

AGENDA

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

MONDAY, MARCH 11, 2019, FOLLOWING TREE BOARD 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. OTHER AGENDA ITEMS:

- A. SD#17-045: Consideration of an extension of the expiration date for a Preliminary Plat of The View at the Reserve

5. COMMISSION ANNOUNCEMENTS

6. STAFF ANNOUNCEMENTS

7. ADJOURNMENT OF MEETING

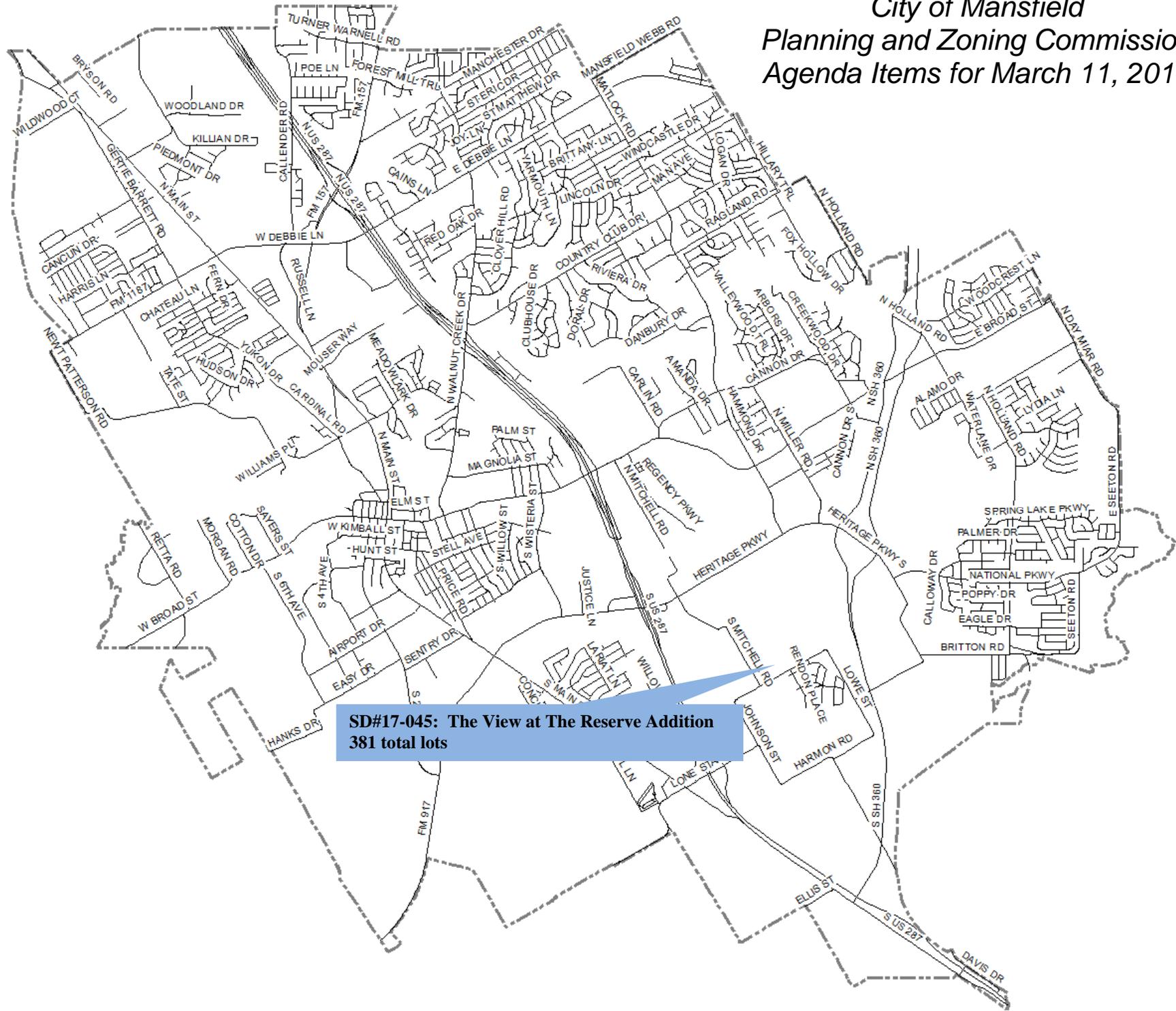
8. NEXT MEETING DATE: March 18, 2018

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, March 7, 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 March 11, 2019



**SD#17-045: The View at The Reserve Addition
381 total lots**

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

February 19, 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
Mel Neuman	Commissioner
Kent Knight	Commissioner
Robert Klenzendorf	Commissioner
Andrew Papp	Commissioner
Tamera Bounds	Commissioner

Absent:

None

Staff:

Lisa Sudbury	Interim Director of Planning
Andrew Bogda	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 February 4, 2019, minutes. Commissioner Knight made a motion to approve the minutes as corrected. Vice-Chairman Smithee seconded the motion which carried by the following vote:

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

Nays: 0

Abstain: 0

Citizen Comments

None

SD#18-041: Final Plat of Lots 3 and 4, Block 1, Ritter-Meehan No. 1 Addition

The applicant was available for questions.

Commissioner Neuman made a motion to approve the plat as presented. Commissioner Knight seconded the motion which carried by the following vote:

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

Nays: 0

Abstain: 0

SD#19-002: Public Hearing on a replat to create Lots 1 – 7, Block 3, Britton Riness Addition

Felix Wong stated that he was available for questions.

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

Estella Martin stated that the current location of the rear fence encroaches on her property and the property pins are on her side. She also noted that the proposed homes will be on very small lots and will cause drainage issues for them. She stated that she hopes all of these issues can be corrected before moving forward with the project. James Martin also expressed his concerns. Julie Harding, property owner across the street from the

proposed homes stated that she was concerned about the narrow street width, increased traffic, drainage, density and the lack of street parking. Elaine Daves submitted a card in opposition to the project.

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

Commissioner Bounds requested that Mr. Wong speak again in order to further explain the request.

Mr. Wong stated that the property is in the Original Town of Britton. He added that the PD zoning was due to the lot depth not meeting the required minimum, however, everything else conforms to zoning. He stated that there will be 6 homes plus the 1 existing home.

After discussion, Commissioner Bounds made a motion to approve the plat. Commissioner Papp seconded the motion which carried by the following vote:

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

Nays: 0

Abstain: 0

Commissioner Announcements

Vice-Chairman Smithee stated that driving from the post office and across the bridge into downtown at night looks wonderful. Commissioner Bounds stated that she will be traveling Wednesday with the Chamber of Commerce to Austin, Texas. Commissioner Knight stated that his daughter will turn 18 years old this weekend. Chairman Wilshire stated that he celebrated his 80th birthday this past weekend with family and friends.

Staff Announcements

None

Adjournment

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

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

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 6:52 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: March 11, 2019

Subject: SD#17-045: Consideration of an extension of the expiration date for a Preliminary Plat of The View at the Reserve

COMMENTS & CONSIDERATIONS

The preliminary plat for The View at the Reserve was approved by the Planning and Zoning Commission on November 6, 2017. Under Section 3.12 (A) of the Subdivision Control Ordinance, a preliminary plat expires 6 months from the approval date unless a final plat for all or a portion of the property covered by the preliminary plat has been submitted to the City.

The preliminary plat was originally due to expire on May 7, 2018. On April 16, 2018, at the request of the previous developer, the Commission granted a one year extension. This extension is due to expire on April 16, 2019.

The new developer is requesting an extension to allow time to redevelop the southwestern portion of the property (the area shown as Phase 2 on the plat) for a Ladera age-restricted residential condominium project. Phases 1, 3, and 4 will be developed in conformance to the current preliminary plat for single-family residential use under Southpointe's development standards.

The applicant is requesting a 12-month extension of the plat. The Subdivision Control Ordinance allows the Commission to grant an extension of the plat for a period not to exceed 12 months.

The View at the Reserve has 344 residential lots, 35 open space lots, and 2 lots to be dedicated to the City as public parks.

Staff recommends approval.

Attachments:

Letter of request

Location Map

Approved Preliminary Plat



6060 N Central Expressway, Suite 440, Dallas, Texas 75206
t 469.621.0710 LJA.com TBPE F-1386

March 6, 2019

City of Mansfield
Planning and Zoning Commission
1200 E. Broad Street,
Mansfield, TX 76063

RE: The View at the Reserve, Preliminary Plat (SD#17-045)

Dear Chairman and Members of the Planning and Zoning Commission:

Please let this letter serve as a formal request to extend the expiration term of *The View at the Reserve* Preliminary Plat (SD#17-045) a period of 12 months as allowed by ordinance.

If you have any questions or require additional information, please contact me at 469-484-0777 or via email at kkessler@lja.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kevin C. Kessler'.

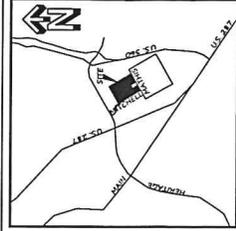
Kevin C. Kessler, PE
Sr. Project Manager

Copy to: Jeff Kennemer, Hines



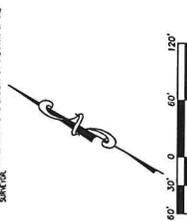
SD#17-045 Location Map

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.



LOCATION MAP
SCALE TO BE DETERMINED

- GENERAL NOTE:**
1. THIS SURVEY IS A RE-SURVEY OF THE TRACT DESCRIBED IN THE ORIGINAL SURVEY AND IS NOT A NEW SURVEY.
 2. ALL CORNERS ARE TO BE SET BY THE SURVEYOR AND ARE TO BE MARKED WITH IRON PIPES OR IRON BOLTS.
 3. A MONUMENTARY SURVEYING ASSOCIATION WILL BE REQUIRED TO VERIFY THE CORNERS AND TO SET THE CORNERS.
 4. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY AND FOR THE PROTECTION OF THE SURVEY INSTRUMENTS.
 5. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURVEY INSTRUMENTS AND FOR THE PROTECTION OF THE SURVEY AREA.
 6. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURVEY AREA AND FOR THE PROTECTION OF THE SURVEY INSTRUMENTS.
 7. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURVEY AREA AND FOR THE PROTECTION OF THE SURVEY INSTRUMENTS.
 8. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURVEY AREA AND FOR THE PROTECTION OF THE SURVEY INSTRUMENTS.
 9. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURVEY AREA AND FOR THE PROTECTION OF THE SURVEY INSTRUMENTS.
 10. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURVEY AREA AND FOR THE PROTECTION OF THE SURVEY INSTRUMENTS.



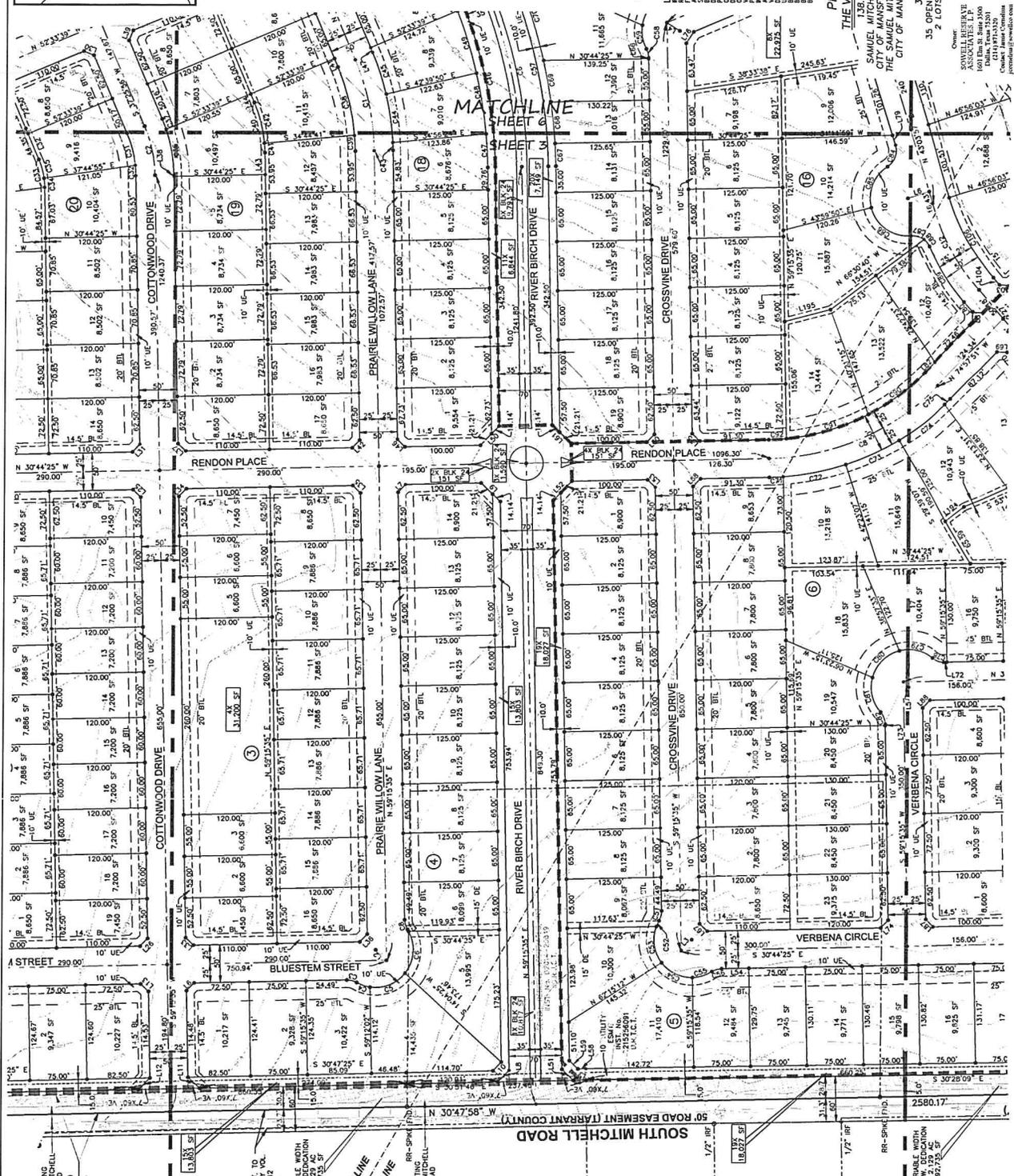
LEGEND

- 1/4" = 60'
- 1" = 60'
- 1" = 120'
- 1" = 180'
- 1" = 240'
- 1" = 300'
- 1" = 360'
- 1" = 420'
- 1" = 480'
- 1" = 540'
- 1" = 600'
- 1" = 660'
- 1" = 720'
- 1" = 780'
- 1" = 840'
- 1" = 900'
- 1" = 960'
- 1" = 1020'
- 1" = 1080'
- 1" = 1140'
- 1" = 1200'
- 1" = 1260'
- 1" = 1320'
- 1" = 1380'
- 1" = 1440'
- 1" = 1500'
- 1" = 1560'
- 1" = 1620'
- 1" = 1680'
- 1" = 1740'
- 1" = 1800'
- 1" = 1860'
- 1" = 1920'
- 1" = 1980'
- 1" = 2040'
- 1" = 2100'
- 1" = 2160'
- 1" = 2220'
- 1" = 2280'
- 1" = 2340'
- 1" = 2400'
- 1" = 2460'
- 1" = 2520'
- 1" = 2580'
- 1" = 2640'
- 1" = 2700'
- 1" = 2760'
- 1" = 2820'
- 1" = 2880'
- 1" = 2940'
- 1" = 3000'
- 1" = 3060'
- 1" = 3120'
- 1" = 3180'
- 1" = 3240'
- 1" = 3300'
- 1" = 3360'
- 1" = 3420'
- 1" = 3480'
- 1" = 3540'
- 1" = 3600'
- 1" = 3660'
- 1" = 3720'
- 1" = 3780'
- 1" = 3840'
- 1" = 3900'
- 1" = 3960'
- 1" = 4020'
- 1" = 4080'
- 1" = 4140'
- 1" = 4200'
- 1" = 4260'
- 1" = 4320'
- 1" = 4380'
- 1" = 4440'
- 1" = 4500'
- 1" = 4560'
- 1" = 4620'
- 1" = 4680'
- 1" = 4740'
- 1" = 4800'
- 1" = 4860'
- 1" = 4920'
- 1" = 4980'
- 1" = 5040'
- 1" = 5100'
- 1" = 5160'
- 1" = 5220'
- 1" = 5280'
- 1" = 5340'
- 1" = 5400'
- 1" = 5460'
- 1" = 5520'
- 1" = 5580'
- 1" = 5640'
- 1" = 5700'
- 1" = 5760'
- 1" = 5820'
- 1" = 5880'
- 1" = 5940'
- 1" = 6000'
- 1" = 6060'
- 1" = 6120'
- 1" = 6180'
- 1" = 6240'
- 1" = 6300'
- 1" = 6360'
- 1" = 6420'
- 1" = 6480'
- 1" = 6540'
- 1" = 6600'
- 1" = 6660'
- 1" = 6720'
- 1" = 6780'
- 1" = 6840'
- 1" = 6900'
- 1" = 6960'
- 1" = 7020'
- 1" = 7080'
- 1" = 7140'
- 1" = 7200'
- 1" = 7260'
- 1" = 7320'
- 1" = 7380'
- 1" = 7440'
- 1" = 7500'
- 1" = 7560'
- 1" = 7620'
- 1" = 7680'
- 1" = 7740'
- 1" = 7800'
- 1" = 7860'
- 1" = 7920'
- 1" = 7980'
- 1" = 8040'
- 1" = 8100'
- 1" = 8160'
- 1" = 8220'
- 1" = 8280'
- 1" = 8340'
- 1" = 8400'
- 1" = 8460'
- 1" = 8520'
- 1" = 8580'
- 1" = 8640'
- 1" = 8700'
- 1" = 8760'
- 1" = 8820'
- 1" = 8880'
- 1" = 8940'
- 1" = 9000'
- 1" = 9060'
- 1" = 9120'
- 1" = 9180'
- 1" = 9240'
- 1" = 9300'
- 1" = 9360'
- 1" = 9420'
- 1" = 9480'
- 1" = 9540'
- 1" = 9600'
- 1" = 9660'
- 1" = 9720'
- 1" = 9780'
- 1" = 9840'
- 1" = 9900'
- 1" = 9960'
- 1" = 10020'
- 1" = 10080'
- 1" = 10140'
- 1" = 10200'
- 1" = 10260'
- 1" = 10320'
- 1" = 10380'
- 1" = 10440'
- 1" = 10500'
- 1" = 10560'
- 1" = 10620'
- 1" = 10680'
- 1" = 10740'
- 1" = 10800'
- 1" = 10860'
- 1" = 10920'
- 1" = 10980'
- 1" = 11040'
- 1" = 11100'
- 1" = 11160'
- 1" = 11220'
- 1" = 11280'
- 1" = 11340'
- 1" = 11400'
- 1" = 11460'
- 1" = 11520'
- 1" = 11580'
- 1" = 11640'
- 1" = 11700'
- 1" = 11760'
- 1" = 11820'
- 1" = 11880'
- 1" = 11940'
- 1" = 12000'
- 1" = 12060'
- 1" = 12120'
- 1" = 12180'
- 1" = 12240'
- 1" = 12300'
- 1" = 12360'
- 1" = 12420'
- 1" = 12480'
- 1" = 12540'
- 1" = 12600'
- 1" = 12660'
- 1" = 12720'
- 1" = 12780'
- 1" = 12840'
- 1" = 12900'
- 1" = 12960'
- 1" = 13020'
- 1" = 13080'
- 1" = 13140'
- 1" = 13200'
- 1" = 13260'
- 1" = 13320'
- 1" = 13380'
- 1" = 13440'
- 1" = 13500'
- 1" = 13560'
- 1" = 13620'
- 1" = 13680'
- 1" = 13740'
- 1" = 13800'
- 1" = 13860'
- 1" = 13920'
- 1" = 13980'
- 1" = 14040'
- 1" = 14100'
- 1" = 14160'
- 1" = 14220'
- 1" = 14280'
- 1" = 14340'
- 1" = 14400'
- 1" = 14460'
- 1" = 14520'
- 1" = 14580'
- 1" = 14640'
- 1" = 14700'
- 1" = 14760'
- 1" = 14820'
- 1" = 14880'
- 1" = 14940'
- 1" = 15000'
- 1" = 15060'
- 1" = 15120'
- 1" = 15180'
- 1" = 15240'
- 1" = 15300'
- 1" = 15360'
- 1" = 15420'
- 1" = 15480'
- 1" = 15540'
- 1" = 15600'
- 1" = 15660'
- 1" = 15720'
- 1" = 15780'
- 1" = 15840'
- 1" = 15900'
- 1" = 15960'
- 1" = 16020'
- 1" = 16080'
- 1" = 16140'
- 1" = 16200'
- 1" = 16260'
- 1" = 16320'
- 1" = 16380'
- 1" = 16440'
- 1" = 16500'
- 1" = 16560'
- 1" = 16620'
- 1" = 16680'
- 1" = 16740'
- 1" = 16800'
- 1" = 16860'
- 1" = 16920'
- 1" = 16980'
- 1" = 17040'
- 1" = 17100'
- 1" = 17160'
- 1" = 17220'
- 1" = 17280'
- 1" = 17340'
- 1" = 17400'
- 1" = 17460'
- 1" = 17520'
- 1" = 17580'
- 1" = 17640'
- 1" = 17700'
- 1" = 17760'
- 1" = 17820'
- 1" = 17880'
- 1" = 17940'
- 1" = 18000'
- 1" = 18060'
- 1" = 18120'
- 1" = 18180'
- 1" = 18240'
- 1" = 18300'
- 1" = 18360'
- 1" = 18420'
- 1" = 18480'
- 1" = 18540'
- 1" = 18600'
- 1" = 18660'
- 1" = 18720'
- 1" = 18780'
- 1" = 18840'
- 1" = 18900'
- 1" = 18960'
- 1" = 19020'
- 1" = 19080'
- 1" = 19140'
- 1" = 19200'
- 1" = 19260'
- 1" = 19320'
- 1" = 19380'
- 1" = 19440'
- 1" = 19500'
- 1" = 19560'
- 1" = 19620'
- 1" = 19680'
- 1" = 19740'
- 1" = 19800'
- 1" = 19860'
- 1" = 19920'
- 1" = 19980'
- 1" = 20040'
- 1" = 20100'
- 1" = 20160'
- 1" = 20220'
- 1" = 20280'
- 1" = 20340'
- 1" = 20400'
- 1" = 20460'
- 1" = 20520'
- 1" = 20580'
- 1" = 20640'
- 1" = 20700'
- 1" = 20760'
- 1" = 20820'
- 1" = 20880'
- 1" = 20940'
- 1" = 21000'
- 1" = 21060'
- 1" = 21120'
- 1" = 21180'
- 1" = 21240'
- 1" = 21300'
- 1" = 21360'
- 1" = 21420'
- 1" = 21480'
- 1" = 21540'
- 1" = 21600'
- 1" = 21660'
- 1" = 21720'
- 1" = 21780'
- 1" = 21840'
- 1" = 21900'
- 1" = 21960'
- 1" = 22020'
- 1" = 22080'
- 1" = 22140'
- 1" = 22200'
- 1" = 22260'
- 1" = 22320'
- 1" = 22380'
- 1" = 22440'
- 1" = 22500'
- 1" = 22560'
- 1" = 22620'
- 1" = 22680'
- 1" = 22740'
- 1" = 22800'
- 1" = 22860'
- 1" = 22920'
- 1" = 22980'
- 1" = 23040'
- 1" = 23100'
- 1" = 23160'
- 1" = 23220'
- 1" = 23280'
- 1" = 23340'
- 1" = 23400'
- 1" = 23460'
- 1" = 23520'
- 1" = 23580'
- 1" = 23640'
- 1" = 23700'
- 1" = 23760'
- 1" = 23820'
- 1" = 23880'
- 1" = 23940'
- 1" = 24000'
- 1" = 24060'
- 1" = 24120'
- 1" = 24180'
- 1" = 24240'
- 1" = 24300'
- 1" = 24360'
- 1" = 24420'
- 1" = 24480'
- 1" = 24540'
- 1" = 24600'
- 1" = 24660'
- 1" = 24720'
- 1" = 24780'
- 1" = 24840'
- 1" = 24900'
- 1" = 24960'
- 1" = 25020'
- 1" = 25080'
- 1" = 25140'
- 1" = 25200'
- 1" = 25260'
- 1" = 25320'
- 1" = 25380'
- 1" = 25440'
- 1" = 25500'
- 1" = 25560'
- 1" = 25620'
- 1" = 25680'
- 1" = 25740'
- 1" = 25800'
- 1" = 25860'
- 1" = 25920'
- 1" = 25980'
- 1" = 26040'
- 1" = 26100'
- 1" = 26160'
- 1" = 26220'
- 1" = 26280'
- 1" = 26340'
- 1" = 26400'
- 1" = 26460'
- 1" = 26520'
- 1" = 26580'
- 1" = 26640'
- 1" = 26700'
- 1" = 26760'
- 1" = 26820'
- 1" = 26880'
- 1" = 26940'
- 1" = 27000'
- 1" = 27060'
- 1" = 27120'
- 1" = 27180'
- 1" = 27240'
- 1" = 27300'
- 1" = 27360'
- 1" = 27420'
- 1" = 27480'
- 1" = 27540'
- 1" = 27600'
- 1" = 27660'
- 1" = 27720'
- 1" = 27780'
- 1" = 27840'
- 1" = 27900'
- 1" = 27960'
- 1" = 28020'
- 1" = 28080'
- 1" = 28140'
- 1" = 28200'
- 1" = 28260'
- 1" = 28320'
- 1" = 28380'
- 1" = 28440'
- 1" = 28500'
- 1" = 28560'
- 1" = 28620'
- 1" = 28680'
- 1" = 28740'
- 1" = 28800'
- 1" = 28860'
- 1" = 28920'
- 1" = 28980'
- 1" = 29040'
- 1" = 29100'
- 1" = 29160'
- 1" = 29220'
- 1" = 29280'
- 1" = 29340'
- 1" = 29400'
- 1" = 29460'
- 1" = 29520'
- 1" = 29580'
- 1" = 29640'
- 1" = 29700'
- 1" = 29760'
- 1" = 29820'
- 1" = 29880'
- 1" = 29940'
- 1" = 30000'

PRELIMINARY PLAT
THE VIEW AT THE RESERVE
136,184 ACRES OUT OF THE
SAMUEL MITCHELL SURVEY, ABSTRACT NO. 1024,
CITY OF WANSFIELD TARRANT COUNTY, TEXAS
THE ORIGINAL PLAT DATED OCTOBER 16, 1953,
CITY OF WANSFIELD JOHNSON COUNTY, TEXAS

35, 089, 344 RESIDENTIAL LOTS
2 LOTS REDUCED AS PARK AND
344 LOTS REDUCED AS PARK AND
October 16, 2017

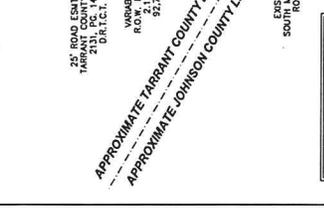
Surveyor:
SOWELL RESERVE
ASSOCIATES, L.P.
1801 RICHMOND STREET, SUITE 406,
DALLAS, TEXAS 75201
(214) 933-3339
www.sowellreserve.com
Created by AutoCAD
Printed by AutoCAD
October 16, 2017



MATCHLINE SHEET 4
SHEET 3

EXISTING ZONING = PD
THE RANCH, 208
VOL. 458, P. 127
D.R.A.C.T.

EXISTING ZONING = PD
THE RANCH, 208
VOL. 458, P. 127
D.R.A.C.T.



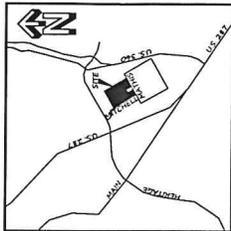
TYPICAL SAID UTILITY ESSENTIAL

EXISTING ZONING = PD
THE RANCH, 208
VOL. 458, P. 127
D.R.A.C.T.

LOT 1
BLOCK 1

MATCHLINE SHEET 3
SHEET 2

EXISTING ZONING = PD
THE RANCH, 208
VOL. 458, P. 127
D.R.A.C.T.

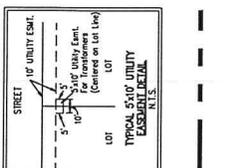


GENERAL NOTES: 1. THIS PLAN IS A PRELIMINARY PLAT... 2. ALL COVERS ARE 20' UNLESS OTHERWISE NOTED... 3. A MANUFACTURED HOME... 4. ALL UTILITIES... 5. EXISTING ZONING... 6. THE CITY OF WANSFIELD... 7. THE CITY OF WANSFIELD... 8. THE CITY OF WANSFIELD... 9. THE CITY OF WANSFIELD... 10. THE CITY OF WANSFIELD...



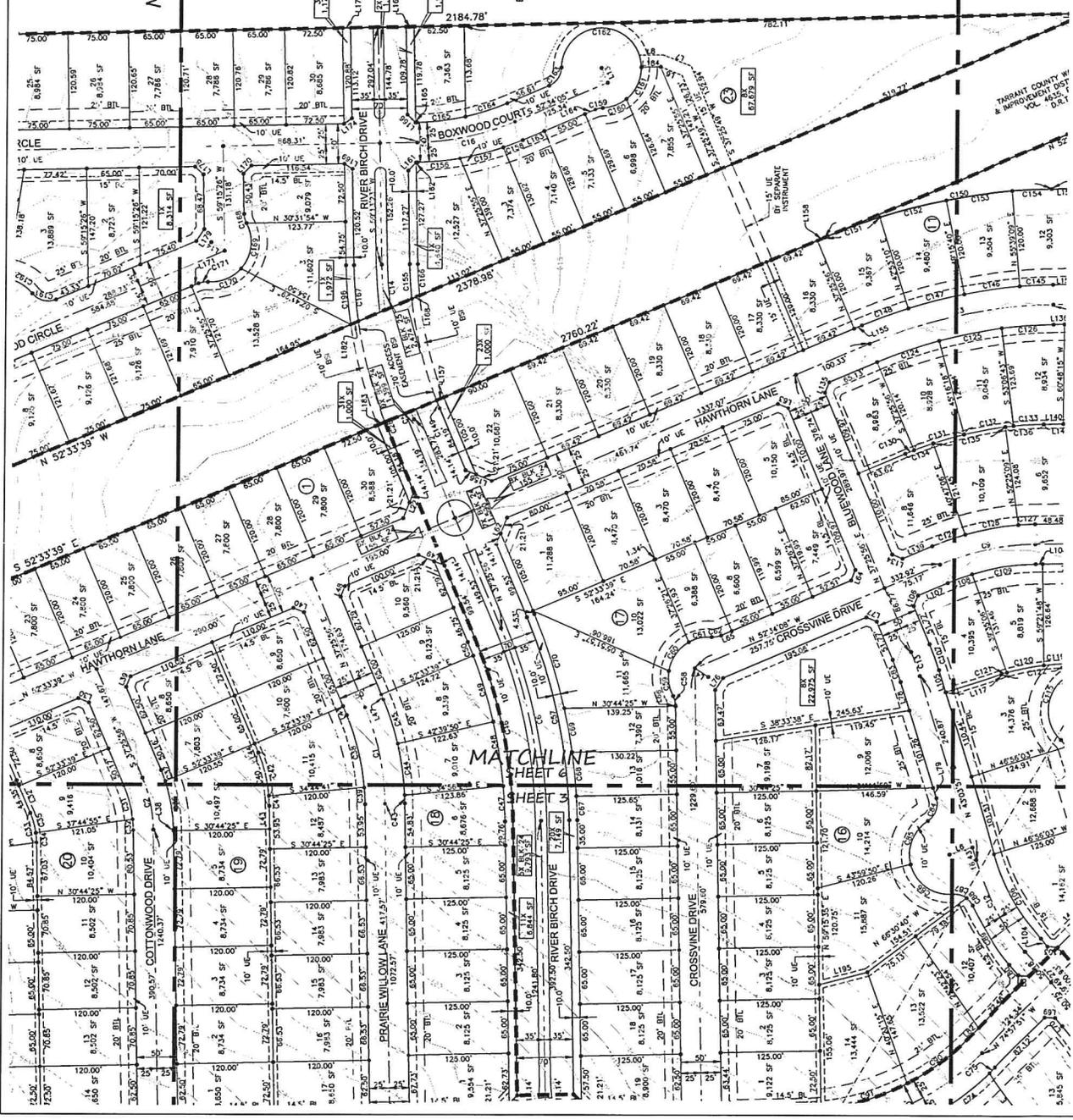
LEGEND: 1. 20' BIL. 2. 30' BIL. 3. 40' BIL. 4. 50' BIL. 5. 60' BIL. 6. 70' BIL. 7. 80' BIL. 8. 90' BIL. 9. 100' BIL. 10. 110' BIL. 11. 120' BIL. 12. 130' BIL. 13. 140' BIL. 14. 150' BIL. 15. 160' BIL. 16. 170' BIL. 17. 180' BIL. 18. 190' BIL. 19. 200' BIL. 20. 210' BIL. 21. 220' BIL. 22. 230' BIL. 23. 240' BIL. 24. 250' BIL. 25. 260' BIL. 26. 270' BIL. 27. 280' BIL. 28. 290' BIL. 29. 300' BIL. 30. 310' BIL. 31. 320' BIL. 32. 330' BIL. 33. 340' BIL. 34. 350' BIL. 35. 360' BIL. 36. 370' BIL. 37. 380' BIL. 38. 390' BIL. 39. 400' BIL. 40. 410' BIL. 41. 420' BIL. 42. 430' BIL. 43. 440' BIL. 44. 450' BIL. 45. 460' BIL. 46. 470' BIL. 47. 480' BIL. 48. 490' BIL. 49. 500' BIL. 50. 510' BIL. 51. 520' BIL. 52. 530' BIL. 53. 540' BIL. 54. 550' BIL. 55. 560' BIL. 56. 570' BIL. 57. 580' BIL. 58. 590' BIL. 59. 600' BIL. 60. 610' BIL. 61. 620' BIL. 62. 630' BIL. 63. 640' BIL. 64. 650' BIL. 65. 660' BIL. 66. 670' BIL. 67. 680' BIL. 68. 690' BIL. 69. 700' BIL. 70. 710' BIL. 71. 720' BIL. 72. 730' BIL. 73. 740' BIL. 74. 750' BIL. 75. 760' BIL. 76. 770' BIL. 77. 780' BIL. 78. 790' BIL. 79. 800' BIL. 80. 810' BIL. 81. 820' BIL. 82. 830' BIL. 83. 840' BIL. 84. 850' BIL. 85. 860' BIL. 86. 870' BIL. 87. 880' BIL. 88. 890' BIL. 89. 900' BIL. 90. 910' BIL. 91. 920' BIL. 92. 930' BIL. 93. 940' BIL. 94. 950' BIL. 95. 960' BIL. 96. 970' BIL. 97. 980' BIL. 98. 990' BIL. 99. 1000' BIL.

PRELIMINARY PLAT THE VIEW AT THE RESERVE 35.184 ACRES OUT OF THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 1024, CITY OF WANSFIELD, TARRANT COUNTY, TEXAS AND THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 593, CITY OF WANSFIELD, TARRANT COUNTY, TEXAS 344 RESIDENTIAL LOTS 35 OPEN SPACE/COMMON AREA LOTS 2 LOTS 199 OCTOBER 16, 2017



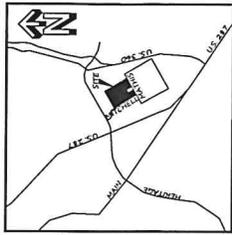
MATCHLINE SHEET 5 SHEET 6

MATCHLINE SHEET 6 SHEET 7



October 16, 2017

SDM17-045



GENERAL NOTES: 1. THE AREA OF THIS SURVEY IS THE PROPERTY OF THE CITY OF WANSBETH, TEXAS... 2. ALL CORNERS ARE TO BE SET BY THE CITY ENGINEER... 3. A MONUMENT SHALL BE SET AT EACH CORNER... 4. ALL LOTS ARE TO BE SET BY THE CITY ENGINEER... 5. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE CORNER SETTING... 6. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE MONUMENT SETTING... 7. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE SURVEYING... 8. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE RECORDING... 9. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE MAINTENANCE... 10. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE REPAIRS...

LEGEND: 1. 1/2" SPINE ROAD 2. 3/4" SPINE ROAD 3. 1" SPINE ROAD 4. 1 1/2" SPINE ROAD 5. 2" SPINE ROAD 6. 3" SPINE ROAD 7. 4" SPINE ROAD 8. 6" SPINE ROAD 9. 8" SPINE ROAD 10. 10" SPINE ROAD 11. 12" SPINE ROAD 13. 14" SPINE ROAD 14. 16" SPINE ROAD 15. 18" SPINE ROAD 16. 20" SPINE ROAD 17. 24" SPINE ROAD 18. 30" SPINE ROAD 19. 36" SPINE ROAD 20. 42" SPINE ROAD 21. 48" SPINE ROAD 22. 54" SPINE ROAD 23. 60" SPINE ROAD 24. 72" SPINE ROAD 25. 84" SPINE ROAD 26. 96" SPINE ROAD 27. 108" SPINE ROAD 28. 120" SPINE ROAD 29. 144" SPINE ROAD 30. 168" SPINE ROAD 31. 192" SPINE ROAD 32. 216" SPINE ROAD 33. 252" SPINE ROAD 34. 288" SPINE ROAD 35. 324" SPINE ROAD 36. 360" SPINE ROAD 37. 408" SPINE ROAD 38. 456" SPINE ROAD 39. 504" SPINE ROAD 40. 540" SPINE ROAD 41. 576" SPINE ROAD 42. 612" SPINE ROAD 43. 648" SPINE ROAD 44. 684" SPINE ROAD 45. 720" SPINE ROAD 46. 756" SPINE ROAD 47. 792" SPINE ROAD 48. 828" SPINE ROAD 49. 864" SPINE ROAD 50. 900" SPINE ROAD 51. 936" SPINE ROAD 52. 972" SPINE ROAD 53. 1008" SPINE ROAD 54. 1044" SPINE ROAD 55. 1080" SPINE ROAD 56. 1116" SPINE ROAD 57. 1152" SPINE ROAD 58. 1188" SPINE ROAD 59. 1224" SPINE ROAD 60. 1260" SPINE ROAD 61. 1296" SPINE ROAD 62. 1332" SPINE ROAD 63. 1368" SPINE ROAD 64. 1404" SPINE ROAD 65. 1440" SPINE ROAD 66. 1476" SPINE ROAD 67. 1512" SPINE ROAD 68. 1548" SPINE ROAD 69. 1584" SPINE ROAD 70. 1620" SPINE ROAD 71. 1656" SPINE ROAD 72. 1692" SPINE ROAD 73. 1728" SPINE ROAD 74. 1764" SPINE ROAD 75. 1800" SPINE ROAD 76. 1836" SPINE ROAD 77. 1872" SPINE ROAD 78. 1908" SPINE ROAD 79. 1944" SPINE ROAD 80. 1980" SPINE ROAD 81. 2016" SPINE ROAD 82. 2052" SPINE ROAD 83. 2088" SPINE ROAD 84. 2124" SPINE ROAD 85. 2160" SPINE ROAD 86. 2196" SPINE ROAD 87. 2232" SPINE ROAD 88. 2268" SPINE ROAD 89. 2304" SPINE ROAD 90. 2340" SPINE ROAD 91. 2376" SPINE ROAD 92. 2412" SPINE ROAD 93. 2448" SPINE ROAD 94. 2484" SPINE ROAD 95. 2520" SPINE ROAD 96. 2556" SPINE ROAD 97. 2592" SPINE ROAD 98. 2628" SPINE ROAD 99. 2664" SPINE ROAD 100. 2700" SPINE ROAD 101. 2736" SPINE ROAD 102. 2772" SPINE ROAD 103. 2808" SPINE ROAD 104. 2844" SPINE ROAD 105. 2880" SPINE ROAD 106. 2916" SPINE ROAD 107. 2952" SPINE ROAD 108. 2988" SPINE ROAD 109. 3024" SPINE ROAD 110. 3060" SPINE ROAD 111. 3096" SPINE ROAD 112. 3132" SPINE ROAD 113. 3168" SPINE ROAD 114. 3204" SPINE ROAD 115. 3240" SPINE ROAD 116. 3276" SPINE ROAD 117. 3312" SPINE ROAD 118. 3348" SPINE ROAD 119. 3384" SPINE ROAD 120. 3420" SPINE ROAD 121. 3456" SPINE ROAD 122. 3492" SPINE ROAD 123. 3528" SPINE ROAD 124. 3564" SPINE ROAD 125. 3600" SPINE ROAD 126. 3636" SPINE ROAD 127. 3672" SPINE ROAD 128. 3708" SPINE ROAD 129. 3744" SPINE ROAD 130. 3780" SPINE ROAD 131. 3816" SPINE ROAD 132. 3852" SPINE ROAD 133. 3888" SPINE ROAD 134. 3924" SPINE ROAD 135. 3960" SPINE ROAD 136. 3996" SPINE ROAD 137. 4032" SPINE ROAD 138. 4068" SPINE ROAD 139. 4104" SPINE ROAD 140. 4140" SPINE ROAD 141. 4176" SPINE ROAD 142. 4212" SPINE ROAD 143. 4248" SPINE ROAD 144. 4284" SPINE ROAD 145. 4320" SPINE ROAD 146. 4356" SPINE ROAD 147. 4392" SPINE ROAD 148. 4428" SPINE ROAD 149. 4464" SPINE ROAD 150. 4500" SPINE ROAD 151. 4536" SPINE ROAD 152. 4572" SPINE ROAD 153. 4608" SPINE ROAD 154. 4644" SPINE ROAD 155. 4680" SPINE ROAD 156. 4716" SPINE ROAD 157. 4752" SPINE ROAD 158. 4788" SPINE ROAD 159. 4824" SPINE ROAD 160. 4860" SPINE ROAD 161. 4896" SPINE ROAD 162. 4932" SPINE ROAD 163. 4968" SPINE ROAD 164. 5004" SPINE ROAD 165. 5040" SPINE ROAD 166. 5076" SPINE ROAD 167. 5112" SPINE ROAD 168. 5148" SPINE ROAD 169. 5184" SPINE ROAD 170. 5220" SPINE ROAD 171. 5256" SPINE ROAD 172. 5292" SPINE ROAD 173. 5328" SPINE ROAD 174. 5364" SPINE ROAD 175. 5400" SPINE ROAD 176. 5436" SPINE ROAD 177. 5472" SPINE ROAD 178. 5508" SPINE ROAD 179. 5544" SPINE ROAD 180. 5580" SPINE ROAD 181. 5616" SPINE ROAD 182. 5652" SPINE ROAD 183. 5688" SPINE ROAD 184. 5724" SPINE ROAD 185. 5760" SPINE ROAD 186. 5796" SPINE ROAD 187. 5832" SPINE ROAD 188. 5868" SPINE ROAD 189. 5904" SPINE ROAD 190. 5940" SPINE ROAD 191. 5976" SPINE ROAD 192. 6012" SPINE ROAD 193. 6048" SPINE ROAD 194. 6084" SPINE ROAD 195. 6120" SPINE ROAD 196. 6156" SPINE ROAD 197. 6192" SPINE ROAD 198. 6228" SPINE ROAD 199. 6264" SPINE ROAD 200. 6300" SPINE ROAD 201. 6336" SPINE ROAD 202. 6372" SPINE ROAD 203. 6408" SPINE ROAD 204. 6444" SPINE ROAD 205. 6480" SPINE ROAD 206. 6516" SPINE ROAD 207. 6552" SPINE ROAD 208. 6588" SPINE ROAD 209. 6624" SPINE ROAD 210. 6660" SPINE ROAD 211. 6696" SPINE ROAD 212. 6732" SPINE ROAD 213. 6768" SPINE ROAD 214. 6804" SPINE ROAD 215. 6840" SPINE ROAD 216. 6876" SPINE ROAD 217. 6912" SPINE ROAD 218. 6948" SPINE ROAD 219. 6984" SPINE ROAD 220. 7020" SPINE ROAD 221. 7056" SPINE ROAD 222. 7092" SPINE ROAD 223. 7128" SPINE ROAD 224. 7164" SPINE ROAD 225. 7200" SPINE ROAD 226. 7236" SPINE ROAD 227. 7272" SPINE ROAD 228. 7308" SPINE ROAD 229. 7344" SPINE ROAD 230. 7380" SPINE ROAD 231. 7416" SPINE ROAD 232. 7452" SPINE ROAD 233. 7488" SPINE ROAD 234. 7524" SPINE ROAD 235. 7560" SPINE ROAD 236. 7596" SPINE ROAD 237. 7632" SPINE ROAD 238. 7668" SPINE ROAD 239. 7704" SPINE ROAD 240. 7740" SPINE ROAD 241. 7776" SPINE ROAD 242. 7812" SPINE ROAD 243. 7848" SPINE ROAD 244. 7884" SPINE ROAD 245. 7920" SPINE ROAD 246. 7956" SPINE ROAD 247. 7992" SPINE ROAD 248. 8028" SPINE ROAD 249. 8064" SPINE ROAD 250. 8100" SPINE ROAD 251. 8136" SPINE ROAD 252. 8172" SPINE ROAD 253. 8208" SPINE ROAD 254. 8244" SPINE ROAD 255. 8280" SPINE ROAD 256. 8316" SPINE ROAD 257. 8352" SPINE ROAD 258. 8388" SPINE ROAD 259. 8424" SPINE ROAD 260. 8460" SPINE ROAD 261. 8496" SPINE ROAD 262. 8532" SPINE ROAD 263. 8568" SPINE ROAD 264. 8604" SPINE ROAD 265. 8640" SPINE ROAD 266. 8676" SPINE ROAD 267. 8712" SPINE ROAD 268. 8748" SPINE ROAD 269. 8784" SPINE ROAD 270. 8820" SPINE ROAD 271. 8856" SPINE ROAD 272. 8892" SPINE ROAD 273. 8928" SPINE ROAD 274. 8964" SPINE ROAD 275. 9000" SPINE ROAD 276. 9036" SPINE ROAD 277. 9072" SPINE ROAD 278. 9108" SPINE ROAD 279. 9144" SPINE ROAD 280. 9180" SPINE ROAD 281. 9216" SPINE ROAD 282. 9252" SPINE ROAD 283. 9288" SPINE ROAD 284. 9324" SPINE ROAD 285. 9360" SPINE ROAD 286. 9396" SPINE ROAD 287. 9432" SPINE ROAD 288. 9468" SPINE ROAD 289. 9504" SPINE ROAD 290. 9540" SPINE ROAD 291. 9576" SPINE ROAD 292. 9612" SPINE ROAD 293. 9648" SPINE ROAD 294. 9684" SPINE ROAD 295. 9720" SPINE ROAD 296. 9756" SPINE ROAD 297. 9792" SPINE ROAD 298. 9828" SPINE ROAD 299. 9864" SPINE ROAD 300. 9900" SPINE ROAD 301. 9936" SPINE ROAD 302. 9972" SPINE ROAD 303. 10008" SPINE ROAD 304. 10044" SPINE ROAD 305. 10080" SPINE ROAD 306. 10116" SPINE ROAD 307. 10152" SPINE ROAD 308. 10188" SPINE ROAD 309. 10224" SPINE ROAD 310. 10260" SPINE ROAD 311. 10296" SPINE ROAD 312. 10332" SPINE ROAD 313. 10368" SPINE ROAD 314. 10404" SPINE ROAD 315. 10440" SPINE ROAD 316. 10476" SPINE ROAD 317. 10512" SPINE ROAD 318. 10548" SPINE ROAD 319. 10584" SPINE ROAD 320. 10620" SPINE ROAD 321. 10656" SPINE ROAD 322. 10692" SPINE ROAD 323. 10728" SPINE ROAD 324. 10764" SPINE ROAD 325. 10800" SPINE ROAD 326. 10836" SPINE ROAD 327. 10872" SPINE ROAD 328. 10908" SPINE ROAD 329. 10944" SPINE ROAD 330. 10980" SPINE ROAD 331. 11016" SPINE ROAD 332. 11052" SPINE ROAD 333. 11088" SPINE ROAD 334. 11124" SPINE ROAD 335. 11160" SPINE ROAD 336. 11196" SPINE ROAD 337. 11232" SPINE ROAD 338. 11268" SPINE ROAD 339. 11304" SPINE ROAD 340. 11340" SPINE ROAD 341. 11376" SPINE ROAD 342. 11412" SPINE ROAD 343. 11448" SPINE ROAD 344. 11484" SPINE ROAD 345. 11520" SPINE ROAD 346. 11556" SPINE ROAD 347. 11592" SPINE ROAD 348. 11628" SPINE ROAD 349. 11664" SPINE ROAD 350. 11700" SPINE ROAD 351. 11736" SPINE ROAD 352. 11772" SPINE ROAD 353. 11808" SPINE ROAD 354. 11844" SPINE ROAD 355. 11880" SPINE ROAD 356. 11916" SPINE ROAD 357. 11952" SPINE ROAD 358. 11988" SPINE ROAD 359. 12024" SPINE ROAD 360. 12060" SPINE ROAD 361. 12096" SPINE ROAD 362. 12132" SPINE ROAD 363. 12168" SPINE ROAD 364. 12204" SPINE ROAD 365. 12240" SPINE ROAD 366. 12276" SPINE ROAD 367. 12312" SPINE ROAD 368. 12348" SPINE ROAD 369. 12384" SPINE ROAD 370. 12420" SPINE ROAD 371. 12456" SPINE ROAD 372. 12492" SPINE ROAD 373. 12528" SPINE ROAD 374. 12564" SPINE ROAD 375. 12600" SPINE ROAD 376. 12636" SPINE ROAD 377. 12672" SPINE ROAD 378. 12708" SPINE ROAD 379. 12744" SPINE ROAD 380. 12780" SPINE ROAD 381. 12816" SPINE ROAD 382. 12852" SPINE ROAD 383. 12888" SPINE ROAD 384. 12924" SPINE ROAD 385. 12960" SPINE ROAD 386. 12996" SPINE ROAD 387. 13032" SPINE ROAD 388. 13068" SPINE ROAD 389. 13104" SPINE ROAD 390. 13140" SPINE ROAD 391. 13176" SPINE ROAD 392. 13212" SPINE ROAD 393. 13248" SPINE ROAD 394. 13284" SPINE ROAD 395. 13320" SPINE ROAD 396. 13356" SPINE ROAD 397. 13392" SPINE ROAD 398. 13428" SPINE ROAD 399. 13464" SPINE ROAD 400. 13500" SPINE ROAD 401. 13536" SPINE ROAD 402. 13572" SPINE ROAD 403. 13608" SPINE ROAD 404. 13644" SPINE ROAD 405. 13680" SPINE ROAD 406. 13716" SPINE ROAD 407. 13752" SPINE ROAD 408. 13788" SPINE ROAD 409. 13824" SPINE ROAD 410. 13860" SPINE ROAD 411. 13896" SPINE ROAD 412. 13932" SPINE ROAD 413. 13968" SPINE ROAD 414. 14004" SPINE ROAD 415. 14040" SPINE ROAD 416. 14076" SPINE ROAD 417. 14112" SPINE ROAD 418. 14148" SPINE ROAD 419. 14184" SPINE ROAD 420. 14220" SPINE ROAD 421. 14256" SPINE ROAD 422. 14292" SPINE ROAD 423. 14328" SPINE ROAD 424. 14364" SPINE ROAD 425. 14400" SPINE ROAD 426. 14436" SPINE ROAD 427. 14472" SPINE ROAD 428. 14508" SPINE ROAD 429. 14544" SPINE ROAD 430. 14580" SPINE ROAD 431. 14616" SPINE ROAD 432. 14652" SPINE ROAD 433. 14688" SPINE ROAD 434. 14724" SPINE ROAD 435. 14760" SPINE ROAD 436. 14796" SPINE ROAD 437. 14832" SPINE ROAD 438. 14868" SPINE ROAD 439. 14904" SPINE ROAD 440. 14940" SPINE ROAD 441. 14976" SPINE ROAD 442. 15012" SPINE ROAD 443. 15048" SPINE ROAD 444. 15084" SPINE ROAD 445. 15120" SPINE ROAD 446. 15156" SPINE ROAD 447. 15192" SPINE ROAD 448. 15228" SPINE ROAD 449. 15264" SPINE ROAD 450. 15300" SPINE ROAD 451. 15336" SPINE ROAD 452. 15372" SPINE ROAD 453. 15408" SPINE ROAD 454. 15444" SPINE ROAD 455. 15480" SPINE ROAD 456. 15516" SPINE ROAD 457. 15552" SPINE ROAD 458. 15588" SPINE ROAD 459. 15624" SPINE ROAD 460. 15660" SPINE ROAD 461. 15696" SPINE ROAD 462. 15732" SPINE ROAD 463. 15768" SPINE ROAD 464. 15804" SPINE ROAD 465. 15840" SPINE ROAD 466. 15876" SPINE ROAD 467. 15912" SPINE ROAD 468. 15948" SPINE ROAD 469. 15984" SPINE ROAD 470. 16020" SPINE ROAD 471. 16056" SPINE ROAD 472. 16092" SPINE ROAD 473. 16128" SPINE ROAD 474. 16164" SPINE ROAD 475. 16200" SPINE ROAD 476. 16236" SPINE ROAD 477. 16272" SPINE ROAD 478. 16308" SPINE ROAD 479. 16344" SPINE ROAD 480. 16380" SPINE ROAD 481. 16416" SPINE ROAD 482. 16452" SPINE ROAD 483. 16488" SPINE ROAD 484. 16524" SPINE ROAD 485. 16560" SPINE ROAD 486. 16596" SPINE ROAD 487. 16632" SPINE ROAD 488. 16668" SPINE ROAD 489. 16704" SPINE ROAD 490. 16740" SPINE ROAD 491. 16776" SPINE ROAD 492. 16812" SPINE ROAD 493. 16848" SPINE ROAD 494. 16884" SPINE ROAD 495. 16920" SPINE ROAD 496. 16956" SPINE ROAD 497. 16992" SPINE ROAD 498. 17028" SPINE ROAD 499. 17064" SPINE ROAD 500. 17100" SPINE ROAD 501. 17136" SPINE ROAD 502. 17172" SPINE ROAD 503. 17208" SPINE ROAD 504. 17244" SPINE ROAD 505. 17280" SPINE ROAD 506. 17316" SPINE ROAD 507. 17352" SPINE ROAD 508. 17388" SPINE ROAD 509. 17424" SPINE ROAD 510. 17460" SPINE ROAD 511. 17496" SPINE ROAD 512. 17532" SPINE ROAD 513. 17568" SPINE ROAD 514. 17604" SPINE ROAD 515. 17640" SPINE ROAD 516. 17676" SPINE ROAD 517. 17712" SPINE ROAD 518. 17748" SPINE ROAD 519. 17784" SPINE ROAD 520. 17820" SPINE ROAD 521. 17856" SPINE ROAD 522. 17892" SPINE ROAD 523. 17928" SPINE ROAD 524. 17964" SPINE ROAD 525. 18000" SPINE ROAD 526. 18036" SPINE ROAD 527. 18072" SPINE ROAD 528. 18108" SPINE ROAD 529. 18144" SPINE ROAD 530. 18180" SPINE ROAD 531. 18216" SPINE ROAD 532. 18252" SPINE ROAD 533. 18288" SPINE ROAD 534. 18324" SPINE ROAD 535. 18360" SPINE ROAD 536. 18396" SPINE ROAD 537. 18432" SPINE ROAD 538. 18468" SPINE ROAD 539. 18504" SPINE ROAD 540. 18540" SPINE ROAD 541. 18576" SPINE ROAD 542. 18612" SPINE ROAD 543. 18648" SPINE ROAD 544. 18684" SPINE ROAD 545. 18720" SPINE ROAD 546. 18756" SPINE ROAD 547. 18792" SPINE ROAD 548. 18828" SPINE ROAD 549. 18864" SPINE ROAD 550. 18900" SPINE ROAD 551. 18936" SPINE ROAD 552. 18972" SPINE ROAD 553. 19008" SPINE ROAD 554. 19044" SPINE ROAD 555. 19080" SPINE ROAD 556. 19116" SPINE ROAD 557. 19152" SPINE ROAD 558. 19188" SPINE ROAD 559. 19224" SPINE ROAD 560. 19260" SPINE ROAD 561. 19296" SPINE ROAD 562. 19332" SPINE ROAD 563. 19368" SPINE ROAD 564. 19404" SPINE ROAD 565. 19440" SPINE ROAD 566. 19476" SPINE ROAD 567. 19512" SPINE ROAD 568. 19548" SPINE ROAD 569. 19584" SPINE ROAD 570. 19620" SPINE ROAD 571. 19656" SPINE ROAD 572. 19692" SPINE ROAD 573. 19728" SPINE ROAD 574. 19764" SPINE ROAD 575. 19800" SPINE ROAD 576. 19836" SPINE ROAD 577. 19872" SPINE ROAD 578. 19908" SPINE ROAD 579. 19944" SPINE ROAD 580. 19980" SPINE ROAD 581. 20016" SPINE ROAD 582. 20052" SPINE ROAD 583. 20088" SPINE ROAD 584. 20124" SPINE ROAD 585. 20160" SPINE ROAD 586. 20196" SPINE ROAD 587. 20232" SPINE ROAD 588. 20268" SPINE ROAD 589. 20304" SPINE ROAD 590. 20340" SPINE ROAD 591. 20376" SPINE ROAD 592. 20412" SPINE ROAD 593. 20448" SPINE ROAD 594. 20484" SPINE ROAD 595. 20520" SPINE ROAD 596. 20556" SPINE ROAD 597. 20592" SPINE ROAD 598. 20628" SPINE ROAD 599. 20664" SPINE ROAD 600. 20700" SPINE ROAD 601. 20736" SPINE ROAD 602. 20772" SPINE ROAD 603. 20808" SPINE ROAD 604. 20844" SPINE ROAD 605. 20880" SPINE ROAD 606. 20916" SPINE ROAD 607. 20952" SPINE ROAD 608. 20988" SPINE ROAD 609. 21024" SPINE ROAD 610. 21060" SPINE ROAD 611. 21096" SPINE ROAD 612. 21132" SPINE ROAD 613. 21168" SPINE ROAD 614. 21204" SPINE ROAD 615. 21240" SPINE ROAD 616. 21276" SPINE ROAD 617. 21312" SPINE ROAD 618. 21348" SPINE ROAD 619. 21384" SPINE ROAD 620. 21420" SPINE ROAD 621. 21456" SPINE ROAD 622. 21492" SPINE ROAD 623. 21528" SPINE ROAD 624. 21564" SPINE ROAD 625. 21600" SPINE ROAD 626. 21636" SPINE ROAD 627. 21672" SPINE ROAD 628. 21708" SPINE ROAD 629. 21744" SPINE ROAD 630. 21780" SPINE ROAD 631. 21816" SPINE ROAD 632. 21852" SPINE ROAD 633. 21888" SPINE ROAD 634. 21924" SPINE ROAD 635. 21960" SPINE ROAD 636. 21996" SPINE ROAD 637. 22032" SPINE ROAD 638. 22068" SPINE ROAD 639. 22104" SPINE ROAD 640. 22140" SPINE ROAD 641. 22176" SPINE ROAD 642. 22212" SPINE ROAD 643. 22248" SPINE ROAD 644. 22284" SPINE ROAD 645. 22320" SPINE ROAD 646. 22356" SPINE ROAD 647. 22392" SPINE ROAD 648. 22428" SPINE ROAD 649. 22464" SPINE ROAD 650. 22500" SPINE ROAD 651. 22536" SPINE ROAD 652. 22572" SPINE ROAD 653. 22608" SPINE ROAD 654. 22644" SPINE ROAD 655. 22680" SPINE ROAD 656. 22716" SPINE ROAD 657. 22752" SPINE ROAD 658. 22788" SPINE ROAD 659. 22824" SPINE ROAD 660. 22860" SPINE ROAD 661. 22896" SPINE ROAD 662. 22932" SPINE ROAD 663. 22968" SPINE ROAD 664. 23004" SPINE ROAD 665. 23040" SPINE ROAD 666. 23076" SPINE ROAD 667. 23112" SPINE ROAD 668. 23148" SPINE ROAD 669. 23184" SPINE ROAD 670. 23220" SPINE ROAD 671. 23256" SPINE ROAD 672. 23292" SPINE ROAD 673. 23328" SPINE ROAD 674. 23364" SPINE ROAD 675. 23400" SPINE ROAD 676. 23436" SPINE ROAD 677. 23472" SPINE ROAD 678. 23508" SPINE ROAD 679. 23544" SPINE ROAD 680. 23580" SPINE ROAD 681. 23616" SPINE ROAD 682. 23652" SPINE ROAD 683. 23688" SPINE ROAD 684. 23724" SPINE ROAD 685. 23760" SPINE ROAD 686. 23796" SPINE ROAD 687. 23832" SPINE ROAD 688. 23868" SPINE ROAD 689. 23904" SPINE ROAD 690. 23940" SPINE ROAD 691. 23976" SPINE ROAD 692. 24012" SPINE ROAD 693. 24048" SPINE ROAD 694. 24084" SPINE ROAD 695. 24120" SPINE ROAD 696. 24156" SPINE ROAD 697. 24192" SPINE ROAD 698. 24228" SPINE ROAD 699. 24264" SPINE ROAD 700. 24300" SPINE ROAD 701. 24336" SPINE ROAD 702. 24372" SPINE ROAD 703. 24408" SPINE ROAD 704. 24444" SPINE ROAD 705. 24480" SPINE ROAD 706. 24516" SPINE ROAD 707. 24552" SPINE ROAD 708. 24588" SPINE ROAD 709. 24624" SPINE ROAD 710. 24660" SPINE ROAD 711. 24696" SPINE ROAD 712. 24732" SPINE ROAD 713. 24768" SPINE ROAD 714. 24804" SPINE ROAD 715. 24840" SPINE ROAD 716. 24876" SPINE ROAD 717. 24912" SPINE ROAD 718. 24948" SPINE ROAD 719. 24984" SPINE ROAD 720. 25020" SPINE ROAD 721. 25056" SPINE ROAD 722. 25092" SPINE ROAD 723. 25128" SPINE ROAD 724. 25164" SPINE ROAD 725. 25200" SPINE ROAD 726. 25236" SPINE ROAD 727. 25272" SPINE ROAD 728. 25308" SPINE ROAD 729. 25344" SPINE ROAD 730. 25380" SPINE ROAD 731. 25416" SPINE ROAD 732. 25452" SPINE ROAD 733. 25488" SPINE ROAD 734. 25524" SPINE ROAD 735. 25560" SPINE ROAD 736. 25596" SPINE ROAD 737. 25632" SPINE ROAD 738. 25668" SPINE ROAD 739. 25704" SPINE ROAD 740. 25740" SPINE ROAD 741. 25776" SPINE ROAD 742. 25812" SPINE ROAD 743. 25848" SPINE ROAD 744. 25884" SPINE ROAD 745. 25920" SPINE ROAD 746. 25956" SPINE ROAD 747. 25992" SPINE ROAD 748. 26028" SPINE ROAD 749. 26064" SPINE ROAD 750. 26100" SPINE ROAD 751. 26136" SPINE ROAD 752. 26172" SPINE ROAD 753. 26208" SPINE ROAD 754. 26244" SPINE ROAD 755. 26280" SPINE ROAD 756. 26316" SPINE ROAD 757. 26352" SPINE ROAD 758. 26388" SPINE ROAD 759. 26424" SPINE ROAD 760. 26460" SPINE ROAD 761. 26496" SPINE ROAD 762. 26532" SPINE ROAD 763. 26568" SPINE ROAD 764. 26604" SPINE ROAD 765. 26640" SPINE ROAD 766. 26676" SPINE ROAD 767. 26712" SPINE ROAD 768. 26748" SPINE ROAD 769. 26784" SPINE ROAD 770. 26820" SPINE ROAD 771. 26856" SPINE ROAD 772. 26892" SPINE ROAD 773. 26928" SPINE ROAD 774. 26964" SPINE ROAD 775. 27000" SPINE ROAD 776. 27036" SPINE ROAD 777. 27072" SPINE ROAD 778. 27108" SPINE ROAD 779. 27144" SPINE ROAD 780. 27180" SPINE ROAD 781. 27216" SPINE ROAD 782. 27252" SPINE ROAD 783. 27288" SPINE ROAD 784. 27324" SPINE ROAD 785. 27360" SPINE ROAD 786. 27396" SPINE ROAD 787. 27432" SPINE ROAD 788. 27468" SPINE ROAD 789. 27504" SPINE ROAD 790. 27540" SPINE ROAD 791. 27576" SPINE ROAD 792. 27612" SPINE ROAD 793. 27648" SPINE ROAD 794. 27684" SPINE ROAD 795. 27720" SPINE ROAD 796. 27756" SPINE ROAD 797. 27792" SPINE ROAD 798. 27828" SPINE ROAD 799. 27864" SPINE ROAD 800. 27900" SPINE ROAD 801. 27936" SPINE ROAD 802. 27972" SPINE ROAD 803. 28008" SPINE ROAD 804. 28044" SPINE ROAD 805. 28080" SPINE ROAD 806. 28116" SPINE ROAD 807. 28152" SPINE ROAD 808. 28188" SPINE ROAD 809. 28224" SPINE ROAD 810. 28260" SPINE ROAD 811. 28296" SPINE ROAD 812. 28332" SPINE ROAD 813. 28368" SPINE ROAD 814. 28404" SPINE ROAD 815. 28440" SPINE ROAD 816. 28476" SPINE ROAD 817. 28512" SPINE ROAD 818. 28548" SPINE ROAD 819. 28584" SPINE ROAD 820. 28620" SPINE ROAD 821. 28656" SPINE ROAD 822. 28692" SPINE ROAD 823. 28728" SPINE ROAD 824. 28764" SPINE ROAD 825. 28800" SPINE ROAD 826. 28836" SPINE ROAD 827. 28872" SPINE ROAD 828. 28908" SPINE ROAD 829. 28944" SPINE ROAD 830. 28980" SPINE ROAD 831. 29016" SPINE ROAD 832. 29052" SPINE ROAD 833. 29088" SPINE ROAD 834. 29124" SPINE ROAD 835. 29160" SPINE ROAD 836. 29196" SPINE ROAD 837.

Summary of City Council Actions

February 25, 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 C-2 uses with additional use for campground or recreational vehicle park on approximately 12.938 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)

Approved 5 – 2 (Lewis and Moore)

Public Hearing and First Reading of an Ordinance to consider the Voluntary Annexation of approximately 25.02 acres in Johnson County, Texas and being a tract of land out of the M.D. Dickey Survey, Abstract #195, generally located on the east side of Lillian Road, approximately 1,500 feet south of W. Broad Street; Micah and Bryan Adkison (ZC#18-031)

Approved 7 – 0

Public Hearing and First Reading of an Ordinance approving a change of zoning from PR, Pre-Development District 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, Texas, 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; BBC Acquisitions (ZC#18-031)

Approved 7 – 0

Public Hearing and First Reading of an Ordinance approving 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 #129, generally located on the west side of Day Miar Road and the south side of Grand Meadow Boulevard; Noah Flabiano of Skorburg Company on behalf of Sunset Crossing SF, LTD, and James and Yvonne Slack (ZC#18-030)

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 2.177 acres being a portion of Lot 1-R, Block 1, Eaton Estates Campground, located at 1961 Lone Star Road; Craig Turner of Via Bayou Inc., DBA Texan RV Resort (ZC#18-028A)

Motion to approve failed 3 – 4 (Cook, Lewis, Moore and Newsom)

Review and Consideration of a Detailed Site Plan for 2,798 sq.ft. Restaurant with Drive-thru on 0.79 acres located at 3151 E. Broad Street; Everett Fields of PM Design Group on behalf of Will Tolliver of Leon Capital Group; (DS#19-001)

Approved 7 – 0 +

Summary of City Council Actions

March 4, 2019

Public Hearing Continuation and Second Reading of an Ordinance to consider the Voluntary Annexation of approximately 25.02 acres in Johnson County, Texas and being a tract of land out of the M.D. Dickey Survey, Abstract #195, generally located on the east side of Lillian Road, approximately 1,500 feet south of W. Broad Street; Micah and Bryan Adkison (ZC#18-031)

Approved 7 – 0

Public Hearing Continuation and Second Reading of an Ordinance approving a change of zoning from PR, Pre-Development District 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, Texas, 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; BBC Acquisitions (ZC#18-031)

Approved 7 – 0

Public Hearing Continuation and Second Reading of an Ordinance approving 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 #129, generally located on the west side of Day Miar Road and the south side of Grand Meadow Boulevard; Noah Flabiano of Skorburg Company on behalf of Sunset Crossing SF, LTD, and James and Yvonne Slack (ZC#18-030)

Approved 7 – 0