| 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" 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. 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 | Chairman |
| :--- | :--- |
| Cory Smithee | Vice-Chairman |
| Kent Knight | Commissioner |
| Mel Neuman | Commissioner |
| Robert Klenzendorf | Commissioner |
| Tamera Bounds | Commissioner |
| Andrew Papp | Commissioner |

Absent:
None
Staff:
Lisa Sudbury Interim Director of Planning
Art Wright
Delia Jones
Planner
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:

Ayes: 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 SF8.4/18 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: $\quad 6$ - Smithee, Neuman, Knight, Klenzendorf, Bounds and Papp
Nays: 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 $\mathbf{1 2 , 0 0 0}$ 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.

[^0]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
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 $2,000 \pm \mathrm{sq}$. 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 ( $1,703 \mathrm{sq}$. 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 $1,532 \mathrm{sq}$. 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




## LEGAL DESC 1

MANSFIELD, CITY OF MANSFIELD, CITY OF

MANSFIELD, CITY OF MANSFIELD, CITY OF MANSFIELD, CITY OF MANSFIELD, CITY OF MANSFIELD, CITY OF MANSFIELD, CITY OF MANSFIELD, CITY OF MANSFIELD, CITY OF MANSFIELD, CITY OF MANSFIELD, CITY OF MANSFIELD, CITY OF MANSFIELD, CITY OF MANSFIELD, CITY OF MANSFIELD, CITY OF MANSFIELD, CITY OF MANSFIELD, CITY OF MANSFIELD, CITY OF MANSFIELD, CITY OF MANSFIELD, CITY OF

## LEGAL DESC 2

BLK 23
BLK 23

BLK 24

BLK 25
BLK 5

BLK 5

BLK 5
BLK 5

BLK 5

BLK 5
BLK 5
BLK 5

BLK 5
BLK 5
BLK 5

BLK 5

BLK 5
BLK 5
BLK 5

BLK 5
BLK 5

| OWNER NAME |
| :---: |
| MANSFIELD, CITY OF |
| MANSFIELD, CITY OF |
| HALL, MARJORIE Y |
| MAGNOLIA BUSINESS ENTERPRISES |
| MANSFIELD CITY |
| GIBSON, MICHAEL STEELE |
| POSSE CONSTRUCTION LLC |
| THOMAS, WILLIAM |
| MANSFIELD ECONOMIC DEV CORP |
| MANSFIELD ECONOMIC DEV CORP |
| MANSFIELD, CITY OF |
| MANSFIELD, CITY OF |
| MANSFIELD, CITY OF |
| MANSFIELD, CITY OF |
| MANSFIELD, CITY OF |
| MANSFIELD, CITY OF |
| MANSFIELD, CITY OF |
| BACKYARD COME AS YOU ARE LP |
| MANSFIELD CITY |
| MANSFIELD CITY |
| MANSFIELD, CITY OF |


| OWNER ADDRESS | CITY | ZIP |
| :---: | :---: | :---: |
| 1200 E BROAD ST | MANSFIELD, TX | 76063-1805 |
| 1200 E BROAD ST | MANSFIELD, TX | 76063-1805 |
| PO BOX 265 | MANSFIELD, TX | 76063-0265 |
| 914 AMANDA DR | MANSFIELD, TX | 76063-3407 |
| 11200 E BROAD ST | MANSFIELD, TX | 76063 |
| 203 S MAIN ST | MANSFIELD, TX | 76063-3104 |
| 1848 LONE STAR RD \# 308 | MANSFIELD, TX | 76063 |
| 1025 HAZELWOOD DR | MANSFIELD, TX | 76063-2534 |
| 301 S MAIN ST | MANSFIELD, TX | 76063-3106 |
| 301 S MAIN ST | MANSFIELD, TX | 76063-3106 |
| 1200 E BROAD ST | MANSFIELD, TX | 76063-1805 |
| 1200 E BROAD ST | MANSFIELD, TX | 76063-1805 |
| 1200 E BROAD ST | MANSFIELD, TX | 76063-1805 |
| 1200 E BROAD ST | MANSFIELD, TX | 76063-1805 |
| 1200 E BROAD ST | MANSFIELD, TX | 76063-1805 |
| 1200 E BROAD ST | MANSFIELD, TX | 76063-1805 |
| 1200 E BROAD ST | MANSFIELD, TX | 76063-1805 |
| 100 MITCHELL RD N | MANSFIELD, TX | 76063 |
| 11200 E BROAD ST | MANSFIELD, TX | 76063 |
| 11200 E BROAD ST | MANSFIELD, TX | 76063 |
| 1200 E BROAD ST | MANSFIELD, TX | 76063-1805 |

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.





## 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:
Existing Land Use:
Surrounding Land Use \& Zoning:

Thoroughfare Plan Specifications:
Recreational Vehicle Park
Recreational Vehicle Park and Vacant Land

North - Contractor shop \& vacant land (PR \& C-2)
East - S. Main St.; Vacant land (PD for singlefamily 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
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 $2.177 \pm$ 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 $2.177 \pm$ 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 $25^{\prime}$.

## Attachments:

Maps and Supporting Information
Exhibit A - Property Description
Exhibit B - Development Plan
Exhibit C - Renderings




LEGAL DESC 1
C VELA
EATON ESTATES CAMPGROUND ENERGY TRANSFER ADDITION

L H STEVENS
P B GEORGE

P B GEORGE

P B GEORGE
B GEORGE

P B GEORGE

TRIANGLE HOME SITES

TRIANGLE HOME SITES TRIANGLE HOME SITES

TRIANGLE HOME SITES

TRIANGLE HOME SITES
VENUS ADDITION

## LEGAL DESC 2

TR 5-7 (1,2B) 1

BLK 1

BLK 1

TR 3
TR 1 PT

TR 1A

TR 3

TR 3A
TR 3A2,3A3,3A4

BLK 2

BLK 2
BLK 2

BLK 2

BLK 2

BLK 1
OWNER NAME
HPC SOMERSET DEVELOPMENT CORP
VIA BAYOU INC
ENERGY TRANSFER FUEL LP
TRIKE INVESTORS LP
PHILLIPS DOROTHY FAYE
DALTONS BEST MAID PRODUCTS INC
HOUN LEANG
MANSFIELD DEVELOPMENT LLC
MANSFIELD DEVELOPMENT LLC
EATON THOMAS E \& VICKI J
SANDS D G ETUX LINDA
STRICKLAND MELANIE MCCLURE
WALDON LISA J ETVIR JOE
DILLARD GARY L ETUX CYNTHIA L
BANDRA K \& NATALIE

| OWNER ADDRESS | CITY | ZIP |
| :--- | :--- | :--- |
| 3001 KNOX ST STE 207 | DALLAS, TX | 75205 |
| 310 E IH 30 STE 320 | GARLAND, TX | $75043-8000$ |
| 800 E SONTERRA BLVD STE 400 | SAN ANTONIO, TX | 78258 |
| 1340 S MAIN ST STE 300 | GRAPEVINE, TX | $76051-7512$ |
| P O BOX 42 | MANSFIELD, TX | 76063 |
| P O BOX 1809 | FORT WORTH, TX | 76101 |
| 1180 MIRA VALLE | MONTEREY PARK, | 91754 |
| 1714 COMMERCE DR | MANSFIELD, TX | 76063 |
| 1714 COMMERCE DR | MANSFIELD, TX | 76063 |
| 1438 S MAIN | MANSFIELD, TX | 76063 |
| 6104 HONEYTREE DR | ARLINGTON, TX | 76016 |
| P O BOX 90 | MANSFIELD, TX | 76063 |
| 2013 STEPHENS AVE | MANSFIELD, TX | 76063 |
| 2009 STEPHENS AVE | MANSFIELD, TX | 76063 |

## 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 $34^{\circ} 19^{\prime} 24^{\prime \prime}$ E 1393.23 feet, to a $1 / 2^{\prime \prime}$ iron rod marked "Brittain \& Crawford" set, at the North comer of said Lot 1-R, lying in the Southwest right-of-way line of South Main Street; .

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

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

THENCE S $55^{\circ} 40^{\prime} 27^{\prime \prime}$ E 55.30 feet, to a $1 / 2^{\prime \prime}$ iron rod marked "Brittain \& Crawford" set, in the Southeast boundary line of said Lot 1-R;

THENCE S $34^{\circ} 19^{\prime} 33^{\prime \prime}$ W 388.72 feet, along the Southeast boundary line of said Lot $1-R$, to a $1 / 2^{\prime \prime}$ iron rod marked "Brittain \& Crawford" set;

THENCE S $30^{\circ} 01^{\prime} 06^{\prime \prime}$ E 483.15 feet, along the Northeast boundary line of said Lot $1-R$, to a $5 / 8^{\prime \prime}$ iron rod found, at the East comer 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. $\mathrm{S} 60^{\circ} 02^{\prime} 43^{\prime \prime} \mathrm{W} 121.11$ feet, to an " $\mathrm{X}^{\prime \prime}$ cut in concrete set;
2. $\mathrm{S} 65^{\circ} 47^{\prime} 14^{\prime \prime} \mathrm{W} 60.29$ feet, to a $1 / 2^{\prime \prime}$ iron rod marked "Brittain \& Crawford" set;
3. $561^{\circ} 02^{\prime} 06^{\prime \prime}$ W 528.56 feet, to a $1^{1 / 2^{\prime \prime}}$ 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 $08^{\circ} 45^{\prime} 47^{\prime \prime}$, and a chord bearing S $65^{\circ} 25^{\prime} 00^{\prime \prime}$ W 64.17 feet, to a $1 / 2^{\prime \prime}$ iron rod marked "Brittain \& Crawford" set, at the end of said curve;
5. S $69^{\circ} 47^{\prime} 53^{\prime \prime}$ W 11.49 feet, to a ${ }^{1 / 2^{\prime \prime}}$ iron rod marked "Brittain \& Crawford" set, at the South corner of said Lot $1-\mathrm{R}$ 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. $N 70^{\circ} 07^{\prime} 29^{\prime \prime} \mathrm{W} 22.96$ feet, to a $1 / 2^{\prime \prime}$ iron rod marked "Brittain \& Crawford" set;
2. $N 30^{\circ} 02^{\prime} 51^{\prime \prime} \mathrm{W} 396.49$ feet, to THE POINT OF BEGINNING, containing 15.115 acres ( 658,418 square feet) of land.




## 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 <br> Applicant:

Size:
Proposed Use:
Existing Land Use:
Surrounding Land Use \&
Zoning:

> 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)
1.86 acres

Auto repair garage
Vacant land

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 C2 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



ZC\#18-029

| 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 |

# 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 $5 / 8^{\text {" capped iron rod set stamped "Realsearch" at the northwest corner of said Lot 5R1, }}$ same being the northeast corner of Lot 4R, Block 1, said Golden Acres, and being on the South right-ofway line of Debbie Lane, a $120^{\prime}$ 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 $1 / \mathbf{2}^{\prime \prime}$ 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 $1 / 2^{\prime \prime}$ 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 $1 / 2^{\prime \prime}$ capped iron rod found, being at the intersection of said South right-ofway line and the West right-of-way line of Towne Crossing Boulevard, a $60^{\prime}$ 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 $5 / 8^{\prime \prime}$ 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 $1 / 2^{\prime \prime}$ 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 $1 / 2^{\prime \prime}$ 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 $1 / 2^{\prime \prime}$ capped iron rod found at the southeast corner of said Lot 5 R2, 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 $1 / 2^{\prime \prime}$ 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 $1 / 2^{\prime \prime}$ 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.


Texas Registration Number 5696





## SERVICET <br> AUTOMOTIVE CENTERS

SERVICE FIRST<br>W. DEBBIELANE \& TOWNE CROSSINGBLVD•MANSFIELD, TX 76063<br>SIGN PACKAGE


$\stackrel{\mathrm{F}}{\text { (LOCAION TBD) }}$


| $\text { SITE PLAN } \quad \text { SCALE: } 1{ }^{\prime \prime}=50^{\prime}-0^{\prime \prime}$ |  |  |  |  |  |  |  | EXHIBITE- ZC \#18-029 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Client | SERVICE FIRST | New Construction iv |  | REVISIONS |  | APPROVALS | PAGE 2 |
|  | ADDRESS | W. debile lane \& towne crossing blvo | drawing | SCA18 2746 | R1 | 10.24.2018 - C = NEW COPY, E = NEW SIZE/ SPECS | CLIENT | (1.) SPECIFICATIONS <br>  <br>  primary electrical <br>  |
| SIGNCOAMERICA | city/ state | Mansfield, TX 76063 | designer | oun |  | 11.12018 - UPDATE SITE PLAN / Re-Lable SIGNS | landlord |  |
| 1001 WEST LOOP SOUTH, SUITE 570•HOUSTON, TEXAS 71027•713-661-1500 www.SigncoAmerica.com | date | 10.8.2018 | Sales rep | Leni wile | R3 |  | Sales rep |  |

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
- Copy: routed into faces and backed with $3 / 16$ " 2447
white acrylic - V1, V2 vinyl applied
- Logo stripes: V3 \& V4 vinyl applied
(2) LED Displays
- Watchfire $48 \times 120$ full color LED matrix ( 12 mm pixel pitch) - Vabinet Size: $29^{\prime \prime} \times 5^{\prime} 3^{3}$
- Fully programable graphics and text
- Communications: Wireless RF modem

Caps, all aluminum construction, Finish: P1
Base Cabinet, all aluminum interior construction - Durock cladding exterior
provided and installed by SCA - Verify
Concrete Pad at bottom is $3^{\prime \prime}$ Above \& $3^{\prime \prime}$ Below grade Pipe Size: $4.55^{\prime \prime}$.d. Sch 40 Pier Size: 12 " wide $\times 4^{\prime}$ deep

|  |  |  |  | SIDE A $\quad 8^{\prime}-00^{\prime \prime} \times 6^{\prime}-3 "=50$ SQUARE FEET |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| SCALE: $3 / 4^{\prime \prime}=1^{\prime}-0^{\prime \prime}$ <br> EXHIBITE-ZC \#18-029 |  |  |  |  |  |  |  |
| client | SERVICE FIRSt | NEW CONST | UCtion y |  | SIONS | APPROVALS | PAGE 3 |
| ADDRESS | W. debbie lane \& towne crossing blvo | drawing | SCA18 2746 | R1 | 10.24.20 | client | (1) SPEIIIICATIONS |
| CITY/ STATE | MANSFIELD, TX 76063 | designer | OUN | R2 | 11.1 .2018 | landlord |  |
| DATE | 10.8.2018 | SALES REP | LENI WILE | R3 |  | SALES REP |  |

EXHIBITE-ZC \#18-029
SIGN Elevation
SIDE A $\quad 8^{\prime}-0^{\prime \prime} \times 6^{\prime}-3^{\prime \prime}=50$ SQUARE FEET
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: 3 M HP Geranium Red 220-63
V4: 3 MP HP Traffic Gray 220-151
Approved by:

## 120 VOLT ELECTRICAL SERVICE ELECTRICAL LOAD: $1.02 \mathrm{Amps} / .12 \mathrm{kVA}$ 20 AMP CIRCUIT: One 120V. 20 AMP



## SIGNCOAMERICA

1001 West Loop south, suite 570. Houston, texas $77027 \cdot 713$-661-150





BUILDING ELEVATIONS
EXHIBITE-ZC \#18-029

SIGNCOAMERICA


| client | SERVICE FIRST |
| :---: | :---: |
| ADDRESS | W. debbie Lane \& towne Crossing blivd |
| city/ state | mansfield, TX 76063 |
| date | 10.8.2018 |

new construction iv
REVISIONS
APPROVALS


suite 570 . $\mathrm{Hovston}, \mathrm{}$,texa
www.Signoom merica.com

| SIGN B. 1 \& B. 2 |
| :---: |
| FABRICATE AND INSTALL ILLUMINATED CHAN <br> Channel Letters <br> - Faces: $3 / 16^{\prime \prime} 7328$ (Red Letters) \& 2447 (Black Lett acrylic with V1-V2 on face <br> - Returns: 5" Deep .040 aluminum pre-finished bla <br> - Trim: 1" Pre-finished black \& red <br> - Backs: 063" Aluminum, stock color <br> - Illumination: Internal white LEDs <br> - Mounting: Minimum $3 / 8^{\prime \prime} \times 5^{\prime \prime}$ fasteners with $1 / 2$ " sp <br> FCO Acrylic Letters and stripes <br> - 3/8" Acrylic, Finish: P1, P2, P3 <br> - Mounting: Flush Stud-mounted <br> Wall type: stucco <br> PAINT COLORS <br> P1: PTM 3M HP Geranium Red 220-63 <br> P2: PTM 3M HP Traffic Gray 220-151 <br> P3: MP Black <br> VINYL COLORS <br> V1: 3M Trans Red 3630-33 <br> V2:3M Perforated Black <br> Approved by: $\qquad$ |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

QTY:2 SETS


TYPICAL FCO SCALE: NTS
TYPICAL CHANNEL LETTER SCALE: NTS


SIGN ELEVATION SIGN AREA: $5^{\prime}-4^{1} / 2^{\prime \prime} \times 13^{\prime}-7^{\prime \prime}=73$ SQ. FT. SCALE•3/8" $=1$ 1-0
$\qquad$


NORTH ELEVATION

east elevation

BUILDING ELEVATIONS
SCALE: $3 / 32^{\prime \prime}=1$ 1"-0"

EXHIBITE- ZC \#18-029

| client | SERVICE FIRST | new construction y |  | REVISIONS |  | APPROVALS | PAGE 6 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| ADDRESS | W. debbie lane \& towne crossing blvo | drawing | SCA18 2746 | R1 | 10.24.2018 - C = NEW COPY, E = NEW SIZE / SPECS | Client | (4) SPECIFICATIONS <br>  |
| City/ State | MANSFIELD, TX 76063 | designer | Oun | R2 | 111.2018 - UPDATE SITE PLAN / Re-LABLE SIGNS | LANDIORD |  |
| Date | 10.8.2018 | SALES REP | LENIWILE | R3 |  | SALES REP | 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. |



TYPICAL CHANNEL LETTER
SCALE: NTS

FULL
SERVICE
OIL

## CHANGE

two of each letter set as shown above

## VINYL COLOR

- V1:3M Trans Red 3630-33

Approved by: $\qquad$


NORTH / FRONT ELEVATION

| SCALE. ${ }^{\text {a }}$ - |  |  |  |  |  |  |  | XHIBITE-ZC\#l8-029 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | CLIENT | SERVICE FIRST | NEW CONST | RUCTION IT |  | SIONS | APPROVALS | PAGE 1 |
|  | ADDRESS | W. debbie Lane \& towne crossing blvo | DRAWING | SCA18 2746 | R 1 | 10.24.2018-C = NEW COPY, E= NEW SIZE/ SPECS | Client | (1) SPECIFICATIONS <br> UL) SPECIFICATIONS |
| SIGNCOAMERICA | CIty/ State | MANSFIELD, TX 76063 | DESIGNER | oun | R2 | 11.12018 - UPDATE STEE PLAN / RE-LABLE SIGNS | LANDLORD | E aND/OR OTHER APPLICABLE LOCAL CODES. THIS INCL PER GROUNDING AND bONDING OF THE SIGN. imary electrical |
| 001 WEST LOOP SOUTH, SUITE 570• HOUSTON, TEXAS 77027•713-661-1500 www.SigncoAmerica.com | date | 10.8.2018 | Sales rep | Leni wile | R3 |  | Sales rep | 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. |

SALES REP LENIWILE
fabricate and install panel on fence Panel
-. 090 " Aluminum Panel - Painted P1, P2, P3

- Graphics: V1, V2, V3
- Attach to chain link fence with proper fasteners


## PAINT COLORS

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

Approved by: $\qquad$ -


Bark Park

SIGN DETAILS
$\frac{\text { SIGN DETAILS }}{\text { SCALE: } 1-1 / 2^{\prime \prime}=1^{\prime}-0}$
$21 / 2{ }^{\prime \prime}$ Copy

TYPICAL ELEVATION
CALE: $3 / 8^{\prime \prime}=1$


CALE: $3 / 8^{\prime \prime}=1^{1}-0^{\prime \prime}$

EXHIBITE-ZC \#18-029

| client | SERVICE FIRST | new construction iv |  | Revisions |  | APPROVALS |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| ADDRESS | W. debbielane \& towne crossing blvo | drawing | SCA18 2746 | R1 | 10.24.2018 - C = NEW COPY, E = NEW SIZE / SPECS | Client |
| CIty/ State | Mansfield, TX 76063 | DESIGNER | Oun |  | 111.2018 - UPDATE SITE PLAN / RE-LABLE SIGNS | LANDLORD |
| Date | 10.8.2018 | SALES REP | LENI WILE | R3 |  | SALES REP |

(a) SPECIFICATIONS
 PRIMARY Electrical Pill

FABRICATE AND INSTALL POST \& PANEL SIGNS
Panel, all aluminum construction
$3^{\prime \prime} X 3^{\prime \prime}$ Square tube aluminum frame
Finish: P1, P2, P3

- Logo: VI, V2 Arrow: V1, Copy: V3

Concrete Pad at bottom is $3^{\prime \prime}$ Above \& 3" Below grade
$\qquad$
plan view
Pier Size: $12^{\prime \prime}$ wide $\times 30$ "deep
PAINT COLORS
PI: MP Brushed Aluminum
P2: PTM Pantone 187 C
P3: MP Black
VINYL COLORS
VI: 3M HP Geranium Red 220-6
V2: 3M HP Traffic Gray 220-151
V3: 3M HP Black 7725-12
Approved by $\qquad$

## FABRICATE AND INSTALL PARKING SIGNS

Panel
Panel Faces: 063 " Panel with Digital Print

- Mounted to client provided parking poles

Pier Size: $12^{\prime \prime}$ wide $\times 18^{\prime \prime}$ deep


## QT. 12

?



SIGNCOAMERICA
1001 West Loop south, sulte 570- houston, texas 7027-713-661-1500


EXHIBITE-ZC \#18-029

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\#18019)

Approved 5-2 (Moore and Newsom) with the condition that they eliminate retail uses
Third 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
Public Hearing and Review of a Concept Plan for a proposed change of Zoning from PR, PreDevelopment 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, PreDevelopment 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 $7^{\text {th }}$ 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 $7^{\text {th }}$ 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 SingleFamily 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


[^0]:    Wayne Wilshire, Chairman

