

## AGENDA

### PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS MONDAY, AUGUST 19, 2019, 6:30 PM

#### 1. CALL TO ORDER

#### 2. APPROVAL OF LAST MEETING MINUTES

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

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

4. **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#19-035: Final Plat of Lot 2, Block 1, The Julian at Southpointe, Phase 2

#### END OF CONSENT AGENDA

#### 5. PUBLIC HEARINGS:

- A. SD#19-034: Public hearing on a replat to create Lots 2R1 and 2R2, Block 1, Original Town of Mansfield
- B. ZC#19-011: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential uses on approximately 0.62 acres being a portion of Blocks 36 & 36A of the Original Town of Mansfield, generally located at 506-508 W. Kimball St.

#### 6. COMMISSION ANNOUNCEMENTS

#### 7. STAFF ANNOUNCEMENTS

#### 8. ADJOURNMENT OF MEETING

#### 9. NEXT MEETING DATE: Tuesday, September 3, 2019

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, August 15, 2019**, in accordance with Chapter 551 of the Texas Government Code.

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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 August 19, 2019*

**SD#19-034: Original Town of Mansfield  
2 commercial lots**

**ZC#19-011: SF-7.5/12 to PD for  
single-family residential uses  
3 residential lots**

**SD#19-035: The Julian at Southpointe, Ph 2**  
**1 multi-family residential lot**

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

**August 5, 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
Kent Knight	Commissioner
Robert Klenzendorf	Commissioner
Andrew Papp	Commissioner
Tamera Bounds	Commissioner
Anne Weydeck	Commissioner

**Absent:**

Cory Smithee	Vice-Chairman
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**Staff:**

Art Wright	Planner
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 July 15, 2019, minutes. Commissioner Weydeck made a motion to approve the minutes. Commissioner Knight seconded the motion which carried by the following vote:

**Ayes: 4** – Wilshire, Knight, Klenzendorf and Weydeck

**Nays: 0**

**Abstain: 2** – Bounds and Papp

**Citizen Comments**

None

**Consent Agenda**

*At this time, Chairman Wilshire removed SD#19-011 from the Consent Agenda for discussion.*

**SD#19-011: Preliminary Plat of Birdsong Addition**

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

**Ayes: 6** – Wilshire, Knight, Klenzendorf, Papp, Bounds and Weydeck

**Nays: 0**

**Abstain: 0**

**Public Hearing:**

**ZC#19-010: Public Hearing for a change of zoning from PR, Pre-Development District to PD, Planned Development for Professional Office Uses on approximately 0.608 acres, located at 1809 Matlock Road**

Shirley Emerson gave the Staff presentation and overview of the request. Adam Rope, the applicant, continued the 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.

Commissioner Knight made a motion to approve the request as presented with the deviations requested, remove the existing fences along the south side of the property and add landscaping around the proposed directory sign. Commissioner Papp seconded the motion which carried by the following vote:

**Ayes: 6** – Wilshire, Knight, Klenzendorf, Papp, Bounds and Weydeck

**Nays: 0**

**Abstain: 0**

**Commissioner Announcements**

None

**Staff Announcements**

None

**Adjournment**

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

**Ayes: 6** – Wilshire, Knight, Klenzendorf, Papp, Bounds and Weydeck

**Nays: 0**

**Abstain: 0**

With no further business, Chairman Wilshire adjourned the meeting at 6:58 p.m.

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Wayne Wilshire, Chairman

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Delia Jones, Planning & Zoning Secretary

## **PLANNING AND ZONING COMMUNICATION**

Agenda: August 19, 2019

Subject: SD#19-035: Final Plat of Lot 2, Block 1, The Julian at Southpointe, Phase 2

### **GENERAL INFORMATION**

Applicant:	Mansfield Multifamily Land, LLC, Owner Carleton Development, Developer
Location:	Northwest corner of Harmon Rd. and Lowe St.
Existing Zoning:	PD
Proposed Use:	Multi-family residential
Size:	8.197 acres
Total Number of Lots:	1
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes

### **COMMENTS & CONSIDERATIONS**

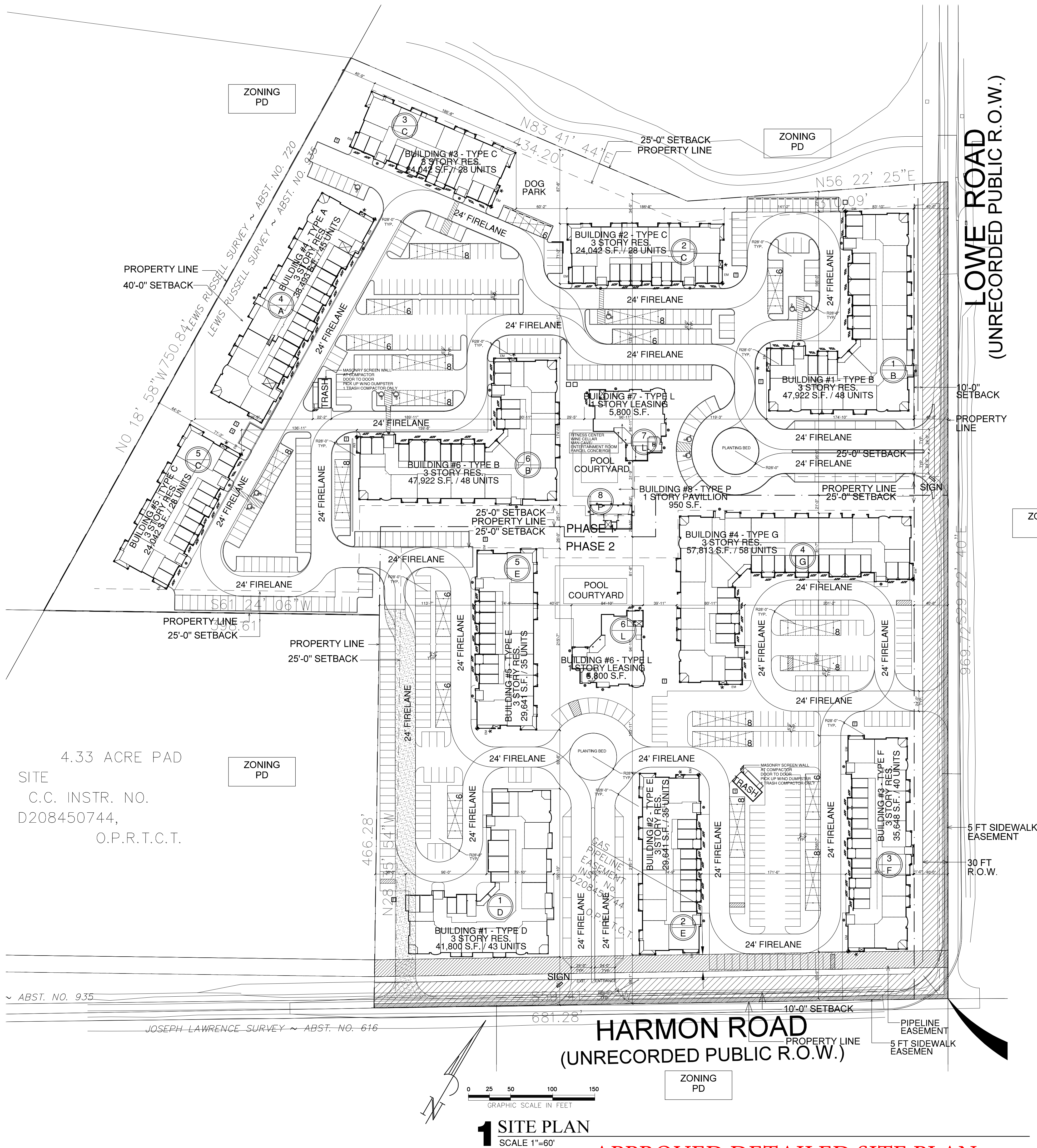
The purpose of this plat is to create a lot to accommodate the second phase of the Julian apartments in Southpointe. The plat conforms to the approved Detailed Site Plan.

Staff recommends approval.

#### **Attachments:**

Approved Detailed Site Plan





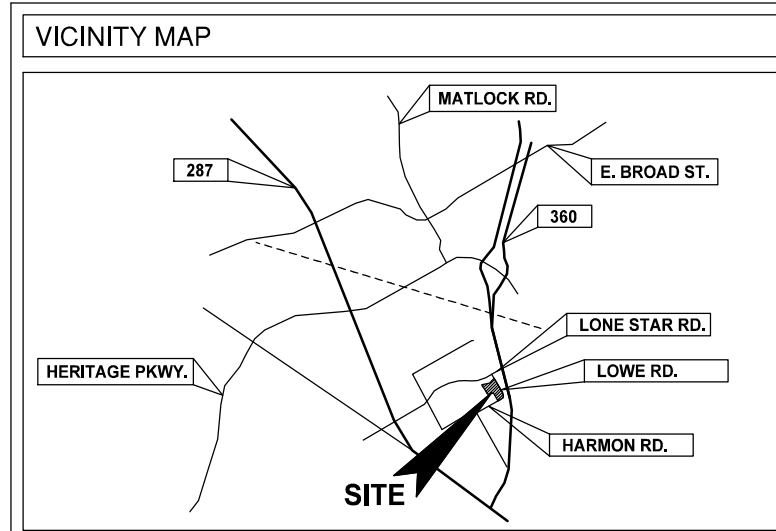
4.33 ACRE PAD  
SITE  
C.C. INSTR. NO.  
D208450744,  
O.P.R.T.C.T.

HARMON ROAD  
(UNRECORDED PUBLIC R.O.W.)

LOWE ROAD  
(UNRECORDED PUBLIC R.O.W.)

1 SITE PLAN  
SCALE 1"=60'

APPROVED DETAILED SITE PLAN

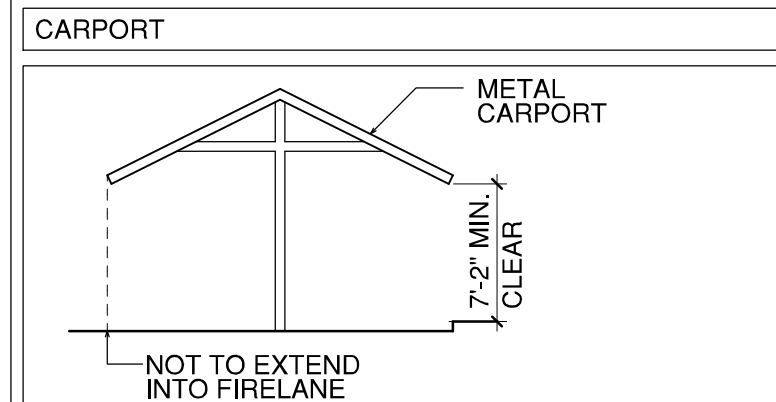


NOTES:  
ALL PAVING, PARKING, AND SIDEWALKS SHALL BE CONSTRUCTED OF CONCRETE. SIDEWALKS SHALL BE 5' MIN. AND WILL CONNECT ALL SITE AMENITIES.  
ALL FIRELANE INSIDE RADII SHALL BE 28' MIN AND ALL OUTSIDE RADII SHALL BE 52' MIN.  
TRANSFORMER LAYOUT SHOWN IS CONCEPTUAL. FINAL TRANSFORMER LOCATIONS PER UTILITY PROVIDER.

PHASE 1				
UNIT TABULATION				
N.L.S.F. = NET LEASABLE SQUARE FOOTAGE				
UNIT TYPE	N.L.S.F.	#	%	
1 BEDROOM/1 BATHROOM	695	72	32.00%	
1 BEDROOM/1 BATHROOM	782	12	5.33%	
1 BEDROOM/1 BATHROOM	873	63	28.00%	
2 BEDROOM/2 BATHROOM	1,000	32	14.23%	
2 BEDROOM/2 BATHROOM	1,158	22	9.78%	
2 BEDROOM/2 BATHROOM	1,280	24	10.67%	
TOTAL		225	100.00%	
DENSITY = 23.12 DU/ACRE				

BUILDING TABULATION				
N.L.S.F. = NET LEASABLE SQUARE FOOTAGE				
BUILDING TYPE	#	N.L.S.F.	PER BLDG.	SITE TOTAL
A	1	38,493		38,493
B	2	47,922		95,844
C	3	24,042		72,126
TOTAL				206,463
BLDG. #	BLDG. TYPE	UNIT COUNT/GARAGE COUNT		
1	B	48 UNITS - 14 GARAGES		
2	C	28 UNITS - 11 GARAGES		
3	C	28 UNITS - 11 GARAGES		
4	A	45 UNITS - 14 GARAGES		
5	C	28 UNITS - 11 GARAGES		
6	B	48 UNITS - 14 GARAGES		
7	L	LEASING		
8	P	PAVILION		
TOTAL GARAGE SPACES			75	

PARKING TABULATION				
PROVIDED				
		383 SPACES	(1.7 P/U)	
		78 CAPPORT SPACES	20%	
PARKING BREAKDOWN:				
		REQUIRED 383 1.7 P/U		
		(TANDEM AND VISITOR NOT INCLUDED IN TOTAL COUNT)		
SURFACE PARKING		300		
HC SURFACE PARKING		8		
TANDEM		0		
VISITOR		9		
VISITOR HC		1		



PHASE 2				
UNIT TABULATION				
N.L.S.F. = NET LEASABLE SQUARE FOOTAGE				
UNIT TYPE	N.L.S.F.	#	%	
1 BEDROOM/1 BATHROOM	695	64	30.33%	
1 BEDROOM/1 BATHROOM	782	12	5.69%	
1 BEDROOM/1 BATHROOM	873	54	25.59%	
2 BEDROOM/2 BATHROOM	1,000	33	15.65%	
2 BEDROOM/2 BATHROOM	1,158	24	11.37%	
2 BEDROOM/2 BATHROOM	1,280	24	11.37%	
TOTAL		211	100.00%	
DENSITY = 23.31 DU/ACRE				

BUILDING TABULATION				
N.L.S.F. = NET LEASABLE SQUARE FOOTAGE				
BUILDING TYPE	#	N.L.S.F.	PER BLDG.	SITE TOTAL
D	1	41,800		41,800
E	2	29,641		59,282
F	1	35,648		35,648
G	1	57,813		57,813
TOTAL				194,543
BLDG. #	BLDG. TYPE	UNIT COUNT/GARAGE COUNT		
1	D	43 UNITS - 11 GARAGES		
2	E	35 UNITS - 9 GARAGES		
3	F	40 UNITS - 13 GARAGES		
4	G	58 UNITS - 19 GARAGES		
5	E	35 UNITS - 9 GARAGES		
6	L	LEASING		
TOTAL GARAGE SPACES			61	

PARKING TABULATION				
PROVIDED				
		361 SPACES	(1.7 P/U)	
		72 CAPPORT SPACES	20%	
PARKING BREAKDOWN:				
		REQUIRED 359 1.7 P/U		
		(TANDEM AND VISITOR NOT INCLUDED IN TOTAL COUNT)		
SURFACE PARKING		292		
HC SURFACE PARKING		8		
TANDEM		0		
VISITOR		8		
VISITOR HC		1		

DEVELOPER NOTES

A mandatory owners association will be responsible for the maintenance of the pool, pool pavilion, common areas, amenity center, dog park, and landscaping.

The Owners 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 the appropriate County when deemed necessary by the attorney. The documents shall be submitted in a timely manner to allow for a minimum of sixty (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.

REVISIONS

THE JULIAN  
AT SOUTH POINTE  
APARTMENTS IN MANSFIELD, TEXAS  
CARLETON RESIDENTIAL PROPERTIES

CONCEPTUAL PLANS  
DETAILED SITE PLAN  
REVIEW PRINTS NOT TO BE USED FOR REGULATORY APPLICATION OR CONSTRUCTION

BGO  
architects

4202 Beltway Drive  
Addison, TX 75001  
214.520.8878  
bgoarchitects.com

DATE  
01-11-2017  
PROJECT  
15170  
SHEET NUMBER

EX B  
DEVELOPMENT  
PLAN

DEVELOPMENT PLAN DS#16-005

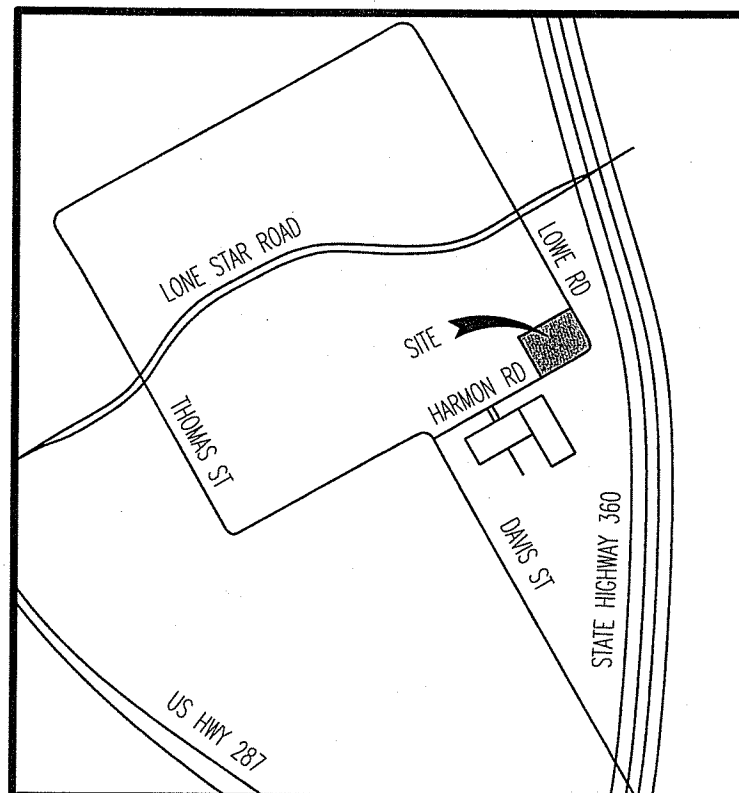
THE JULIAN AT SOUTH POINTE  
BEING 19.799 ACRES OUT OF THE  
LEWIS RUSSELL SURVEY, ABSTRACT NO. 935,  
CITY OF MANSFIELD  
ELLIS COUNTY, TX  
OCTOBER 21, 2016  
2 LOTS

DEVELOPER:  
CARLETON RESIDENTIAL, LTD.  
5485 BELT LINE RD., STE#300  
DALLAS, TEXAS 75254  
(W)712-980-9810  
(F)972-980-1559

DESIGNER:  
BGO ARCHITECTS  
4202 BELTWAY DR.  
ADDISON, TEXAS 75001  
(W)214-520-8878  
(F)214-824-5422

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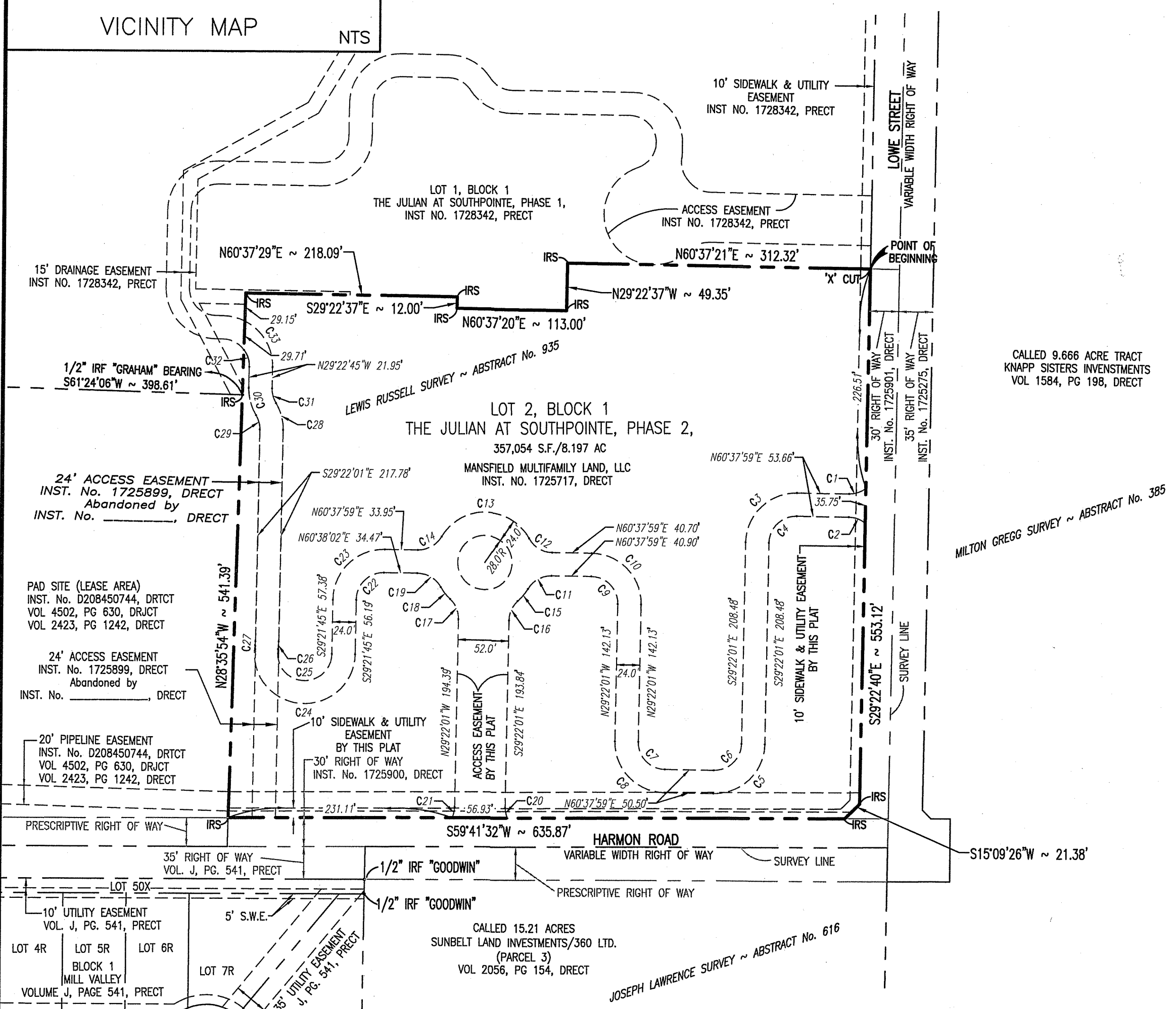
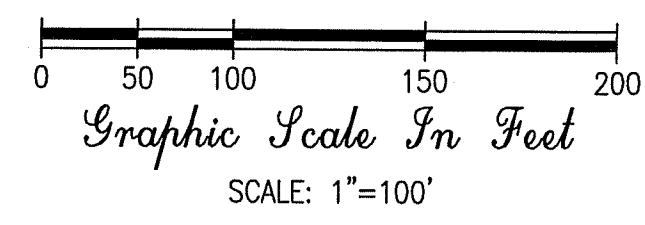


VICINITY MAP

NTS

- Notes:
1. Subject tract lies within Zone X (un-shaded area ~ defined as Areas determined to be outside the 0.2% annual chance floodplain), according to Federal Emergency Management Agency Flood Insurance Rate Maps for Ellis County, Texas and Incorporated Areas - Map #48139C0025F, Effective Date June 3, 2013.
  2. All iron rods set (CIRS) are 1/2" in diameter and have a pink plastic cap stamped "STANTON RPLS 6173".
  3. 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.
  4. The Basis of Bearing and Coordinates recited in this survey are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202.
  5. The Access Easement is for the use of Lot 1, Block 1, the Julian at Southpointe, Phase 1 and Lot 2, Block 1, the Julian at Southpointe, Phase 2. No improvements shall be made that impede ingress and egress along this easement.
  6. The Access Easement shall be maintained by the property owners.

LEGEND	
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2" IRON ROD SET WITH PINK PLASTIC CAP STAMPED "STANTON RPLS 6173"
PRECT	PLAT RECORDS OF ELLIS COUNTY, TEXAS
DRECT	DEED RECORDS OF ELLIS COUNTY, TEXAS
VOL	VOLUME
PG	PAGE
UE	UTILITY EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
ROW	RIGHT OF WAY
BL	BUILDING LINE
CL	CENTERLINE
①	BLOCK NUMBER



OWNER'S CERTIFICATE

§ STATE OF TEXAS  
§ COUNTY OF ELLIS

WHEREAS, MANSFIELD MULTIFAMILY LAND, LLC, a Texas limited liability company, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 9.060 acre tract of land located in the Lewis Russell Survey, Abstract No. 935, City of Mansfield, Ellis County, Texas, as recorded in Instrument Number 1725717, Deed Records of Ellis County, Texas (DRECT), being more particularly described as follows:

BEGINNING at an "X" cut set, at the most easterly southeast corner of Lot 1, Block 1, The Julian at Southpointe, Phase I, an addition to the City of Mansfield, Ellis County, Texas as recorded in Instrument Number 1728342, Plat Records of Ellis, County, Texas, said "X" also located in the west right of way line of Lowe Street, a variable width right of way;

THENCE South 29°22'40" East, departing said Lot 1, continuing with the west right of way line of Lowe Street, as provided in a 30 Foot Right of Way dedication recorded in Instrument Number 1725901, DRECT, a distance of 553.12 feet to a 1/2 inch iron rod set with a pink plastic cap stamped "STANTON RPLS 6173", at a corner clip at the intersection of Harmon Road, a variable width right of way and Lowe Street, for corner;

THENCE South 15°09'26" West, with said corner clip, a distance of 21.38 feet to a 1/2 inch iron rod set with a pink plastic cap stamped "STANTON RPLS 6173" in the north right of way line of Harmon Road as recorded in Instrument Number 1725900, DRECT, for corner;

THENCE South 59°41'32" West, with the north right of way line of Harmon Road, a distance of 635.87 feet to a 1/2 inch iron rod set with a pink plastic cap stamped "STANTON RPLS 6173", for corner;

THENCE North 28°35'54" West, departing the north right of way line of Harmon Road, at a distance of 436.26 feet to a 1/2 inch iron rod set with a pink plastic cap stamped "STANTON RPLS 6173" at the most southerly southeast corner of the aforementioned Lot 1, The Julian at Southpointe, from which a 1/2 inch iron rod found with a plastic cap stamped "GRAHAM" bears South 61°24'06" West a distance of 398.61 feet, then with the south line of Lot 1, The Julian at Southpointe, in all a distance of 541.39 feet to a 1/2 inch iron rod set with a pink plastic cap stamped "STANTON RPLS 6173", for corner;

THENCE North 60°37'29" East, continuing with the south line of the aforementioned Lot 1, The Julian at Southpointe, a distance of 218.09 feet to 1/2 inch iron rod set with a pink plastic cap stamped "STANTON RPLS 6173", for corner;

THENCE South 29°22'37" East, continuing with the south line of the aforementioned Lot 1, The Julian at Southpointe, a distance of 12.00 feet to 1/2 inch iron rod set with a pink plastic cap stamped "STANTON RPLS 6173", for corner;

THENCE North 60°37'20" East, continuing with the south line of the aforementioned Lot 1, The Julian at Southpointe, a distance of 113.00 feet to 1/2 inch iron rod set with a pink plastic cap stamped "STANTON RPLS 6173", for corner;

THENCE North 29°22'37" West, continuing with the south line of the aforementioned Lot 1, The Julian at Southpointe, a distance of 49.35 feet to 1/2 inch iron rod set with a pink plastic cap stamped "STANTON RPLS 6173", for corner;

THENCE North 60°37'21" East, continuing with the south line of the aforementioned Lot 1, The Julian at Southpointe, a distance of 312.32 feet the POINT OF BEGINNING of the herein described tract, containing a calculated area of 357,054 square feet or 8.197 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, MANSFIELD MULTIFAMILY LAND, LLC, a Texas limited liability company, being the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as Lot 2, Block 1, The Julian at Southpointe, Phase 2, an addition to the City of Mansfield, Ellis County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND AT \_\_\_\_\_, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

MANSFIELD MULTIFAMILY LAND, LLC, a Texas limited liability company

Kim McCaslin, Manager, Mansfield Multifamily Land, LLC

§ STATE OF TEXAS  
§ COUNTY OF ELLIS

BEFORE ME, the undersigned authority, on this day personally appeared KIM McCASLIN of MANSFIELD MULTIFAMILY LAND, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said company.

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

Notary Public, for the State of Texas

SURVEYOR'S CERTIFICATE

This is to certify that I, Joyce P. Stanton, a Registered Professional Land Surveyor, of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve, shall be properly marked on the ground, and that this plat correctly represents the survey made by me or under my direction and supervision.

"Preliminary, this document shall not be recorded for any purpose  
Released for review only August 7, 2019

Joyce P. Stanton  
Registered Professional Land Surveyor  
Texas Registration No. 6173

FINAL PLAT

LOT 2, BLOCK 1,

THE JULIAN AT SOUTHPONTE, PHASE 2,

BEING a portion of land located in the Lewis Russell Survey, Abstract No. 935, in the City of Mansfield, Ellis County, Texas, said tract also being a portion of that 9.060 acre tract of land conveyed to Mansfield Multifamily Land, LLC according to the deed recorded in Instrument Number 1725717, Deed Records of Ellis County, Texas

CITY OF MANSFIELD, ELLIS COUNTY, TEXAS

1 LOT

8.197 ACRES

DATE: JULY 2019 SCALE: 1"=100' FILE: P:\CARLETON THE JULIAN - MANSFIELD

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.

908 WEST MAIN STREET \* ARLINGTON, TEXAS 76013

TELEPHONE: 817 - 275 - 3361, EMAIL: jstanton@dterry.com

ESTABLISHED 1953 \* FIRM No. E-615 & S-100049-00

© DISCIULLO-TERRY, STANTON & ASSOCIATES, INC. 2019

CASE SD#19-035

SHEET

1 OF 2

FP-994

After recording, return to the City of Mansfield,  
1200 E. Broad Street, Mansfield, Texas 76063

PLAT RECORDED AS INSTRUMENT  
NO. \_\_\_\_\_

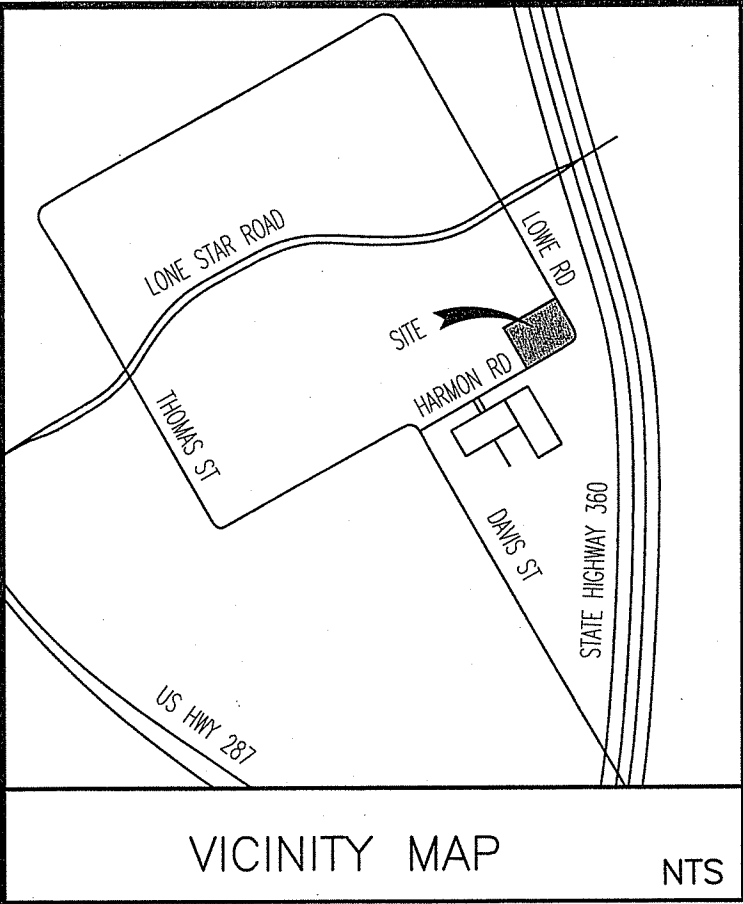
DRAWER \_\_\_\_\_ AND  
SLIDE \_\_\_\_\_  
DATE \_\_\_\_\_, 2019

MANSFIELD MULTIFAMILY LAND, LLC  
A LIMITED LIABILITY COMPANY  
100 NORTH MITCHELL STREET  
MANSFIELD, TEXAS 76063  
TEL (817) 477-0709  
Email: kim@mrdevelopment.net

DEVELOPER  
CARLETON DEVELOPMENT  
4201 SPRING VALLEY ROAD  
SUITE #800  
DALLAS, TX 75244  
PHONE: 972-980-9810  
Email: jfulenchek@carletoncompanies.com  
SURVEYED ON THE GROUND FEBRUARY 16, 2019 & APRIL 23, 2019

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

P:\CARLETON THE JULIAN - MANSFIELD - ELLIS COUNTY\SURVEY\JULIAN PHASE-2 PLAT.dwg, 8/7/2019 10:58:36 AM, 1:1



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C2	18.47'	28.00'	37°47'16"	S79° 31' 37"W	18.13'
C4	43.98'	28.00'	90°00'00"	S15° 37' 59"W	39.60'
C3	81.68'	52.00'	90°00'00"	S15° 37' 59"W	73.54'
C1	18.47'	28.00'	37°47'16"	N41° 43' 03"E	18.13'
C5	81.68'	52.00'	90°00'00"	N15° 37' 59"E	73.54'
C7	43.98'	28.00'	90°00'00"	S74° 22' 01"E	39.60'
C6	43.98'	28.00'	90°00'00"	N15° 37' 59"E	39.60'
C8	81.68'	52.00'	90°00'00"	S74° 22' 01"E	73.54'
C10	81.68'	52.00'	90°00'00"	N74° 22' 01"W	73.54'
C9	43.98'	28.00'	90°00'00"	N74° 22' 01"W	39.60'
C24	171.09'	52.00'	188°30'41"	N64° 53' 19"E	103.71'
C27	4.16'	28.00'	8°30'41"	N25° 06' 41"W	4.16'
C26	7.72'	52.00'	8°30'41"	N25° 06' 41"W	7.72'
C25	92.12'	28.00'	188°30'41"	N64° 53' 19"E	55.85'
C14	29.50'	28.17'	60°00'00"	N30° 01' 43"E	28.17'
C13	108.91'	52.00'	120°00'21"	S60° 38' 09"W	90.07'
C18	15.67'	52.00'	17°15'42"	S68° 16' 55"E	15.61'
C19	29.38'	28.00'	60°07'25"	N89° 42' 47"W	28.05'
C17	23.24'	28.00'	47°32'45"	N53° 08' 24"W	22.57'
C12	29.50'	28.17'	60°00'00"	S88° 45' 45"E	28.17'
C11	29.18'	28.00'	59°42'57"	S30° 46' 30"W	27.88'
C16	22.31'	28.00'	45°39'03"	S6° 32' 30"E	21.72'
C15	16.57'	52.00'	18°15'31"	N10° 02' 47"E	16.50'
C20	11.24'	28.00'	22°59'27"	S42° 46' 29"E	11.16'
C21	11.52'	28.00'	23°34'46"	N17° 35' 03"W	11.44'
C22	44.77'	28.00'	91°36'19"	S15° 24' 25"W	40.15'
C23	83.14'	52.00'	91°36'19"	S15° 24' 25"W	74.56'
C31	15.66'	28.00'	32°02'07"	S45° 23' 48"E	15.45'
C29	15.66'	28.00'	32°02'51"	N45° 23' 27"W	15.46'
C28	29.09'	52.00'	32°02'51"	N45° 23' 27"W	28.71'
C30	29.07'	52.00'	32°02'07"	S45° 23' 48"E	28.70'
C32	18.47'	28.00'	37°47'41"	N48° 16' 36"W	18.14'
C33	58.38'	52.00'	64°19'26"	N61° 32' 28"W	55.36'

FINAL PLAT  
LOT 2, BLOCK 1,  
THE JULIAN AT SOUTHPOINTE, PHASE 2,  
BEING a portion of land located in the Lewis Russell Survey, Abstract No. 935, in the City of Mansfield, Ellis County, Texas, said tract also being a portion of that 9.060 acre tract of land conveyed to Mansfield Multifamily Land, LLC according to the deed recorded in Instrument Number 1725717, Deed Records of Ellis County, Texas  
CITY OF MANSFIELD, ELLIS COUNTY, TEXAS  
1 LOT  
8.197 ACRES

DATE: JULY 2019 SCALE: 1"=100' FILE: P:\CARLETON THE JULIAN - MANSFIELD  
DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.



908 WEST MAIN STREET \* ARLINGTON, TEXAS 76013  
TELEPHONE: 817 - 275 - 3361, EMAIL: jstanton@dterry.com  
ESTABLISHED 1953 \* FIRM No. E-615 & S-100049-00

©DISCIULLO-TERRY, STANTON & ASSOCIATES, INC. 2019

CASE SD#19-035

SHEET  
2 OF 2  
FP-994

SURVEYED ON THE GROUND FEBRUARY 16, 2019 & APRIL 23, 2019



## **PLANNING AND ZONING COMMUNICATION**

Agenda: August 19, 2019

Subject: SD#19-034: Public hearing on a replat to create Lots 2R1 and 2R2, Block 1, Original Town of Mansfield

### **GENERAL INFORMATION**

Applicant:	Jeff Delavega Investments, LLC, owner Jimmy and Mary McClendon, owner Coombs Land Surveying, Inc., surveyor
Location:	130 N Main Street
Existing Zoning:	C-4, Downtown Business District
Existing/Proposed Use:	Commercial
Total Number of Lots:	2
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes

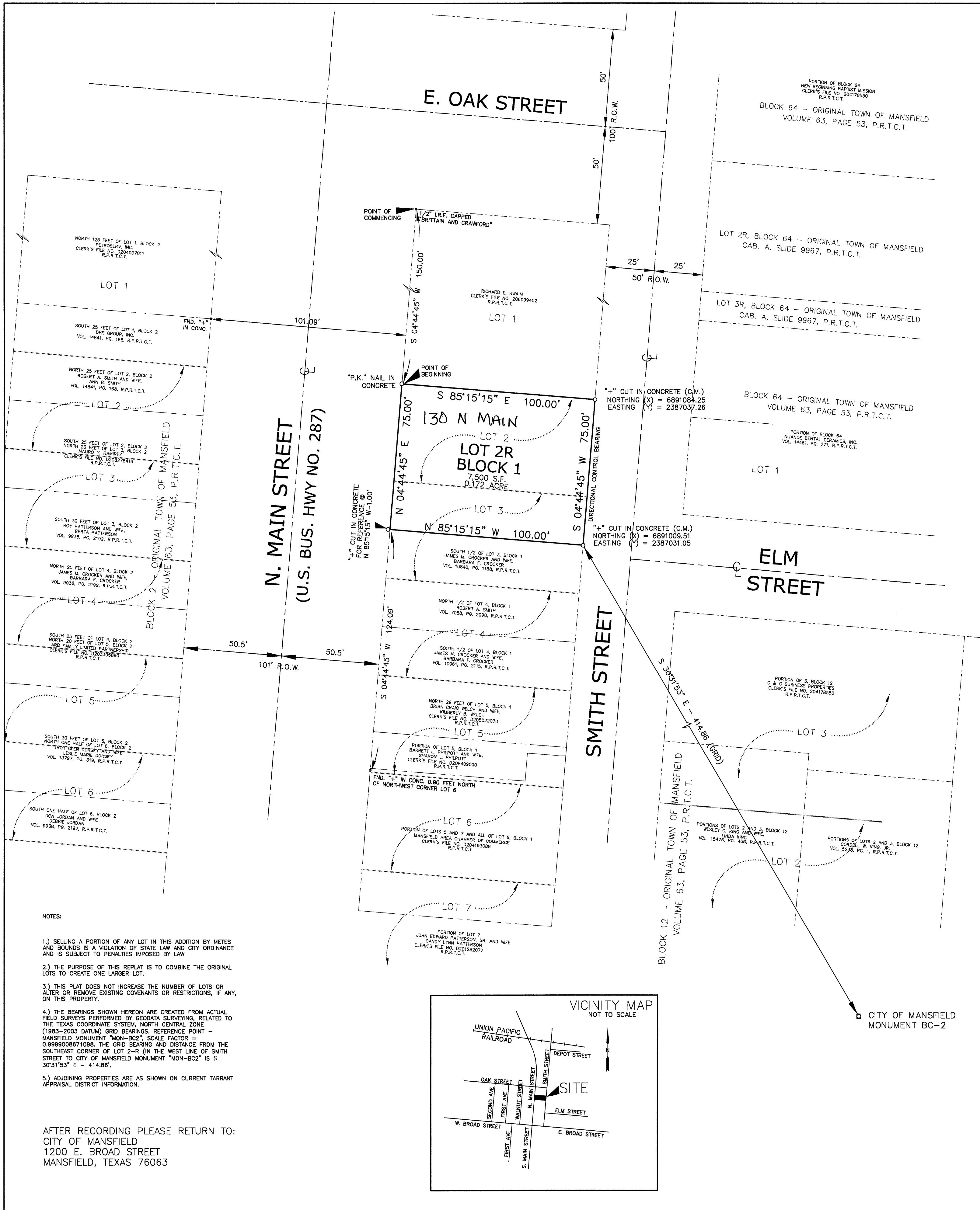
### **COMMENTS & CONSIDERATIONS**

The purpose of this replat is to subdivide the existing lot into two lots for separate ownership. The bicycle shop will own the two-story building on Lot 2R2 and the art gallery will own the one story building on Lot 2R1.

Staff recommends approval.

#### **Attachments:**

Previously Approved Plat



STATE OF TEXAS  
COUNTY OF TARRANT

Whereas, Jimmy R. McClendon and wife, Mary E. McClendon are the sole owners of a 0.172 acre tract of land located in the T.J. Hanks Survey, Abstract No. 644, City of Mansfield, Tarrant County, Texas, according to the deeds recorded in Volume 16834, Page 116, and Volume 15219, Page 453, Real Property Records, Tarrant County, Texas, and being more particularly described as follows:

Being all of Lot 2, and the northerly 25 feet of Lot 3, Block 1, ORIGINAL TOWN OF MANSFIELD, Tarrant County, Texas, according to the plat thereof recorded in Volume 63, Page 53, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a 1/2" iron rod found in place capped "Brittain and Crawford" found in place at the northwest corner of Lot 1, Block 1, ORIGINAL TOWN OF MANSFIELD, said iron rod being at the intersection of the southerly line of Oak Street with the easterly line of North Main Street (US Bus. Hwy No. 287);

THENCE South 04 degrees 44 minutes 45 seconds West along the west line of Lot 1, Block 1, ORIGINAL TOWN OF MANSFIELD, and along the easterly line of North Main Street, a distance of 150.00 feet to a "p.k." nail set in concrete at the southwest corner of said Lot 1, Block 1 and the northwest corner of Lot 2, Block 1, ORIGINAL TOWN OF MANSFIELD for the Point of Beginning of the herein described tract;

THENCE South 85 degrees 15 minutes 15 seconds East, 100.00 feet to a "+" cut in concrete for the southeast corner of the said Lot 1 and the northeast corner of said Lot 2, Block 1, said iron rod also being in the westerly line of Smith Street;

THENCE South 04 degrees 44 minutes 45 seconds West along the easterly line of said Block 1 and along the westerly line of Smith Street, at 50.00 feet passing the southeast corner of said Lot 2, Block 1, in all, a total distance of 75.00 feet to a "+" cut in concrete at the southeast corner of the north 25 feet of Lot 3, Block 1 as described in deed to Jimmy R. McClendon and wife, Mary E. McClendon as recorded in Volume 15219, Page 453, Real Property Records, Tarrant County, Texas, said point also being the northeast corner of the south 25 feet of said Lot 3, Block 1 as described in deed to James M. Crocker and wife, Barbara F. Crocker as recorded in Volume 10840, Page 1158, Real Property Records, Tarrant County, Texas;

THENCE North 85 degrees 15 minutes 15 seconds West, 100.00 feet to a point in the west line of the aforesaid Block 1 and the said easterly line of North Main Street, from said point a "+" cut in concrete for reference bears North 85 degrees 15 minutes 15 seconds West, 1.00 feet, said point also being at the southwest corner of the said McClendon tract, further, from said point an "+" found cut in concrete for the northwest corner of a tract of land described in deed to the Mansfield Area Chamber of Commerce as recorded in Clerk's file No. D204193088, Real Property Records, Tarrant County, Texas, bears South 04 degrees 44 minutes 45 seconds West, 124.09 feet;

THENCE North 04 degrees 44 minutes 45 seconds East along the west line of said Block 1 and the easterly line of said North Main Street a distance of 75.00 feet to the to the Place of Beginning and containing 0.172 acre of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That we, Jimmy R. McClendon and Mary E. McClendon, being the sole owners of the above described property do hereby adopt this plat designating the hereinabove property as Lot 2R, Block 1, ORIGINAL TOWN OF MANSFIELD, an Addition to the City of Mansfield, Tarrant County, Texas, and we do hereby dedicate to the public use the streets and easements shown hereon.

WITNESS OUR HANDS IN TARRANT COUNTY, TEXAS, THIS THE 6th

OF August, 2010.

Jimmy R. McClendon

Mary E. McClendon

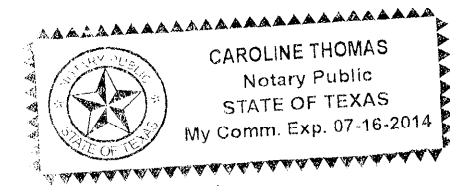
STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared Jimmy R. McClendon and Mary E. McClendon, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office this the 6th day

of August, 2010

Caroline Thomas  
Notary Public, State of Texas



My commission expires July 16, 2014

This is to certify that I, Glenn W. Miller, 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, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

Glenn W. Miller  
Texas Registration No. 4223



AMENDING PLAT  
LOT 2R, BLOCK 1,  
ORIGINAL TOWN OF MANSFIELD

BEING A REVISION OF LOT 2, BLOCK 1, AND THE  
NORTHERLY 25 FEET OF LOT 3, BLOCK 1, ORIGINAL TOWN  
OF MANSFIELD, TARRANT COUNTY, TEXAS,  
ACCORDING TO THE PLAT FILED IN VOLUME 63, PAGE 53,  
PLAT RECORDS, TARRANT COUNTY, TEXAS,  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS.

1 LOT - 0.172 ACRE  
JUNE 20, 2010

THIS PLAT IS FILED IN INSTRUMENT NO. D21020367 DATE 8/9/10

OWNERS/DEVELOPERS  
JIMMY R. MCCLENDON AND MARY E. MCCLENDON  
27 FOREST DRIVE  
MANSFIELD, TEXAS 76063  
817-477-5830  
email: chamilton2550@ebcglobel.net

GEODATA SURVEYING, INC.  
P.O. BOX 13556  
ARLINGTON, TEXAS, 76094-0556  
PHONE 817-261-2878  
email: geodatasurveying@att.net

SD#10-013

PREVIOUSLY APPROVED PLAT

## **PLANNING AND ZONING COMMUNICATION**

Agenda: August 19, 2019

Subject: ZC#19-011: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential uses on approximately 0.62 acres being a portion of Blocks 36 & 36A of the Original Town of Mansfield, generally located at 506-508 W. Kimball St.

### **GENERAL INFORMATION**

Applicant:	Ben Hartman (owner/developer)
Size:	0.62 acres
Proposed Use:	Single-family residential
Existing Land Use:	Single-family residential
Surrounding Land Use & Zoning:	North - Single-family residential (SF-7.5/12) South - Kimball St.; Single-family residential (SF-7.5/12) across the street East - Single-family residential (SF-7.5/12) West - Single-family residential (SF-7.5/12)

### **COMMENTS AND CONSIDERATIONS**

The subject property consists of 0.62 acres located on the north side of Kimball Street. The property is currently vacant, but was previously occupied by two single-family homes. The applicant is requesting to re-zone the property from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential uses.

#### Development Plan

The applicant plans to develop three single-family homes on the property, each of which will be allowed to have a two-story accessory building. The applicant plans to follow all the standards for SF-7.5/12 zoned property, except for the following deviations:

Minimum Lot Depth: 115' (exceeds typical 110' requirement)

Minimum Lot Width: 59'

Minimum Lot Area: 7,000 sq. ft.

Minimum Front Yard: 20'

Minimum Side Yard: 5'

Minimum Living Area: 1,800 sq. ft. (exceeds typical 1,200 sq. ft. requirement)

No minimum masonry construction requirements

Front porches exceeding 90 sq. ft. may encroach front yard setback by up to 10'

The following standards have been established for the accessory buildings:

Maximum Height: 2 stories plus attic, or 28'

Maximum Square Footage of Foundation: 600 sq. ft.

Rear Yard Setback: 10' minimum

Side Yard Setback: 5' minimum



Allowable Uses: personal uses only, including but not limited to garage, workshop, studio, game room, media room. No commercial or residential rental uses allowed.

The landscaping will comply with Section 7300 of the Zoning Ordinance and the applicant has noted eight existing trees on the property. The residential parking requirements (which require two off-street parking spaces) will comply with Section 7200 of the Zoning Ordinance. The applicant notes that the three existing driveway approaches will be encouraged to be utilized, but if the custom home designs cannot make use of the existing drives, new concrete drive and approaches shall be installed and shall conform to all City standards.

5,385 sq. ft. of land in the rear of the property will be incorporated into the tract to the north when the property is replatted. The applicant also owns the property to the north.

The applicant notes that all three homes will be custom designed by individual architects and has therefore not included renderings. The footprints shown on the plan represent a conceptual location that adheres to the development setbacks.

#### Recommendation

The proposed development will provide for the development of three new homes in downtown Mansfield with development standards that mostly comply with or are roughly similar to the development standards for the surrounding zoning. While the accessory building standards exceed the City's typical standards for accessory buildings, it provides an opportunity for a segment of the market that desires larger accessory buildings in an area that is designed to support higher building densities and where larger accessory buildings are already more prevalent. In addition, the city's draft downtown design guidelines will allow for larger accessory buildings. In addition, the reduced front yard setback and allowance for porch encroachments are consistent with existing development in the area, as well as the draft design guidelines for downtown. Staff recommends approval.

#### **Attachments:**

Maps and Supporting Information

Exhibit A – Property Description

Exhibit B – Development Plan

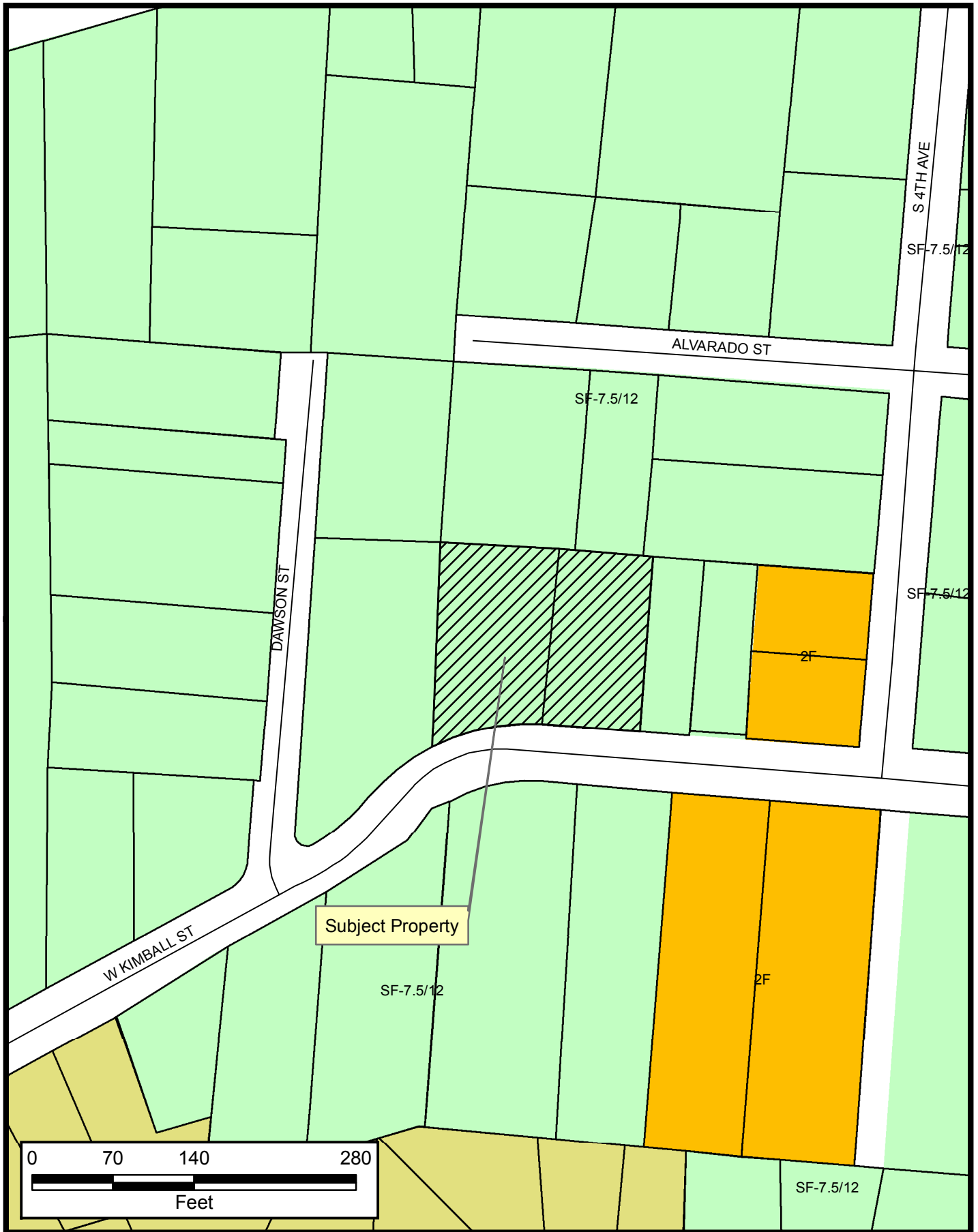


**ZC#19-011**

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.

8/7/2019







## Property Owner Notification for ZC#19-011

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BASTIAN ADDITION	BLK 1	ROGERS, KEITH T & LINDSEY S	607 W KIMBALL ST	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	MAXWELL, SALLIE GRAY	600 ALVARADO ST	MANSFIELD, TX	76063-1939
HANKS, THOMAS J SURVEY	A 644	MAXWELL, SALLIE GRAY	600 ALVARADO ST	MANSFIELD, TX	76063-1939
HANKS, THOMAS J SURVEY	A 644	MAXWELL, SALLIE GRAY	600 ALVARADO ST	MANSFIELD, TX	76063-1939
HANKS, THOMAS J SURVEY	A 644	GUPTON, DAVID & MELVA	606 W KIMBALL ST	MANSFIELD, TX	76063-1962
HANKS, THOMAS J SURVEY	A 644	RUSSELL, ELIZABETH ANN	212 DAWSON ST	MANSFIELD, TX	76063-1944
HANKS, THOMAS J SURVEY	A 644	DOWNS, ROBERT T & SHANNON R	214 DAWSON ST	MANSFIELD, TX	76063-1944
HANKS, THOMAS J SURVEY	A 644	CARTER, LAWRENCE Z & PEGGY	PO BOX 433	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	JEMENEZ, JOSE ARMANDO	609 W KIMBALL ST	MANSFIELD, TX	76063-1961
HANKS, THOMAS J SURVEY	A 644	CARTER, LAWRENCE ZA	202 DAWSON ST	MANSFIELD, TX	76063-1944
MANSFIELD, CITY OF	BLK 35	HARTMAN, BENJAMIN	500 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 35A	GARCIA, PABLO EST	504 ALVARADO ST	MANSFIELD, TX	76063-1976
MANSFIELD, CITY OF	BLK 35A	GARCIA, DORA ALICIA	504 ALVARADO ST	MANSFIELD, TX	76063-1976
MANSFIELD, CITY OF	BLK 36	HARTMAN, BEN	500 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 36	WOOD, CURTIS D	504 W KIMBALL ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 36	VERA, FRANCISCO G & ELETICIA	155 SOUTHWOOD DR	BURLESON, TX	76028-2831
MANSFIELD, CITY OF	BLK 36	ZWICK, BRIAN K	117 WESTFORK DR	FORT WORTH, TX	76114-4330
MANSFIELD, CITY OF	BLK 36	CIRCLE W HOME INVESTMENTS LLC	841 GREEN VALLEY CIR W	BURLESON, TX	76028-1365
MANSFIELD, CITY OF	BLK 36	NALL, JEFFREY	818 YELLOWSTONE DR	MANSFIELD, TX	76063

## Property Owner Notification for ZC#19-011

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 36	NALL, JEFFREY	818 YELLOWSTONE DR	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 36A	HARTMAN, BEN	500 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 36A	HARTMAN, BEN	500 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 36A	HARTMAN, BEN	500 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 37	MITCHELL, ROBERT D & C	203 HART CIRCLE	WAXAHACHIE, TX	75165
MANSFIELD, CITY OF	BLK 37	TAYLOR, CHARLES K	501 W KIMBALL ST APT A	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 37	TAYLOR, CHARLES K	501 W KIMBALL ST APT A	MANSFIELD, TX	76063-1996
MANSFIELD, CITY OF	BLK 37	TAYLOR, CHARLES K	501 W KIMBALL ST APT A	MANSFIELD, TX	76063-1996
MANSFIELD, CITY OF	BLK 37A	AVANTE PROCUREMENT LLC	3792 JOE WILSON RD	MIDLOTHIAN, TX	76065
RUSSELL, ROY ADDITION	BLK 1	RUSSELL, ROY D & STEPHANIE	206 DAWSON ST	MANSFIELD, TX	76063-1944
ZANE ADDITION	BLK 1	CARTER, LAWRENCE ZA	202 DAWSON ST	MANSFIELD, TX	76063-1944

**EXHIBIT "A"**  
**ZC# 19-011**  
**LEGAL DESCRIPTION**

**TRACT I:**  
**Lot 2 Block 36A**  
**508 W. Kimball St**

Being a tract of land out of the T.J. Hanks Survey, Abstract No. 644, Tarrant County, Texas, same being that tract of land conveyed to Dortha Andrews and husband, Earl F. Andrews, by deed recorded in Volume 5422, Page 150, Deed Records, Tarrant County, Texas, and being more particularly described s follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Ben Hartman, by deed recorded in Volume 12754, Page 68, Deed Records, Tarrant County, Texas, the Northeast corner of that tract of land conveyed to Sallie Gray Maxwell, by deed recorded in Volume 15079, Page 371, Deed Records, Tarrant County, Texas, said corner being in the South line of Alvarado Street (variable width right-of-way);

THENCE South 05 degrees 46 minutes 11 seconds West, along the West line of said Hartman tract, a distance of 150.00 feet to a point for corner at the POINT OF BEGINNING, said corner being the Southwest corner of said Hartman tract, the Southeast corner of said Maxwell tract, and the Northeast corner of that tract of land conveyed to David Gupton and wife, Melva Gupton, by deed recorded in Volume 11632, Page 257, Deed Records, Tarrant County, Texas, from which a 3/8 iron rod found for witness bears North 06 degrees 11 minutes 34 seconds East, a distance of 0.36 feet;

THENCE South 85 degrees 00 minutes 00 seconds East, along the South line of said Hartman tract, a distance of 119.50 feet to a 1/2 inch iron set with plastic yellow cap stamped "CBG Surveying" for corner, said corner being on the South line of said Hartman tract, and the Northwest corner of Tract II, of said Andrews tract;

THENCE South 05 degrees 46 minutes 11 seconds West, along the West line of said Tract II, a distance of 149.87 feet to a 1/2 inch iron set with plastic yellow cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of said Tract II, and in the North line of W. Kimball Street (public right-of-way);

THENCE North 85 degrees 03 minutes 43 seconds West, along the North line of said W. Kimball Street, a distance of 119.50 feet to a 1/2 inch iron set with plastic yellow cap stamped "CBG Surveying" for corner, said corner being the in the Northerly line of said W. Kimball Street, and on the East line of said Gupton tract;

THENCE North 05 degrees 46 minutes 11 seconds East, along the East line of said Gupton tract, a distance of 150.00 feet to the POINT OF BEGINNING, and containing 17,915 square feet or 0.41 acres of land.



**TRACT II:**  
**Lot A Block 36**  
**506 W. Kimball St**

Being a tract of land out of the T.J. Hanks Survey, Abstract No. 644, Tarrant County, Texas, same being that tract of land conveyed to Dortha Andrews and husband, Earl F. Andrews, by deed recorded in Volume 5422, Page 150, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Ben Hartman, by deed recorded in Volume 12754, Page 68, Deed Records, Tarrant County, Texas, the Northeast corner of that tract of land conveyed to Sallie Gray Maxwell, by deed recorded in Volume 15079, Page 371, Deed Records, Tarrant County, Texas, said corner being in the South line of Alvarado Street (variable width right-of-way);

THENCE South 05 degrees 46 minutes 11 seconds West, along the West line of said Hartman tract, a distance of 150.00 feet to a point for corner, said corner being the Southwest corner of said Hartman tract, the Southeast corner of said Maxwell tract, and the Northeast corner of that tract of land conveyed to David Gupton and wife, Melva Gupton, by deed recorded in Volume 11632, Page 257, Deed Records, Tarrant County, Texas, from which a 3/8 iron rod found for witness bears North 06 degrees 11 minutes 34 seconds East, a distance of 0.36 feet;

THENCE South 85 degrees 00 minutes 00 seconds East, along the South line of said Hartman tract, a distance of 119.50 feet to a 1/2 inch iron set with plastic yellow cap stamped "CBG Surveying" at the POINT OF BEGINNING, said corner being on the South line of said Hartman tract, and the Northeast corner of Tract I, of said Andrews tract;

THENCE South 85 degrees 00 minutes 00 seconds East, along the South line of said Hartman tract, a distance of 60.00 feet to a 1/2 inch iron set with plastic yellow cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of said Hartman tract, the Southwest corner of that tract of land conveyed to Jeffery C. Nall, by deed recorded in Instrument No. D209259258, Deed Records, Tarrant County, Texas, and the Northwest corner of that tract of land conveyed to Curtis D. Wood, by deed recorded in Volume 13129, Page 333, Deed Records, Tarrant County, Texas, from which a 1/2 inch iron rod found for witness bears North 12 degrees 23 minutes 25 seconds East, a distance of 2.38 feet;

THENCE South 05 degrees 46 minutes 11 seconds West, along the West line of said Wood tract, a distance of 149.81 feet to a 1/2 inch iron set with plastic yellow cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of said Wood tract, and in the North line of W. Kimball Street (public right-of-way);

THENCE North 85 degrees 03 minutes 43 seconds West, along the North line of said W. Kimball Street, a distance of 60.00 feet to a 1/2 inch iron set with plastic yellow cap stamped "CBG Surveying" for corner, said corner being in the North line of said W. Kimball Street, and the Southeast corner of said Tract I;

THENCE North 05 degrees 46 minutes 11 seconds East, along the East line of said Tract I, a distance of 149.87 feet to the POINT OF BEGINNING, and containing 8,990 square feet or 0.21 acres of land.

LEGEND

○ 1/2" ROD FOUND

⊗ 1/2" ROD SET

○ 3/8" ROD FOUND

⊗ "X" FOUND/SET

● POINT FOR CORNER

T TRANSFORMER PAD

■ COLUMN

▲ UNDERGROUND ELECTRIC

—OHP— OVERHEAD ELECTRIC POWER

—OES— OVERHEAD ELECTRIC SERVICE

—○— CHAIN LINK

— — — WOOD FENCE 0.5' WIDE TYPICAL

□ FENCE POST FOR CORNER

CM CONTROLLING MONUMENT

AC AIR CONDITIONER

PE POOL EQUIPMENT

● POWER POLE

△ OVERHEAD ELECTRIC

—|— IRON FENCE

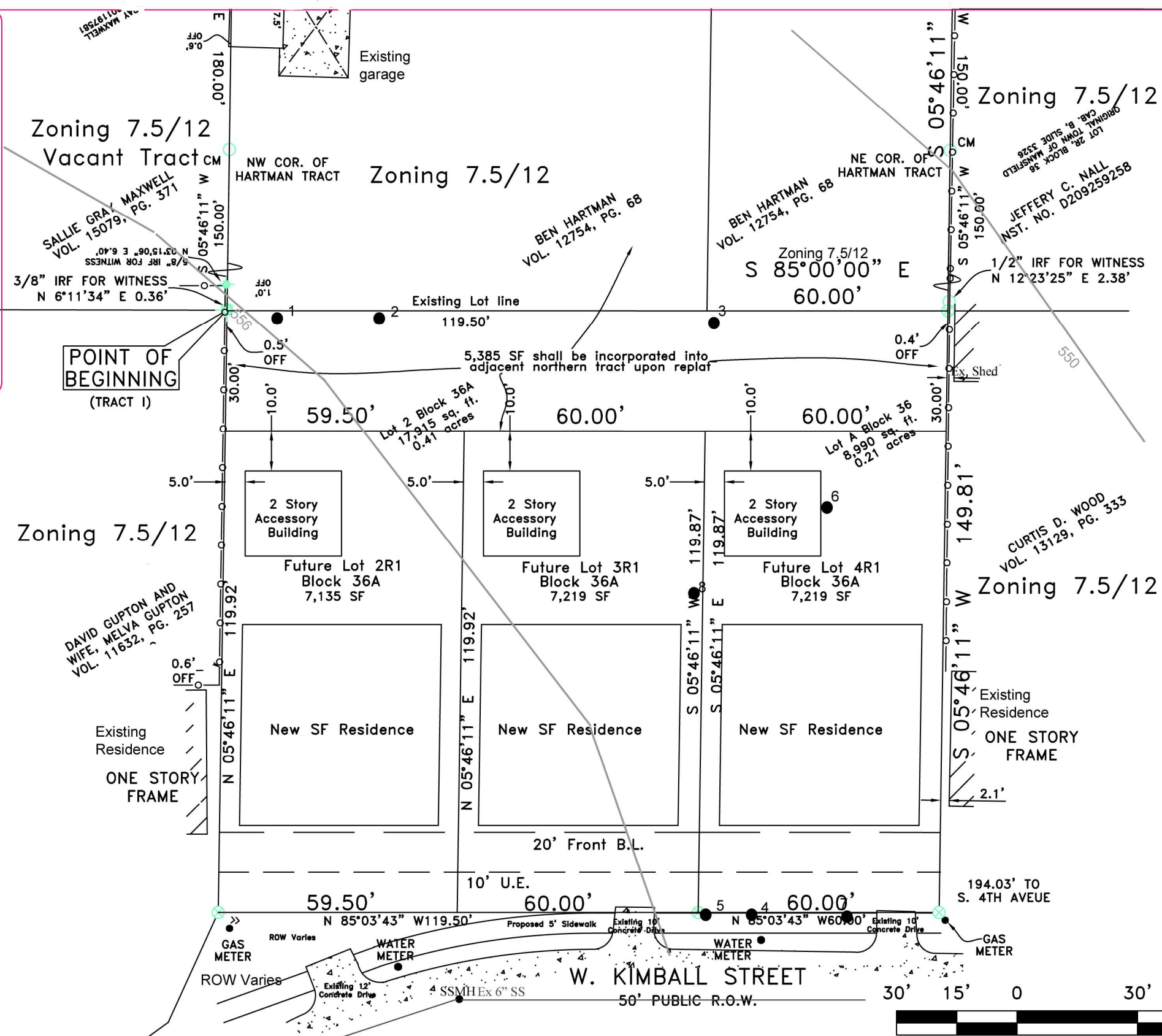
—X— BARBED WIRE

—||— EDGE OF ASPHALT

—||— EDGE OF GRAVEL

CONCRETE

COVERED AREA



# 506 and 508 W. Kimball Street PLANNED DEVELOPMENT ZONING

Notes:  
Parking requirements shall comply with section 7200 of the Zoning Ordinance.  
Landscaping shall comply with section 7300 of the Zoning Ordinance.  
This PD shall comply with all base zoning requirements of the existing 7.5/12 Zoning District with the following deviations:

1. Minimum Lot Depth – 115'
2. Minimum Lot width – 59'
3. Minimum Lot Area – 7,000 SF
4. Minimum Front Yard – 20'
5. Minimum Side yard – 5'
6. Minimum Living area – 1800 SF
7. No minimum masonry construction requirements
8. Front porches exceeding 90 sf may encroach front yard setback by up to 10'

Accessory Buildings

1. Maximum Height – 2 story plus attic or 28'
2. Maximum Square footage of foundation – 600 SF
3. Rear yard setback – 10' minimum
4. Side yard setback – 5' minimum
5. Allowable uses – personal uses only, including but not limited to garage, workshop, studio, game room, media room. No commercial or residential rental uses allowed.

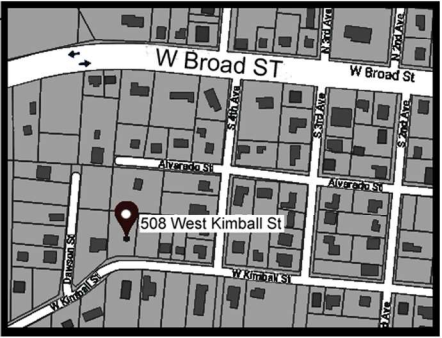
The proposed Development will be in complete accordance with the provisions of the approved Planned Development District and Development Plan recorded hereunder.

Tree Survey

Number	Common Name	Scientific Name	Caliper
1 thru 4	Hackberry	Celtis occidentalis	12"-18"
5 and 6	Mulberry	Morus nigra	16"-30"
7	Mountain Cedar	Juniperus ashei	24"
8	American Elm	Ulmus Americana	36"

Plot Plan and Driveway Notes:

1. All three homes will be customized designed by individual architects. The foot prints of the residences shown here represent a conceptual location within the lot that adheres to the building setbacks.
2. Existing drive approaches are encouraged to be utilized. If custom home design cannot make use of the existing drive a new concrete drive and approach shall be installed that adheres to all City standards



SCALE: 1" = 30'



Drawn By: BTH

Scale: 1" = 30'

Date: 7/29/19

Owner BEN HARTMAN

Exhibit "B"

ZC #19-011

Development Plan

BTH ENGINEERING, LLC

500 Alvarado St  
Mansfield Tx 76063  
P 817.996.8628  
benhartman8628@gmail.com  
Firm No. 19487

Owner:  
Ben Hartman, 817.996.8628  
500 Alvarado St  
Mansfield Tx, 76063  
benhartman8628@gmail.com

Lot 2 Block 36A, Lot A Block 36  
Original Town of Mansfield  
Mansfield, Texas  
Tarrant County  
Three Single Family Residential Lots 0.495 Acres

## Summary of City Council Actions

**August 12, 2019**

**Public Hearing Continuation and Second Reading of an Ordinance approving a change of zoning from PR, Pre-Development District and C-2, Community Business District to PD, Planned Development District for Single-Family Residential, Multi-Family Residential, Senior Living, and C-2, Community Business Uses on Approximately 76.734 acres out of the S.S. Callender Survey, Abstract No. 359, Tarrant County, TX, generally located on the East sides of FM 157 and House Road, the North side of Mouser Way and West of Towne Crossing and Cedar Point, Tim Coltart of Realty Capital Management, LLC on behalf of Glenn Day, et al and Sowell Property Partners, Mansfield, LP (ZC#19-005)**

Approved 4 – 3 (Leyman, Moore and Broseh)

**Public Hearing and Consideration of a request for an alternate location for a roof-mounted solar panel system under Section 7800.B.37.H of the Zoning Ordinance to allow solar panels on the front roof slope of the house facing a public street at 5 Altman Court; Mr. and Mrs. F.A. Simon (SP#19-002)**

Denied 7 – 0

**Public Hearing and First Reading of an Ordinance approving a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for Single-Family Residential Uses on approximately 0.475 acres being a portion of Lot 6, Block 2 of the Original Town of Britton, generally located at 924 Cope Street; Ben Hartman (ZC#19-008)**

Approve 6 – 1 (Moore) with an increase of the floor area to 1,800 sq ft