

AGENDA

PLANNING AND ZONING COMMISSION

CITY OF MANSFIELD, TEXAS

CITY HALL COUNCIL CHAMBERS

MONDAY, FEBRUARY 4, 2019, 6:30 PM

IMMEDIATELY FOLLOWING THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING

1. CALL TO ORDER

2. APPROVAL OF LAST MEETING MINUTES

3. **CITIZEN COMMENTS:** Citizens wishing to address the Commission on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes. Please refrain from “personal criticisms”.

In order to be recognized during the “Citizens Comments” or during a public hearing (applicants included), please complete a yellow “Appearance Card” located at the entry to the Chambers and present it to the Planning Secretary.

4. **CONSENT AGENDA:** All matters listed under the consent agenda are considered routine. If discussion is desired, then an item will be removed from the consent agenda and considered separately.

A. SD#18-031: Final Plat of Lot 1, Block 1, MISD-Charlene McKinzey Middle School Addition

END OF CONSENT AGENDA

5. OTHER AGENDA ITEMS:

A. SD#18-029: Final Plat of Lot 1, Block 1, MISD-Alma Martinez Intermediate School Addition

B. SD#18-030: Final Plat of Lot 1, Block 1, MISD-Brenda Norwood Elementary School Addition

6. PUBLIC HEARINGS:

A. ZC#18-030: Public hearing for a change of zoning from PR Pre-Development District and PD Planned Development District to PD Planned Development District for single-family residential uses on approximately 27.86 acres situated in the A. N. Curry Survey, Abstract No. 332 & the Henry Brandenburg Survey, Abstract No. 129, generally located on the west side of Day Miar Road and the south side of Grand Meadow Boulevard

B. ZC#18-031: Public hearing for a change of zoning from PR to PD for single-family residential and commercial uses on approximately 91.7 acres out of the M.D. Dickey Survey, Abstract 195 and T.J. Hanks Survey, Abstract 1109, Johnson County, and the M.D. Dickey Survey, Abstract 1986 and T.J. Hanks Survey, Abstract 644, Tarrant County, TX, generally located at the southeast corner of the intersection of W. Broad Street and Lillian Road and south of the intersection of Retta Road and W. Broad Street.

7. DISCUSSION ITEM:

A. Draft Subdivision Ordinance

8. COMMISSION ANNOUNCEMENTS

9. STAFF ANNOUNCEMENTS

10. ADJOURNMENT OF MEETING

11. NEXT MEETING DATE: Tuesday, February 19, 2019

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, January 31, 2019**, in accordance with Chapter 551 of the Texas Government Code.

Delia Jones, Planning and Zoning Secretary

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

**City of Mansfield
Planning and Zoning Commission
Agenda Items for February**

SD#18-031: MISD-Charlene McKinzey Middle School Addition – 1 school lot

SD#18-030: MISD-Brenda Norvold School Addition – 1 school lot

SD#18-029: MISD-Alma Martinez Intermediate School Addition – 1 school lot

ZC#18-030: Sunset Crossroads to PD for single-family residential lots – 105 residential lots

**ZC#18-031: Silver Oak PR to PD
200 residential lots**

SD#18-031: MISD-Charlene McKinzey Middle School Addition – 1 school lot

**ZC#18-030: Sunset Crossing - PR & PD
to PD for single-family residential uses
105 residential lots**

**SD#18-030: MISD-Brenda Norwood Elementary
School Addition – 1 school lot**

SD#18-029: MISD-Alma Martinez Intermediate School Addition – 1 school lot

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

January 22, 2019

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
Andrew Papp	Commissioner

Absent:

Tamera Bounds	Commissioner
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Staff:

Lisa Sudbury	Interim Director of Planning
Shirley Emerson	Planner
Delia Jones	Planning & Zoning Secretary

Call to Order

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

Minutes

Chairman Wilshire called for approval of the January 7, 2019, minutes. Commissioner Knight made a motion to approve the minutes. Vice-Chairman Smithee seconded the motion, which carried by the following vote:

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

Nays: 0

Abstain: 0

Citizen Comments

None

SD#18-045: Public Hearing on a replat to create Lot 1R-1, Block 1, Klein Tools Addition

Randy Eardley, representing the applicant, gave an overview of the request and was available for questions.

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

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

After discussion, Commissioner Papp- made a motion to approve the replat. Commissioner Knight seconded the motion which carried by the following vote:

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

Nays: 0

Abstain: 0

ZC#18-032: Public Hearing for a change of zoning from SF-12/22, Single-Family Residential to C-2, Community Business District on approximately 4.888 acres out of the F.B. Waddell Survey, Abstract #1658, Tarrant County, Texas, located at 777 N. Walnut Creek

Remington Wheat, representing the applicant, gave an overview of the request and was available for questions. Kyle Bodine, also representing the applicant, was available for questions regarding the building height.

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 Newman expressed concerns about approving C-2 zoning that would give the church the ability to build close to the residential homes on the west side of the property because churches are exempt from the Residential Proximity Standards in Section 7400 of the Zoning Ordinance. He read several provisions from the Zoning Ordinance that affected the church and their proximity to the residential homes and discussed the need for separation. The applicant was able to reassure the Commissioners that they would keep the new building in line with the existing building and that a proper setback would be maintained through the provisions of parking, landscape setbacks and fire lane requirements as noted by Ms. Sudbury. After discussion, Commissioner Neuman made a motion to approve the request noting that Council should be made aware that the Residential Proximity Standards do not apply to churches. Vice Chairman Smithee seconded the motion which carried by the following vote:

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

Nays: 0

Abstain: 0

Commissioner Announcements

None

Staff Announcements

None

Adjournment

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

Ayes: 6 – Wilshire, Smithee, Neuman, Knight, Klenzendorf and Papp

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 7:04 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: February 4, 2019

Subject: SD#18-031: Final Plat of Lot 1, Block 1, MISD-Charlene McKinzey Middle School Addition

GENERAL INFORMATION

Applicant:	Mansfield Independent School District, owner Herbert S. Beasley Land Surveyors, surveyor
Location:	See Location Map
Existing Zoning:	PD
Proposed Use:	Middle school
Size:	45.253 acres
Total Number of Lots:	1
R.O.W. Dedication:	5' for Matlock Road (9,663 square feet)
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

The purpose of this plat is to create a lot to accommodate the Charlene McKinzey Middle School.

Staff recommends approval.

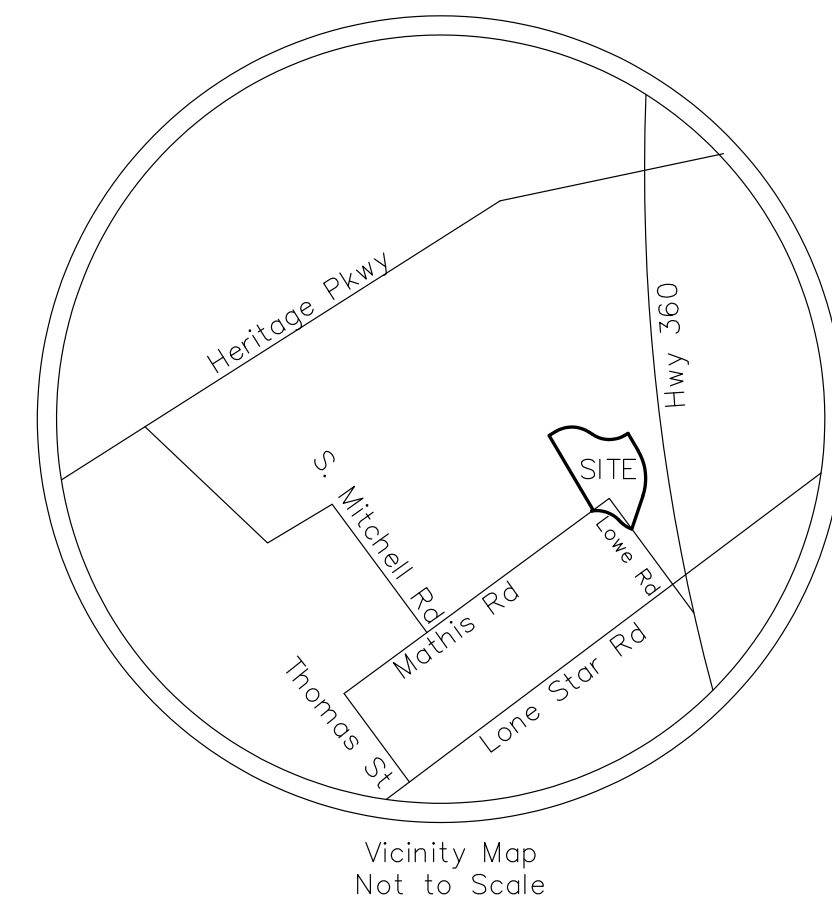
Attachment:

Location Map



SD#18-031 MISD - Charlene
McKinsey Middle School Add.

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.



APPROVED BY THE CITY OF MANSFIELD
2019
APPROVED BY: P & Z COMMISSION CHAIRMAN
2019
ATTEST: PLANNING & ZONING SECRETARY

Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.

SHEET 1 of 2

Final Plat
Lot 1, Block 1
MISD-Charlene McKinze Middle School Addition
City of Mansfield
Tarrant & Johnson Counties, Texas

Being 45.253 acres of land located in the Samuel Mitchell Survey, Abstract No. 1024, the Lewis Russell Survey, Abstract No. 720, and the Milton Gregg Survey, Abstract No. 560, Tarrant County, Texas, and the Lewis Russell Survey, Abstract No. 720 and the Milton Gregg Survey, Abstract No. 1106, Johnson County, Texas

1 Lot
Prepared January 22, 2019

This plat filed in Instrument No. D219- Date

FILED FOR RECORD 20
PLAT RECORDED IN VOLUME PAGE DRAWER

COUNTY CLERK, JOHNSON COUNTY, TEXAS

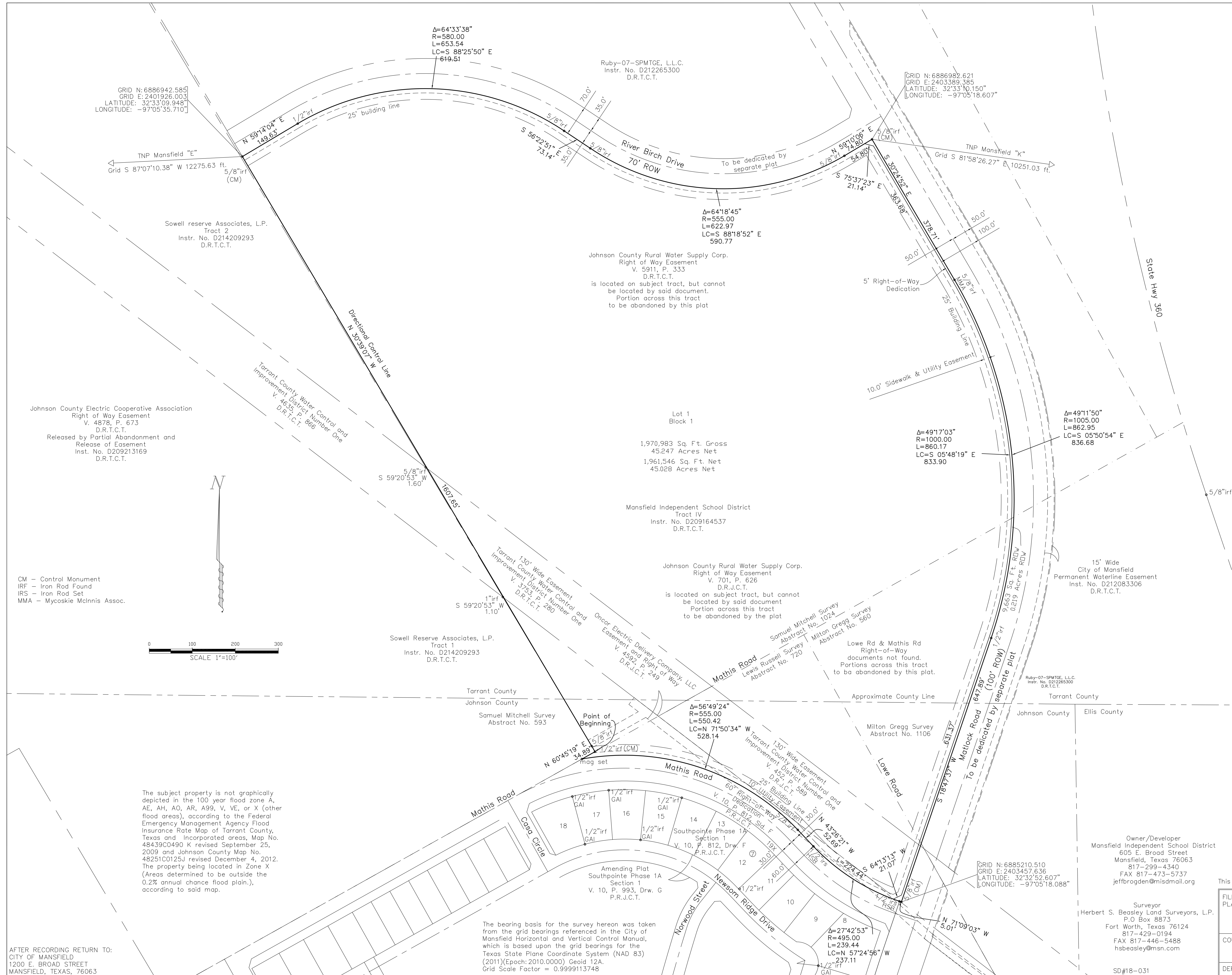
DEPUTY CLERK

MISD-McKinze MS FP.dwg

Owner/Developer
Mansfield Independent School District
605 E. Broad Street
Mansfield, Texas 76063
817-299-4340
817-429-0194
FAX 817-473-5737
jeffbrogden@msdmail.org

Surveyor
Herbert S. Beasley Land Surveyors, L.P.
P.O. Box 8873
Fort Worth, Texas 76124
817-429-0194
FAX 817-446-5488
hsbeasley@msn.com

SD#18-031



STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Mansfield Independent School District (MISD), acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the Samuel Mitchell Survey, Abstract No. 1024, the Lewis Russell Survey, Abstract No. 720, and the Milton Gregg Survey, Abstract No. 560, Tarrant County, Texas, and the Lewis Russell Survey, Abstract No. 720 and the Milton Gregg Survey, Abstract No. 1106, Johnson County, Texas according to the deed recorded in County Clerk's Instrument No. D209164537, Deed Records, Tarrant County, Texas, Tract IV, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the most Easterly Southwest corner of said MISD tract, being the Southeast corner of a tract of land described in the deed to Sowell Reserve Associates, L.P., recorded in County Clerk's Instrument No. D214209293, Deed Records, Tarrant County, Texas;

THENCE N30°39'07"W, along the West line of said MISD tract, at a distance of 15.41 feet passing a 5/8" iron rod found, at a distance of 418.26 feet passing a point from which a 1" iron rod found at the Southeast corner of a tract of land described in the deed to Tarrant County Water Control and Improvement District Number One, recorded in Volume 4635, Page 866, Deed Records, Tarrant County, Texas bears S59°20'53"W 1.10 feet, at a distance of 768.87 feet passing a point from which a 5/8" iron rod found at the Northeast corner of said Tarrant County Water Control and Improvement District Number One tract bears S59°20'53"W 1.60 feet, continuing in all a distance of 1,607.65 feet to a 5/8" iron rod found at the Northwest corner of said MISD tract;

THENCE along the North line of said MISD tract as follows:

- N59°14'04"E, a distance of 149.63 feet to a 1/2" iron rod found at the beginning of a non tangent curve to the right, having a radius of 580.00 feet, a central angle of 64°33'38" and a chord bearing S88°25'50"E, 619.51 feet;
- Easterly, along said non tangent curve to the right, 653.54 feet to a 5/8" iron rod found;
- S56°22'51"E, a distance of 73.14 feet to a 5/8" iron rod found at the beginning of a non tangent curve to the left, having a radius of 555.00 feet, a central angle of 64°18'45" and a chord bearing S88°18'52"E, 590.77 feet;
- Easterly, along said non tangent curve to the left, 622.97 feet to a 5/8" iron rod found;
- N59°10'06"E, a distance of 74.80 feet to a 5/8" iron rod found at the Northeast corner of said MISD tract;

THENCE along the East line of said MISD tract as follows:

- S30°24'52"E, a distance of 378.71 feet to a 5/8" iron rod stamped "Mycoskie McInnis" found at the beginning of a non tangent curve to the right, having a radius of 1,005.00 feet, a central angle of 49°11'50" and a chord bearing S05°50'54"E, 836.68 feet;
- Southerly, along said non tangent curve to the right, 862.95 feet to a 1/2" iron rod found;
- S18°47'37"W, a distance of 647.89 feet to a 5/8" iron rod found at the Southeast corner of said MISD tract, being in the Northeast Right-of-Way line of future Mothis Road according to the plat recorded in Volume 10, Page 812, Slide F, Plat Records, Johnson County, Texas;

THENCE along the South line of said MISD tract and the Northeast line of said Right-of-Way as follows:

- N71°09'03"W, a distance of 5.01 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the beginning of a non tangent curve to the right, having a radius of 495.00 feet, a central angle of 27°42'53" and a chord bearing N57°24'56"W, 237.11 feet;
- Northwesterly, along a non tangent curve to the right, 239.44 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set;
- N43°26'21"W, a distance of 52.69 feet to a 5/8" iron rod found at the beginning of a non tangent curve to the left, having a radius of 555.00 feet, a central angle of 56°49'24" and a chord bearing N71°50'34"W, 528.14 feet;
- Westerly, along said non tangent curve to the left 550.42 feet to a mag nail set at the most Westerly Southwest corner of said MISD tract;

THENCE N60°45'19"E, a distance of 34.89 feet to the point of beginning, containing 45.253 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Mansfield Independent School District, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lot 1, Block 1, MISD-Charlene McKinzey Middle School Addition, an addition to the City of Mansfield, Tarrant and Johnson Counties, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Mansfield, Tarrant County, Texas, this the ____ day of _____, 2019.

Mansfield Independent School District

Karen Marcucci
President
Mansfield ISD School Board

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Karen Marcucci, President, Mansfield ISD School Board, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said School Board.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2019.

Notary Public, State of Texas

This is to Certify that I, Kenneth R. Rogers, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 6066" unless otherwise stated, and that this plat correctly represents that survey made by me or under my direction and supervision. Irons that are damaged, disturbed, or not so marked are not to be considered original.

Kenneth R. Rogers, R.P.L.S.
Texas Registration No. 6066



SHEET 2 of 2

Final Plat
Lot 1, Block 1
MISD-Charlene McKinzey Middle School Addition
City of Mansfield
Tarrant & Johnson Counties, Texas

Being 45.253 acres of land located in the Samuel Mitchell Survey, Abstract No. 1024, the Lewis Russell Survey, Abstract No. 720, and the Milton Gregg Survey, Abstract No. 560, Tarrant County, Texas, and the Lewis Russell Survey, Abstract No. 720 and the Milton Gregg Survey, Abstract No. 1106, Johnson County, Texas

1 Lot

Prepared January 22, 2019

FILED FOR RECORD _____	20__
PLAT RECORDED IN VOLUME _____	PAGE _____, DRAWER _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS	
DEPUTY CLERK	MISD-McKinzey MS FP.dwg

PLANNING AND ZONING COMMUNICATION

Agenda: February 4, 2019

Subject: SD#18-029: Final Plat of Lot 1, Block 1, MISD-Alma Martinez Intermediate School Addition

GENERAL INFORMATION

Applicant:	Mansfield Independent School District, owner Herbert S. Beasley Land Surveyors, surveyor
Location:	See Location Map
Existing Zoning:	PD
Proposed Use:	Intermediate school
Size:	20.018 acres
Total Number of Lots:	1
R.O.W. Dedication:	None required
Compliance with Ordinances:	No, a variance will be required

COMMENTS & CONSIDERATIONS

The purpose of this plat is to create a lot to accommodate the MISD Alma Martinez Intermediate School.

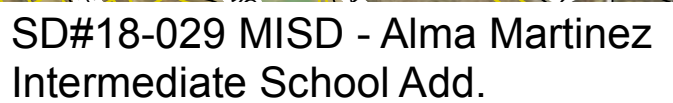
The Subdivision Control Ordinance requires that every lot front on a public street. Because the developer of Southpointe is providing the rights-of-way that serve this property, it does not presently have street frontage. A variance will be required to the street frontage requirement.

MISD and the developer of Southpointe have coordinated to ensure that the necessary streets and utilities will be in place to serve the new school.

Staff recommends approval with the requested variance.

Attachment:

Location Map



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STATE OF TEXAS §

COUNTY OF JOHNSON §

WHEREAS, Mansfield Independent School District, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the Cresanto Vela Survey, Abstract No. 851, and the Seth M. Blair Survey, Abstract No. 72, Johnson County, Texas according to the deed recorded in County Clerk's Instrument No. D209164537, Deed Records, Tarrant County, Texas, Tract I, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod stamped "Mycoskie McInnis" found in the Southeast line of said Tract I, from which an aluminum disk found in the East line of a tract of land described in the deed to Ruby-07-SPMTGE, LLC, recorded in Instrument No. D212265300, Deed Records, Tarrant County, Texas, bears S72°19'47"E 2449.28 feet;

THENCE S40°52'17"W, along said Southeast line, a distance of 837.71 feet to a 5/8" iron rod stamped "Mycoskie McInnis" found;

THENCE S86°08'34"W, a distance of 14.28 feet to a 5/8" iron rod stamped "Mycoskie McInnis" found in the Southwest line of said Tract I, being at the beginning of a non tangent curve to the left, having a radius of 579.95 feet, a central angle of 05°23'46" and a chord bearing N52°53'47"W, 54.60 feet;

THENCE along said Southwest line as follows:

1. Northwestely, along said curve to the left, an arc distance of 54.62 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set;

2. N55°35'39"W, a distance of 487.39 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the beginning of a curve to the right, having a radius of 2,229.60 feet, a central angle of 03°10'44" and a chord bearing N54°00'17"W 123.69 feet;

3. Northwestely, along said curve to the right, an arc distance of 123.70 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set;

4. N52°24'55"W, a distance of 254.71 feet to a 5/8" iron rod stamped "Mycoskie McInnis" found;

THENCE N07°33'13"W, a distance of 14.17 feet to a 5/8" iron rod stamped "Mycoskie McInnis" found in the Northwest line of said Tract I;

THENCE along the Northwest line of said Tract I as follows:

1. N37°39'39"E, a distance of 113.80 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the beginning of a curve to the left, having a radius of 510.03 feet, a central angle of 09°04'09" and a chord bearing N33°07'34"E 80.65 feet;

2. Northeasterly, along said curve to the left, an arc distance of 80.73 feet to a 5/8" iron rod stamped "Mycoskie McInnis" found;

3. N28°23'51"E, a distance of 101.04 feet to a 5/8" iron rod stamped "Mycoskie McInnis" found at the beginning of a non tangent curve to the left, having a radius of 510.00 feet, a central angle of 19°46'26" and a chord bearing N18°35'21"E, 175.14 feet;

4. Northerly, along said non tangent curve to the left, an arc distance of 176.01 feet to a 5/8" iron rod stamped "Mycoskie McInnis" found at the Northwest corner of said Tract I;

THENCE along the North line of said Tract I as follows:

1. S84°14'29"E, a distance of 190.80 feet to a 5/8" iron rod stamped "Mycoskie McInnis" found at the beginning of a non tangent curve to the left, having a radius of 630.00 feet, a central angle of 22°09'31" and a chord bearing N84°39'12"E, 242.13 feet;

2. Easterly, along said non tangent curve to the left, an arc distance of 243.65 feet to a 5/8" iron rod stamped "Mycoskie McInnis" found;

3. N73°35'16"E, a distance of 271.75 feet to a 5/8" iron rod stamped "Mycoskie McInnis" found at the beginning of a non tangent curve to the left, having a radius of 330.00 feet, a central angle of 19°34'12" and a chord bearing N63°50'12"E, 112.17 feet;

4. Northeasterly, along said non tangent curve to the left, an arc distance of 112.72 feet to a 5/8" iron rod stamped "Mycoskie McInnis" found;

5. N54°02'40"E, a distance of 83.62 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the Northeast corner of said Tract I, from which a 5/8" iron rod stamped "Mycoskie McInnis" found at the Westernmost corner of a tract of land described as Tract II in the deed to Mansfield Independent School District, recorded in Instrument No. D209164537, Deed Records, Tarrant County, Texas bears N54°03'33"E 80.00 feet;

THENCE S35°57'39"E, along the East line of said Tract I, a distance of 411.96 feet to a 5/8" iron rod stamped "Mycoskie McInnis" found at the beginning of a non tangent curve to the right, having a radius of 140.00 feet, a central angle of 76°50'15" and a chord bearing S02°28'04"W, 173.99 feet, from which a 5/8" iron rod stamped "Mycoskie McInnis" found in the West line of said Tract II bears N76°23'54"E 86.51 feet;

THENCE Southerly, along said non tangent curve to the right, an arc distance of 187.75 feet to the point of beginning, containing 20.018 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Mansfield Independent School District, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lot 1, Block 1, MISD-Alma Martinez Intermediate School Addition, an addition to the City of Mansfield, Johnson County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Mansfield, Tarrant County, Texas, this the ____ day of _____, 2019.

Mansfield Independent School District

Karen Marcucci
President
Mansfield ISD School Board

STATE OF TEXAS §

COUNTY OF JOHNSON §

BEFORE ME, the undersigned authority, on this day personally appeared Karen Marcucci, President, Mansfield ISD School Board, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said School Board.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____2019.

Notary Public, State of Texas

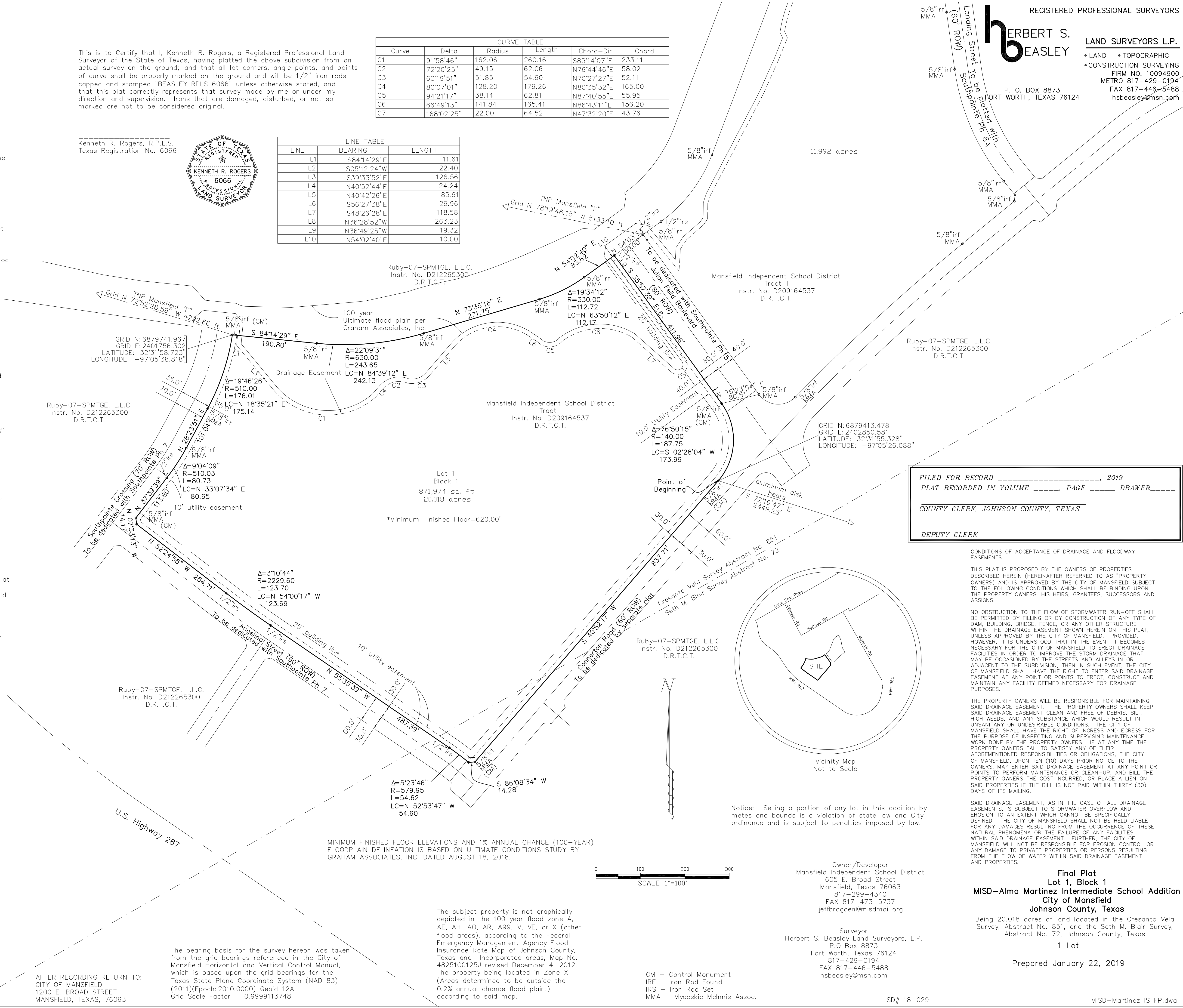
This is to Certify that I, Kenneth R. Rogers, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 6066" unless otherwise stated, and that this plat correctly represents that survey made by me or under my direction and supervision. Irons that are damaged, disturbed, or not so marked are not to be considered original.

Kenneth R. Rogers, R.P.L.S.
Texas Registration No. 6066



CURVE TABLE				
Curve	Delta	Radius	Length	Chord-Dir
C1	91°58'46"	162.06	260.16	S85°14'07"E 233.11
C2	72°20'25"	49.15	62.06	N76°44'46"E 58.02
C3	60°19'51"	51.85	54.60	N70°27'27"E 52.11
C4	80°07'01"	128.20	179.26	N80°35'32"E 165.00
C5	94°21'17"	38.14	62.81	N87°40'55"E 55.95
C6	66°49'13"	141.84	165.41	N86°43'11"E 156.20
C7	168°02'25"	22.00	64.52	N47°32'20"E 43.76

LINE TABLE		
LINE	BEARING	LENGTH
L1	S84°14'29"E	11.61
L2	S05°12'24"W	22.40
L3	S39°33'52"E	126.56
L4	N40°52'44"E	24.24
L5	N40°42'26"E	85.61
L6	S56°27'38"E	29.96
L7	S48°26'28"E	118.58
L8	N36°28'52"W	263.23
L9	N36°49'25"W	19.32
L10	N54°02'40"E	10.00



REGISTERED PROFESSIONAL SURVEYORS

HERBERT S. BEASLEY

P. O. BOX 8873
FORT WORTH, TEXAS 76124

LAND SURVEYORS L.P.

• LAND • TOPOGRAPHIC
• CONSTRUCTION SURVEYING
FIRM NO. 10094900
METRO 817-429-0194
FAX 817-446-5488
hsbeasley@msn.com

FILED FOR RECORD _____, 2019
PLAT RECORDED IN VOLUME _____, PAGE _____, DRAWER _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS") AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS.

NO OBSTRUCTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREIN ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANSFIELD TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION. THEN IN SUCH EVENT, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFOREMENTIONED RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEAN-UP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY (30) DAYS OF ITS MAILING.

SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.

Final Plat
Lot 1, Block 1
MISD-Alma Martinez Intermediate School Addition
City of Mansfield
Johnson County, Texas

Being 20.018 acres of land located in the Cresanto Vela Survey, Abstract No. 851, and the Seth M. Blair Survey, Abstract No. 72, Johnson County, Texas

1 Lot

Prepared January 22, 2019

SD# 18--029

MISD-Martinez IS FP.dwg

PLANNING AND ZONING COMMUNICATION

Agenda: February 4, 2019

Subject: SD#18-030: Final Plat of Lot 1, Block 1, MISD-Brenda Norwood Elementary School Addition

GENERAL INFORMATION

Applicant:	Mansfield Independent School District, owner Herbert S. Beasley Land Surveyors, surveyor
Location:	See Location Map
Existing Zoning:	PD
Proposed Use:	Elementary school
Size:	11.992 acres
Total Number of Lots:	1
R.O.W. Dedication:	None required
Compliance with Ordinances:	No, a variance will be required

COMMENTS & CONSIDERATIONS

The purpose of this plat is to create a lot to accommodate the MISD Brenda Norwood Elementary School.

The Subdivision Control Ordinance requires that every lot front on a public street. Because the developer of Southpointe is providing the rights-of-way that serve this property, it does not presently have street frontage. A variance will be required to the street frontage requirement.

MISD and the developer of Southpointe are coordinating to ensure that the necessary streets and utilities will be in place to serve the new school.

Staff recommends approval with the requested variance.

Attachment:
Location Map



SD#18-030 MISD - Brenda Norwood Elementary School Add.

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.

STATE OF TEXAS §

COUNTY OF JOHNSON §

WHEREAS, Mansfield Independent School District, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the Cresanto Vela Survey, Abstract No. 851, Johnson County, Texas according to the deed recorded in County Clerk's Instrument No. D209164537, Deed Records, Tarrant County, Texas, Tract II, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod stamped "Mycoskie McInnis" found at the Northernmost corner of said Tract II from which a 1/2" iron rod found at an ell corner in the Westernmost East line of a tract of land described in the deed to Ruby-07-SPMTGE, LLC, recorded in Instrument No. D212265300, Deed Records, Tarrant County, Texas, bears N10°25'43"E 1069.11 feet;

THENCE along the Northeast line of said Tract II as follows:

1. S34°13'42"E, a distance of 13.90 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the beginning of a non tangent curve to the right, having a radius of 770.00 feet, a central angle of 26°12'01" and a chord bearing S21°08'11"E 349.05 feet;

2. Southerly, along said curve to the right, an arc distance of 352.11 feet along a, to a 5/8" iron rod stamped "Mycoskie McInnis" found;

3. S08°02'41"E, a distance of 129.92 feet to a 5/8" iron rod stamped "Mycoskie McInnis" found at the beginning of a non tangent curve to the left, having a radius of 510.00 feet, a central angle of 31°16'35" and a chord bearing S23°41'16"E, 274.95 feet;

4. Southeasterly, along said curve to the left, an arc distance of 278.40 feet to a 5/8" iron rod stamped "Mycoskie McInnis" found;

5. S39°20'57"E, a distance of 39.97 feet to a 5/8" iron rod stamped "Mycoskie McInnis" found;

THENCE S05°24'48"W, a distance of 14.30 feet to a 5/8" iron rod stamped "Mycoskie McInnis" found in the Southeast line of said Tract II;

THENCE along the Southeast line of said Tract II as follows:

1. S50°42'56"W, a distance of 151.23 feet to a 5/8" iron rod stamped "Mycoskie McInnis" found at the beginning of a non tangent curve to the left, having a radius of 4,530.00 feet, a central angle of 06°27'49" and a chord bearing S47°26'34"W, 510.76 feet;

2. Southwesterly, along said curve to the left, an arc distance of 511.04 feet to a 5/8" iron rod stamped "Mycoskie McInnis" found at the beginning of a non tangent curve to the right, having a radius of 53.50 feet, a central angle of 99°52'50" and a chord bearing N85°54'10"W, 81.90 feet;

3. Westerly, along said curve to the right, an arc distance of 93.26 feet along a to a 5/8" iron rod stamped "Mycoskie McInnis" found in the Southwest line of said Tract II;

THENCE N35°57'39"W, along said Southwest line, at a distance of 429.81 feet passing a 5/8" iron rod stamped "Mycoskie McInnis" found, continuing in all a distance of 444.88 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the Westernmost corner of said Tract II;

THENCE along the Northwest line of said Tract II as follows:

1. N54°02'21"E, a distance of 50.00 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the beginning of a non tangent curve to the left, having a radius of 330.00 feet, a central angle of 33°14'19" and a chord bearing N37°21'54"E, 188.77 feet;

2. Northeasterly, along said curve to the left, an arc distance of 191.44 feet to a 5/8" iron rod stamped "Mycoskie McInnis" found;

3. N20°44'17"E, a distance of 464.61 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the beginning of a non tangent curve to the right, having a radius of 295.00 feet, a central angle of 34°12'12" and a chord bearing N37°50'29"E, 173.50 feet;

4. Northeasterly, along said curve to the right, an arc distance of 176.10 feet to a 5/8" iron rod stamped "Mycoskie McInnis" found;

5. N54°56'03"E, a distance of 151.39 feet to the point of beginning, containing 11.992 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Mansfield Independent School District, by and through the undersigned, its duly authorized agent, does hereby adopt this plot designating the hereinabove described real property as Lot 1, Block 1, MISD-Brenda Norwood Elementary School Addition, an addition to the City of Mansfield, Johnson County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Mansfield, Tarrant County, Texas, this the ____ day of _____, 2019.

Mansfield Independent School District

Karen Marcucci
President
Mansfield ISD School Board

STATE OF TEXAS §

COUNTY OF TARRANT §

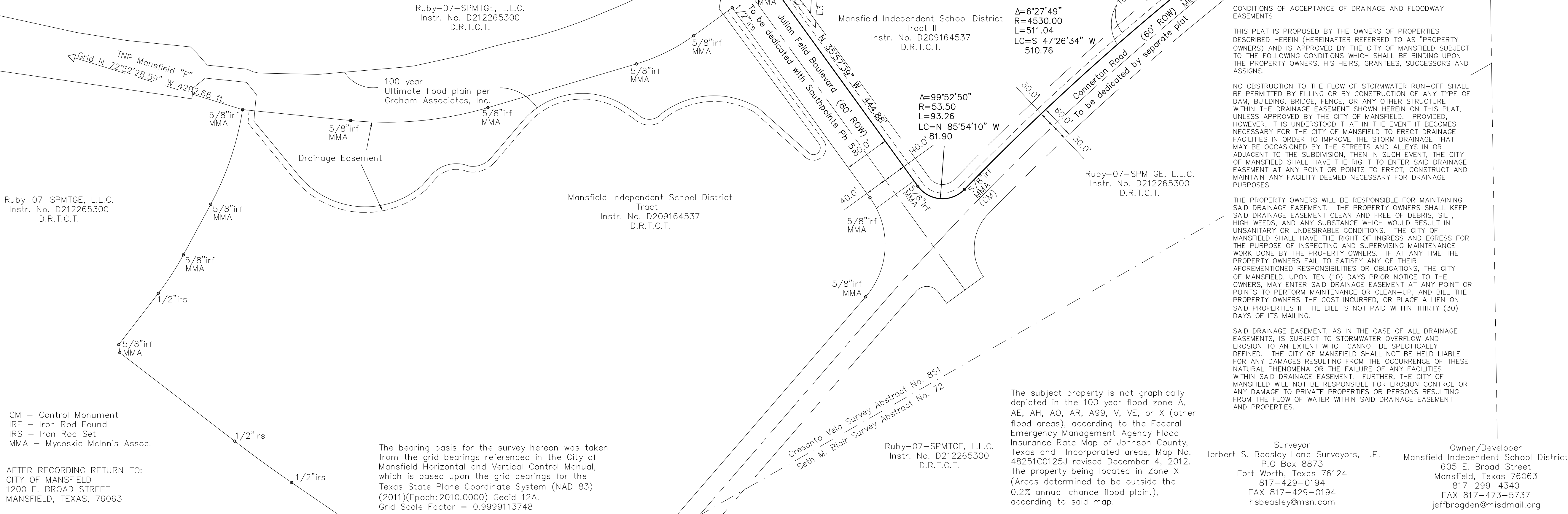
BEFORE ME, the undersigned authority, on this day personally appeared Karen Marcucci, President, Mansfield ISD School Board, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said School Board.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2019.

Notary Public, State of Texas

This is to Certify that I, Kenneth R. Rogers, a Registered Professional Land Surveyor of the State of Texas, having plotted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 6066" unless otherwise stated, and that this plot correctly represents that survey made by me or under my direction and supervision. Irons that are damaged, disturbed, or not so marked are not to be considered original.

Kenneth R. Rogers, R.P.L.S.
Texas Registration No. 6066



CM - Control Monument
IRF - Iron Rod Found
IRS - Iron Rod Set
MMA - Mycoskie McInnis Assoc.

AFTER RECORDING RETURN TO:
CITY OF MANSFIELD
1200 E. BROAD STREET
MANSFIELD, TEXAS, 76063

The bearing basis for the survey hereon was taken from the grid bearings referenced in the City of Mansfield Horizontal and Vertical Control Manual, which is based upon the grid bearings for the Texas State Plane Coordinate System (NAD 83) (2011)(Epoch:2010.0000) Geoid 12A. Grid Scale Factor = 0.9999113748

The subject property is not graphically depicted in the 100 year flood zone A, AE, AH, AO, AR, A99, V, VE, or X (other flood areas), according to the Federal Emergency Management Agency Flood Insurance Rate Map of Johnson County, Texas and Incorporated areas, Map No. 48251C0125J revised December 4, 2012. The property being located in Zone X (Areas determined to be outside the 0.2% annual chance flood plain.), according to said map.

Surveyor
Herbert S. Beasley Land Surveyors, L.P.
P.O. Box 8873
Fort Worth, Texas 76124
817-429-0194
FAX 817-429-0194
hsbeasley@msn.com

Owner/Developer
Mansfield Independent School District
605 E. Broad Street
Mansfield, Texas 76063
817-299-4340
FAX 817-473-5737
jeffbrogden@msdmail.org

SD#18-030

MISD-Norwood ES FP.dwg

REGISTERED PROFESSIONAL SURVEYORS

HERBERT S.
BEASLEY

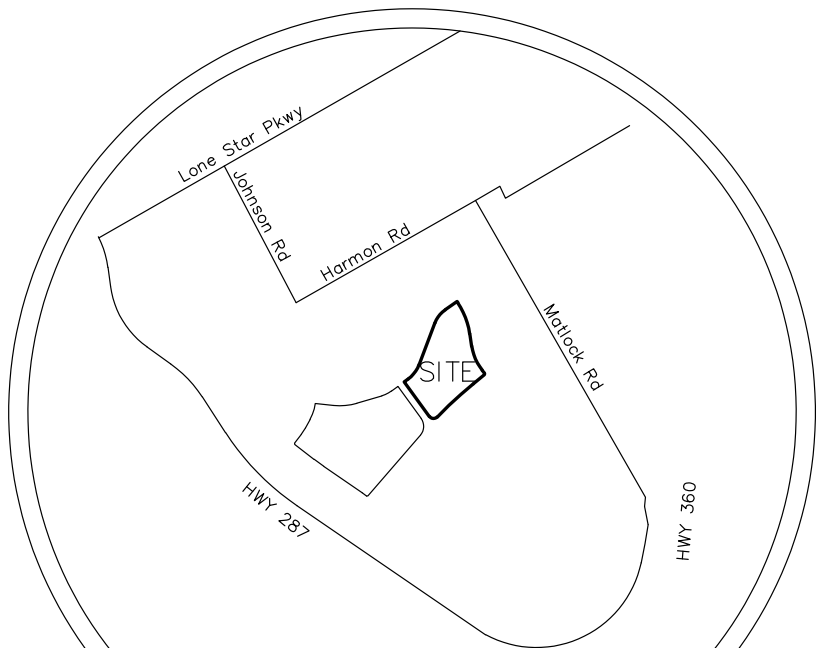
LAND SURVEYORS L.P.

• LAND • TOPOGRAPHIC
• CONSTRUCTION SURVEYING
FIRM NO. 10094900
METRO 817-429-0194
FAX 817-446-5488
hsbeasley@msn.com

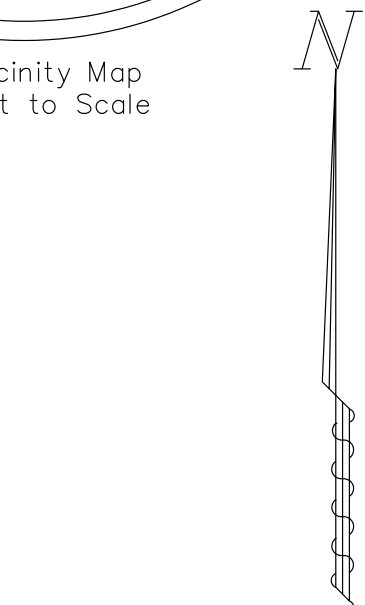
P. O. BOX 8873
FORT WORTH, TEXAS 76124

CURVE TABLE					
Curve	Delta	Radius	Length	Chord-Dir	Chord
C1	28°20'48"	292.20	144.57	S23°06'07"W	143.10
C2	24°12'36"	190.00	80.28	S34°25'18"W	79.69
C3	23°44'03"	210.00	86.99	N27°36'09"E	86.37

LINE TABLE		
LINE	BEARING	LENGTH
L1	S54°02'21"W	10.55
L2	S39°31'49"E	114.05
L3	N03°30'27"E	49.49
L4	N33°36'40"E	25.01
L5	N48°37'26"E	51.74
L6	N33°30'26"E	15.65
L7	N00°30'40"E	34.94
L8	N18°30'26"E	19.41
L9	N27°34'47"E	258.63
L10	N23°59'45"E	81.45
L11	N21°58'03"E	54.45
L12	N24°10'42"W	15.46
L13	N46°31'35"E	58.01
L14	N39°28'10"E	53.09
L15	N15°44'09"E	20.69
L16	N54°56'03"E	10.24



Vicinity Map
Not to Scale



0 100 200 300
SCALE 1"=100'

Ruby-07-SPMTGE, L.L.C.
Instr. No. D212265300
D.R.T.C.T.

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

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MINIMUM FINISHED FLOOR ELEVATIONS AND 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN DELINEATION IS BASED ON ULTIMATE CONDITIONS STUDY BY GRAHAM ASSOCIATES, INC. DATED AUGUST 18, 2018.

Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.

FILED FOR RECORD _____, 2019
PLAT RECORDED IN VOLUME _____, PAGE _____ DRAWER _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK

Final Plat
Lot 1, Block 1
MISD-Brenda Norwood Elementary School Addition
City of Mansfield
Johnson County, Texas

Being 11.992 acres of land located in the Cresanto Vela Survey, Abstract No. 851, and the Seth M. Blair Survey, Abstract No. 72, Johnson County, Texas

1 Lot

Prepared January 22, 2019

PLANNING AND ZONING COMMUNICATION

Agenda: February 4, 2019

Subject: ZC#18-030: Public hearing for a change of zoning from PR Pre-Development District and PD Planned Development District to PD Planned Development District for single-family residential uses on approximately 27.86 acres situated in the A. N. Curry Survey, Abstract No. 332 & the Henry Brandenburg Survey, Abstract No. 129, generally located on the west side of Day Miar Road and the south side of Grand Meadow Boulevard

GENERAL INFORMATION

Applicant:	Noah Flabiano of Skorburg Company (developer) Phillip Fisher of Macatee Engineering, LLC (engineering consultant) Drew J. Dubocq of Bannister Engineering (landscape architect) Noah Flabiano of Sunset Crossing SF, Ltd. (owner) James & Yvonne Slack (owners)
Size:	27.86 acres
Proposed Use:	Single-family residential
Existing Land Use:	Vacant land and single-family residential
Surrounding Land Use & Zoning:	North - Vacant land and single-family residential (PD for office/retail uses); Grand Meadow Blvd. South - Single-family residential (PR & SF-12/22) East - Vacant land and single-family residential (PD for office/retail uses); single-family residential (PR); Day Miar Rd. West - Single-family residential (PD); frac pond (PR with SUP)
Thoroughfare Plan Specification:	Grand Meadow Boulevard – Major Collector (four-lane undivided) Day Miar Road – Major Collector (four-lane undivided)

COMMENTS AND CONSIDERATIONS

The subject property consists of 27.86 acres located on the south side of Grand Meadow Boulevard, the west side of Day Miar Road, and both sides of Sunset Drive. The property comprises vacant land tracts (with single-family homes and outbuildings) owned by two separate parties. 15.08 acres was previously approved for a Planned Development with 54 single-family homes (as ZC#18-014) and has since been acquired by the developer, Skorburg Company. This request includes additional acreage (12.78 acres currently zoned PR Pre-Development District) that the developer is working to acquire from James & Yvonne Slack. The developer had

originally sought to re-zone the 12.78 acres separately and keep the existing development plan associated with ZC#18-014 as-is, but in order to address drainage issues and provide for better connectivity and a better overall plan, the developer is requesting a new development plan for the entire 27.86 acres. The requested zoning standards and overall layout are very similar to what was originally approved with ZC#18-014.

The applicant is requesting to re-zone the entire property to PD Planned Development District for single-family residential uses. The applicant plans to develop a 105-lot single-family residential neighborhood called Sunset Crossing. The applicant is using SF-7.5/18 as their base zoning and is proposing the following bulk area standards:

Max. Height	35'
Min. Floor Area	12 lots at 1,800 sq. ft. 39 lots at 2,000 sq. ft. 54 lots at 2,200 sq. ft.
Min. Lot Area	7,500 sq. ft.
Max. Lot Coverage	55%
Min. Lot Width	65' (c)
Min. Lot Depth	110'
Min. Front Yard	25' (b)
Min. Rear Yard	15'
Min. Interior Side Yard	5' & 10' (a)
Min. Exterior Side Yard	15' abutting rear yard 20' abutting side yard

- a. Requires two side yards to have a combined total of not less than 15' with a 5' minimum on one side and a 10' minimum on the other side
- b. Lots 11, 28, 29 & 30, Block 1; Lots 20 & 21, Block 3; and Lots 8, 9, 11 & 17, Block 4 are allowed a min. front yard of 20'
- c. All corner lots shall be at least 5' wider than the min. lot width

The applicant also notes an average lot area of 8,196 sq. ft. and specifies that the residential architecture will comply with Section 4600 of the Zoning Ordinance, including the 80% masonry requirement. The applicant also notes that 30% of the lots within the development will include J-swing garages. The development will have a gross density of 3.77 lots per acre and will be completed in two phases: 52 lots in Phase I and 53 lots in Phase II.

The primary access points into the development will be from the north, off Grand Meadow Boulevard, at Franklin Drive and Darcy Drive. In addition, the development will connect to the Pemberley Estates residential development to the south and west via an extension of Darcy Drive. Sunset Drive will be abandoned. This development plan will provide a 24' access easement off Franklin Drive to serve the existing structures located on the McDougald property to the east (Lot 1, Block 1, Day Miar Addition), which will allow for the abandonment of Sunset Drive, improvements to Day Miar Road, and the removal of the existing direct access point to this property off Day Miar Road.

The Franklin Drive access point will serve as the development's primary entrance and will include the enhanced entryway features. As indicated in the Enhanced Entryway Plan, the developer will provide five enhanced entry features as required by the Zoning Ordinance. The five proposed elements are a boulevard section with median, enhanced pavers or stained concrete, decorative street lighting that conforms to City and Oncor standards, enhanced architectural features (enhanced screening wall with decorative stone columns and signage), and enhanced landscaping features. The elements generally match on both sides of the entryway,

however the enhanced screening wall with decorative stone columns and signage is smaller on the east side due to space limitations.

As indicated in the Landscape Plan, the developer will provide a 6' masonry screening wall along lot lines adjacent to Grand Meadow Boulevard and Day Miar Road. A 6' board-on-board wood fence will be provided along lot lines on the remaining perimeter of the development. In addition, each residential lot will be provided with three trees: generally two in the front yard and one in the rear yard. In addition, 42 trees will be provided on the HOA lots, generally on the bigger lots where there is adequate room. The masonry screening walls, enhanced entryway features, and open space lots will be maintained by the homeowners association and the board-on-board fence will be maintained by the individual property owners. Each individual property owner will also be responsible for the maintenance of the landscaping on their lot.

The applicant has provided conceptual building elevations of representative home products planned for the development. Ten elevations have been provided, seven of which are two-story and three of which are single-story. Three of the elevations feature J-swing garages. All the provided elevations include a mix of brick and stone construction.

The Development Plan is conceptual in nature and may need to be modified at the time of platting in order to address the City's platting and development regulations.

Staff recommends approval.

Attachments:

Maps and Supporting Information

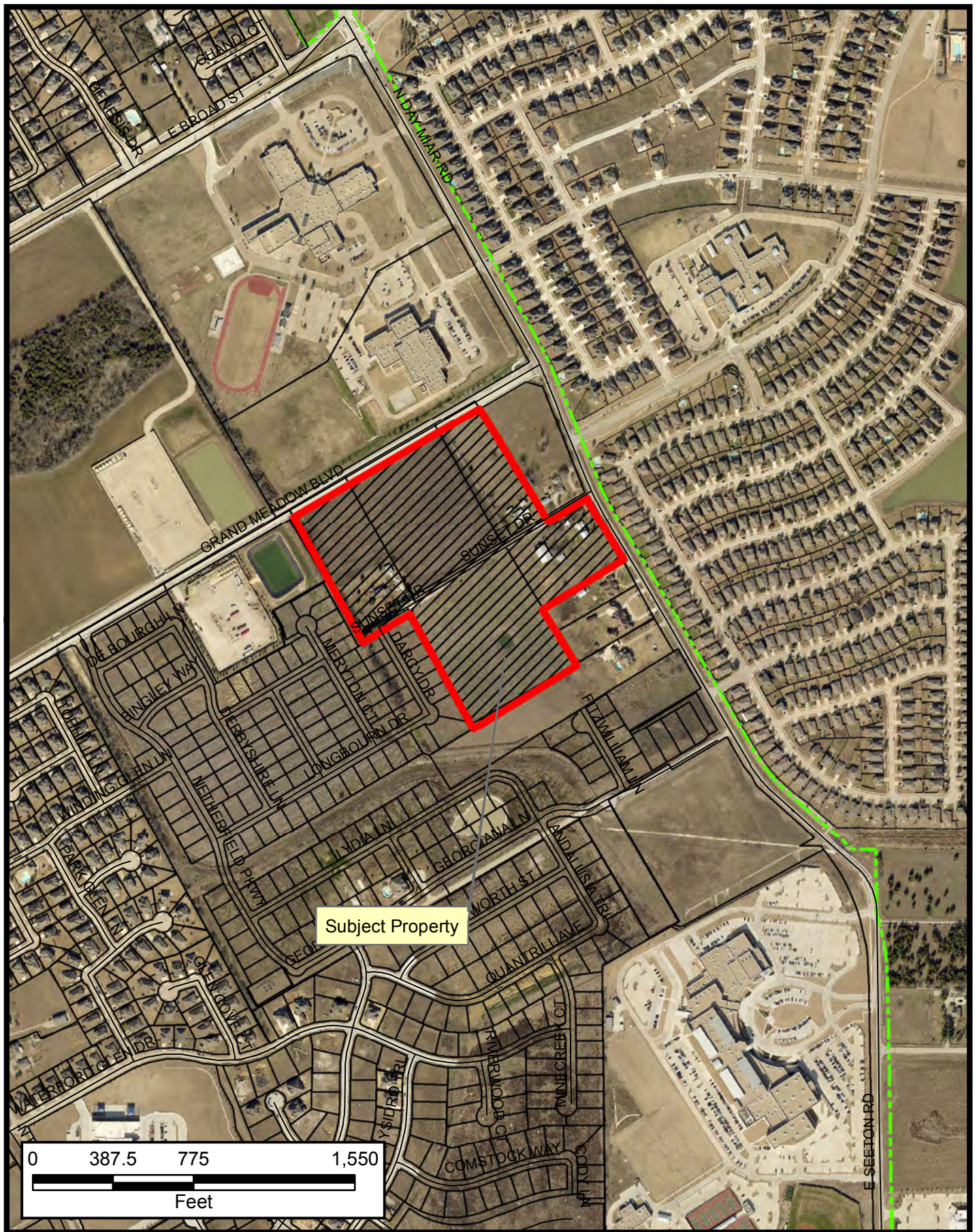
Exhibit A – Property Description

Exhibit B – Development Plan

Exhibit C – Enhanced Entryway Plan

Exhibit D – Landscape Plan

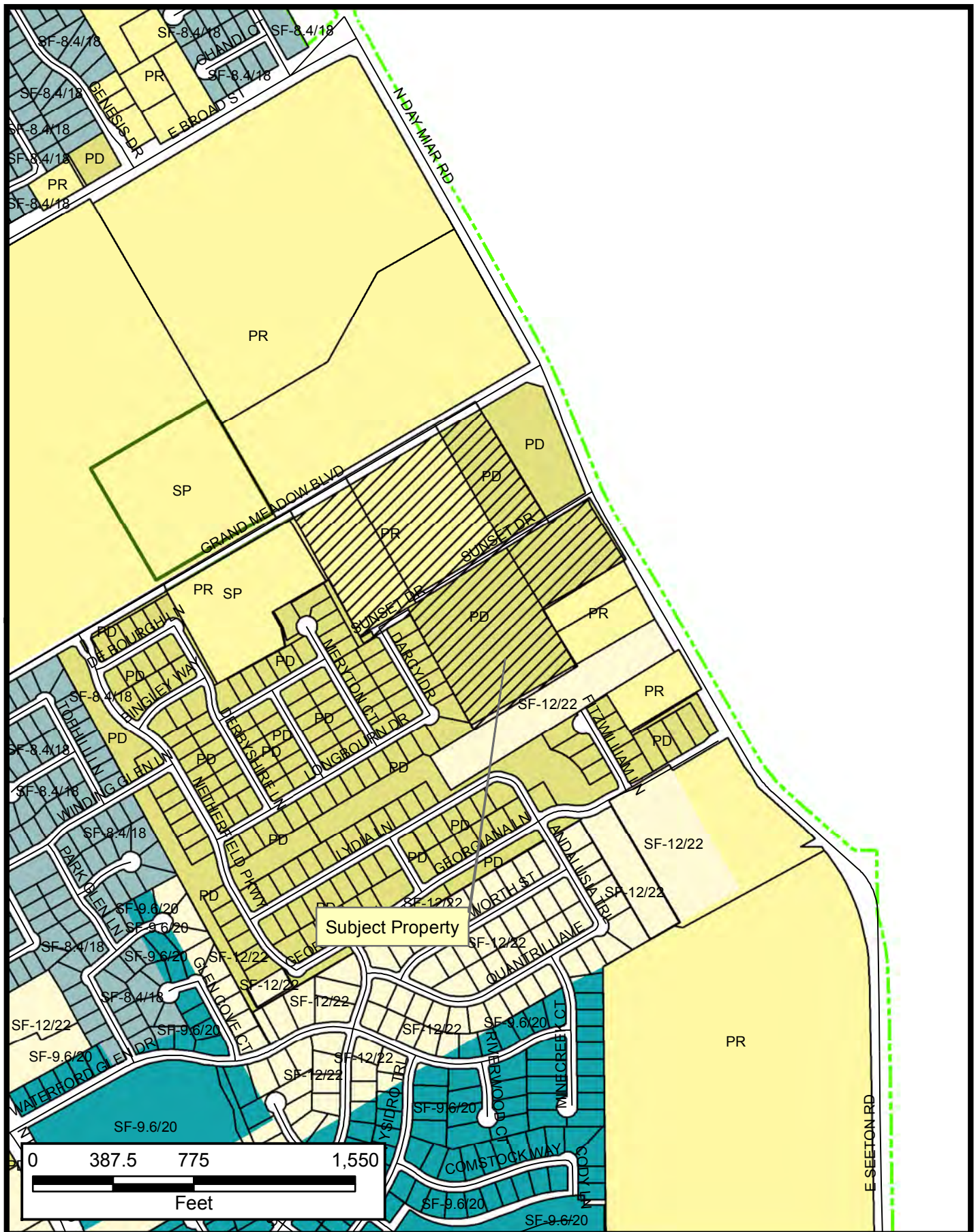
Exhibit E – Representative Product



ZC#18-030

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1/23/2019



ZC#18-030

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1/23/2019

Property Owner Notification for ZC#18-030

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BRANDENBURG, H ADDITION	BLK 1	MANSFIELD, ISD	605 E BROAD ST	MANSFIELD, TX	76063-1766
BRANDENBURG, HENRY SURVEY	A 129	BARKSDALE, BARBARA BOBO	937 MEADOW OAKS DR	ARLINGTON, TX	76010-1929
CURRY, A N SURVEY	A 332	SUNSET CROSSING SF LTD	8214 WESTCHESTER SUITE 710	DALLAS, TX	75225
CURRY, A N SURVEY	A 332	SLACK, JAMES F & YVONNE	4707 SUNSET DR	MANSFIELD, TX	76063-6707
CURRY, A N SURVEY	A 332	SLACK, YVONNE	4707 SUNSET DR	MANSFIELD, TX	76063-6707
CURRY, A N SURVEY	A 332	SUNSET CROSSING SF LTD	8214 WESTCHESTER SUITE 710	DALLAS, TX	75225
CURRY, A N SURVEY	A 332	SUNSET CROSSING SF LTD	8214 WESTCHESTER SUITE 710	DALLAS, TX	75225
CURRY, A N SURVEY	A 332	WOOD, WILBERN D & JOHNNIE M	4000 SCHOOL HILL CIR	ARLINGTON, TX	76017-3308
CURRY, A N SURVEY	A 332	DAY MINERALS LP ETAL	4500 WILLIAMS DR SUITE 212-349	GEORGETOWN, TX	78633
DAY MIAR ADDN	BLK 1	MCDUGALD, MALCOM DARREN & TONYA L	327 CARLIN RD	MANSFIELD, TX	76063
ENRIQUE ALEJANDRA ADDITION	BLK 1	GOMEZ, MIREYA & MARIO	1125 N DAY MIAR RD	MANSFIELD, TX	76063
ENRIQUE ALEJANDRA ADDITION	BLK 1	FAZAL, RIPIKA M & ARIF	1117 N DAY MIAR RD	MANSFIELD, TX	76063-6705
HOWARD ADDITION	BLK 1	STERNS, STANLEY	1071 N DAY MIAR RD	MANSFIELD, TX	76063-6720
PEMBERLEY ESTATES	BLK 1	FIRST TEXAS HOMES	500 CRESCENT CT STE 350	DALLAS, TX	75201-7854
PEMBERLEY ESTATES	BLK 1	FIRST TEXAS HOMES	500 CRESCENT CT STE 350	DALLAS, TX	75201-7854
PEMBERLEY ESTATES	BLK 1	FIRST TEXAS HOMES	500 CRESCENT CT STE 350	DALLAS, TX	75201-7854
PEMBERLEY ESTATES	BLK 1	FIRST TEXAS HOMES	500 CRESCENT CT STE 350	DALLAS, TX	75201-7854
PEMBERLEY ESTATES	BLK 1	FIRST TEXAS HOMES	500 CRESCENT CT STE 350	DALLAS, TX	75201-7854
PEMBERLEY ESTATES	BLK 1	FIRST TEXAS HOMES	500 CRESCENT CT STE 350	DALLAS, TX	75201-7854
PEMBERLEY ESTATES	BLK 1	FIRST TEXAS HOMES	500 CRESCENT CT STE 350	DALLAS, TX	75201-7854

Property Owner Notification for ZC#18-030

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
PEMBERLEY ESTATES	BLK 1	FIRST TEXAS HOMES	500 CRESCENT CT STE 350	DALLAS, TX	75201-7854
PEMBERLEY ESTATES	BLK 1	FIRST TEXAS HOMES	500 CRESCENT CT STE 350	DALLAS, TX	75201-7854
PEMBERLEY ESTATES	BLK 1	FIRST TEXAS HOMES	500 CRESCENT CT STE 350	DALLAS, TX	75201-7854
PEMBERLEY ESTATES	BLK 1	FIRST TEXAS HOMES	500 CRESCENT CT STE 350	DALLAS, TX	75201-7854
PEMBERLEY ESTATES	BLK 1	FIRST TEXAS HOMES	500 CRESCENT CT STE 350	DALLAS, TX	75201-7854
PEMBERLEY ESTATES	BLK 1	FIRST TEXAS HOMES	500 CRESCENT CT STE 350	DALLAS, TX	75201-7854
PEMBERLEY ESTATES	BLK 1	FIRST TEXAS HOMES	500 CRESCENT CT STE 350	DALLAS, TX	75201-7854
PEMBERLEY ESTATES	BLK 12	FIRST TEXAS HOMES	500 CRESCENT CT STE 350	DALLAS, TX	75201-7854
PEMBERLEY ESTATES	BLK 9	FIRST TEXAS HOMES	500 CRESCENT CT STE 350	DALLAS, TX	75201-7854
PEMBERLEY ESTATES	BLK 9	FIRST TEXAS HOMES	500 CRESCENT CT STE 350	DALLAS, TX	75201-7854
PEMBERLEY ESTATES	BLK 9	FIRST TEXAS HOMES	500 CRESCENT CT STE 350	DALLAS, TX	75201-7854
PEMBERLEY ESTATES	BLK 9	FIRST TEXAS HOMES	500 CRESCENT CT STE 350	DALLAS, TX	75201-7854
PEMBERLEY ESTATES	BLK 9	FIRST TEXAS HOMES	500 CRESCENT CT STE 350	DALLAS, TX	75201-7854
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PEMBERLEY ESTATES	BLK 9	FIRST TEXAS HOMES	500 CRESCENT CT STE 350	DALLAS, TX	75201-7854
PEMBERLEY ESTATES	BLK 9	FIRST TEXAS HOMES	500 CRESCENT CT STE 350	DALLAS, TX	75201-7854
PEMBERLEY ESTATES	BLK 9	FIRST TEXAS HOMES	500 CRESCENT CT STE 350	DALLAS, TX	75201-7854

EXHIBIT A
ZC#18-030
LEGAL DESCRIPTION
SUNSET CROSSING
27.86 ACRES
105 SINGLE FAMILY LOTS

Being all that tract or parcel of land out of the A.N. Curry survey, A-332 in Tarrant County, Texas and being more particularly described as follow:

BEGINNING at a found 1/2" iron rod with cap stamped "N.D.M. 2609" at the southwest corner of called 8.9385 acres tract conveyed to Robert John Albright as recorded in volume 11543, Page 302, Official Property Record Of Tarrant County, Texas (O.P.R.T.C.T.), said point being the southeast corner of called 3.9892 acre tract conveyed to CW-Pemberley recorded in Instrument Number D214185771, O.P.R.T.C.T., said point also being on the north line of Lot 1, Block 1 of Howard Addition recorded in Cabinet B, Page 1069, O.P.R.T.C.T.;

THENCE North 28 degrees 41 minutes 00 seconds West, with the west line of said 8.9385 acres tract and the east line of said 3.9892 acre tract, a distance of 661.06 feet to a 1/2" iron rod found at the northwest corner of said 8.9385 acres tract, said point also being in the northeast corner of said 3.9892 acre tract;

THENCE South 58 degree 28 minutes 43 seconds West, with the south line of a called 8.4563 acres tract conveyed to James Franklin Slack and Yvonne Slack as recorded in Instrument No. D210256701, O.P.R.T.C.T., a distance of 264.19 feet to a 2" iron pipe found for corner at the southwest corner of said Slack tract;

THENCE North 28 degree 39 minutes 35 seconds West departing said Southerly line and along the Easterly line of said Slack tract, a distance of 662.43 feet to a 1/2" inch iron rod found for corner, said corner lying in the common line of the Henry Brandenburg Survey, Abstract No. 129, and said A.N. Curry Survey, said point also being in the south Right-Of-Way line of Grand Meadow Boulevard (a 70' R.O.W);

THENCE North 59 degree 58 minutes 12 seconds East, with the South line of said Grand Meadow Boulevard and the north line of said Slack tract, passing at a distance of 839.53 feet the northwest corner of a called 3.000 acres tract conveyed to Johnson Collins and Brenda S. Collins recorded in Volume 7317, Page 2189, O.P.R.T.C.T., a total distance of 1032.18 feet to a found 1/2" iron rod for a corner, said corner also being in the northeast corner of said Collins tract, said corner also being the northwest corner of Lot 1, Block 1 of Day Miar Addition as recorded in Instrument No. D217116873, O.P.R.T.C.T.;

THENCE South 31 degree 26 minutes 48 seconds East, with the West line of said Lot 1 of Day Miar Addition and the east line of said 3.000 acre tract, a distance of 636.70 feet to a found 5/8" iron rod at the southwest corner of said Lot 1, the southeast corner of said 3.000 acre tract and on the north line of a called 1.3 acre tract conveyed to Robert J. Albright & Patricia Ann Albright recorded in Volume 6454, Page 93, O.P.R.T.C.T.,

THENCE North 58 degree 33 minutes 12 seconds East, along the south line of said Lot 1 and the north line of said 1.3 acres tract, a distance of 216.55 feet to a mag nail found for the northeast

EXHIBIT A
ZC#18-030
LEGAL DESCRIPTION
SUNSET CROSSING
27.86 ACRES
105 SINGLE FAMILY LOTS

corner of said 1.3 acres tract, said corner being in the west Right-Of-Way line of called Day Miar Road (a variable width R.O.W);

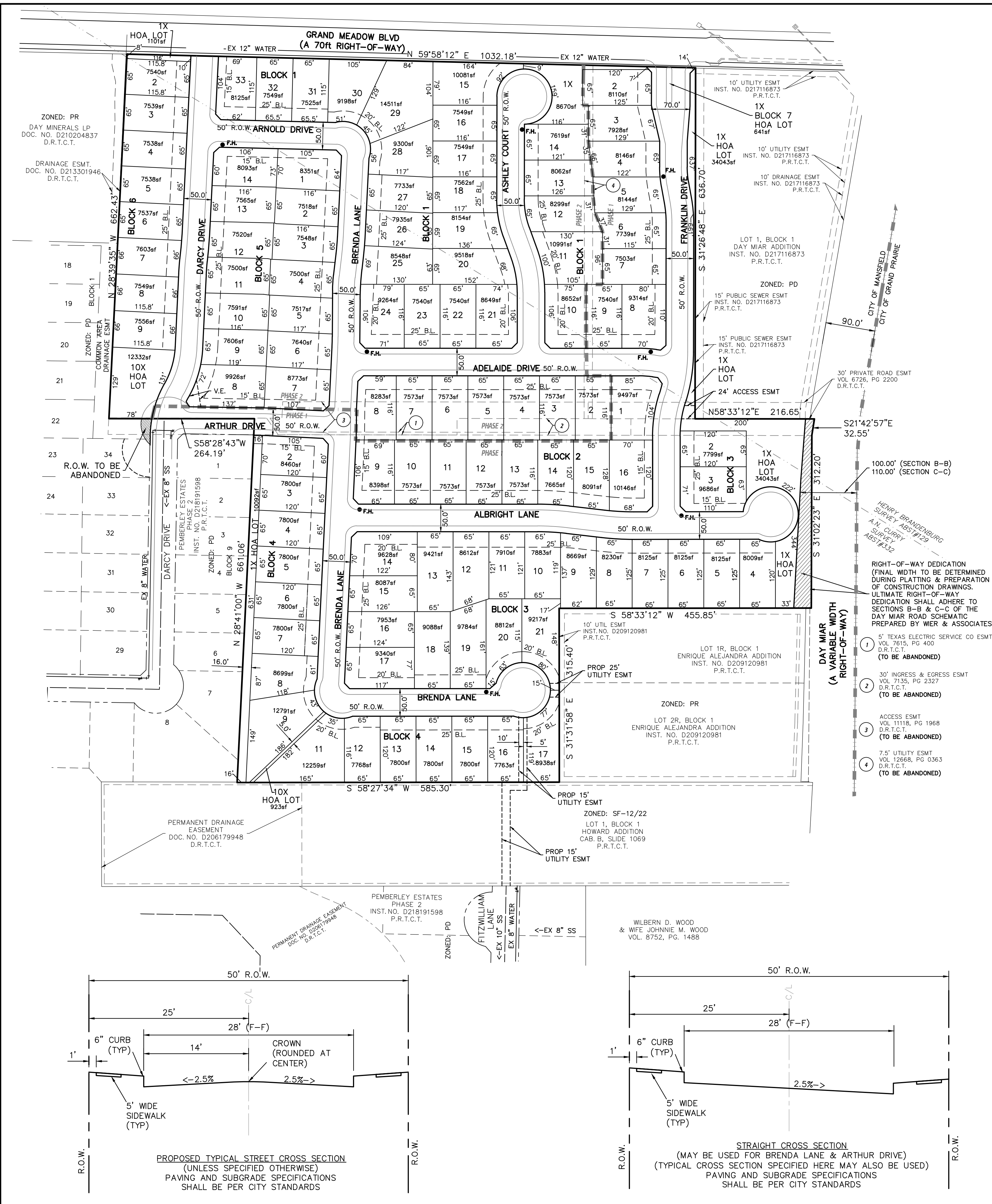
THENCE South 21 degree 42 minutes 57 seconds East, with the west Right-Of-Way line of said Day Miar Road, a distance of 32.55 feet to a found 1/2" iron rod with cap stamped "N.D.M. 2609"

THENCE South 31 degree 02 minutes 23 seconds East, with the west Right-Of-Way line of said Day Miar Road, a distance of 312.20 feet to the found 5/8" iron rod for a corner, also said being the southeast corner of said 3.30 acre tract;

THENCE South 58 degree 33 minutes 12 seconds West, departing said westerly line and along the corner of south line of said 3.30 acres tract, a distance of 455.85 feet to a 1/2" iron rod found for corner, said point also being the northwest corner of the Enrique Alejandra Addition, an addition to the City of Mansfield, Texas as recorded in Instrument No. D209120981, O.P.R.T.C.T.;

THENCE South 31 degree 31 minutes 58 seconds East along the west line of said Alejandra Addition, a distance of 315.40 feet to a 2" pipe found corner, said point also being north line of said Lot 1 of Howard Addition;

THENCE South 58 degree 27 minutes 34 seconds West along the north line of said Lot 1 of Howard Addition, a distance of 585.30 feet to the point of Beginning and containing 27.86 acres or 1213581.60 sq. Ft of land, more or less.



NOTES:

- 1) THIS DEVELOPMENT WILL NOT BE GATED.
- 2) MASONRY SCREENING WALLS SHALL BE 6 FOOT IN HEIGHT.
- 3) THE BOARD-ON-BOARD FENCE AROUND THE PERIMETER OF THIS SUBDIVISION WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
- 4) A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL MASONRY SCREENING WALLS, THE HOA LOTS, AND THE ENHANCED ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO THE MEDIAN, LANDSCAPING, DECORATIVE STREET LAMPS, ANY NON-STANDARD PAVEMENT, AND THE ENHANCED MASONRY WALLS WITH SIGNAGE.
- 5) THE HOME OWNER'S ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH THE CITY OF MANSFIELD POLICIES. THESE DOCUMENTS MUST BE REVIEWED BY THE CITY ATTORNEY PRIOR TO FILING THE FINAL PLAT. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT AT TARRANT COUNTY WHEN DEEMED NECESSARY BY THE ATTORNEY. THE DOCUMENTS SHALL BE SUBMITTED IN A TIMELY MANNER TO ALLOW FOR A MINIMUM OF 60 DAYS FOR REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN DELAY OF CONSTRUCTION, ACCEPTANCE OF THE SUBDIVISION OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS IN CONSTRUCTION, APPROVAL OR ACCEPTANCE OF THE SUBDIVISION CAUSED BY THE FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.
- 6) THIS PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
- 7) THIS DEVELOPMENT WILL BE DEVELOPED IN TWO PHASES.
- 8) ALL STREETS, PARKING AREAS AND DRIVEWAYS WILL BE CONCRETE PAVEMENT CONSTRUCTED TO MEET CITY OF MANSFIELD STANDARD DRAWINGS AND SPECIFICATIONS.
- 9) FIVE (5) FOOT CONCRETE SIDEWALKS WILL BE PROVIDED ALONG ALL PUBLIC STREETS IN ACCORDANCE WITH CITY STANDARDS.
- 10) A TOTAL OF 30% OF THE LOTS WITHIN THIS DEVELOPMENT SHALL HAVE J-SWING GARAGES.

LEGEND	
---	SETBACK
---	PROPERTY LINE
---	PHASE LINE
---	RIGHT-OF-WAY
---	TYPICAL
---	RADIUS
---	BUILDING LINE
---	HOME OWNER'S ASSOCIATION
---	VISIBILITY EASEMENT
---	FIRE HYDRANT

SITE SUMMARY

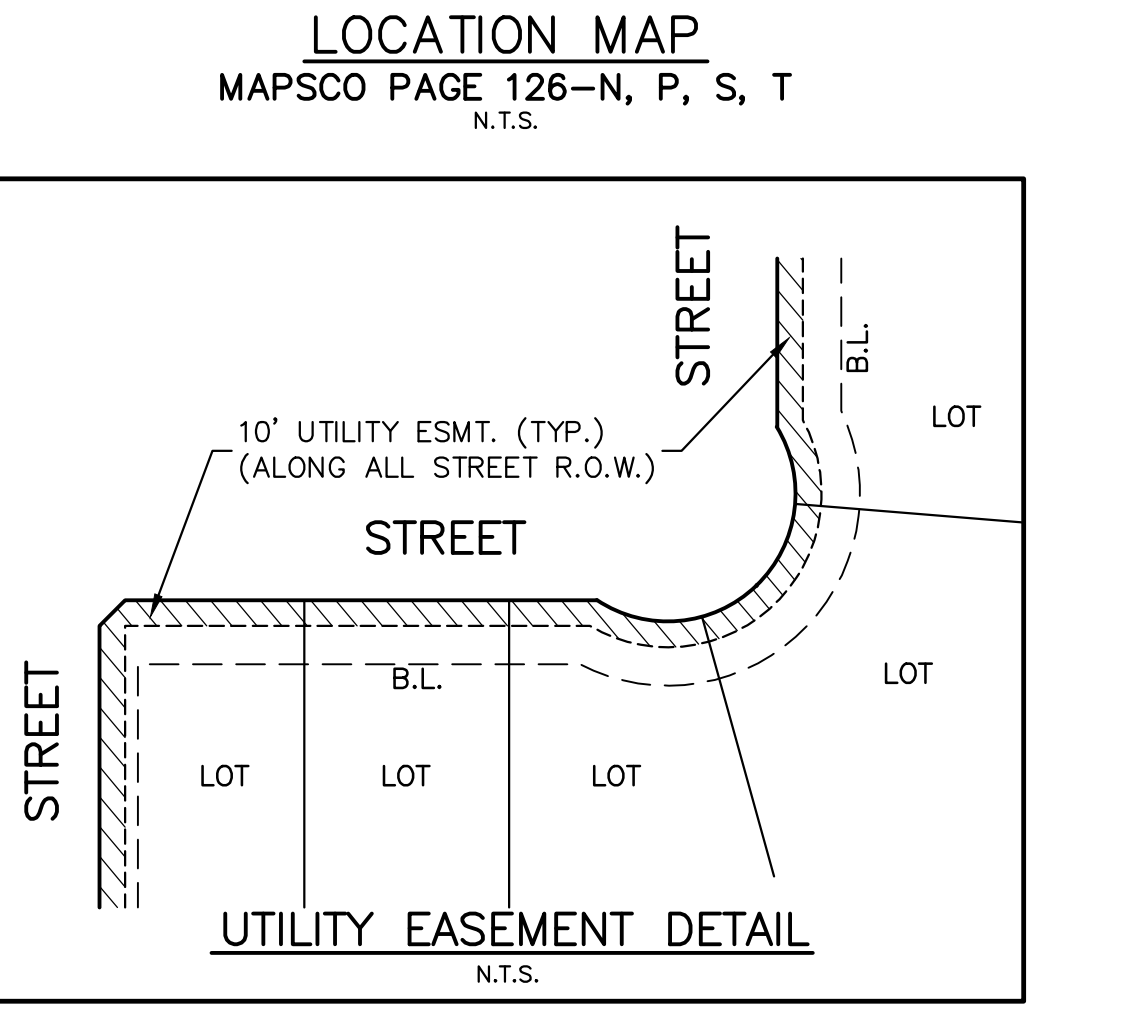
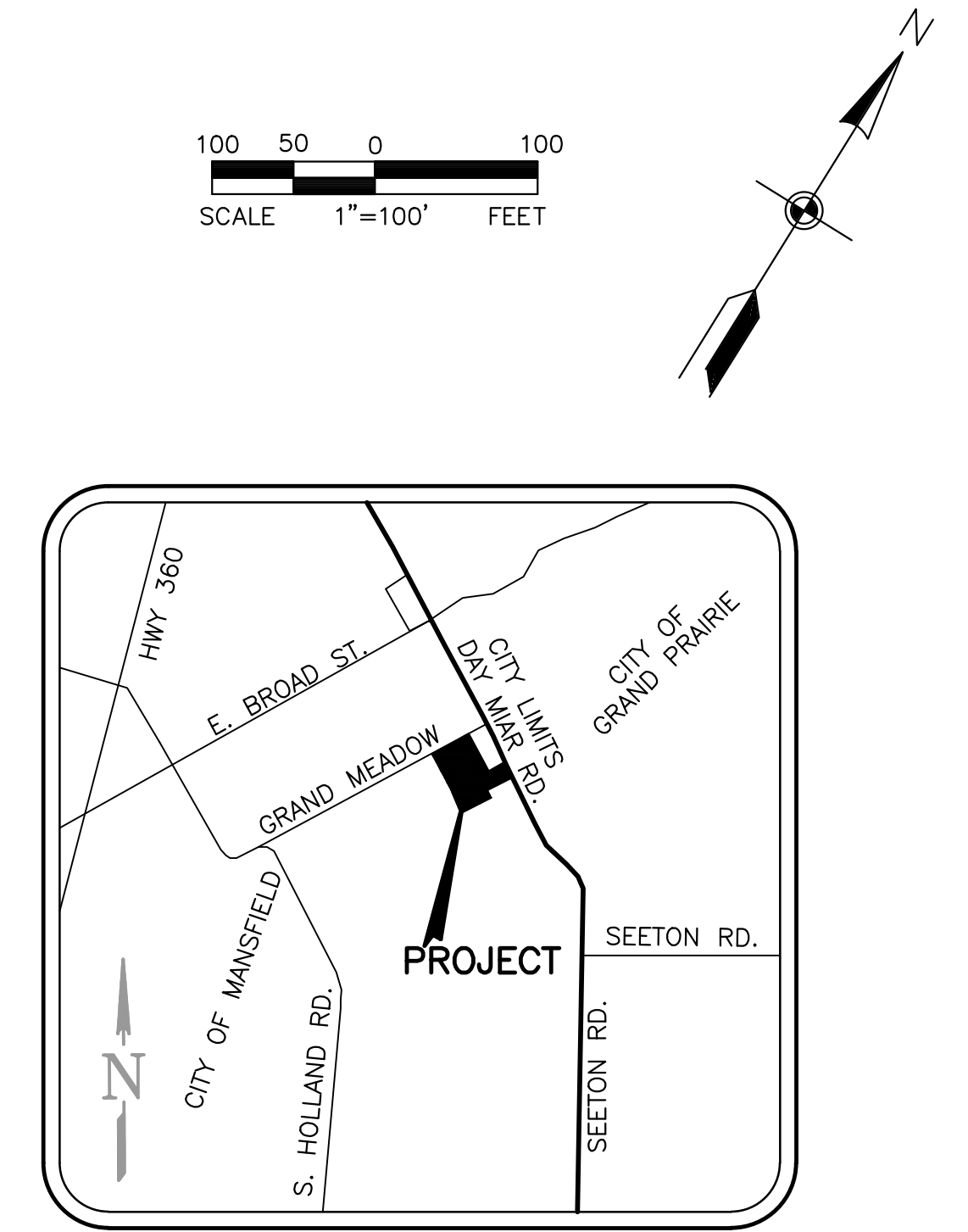
PROPOSED LAND USE:	RESIDENTIAL
TOTAL NUMBER OF LOTS:	105 RESIDENTIAL 7 HOA LOTS
BASE ZONING:	SF-7.5/18
MAXIMUM HEIGHT:	35'
MINIMUM FLOOR AREA:	12 LOTS AT 1,800 Sq. Ft. 39 LOTS AT 2,000 Sq. Ft. 54 LOTS AT 2,200 Sq. Ft.
MINIMUM LOT AREA:	7,500 Sq. Ft.
AVERAGE LOT AREA:	8,196 Sq. Ft.
MAXIMUM LOT COVERAGE:	55%
MINIMUM LOT WIDTH:	65' (c)
MINIMUM LOT DEPTH:	110'
MINIMUM STREET FRONTAGE IN KNUCKLES & CUL-DE-SACS:	35'
STREETS:	50' R.O.W.
PAVEMENT:	29' B-B
PROJECT AREA (ACRES):	27.86
OPEN SPACE (ACRES):	1.81
MINIMUM FRONT YARD:	25' (b)
MINIMUM REAR YARD:	15'
MINIMUM INTERIOR SIDE YARD:	5' & 10' (a)
MINIMUM EXTERIOR SIDE YARD:	15' ABUTTING REAR YARD 20' ABUTTING SIDE YARD
MASONRY PERCENTAGE:	80%
DENSITY (GROSS):	3.77 lots/acre

(a) REQUIRES TWO SIDE YARDS TO HAVE A COMBINED TOTAL OF NOT LESS THAN 15' WITH A 5' MINIMUM ON ONE SIDE AND A 10' MINIMUM ON THE OTHER SIDE.

(b) LOTS 11, 28, 29, 30, BLOCK 1, LOTS 20 & 21, BLOCK 3 & LOTS 8, 9, 11 & 17 BLOCK 4 ARE ALLOWED A MINIMUM FRONT YARD OF 20'.

(c) ALL CORNER LOTS SHALL BE AT LEAST 5' WIDER THAN THE MINIMUM LOT WIDTH.

ALL HOUSE FACADES SHALL COMPLY WITH SECTION 4600 OF THE CITY OF MANSFIELD ZONING ORDINANCE.



ALL DRIVEWAYS WILL BE CONSTRUCTED OF CONCRETE PAVEMENT

ALL EXISTING INGRESS & EGRESS EASEMENTS & EXISTING TEXAS ELECTRIC SERVICE EASEMENT WITHIN BLOCK 1 & 3 WILL BE ABANDONED.

EXHIBIT B
CASE NO. ZC#18-030
DEVELOPMENT PLAN
SUNSET CROSSING
27.86 ACRES
105 SINGLE FAMILY LOTS
OUT OF THE
A.N. CURRY SURVEY, ABSTRACT NO. 332 & THE
HENRY BRANDENBURG SURVEY, ABSTRACT NO. 129
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
JANUARY 2019

OWNER:
SUNSET CROSSING SF, LTD.
8214 WESTCHESTER DRIVE #710
DALLAS, TEXAS 75225
CONTACT: NOAH FLABIANO
(214) 212-7025

PREPARED BY:
MACATEE ENGINEERING, LLC
3519 MILES STREET
DALLAS, TEXAS 75209
CONTACT: PHILLIP FISHER
(214) 373-1180

DEVELOPER:
SKORBURG COMPANY
8214 WESTCHESTER DRIVE #710
DALLAS, TEXAS 75225
CONTACT: NOAH FLABIANO
(214) 212-7025

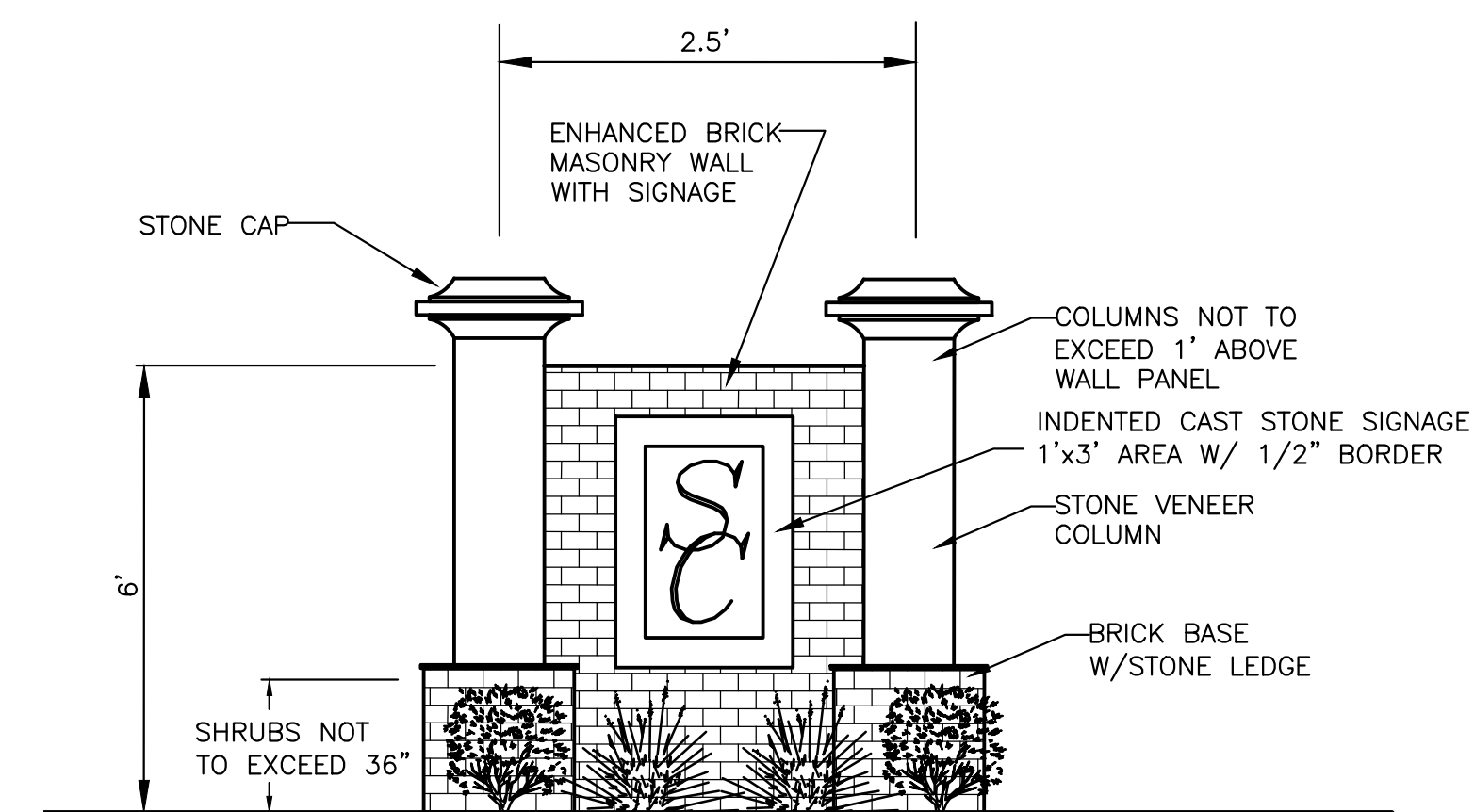
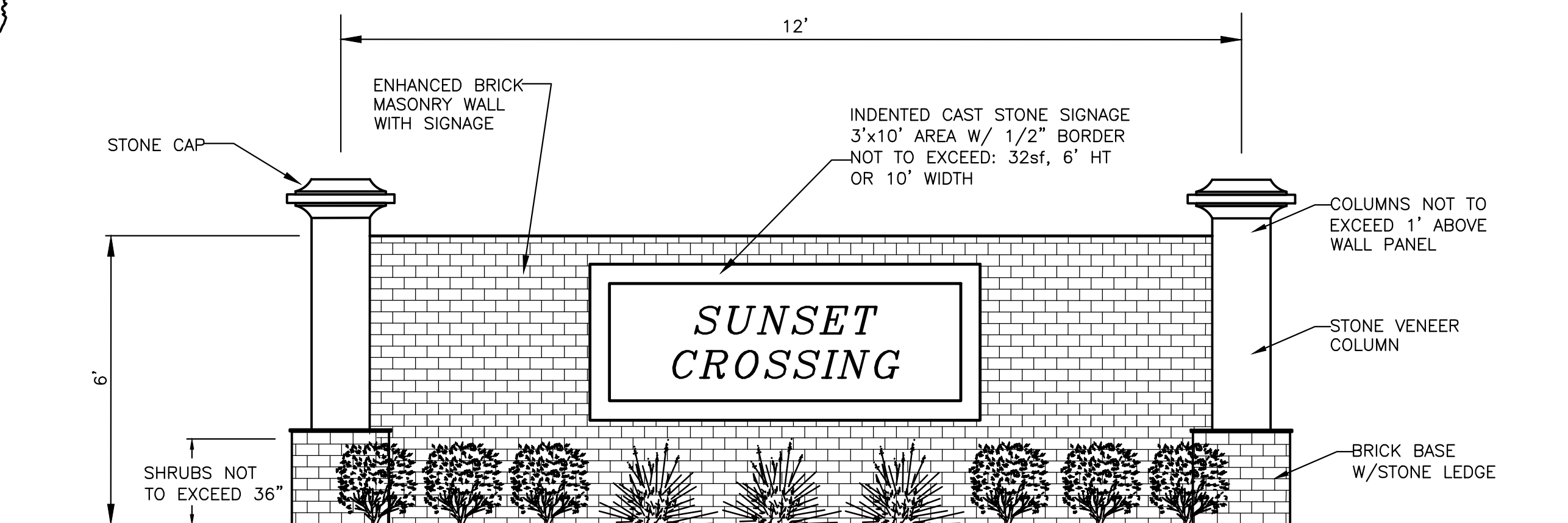
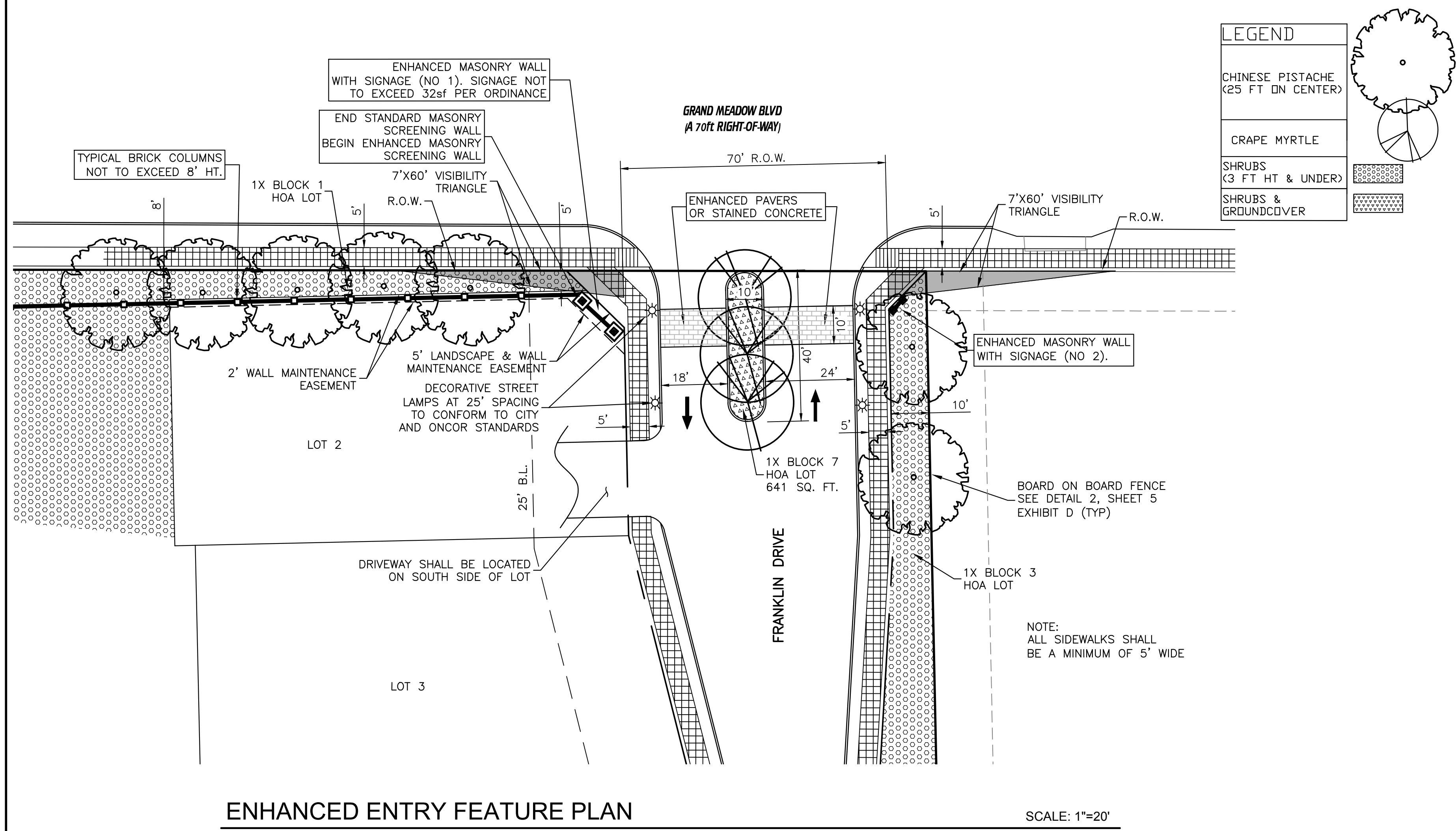


EXHIBIT C
CASE NO. ZC#18-030
ENHANCED ENTRYWAY PLAN
SUNSET CROSSING
27.86 ACRES
105 SINGLE FAMILY LOTS
OUT OF THE
A.N. CURRY SURVEY, ABSTRACT NO. 332 & THE
HENRY BRANDENBURG SURVEY, ABSTRACT NO. 129
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
JANUARY 2019

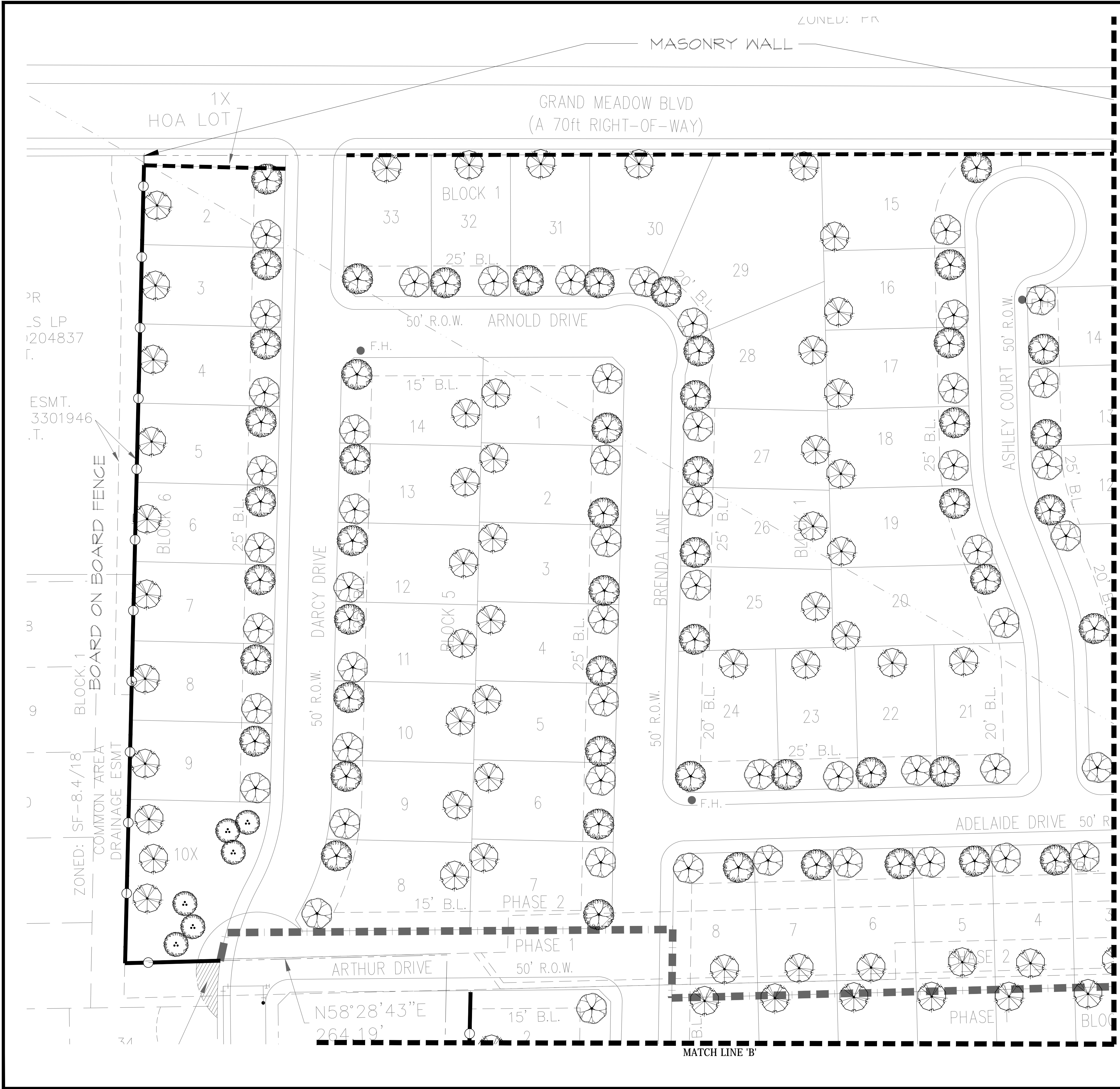
OWNER:
SUNSET CROSSING SF, LTD.
8214 WESTCHESTER DRIVE #710
DALLAS, TEXAS 75225
CONTACT: NOAH FLABIANO
(214) 212-7025

PREPARED BY:
MACATEE ENGINEERING, LLC
3519 MILES STREET
DALLAS, TEXAS 75209
CONTACT: PHILLIP FISHER
(214) 373-1180

OWNER:
YVONNE SLACK
CO: SKORBURG COMPANY
8214 WESTCHESTER DRIVE #710
DALLAS, TEXAS 75225
CONTACT: NOAH FLABIANO
(214) 212-7025

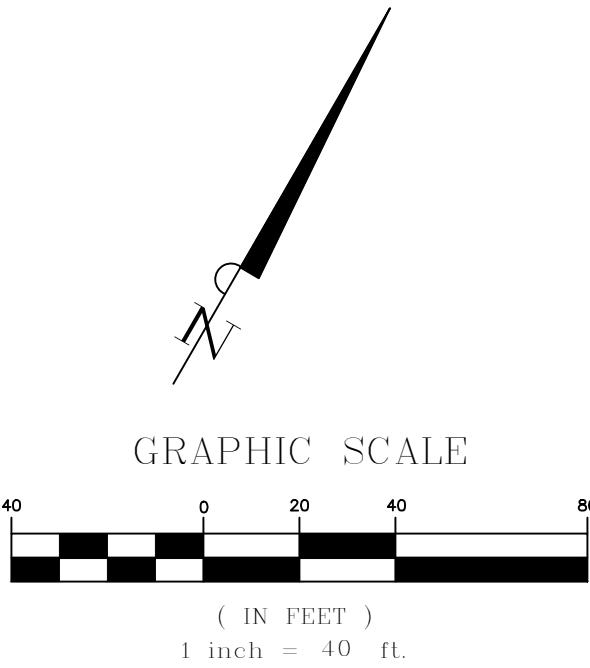
DEVELOPER:
SKORBURG COMPANY
8214 WESTCHESTER DRIVE #710
DALLAS, TEXAS 75225
CONTACT: NOAH FLABIANO
(214) 212-7025

File: B:\Clients\090 (Skorburg Development)\090-19-001 (Sunset Crossing - LS)\Civ\Sheet Set\1-1.0 LANDSCAPE PLAN.dwg Date Plotted: 1/28/2019 8:30 AM Plotted By: draw



VICINITY MAP

N15



SITE INFORMATION

BASE ZONING DISTRICT: SF-7.5/1B
PROPERTY AREA: 1,213,454.5 SF
27.86 ACRES

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

TREE REQUIREMENTS:
EVERY LOT IN A PR AND SF ZONING DISTRICT SHALL PROVIDE A MINIMUM NUMBER OF CANOPY TREES PER LOT AS FOLLOWS:
FOR LOTS CONTAINING 9,600 SQUARE FEET OR LESS, PROVIDE THREE CANOPY TREES. AT LEAST TWO TREES SHALL BE PLACED IN THE FRONT YARD.

105 LOTS x 3 CANOPY TREES = 315 TREES

HOA LOTS = 42 TREES

LANDSCAPING MAINTENANCE NOTES:
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 PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.
2) THE BOARD-ON-BOARD FENCE AROUND THE PERIMETER OF THE SUBDIVISION WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS. A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL MASONRY WALLS, THE HOA LOTS, AND THE ENHANCED ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO THE MEDIAN, LANDSCAPING, DECORATIVE STREET LAMPS, ANY NON-STANDARD PAVEMENT AND THE ENHANCED MASONRY WALLS WITH SIGNAGE.

PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	NOTES
	104	Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple	45 GAL.	3.5"	12' MIN.	Full, Matching, Symmetrical
	26	Lagerstroemia indica 'Tuscanora' / Grape Myrtle	30 GAL.	3.5"	6'-8'	Full, Matching, Symmetrical
	7	Pistacia chinensis / Chinese Pistache	45 GAL.	3.5"	12' MIN.	Full, Matching, Symmetrical
	106	Quercus shumardii / Shumard Red Oak	45 GAL.	3.5"	12' MIN.	Full, Matching, Symmetrical
	114	Quercus virginiana / Southern Live Oak	45 GAL.	3.5"	12' MIN.	Full, Matching, Symmetrical



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

ZC# 18-030

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

No.	Date	Revision	Description

PRELIMINARY
FOR REVIEW ONLY
These documents are for
Design Review and not
intended for
Construction, Bidding or
Permit Purposes. They
were prepared by, or
under the supervision of:
Drew J. Dubocq
L.A.#3141
1/28/2019

EXHIBIT D

PROJECT NO.: 090-18-022

PRELIMINARY
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These documents are for
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Drew J. Dubocq
L.A.#3141
1/28/2019

SHEET NUMBER
2 OF 4



LOT 1X, BLOCK 7

LOT:

10' UTILITY ESMT
INST. NO. D217116873
P.R.T.C.T.

1X
- HOA
LOT

10' UTILITY ESMT
INST. NO. D217116873
P.R.T.C.T.

10' DRAINAGE ESMT
INST. NO. D217116873
P.R.T.C.T.

LOT 1, BLOCK 1
DAY MIAR ADDITION
INST. NO. D217116873
P.R.T.C.T.

ZONED: PD

15' PUBLIC SEWER ESMT
- INST. NO. D217116873
P.R.T.C.T.

15' PUBLIC SEWER ESMT
- INST. NO. D217116873
P.R.T.C.T.

24' ACCESS ESMT

30' PRIVATE ROAD
- VOL 6726, PG 22
D.R.T.C.T.

S21 42' 57"
32.55'



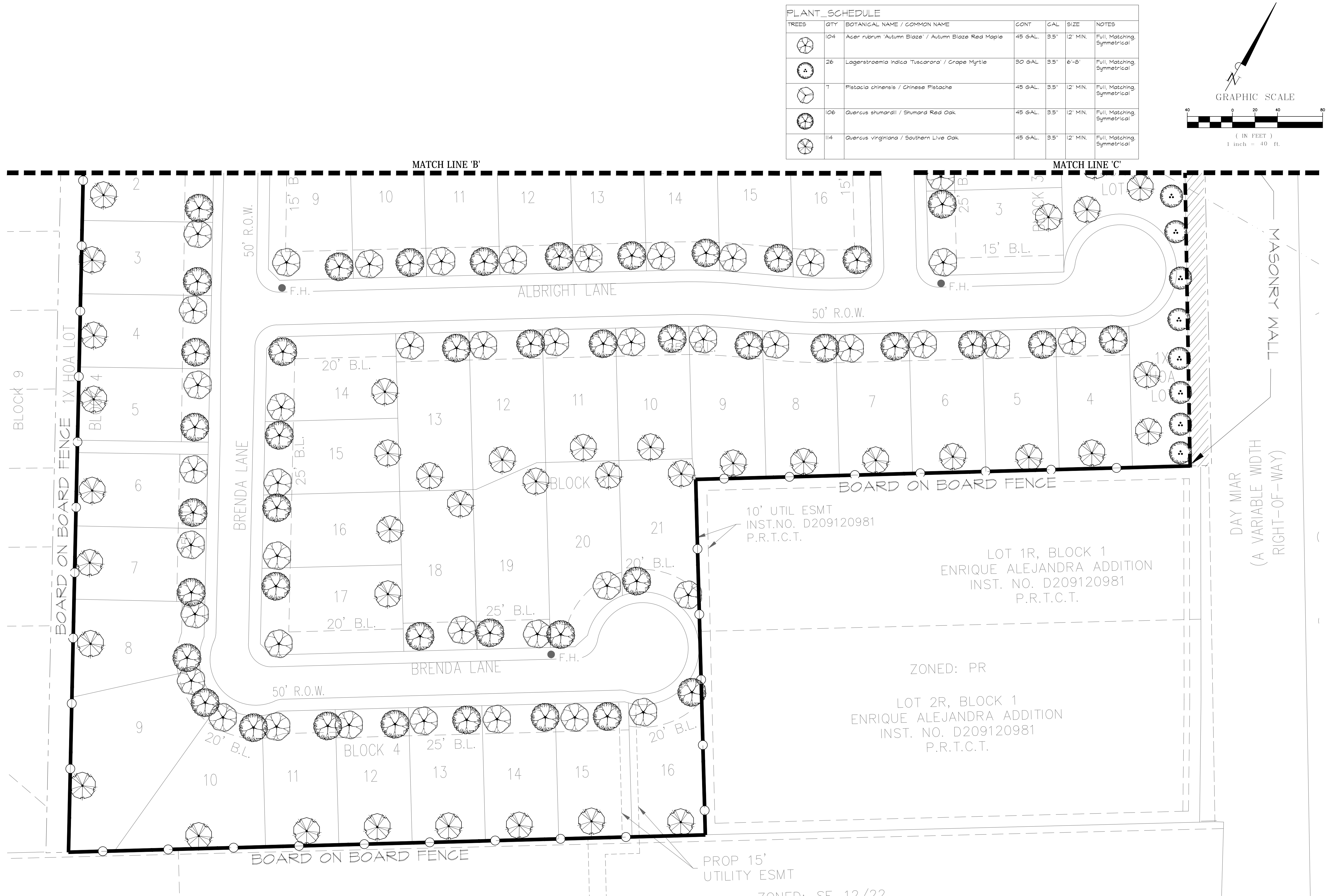
(IN FEET)
1 inch = 40 ft.

PLANT_SCHEDULE

(@ least 48 hours prior to digging)

ZC# 18-030

File: B:\Clients\090 (Storburg Development)\090-19-001 (Sunset Crossing - LS)\Civ\Sheet Set\AL-1.0 LANDSCAPE PLAN.dwg || Date Plotted: 1/28/2019 8:30 AM || Plotted By: draw



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SUNSET CROSSING
MANSFIELD, TEXAS

EXHIBIT D

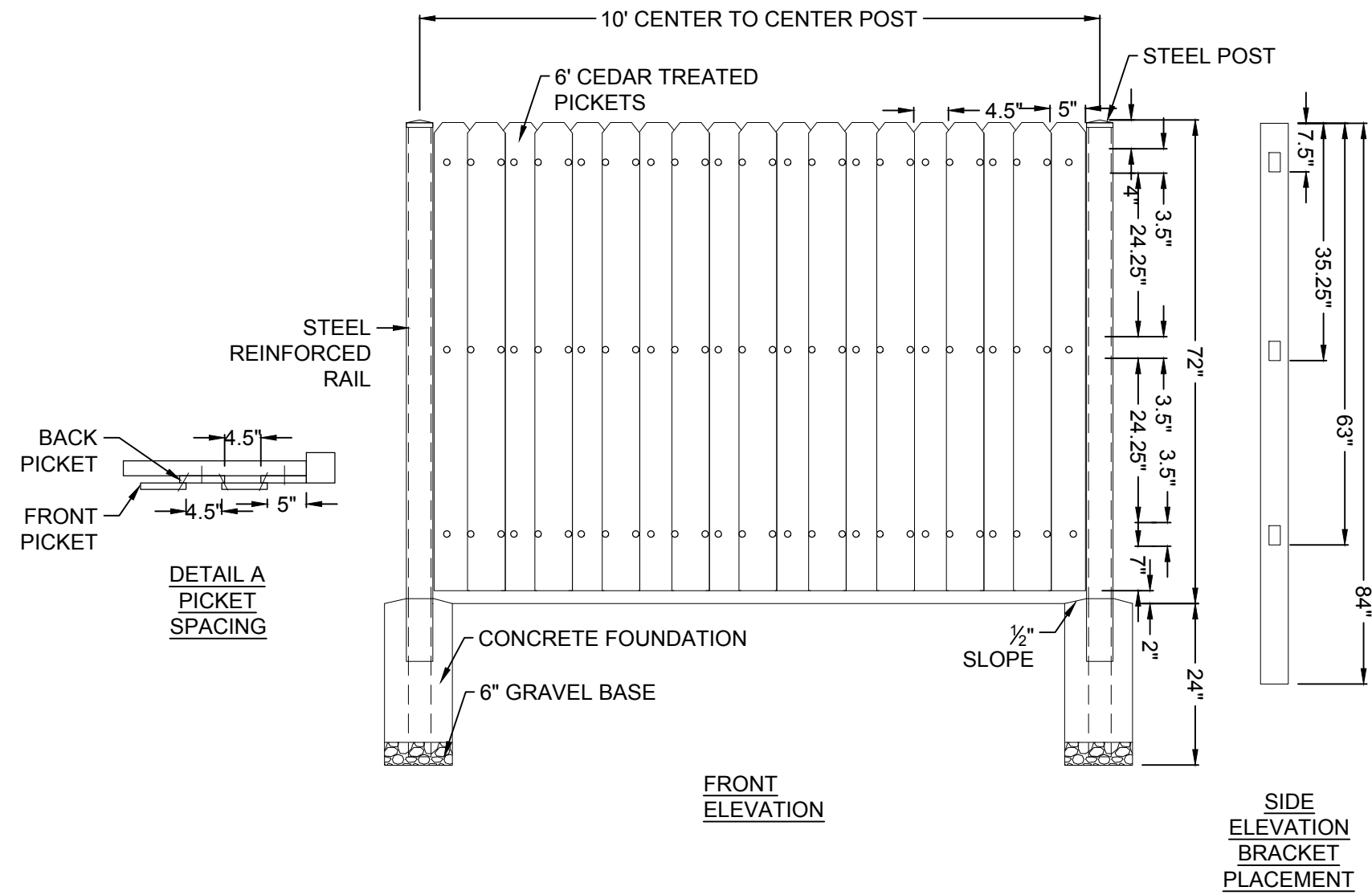
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1/28/2019

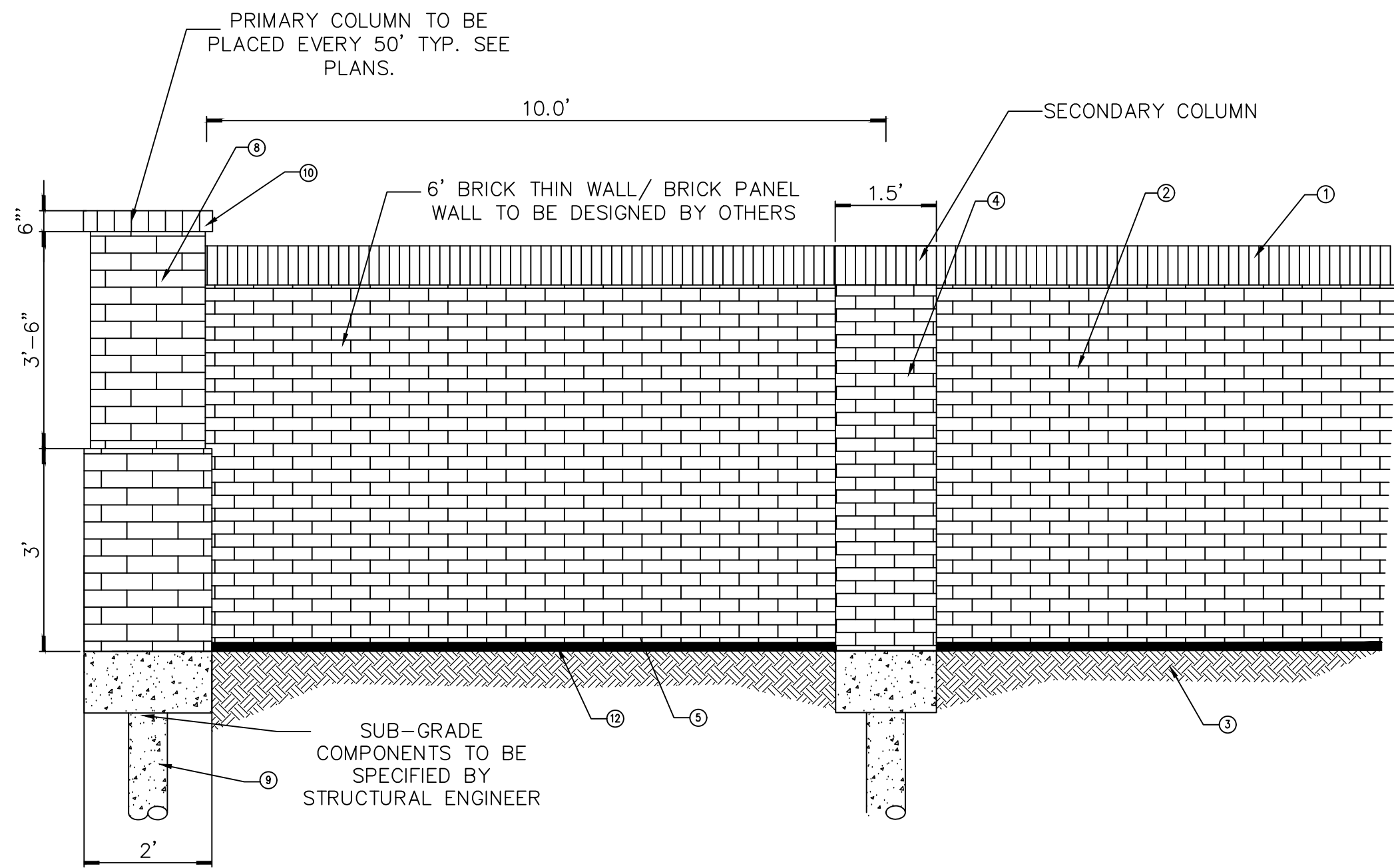
SHEET NUMBER
3 OF 4

PROJECT NO.: 090-18-022

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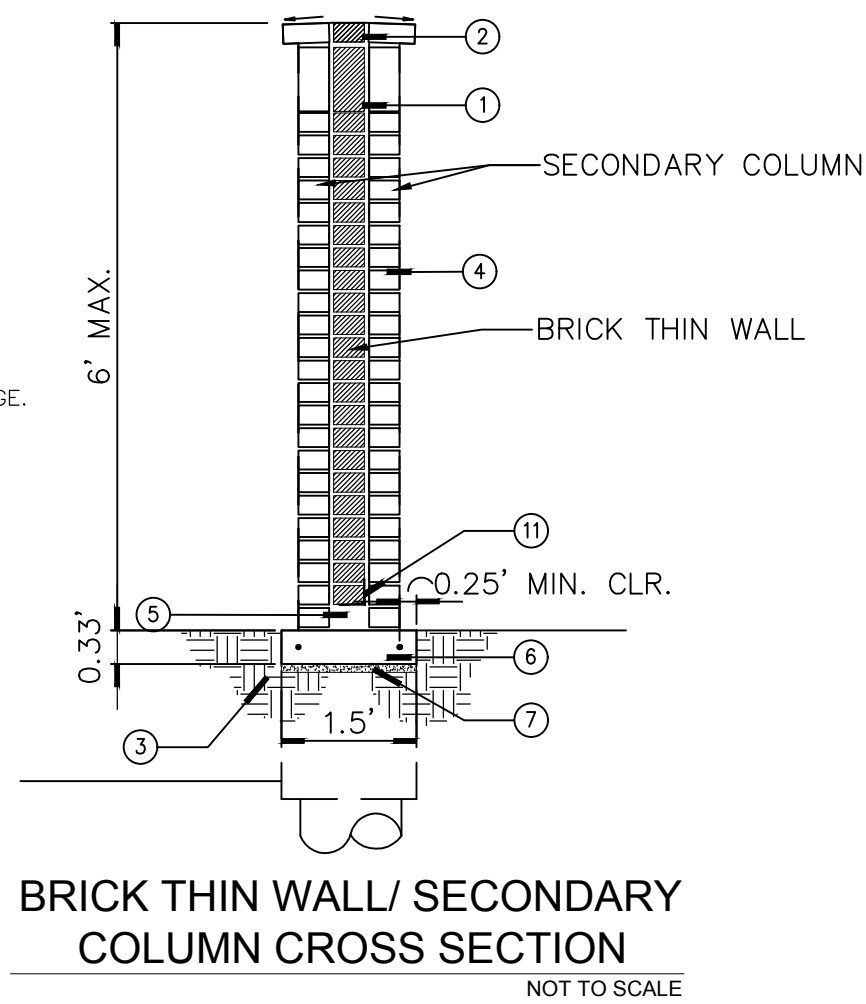


A 6' BOARD ON BOARD WOOD FENCE
NOT TO SCALE



B SCREEN WALL AND COLUMN DETAIL
NOT TO SCALE

- 1 SOLDIER COURSE @ TOP OF WALL (SEE ELEVATION).
- 2 STANDARD RUNNING BOND BRICK FACING W/STANDARD MASONRY H-REINFORCING. BRICK SELECTION BY OWNER. REINFORCED W/ 1--NO. 9 GAUGE WIRE HORIZONTAL AT EACH COURSE. PROVIDE SLIGHT SLOPE @ TOP AS SHOWN TO FACILITATE DRAINAGE.
- 3 COMPACTED SUBGRADE TO 95% OF AASHTO T-99 DENSITY.
- 4 STANDARD 16" WIDE BRICK SUPPORT @ 12' OR 10' O.C.
- 5 BOTTOM COURSE WITH WEEP OPENINGS
- 6 CONCRETE MOW-STRIP W/ (2) #4 BARS CONTINUOUS, 8" o.c. MIN.
- 7 1" SAND SETTING BED.
- 8 STANDARD 24"x24" COLUMN @ 60' OR 20' O.C.
- 9 12"~ PIER x DEPTH TO 8' MIN. BELOW EXISTING GRADE @ 12' O.C. MAX. (O.C. TO MATCH COLUMNS & BRICK SUPPORTS)
- 10 CAST STONE COLUMN CAP
- 11 3"x3"x1/2" GALVANIZED ANGLE IRON
- 12 4" OPENING



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

ZC# 18-014

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No.	Date	Revision	Description
PROJECT NO.: 090-18-022			

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L.A.#3141
1/28/2019

SHEET NUMBER

4 OF 4

Representative Product



EXHIBIT E
ZC#18-030

Representative Product



EXHIBIT E
ZC#18-030

Representative Product



EXHIBIT E
ZC#18-030

Representative Product



PLANNING AND ZONING COMMUNICATION

Agenda: February 4, 2019

Subject: ZC#18-031: Public hearing for a change of zoning from PR to PD for single-family residential and commercial uses on approximately 91.7 acres out of the M.D. Dickey Survey, Abstract 195 and T.J. Hanks Survey, Abstract 1109, Johnson County, and the M.D. Dickey Survey, Abstract 1986 and T.J. Hanks Survey, Abstract 644, Tarrant County, TX, generally located at the southeast corner of the intersection of W. Broad Street and Lillian Road and south of the intersection of Retta Road and W. Broad Street.

GENERAL INFORMATION

Applicant:	BBCP Acquisitions, developer JBI Partners, consultant Bryan Adkison, property owner Nellie Walker, property owner
Size:	91.7 acres
Proposed Use:	Single-family residential and commercial uses
Existing Land Use:	Vacant and drill site
Surrounding Land Use & Zoning:	North - Single-family residential, SF-7.5/12, PR, and ETJ; Multi-family residential, PD; Church, SF-7.5/12 South - Vacant, PR and PD East - Single-family residential and vacant, PR West - Single-family residential, ETJ; Vacant, PD
Thoroughfare Plan Specification:	W. Broad Street, 4-lane divided major arterial Future Retta Road, 4-lane divided major arterial

COMMENTS AND CONSIDERATIONS

The applicant is requesting PD, Planned Development zoning to accommodate the proposed Silver Oak development with single-family residential and commercial uses on approximately 91.7 acres. A portion of the property is currently located outside of the City limits and the property owner has applied for voluntary annexation of this tract. The future Retta Road, a 4-lane divided arterial street, divides the property from W. Broad Street continuing south to the Oak Preserve subdivision.

The development consists of two ownerships, the Walker tract and the Adkison tract. On the Walker tract, the applicant is proposing approximately 5.43 acres for commercial uses at W. Broad Street on either side of the future Retta Road. These tracts will comply with the C-2

District standards. South of the commercial tracts, the applicant is proposing approximately 13 acres of single-family residential uses following the SF-7.5/18 District standards.

The Silver Oak development itself will be located on the Adkison tract. Approximately 25.02 acres of the Adkison tract is currently located outside the city limits. The City Council initiated annexation proceedings on January 28, 2019, to incorporate this property into the City. The annexation ordinance will precede the zoning change so that the property is within the City limits if the PD zoning is approved.

For the Adkison tract, the applicant is requesting a maximum of 200 single-family residential lots. The lots will have a minimum lot area of 7,500 square feet and the houses will have minimum floor area of 1,800 square feet. The applicant is proposing the following deviations from the SF-7.5/18 District standards:

Requirement	SF-7.5/18	Proposed
Minimum Lot Width:	65'	May be 55' on cul-de-sac bulb or elbow if lot exceeds 7,500 sf
Minimum Lot Depth:	110'	May be 100' on cul-de-sac bulb or elbow if lot exceeds 7,500 sf
Minimum Front Setback:	25'	20'
Minimum Rear Setback:	15'	10' for outdoor living areas
Minimum Side Setback:	5' and 10'	5' for unenclosed porches on the 10' side
Minimum Lot Coverage:	45%	55%
Corner Lot Width:	15' wider than the next lot	10' wider than the minimum lot width

Development Plan, Exhibit C:

The Development Plan shows the proposed lot layout for the Adkison tract. Lots are not shown for the Walker tract which will be developed independently from the Silver Oak development. The applicant has provided typical lot details that illustrate how the homes are expected to be laid out on each lot type and how the different setbacks noted in the PD standards will be applied.

There is an existing drill site at the southwest corner of the property. Access to the drill site will be from Lillian Road through an access easement at the west side of the property. An existing frac pond adjacent to the drill site will need to be filled in to accommodate new residential lots and a new detention pond. The developer is working with the gas well operator on an agreement to relocate the frac pond near the drill site.

There are several pipeline easements that cross the property. The applicant proposes to place these in open space lots maintained by the homeowners' association.

For the Walker tract, the layout and number of residential lots will be determined at time of platting. These lots must comply with the standard development regulations for lots in the SF-7.5/18 District.

Open Space & Amenity Plan, Exhibit D-1:

The applicant is proposing approximately 7.3 acres of common areas/open space in the development on the Adkison tract. An open space is proposed with a detention pond on the west side of the development. Open spaces are planned along an existing creek at the east side of the development. Additionally, an off-street trail will be provided along the creek as shown on Exhibit D-1.

The residential portion of the Walker tract must comply with the requirements of the Parkland Dedication Ordinance.

Screening Plan, Exhibit D-2:

As indicated on the Screening Plan, the lots backing up to Retta Road will be screened by a 6' masonry screening wall with masonry columns, while the lots adjacent to Lillian Road will be screened by a 6' wood fence with masonry columns (spaced according to the PD standards). The open space area adjacent to Lillian Road will be screened by an ornamental metal fence. The applicant has provided representative photos showing the different proposed screening devices.

The residential portion of the Walker tract must comply with the subdivision screening requirements of the Subdivision Control Ordinance. Typically, a masonry wall is required adjacent to lots that side or back up to a 4-lane street or larger.

Enhanced Entryway Plan, Exhibit E:

The development will have its primary entrance points on the future Retta Road. The entryways to the Adkison tract will be located at the two intersections on Retta Road where the internal Silver Oak streets connect. These entrances include decorative pavers in the residential streets, decorative street lights at the intersection, and signage and landscaping in a bufferyard adjacent to Retta Road. Although the entryways do not include a boulevard section with median on the residential streets as required, the applicant's design is intended to merge the proposed entry features with Retta Road. The applicant does not propose any entry features for the secondary entrance from Lillian Road.

The subdivision signage for the Adkison tract will include a 72 square foot gabion sign wall (stones stacked in a metal cage) for the primary signs, and a smaller 36 square foot gabion sign wall with the development logo on the opposite side of the street. Together with the landscaping and street lights, these signs will be located in a 20-foot wide bufferyard along Retta Road. At the intersections, the 6' brick screening wall along Retta Road will end on each side of the street with a stone wall panel with 6'10" column. The landscaping will include a mix of trees, ornamental shrubs, and ornamental grass.

The residential portion of the Walker tract must comply with the enhanced entryway features required by Section 4600.D.18 of the Zoning Ordinance.

Summary and Recommendation

This property falls within Sub-Area 2 of the Official Land Use Plan. Sub-Area 2 is generally rural, but much of the vacant land is adjacent to the industrial parks near S. 6th Avenue. A blend of high density housing adjacent to some of the industrial development would be a suitable

buffer for single family as it moves west. The proposed Silver Oak development is west and south of Pioneer Place. Additionally, narrower lots are recommended in this Sub-Area to match lots on the north side of W. Broad Street, which is mostly zoned SF-7.5/12 from Sayers Street west toward the city limits.

If the PD is approved, the commercial and single-family areas of the Walker tract will not require future site plan review by the Planning and Zoning Commission or City Council. Any development on the Walker tract must comply with the City's platting regulations in the Subdivision Control Ordinance. All commercial buildings and single-family houses must comply with the applicable development standards, including the architectural and landscaping regulations, in the Zoning Ordinance.

Unlike the larger Birdsong, M3 Ranch and Somerset developments, which have a variety of lot sizes, the Silver Oak lots generally follow the SF-7.5/18 standards. Similar deviations needed for these larger developments are being requested with Silver Oak.

Staff recommends approval with the following conditions:

1. On Page 3 of Exhibit B, Paragraphs 2 and 4 under the "Development Standards" section refer to allowing a reduction in the lot depth and width of the lots at cul-de-sacs and elbows. On January 14, 2019, the City Council adopted an ordinance to eliminate a reduction in the size of standard SF-7.5/18 lots. Staff believes lots in this development can meet the standard requirements without a reduction in width or depth and recommends that this provision be eliminated.
2. On Page 3 of Exhibit B, Paragraph 6 under the "Development Standards" section allows a reduction of the rear yard setback from 15 feet to 10 feet for an outdoor living area, whether covered or uncovered. Under the Zoning Ordinance, outdoor living areas that are not covered that include fixed above-ground features such as a hearth or fireplace, outdoor kitchen counters or grill, seating and related amenities are subject to the City's accessory structure regulations in the same manner as a pergola or storage shed. Accessory structures have different regulations for area, height and setbacks than a house. Staff recommends that this provision only apply to covered outdoor living areas.
3. On Page 3 of Exhibit B, Paragraph 7 under the "Development Standards" section requires a minimum side yard setback of 5 feet on one side and 10 feet on the other, with an exception that an unenclosed porch may be placed on the 10-foot side with only a 5-foot setback. If all the houses should have an unenclosed porch, the effective side yard is 5-foot on each side. Staff would recommend that either 1) the reduced setback be allowed on a percentage of the total residential lots, for example 10 percent, or 2) eliminate the provision.

Attachments:

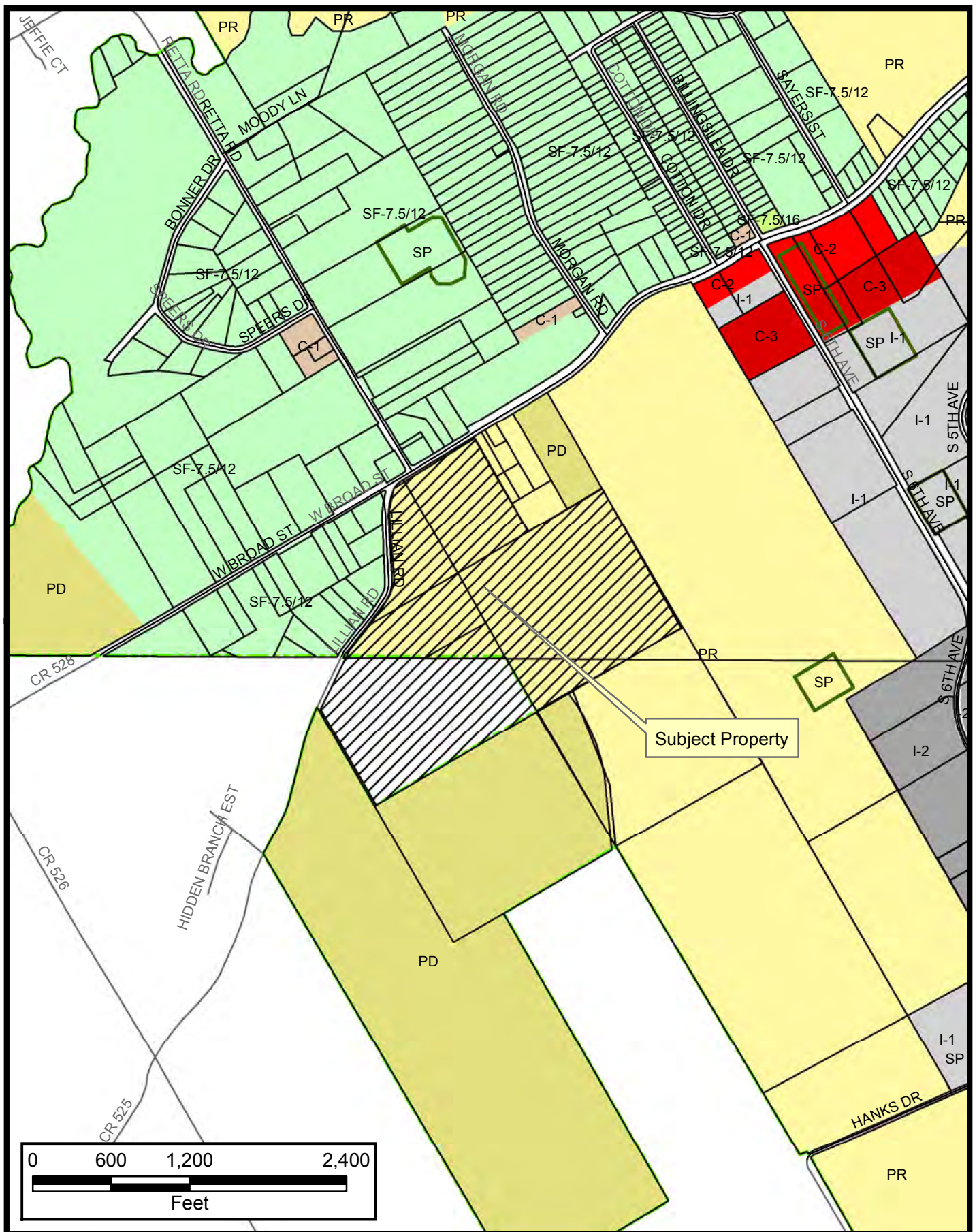
Maps and Supporting Information
Exhibits A through E



ZC#18-031

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.

1/14/2019



ZC#18-031

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.

1/14/2019

Property Owner Notification for ZC#18-031

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
PIONEER PLACE ADDN	BLK 1	BETHLEHEM'S PIONEER PLACE LP	1188 W BROAD ST	MANSFIELD, TX	76063
BETHLEHEM BAPTIST CHURCH ADDN	BLK A	BETHLEHEM BAPT CH MANSFIELD	1188 W BROAD ST	MANSFIELD, TX	76063-4508
BRIDGEMAN, JAMES SURVEY	A 186	SCOTT, GREGORY	1449 GLASGOW RD	FORT WORTH, TX	76134-2312
DICKEY, M D SURVEY	A 1986	WALKER, NELLIE	PO BOX 6553	FORT WORTH, TX	76115-0553
DICKEY, M D SURVEY	A 1986	NEW GALILEE BAPTIST CHURCH	PO BOX 601	MANSFIELD, TX	76063-0601
DICKEY, M D SURVEY	A 1986	III, LEONARD	1721 DANIEL ST	FORT WORTH, TX	76104
DICKEY, M D SURVEY	A 1986	SUAREZ, JOSE	764 LILLIAN RD	MANSFIELD, TX	76063
DICKEY, M D SURVEY	A 1986	BONNER, WILMER D	PO BOX 352	MANSFIELD, TX	76063-0352
DICKEY, M D SURVEY	A 1986	ADKISON, MICAH L	3201 BAIRDS LN	BURLESON, TX	76028-0407
DICKEY, M D SURVEY	A 1986	BONNER, WILBER D	PO BOX 352	MANSFIELD, TX	76063-0352
DICKEY, M D SURVEY	A 1986	BAILEY, LENARD R	2544 TIMBERLINE DR	FORT WORTH, TX	76119-4651
DICKEY, M D SURVEY	A 1986	CASSIO, LUIS A	811 NORTH ST	MANSFIELD, TX	76063-1640
DICKEY, M D SURVEY	A 1986	ADKISON, MICAH L	3201 BAIRDS LN	BURLESON, TX	76028-0407
HANKS, THOMAS J SURVEY	A 644	JOHNSTON, MARY ANN BROWN	1108 PEBBLE BEACH CT	MANSFIELD, TX	76063-2647
HANKS, THOMAS J SURVEY	A 644	JACKSON, GAYNELL	1324 W BROAD ST	MANSFIELD, TX	76063-4401
HANKS, THOMAS J SURVEY	A 644	JACKSON, CLYDE	1324 W BROAD ST	MANSFIELD, TX	76063-4401
HANKS, THOMAS J SURVEY	A 644	LAWSON, TODD	6250 MOUNTAIN PEAK CT	MIDLOTHIAN, TX	76065-8898
HANKS, THOMAS J SURVEY	A 644	SANDOVAL, NIRIA L	1301 W BROAD ST	MANSFIELD, TX	76063-4400

Property Owner Notification for ZC#18-031

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

EXHIBIT A

LEGAL DESCRIPTION – OVERALL TRACT

BEING all that parcel of land situated in the City of Mansfield, Johnson County and Tarrant County, Texas, being a part of the M. D. Dickey Survey, Abstract No. 195 (Johnson County), Abstract No. 1986 (Tarrant County), a part of the Thomas J. Hanks Survey, Abstract No. 644 (Tarrant County), Abstract No. 1109 (Johnson County), being a part of that called 18.615 acre tract of land described in deed to Nellie Walker recorded in Volume 7211, Page 338, Deed Records Tarrant County, Texas, being all of that called 75 acre tract of land described in deed to Bryan T. Adkison recorded in County Clerk's Document Number D211091035, Deed Records Tarrant County, Texas, and being further described as follows:

BEGINNING at a point found in the westerly line of said 18.615 acre tract of land and being at the intersection of the southeast right-of-way line of W Broad Street (a variable width right-of-way) with the easterly right-of-way line of Lillian Road (a variable width right-of-way);

THENCE along the southeasterly right-of-way line of W Broad Street as follows:

North 59 degrees 18 minutes 43 seconds East, 145.32 feet to a point for corner;

North 58 degrees 03 minutes 59 seconds East, 577.29 feet to a point in the northeasterly line of said 18.615 acre tract of land;

THENCE South 29 degrees 59 minutes 25 seconds East, 820.42 feet to the east corner of said 18.615 acre tract of land and being in the northwesterly line of said 75 acre tract of land;

THENCE along the northwesterly line of said 75 acre tract of land as follows:

North 59 degrees 54 minutes 50 seconds East, 360.00 feet to a point for corner;

North 59 degrees 40 minutes 53 seconds East, 292.77 feet to the north corner of said 75 acre tract of land;

THENCE South 29 degrees 28 minutes 26 seconds East, 1,224.95 feet to the east corner of said 75 acre tract of land;

THENCE South 59 degrees 49 minutes 58 seconds West, 2,692.79 feet to the south corner of said 75 acre tract of land;

THENCE North 30 degrees 17 minutes 42 seconds West, 848.16 feet to the west corner of said 75 acre tract of land and said point being in the easterly right-of-way line of Lillian Road;

THENCE along the northwesterly line of said 75 acre tract of land and along the easterly right-of-way line of Lillian Road as follows:

North 26 degrees 23 minutes 57 seconds East, 503.04 feet to a point for corner;

North 38 degrees 29 minutes 06 seconds East, 254.87 feet to a point for the south corner of said 18.615 acre tract of land;

THENCE along the westerly line of said 18.615 acre tract of land and along the easterly right-of-way line of Lillian Road as follows:

North 35 degrees 14 minutes 51 seconds East, 157.98 feet to a point for corner;

North 33 degrees 00 minutes 01 seconds East, 100.25 feet to a point for corner;

North 20 degrees 24 minutes 31 seconds East, 57.02 feet to a point for corner;

North 15 degrees 36 minutes 41 seconds East, 27.85 feet to a point for corner;

North 11 degrees 02 minutes 01 seconds East, 44.00 feet to a point for corner;

North 04 degrees 19 minutes 09 seconds West, 514.15 feet to a point for corner;

North 06 degrees 31 minutes 51 seconds East, 40.63 feet to a point for corner;

North 12 degrees 44 minutes 31 seconds East, 85.39 feet to a point for corner;

North 10 degrees 33 minutes 10 seconds East, 50.42 feet to a point for corner;

North 19 degrees 30 minutes 16 seconds East, 18.59 feet to the POINT OF BEGINNING and containing 91.69 acres of land.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



LEGAL DESCRIPTION – TRACT 1

BEING all that parcel of land situated in the City of Mansfield, Tarrant County, Texas, being a part of the Thomas J. Hanks Survey, Abstract No. 644 and a part of the M.D. Dickey Survey, Abstract No. 1986 and being a part of that called 18.615 acre tract of land described in deed to Nellie Walker recorded in Volume 7211, Page 338, Deed Records Tarrant County, Texas, and being further described as follows:

BEGINNING at a point found in the westerly line of said 18.615 acre tract of land and being at the intersection of the southeast right-of-way line of W Broad Street (a variable width right-of-way) with the easterly right-of-way line of Lillian Road (a variable width right-of-way);

THENCE along the southeasterly right-of-way line of W Broad Street as follows:

North 59 degrees 18 minutes 43 seconds East, 145.32 feet to a point for corner;

North 58 degrees 03 minutes 59 seconds East, 46.73 feet to a point for corner;

THENCE South 30 degrees 40 minutes 35 seconds East, 289.19 feet to a point for corner;

THENCE South 58 degrees 35 minutes 09 seconds West, 396.68 feet to a point for corner in the westerly line of said 18.615 acre tract of land and easterly right-of-way line of Lillian Road;

THENCE along the westerly line of said 18.615 acre tract of land and along the easterly right-of-way line of Lillian Road as follows:

North 04 degrees 19 minutes 09 seconds West, 166.32 feet to a point for corner;

North 06 degrees 31 minutes 51 seconds East, 40.63 feet to a point for corner;

North 12 degrees 44 minutes 31 seconds East, 85.39 feet to a point for corner;

North 10 degrees 33 minutes 10 seconds East, 50.42 feet to a point for corner;

North 19 degrees 30 minutes 16 seconds East, 18.59 feet to the POINT OF BEGINNING and containing 2.07 acres of land.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



LEGAL DESCRIPTION – TRACT 2

BEING all of that parcel of land situated in the City of Mansfield, Tarrant County, Texas, being a part of the Thomas J. Hanks Survey, Abstract No. 644, being a part of that called 18.615 acre tract of land described in deed to Nellie Walker recorded in Volume 7211, Page 338, Deed Records Tarrant County, Texas and being further described as follows:

COMMENCING at a point found in the westerly line of said 18.615 acre tract of land and being at the intersection of the southeast right-of-way line of W Broad Street (a variable width right-of-way) with the easterly right-of-way line of Lillian Road (a variable width right-of-way);

THENCE along the southeasterly right-of-way line of W Broad Street as follows:

North 59 degrees 18 minutes 43 seconds East, 145.32 feet to a point for corner;

North 58 degrees 03 minutes 59 seconds East, 46.73 feet to the POINT OF BEGINNING of this tract of land;

North 58 degrees 03 minutes 59 seconds, 530.56 feet to a point in the northeasterly line of said 18.615 acre tract of land;

THENCE South 29 degrees 59 minutes 25 seconds East, 275.18 feet to a point for corner;

THENCE South 57 degrees 39 minutes 33 seconds West, 527.36 feet to a point for corner;

THENCE North 30 degrees 40 minutes 35 seconds West, 278.84 feet to the POINT OF BEGINNING and containing 3.36 acres of land.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



LEGAL DESCRIPTION – TRACT 3

BEING all of that parcel of land situated in the City of Mansfield, Tarrant County, Texas, being a part of the Thomas J. Hanks Survey, Abstract No. 644 and a part of the M.D. Dickey Survey, Abstract No. 1986, being a part of that called 18.615 acre tract of land described in deed to Nellie Walker recorded in Volume 7211, Page 338, Deed Records Tarrant County, Texas, and being further described as follows:

COMMENCING at a point found in the westerly line of said 18.615 acre tract of land and being at the intersection of the southeast right-of-way line of W Broad Street (a variable width right-of-way) with the easterly right-of-way line of Lillian Road (a variable width right-of-way);

THENCE along the westerly line of said 18.615 acre tract of land and along the easterly right-of-way line of Lillian Road as follows:

South 19 degrees 30 minutes 16 seconds West, 18.59 feet to a point for corner;

South 10 degrees 33 minutes 10 seconds West, 50.42 feet to a point for corner;

South 12 degrees 44 minutes 31 seconds West, 85.39 feet to a point for corner;

South 06 degrees 31 minutes 51 seconds West, 40.63 feet to a point for corner;

South 04 degrees 19 minutes 09 seconds East, 166.32 feet to the POINT OF BEGINNING of this tract of land;

THENCE North 58 degrees 35 minutes 09 seconds East, 396.68 feet to a point for corner;

THENCE North 30 degrees 40 minutes 35 seconds West, 10.35 feet to a point for corner;

THENCE North 57 degrees 39 minutes 33 seconds East, 527.36 feet to a point in the easterly line of said 18.615 acre tract of land;

THENCE South 29 degrees 59 minutes 25 seconds East, 545.24 feet to the east corner of said 18.615 acre tract of land;

THENCE South 59 degrees 34 minutes 02 seconds West, 1,399.56 feet to a point for the south corner of said 18.615 acre tract of land and being in the easterly right-of-way line of Lillian Road;

THENCE along the westerly line of said 18.615 acre tract of land and along the easterly right-of-way line of Lillian Road as follows:

North 35 degrees 14 minutes 51 seconds East, 157.98 feet to a point for corner;

North 33 degrees 00 minutes 01 seconds East, 100.25 feet to a point for corner;

North 20 degrees 24 minutes 31 seconds East, 57.02 feet to a point for corner;

North 15 degrees 36 minutes 41 seconds East, 27.85 feet to a point for corner;

North 11 degrees 02 minutes 01 seconds East, 44.00 feet to a point for corner;

North 04 degrees 19 minutes 09 seconds West, 347.83 feet to the POINT OF BEGINNING and containing 13.00 acres of land.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



LEGAL DESCRIPTION – TRACT 4

BEING all that parcel of land situated in the City of Mansfield and in Johnson County and Tarrant County, Texas, being a part of the M. D. Dickey Survey, Abstract No. 195 (Johnson County), Abstract No. 1986 (Tarrant County), a part of the Thomas J. Hanks Survey, Abstract No. 644 (Tarrant County), Abstract No. 1109 (Johnson County), being all of that called 75 acre tract of land described in deed to Bryan T. Adkison recorded in County Clerk's Document Number D211091035, Deed Records Tarrant County, Texas, and being further described as follows:

BEGINNING at a point found at the most northerly west corner of said 75 acre tract of land and being in the easterly right-of-way line of Lillian Road (a variable width right-of-way);

THENCE along the northwesterly line of said 75 acre tract of land as follows:

North 59 degrees 34 minutes 02 seconds East, 1,399.56 feet to a point for corner;

North 59 degrees 54 minutes 50 seconds East, 360.00 feet to a point for corner;

North 59 degrees 40 minutes 53 seconds East, 292.77 feet to the north corner of said 75 acre tract of land;

THENCE South 29 degrees 28 minutes 26 seconds East, 1,224.95 feet to the east corner of said 75 acre tract of land;

THENCE South 59 degrees 49 minutes 58 seconds West, 2,692.79 feet to the south corner of said 75 acre tract of land;

THENCE North 30 degrees 17 minutes 42 seconds West, 848.16 feet to the most southerly west corner of said 75 acre tract of land and said point being in the easterly right-of-way line of Lillian Road;

THENCE along the northwesterly line of said 75 acre tract of land and along the easterly right-of-way line of Lillian Road as follows:

North 26 degrees 23 minutes 57 seconds East, 503.04 feet to a point for corner;

North 38 degrees 29 minutes 06 seconds East, 254.87 feet to the POINT OF BEGINNING and containing 73.26 acres of land.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



EXHIBIT B

PLANNED DEVELOPMENT STANDARDS

SILVER OAK

COMMUNITY FRAMEWORK

Silver Oak will be a neighborhood where an emphasis on being able to experience a small town environment where you know your neighbors, is balanced with the conveniences of a suburban lifestyle.

The neighborhood will be developed generally in accordance with the standards established in the SF-7.5/18 Single Family Residential zoning district. This will create a neighborhood where lot sizes are compatible with the surrounding area where the majority of the residential property is zoned to the SF-7.5/12 zoning district.

Open spaces and common areas are located in areas where the natural features of the property can be emphasized for the benefit of families in the neighborhood as well as the surrounding area.

COMMERCIAL TRACTS **(TRACTS 1 AND 2)**

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

SINGLE FAMILY TRACTS **(TRACTS 3, 4, AND 5)**

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

2. Development Standards: Development shall be in accordance with the development standards established in the (SF-7.5/18) Single Family Residential District in the Mansfield Zoning Ordinance as it exists or may be amended.
3. Rezoning: Any rezoning of any Parcel/Lot, whether to a different zoning category, amended development standards, or for a Specific Use Permit shall be treated as a stand-alone request as it relates to that property. As such, property owners of land located within the Planned Development as shown on the Development Plan do not have to be party to the rezoning.

GENERAL STANDARDS

1. The design and development of the Silver Oak neighborhood shall take place in general accordance with the attached Development Plan (Exhibit C-1), Street Plan (Exhibit C-2), Open Space/Amenity Plan (Exhibit D-1), Screening Plan (Exhibit D-2), Trail Plan (Exhibit D-3), and Enhanced Entryway Plan (Exhibit E).
2. Unless otherwise specified in this planned development, development within the Silver Oak neighborhood is governed by the Mansfield Zoning Ordinance as currently enacted at the time of approval of this ordinance by the City Council. In the event of any conflict or inconsistency between these standards and the applicable City regulations, the terms and provisions of this planned development shall apply.
3. Unless otherwise specified in this planned development, the design and construction of public infrastructure and utilities within the Silver Oak neighborhood shall be in accordance with the Mansfield Design Standards as currently enacted at the time of approval of this ordinance by the City Council. In the event of any conflict or inconsistency between these standards and the applicable City regulations, the terms and provisions of this planned development shall apply.
4. In the event of a conflict between the written text and the illustrations provided in this planned development, the written text contained herein shall control.
5. The maximum number of homes in the Silver Oak neighborhood shall be 200.
6. A minimum of 10% of land (7.3 AC +/-) cumulatively located within Tract 5 shall be used as open space, as identified on the Open Space Plan.
 - A. In order for the open space to be counted towards meeting the minimum requirement, it must be at least 0.5 acre in size or contain recreational elements (i.e. hike & bike trail, etc.), as well as be readily accessible to the residents of the Silver Oak neighborhood. The open space may be public or private.
 - B. If the open space is private, it shall be owned and maintained by a mandatory Homeowners Association.
7. Homeowners Association (HOA)
 - A. A mandatory homeowners association will be responsible for the maintenance of lots owned by the (HOA), detention ponds, play area equipment not located with a public park, trails, entryway features, perimeter screening as shown on Exhibit D-1, master developer provided canopy trees, landscaping at the entryway and on HOA lots.
 - B. The HOA documents shall be filed in accordance with the City of Mansfield policies. These documents shall be reviewed by the City Attorney prior to filing the final plat. The documents shall be filed with the final plat at Tarrant and/or Johnson County and deemed necessary by the attorney. The documents shall be submitted in a timely manner to allow for a minimum of 60 days review. Failure to submit the documents or incomplete documents may result in delay of construction, acceptance of the subdivision or delay in approval of a building permit. The City does not accept the

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

8. The proposed development will be in complete accordance with the provisions of the approved Planned Development District and all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

DEVELOPMENT STANDARDS

1. Uses
 - A. Permitted uses allowed in Tracts 5 and 6 shall be all principal and accessory uses which are allowed by right in the SF-7.5/18 Single Family Residential District, in accordance with Section 4400 B Permitted Use Table of the Mansfield Zoning Ordinance, as amended.
 - B. A Specific Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the SF-7.5/18 Single Family Residential District, in accordance with Section 4400 B Permitted Use Table of the Mansfield Zoning Ordinance, as amended.
2. Minimum Lot Width: 65'. Lots on a cul-de-sac bulb or elbow may be up to 10' narrower as long as the lot area exceeds the minimum area square footage. Corner lots shall be at least 10' wider than the specified minimum lot width.
3. Minimum Lot Area: 7,500 square feet.
4. Minimum Lot Depth: 110'. Lots on a cul-de-sac bulb or elbow may be up to 10' shallower as long as the lot area exceeds the minimum area square footage.
5. Minimum Front Yard Setback: 25'. Minimum front yard setback for a swing garage shall be 20'.
6. Minimum Rear Yard Setback: 15' for the face of the house. Outdoor living areas shall have a minimum rear yard setback of 10' whether or not the area is covered by a roof which is integrated into the house.
7. Minimum Side Yard Setback: 5' & 10' for the face of the house. Unenclosed porches shall have a minimum 5' side yard setback on the side of the lot where the 10' setback is established.
8. Minimum Floor Area: 1,800 square feet.
9. Maximum Lot Coverage: 55%.
10. Maximum Height: 35'.
11. Single Family Detached Architectural Standards: Homes constructed within the Silver Oak neighborhood shall comply with the architectural standards established in Section 4600 of the Mansfield Zoning Ordinance unless otherwise indicated below.
12. Canopy Trees:
 1. On all single family lots, a minimum of 2, 3" caliper canopy trees shall be provided for each home, one of which may be located in the back yard.

COMMUNITY DESIGN STANDARDS

1. Community Buffers:
 - A. Retta Road:
 1. A minimum 20' wide landscape buffer shall be provided adjacent to the right-of-way. Berms and retaining walls may be constructed within the buffer.
 2. A mix of canopy and ornamental trees shall be planted within the required landscape buffer. Canopy trees shall consist of a minimum of 33% of all tree plantings within the buffer.
 3. Ground cover may also be planted throughout the buffer. Ground cover includes, but is not

limited to, shrubs, grasses, turf, mulched planter beds and hardscape.

2. Buffer Vegetation:

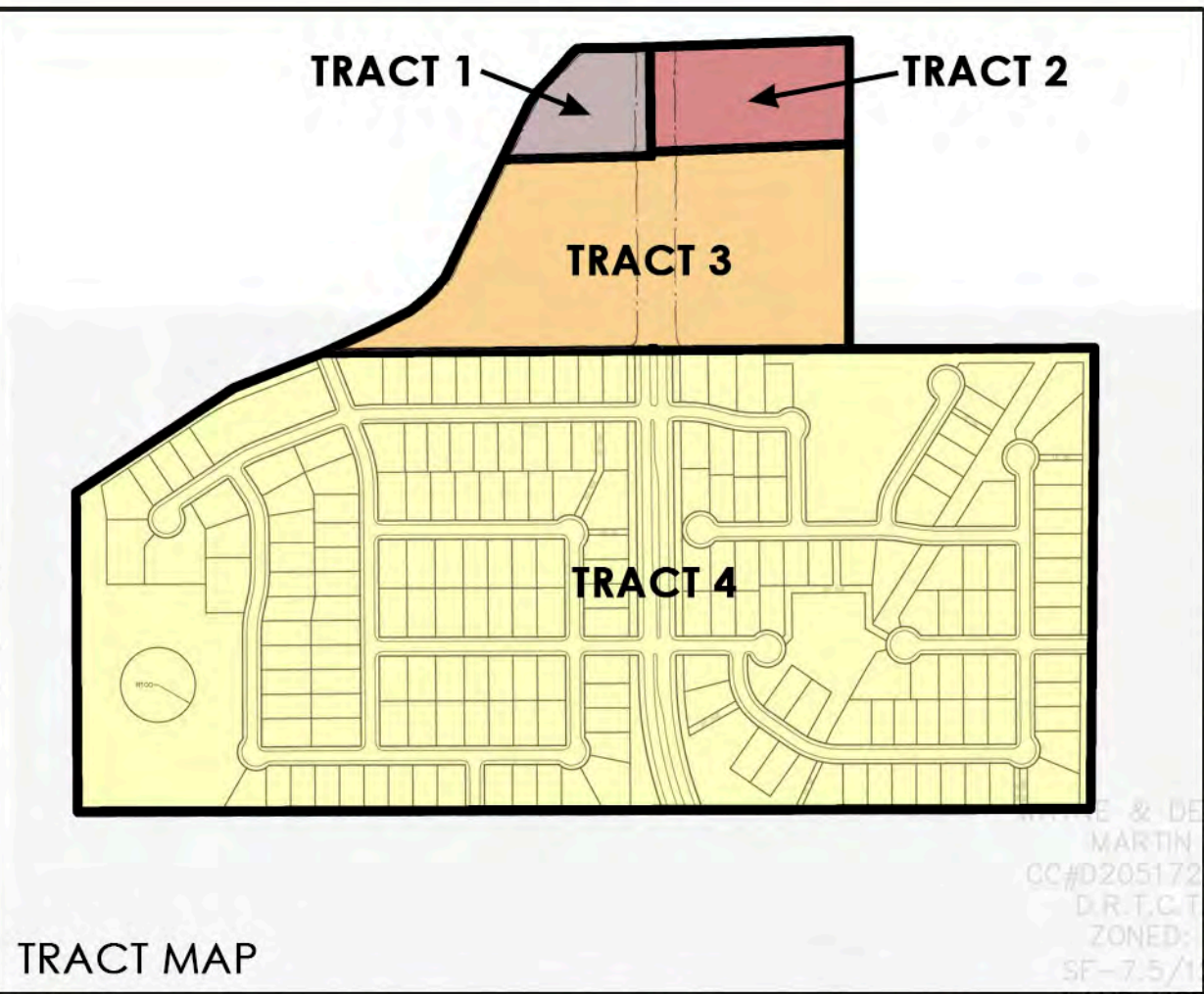
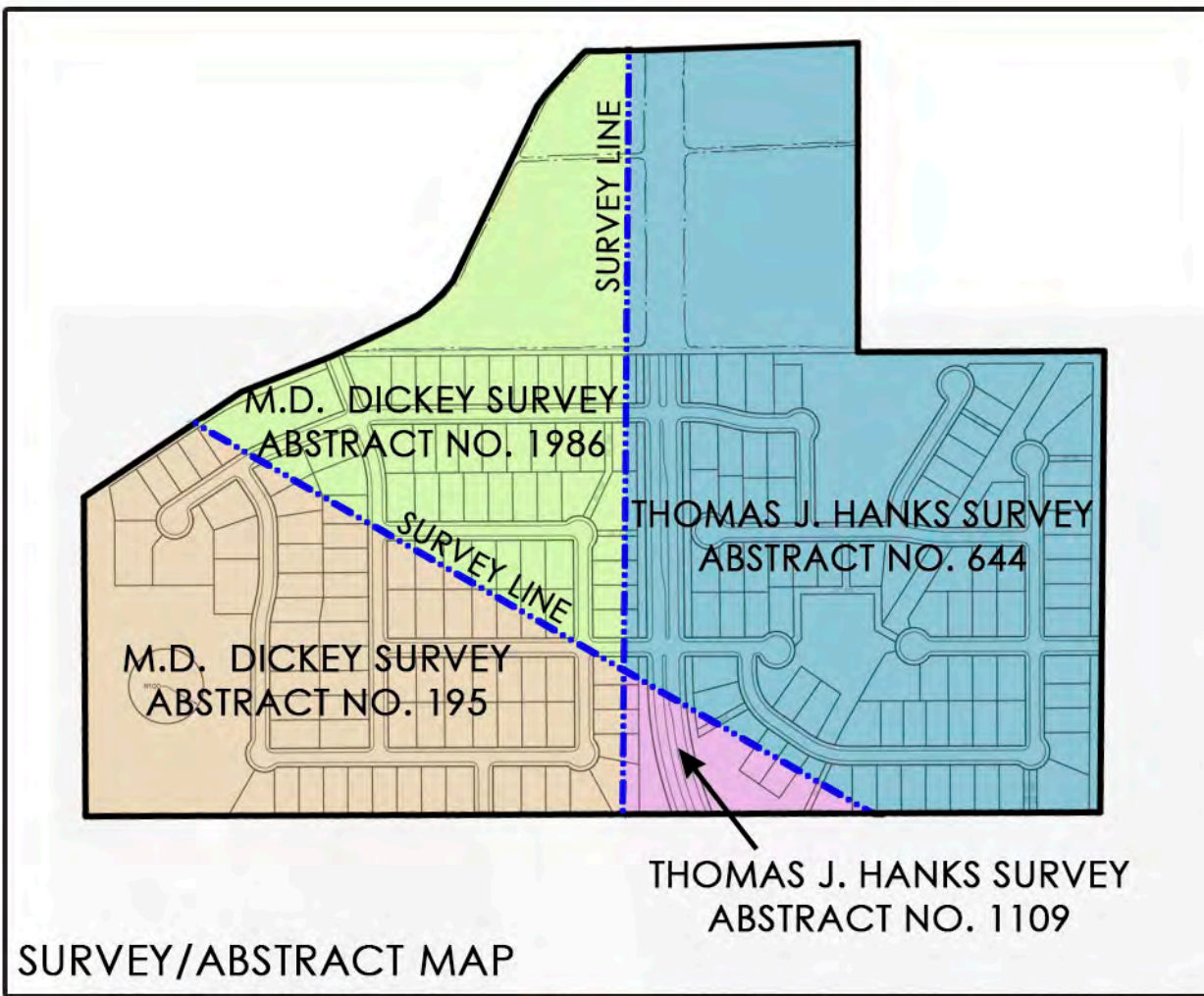
- A. Canopy Trees: Canopy trees shall be a minimum 3 caliper inches in size, measured 6" above the planting surface, and 7' in height at the time of planting.

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

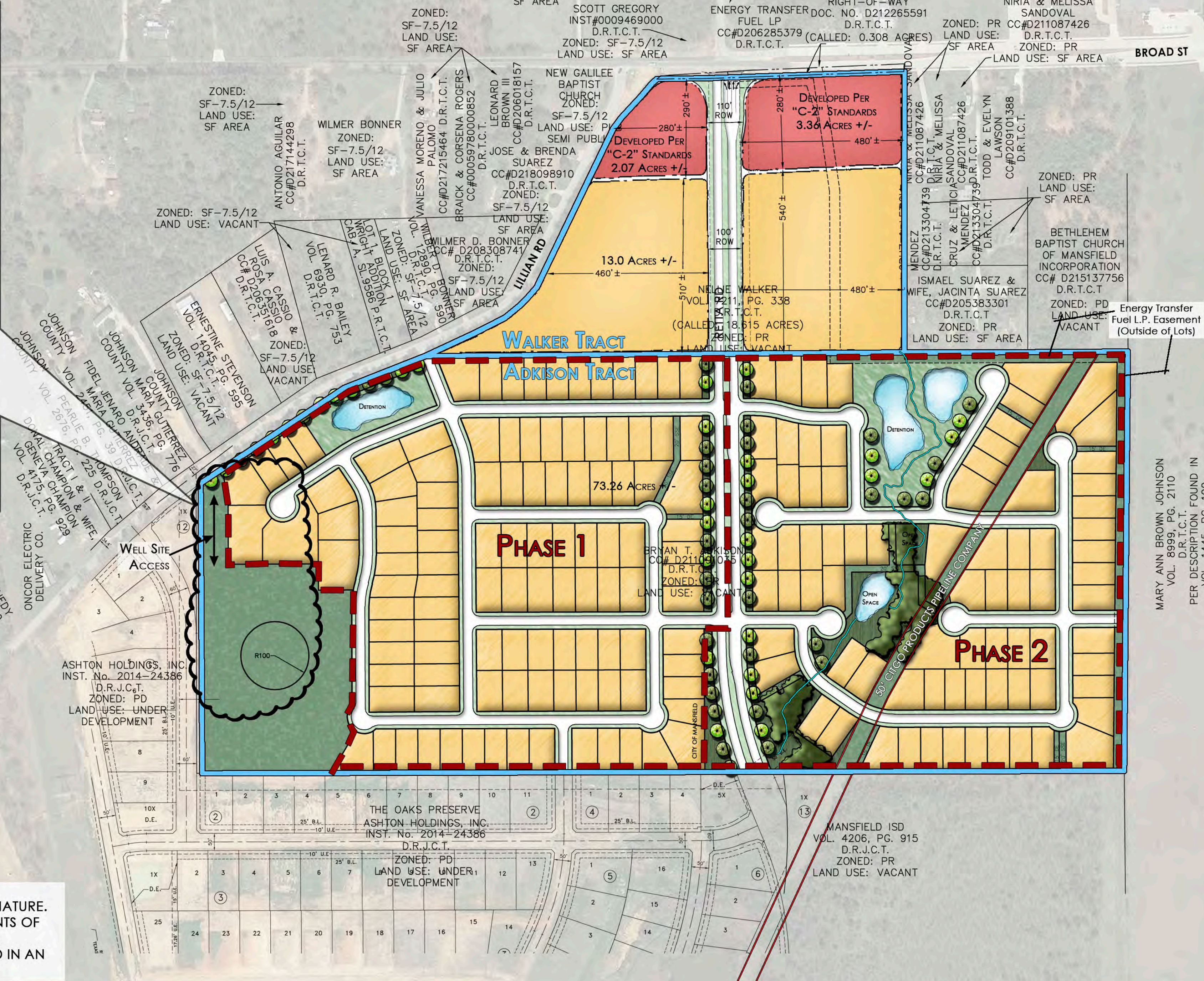
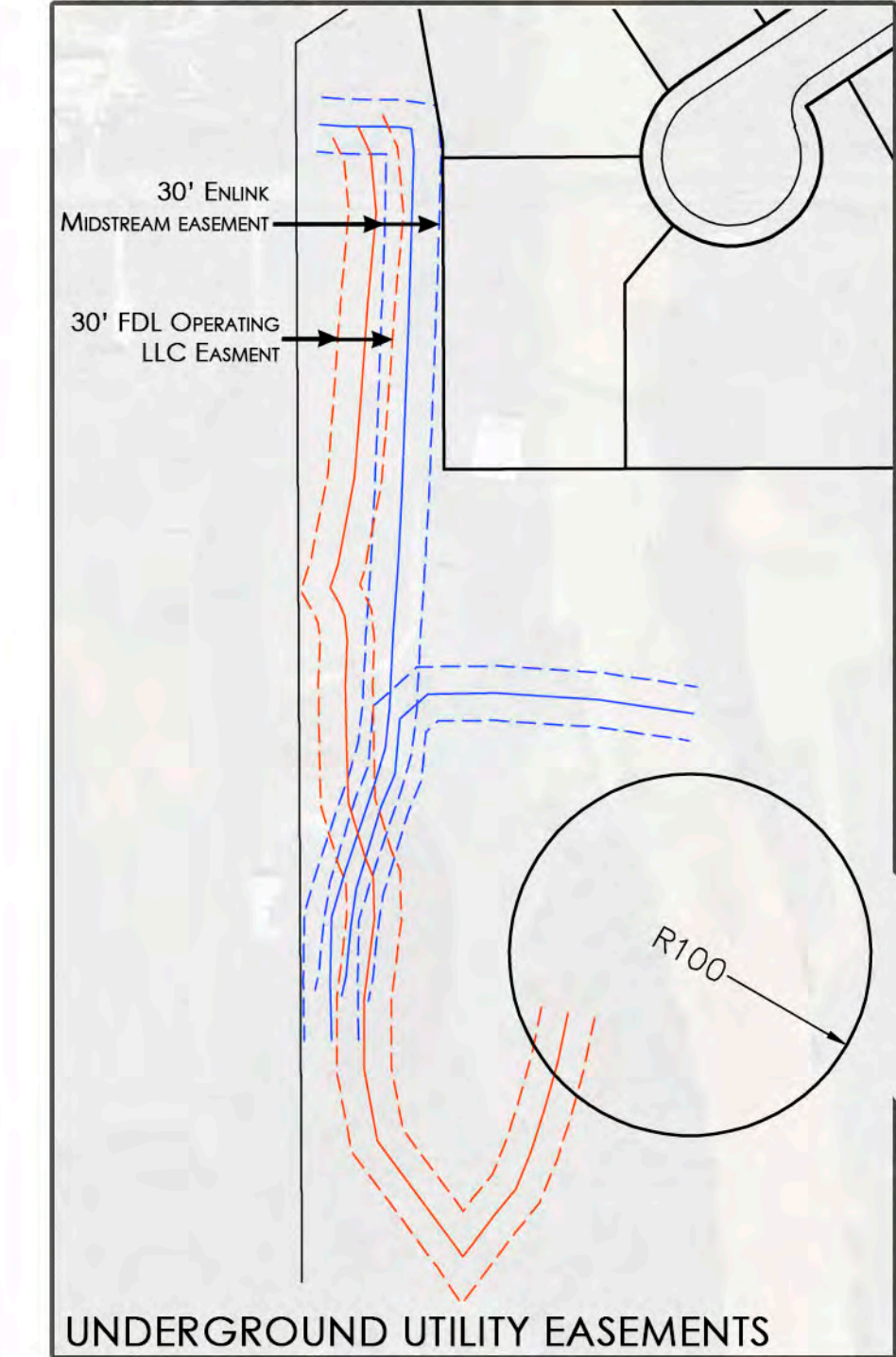
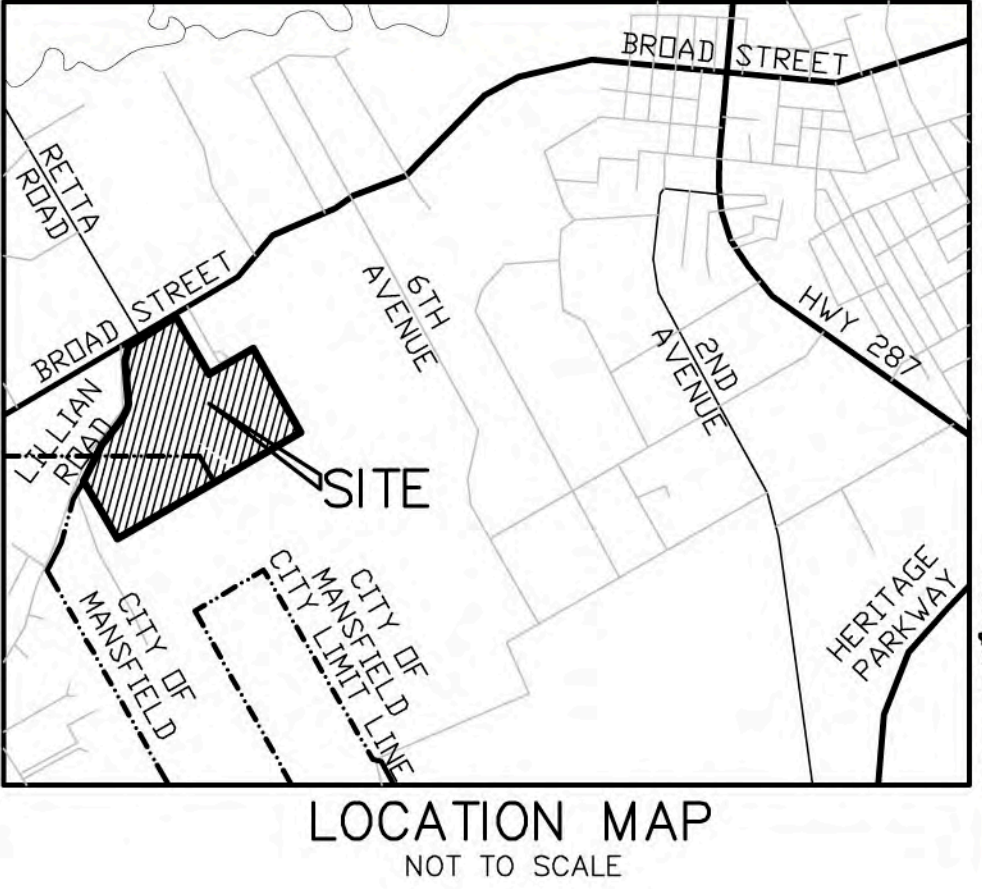
- B. Ornamental Trees: Ornamental trees shall be a minimum 1 caliper inch in size, measured 6" above the planting surface at the time of planting.

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

- C. Shrubs: Shrubs shall be a minimum 3 gallons in size at the time of planting and shall attain a minimum height of 3' within two growing seasons.
- D. All landscaping shall be provided in accordance with an approved landscape plan prior to acceptance of the subdivision by the City except as follows. During times or drought or water emergency response stages, or inappropriate season for the plant material, (i.e. Ornamental tree in August or Agave in January) the Planning Director or his/her designee may grant permission to delay the installation of the required landscaping for up to 6 months.
3. Irrigation: Landscape buffers shall be irrigated with irrigation systems. Trees and shrubs shall be irrigated by drip irrigation lines. Other landscaping may be irrigated by spray irrigation.
4. Perimeter Screening:
- A. Building Materials: Materials used in the perimeter screening of the Silver Oak neighborhood shall be consistent irrespective of which street the screening is provided along. The design and materials used for the screening in one street corridor does not have to be identical, but should be complimentary if not identical to that provided in the other street corridor.
- B. Retta Road:
1. Screening where lots back or side: Minimum 6' tall and maximum 8' tall brick or stone screening wall.
 2. Where open spaces are adjacent to the road, ornamental metal fencing shall be provided as shown on Exhibit D-2, Screening Plan.
- C. Lillian Road:
1. Where single family lots back to Lillian Road, screening at a minimum, 6' tall, board-on-board cedar fencing. The cedar fencing shall have metal poles. The fence's rails shall face the inside of the lot. The fencing shall be stained to a uniform color and be maintained by the Homeowner's Association.
 2. The screening shall incorporate masonry columns into its design. The columns shall be located approximately every 65'. In those instances where a single family lot backs to Lillian Road, the exact location of the column shall correspond to the intersection of an adjacent side lot line with the fencing.
 3. Where open spaces are adjacent to Lillian Road, ornamental metal fencing shall be provided as shown on Exhibit D-2, Screening Plan.
5. Neighborhood Entry Features: Architectural features on masonry walls or masonry monuments shall be located at the entrances for the Silver Oak neighborhood. All four entrances along Retta Road, as shown on the Development Plan, shall be of equal importance and the entry designs shall be treated as such. The general design of which shall correspond with Exhibit E (Enhanced Entryway Plan). Entry features and/or community signage may be lighted.



LOT SUMMARY TABLE	
Combined Gross Acreage	91.7
WALKER TRACT - 18.4 AC	
Commercial (Tracts 1 & 2)	
Gross Acreage	5.4
Net Acreage (Net ROW)	4.7
Single Family (Tract 3)	
Gross Acreage	13.0
Net Acreage (Net ROW)	11.8
ADKISON TRACT - 73.3 AC	
Single Family (Tract 4)	
Net Acreage (Net ROW)	70.4
Residential Lots	200 max
Open Space Acreage	7.3
Density (Assume 200 Lots)	2.8 du/ac



DEVELOPMENT PLAN

SILVER OAK

91.69 ACRES OUT OF THE
M.D. DICKEY SURVEY, ABSTRACT NO. 1986 and the
T.J. HANKS SURVEY, ABSTRACT NO. 644, TARRANT COUNTY, TEXAS
and the M.D. DICKEY SURVEY, ABSTRACT NO. 195 and the
T.J. HANKS SURVEY, ABSTRACT NO. 1109, JOHNSON COUNTY, TEXAS
CITY OF MANSFIELD, TARRANT AND JOHNSON COUNTIES, TEXAS
JANUARY 7, 2019

BRYAN T ADKISON **OWNER**
3201 Bairds Lane (817) 713-4413
Burleson, Texas 76028
Email: brytad@gmail.com

NELLIE WALKER **OWNER**
PO Box 6553 (817) 473-3877
Fort Worth, Texas 76115 (email: N/A)

BBGP ACQUISITIONS, LLC **APPLICANT**
5236 Springmeadow Drive (817) 944-0934
Dallas, Texas 75229
Contact: Clayton Snodgrass (cs@bluebonnetcap.com)

JBI PARTNERS, INC. **SURVEYOR/PLANNER**
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Jerry Sylo (jsylo@jbipartners.com)
TBPE No. F-438 TBPLS No. 10076000



0 100 200 400
1"=200'
JAN 7, 2019
BBC002

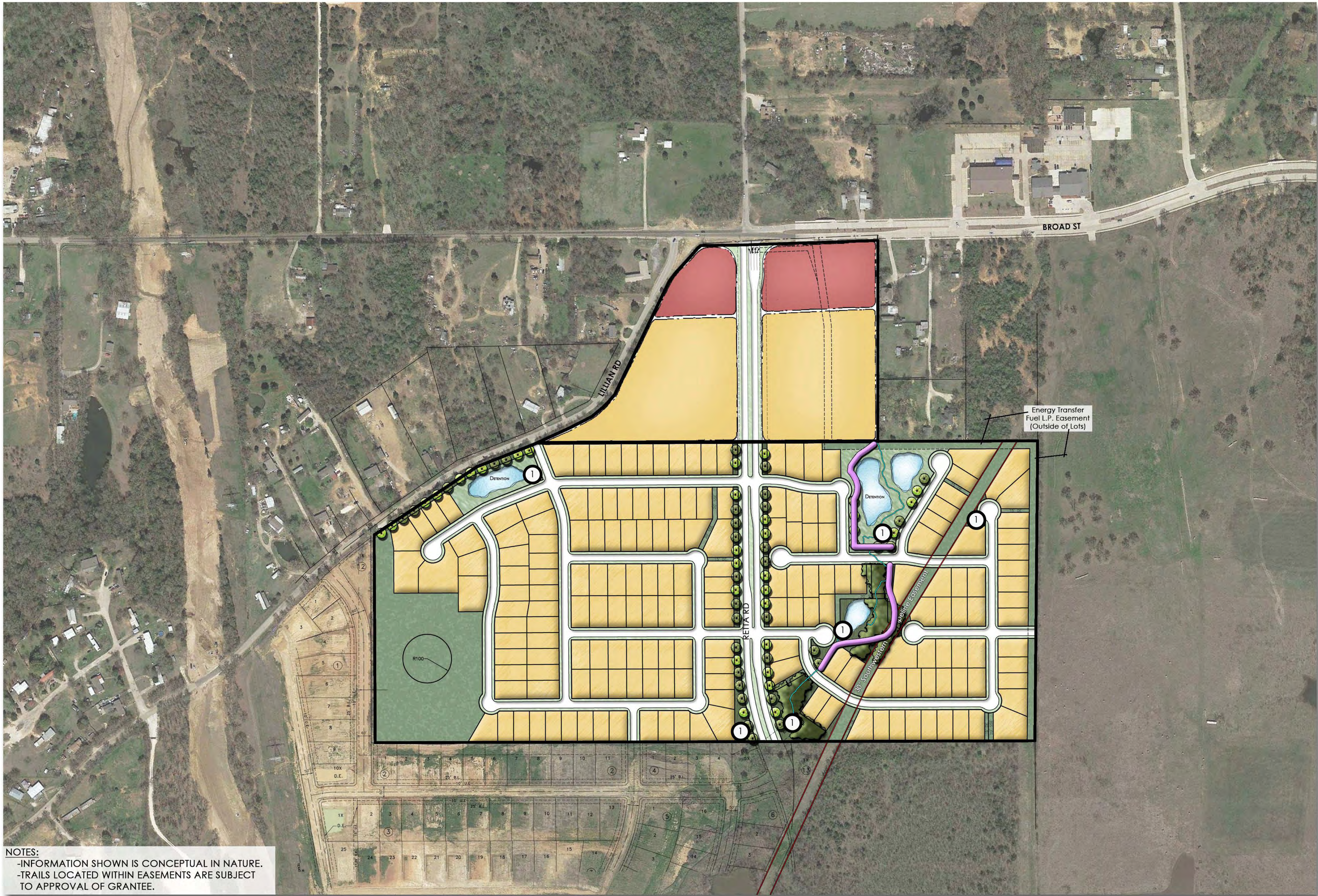
SILVER OAK

EXHIBIT C: DEVELOPMENT PLAN

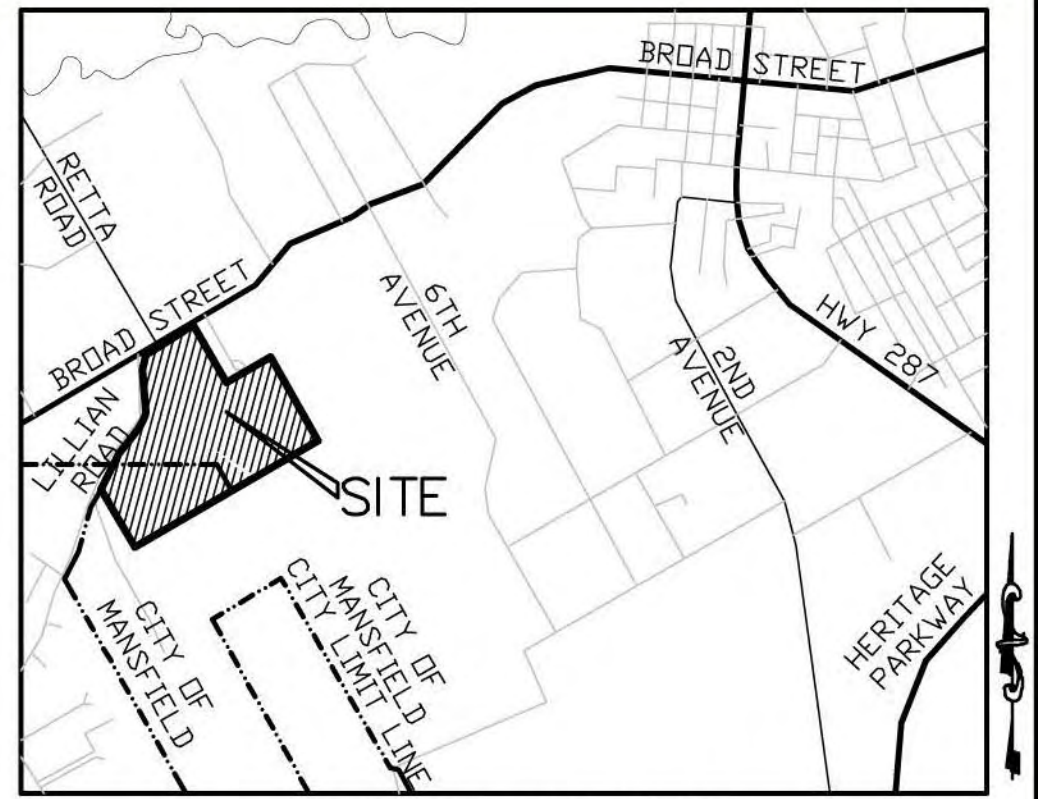
ZC#18-031

MANSFIELD, TEXAS





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



- AMENITIES**
- ① COMMON AREA/OPEN SPACE: 7.3 AC+/-
 - OFF-STREET TRAIL PER CITY REQUIREMENTS

OPEN SPACE/AMENITY PLAN

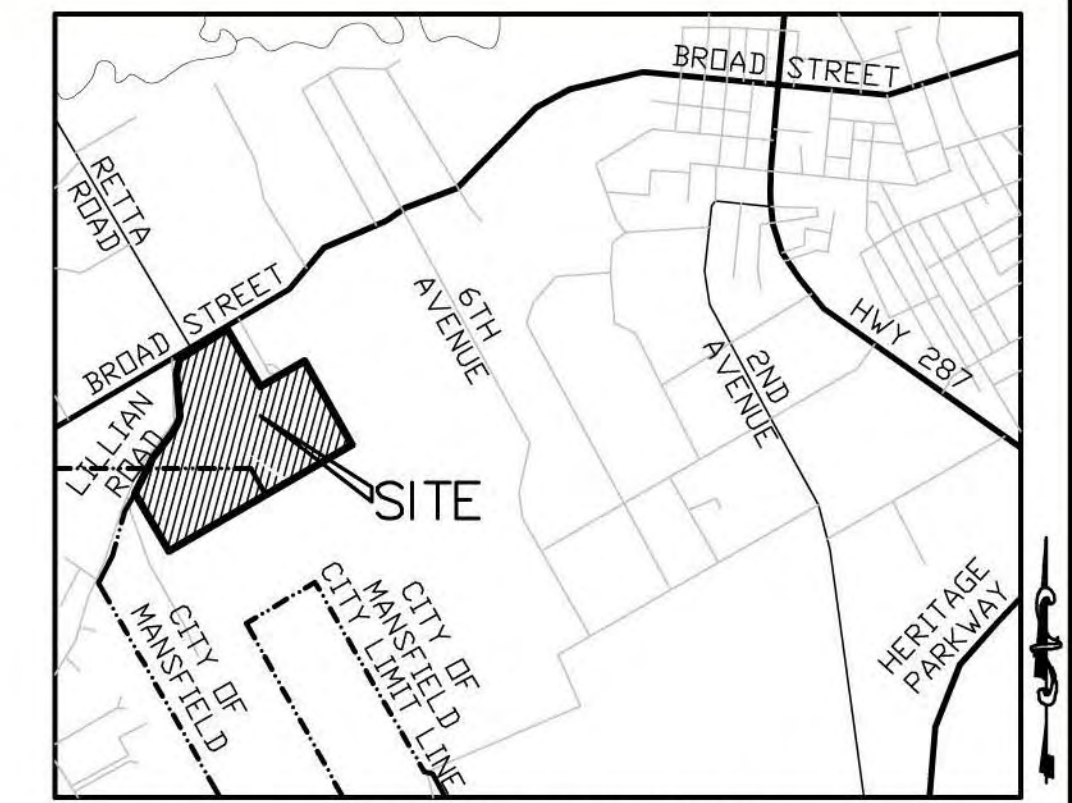
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CITY OF MANSFIELD, TARRANT AND JOHNSON COUNTIES, TEXAS
JANUARY 7, 2019

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

LEGEND

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



LOCATION MAP
NOT TO SCALE



ORNAMENTAL METAL FENCE



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



MASONRY SCREENWALL W/
MASONRY COLUMNS

SCREENING PLAN

SILVER OAK

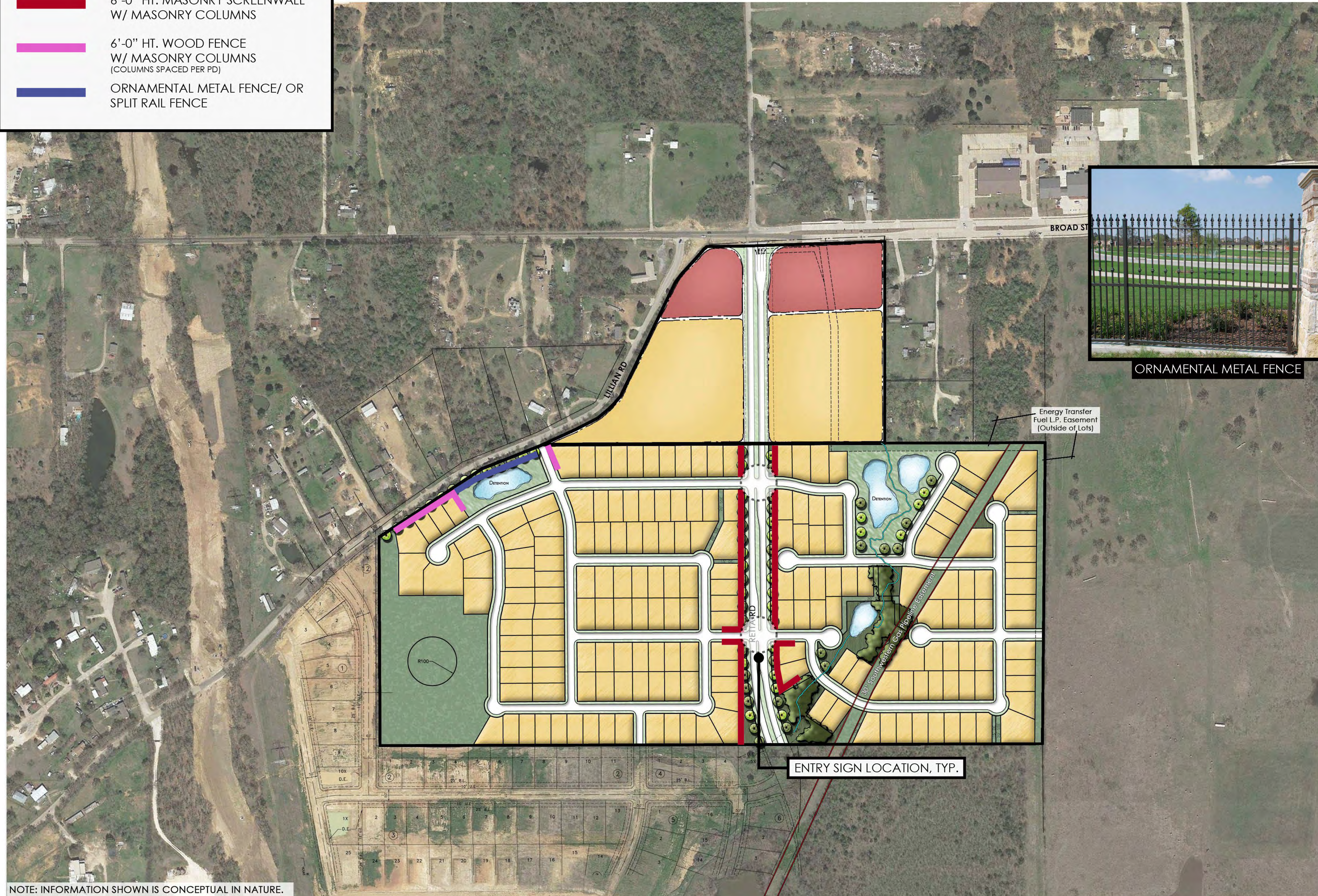
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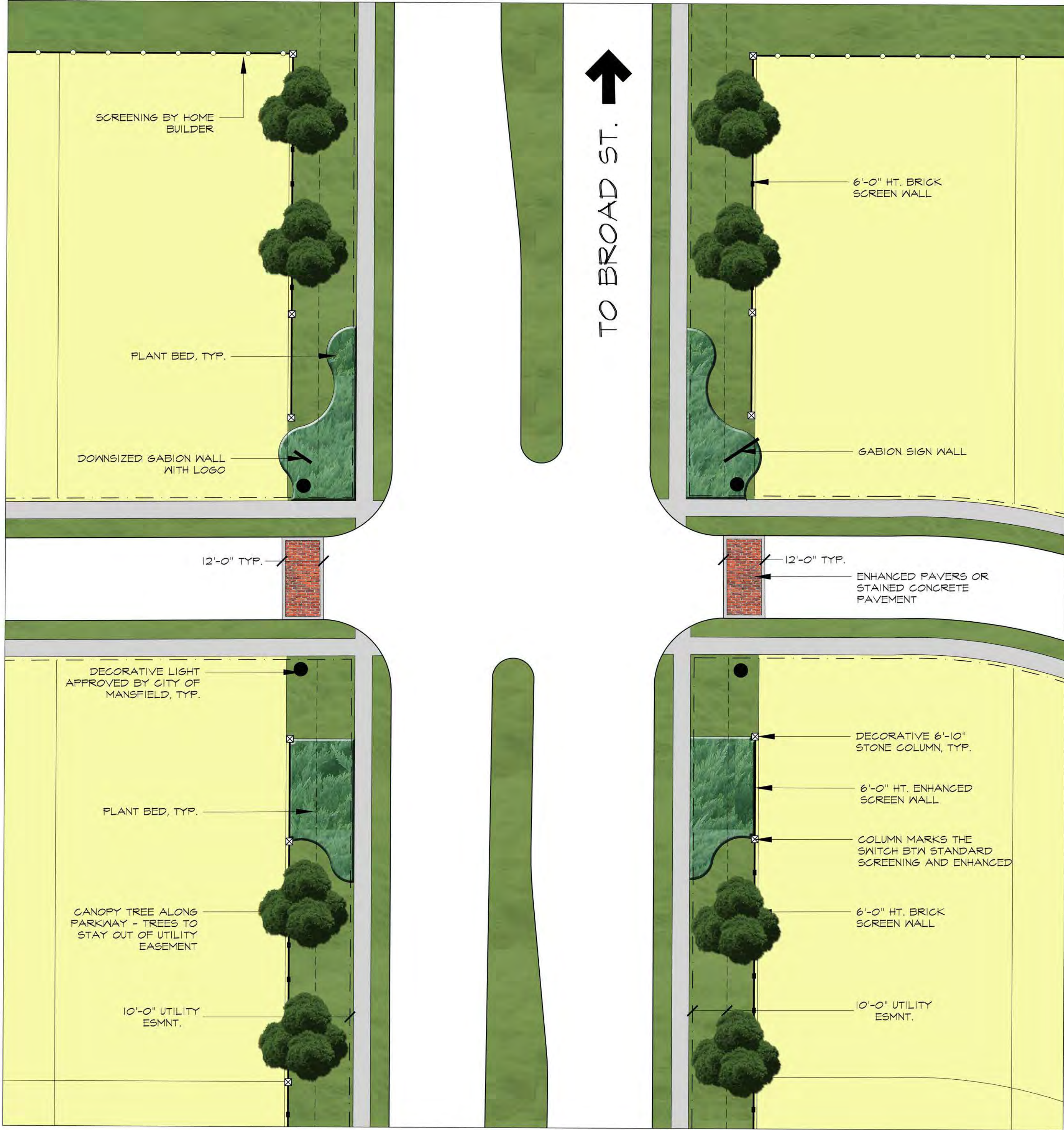
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NOTE: INFORMATION SHOWN IS CONCEPTUAL IN NATURE.

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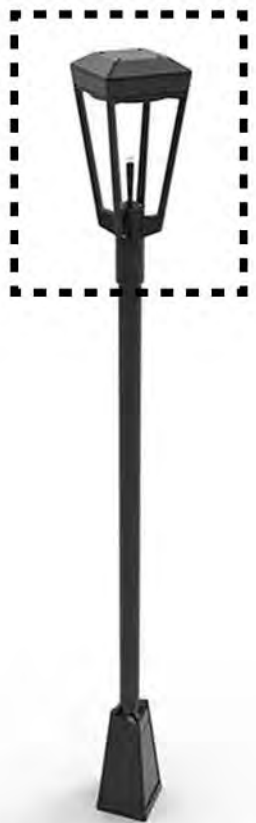
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RETTA RD. ENTRY LAYOUT PLAN



ENLARGED



PROPOSED LIGHTING



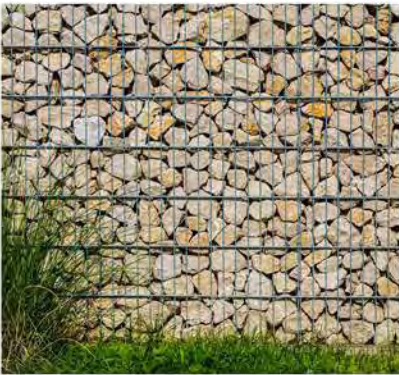
TEXAS RED OAK



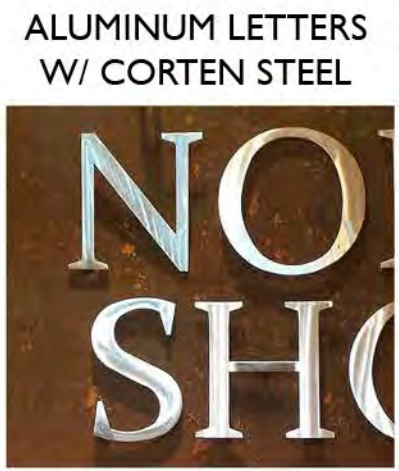
LOROPETALUM



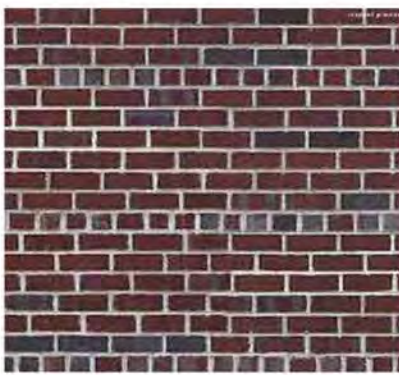
MEXICAN FEATHER GRASS



GABION WALLS



ALUMINUM LETTERS W/ CORTEN STEEL

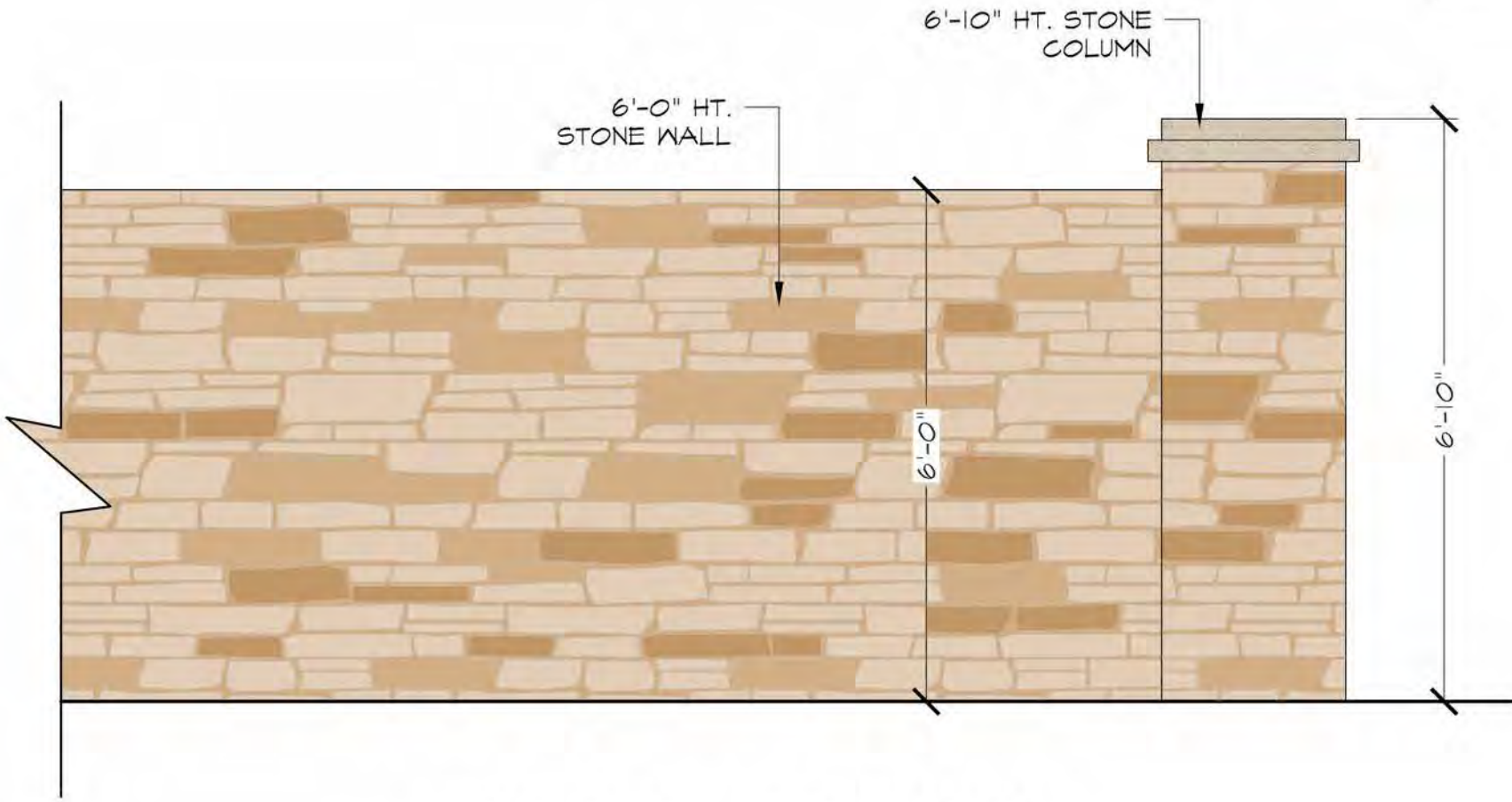


BRICK SAMPLE

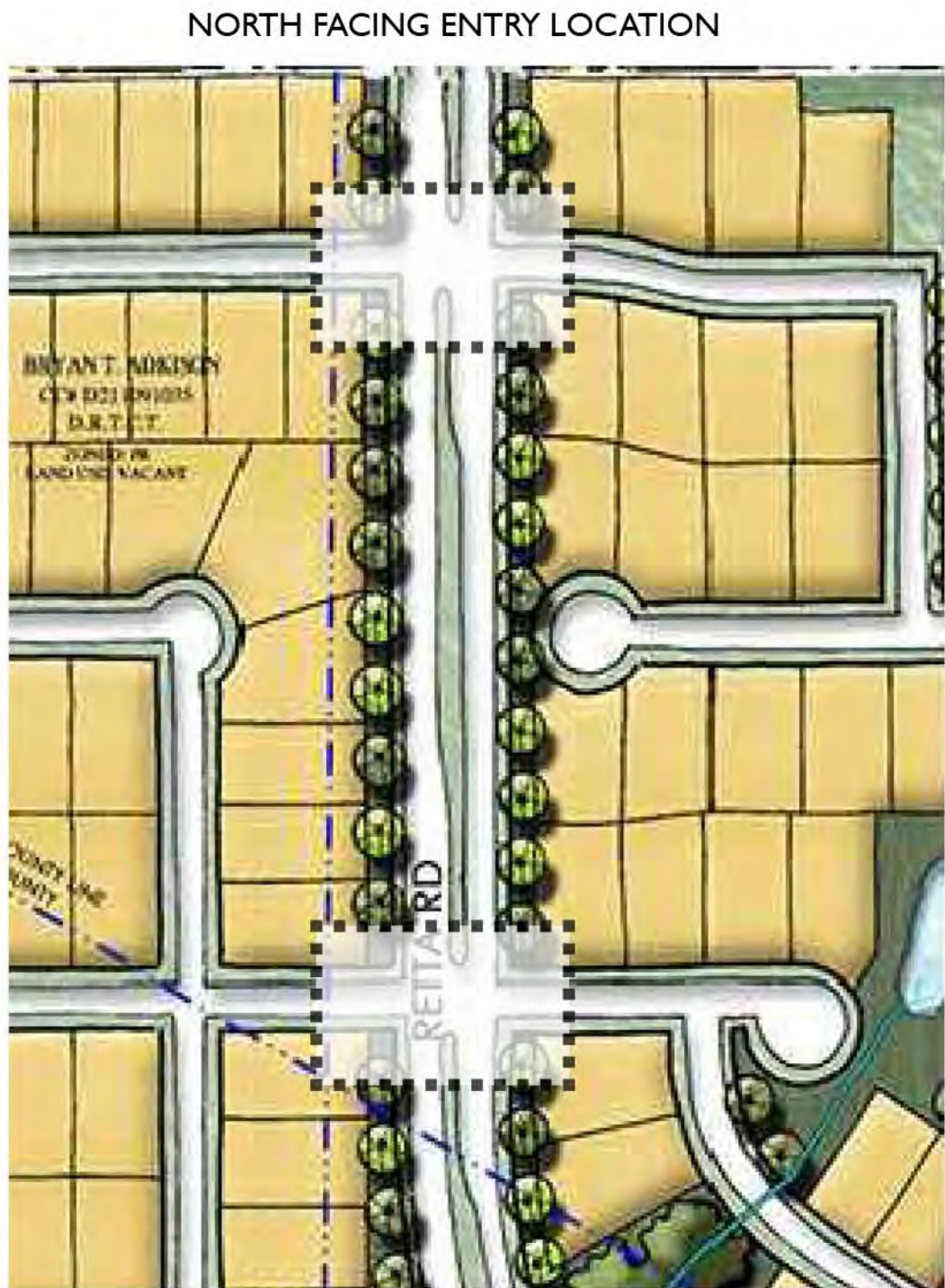
NOTE: ENTRY LAYOUT PLAN IS ONLY SHOWING SOUTH BOUND APPROACH. LAYOUT WILL BE MIRRORED FOR NORTH BOUND APPROACH.

NOTE: ALL TREES MUST STAY OUT OF THE 10'-0" WIDE UTILITY EASEMENT ALONG RETTA ROAD. ALL CANOPY TREES MUST BE 3.5" CALIPER AND ORN. TREES MUST BE 3" CALIPER.

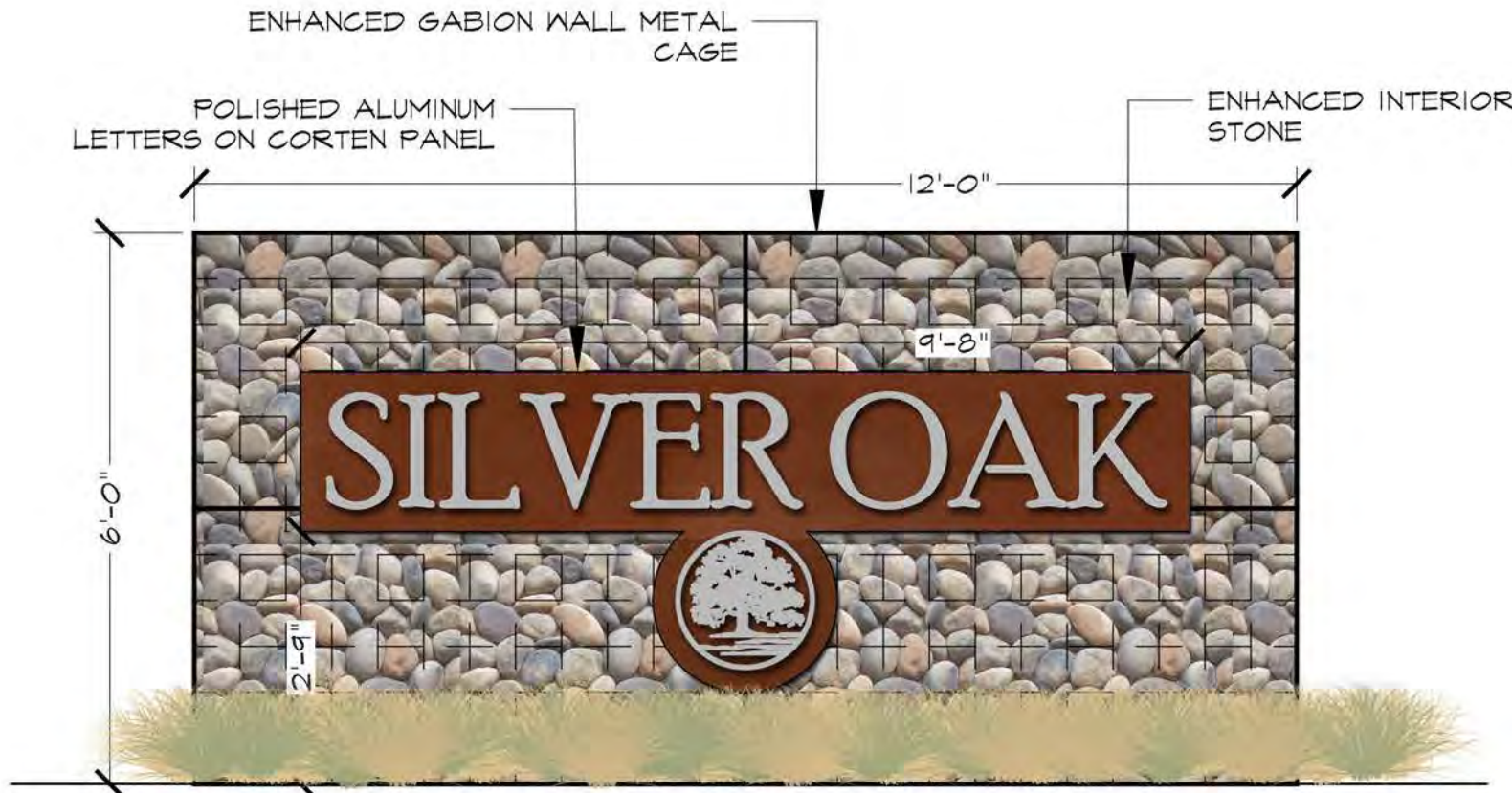
NOTE: ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE.



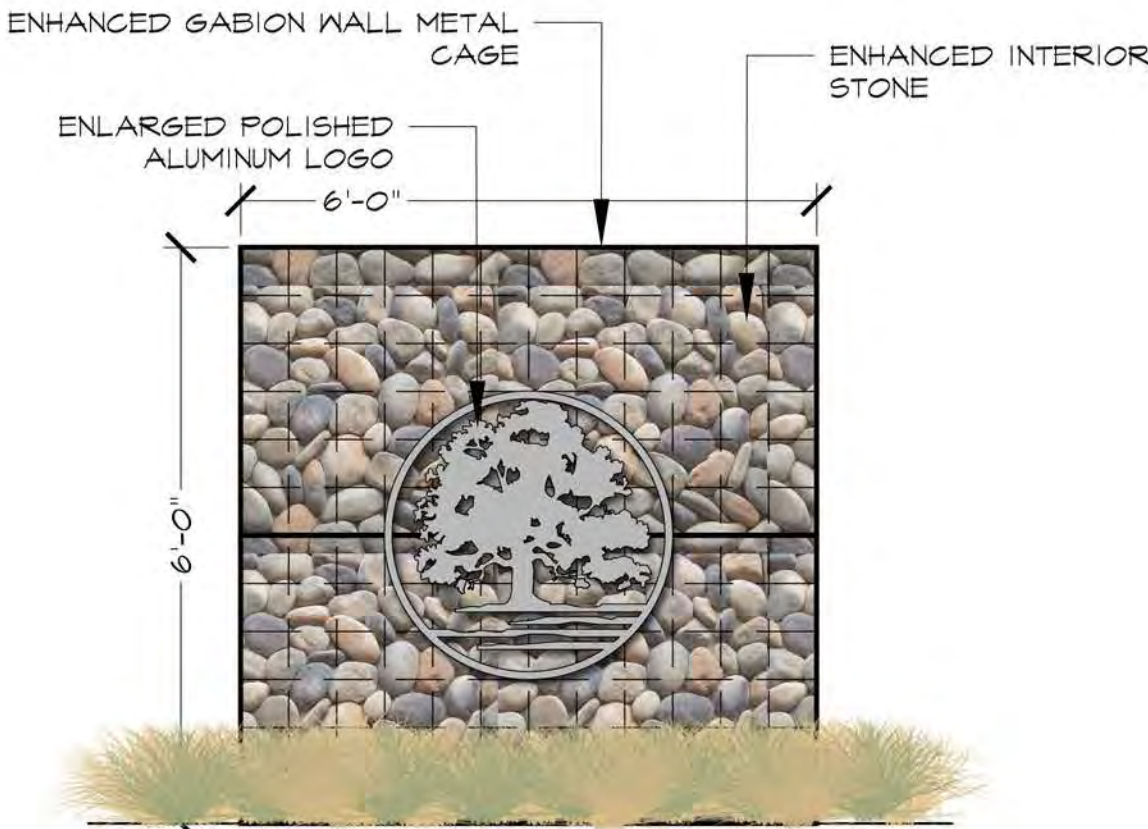
ENHANCED SCREENING WALL



OVERALL LAYOUT PLAN



GABION SIGN WALL ELEVATION



DOWNSIZED GABION WALL ELEVATION



Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

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

Submittal 12-20-2018



20 10 0 20
1" = 20' - 0"

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

One Inch

ENHANCED ENTRYWAY PLAN

ENTRY PLAN

Silver Oak

City of Mansfield, Johnson County, Texas

PLAN REVIEW	REVISIONS	BY	DATE
#	0		

PROJECT
CONCEPT

SHEET
EXHIBIT E

Summary of City Council Actions

January 28, 2019

Third and Final Reading of an Ordinance approving 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 Street; Debi and Billy McGill of Crescent Moon Drink Café (ZC#18-027)

Approved 7 – 0

Public Hearing Continuation and Second Reading of an Ordinance approving 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 1R, Block 1, Eaton Estates Campground, located at 1961 Lone Star Road; Craig Turner of Via Bayou, Inc. dba Texas RV Resort (ZC#18-028)

Tabled 6 – 1 (Moore)

Public Hearing Continuation and Second Reading of an Ordinance approving a change of zoning from C-2, Community Business District to PD, Planned Development District for single-family residential uses on approximately 0.393 acres, generally located at the southeast corner of the intersection of North Street and Van Worth Street, on property addressed at 111 Van Worth Street; Daryle and Melisa Perez (ZC#18-033)

Approved 7 – 0

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

Remanded back to P&Z 7 – 0

A Resolution of the City of Mansfield, Texas, initiating Annexation Proceedings, Setting Public Hearing Dates and Providing for the preparation of a Service Plan for approximately 25.02 acres in Johnson County, Texas, generally located on the east side of Lillian Road, approximately 1,500 feet south of West Broad Street (ZC#18-031)

Approved 7 – 0