somerset Addition, generally located at the northeast corner of US 287 and Barrington Way

John Carter, applicant and property owner, gave a brief presentation and was available for questions. Sherrelle Russell, project engineer, gave a power point presentation, and noted that the development will be a 7-Eleven convenience store with an Exxon fuel station, a small outdoor seating area with two picnic tables adjacent to the convenience store building and the retention area behind the store will be heavily landscaped.

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

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

After discussion, Commissioner Neuman made a motion to approve the request with the condition that the site acreage indicated in the title block and the site summary table match the site acreage indicated on the plan and that an electronic vehicle charging station be added. Commissioner Knight seconded the motion, which carried by the following vote:

Ayes: 7 - Wilshire, Smithee, Neuman, Knight, Klenzendorf, Bounds and Papp

Nays: 0 Abstain: 0

ZC#18-026: Public hearing for a change of zoning from PD Planned Development District to PD Planned Development District for a Church and Associated Uses on approximately 7.59 acres known as Lot 6R, Block 4, Hillcrest West Addition and approximately 4.74 acres out of the W.C. Price Survey, Abstract No. 1240, Tarrant County, Texas, totaling approximately 12.33 acres located at 500 & 600 E. Dallas Street, 310 Graves Street and 303 & 305 W. Waxahachie Street

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

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

Jason Cosby had questions and concerns regarding dumpster locations, will both new and old facades match, is the existing building in the southwestern portion of the property going to be demolished and with only 9-feet between his house and the church does the Fire Department have a plan in place to get through in case of a fire and drainage concerns.

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

Rebuttal

Mr. Gilmore stated that drainage will be dealt with and concrete lanes will not affect neighbors negatively, existing trees and landscaping will remain, dumpster locations can be adjusted if necessary, the existing concrete building will be repurposed as meeting rooms and there are no plans to address the façade at this time. Mr. Cawood added that they have met all fire lane requirements and all of their questions have been addressed.

After discussion, Vice-Chairman Smithee made a motion to approve the request with the condition that the vicinity map and plant schedule is corrected on the Landscape Plan. Commissioner Knight seconded the motion, which carried by the following vote:

Ayes: 7 - Wilshire, Smithee, Neuman, Knight, Klenzendorf, Bounds and Papp

Nays: 0 Abstain: 0

OA#18-002(A): Public hearing and consideration of a proposed amendment of Section 4500.B 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

Mr. Wright gave an overview of the proposed amendment and was available for questions.

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

James Mershon stated that he supports all of the proposed amendments.

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

During discussion, Chairman Wilshire noted that he cannot support the amendment since property owners were not notified of the pending changes. After discussion, Commissioner Knight made a motion to approve the proposed amendment as presented. Vice-Chairman Smithee seconded the motion, which carried by the following vote:

Ayes: 6 - Smithee, Neuman, Knight, Klenzendorf, Bounds and Papp

Navs: 1 – Wilshire

Abstain: 0

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

Mr. Wright gave an overview of the proposed amendment and was available for questions.

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

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

After discussion, Commissioner Knight made a motion to approve the proposed amendment. Commissioner Neuman seconded the motion, which carried by the following vote:

Ayes: 7 - Wilshire, Smithee, Neuman, Knight, Klenzendorf, Bounds and Papp

Nays: 0 Abstain: 0

OA#18-003: Public hearing and consideration of 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 12,000 square feet or larger

Mr. Wright gave an overview of the proposed amendment and was available for questions.

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

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

Commissioner Knight made a motion to approve the proposed amendment. Commissioner Bounds seconded the motion, which carried by the following vote:

Ayes: 7 - Wilshire, Smithee, Neuman, Knight, Klenzendorf, Bounds and Papp

Nays: 0 Abstain: 0

Commissioner Announcements

Commissioner Papp stated that he will not be able to attend the November 19, 2018 meeting.

Staff Announcements

None

Adjournment

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

Ayes: 7 – Wilshire, Smithee, Neuman, Knight, Klenzendorf, Bounds and Papp

Nays: 0 Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 7:35 p.m.

	Wayne Wilshire, Chairman	
Delia Jones, Planning & Zoning Secretary		

PLANNING AND ZONING COMMUNICATION

Agenda: November 19, 2018

Subject: ZC#18-027: Public hearing for a change of zoning from C-2 Community Business District to PD Planned Development District for bar, eating place, and outdoor entertainment uses on approximately 0.297 acres located at 101 E. Kimball St.

GENERAL INFORMATION

Applicant: Debi & Billy McGill of Crescent Moon Drink Café

(owners/developers)

Level 5 Design Group (architect)

Michael Martin of Bannister Engineering

(engineer/landscape architect)

Size: 0.297 acres

Proposed Use: Bar, eating place, outdoor entertainment

Existing Land Use: Single-family residential

Surrounding Land Use &

Zoning: North - Single-family residential (C-2)

South - Kimball St.; MEDC facility (C-2) across

the street

East - Single-family residential (C-2)

West - S. Main St.; fire station and single-family residential (SF-7.5/12) across the street

Thoroughfare Plan Specification: S. Main St. – Minor Arterial (five-lane undivided)

COMMENTS AND CONSIDERATIONS

The subject property consists of 0.297 acres, developed with a $2,000\pm$ sq. ft. single-story wood frame residence with attached garage that was built in the 1950s. The property is situated at the northeast corner of South Main Street and Kimball Street.

Zoning Request

The applicant is requesting to re-zone the property from C-2 Community Business District to PD Planned Development District for bar, eating place, and outdoor entertainment uses. The applicant plans to repurpose the property for a drink café called Crescent Moon Drink Café that will source drinks from local coffee roasters, breweries, wineries, and food suppliers and will allow local artists and musicians to showcase their crafts and talents. They intend to keep the character of the older residence intact, while making additions to support the functionality of the business and accommodate patrons.

Development Plan

The applicant will keep much of the existing structure (1,703 sq. ft.) intact. Most of the attached garage will be demolished, but the façade of the garage will be preserved. In place of the garage and extending into the property's backyard, the applicant plans a 1,532 sq. ft. exterior wood deck

that will include stairs and ramps to allow patrons to access the backyard area. Attached to the north side of the main structure, the applicant will add a 120 sq. ft. walk-in freezer. In the northeastern portion of the property, the applicant plans a 214 sq. ft. outdoor stage with a 1,422 sq. ft. stage viewing area. A 96 sq. ft. restroom building will be located in the northwestern portion of the property and will serve patrons in the outdoor portion of the business. A new 8' wood stockade fence will be constructed along much of the northern and eastern perimeter of the property and connecting to the main structure. The fence will be setback 6' from the property line adjacent to Main and will not extend forward of the building along Kimball. Gate entrances will be provided off both Kimball and Main. In addition to the gate entrances to the yard, the building will include two public entrances in the southwestern portion of the building as well as a public entrance to the outdoor deck, all with sidewalk connections to Kimball. Patrons will also be provided with direct access from the building to the outdoor deck.

The applicant notes that 67 parking spaces would ordinarily be required for the various uses and the sizes of the different active elements of the property. Due to space constraints and the desire to preserve the residential character of the property, the applicant will only be providing two regular off-street parking spaces and one accessible off-street parking space. The parking spaces will be directly off of Kimball Street, behind a proposed sidewalk. The applicant will rely on existing public parking lots in downtown, as well as new public parking spaces to be provided with improvements to South Main Street.

The applicant will provide a trash enclosure in the southeastern portion of the property, directly off of Kimball Street. The applicant notes that it will be screened in accordance with the regulations of Section 7301.B of the Zoning Ordinance and also notes that all equipment will be screened in accordance with the regulations of Section 7301.A of the Zoning Ordinance. The applicant also notes that there will be no outside storage on the property. The applicant is proposing a monument sign for the southwestern portion of the property near the intersection of Main and Kimball and notes that all signage on the property will comply with the regulations for C-2 zoned property as stated in the Zoning Ordinance.

Elevations

The provided Elevations indicate that the existing white-painted wood façade of the structure will be kept intact. In addition, the exterior restroom building will be white-painted wood to match the main building, with metal accents. The main building will be 88% wood and 12% glass, while the restroom building will be 87% wood and 13% metal. The applicant has also indicated that the wood decking will be treated. The trash enclosure will be masonry in accordance with Zoning Ordinance requirements. 3D perspectives/renderings have been provided that better illustrate how the property will look from various angles. These renderings show patio furniture on the deck as well as in the grassy stage viewing area.

Landscape Plan

As indicated in the Landscape Plan, the applicant will preserve eleven existing trees on the property, including four in front of the building and seven in the backyard area. The applicant will also be adding seven ornamental trees: four along the east fence line, two along the north fence line, and one in front of the former garage. Shrubs will be planted along the foundation of the building facades facing public streets, and along the fence line facing Main Street. While the applicant is unable to meet the 20' landscape setback that is typically required for commercial properties along street frontages (due to the orientation of the existing building and the limited areas available to provide parking), staff notes that the applicant has endeavored to preserve the

existing trees in front of the building and has agreed to provide a 6' landscape setback between the fence and the property line along Main Street to enhance the appearance of the property given its high-visibility location. Staff recommends that the deviations as it relates to the 20' landscape setbacks along street frontages are noted on the plan.

Recommendation

The proposed development will provide for a unique mix of uses that will add to and complement the existing dining and entertainment uses in downtown, preserve the character of an existing older property, and provide for enhancements including additional landscaping, parking, and an outdoor dining and entertainment area. Staff recommends approval with the condition that the landscape plan is revised to include the deviations as it relates to required landscape setbacks along street frontages.

Attachments:

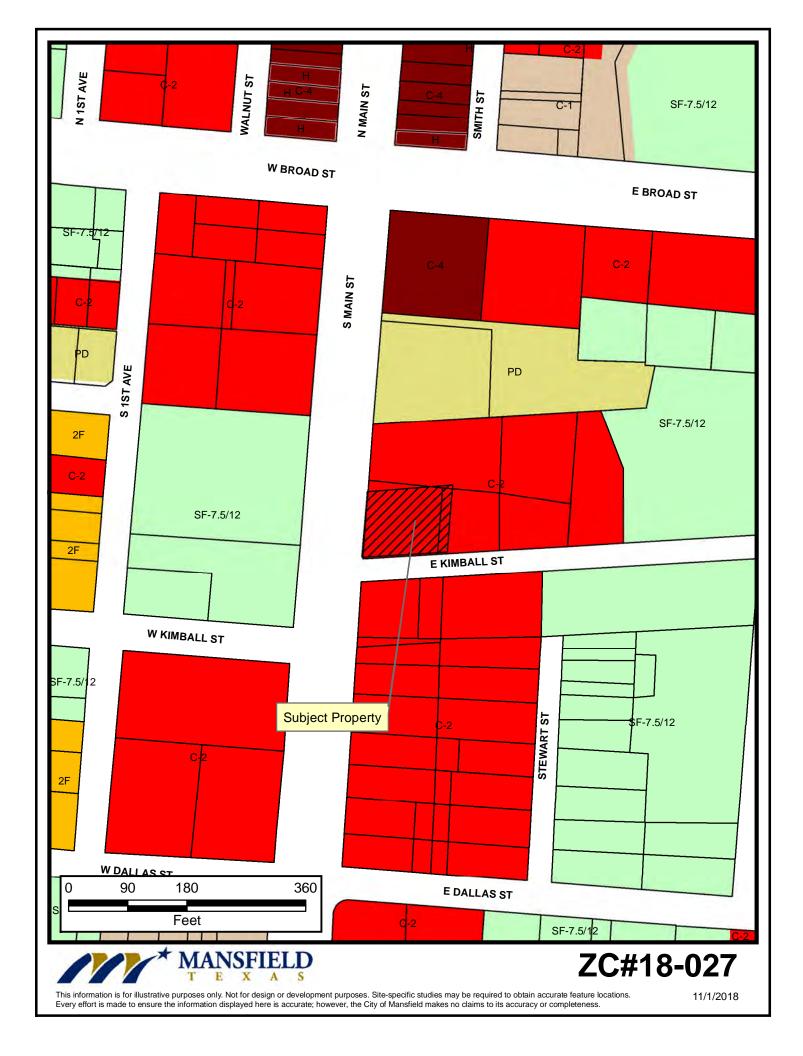
Maps and Supporting Information Project Narrative Exhibit A – Property Description Exhibit B – Development Plan Exhibit C – Elevations

Exhibit D – Landscape Plan





ZC#18-027



Property Owner Notification for ZC#18-027

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 23	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MANSFIELD, CITY OF	BLK 23	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MANSFIELD, CITY OF	BLK 24	HALL, MARJORIE Y	PO BOX 265	MANSFIELD, TX	76063-0265
MANSFIELD, CITY OF	BLK 25	MAGNOLIA BUSINESS ENTERPRISES	914 AMANDA DR	MANSFIELD, TX	76063-3407
MANSFIELD, CITY OF	BLK 5	MANSFIELD CITY	11200 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 5	GIBSON, MICHAEL STEELE	203 S MAIN ST	MANSFIELD, TX	76063-3104
MANSFIELD, CITY OF	BLK 5	POSSE CONSTRUCTION LLC	1848 LONE STAR RD # 308	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 5	THOMAS, WILLIAM	1025 HAZELWOOD DR	MANSFIELD, TX	76063-2534
MANSFIELD, CITY OF	BLK 5	MANSFIELD ECONOMIC DEV CORP	301 S MAIN ST	MANSFIELD, TX	76063-3106
MANSFIELD, CITY OF	BLK 5	MANSFIELD ECONOMIC DEV CORP	301 S MAIN ST	MANSFIELD, TX	76063-3106
MANSFIELD, CITY OF	BLK 5	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MANSFIELD, CITY OF	BLK 5	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MANSFIELD, CITY OF	BLK 5	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
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MANSFIELD, CITY OF	BLK 5	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MANSFIELD, CITY OF	BLK 5	BACKYARD COME AS YOU ARE LP	100 MITCHELL RD N	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 5	MANSFIELD CITY	11200 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 5	MANSFIELD CITY	11200 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 5	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805

Thursday, November 01, 2018



CRESCENT MOON DRINK CAFE

PROJECT NARRATIVE

Scope

This project consists of a drink café, an outdoor restroom and an outside dining environment located at 101 E. Kimball St. in Mansfield, Texas. This concept has been proven successful in the metroplex and would like to bring the support over to the local business, community and the environment. The design team has explored the project with guidance by our clients Tracy Thompson and Debi McKill. Our team consists of Brad Hudson with Hudson Site Control, Justin Gilmore of Level 5 Design Group acting as the Lead Architect. This establishment will maintain the further development of S Main while keeping in mind of the Pond Branch Extension. The project is currently zoned C-2 located in Historical Downtown Mansfield and our client wishes to submit for a Planned Development.

Concept

Crescent Moon Drink Café will source its raw materials, finished goods and other cost of good sold from local coffee roasters, breweries, wineries and food suppliers. The café will pull in local artists, musicians to demonstrate their crafts/products to the café. The backyard will have a covered raised porch to help get away from some natural environments. The atmosphere is a casual dining where people can play lawn games sit by an open gas fireplace with a craft drink while petting mans best friend. All of this while keeping the integrity of this beautiful old home intact.

Site

The property is currently zoned C-2 in Historic Downtown Mansfield. Existing conditions include a 1950's house that will be repurposed. The foyer next to the garage and the garage will be demolished. The main fascia of the building will remain to keep the look of the old home. The foyer and garage will be replaced with a wood deck for seating. In the back of the house attached to the kitchen we are adding a walk-in freezer which will be cladded with wood siding to match the house. The backyard will also include two single use restrooms to accommodate the new occupancy. The building will be a stand-alone wood frame building with wood siding to match the home and a single metal roof.

EXHIBIT "A"

ZC#18-027

CRESCENT MOON DRINK CAFE

LEGAL LAND DESCRIPTION:

BEING all that certain lot, tract or parcel of land situated in Block 5, original town of Mansfield, according to the plat recorded in Volume 63, Page 53, Plat Records, Tarrant County, Texas, and being described in warranty deed from Michael Steele Gibson, trustee, to David d Leddy. and wife Linda G. Leddy, dated February 3, 1997 and recorded in Volume 12663, Page 1544, deed records, Tarrant county, Texas and being more particularly described by metes and bounds as follows:

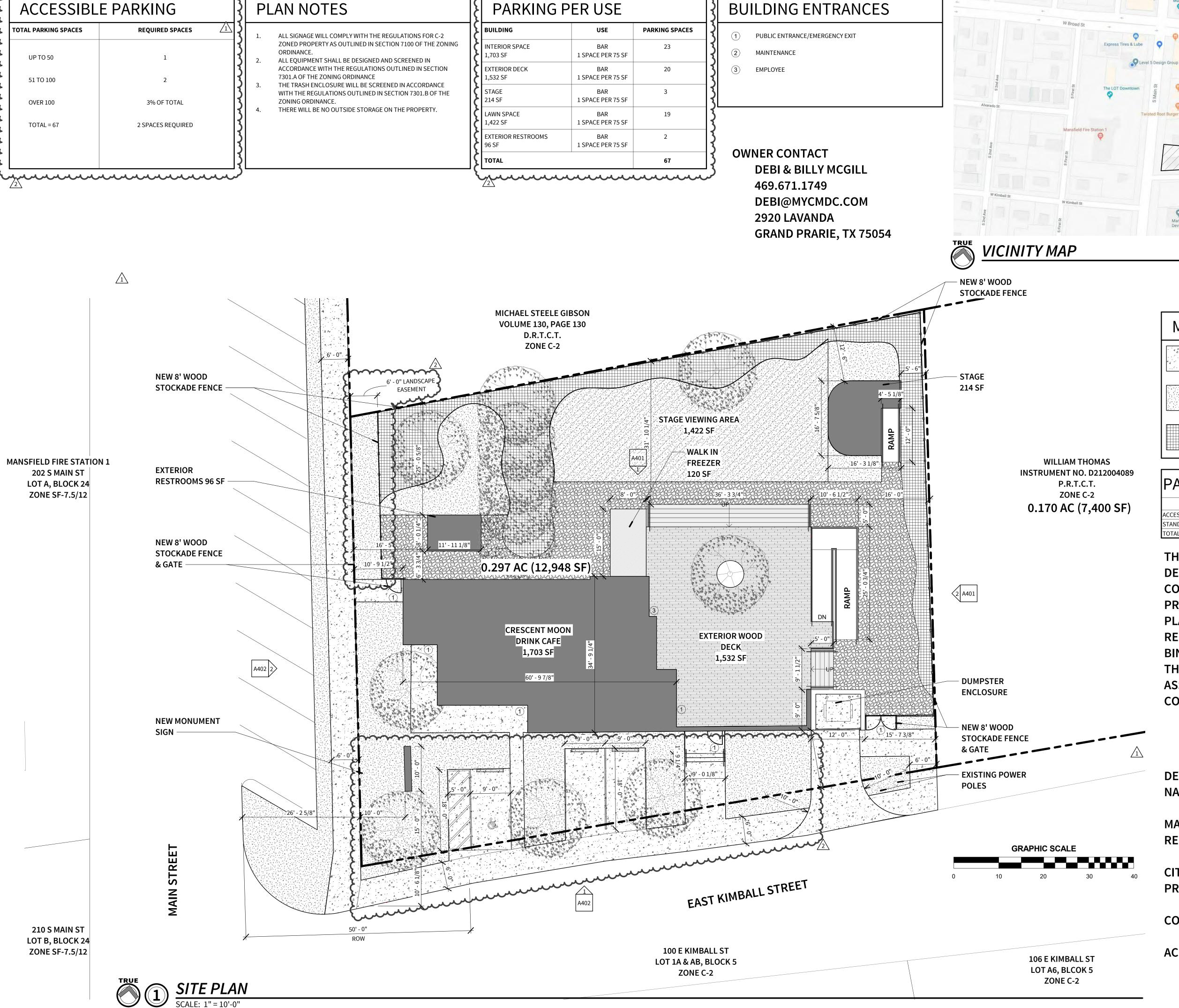
BEGINNING at a found 1/2 inch iron rod for the Southwest corner of the herein described tract of land, same being the Southwest corner of said Block 5 and the intersection of the east right-of-way line of main street (previously known as water street and having a 101 foot wide right-of-way) with the North right-of-way line of East Kimball street (having a 43 foot wide right-of-way and defined in city of Mansfield ordinance recorded in Volume 3145, Page 426, deed records, Tarrant County, Texas);

THENCE North 05 degrees 00 minutes 00 seconds East, in the west boundary line of said block 5 and in the east right-of-way line of said main street, a distance of 99.95 feet to a found 1/2 inch iron rod for corner;

THENCE North 85 degrees 50 minutes 35 seconds East, departing said main street, over and across said Block 5 and in the common boundary line between said herein described tract of land and that said portion of said Block 5 described in special warranty deed from Michael Steele Gibson, trustee, to Michael Steele Gibson date April 14, 1998 and recorded in Volume 13173, Page 130, deed records, Tarrant County, Texas, a distance of 129.78 feet (129.93 feet by deed) to a found 1/2 inch iron rod for corner;

THENCE South 04 degrees 51 minutes 54 seconds West, continuing over and across said Block 5 and in the common boundary line between said herein described tract of land and that certain portion of said Block 5 described in special warranty deed from Raymond C. Thomas to William Carrell Thomas and Alice Faye Thomas Kuykendall, dated December 30, 2011 and recorded under instrument no. D212004089, deed records, Tarrant County, Texas, a distance of 101.94 feet to a found 1/2 inch iron rod for corner, same being in the aforementioned north right-of-way line of East Kimball street;

THENCE South 86 degrees 43 minutes 42 seconds West, in the North right of way line of said East Kimball street, a distance of 129.72 feet to the point of beginning and containing 0.2973 acres of land, more or less.



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W Broad St

E Broa

MATERIAL LEGEND

CONCRETE

WOOD DECK

GRASS

DECOMPOSED GRANITE

MULCH

PARKING TABULATION

SPACE TYPE

ACCESSIBLE - 9' x 18'

STANDARD - 9' x 18'

THE PROPOSED PLANNED
DEVELOPMENT WILL BE IN
COMPLETE ACCORDANCE WITH THE
PROVISIONS ESTABLISHED BY THE
PLANNED DEVELOPMENT PLANS
RECORDED HEREUNDER SHALL BE
BINDING UPON THE APPLICATION
THEREOF, SUCCESSORS AND
ASSIGNS, AND SHALL LIMIT AND
CONTROL ALL BUILDING PERMITS.

DEVELOPMENT PLAN
NAME OF DEVELOPMENT
POSSE CONSTRUCTION LLC D/BA
MANSFIELD CUSTOM HOMES
RECORDED PLAT INFORMATION
VOLUME 63, PAGE 53
CITY, COUNTY, STATE & DATE OF
PREPARATION
CITY OF MANSFIELD, TARRANT
COUNTY, TEXAS
SEPTEMBER 10, 2018
ACREAGE AND NUMBER OF LOTS
0.297 ACRES (12,973 SF)

PORTION OF BLOCK 5

LEVEL 5 design group

www.level5designgroup.com 104 S. Main Mansfield, TX 76063 tel: 817.842.0212

architecture interiors planning

THESE DOCUMENTS ARE FOR
REVIEW ONLY AND ARE NOT
INTENDED FOR BIDDING,
PERMITTING OR CONSTRUCTION
PURPOSES

ARCHITECT:

JUSTIN S. GILMORE

LEVEL 5 DESIGN GROUP

PROJECT INFORMATION:

CRESCENT MOON DRINK CAFE

101 E. KIMBALL ST. MANSFIELD, TX 76063

PROJECT NUMBER: 18-16

ISSUE DATE: 10.01.2018

REVISIONS:

ASI #1 10.22.2018
ASI #2 10.31.2018

ZC#18-027

SHEET NAME:

EXHIBIT B DEVELOPMENT PLAN

SHEET NUMBER:

A101

BUILDING MATERIAL CALC.

TOTAL BUILDING MATERIAL CALCULATION FOR THE MAIN BUILDING

TOTAL BUILDING MATERIAL CALCULATION FOR THE EXTERIOR RESTROOMS

WOOD = 88% GLASS= 12% WOOD = 87% METAL= 13%

CMU BLOCK = 0%

MATERIAL CALCULATIONS

MAIN BUILDING

SOUTH FACADE: NORTH FACADE: WOOD = 89% WOOD = 79% GLASS = 11% GLASS = 21% METAL = 0% METAL = 0% MASONRY = 0% MASONRY = 0% CMU BLOCK = 0% CMU BLOCK = 0%

EAST FACADE: WEST FACADE: WOOD = 97% GLASS = 3%

WOOD = 86% GLASS = 14% METAL = 0% METAL = 0% MASONRY = 0% MASONRY = 0% CMU BLOCK = 0%

CMU BLOCK = 0%

EXTERIOR RESTROOMS

CMU BLOCK = 0%

NORTH FACADE: SOUTH FACADE: WOOD = 87% WOOD = 74% GLASS = 0% GLASS = 0% METAL = 26% METAL = 13% MASONRY = 0% MASONRY = 0% CMU BLOCK = 0% CMU BLOCK = 0%

MATERIAL CALCULATIONS

EAST FACADE: WEST FACADE: WOOD = 93% WOOD = 93% GLASS = 0% GLASS = 0% METAL = 7% METAL = 7% MASONRY = 0% MASONRY = 0%

NEW COMPOSITE SIDING

EXISTING ASPHALT ROOF SHINGLE

NEW MTL ROOF MATERIAL

EXISTING WOOD FACIA

NON COMBUSTIBLE MTL FACIA BOARD

CONCRETE

NEW BRICK



NORTH ELEVATION

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

◆ EL: 110' - 0" TOP OF WALL

⊕ EL: 100' - 0" LEVEL 1

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

DEMO GARAGE AND ENTRY FOYER

BUT KEEP EXTERIOR WALL, DOORS

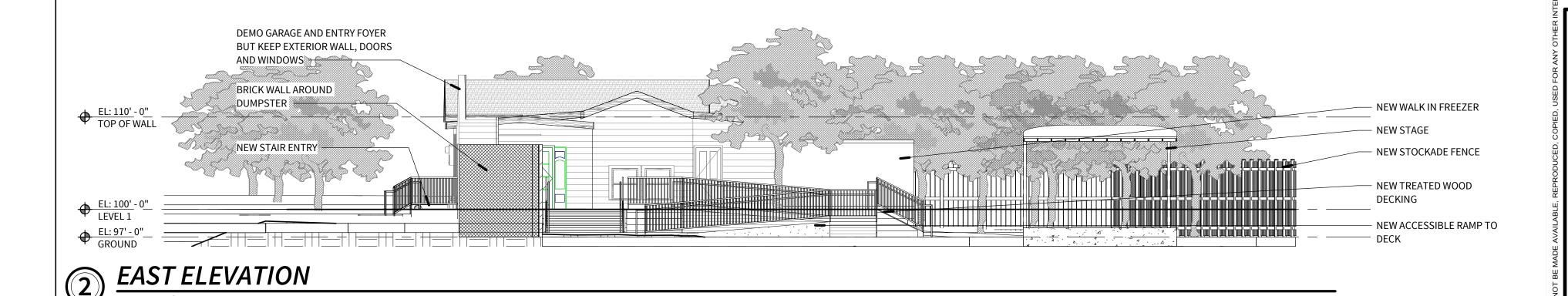
AND WINDOWS -

DUMPSTER

BRICK WALL AROUND

NEW ACCESSIBLE RAMP

NEW STOCKADE FENCE -



* ALL EXISTING CLAPBOARD SIDING TO

REMAIN, SIDING TO BE PAINTED PER

*ALL EXISTING WINDOWS TO REMAIN

TREATED WOOD DECKING

OWNERS SELECTION

*EXISTING ROOF TO REMAIN







- NON COMBUSTIBLE MTL

ROOF OVER RESTROOMS

- CLAPBOARD SIDING TO MATCH

EXISTING - OWNER TO SELECT

STYLE & PAINT FINISHES

- NEW STOCKADE

FENCE

www.level5designgroup.com 104 S. Main Mansfield, TX 76063 tel: 817.842.0212

THESE DOCUMENTS ARE FOR REVIEW ONLY AND ARE NOT INTENDED FOR BIDDING,
PERMITTING OR CONSTRUCTION
PURPOSES

ARCHITECT: JUSTIN S. GILMORE LEVEL 5 DESIGN GROUP

PROJECT INFORMATION:

CRESCENT MOON DRINK CAFE

101 E. KIMBALL ST. MANSFIELD, TX 76063

> 10.01.2018 ISSUE DATE:

> > 10.22.2018

REVISIONS:

ZC#18-027

SHEET NAME:

EXHIBIT C **EXTERIOR ELEVATIONS**

SHEET NUMBER:

PAGE 1 OF 2

BUILDING MATERIAL CALC.

TOTAL BUILDING MATERIAL CALCULATION FOR THE MAIN BUILDING

TOTAL BUILDING MATERIAL CALCULATION FOR THE EXTERIOR RESTROOMS

WOOD = 88% GLASS= 12%

WOOD = 87% METAL= 13%

MATERIAL CALCULATIONS

MAIN BUILDING

SOUTH FACADE: NORTH FACADE: WOOD = 89% WOOD = 79% GLASS = 11% GLASS = 21% METAL = 0% METAL = 0% MASONRY = 0% MASONRY = 0% CMU BLOCK = 0% CMU BLOCK = 0%

WEST FACADE: EAST FACADE: WOOD = 86% WOOD = 97% GLASS = 14% GLASS = 3% METAL = 0%

METAL = 0% MASONRY = 0% MASONRY = 0% CMU BLOCK = 0% CMU BLOCK = 0%

MATERIAL CALCULATIONS

EXTERIOR RESTROOMS

MASONRY = 0%

CMU BLOCK = 0%

NORTH FACADE: SOUTH FACADE: WOOD = 87% WOOD = 74% GLASS = 0% GLASS = 0% METAL = 26% METAL = 13% MASONRY = 0% MASONRY = 0% CMU BLOCK = 0% CMU BLOCK = 0% WEST FACADE: EAST FACADE: WOOD = 93% WOOD = 93%

GLASS = 0% METAL = 7%

CMU BLOCK = 0%

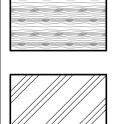
GLASS = 0% METAL = 7% MASONRY = 0%

EXISTING ASPHALT ROOF SHINGLE

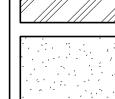


EXISTING WOOD FACIA

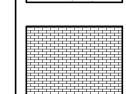
NEW MTL ROOF MATERIAL



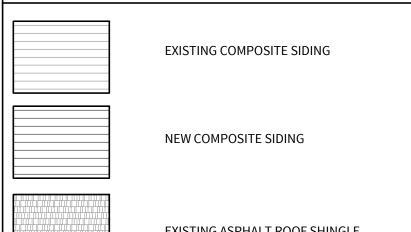
NON COMBUSTIBLE MTL FACIA BOARD



CONCRETE



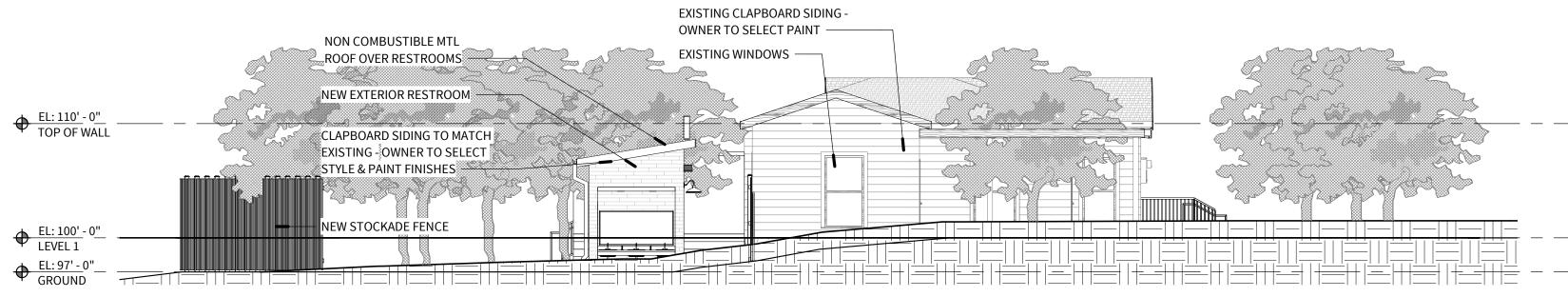
ELEVATION LEGEND



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

EL: 110' - 0"

TOP OF WALL



- EXISTING SHINGLE

- ALL EXISTING WINDOWS

NEW ENTRY STAIRS

(2) <u>WEST ELEVATION</u>

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





design group

architecture interiors planning

DEMO GARAGE AND ENTRY FOYER

EXISTING CLAPBOARD SIDING TO

BE PAINTED - OWNER TO SELECT

BUT KEEP EXTERIOR WALL,

DOORS AND WINDOWS

PAINT FINISH

ROLL UP DOOR

NEW WOOD GATE

ENCLOSURE WITH

WOOD GATE

EXISTING OVERHEAD

- NEW STOCKADE FENCE

www.level5designgroup.com 104 S. Main Mansfield, TX 76063 tel: 817.842.0212

> THESE DOCUMENTS ARE FOR REVIEW ONLY AND ARE NOT INTENDED FOR BIDDING,
> PERMITTING OR CONSTRUCTION
> PURPOSES

ARCHITECT: JUSTIN S. GILMORE LEVEL 5 DESIGN GROUP

PROJECT INFORMATION:

CRESCENT MOON DRINK CAFE

101 E. KIMBALL ST. MANSFIELD, TX 76063

> 10.01.2018 ISSUE DATE:

> > 10.22.2018

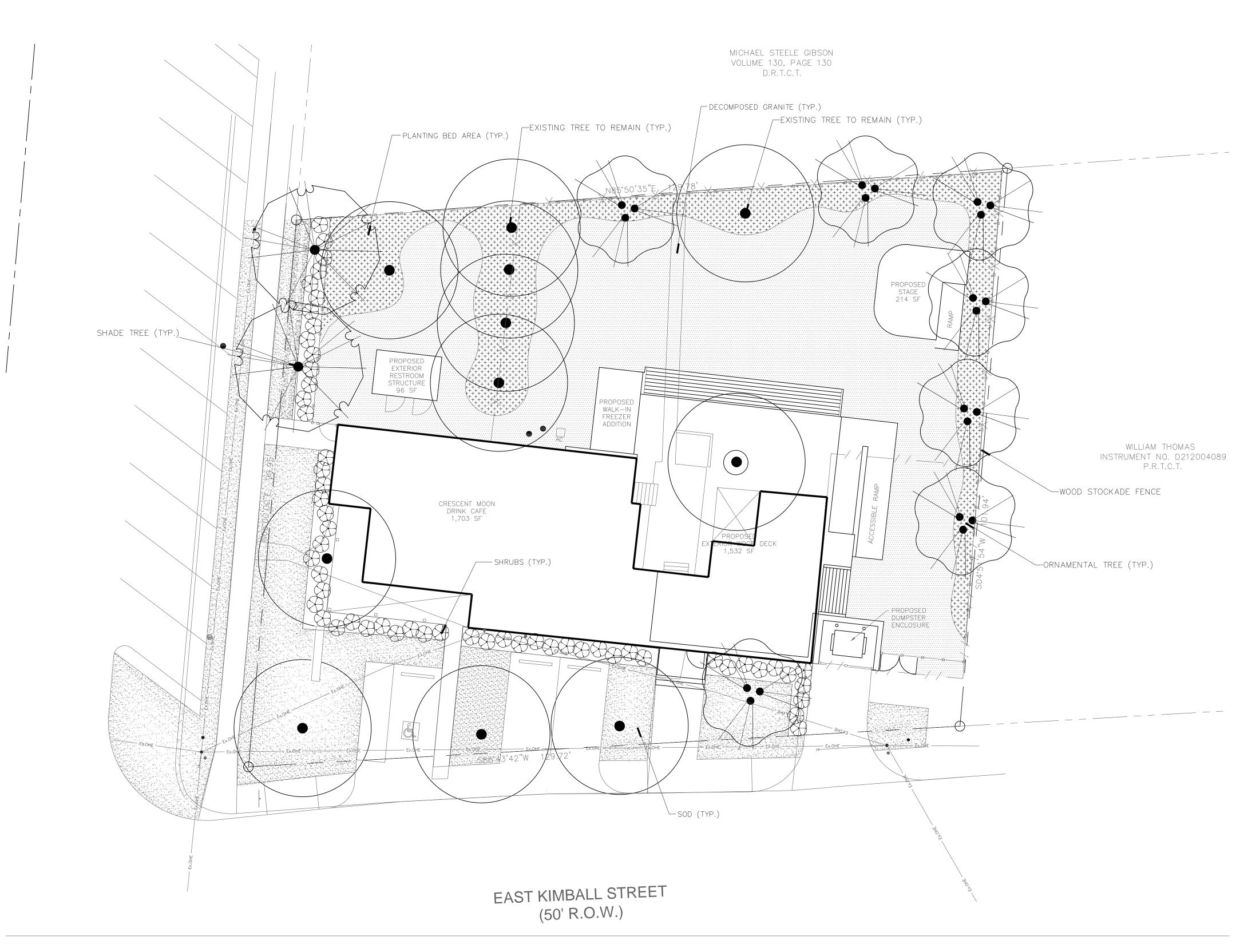
REVISIONS:

ZC#18-027

SHEET NAME:

EXHIBIT C EXTERIOR ELEVATIONS

SHEET NUMBER:

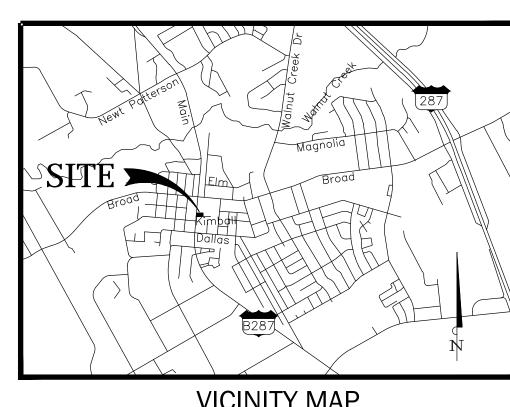




GRAPHIC SCALE

(IN FEET)

1 inch = 10 ft.



VICINITY MAP MANSFIELD, TEXAS

PLANT_SCHEDULE				
TREES	QTY	BOTANICAL NAME / COMMON NAME	CAL	
·	11	Existing Tree To Remain		
	7	Ornamental Tree	3.5"	
	2	Shade Tree	3.5"	
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME		
	PER PLAN	Sod and Shrub Bed Area		
	PER PLAN	Decomposed Granite		
++++++++++++++++++++++++++++++++++++++	PER PLAN	Shrub Bed Area		

		SUMMARY CHA	RT - INTERIOR LANDS	CAPE
PARCEL		LOT AREA (IN SQUIARE FEET)	LANDSCAPE AREA (IN SQUARE FEET)	% OF LANDSCAPE AREA
LOT 1	REQ'D	12,948	1,295	10%
LOT 1	PROV'D		7,292	56.32%

		SUMMARY C	HART - BUFF	ERYARDS	/ SETBACKS	
PARCEL	LOCATION OF BUFFERYARD OR SETBACK	BUFFERYARD OR SETBACK WIDTH / TYPE	LENGTH (IN FEET)	TREES REQ'D	TREES PROV'D	SCREENING DEVICES
LOT 1	NORTH	10' Bufferyard	130	5	5	8' Wood Stockade Fence
LOT 1	SOUTH	10' Bufferyard	130	5	4	-
LOT 1	EAST	10' Bufferyard	102	4	4	8' Wood Stockade Fence
LOT 1	WEST	10' Bufferyard	100	4	4	Partial 8' Wood Stockade Fence

(Landscape Plan) CRESCENT MOON DRINK CAFE

Exhibit "D"

101 East Kimbal Street, City of Mansfield These documents are for Design Review and not Tarrant County, Texas Construction, Bidding or Permit Purposes. They Case No. ZC#18-027 were prepared by, or under the supervision of:

Revision Date: 10/22/2018

NOTE

1. The property owner, tenant or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size.

2. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.

<u>Engineer:</u> Bannister engineering, llc 240 north mitchell road MANSFIELD, TEXAS 76063 (817) 842-2094 CONTACT: MICHAEL MARTIN EMAIL: MMARTIN@BANNISTERENG.COM

OWNER/DEVELOPER: DEBI & BILLY McGILL CRESCENT MOON DRINK CAFE 2920 LAVANDA GRAND PRAIRIE, TEXAS 75054 PHONE: 469-671-1749

PRELIMINARY

FOR REVIEW ONLY

intended for

Drew J. Dubocq

L.A.#3141

11/5/2018

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

CONTACT: MICHAEL MARTIN, RLA

PLANNING AND ZONING COMMUNICATION

Agenda: November 19, 2018

Subject: ZC#18-028: Public hearing for a change of zoning from C-2 Community Business District to PD Planned Development District for C-2 uses with additional use for Campground or Recreational Vehicle Park on approximately 15.115 acres known as Lot 1-R, Block 1, Eaton Estates Campground, located at 1961 Lone Star Road

GENERAL INFORMATION

Applicant: Craig Turner and Ernie Bryant of Via Bayou d.b.a.

Texan RV Ranch (owner/developer) DPK Engineering LLC (engineer)

Size: 15.115 acres

Proposed Use: Recreational Vehicle Park

Existing Land Use: Recreational Vehicle Park and Vacant Land

Surrounding Land Use &

Zoning: North - Contractor shop & vacant land (PR & C-2)

East - S. Main St.; Vacant land (PD for single-family residential, multi-family residential, and retail uses) across the

street

South - Single-family residential & contractor shop

(C-2, OP, and SF-12/22); Flying L Lane; vacant land (PR and I-1) across

the street

West - Flying L Lane; vacant land (PR) across the

street

Thoroughfare Plan Specifications: S. Main Street – Major Arterial (four-lane divided)

Lone Star Parkway – Principal Arterial (six-lane

divided)

Flying L Lane – Minor Collector (three-lane

undivided)

COMMENTS AND CONSIDERATIONS

The subject property consists of $15.115\pm$ acres located on the west side of Main Street, the north side of Lone Star Road, and the east side of Flying L Lane. The applicant has operated a $12.938\pm$ acre portion of the property as a recreational vehicle (RV) park and has had a Specific Use Permit (SUP) in place for this portion of the property in order to allow this use in the C-2 zoning district. The $2.177\pm$ acres closest to Main Street is currently vacant land zoned C-2 without the SUP to allow an RV park.

Zoning Request

The applicant is seeking to expand the RV park into this 2.177± acre area and is proposing to improve this portion of the property to accommodate this use. The applicant is requesting to

rezone the entire property to PD Planned Development District for C-2 uses with additional use for Campground or Recreational Vehicle Park. Since the applicant is seeking to increase the extent of the recreational vehicle park, they need to obtain approval to rezone the entire property to Planned Development (PD) in order to allow this expansion due to a change in the Zoning Ordinance that now only permits recreational vehicle parks in PD districts.

Development Plan

The applicant will improve the 2.177± acre vacant portion of the property with a crushed concrete driveway, 32 concrete pads to accommodate the RVs, and canopy structures for the recreational vehicles. To screen the property, the applicant will provide an 8' perimeter board-on-board cedar-stained wood fence (with stone columns spaced 50' apart along the Main Street frontage), as well as landscaping along the Main Street frontage (to include 14 crepe myrtles or similar species, in addition to shrubs).

The property will continue to be accessed from Lone Star Road via the existing RV park driveway system to the south and west; a new connection point will connect the new developed portion of the property to the existing driveway system. In addition, new gated emergency access points will be provided from Main Street and Flying L Lane.

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

Renderings

The applicant has provided Renderings which show how the RV canopies, wood fence with stone columns, and landscaping will appear from Main Street. Staff notes that the landscaping shown in these images is not reflective of the actual plantings indicated on the Development Plan.

Recommendation

While the property is currently zoned C-2, staff notes that the property would likely not be ideal or feasible for traditional commercial uses of any significance due to its relatively small size, limited highway frontage, and physical restraints including existing development adjacent to the property. The property would allow an existing business the ability to expand, make productive use of vacant land and allow the desired land use over the entire property instead of just a portion, enhance landscaping and screening, and increase emergency access. Staff recommends approval with the condition that the landscape setback along Main Street is increased to 20' per the Zoning Ordinance and that 10' landscape buffers are added to the north and south sides of the property with trees spaced every 25'.

Attachments:

Maps and Supporting Information Exhibit A – Property Description

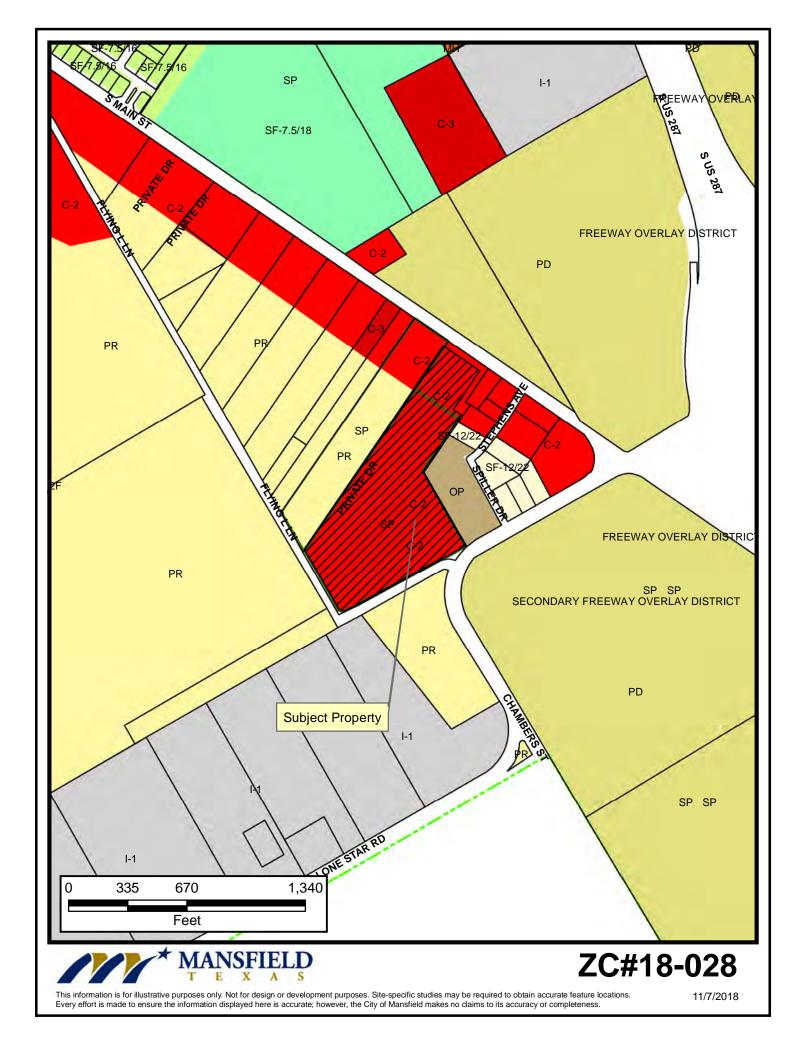
Exhibit B – Development Plan

Exhibit C – Renderings





ZC#18-028



Property Owner Notification for ZC#18-028

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
C VELA	TR 5-7 (1,2B) 1	HPC SOMERSET DEVELOPMENT CORP	3001 KNOX ST STE 207	DALLAS, TX	75205
EATON ESTATES CAMPGROUND	BLK 1	VIA BAYOU INC	310 E IH 30 STE 320	GARLAND, TX	75043-8000
ENERGY TRANSFER ADDITION	BLK 1	ENERGY TRANSFER FUEL LP	800 E SONTERRA BLVD STE 400	SAN ANTONIO, TX	78258
L H STEVENS	TR 3	TRIKE INVESTORS LP	1340 S MAIN ST STE 300	GRAPEVINE, TX	76051-7512
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 3	HOUN LEANG	1180 MIRA VALLE	MONTEREY PARK, CA	91754
P B GEORGE	TR 3A	MANSFIELD DEVELOPMENT LLC	1714 COMMERCE DR	MANSFIELD, TX	76063
P B GEORGE	TR 3A2,3A3,3A4	MANSFIELD DEVELOPMENT LLC	1714 COMMERCE DR	MANSFIELD, TX	76063
TRIANGLE HOME SITES	BLK 2	EATON THOMAS E & VICKI J	1438 S MAIN	MANSFIELD, TX	76063
TRIANGLE HOME SITES	BLK 2	SANDS D G ETUX LINDA	6104 HONEYTREE DR	ARLINGTON, TX	76016
TRIANGLE HOME SITES	BLK 2	STRICKLAND MELANIE MCCLURE	4956 N FM 157	VENUS, TX	76084-3476
TRIANGLE HOME SITES	BLK 2	WALDON LISA J ETVIR JOE	2013 STEPHENS AVE	MANSFIELD, TX	76063
TRIANGLE HOME SITES	BLK 2	DILLARD GARY L ETUX CYNTHIA L	2009 STEPHENS AVE	MANSFIELD, TX	76063
VENUS ADDITION	BLK 1	BROWN SANDRA K & NATALIE	P O BOX 90	MANSFIELD, TX	76063

Wednesday, November 07, 2018

EXHIBIT "A" -ZC# 18-028

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

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

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

THENCE S 55° 39′ 31″ E 250.36 feet, along the Northeast boundary line of said Lot 1-R and the Southwest right-of-way line of said South Main Street, to a ½″ iron rod marked "Brittain & Crawford" set;

THENCE S 34° 19' 33" W 263.99 feet, along a line 55.3 feet Northwest of and parallel to the Southeast boundary line of said Lot 1-R, to a ½" iron rod marked "Brittain & Crawford" set;

THENCE S 55° 40' 27" E 55.30 feet, to a ½" iron rod marked "Brittain & Crawford" set, in the Southeast boundary line of said Lot 1-R;

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

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

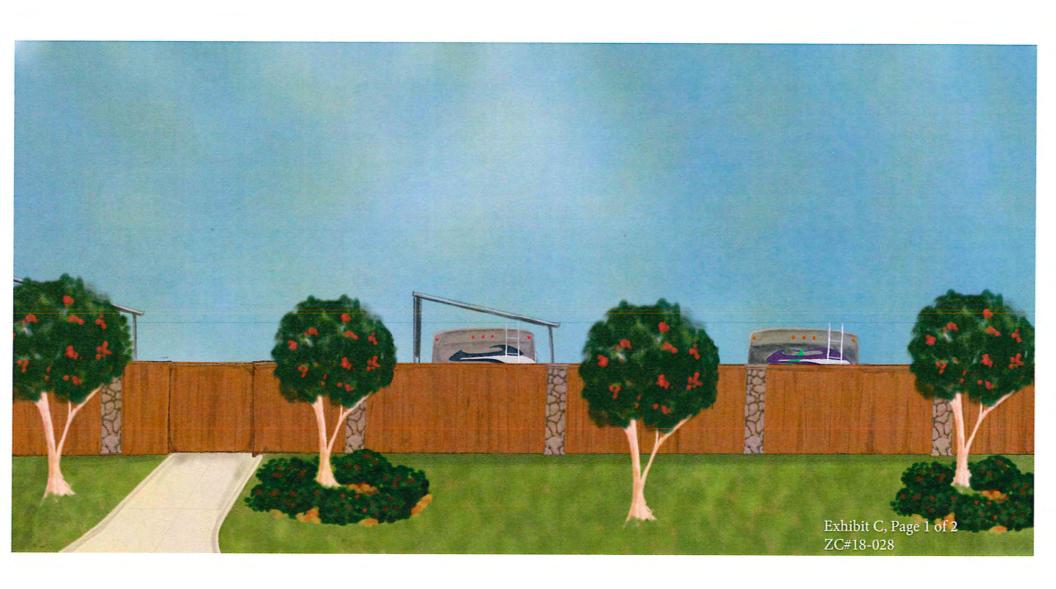
THENCE along the Southeast boundary line of said Lot 1-R and the Northeast right-of-way line of said Lone Star Road, as follows:

- 1. S 60° 02' 43" W 121.11 feet, to an "X" cut in concrete set;
- 2. S 65° 47' 14" W 60.29 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
- 3. S 61° 02′ 06" W 528.56 feet, to a ½" iron rod marked "Brittain & Crawford" set, at the beginning of a curve to the right;
- 4. SOUTHWESTERLY 64.24 feet, along said curve to the right, having a radius of 420.00 feet, a central angle of 08° 45′ 47″, and a chord bearing S 65° 25′ 00″ W 64.17 feet, to a ½″ iron rod marked "Brittain & Crawford" set, at the end of said curve;
- 5. S 69° 47′ 53" W 11.49 feet, to a ½" iron rod marked "Brittain & Crawford" set, at the South corner of said Lot 1-R and the intersection of the Northeast right-of-way line of aforesaid Flying L Lane;

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

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

and shall limit and control all building permits.					
	y of Mansfield Zoning Ordinance				
	Provided r board-on-board cedar-stained wood fence w/ five (5) stone columns along Main e, instead of 6 ft. masonry wall			EDGE OF PWIT. EDGE OF PWIT. EX. HIGH BANK EX. © DITCH EX. HIGH BANK	LEGEND LARGE TREE – CREPE MYRTLE of APPROVED EQUAL (4-IN.
7300 20 ft front setback 10 ft. setback	off of Main Street instead of 20 ft.	S&S ENTERPRISES		(100 Bill of WW)	DIAMETER, 7-FT. TALL) SHRUB - TEXAS SAGE OR APPROVED EQUAL
7300 10 ft side setback no setbacks on	the north and south sides of property	(VOL. 1860, PG. 159 — D.R.J.C.T.)		(R.O.W.)	APPROVED EQUAL NOTES
4600 masonry columns non-masonry c	columns for awnings for RV spaces w/ cedar-wrapped posts to match the fencing	CAMPGROUNG/RV PARK	5.86 PC 5.77 P. R. C.7.) 5.86 PC 5.77 P. R. C.7. 5.87 PC 5.77 P. R. C.7.	ALL PADS ARE CONCRETE	PROVIDE HYDROMULCH FOR ALL DISTURBED AREAS CITY APPROVED PLANT OR SHRUB MAY BE SUBSTITUTED
D. C. CONC. THE ADMINISTRATION OF THE ADMIN	EX. GRAVEL DRIVEWAY ELEC. PANEL ANTENNA MAST ELEC. PANEL ANTENNA MAST EX. GRAVEL DRIVEWAY ELEC. PANEL ANTENNA MAST CALLED 15.115 ACRES (658,4/18 SQ. F7.) AVENNA IN LOT 1-R. BLOCK ONE, EATON ESTATES CAMPGROUND	N 34°19'24" E - 1393.23' TILL FEIL FEIL FEIL FEIL FEIL FEIL FEIL F	PROPOSED CRUSHED CONCRETE DRIVENAY PROPOSED CRUSHED CONCRETE DRIVENAY PROPOSED CRUSHED CONCRETE DRIVENAY PROPOSED CONCRETE DRIVENAY PROPOS	PROPOSED 8' HIGH SCREENING FENCE PROPOSED CRUSHED CONCRETE DRIVEWAY 28 29 PROPOSED BY HIGH SCREENING FENCE PROPOSED CRUSHED CONCRETE DRIVEWAY 13 PROPOSED BY HIGH SCREENING FENCE PROPOSED CRUSHED CONCRETE DRIVEWAY 14 50 PROPOSED BY HIGH SCREENING FENCE LOT 2 LANDSCAPE AREA LANDSCAPE	
N 70°07'29" W - 22.96 OHD WIR OHD WIR	SCHOOL SC		LOT 5	BLOCK TWO LOT 1 STEPHENS AVE. (60' PUBLICUE RICHT "OF WAY) EX. ASPHALT PAVEMENT 303 EX. ASPH	SCALE: 1" = 60' 30 0 30 60 90 DPK Engineering LLC LAND DEVELOPMENT - SITE DEVELOPMENT - MUNICIPAL 3103 Bowser Road Fulshear, Texas 77441 Office and Fax: (281) 346-2616 Cell: (281) 300-1869 Firm Registration No. F9323 DATE: July, 2017 JOB NO. D16_SD_10115 DESIGNED BY: SLA CHECKED BY: DPK AUTHORIZED SIGNATURE BY DAVID P. KELLY, II, P.E. ON November 5, 2018 DAVID P. KELLY, II 93787 SURVEYED BY: DAVID P. KELLY, II 93787 SURVEYED BY: DAVID P. KELLY, II 93787 SURVEYED BY:
THE APPLICATION IS FOR A PLANNED DEVELOPMENT (PD) FOR C-2 COMMERCIA WITH ADDITIONAL USE FOR CAMPGROUN		FH. EX. GAS LINE OFFICE (R.O.W.)	LOT 6 BLOCK ONE	20-FT. ALLEY	TEXAN R.V. RANCH PROPOSED DEVELOPMENT
THE PROPOSED DEVELOPMENT PLAN WILL COMPLETE ACCORDANCE WITH THE PROPOSED OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT RECORDED HEREUNDER SHALL BE BINDE UPON THE APPLICANT THEREOF, HIS SUCCESSORS OR ASSIGNS, AND SHALL LIE AND CONTROL ALL BUILDING PERMITS	VISIONS ENT PLANS NG	CR. MATER AND STAR RD (F. M. 157) CR. MATER AND STAR RD (F. M. 157) CR. ASPAN PARENT CHO CR. ASPAN PARENT CHO CHO CHO CHO CHO CHO CHO CH	LOT >	PROPERTY USE CAMPGROUND/RV PARK EXHIBIT B ZC#18-02	1 of 1





PLANNING AND ZONING COMMUNICATION

Agenda: November 19, 2018

Subject: ZC#18-029: Public hearing for a request for a Specific Use Permit for an Auto Repair Garage on approximately 1.86 acres known as Lots 5R1 & 5R2, Block 1, Golden Acres Addition, located at 130 W. Debbie Ln. & 1821 Towne Crossing Blvd.

GENERAL INFORMATION

Applicant: Sidney Stratton of Manhard Consulting, Ltd.

(engineer)

Cross Development (developer)

William L. Dismuke, Trustee, of Mansfield Land,

Ltd. (owner)

Britt Lane, Manager of Bobby & Leona Cox, LLC, general partner of BDC Family Limited Partnership

(owner)

NCA Partners Architecture (architect)

Joe D. Grubbs of Grubbs Design Group, P.L.L.C.

(landscape architect)

Signco America (sign contractor)

Size: 1.86 acres

Proposed Use: Auto repair garage

Existing Land Use: Vacant land

Surrounding Land Use &

Zoning: North - Debbie Lane; retail/restaurant/service (C-2)

across the street

South - Vacant land (C-2)

East - Towne Crossing Boulevard; retail/

restaurant/service (C-2) across the street

West - Dollar General retail store (C-2)

Thoroughfare Plan Specification: Debbie Lane – Principal Arterial (six-lane divided)

COMMENTS AND CONSIDERATIONS

The subject property consists of 1.86 acres and comprises Lots 5R1 and 5R2, Block 1, of the Golden Acres Addition. The property is currently vacant land, zoned C-2 Community Business District.

Specific Use Permit Request

The applicant is requesting a Specific Use Permit (SUP) to allow an auto repair garage. In the C-2 zoning district, auto repair garages require SUP approval.

Site Plan

The applicant is proposing an 11,254 sq. ft. Service First auto repair garage building with 14 service bays, as well as offices and a waiting area. The building is generally L-shaped with the

main public entrances, offices, and waiting area being located in the northeastern corner of the building where the two parts of the L shape come together. Four of the service bays will be located in the 80" x 37' western portion of the building; these bays will have garage doors facing north towards Debbie Lane and three of them will also have rear garage doors facing south. Ten of the service bays will be located in the 97' x 59' southern portion of the building; five bays will have garage doors facing east towards Towne Crossing Boulevard and five bays will have garage doors facing west.

The site will have two primary access points: one from Debbie Lane on the north and one from Towne Crossing Boulevard to the east. The access point to Debbie Lane will be restricted to right-in/right-out due to the center median of Debbie Lane and the proximity to other intersections, while the access point on Towne Crossing will be full access. In addition, the property will connect to the Dollar General property to the west and will provide a stub to future development to the south. The site will include a new 5' sidewalk along Debbie Lane to connect to the existing sidewalk to the west and the existing sidewalk along Towne Crossing Boulevard. In addition, a sidewalk connection will be made directly into the development from the sidewalk along Debbie Lane.

The site will provide 51 parking spaces, which exceeds the Zoning Ordinance requirement of 23 parking spaces, which is based on the calculation of 1 parking space per 500 sq. ft. of floor area that has been established for auto repair garages.

The applicant will provide a trash enclosure in the southwestern portion of the property, which will be screened in accordance with Section 7301.B of the Zoning Ordinance. The applicant also notes that all equipment will be designed and screened in accordance with Section 7301.A of the Zoning Ordinance. The applicant has specified that no tire repair, sale, or services are to be provided on-site. In addition, the applicant has specified that there will be no outside storage of materials or vehicles awaiting repair.

As an amenity for pet-owning customers waiting for their vehicles to be repaired, the applicant is proposing a 15' x 15' dog park with a 5' wrought-iron fence. The dog park will be located in between two rows of parking spaces along the Towne Crossing frontage.

Elevations

The provided Elevations show brown brick as the primary building material, with tan stucco trim along the top of the building, and a galvalum metal roof. The northeastern corner of the building will be enhanced by peaked roof forms and a tower element, as well as a heavy timber trellis with matching trusses (with partial brick columns), wood look tile, stucco, several windows, and metal canopies. The overall elevations will be 71% brick, 21% stucco, and 8% wood look tile. The building will be approximately 27'-1" in height as measured to the top of the primary roof.

Landscape Plan

As indicated in the Landscape Plan, the applicant will provide a 20' landscape setback adjacent to Debbie Lane, a 15' landscape setback adjacent to Towne Crossing Boulevard, a 6' landscape buffer along the west property line, and a 10' landscape buffer along the south property line. Typically, a 20' landscape setback would be required along Towne Crossing Boulevard and 10' landscape buffer would be required along the west property line, but the applicant has requested deviations from these requirements. The west buffer yard will include 13 Crepe Myrtle trees and the south buffer yard will include seven Texas Redbud trees. In addition, four elm trees in the

southern portion of the property will be preserved. The landscape setbacks adjacent to the streets will include a mix of Pistache and cedar elm trees and Pistaches will also be located in some of the parking lot islands. The parking lot will be screened by holly shrubs. Foundation plantings adjacent to the building will include Vitex ornamental trees, Abelia and hawthorn shrubs, and Asian Jasmine groundcover. Shrubs and groundcover will also be planted adjacent to the trash enclosure and around the monument sign and flagpole. The applicant has provided information noting where they are meeting, exceeding, or deviating from the landscaping requirements.

Sign Plan

The applicant has provided notes indicating that all signage will follow the standards for C-2 zoned properties as indicated in Section 7100 of the Zoning Ordinance. In addition, the applicant has provided a Sign Plan showing the specifications for the proposed signage on the property. There will be one monument sign along Debbie Lane that will also include an electronic message center (EMC) sign; the monument sign meets the materials, size, and setback requirements for monument signs as outlined in the Zoning Ordinance. The EMC sign also meets the size requirements. The applicant will be responsible for submitting the additional documentation required for EMC signs at the time of permitting to ensure compliance as it relates to illumination. A flagpole will be located adjacent to the monument sign as indicated on the Development Plan; the flagpole will meet the requirements for flags and flagpoles specified in Section 7100 of the Zoning Ordinance.

The building will feature signage reading "Service First Automotive Centers Full Service Oil Change" on both the north and east elevations, facing Debbie Lane and Towne Crossing Boulevard respectively. The signage will be broken into different components. When added together, the wall signage will not exceed 75% of the width of either elevation. The applicant also plans a series of on-premise informational signs to direct customers, including a dog park sign that will be affixed to the dog park fence, two ground signs near the main access points directing patrons to either "mechanical service" or "oil change", and a blade sign affixed to the east elevation of the building directing patrons to the "oil change" bays. On-premise informational signs are generally allowed without a permit, so long as they do not exceed 4 sq. ft. in size or 3 ft. in height, do not display a commercial message or business name/logo, and are not located in any easements, rights-of-way, or visibility triangles. "Guest parking" signs will also be provided for the parking spaces adjacent to Debbie Lane and Towne Crossing Boulevard.

Recommendation

The proposed development will make productive use of a vacant property, provide for additional automotive repair services for area residents, provide enhanced architectural elements at the building's prominent entrance, add landscaping and preserve existing trees, provide connections to adjacent properties, provide abundant parking, and provide a fenced dog park as a unique amenity for customers. In addition, the applicant has specified that outside storage of materials or vehicles awaiting repair will not be allowed. Staff recommends approval.

Attachments:

Maps and Supporting Information

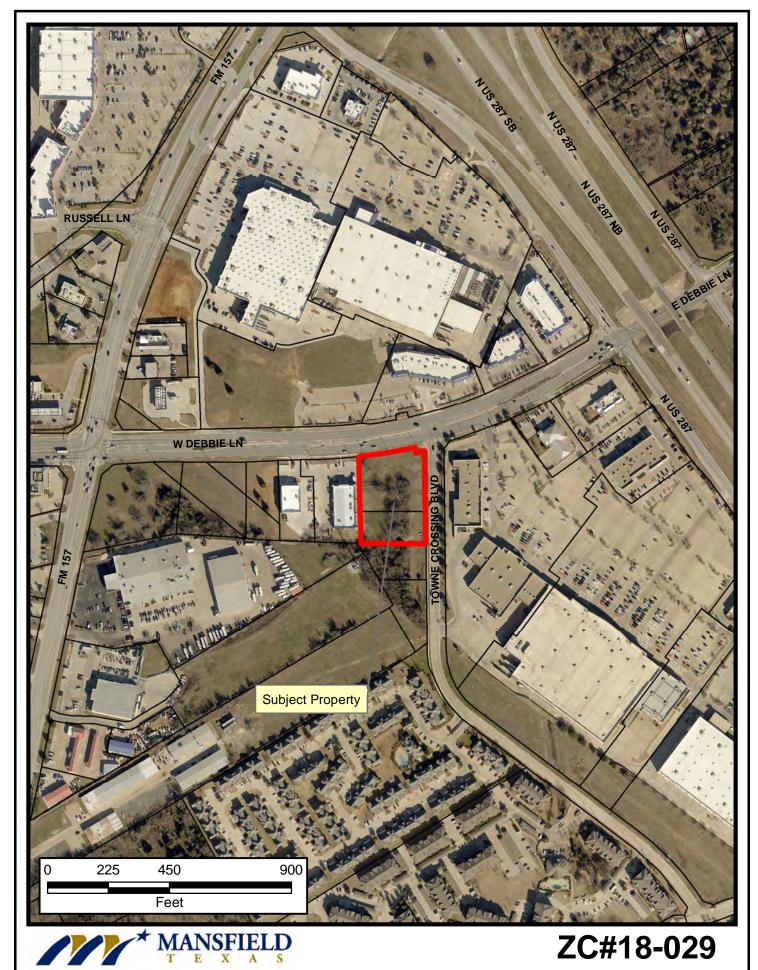
Exhibit A – Property Description

Exhibit B – Site Plan

Exhibit C – Elevations

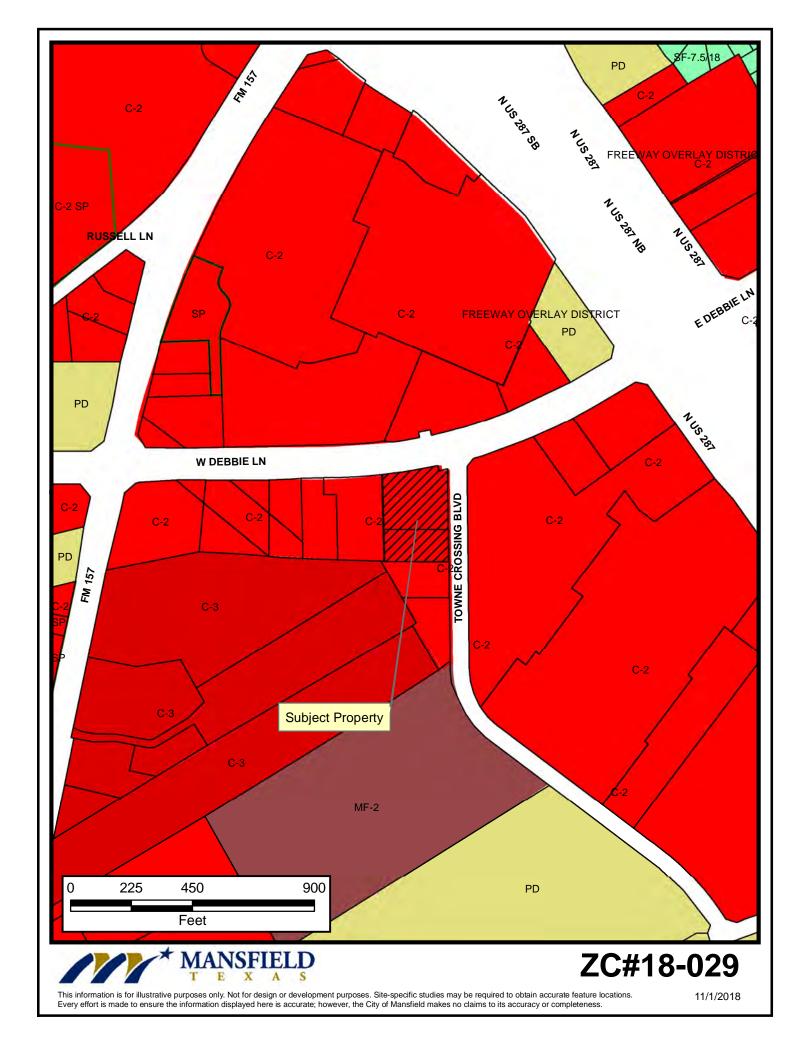
Exhibit D – Landscape Plan

Exhibit E – Sign Plan



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.

11/1/2018



Property Owner Notification for ZC#18-029

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
GOLDEN ACRES ADDITION	BLK 1	MANSFIELD LAND LTD	2000 E LAMAR BLVD STE 500	ARLINGTON, TX	76006-7339
GOLDEN ACRES ADDITION	BLK 1	MANSFIELD LAND LTD	2000 E LAMAR BLVD STE 500	ARLINGTON, TX	76006-7339
GOLDEN ACRES ADDITION	BLK 1	MANSFIELD LAND LTD	2000 E LAMAR BLVD STE 500	ARLINGTON, TX	76006-7339
GOLDEN ACRES ADDITION	BLK 1	BDC FAMILY LP	5000 OVERTON PLZ STE 300	FORT WORTH, TX	76109-4437
GOLDEN ACRES ADDITION	BLK 1	AIB MANSFIELD LLC	1980 POST OAK BLVD STE 720	HOUSTON, TX	77056-3862
GOLDEN ACRES ADDITION	BLK 1	152 DEBBIE LANE LLC	279 LAKEVIEW WAY	REDWOOD CITY, CA	94062
MANSFIELD TOWN CENTER EAST	BLK 1	MANSFIELD KDC II LP ETAL	11 CTR PKWY STE 300	PITTSBURGH, PA	15220-3614
MANSFIELD TOWN CENTER EAST	BLK 1	PARCEL 11 KDC EAST LP	11 CTR PKWY STE 300	PITTSBURGH, PA	15220-3622
MANSFIELD TOWNE CROSSING	BLK 1	INLAND WESTERN MANSFIELD LP	PO BOX 9273	OAK BROOK, IL	60522-9273
PAYLESS ADDITION (MANSFIELD)	BLK 1	NORRIS TEXAS PROPERTIES LLC	1580 HWY 157 N	MANSFIELD, TX	76063-3918
TSC ADDITION	BLK 1	TWOPEAT LTD	2000 E LAMAR BLVD STE 500	ARLINGTON, TX	76006-7392

Thursday, November 01, 2018



Realsearch of Texas, LLC

P.O. Box 1006, Godley, TX 76044
Ph. 817-937-2655, www.realsearch.org
TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968

Exhibit A ZC#18-029

Tract 1

BEING a 1.188 acre tract of land situated in the S.S. Callander Survey, Abstract Number 359, Tarrant County, Texas, and being all of Lot 5R1, Block 1, Golden Acres, an addition to the City of Mansfield, according to the plat recorded in Cabinet A, Slide 12305, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" capped iron rod set stamped "Realsearch" at the northwest corner of said Lot 5R1, same being the northeast corner of Lot 4R, Block 1, said Golden Acres, and being on the South right-of-way line of Debbie Lane, a 120' public right-of-way, and being at the beginning of a curve to the left;

THENCE 208.72 feet, along said South right-of-way line and with said curve to the left, having a radius of 1957.41 feet, through a central angle of 06 Degrees 06 Minutes 34 Seconds, whose long chord bears North 80 Degrees 45 Minutes 31 Seconds East, a chord length of 208.62 feet, to a 1/2" capped iron rod found;

THENCE South 12 Degrees 20 Minutes 41 Seconds East, continuing along said South right-of-way line, a distance of 20.08 feet, to a 1/2" capped iron rod found;

THENCE North 76 Degrees 28 Minutes 07 Seconds East, continuing along said South right-of-way line, a distance of 32.01 feet, to a 1/2" capped iron rod found, being at the intersection of said South right-of-way line and the West right-of-way line of Towne Crossing Boulevard, a 60' public right-of-way, same being the northeast corner of said Lot 5R1;

THENCE South 00 Degrees 49 Minutes 20 Seconds East, departing said South right-of-way line and along said West right-of-way line, a distance of 221.55 feet, to a 5/8" capped iron rod set stamped "Realsearch" at the southeast corner of said Lot 5R1, same being the northeast corner of Lot 5R2, Block 1, said Golden Acres, from which a 1/2" capped iron rod found at the southeast corner of said Lot 5R2 bears South 00 Degrees 49 Minutes 20 Seconds East, a distance of 120.01 feet;

THENCE North 89 Degrees 46 Minutes 07 Seconds West, departing said West right-of-way line and along the South line of said Lot 5R1, being common with the North line of said Lot 5R2, a distance of 239.59 feet, to a 5/8" capped iron rod set stamped "Realsearch" at the southwest corner of said Lot 5R1, same being the northwest corner of said Lot 5R2, and being on the East line of said Lot 4R, from which a 1/2" capped iron rod found at the southwest corner of said Lot 5R2 bears South 01 Degrees 24 Minutes 50 Seconds East, a distance of 119.68 feet;

THENCE North 01 Degrees 24 Minutes 50 Seconds West, departing said common line and along the West line of said Lot 5R1, being common with the East line of said Lot 4R, a distance of 199.24 feet, to the POINT OF BEGINNING, and containing 1.188 acres or 51,756 square feet of land, more or less.



Realsearch of Texas, LLC

P.O. Box 1006, Godley, TX 76044
Ph. 817-937-2655, www.realsearch.org
TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968

Tract 2

BEING a 0.657 acre tract of land situated in the S.S. Callander Survey, Abstract Number 359, Tarrant County, Texas, and being all of Lot 5R2, Block 1, Golden Acres, an addition to the City of Mansfield, according to the plat recorded in Cabinet A, Slide 12305, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" capped iron rod found at the southeast corner of said Lot 5R2, same being the northeast corner of Lot 5R2, said Golden Acres, and being on the West right-of-way line of Towne Crossing Boulevard, a 60' public right-of-way;

THENCE North 89 Degrees 40 Minutes 54 Seconds West, along the South line of said Lot 5R2, being common with the North line of said Lot 5R3, a distance of 238.36 feet, to a 1/2" capped iron rod found at the southwest corner of said Lot 5R2, same being the southeast corner of Lot 4R, Block 1, said Golden Acres;

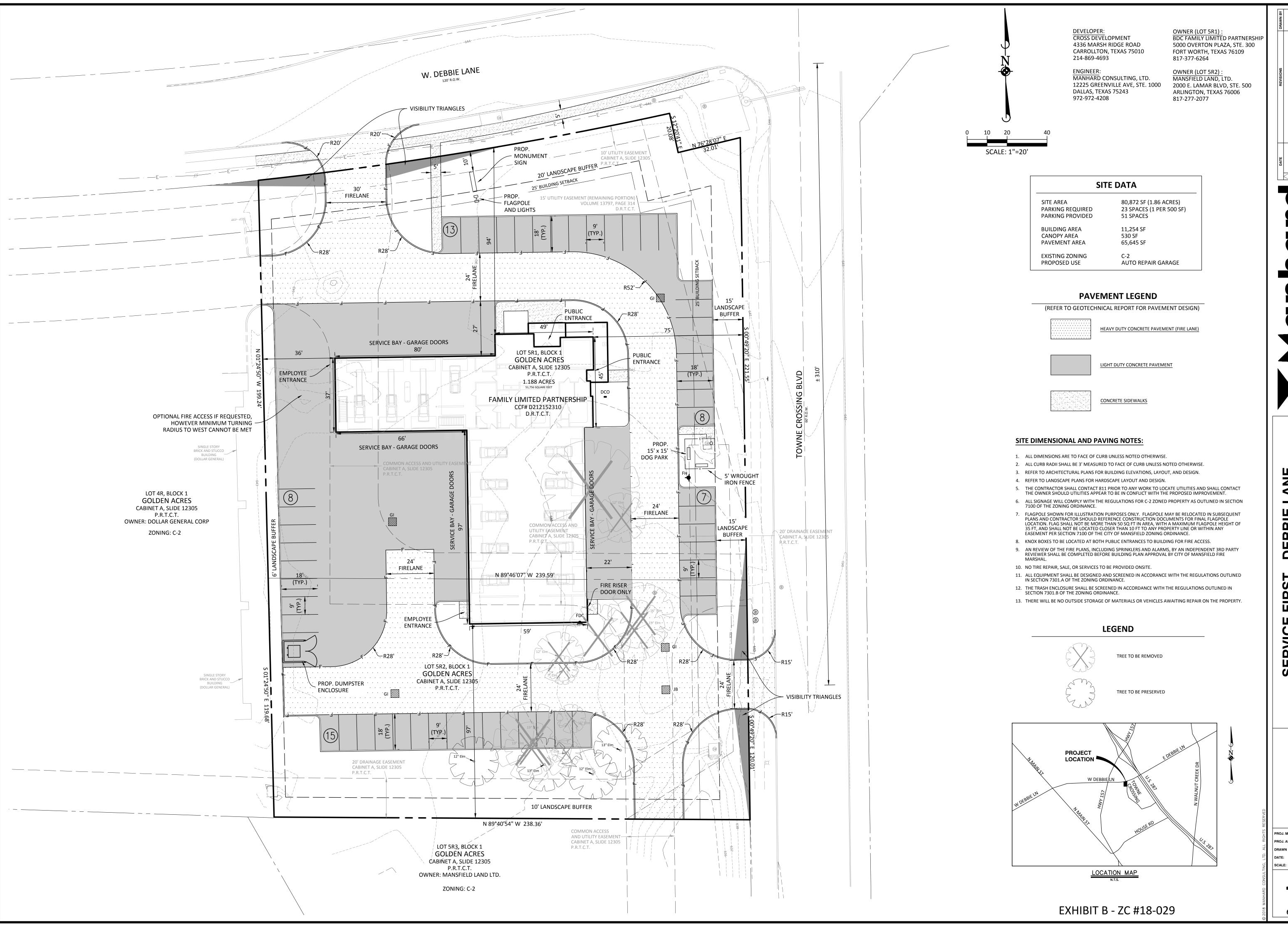
THENCE North 01 Degrees 24 Minutes 50 Seconds West, departing said common line and along the West line of said Lot 5R2, being common with the East line of said Lot 4R, a distance of 119.68 feet, to a 5/8" capped iron rod set stamped "Realsearch" at the northwest corner of said Lot 5R2, same being the southwest corner of Lot 5R1, Block 1, said Golden Acres;

THENCE South 89 Degrees 46 Minutes 07 Seconds East, departing said common line and along the North line of said Lot 5R2, being common with the South line of said Lot 5R1, a distance of 239.59 feet, to a 5/8" capped iron rod set stamped "Realsearch" at the northeast corner of said Lot 5R2, same being the southeast corner of said Lot 5R1, and being on the West right-of-way line of said Towne Crossing Boulevard, from which a 1/2" capped iron rod found at the northeast corner of said Lot 5R1 bears North 00 Degrees 49 Minutes 20 Seconds West, a distance of 221.55 feet;

THENCE South 00 Degrees 49 Minutes 20 Seconds East, departing said common line and along said West right-of-way line, a distance of 120.01 feet, to the POINT OF BEGINNING, and containing 0.657 acres or 28,631 square feet of land, more or less.

Jeremy Luke Deal

Registered Professional Land Surveyor Texas Registration Number 5696 JEREMY LUKE DEAL



DATE REVISIONS OF TAMES OF TAM

eenville Avenue, Suite 1000, Dallas, TX 75243 ph:972.972.4250 manhard.con ineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineer; tion Managers | Environmental Scientists | Landscape Architects | Planner.

ST - DEBBIE LANE
RRANT COUNTY, TEXAS

PLAN

SITE

MANSFIELD, TARRANT COL EXHIBIT B - PRELIMINARY

MANSFIEI

PROJ. MGR.: BJB

PROJ. ASSOC.: SNS

DRAWN BY: SNS

DATE: 11/02/2018

SCALE: 1"=20'

SHEET

OF

611.015001.00



A

M2 MODULAR BRICK M2 LOUVER. PAINT TO MATCH BRICK.

WOOD LOOK M1

TUNE UP

NOTES

- ALL SIGNAGE WILL COMPLY WITH THE REGULATIONS FOR C-2 ZONED PROPERTY AS OUTLINED IN SECTION 7100 OF THE ZONING ORDINANCE
 ALL EQUIPMENT SHALL BE DESIGNED AND SCREENED IN ACCORDANCE WITH THE REGULATIONS OUTLINED IN SECTION 7301 A OF THE ZONING
- WITH THE REGULATIONS OUTLINED IN SECTION 7,90TA OF THE ZONING ORDINANCE.

 3. THE TRASH ENCLOSURE WILL BE SCREENED IN ACCORDANCE WITH THE REGULATIONS OUTLINED IN SECTION 7301 B OF THE ZONING ORDINANCE.

 4. THERE WILL BE NO OUTSIDE STORAGE OF MATERIALS OR VEHICLES AWAITING REPAIR ON THE PROPERTY.

 5. ALL MONUMENT AND WALL SIGNS WILL REQUIRE A SEPARATE PERMIT.

NCA Partners

5646 MILTON ST. SUITE 610 DALLAS, TX 75206 214.361.9901 214.361.9906 FAX ncapartners.com

L PROTO

FIRST AUTO CENTER SERVICE

9322

6332

2310 1566

130 W. DEBBIE LN. (DEBBIE LN. @ TOWNE CROSSING BLVD.) MANFIELD, TX

PRELIMINARY

FRELIMINART
THIS DOCUMENT SHALL NOT BE
USED FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION. RELEASED
UNDER THE AUTHORITY OF
NICHOLAS K. CADE, TBAE
LICENSE #9301

NCA JOB #: 17070

COLOR **ELEVATIONS**

R2.0

DE		1350 100% 1755 100% 165	9 100% 1566 100% 6330 100%
	FINI	SH SCHEDULE 《	××××
	FINISH KEY	DESCRIPTION / LOCATION	COLOR
	AL2	STOREFRONT SYSTEM CF451T	CLEAR ANODIZED
	AL3	EXTERIOR TRIM PIECE FOR CORNERS	SATIN CLEAR ANODIZED
	AL4	STOREFRONT SYSTEM CF451T	CARDINAL RED
	M1	EXTERIOR TILE	CHESTNUT w/GR4 #34 MOCHA GROUT
	M2	MASONRY (BRICK)	BROWN (MODULAR)
	MTL	GALVALUM R PANEL	GALVALUM
	PT2	EXTERIOR PAINT	NATURAL TAN - SW7567
	PT3	EXTERIOR ACCENT PAINT	SAFETY RED - SW4081
	PT5	EXTERIOR PAINT	BRAINSTORM BRONZE - SW7033

STC1

EXTERIOR STUCCO (FIELD COLOR)

WS1 EXTERIOR WOOD STAIN

MATERIAL SCHEDULE

ELEV=127'-1"
T.O. ROOF

B.O. EAVE

AREA LIGHT (TYP)

 $04\frac{\text{SIDE ELEVATION (WEST)}}{1/8^*=1^{\circ}0^{\circ}}$

1756

1660

BEHR - PADRE BROWN SEMI -ST105 ZC#18-029 EXHIBIT C

NATURAL TAN - SW7567

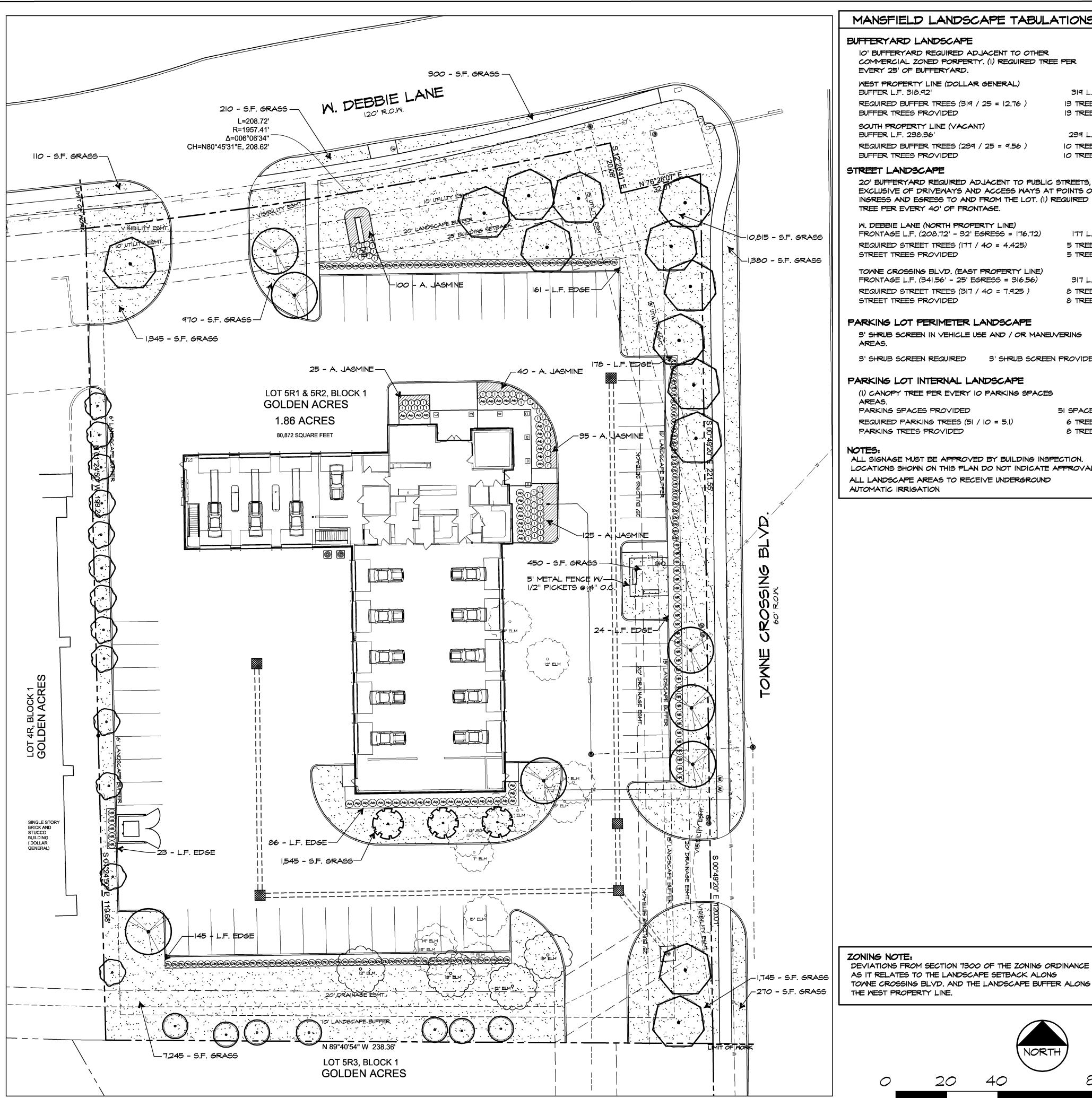
	LARGE TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION	
7		PISTACHE	Pistacia chinensis	3.5" caliper, IO' Ht./ 5'-6' spread, B&B, straight trunk	
ıs	\bigcirc	CEDAR ELM	Ulmus crassifolia	3.5" caliper, IO' Ht./ 5'-6' spread, B&B, straight trunk	

ORNAMENTAL TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
ıs	\odot	MUSKOGEE CRAPE MYRTLE	Lagerstroemia Indica 'Muskogee'	I" caliper per trunk, 3 trunk minimum, 8' Ht./4' spread, 30 gallon container, specimen
3		VITEX	Vitex agnus-castus	I" caliper per trunk, 3 trunk minimum, 8' Ht/4' spread, 30 gallon container, specimen
٦	\odot	TEXAS REDBUD	Cercis canadensis Texensis'	8' Ht./4' spread, 30 gallon container, specimen, single straight trunk.

		SHI	RUBS	
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
46	Ab	EDWARD GOUCHER ABELIA	Abelia grandiflora 'Edward Goucher'	5 gallon, 24" Ht./24" spread, bushy, full to ground
67	0	ELEANOR TABOR HAMTHORN	Rhapiolepis indica 'Eleanor Tabor'	5 gallon, 20" Ht./24" spread, full, bushy to ground
122	®	DWARF BURFORD HOLLY	llex cornuta 'Burfordii Nana'	5 gallon, 24" Ht./24" spread, full, bushy to ground
32	(K)	Nellie R. Stevens HOLLY	llex cornuta 'Nellie R. Stevens'	7 gallon, 36" Ht./24" spread, full, bushy to ground
		TURF	GRASS	
26,385 S.F.		S.F.GRASS BERMUDA GRASS	Cynodon dactylon	Solid sod
	GF	ROUNDCOY	ER / MISCEL	LANEOUS
325		ASIAN JASMINE	Trachelospermum asiaticum	4" pots (Quanity as shown on plan)
593 L.F.		L.F. EDGE	Ryerson commercial gro OR EQUAL	ade steel edge

ALL LANDSCAPE BEDS SHALL BE EXCAVATED 2" IN DEPTH AND SOIL REMOVED. THEN FILLED WITH 2" OF "PROFESSIONAL BEDDING SOIL" FROM LIVING EARTH TECHNOLOGY AND TILLED TO THE DEPTH OF 4".

ALL LANDSCAPE BEDS AND TREE WELLS SHALL RECEIVE A TOP DRESSING OF 2" DEEP "FINE SHREDDED HARDWOOD MULCH" FROM LIVING EARTH TECHNOLOGY. NOTE: LIVING EARTH TECHNOLOGY'S QUALITY OR EQUAL.



MANSFIELD LANDSCAPE TABULATIONS

BUFFERYARD LANDSCAPE

10' BUFFERYARD REQUIRED ADJACENT TO OTHER COMMERCIAL ZONED PORPERTY. (I) REQUIRED TREE PER EVERY 25' OF BUFFERYARD.

WEST PROPERTY LINE (DOLLAR GENERAL) BUFFER L.F. 318.92'

319 L.F. REQUIRED BUFFER TREES (319 / 25 = 12.76) IS TREES BUFFER TREES PROVIDED 13 TREES SOUTH PROPERTY LINE (VACANT)

BUFFER L.F. 238.36' 239 L.F. REQUIRED BUFFER TREES (239 / 25 = 9.56) IO TREES BUFFER TREES PROVIDED IO TREES

STREET LANDSCAPE

20' BUFFERYARD REQUIRED ADJACENT TO PUBLIC STREETS, EXCLUSIVE OF DRIVEWAYS AND ACCESS WAYS AT POINTS OF INGRESS AND EGRESS TO AND FROM THE LOT. (I) REQUIRED TREE PER EVERY 40' OF FRONTAGE.

W. DEBBIE LANE (NORTH PROPERTY LINE) FRONTAGE L.F. (208.72' - 32' EGRESS = 176.72) 177 L.F. REQUIRED STREET TREES (177 / 40 = 4.425) 5 TREES STREET TREES PROVIDED 5 TREES

TOWNE CROSSING BLVD. (EAST PROPERTY LINE) FRONTAGE L.F. (341.56' - 25' EGRESS = 316.56) 317 L.F REQUIRED STREET TREES (317 / 40 = 7.925) 8 TREES 8 TREES STREET TREES PROVIDED

PARKING LOT PERIMETER LANDSCAPE

3' SHRUB SCREEN IN VEHICLE USE AND / OR MANEUVERING

3' SHRUB SCREEN REQUIRED 3' SHRUB SCREEN PROVIDED

PARKING LOT INTERNAL LANDSCAPE

(I) CANOPY TREE PER EVERY IO PARKING SPACES

51 SPACES PARKING SPACES PROVIDED REQUIRED PARKING TREES (51 / 10 = 5.1) 6 TREES PARKING TREES PROVIDED 8 TREES

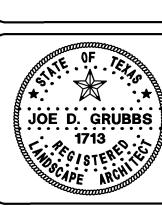
ALL SIGNAGE MUST BE APPROVED BY BUILDING INSPECTION. LOCATIONS SHOWN ON THIS PLAN DO NOT INDICATE APPROVAL. ALL LANDSCAPE AREAS TO RECEIVE UNDERGROUND AUTOMATIC IRRIGATION

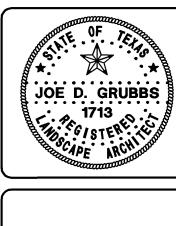
SCALE: |" = 20'-0"

Issued For:

CONSTRUCTION Job No. 18137 Scale *|" = 20'-0"* Drawn By: JDG

11-2-2018





CE CH 18-029 Sheet Number: EXHIBIT D



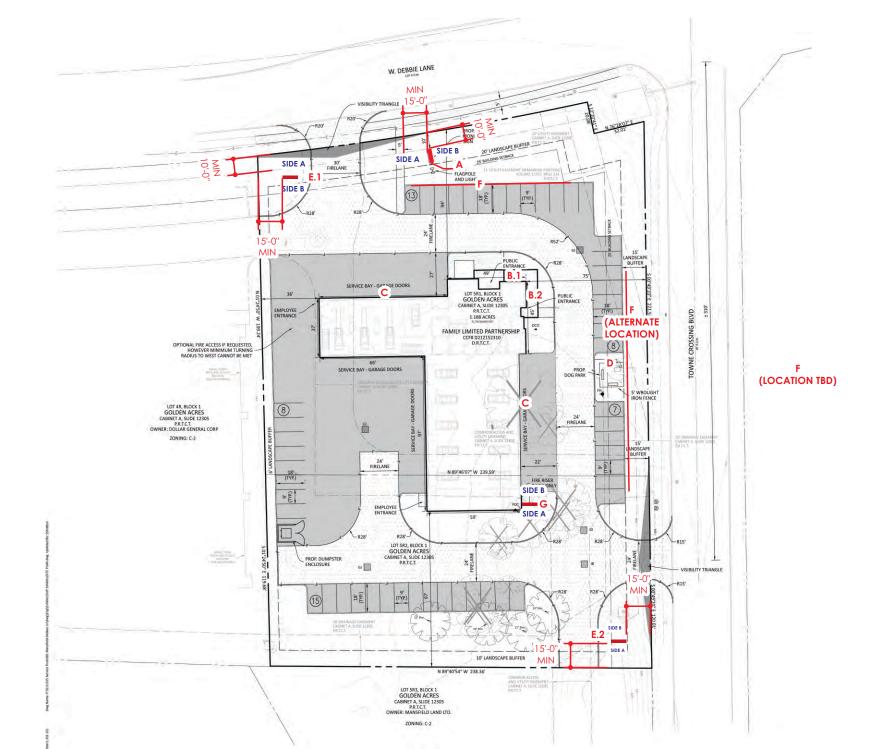
SERVICE FIRST

W. DEBBIE LANE & TOWNE CROSSING BLVD • MANSFIELD, TX 76063

SIGN PACKAGE









SITE DATA

SITE AREA PARKING REQUIRED PARKING PROVIDED 80,872 SF (1.86 ACRES) 23 SPACES (1 PER 500 SF) 51 SPACES

BUILDING AREA CANOPY AREA PAVEMENT AREA EXISTING ZONING 11,254 SF 530 SF 65,645 SF C-2

SCALE: 1" = 50'-0"

EXHIBIT E - ZC #18-029

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 800 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

UNLESS OTHERWISE SPECIFIED, ELECTRICAL SIGNS WILL BE MANUFACTURED WITH 120 V. A.C. PRIMARY ELECTRICAL SERVICE. FINAL CONNECTION THEREOF IS THE RESPONSIBILITY OF THE CLIENT.

SPECIFICATIONS

PRIMARY ELECTRICAL

PAGE 2



CLIENT	SERVICE FIRST	NEW CONSTRUCTION 🛂	REVISIONS	APPROVALS
ADDRESS	W. DEBBIE LANE & TOWNE CROSSING BLVD	DRAWING SCA18 2746	R 1 10.24.2018 - C = NEW COPY, E = NEW SIZE / SPECS	CLIENT
CITY/ STATE	MANSFIELD, TX 76063	DESIGNER OUN	R 2 11.1.2018 - UPDATE SITE PLAN / RE-LABLE SIGNS	LANDLORD
DATE	10.8.2018	SALES REP LENIWILE	<u>R3</u>	SALES REP

SIGN A QTY:1

FABRICATE AND INSTALL ILLUMINATED DOUBLE FACED PYLON WITH LED DISPLAY

Main ID Cabinet, all aluminum construction, Finish: P1 Offset accents Finish: P2, P3

- Note: Copy on faces is illuminated logo stripes are not
- Copy: routed into faces and backed with 3/16" 2447 white acrylic – V1, V2 vinyl applied
- Illumination: Internal white LEDs
- Logo stripes: V3 & V4 vinyl applied

(2) LED Displays

- Watchfire 48 x 120 full color LED matrix (12mm pixel pitch)
- Cabinet Size: 29" X 5' 3"
- Viewing Size: 24" X 5'0"
- Fully programable graphics and text
- Communications: Wireless RF modem
- Open line of sight from transmitter to sign required

Caps, all aluminum construction, Finish: P1

Base Cabinet, all aluminum interior construction

- Durock cladding exterior
- Stone Exact masonry spec TBD provided and installed by SCA Verify

Concrete Pad at bottom is 3" Above & 3" Below grade Pipe Size: 4.5"o.d. Sch 40 Pier Size: 12" wide x 4' deep

PAINT COLORS

- P1: MP Brushed Aluminum
- P2: PTM Pantone 187 C
- P3: MP Black

VINYL COLORS

- V1: 3M Trans Red 3630-33
- ₩ V2: 3M Perforated Black
- V3: 3M HP Geranium Red 220-63
- V4: 3M HP Traffic Gray 220-151

Approved by: _

120 VOLT ELECTRICAL SERVICE
ELECTRICAL LOAD: 1.02 Amps / .12 KVA
20 AMP CIRCUIT: One 120V. 20 AMP



SIGN ELEVATION

SIDE A <u>8'-0" X 6'-3" = 50 SQUARE FEET</u>



www.SigncoAmerica.com

	SCALE: 3/4" = 1'-0"				EX
CLIENT	SERVICE FIRST	NEW CONSTRUCTION Y	REVISIONS	APPROVALS	
ADDRESS	W. DEBBIE LANE & TOWNE CROSSING BLVD	DRAWING SCA18 2746	R 1 10.24.2018 - C = NEW COPY, E = NEW SIZE / SPECS	CLIENT	(1
CITY/ STATE	MANSFIELD, TX 76063	DESIGNER OUN	R2 11.1.2018 - UPDATE SITE PLAN / RE-LABLE SIGNS	LANDLORD	THI CO PRI
DATE	10.8.2018	SALES REP LENIWILE	R3	SALES REP	PF Un Ma Ein

EXHIBIT E - ZC #18-029

ALL LABOR

OUR PROMISE.

SPECIFICATIONS

THIS SION IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 500 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SION.

PAGE 3

PRIMARY ELECTRICAL

UNLESS OTHERWISE SPECIFIED, ELECTRICAL SIGNS WILL BE MANUFACTURED WITH 120 V. A.C. PRIMARY ELECTRICAL SERVICE. FINAL CONNECTION THEREOF IS THE RESPONSIBILITY OF THE CLIENT.



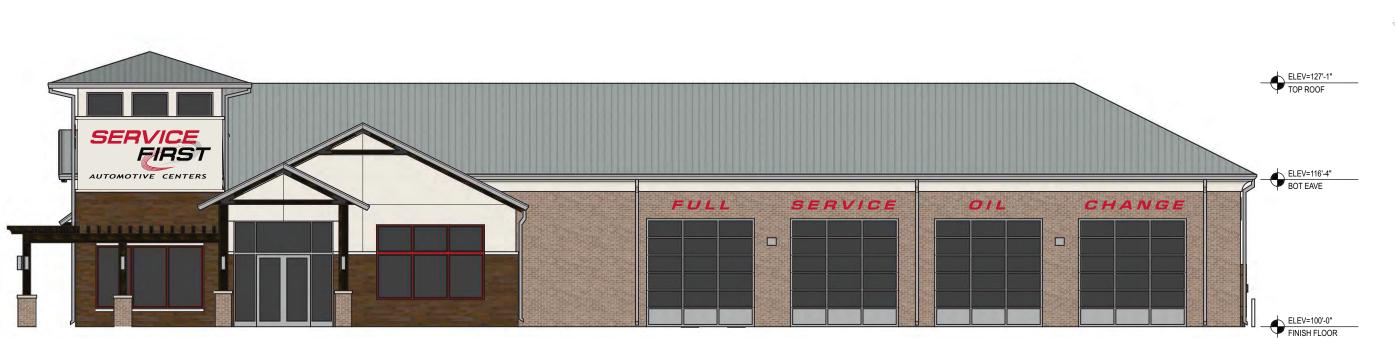
OPPOSITE SIDE & END VIEWS SCALE: 3/4" = 1'-0"

SIDE B



					EXHIBIT E - ZC #18-029
CLIENT	SERVICE FIRST	NEW CONSTRUCTION 🕎	REVISIONS	APPROVALS	PAGE 4
ADDRESS	W. DEBBIE LANE & TOWNE CROSSING BLVD	DRAWING SCA18 2746	R1 10.24.2018 - C = NEW COPY, E = NEW SIZE / SPECS	CLIENT	SPECIFICATIONS THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL
CITY/ STATE	MANSFIELD, TX 76063	DESIGNER OUN	R2 11.1.2018 - UPDATE SITE PLAN / RE-LABLE SIGNS	LANDLORD	CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
DATE	10.8.2018	SALES REP LENI WILE	R3	SALES REP	PRIMARY ELECTRICAL UNLESS OTHERWISE SPECIFIED, ELECTRICAL SIGNS WILL BE MANUFACTURED WITH 120 V. A.C. PRIMARY ELECTRICAL SERVICE, FINAL CONNECTION THEREOF IS THE RESPONSIBILITY OF THE CLIENT.

OUR PROMISE.





NORTH / FRONT ELEVATION



EAST / SIDE ELEVATION

BUILDING ELEVATIONS SCALE: 3/32" = 1'-0"



CLIENT	SERVICE FIRST	NEW CONSTRUCTION M	REVISIONS	APPROVALS	
ADDRESS	W. DEBBIE LANE & TOWNE CROSSING BLVD	DRAWING SCA18 2746	R 1 10.24.2018 - C = NEW COPY, E = NEW SIZE / SPECS	CLIENT	
CITY/ STATE	MANSFIELD, TX 76063	DESIGNER OUN	R2 11.1.2018 - UPDATE SITE PLAN / RE-LABLE SIGNS	LANDLORD	
DATE	10.8.2018	SALES REP LENIWILE	R3	SALES REP	

EXHIBIT E - ZC #18-029

SPECIFICATIONS

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 500 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

PAGE 5

PRIMARY ELECTRICAL

UNLESS OTHERWISE SPECIFIED, ELECTRICAL SIGNS WILL BE MANUFACTURED WITH 120 V. A.C. PRIMARY ELECTRICAL SERVICE. FINAL CONNECTION THEREOF IS THE RESPONSIBILITY OF THE CLIENT.

FABRICATE AND INSTALL ILLUMINATED CHANNEL LETTERS

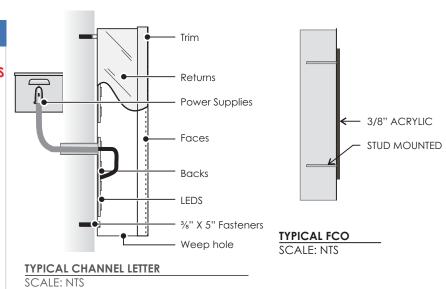
Channel Letters

- Faces: 3/16" 7328 (Red Letters) & 2447 (Black Letters) White acrylic with V1 - V2 on face
- Returns: 5" Deep .040 aluminum pre-finished black & red
- Trim: 1" Pre-finished black & red
- Backs: 063" Aluminum, stock color
- Illumination: Internal white LEDs
- Mounting: Minimum 3/8" x 5" fasteners with 1/2" spacers

FCO Acrylic Letters and stripes

- 3%" Acrylic, Finish: P1, P2, P3
- Mounting: Flush Stud-mounted

Wall type: stucco





YEAR
WARRANTY
ALL PARTS.
ALL LABOR.
OUR
PROMISE.

SIGN ELEVATION
SCALE: 3/8" = 1'-0"

SIGN AREA: 5'-4 1/2" x 13'-7"= 73 SQ. FT.

PAINT COLORS

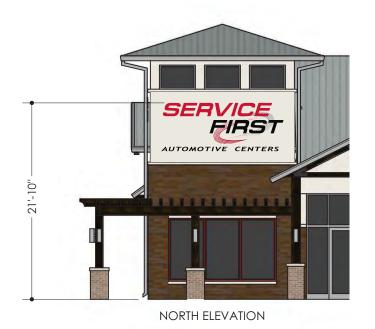
- P1: PTM 3M HP Geranium Red 220-63
- P2: PTM 3M HP Traffic Gray 220-151
- P3: MP Black

VINYL COLORS

● V1: 3M Trans Red 3630-33 ₩ V2: 3M Perforated Black

Approved by: ___

120 VOLT ELECTRICAL SERVICE
ELECTRICAL LOAD: 1.3 Amps / .15 KVA
20 AMP CIRCUIT: One 120V. 20 AMP





EAST ELEVATION

BUILDING ELEVATIONS

SCALE: 3/32" = 1'-0"

SIGNCOAMERICA

1001 WEST LOOP SOUTH, SUITE 570 · HOUSTON, TEXAS 77027 · 713 · 661 · 1500 www.SigncoAmerica.com

				E)
CLIENT	SERVICE FIRST	NEW CONSTRUCTION Y	REVISIONS	APPROVALS
ADDRESS	W. DEBBIE LANE & TOWNE CROSSING BLVD	DRAWING SCA18 2746	R 1 10.24.2018 - C = NEW COPY, E = NEW SIZE / SPECS	CLIENT
CITY/ STATE	MANSFIELD, TX 76063	DESIGNER OUN	R2 11.1.2018 - UPDATE SITE PLAN / RE-LABLE SIGNS	LANDLORD
DATE	10.8.2018	SALES REP LENI WILE	R3	SALES REP

EXHIBIT E - ZC #18-029

PAGE 6

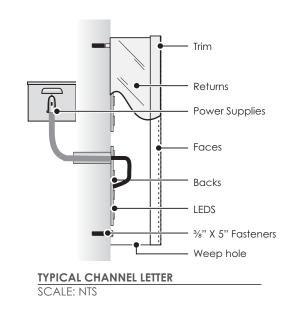
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

PRIMARY ELECTRICAL

SPECIFICATIONS

UNLESS OTHERWISE SPECIFIED, ELECTRICAL SIGNS WILL BE MANUFACTURED WITH 120 V. A.C. PRIMARY ELECTRICAL SERVICE. FINAL CONNECTION THEREOF IS THE RESPONSIBILITY OF THE CLIENT.

FABRICATE AND INSTALL ILLUMINATED CHANNEL LETTERS Channel Letters Faces: 3/16" 7328 White acrylic with V1 on face Returns: 5" Deep .040 aluminum pre-finished red Trim: 1" Pre-finished red Backs: 063" Aluminum, stock color Illumination: Internal white LEDs Mounting: Flush mounted with Minimum 3/8" x 5" fasteners Wall type: brick





YEAR
WARRANTY
ALL PARTS.
ALL LABOR.
OUR
PROMISE.

TWO OF EACH LETTER SET AS SHOWN ABOVE

CHANNEL LETTERS

SCALE: 1/4" = 1'-0"





NORTH / FRONT ELEVATION

EAST / SIDE ELEVATION

BUILDING ELEVATIONS

SCALE: 3/32" = 1'-0"

SIGNCOAMERICA

1001 WEST LOOP SOUTH, SUITE 570 · HOUSTON, TEXAS 77027 · 713 · 661 · 1500 www.SigncoAmerica.com

CLIENT	SERVICE FIRST	NEW CONSTRUCTION Y	REVISIONS	APPROVALS
ADDRESS	W. DEBBIE LANE & TOWNE CROSSING BLVD	DRAWING SCA18 2746	R 1 10.24.2018 - C = NEW COPY, E = NEW SIZE / SPECS	CLIENT
CITY/ STATE	MANSFIELD, TX 76063	DESIGNER OUN	R2 11.1.2018 - UPDATE SITE PLAN / RE-LABLE SIGNS	LANDLORD
DATE	10.8.2018	SALES REP LENIWILE	<u>R3</u>	SALES REP

EXHIBIT E - ZC #18-029

SPECIFICATIONS

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE BOD OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

PAGE 7

PRIMARY ELECTRICAL

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SIGN D QTY:1

FABRICATE AND INSTALL PANEL ON FENCE

Panel

- .090" Aluminum Panel Painted P1, P2, P3
- Graphics: V1, V2, V3

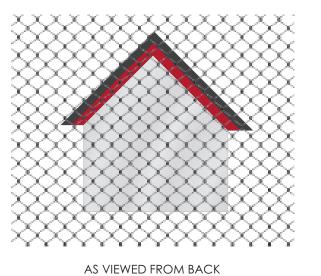
Approved by: _

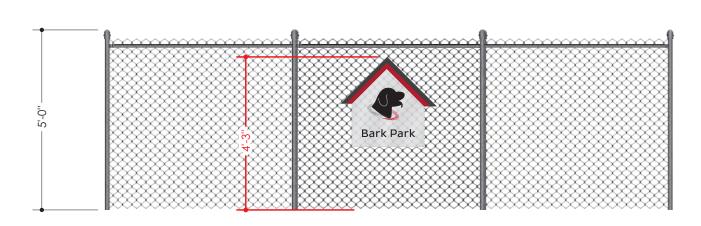
Attach to chain link fence with proper fasteners

PAINT COLORS P1: MP Brushed Aluminum P2: PTM Pantone 187 C P3: MP Black VINYL COLORS V1: 3M HP Geranium Red 220-63 V2: 3M HP Traffic Gray 220-151 V3: 3M HP Black 7725-12



SIGN DETAILSSCALE: 1-1/2" = 1'-0"





TYPICAL ELEVATION

SCALE: 3/8" = 1'-0"

EXHIBIT E - ZC #18-029

ALL PARTS

OUR PROMISE.



OLIENT	OFFINIOR FIRST	NEW CONSTRUCTION TO	PENIANA	
CLIENT	SERVICE FIRST	NEW CONSTRUCTION Y	REVISIONS	APPROVALS
ADDRESS	W. DEBBIE LANE & TOWNE CROSSING BLVD	DRAWING SCA18 2746	R 1 10.24.2018 - C = NEW COPY, E = NEW SIZE / SPECS	CLIENT
CITY/ STATE	MANSFIELD, TX 76063	DESIGNER OUN	R2 11.1.2018 - UPDATE SITE PLAN / RE-LABLE SIGNS	LANDLORD
DATE	10.8.2018	SALES REP LENI WILE	<u>R3</u>	SALES REP

(N) SPECIFICATIONS

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PAGE 8

PRIMARY ELECTRICAL

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QTY:2 SIGN E

FABRICATE AND INSTALL POST & PANEL SIGNS

Panel, all aluminum construction 3" X 3" Square tube aluminum frame Finish: P1, P2, P3

• Logo: V1, V2 Arrow: V1, Copy: V3

Concrete Pad at bottom is 3" Above & 3" Below grade

Pier Size: 12" wide x 30"deep

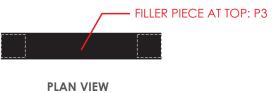
PAINT COLORS

- P1: MP Brushed Aluminum
- P2: PTM Pantone 187 C
- P3: MP Black

VINYL COLORS

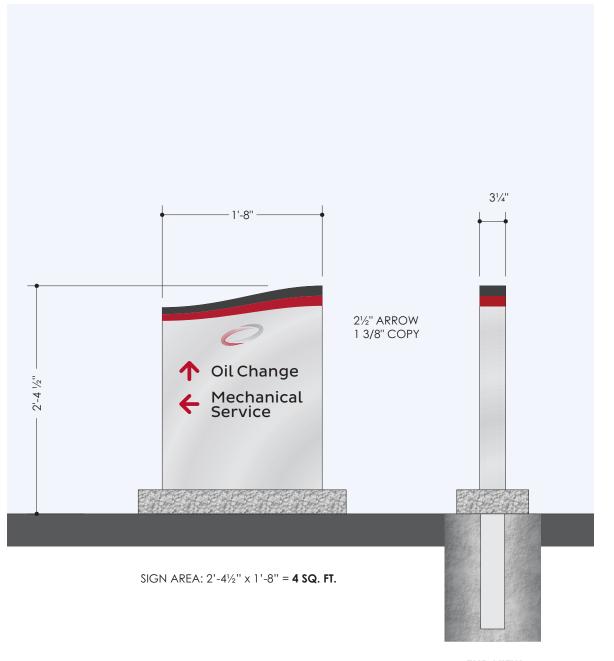
- V1: 3M HP Geranium Red 220-63
- V2: 3M HP Traffic Gray 220-151
- V3: 3M HP Black 7725-12

Approved by: __













SIDE A

SIDE B

SIGN E.1



SIGN LAYOUTS



END VIEW

SIDE A SIGN E.2

SIDE B

DIRECTIONAL SIGN

SCALE: 1" = 1'-0"

SCALE: 3/4" = 1'-0" EXHIBIT E - ZC #18-029 PAGE 9



CLIENT	SERVICE FIRST	NEW CONSTRUCTION 🛛	REVISIONS
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DATE	10.8.2018	SALES REP LENIWILE	R3

APPROVALS	
CLIENT	
LANDLORD	
SALES REP	
	LANDLORD

SPECIFICATIONS

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SIGN F QTY:12

FABRICATE AND INSTALL PARKING SIGNS

- Faces: .063" Panel with Digital Print
- Mounted to client provided parking poles

Pier Size: 12" wide x 18"deep





SIGN ELEVATION

SCALE: 1" = 1'-0"

EXHIBIT E - ZC #18-029



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DATE	10.8.2018	SALES REP LENIWILE	R3	SALES REP

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PAGE 10

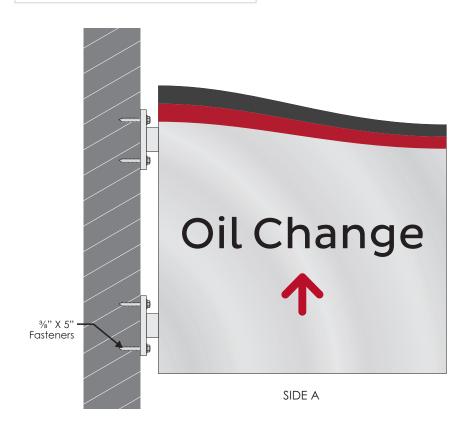
PRIMARY ELECTRICAL
UNLESS OTHERWISE SPECIFIED, ELECTRICAL SIGNS WILL BE
MANUFACTURED WITH 120 V. A.C. PRIMARY ELECTRICAL SERVICE.
FINAL CONNECTION THEREOF IS THE RESPONSIBILITY OF THE CLIENT.

FABRICATE AND INSTALL ONE (1) DOUBLE SIDED **BLADE SIGN CABINET**

Blade Sign Cabinet, all aluminum construction, Finish: P1, P2, P3

- Arrow: V1, Copy: V2
- Mounting: Plate mounted to wall with non-corrosive %" x 5" fasteners





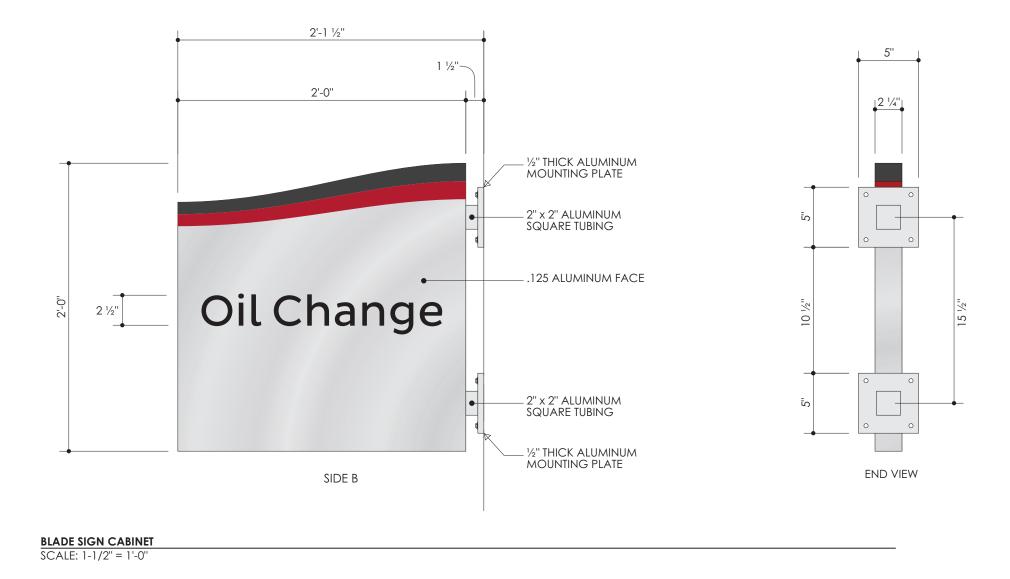


EXHIBIT E - ZC #18-029

OUR PROMISE.



CLIENT	SERVICE FIRST	NEW CONSTRUCTION 🕎 🛮	REVISIONS	APPROVALS	PAGE 11
ADDRESS	W. DEBBIE LANE & TOWNE CROSSING BLVD	DRAWING SCA18 2746	R 1 10.24.2018 - C = NEW COPY, E = NEW SIZE / SPECS	CLIENT	SPECIFICATIONS THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH
CITY/ STATE	MANSFIELD, TX 76063	DESIGNER OUN	R2 11.1.2018 - UPDATE SITE PLAN / RE-LABLE SIGNS	LANDLORD	THE REQUIREMENTS OF ARTICLE SOO OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
DATE	10.8.2018	SALES REP LENIWILE	<u>R3</u>	SALES REP	PRIMARY ELECTRICAL UNLESS OTHERWISE SPECIFIED, ELECTRICAL SIGNS WILL BE MANUFACTURED WITH 120 V. A.C. PRIMARY ELECTRICAL SERVICE, FINAL CONNECTION THEREOF IS THE RESPONSIBILITY OF THE CLIENT.

Summary of City Council Actions

November 12, 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)

Approved 5-2 (Moore and Newsom) with the condition that they eliminate retail uses

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

Approved 7 - 0

Public Hearing and Review of a Concept Plan for a proposed change of Zoning from PR, Pre-Development District to PD for Single-Family Residential and Commercial Uses 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 #664, 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, BBCP Acquisitions (ZC#18-025)

Favorably received by City Council

Public Hearing and First Reading of an Ordinance approving 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 156.223 acres out of the J. Wheeler Survey, Abstract #571, Johnson County, TX, generally located at the southeast corner of Easy Drive and 7th Avenue and 14.395 acres out of the W. Styles Survey, Abstract No. 791, Johnson County, TX, generally located at the northwest corner of Hanks Drive and 7th Avenue, altogether totaling approximately 169.618 acres; Richard Nevins of the Mansfield Economic Development Corporation (ZC#17-010)

Approved 7 - 0 with the condition that all outside storage will be on concrete surfaces

Public Hearing Continuation and Second Reading of an Ordinance approving a change of zoning from PR, Pre-Development District and I-1, Light Industrial District to PD, Planned Development District for Single-Family Residential Uses on approximately 185.644 acres out of the BBB & CRR Survey, Abstract #83, the A. Bedford Survey, Abstract #60 and the P. George Survey, Abstract #299, Johnson County, TX, generally located at 1601 & 1651 Bedford Street and 1621 Lone Star Road; Clayton Snodgrass of BBCP Acquisitions, LLC on behalf of Brian Dalton of Dalton's Best Maid Products, Inc. (ZC#18-020)

Approved 7-0

Public Hearing Continuation and Second Reading of an Ordinance approving 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 Street; Jordan Riness of Riness Holdings, LLC (ZC#18-022)

Approved 7 - 0

Public Hearing and First Reading on an Ordinance approving 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 Avenue, City of Mansfield (ZC#18-023)

Approved 7 - 0

Public Hearing Continuation and Second Reading on an Ordinance approving a Zoning Change from PR, Pre-Development District to PD, Planned Development District for I-1, Light Industrial Uses on approximately 241.69 acres, generally located at the northwest corner of Lone Star Road and S. Miller Road; the northeast corner of Britton Road and S. Miller Road; and south of Lone Star Road and Britton Road, approximately 660 feet east of SH 360 and approximately 1,500 feet west of S. Holland Road; Logistics Property Company (ZC#18-021)

Approved 5-2 (Broseh and Moore)

A Resolution determining the Construction Manager-at-Risk Method as providing the best value for the restoration of the Ralph S. Man Homestead and Barn at 604 West Broad Street

Approved 7 - 0