

AGENDA

PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS MONDAY, SEPTEMBER 16, 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. PUBLIC HEARINGS:

- A. SD#19-042: Public hearing on a Replat to create Lots 6R1A, 13, and 14, Block 1, The Shops at Broad Street
- B. ZC#19-013: Public hearing to consider a Historic Landmark Overlay District classification for the Gaulden-Baskin House located at 301 W. Broad Street
- C. ZC#19-014: Public hearing for a request for a Specific Use Permit for apartments on approximately 12.918 acres out of the Elizabeth McAnear Survey, Abstract No. 1005 & the Richard Bratton Survey, Abstract No. 114, City of Mansfield, Tarrant County, TX, located on the south side of E. Broad St., a quarter-mile east of Cannon Dr.
- D. ZC#19-015: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District and OP Office Park District to PD Planned Development District for medical office uses on approximately 0.516 acres known as a portion of Lot 1, Block 16, Original Town of Mansfield, generally located at 501 E. Broad St. and 104 N. Waxahachie St.

5. COMMISSION ANNOUNCEMENTS

6. STAFF ANNOUNCEMENTS

7. ADJOURNMENT OF MEETING

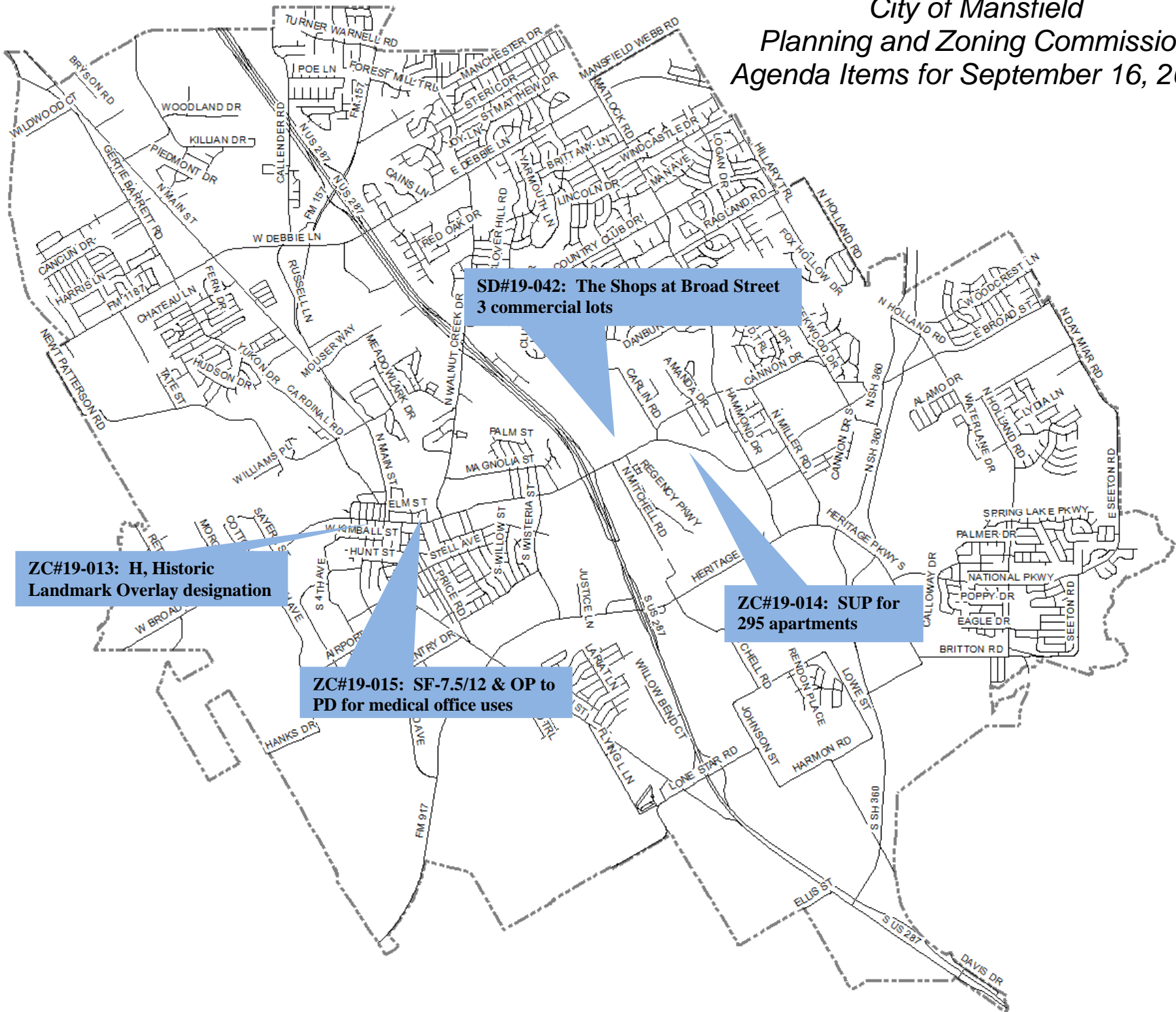
8. NEXT MEETING DATE: October 7, 2019

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, September 12, 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 September 16, 2019*



**SD#19-042: The Shops at Broad Street
3 commercial lots**

**ZC#19-013: H, Historic
Landmark Overlay designation**

**ZC#19-014: SUP for
295 apartments**

**ZC#19-015: SF-7.5/12 & OP to
PD for medical office uses**

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

September 3, 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 |
|--------------|---------------|

Staff:

| | |
|-----------------|------------------------------|
| Lisa Sudbury | Interim Director of Planning |
| Andrew Bogda | Planner |
| Shirley Emerson | Planner |
| Delia Jones | Planning & Zoning Secretary |
| Clay Cawood | Fire Marshal |
| Joe Smolinski | Deputy City Manager |

Call to Order

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

Minutes

Chairman Wilshire called for approval of the August 19, 2019, minutes. Commissioner Papp made a motion to approve the minutes as presented. Commissioner Bounds seconded the motion which carried by the following vote:

Ayes: 5 – Wilshire, Klenzendorf, Papp, Bounds and Weydeck

Nays: 0

Abstain: 1 – Knight

Citizen Comments

None

Consent Agenda

SD#19-035: Final Plat of Lots 1, 2 and 3, Block 1, Stadium Plaza Addition

Carolyn Comer, representing the applicant, was available for questions.

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

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

Nays: 0

Abstain: 0

Public Hearings:

SD#19-029: Public Hearing on a final plat to create 33 residential lots and 5 non-residential lots on 10.126 acres called Lake Park, an addition to the City of Mansfield

Andrew Bogda gave the Staff presentation, overview of the request and was available for questions. Tim Stewart and Brent Caldwell, representing the applicant, were 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 Bounds made a motion to approve the request. Commissioner Weydeck seconded the motion which carried by the following vote:

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

Nays: 0

Abstain: 0

ZC#19-006: Public Hearing for a change of zoning from PD Planned Development District to PD Planned Development District for age-restricted single-family residential uses on approximately 33.495 acres out of the S. Mitchell Survey, City of Mansfield, Abstract No. 593, Johnson County, Texas and Abstract No. 1024, Tarrant County, Texas, located at the northeast corner of Mitchell and Mathis Roads

Andrew Bogda gave the Staff presentation, power point presentation and overview of the request. John Delin, 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.

Commissioners discussed landscaping, screening, amenities, Phasing Plan, elevations and floor plans, street lighting, density and masonry requirements.

After discussion, Commissioner Knight made a motion to approve the request as presented with Staff comments, type of fencing and a minimum of 30% masonry on the building referred to as “The Shack”. 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

Ms. Sudbury reminded Commissioners that the next meeting will be Monday, September 16, 2019.

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 7:29 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: September 16, 2019

Subject: SD#19-042: Public hearing on a Replat to create Lots 6R1A, 13, and 14, Block 1, The Shops at Broad Street

| | |
|-----------------------------|--|
| Applicant: | Tyler Morris of Shops at Broad, LLC (owner) Shay Geach of Kimley-Horn and Associates, Inc. (engineer) |
| Location: | North side of E. Broad St. and east side of U.S. 287 |
| Existing Zoning: | PD Planned Development |
| Proposed Use: | Retail |
| Size: | 24.214 acres |
| Total Number of Lots: | 3 |
| R.O.W. Dedication: | None required |
| Compliance with Ordinances: | Yes |

COMMENTS & CONSIDERATIONS

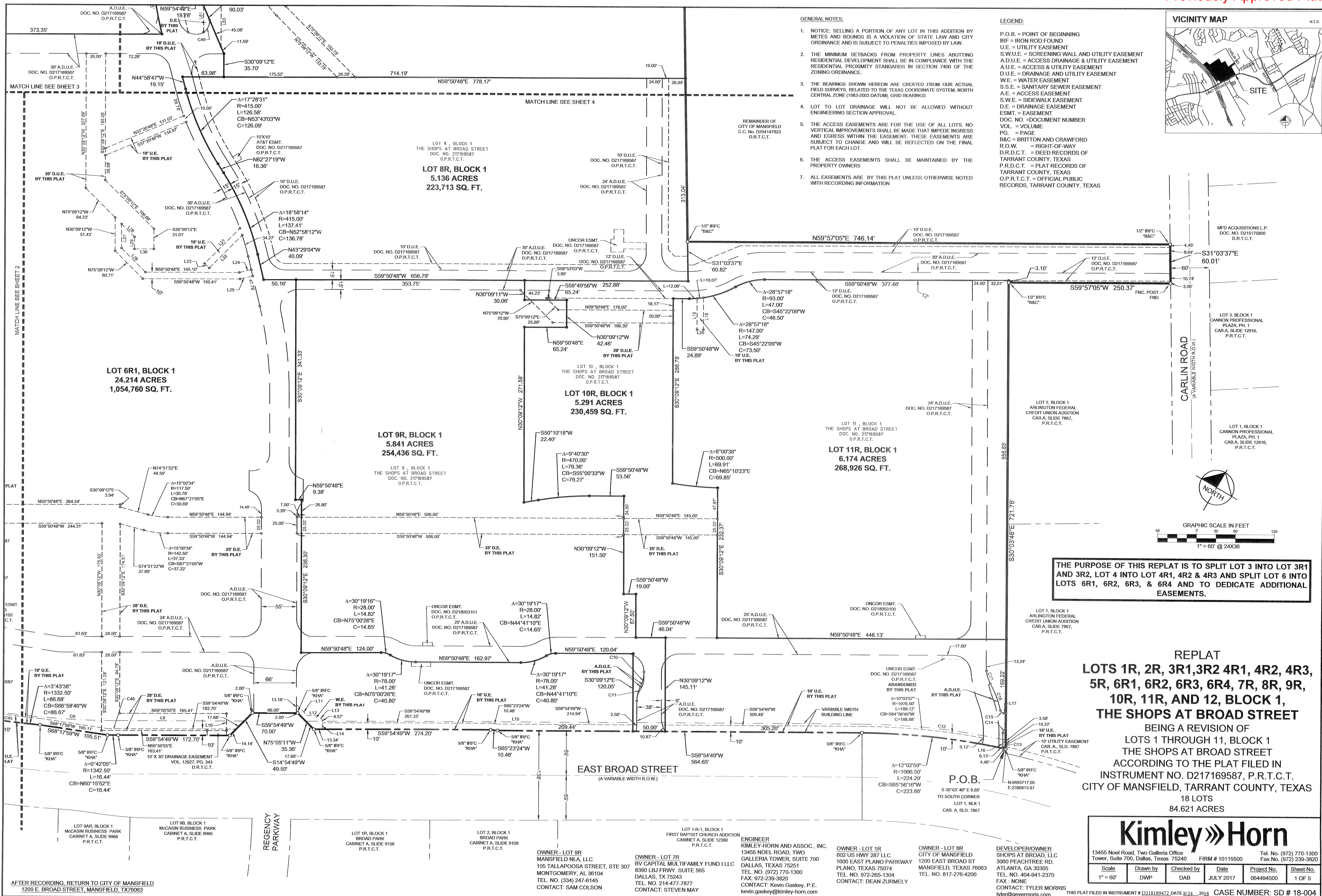
The property is being replatted to subdivide Lot 6R1 into Lots 6R1A, 13, and 14. This will create two additional lots, Lot 13 (0.545 acres) and Lot 14 (0.782), to accommodate two multi-tenant retail buildings, leaving the balance (Lot 6R1A – 22.887 acres) as one lot where the primary core of the Shops at Broad retail center will be located.

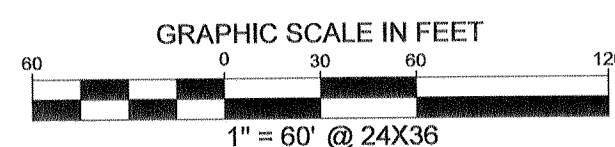
Belk, TJ Maxx, and Flix Brewhouse are under construction on Lot 6R1A, while multi-tenant retail buildings are under construction on Lots 13 and 14.

Staff recommends approval.

Attachments:

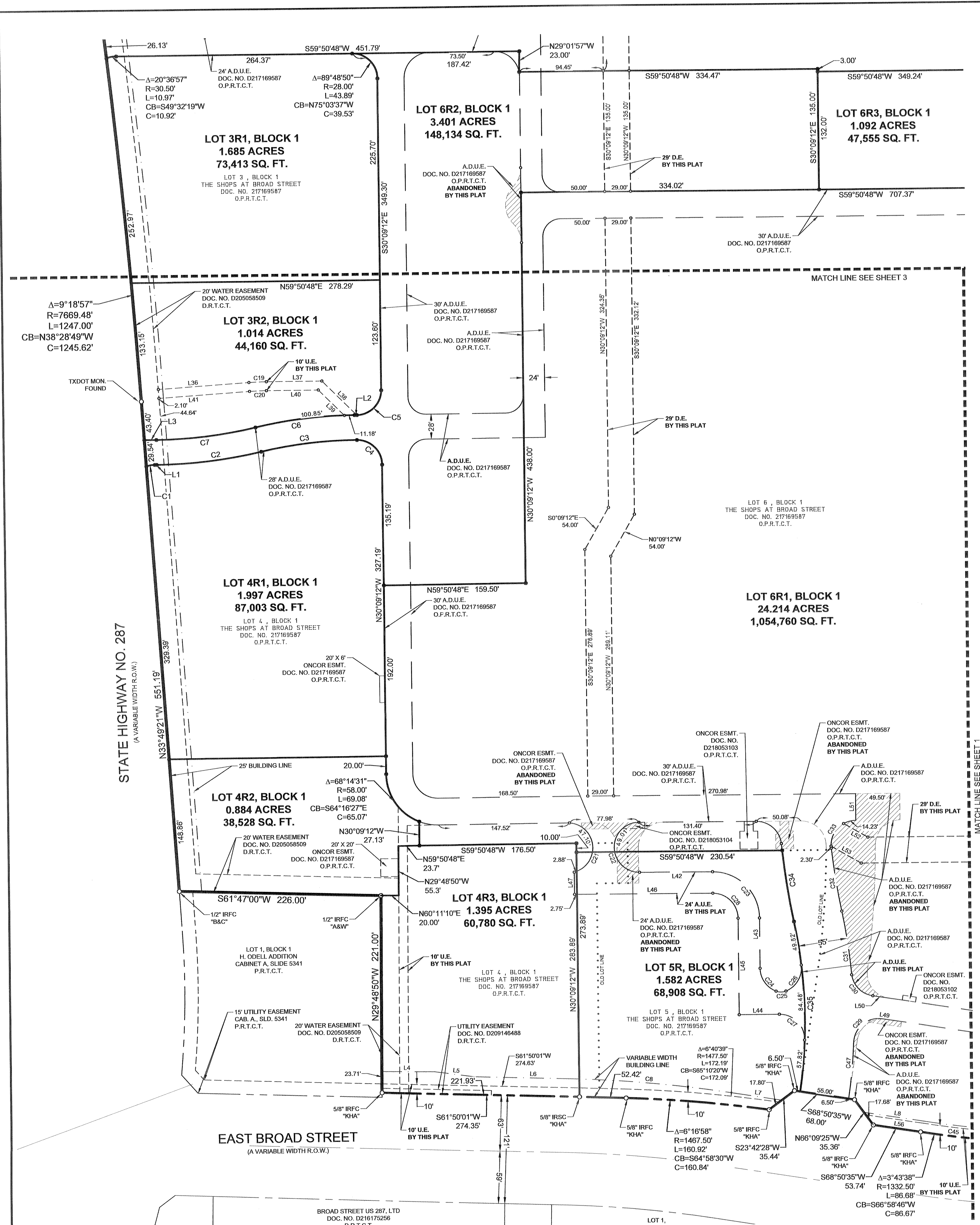
Previously Approved Plat

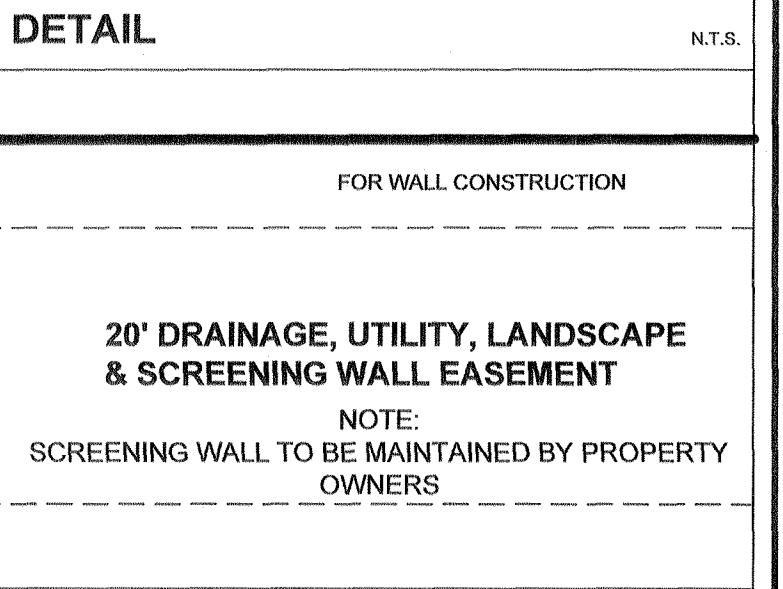
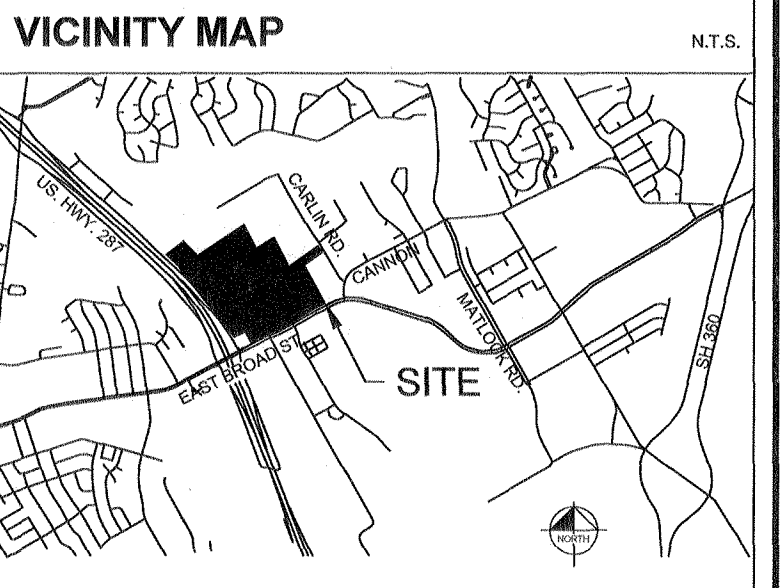
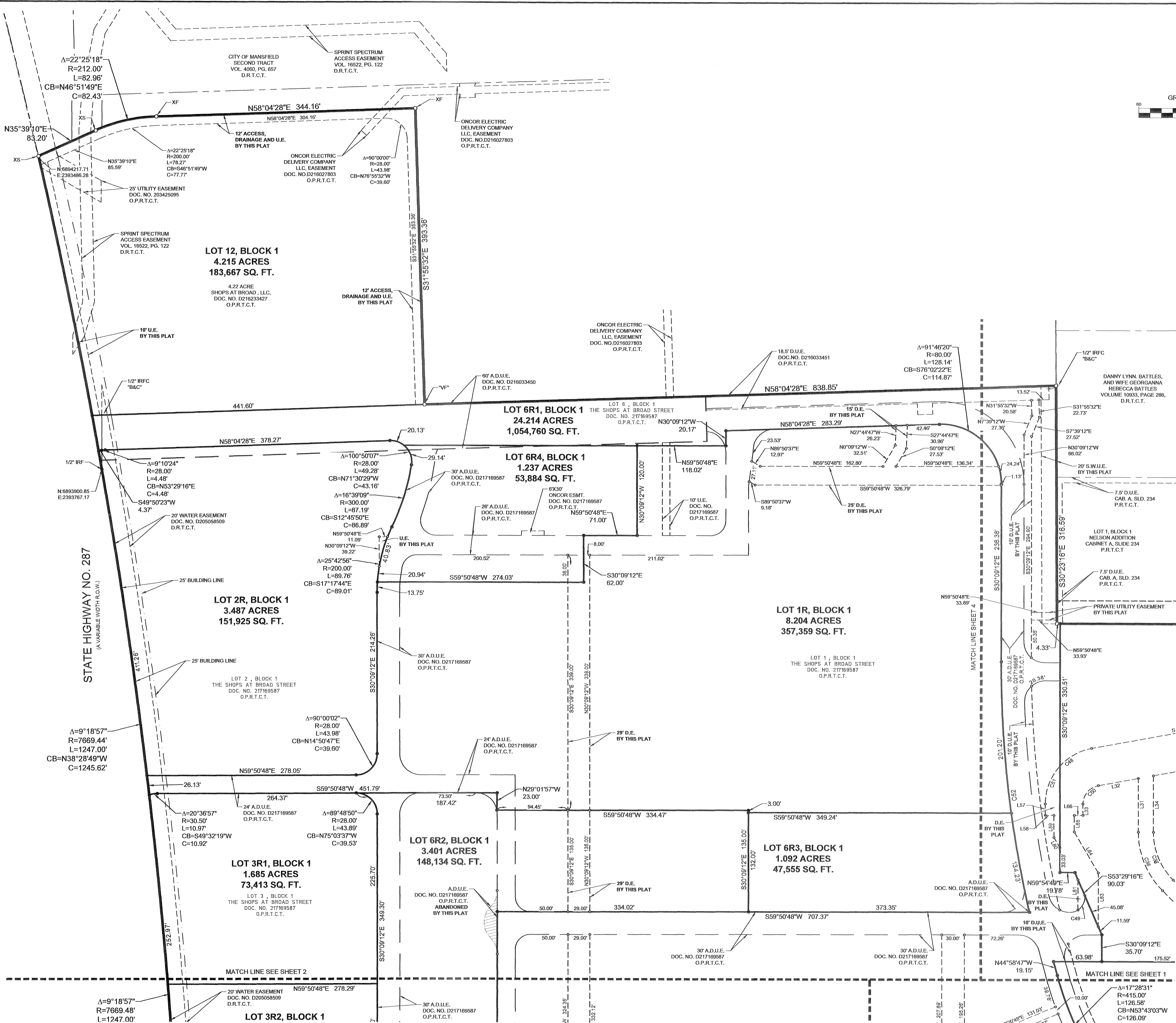




CASE NUMBER: SD # 18-004

ENGINEER
KIMLEY-HORN AND ASSOC., INC
13455 NOEL ROAD, TWO
GALLERIA TOWER, SUITE 700
DALLAS, TEXAS 75251
TEL. NO. (972) 770-1300
FAX: 972-239-3820
CONTACT: Kevin Gaskey, P.E.
kevin.gaskey@kimley-horn.com





LEGEND:

P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
S.W.U.E. = SCREENING WALL AND UTILITY EASEMENT
A.D.U.E. = ACCESS DRAINAGE & UTILITY EASEMENT
A.U.E. = ACCESS & UTILITY EASEMENT
D.U.E. = DRAINAGE AND UTILITY EASEMENT
W.E. = WATER EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
A.E. = ACCESS EASEMENT
S.W.E. = SIDEWALK EASEMENT
D.E. = DRAINAGE EASEMENT
ESMT. = EASEMENT
DOC. NO. = DOCUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
B&C = BRITTON AND CRAWFORD
R.O.W. = RIGHT-OF-WAY
D.R.D.C.T. = DEED RECORDS OF
TARRANT COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS OF
TARRANT COUNTY, TEXAS
O.P.R.T.C.T. = OFFICIAL PUBLIC
RECORDS, TARRANT COUNTY, TEXAS

OWNER - LOT 9R
MANSFIELD NL, LLC
105 TALLAPOOSA STREET, STE 307
MONTGOMERY, AL 36104
TEL. NO. (334) 247-6145
CONTACT: SAM COLSON

OWNER - LOT 7R
BV CAPITAL MULTIFAMILY FUND I LLC
8390 LBJ FRWY, SUITE 585
DALLAS, TX 75243
TEL. NO. 214-477-7877
CONTACT: STEVEN MAY

OWNER - LOT 1R
602 US HWY 287 LLC
1800 EAST PLANO PARKWAY
PLANO, TEXAS 75074
TEL. NO. 972-265-1304
CONTACT: DEAN ZURMELY

OWNER - LOT 8R
CITY OF MANSFIELD
1200 EAST BROAD ST
MANSFIELD, TEXAS 76063
TEL. NO. 817-276-4200

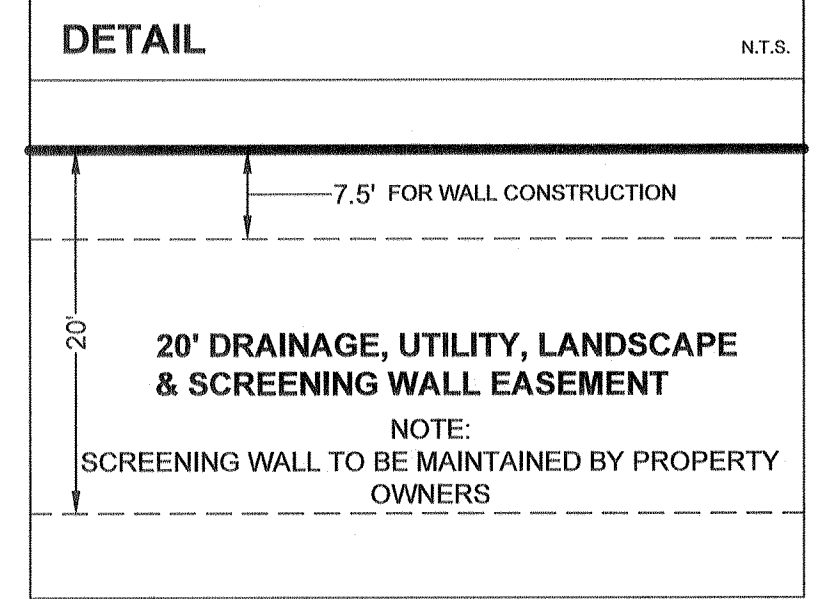
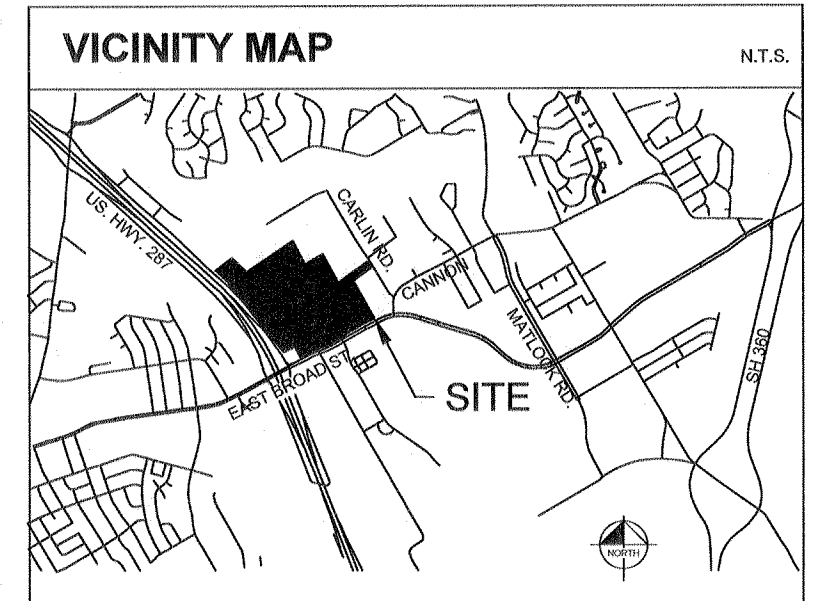
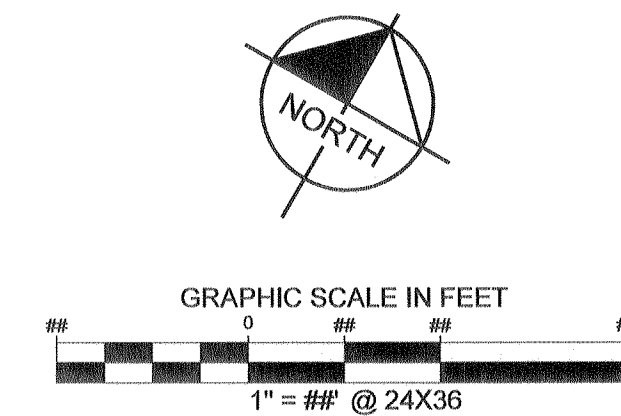
DEVELOPER/OWNER
SHOPS AT BROAD, LLC
3060 PEACHTREE RD.
ATLANTA, GA 30305
TEL. NO. 404-941-2370
FAX: NONE
CONTACT: TYLER MORRIS
tyler@geyemorris.com

ENGINEER
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO
GALLERIA TOWER, SUITE 700
DALLAS, TEXAS 75251
TEL. NO. (972) 770-1300
FAX: 972-239-3820
CONTACT: Kevin Gaskey, P.E.
kevin.gaskey@kimley-horn.com

REPLAT
LOTS 1R, 2R, 3R1, 3R2, 4R1, 4R2, 4R3,
5R, 6R1, 6R2, 6R3, 6R4, 7R, 8R, 9R,
10R, 11R, AND 12, BLOCK 1,
THE SHOPS AT BROAD STREET
BEING A REVISION OF
LOTS 1 THROUGH 11, BLOCK 1
THE SHOPS AT BROAD STREET
ACCORDING TO THE PLAT FILED IN
INSTRUMENT NO. D217169587, P.R.T.C.T.
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
18 LOTS
84.621 ACRES

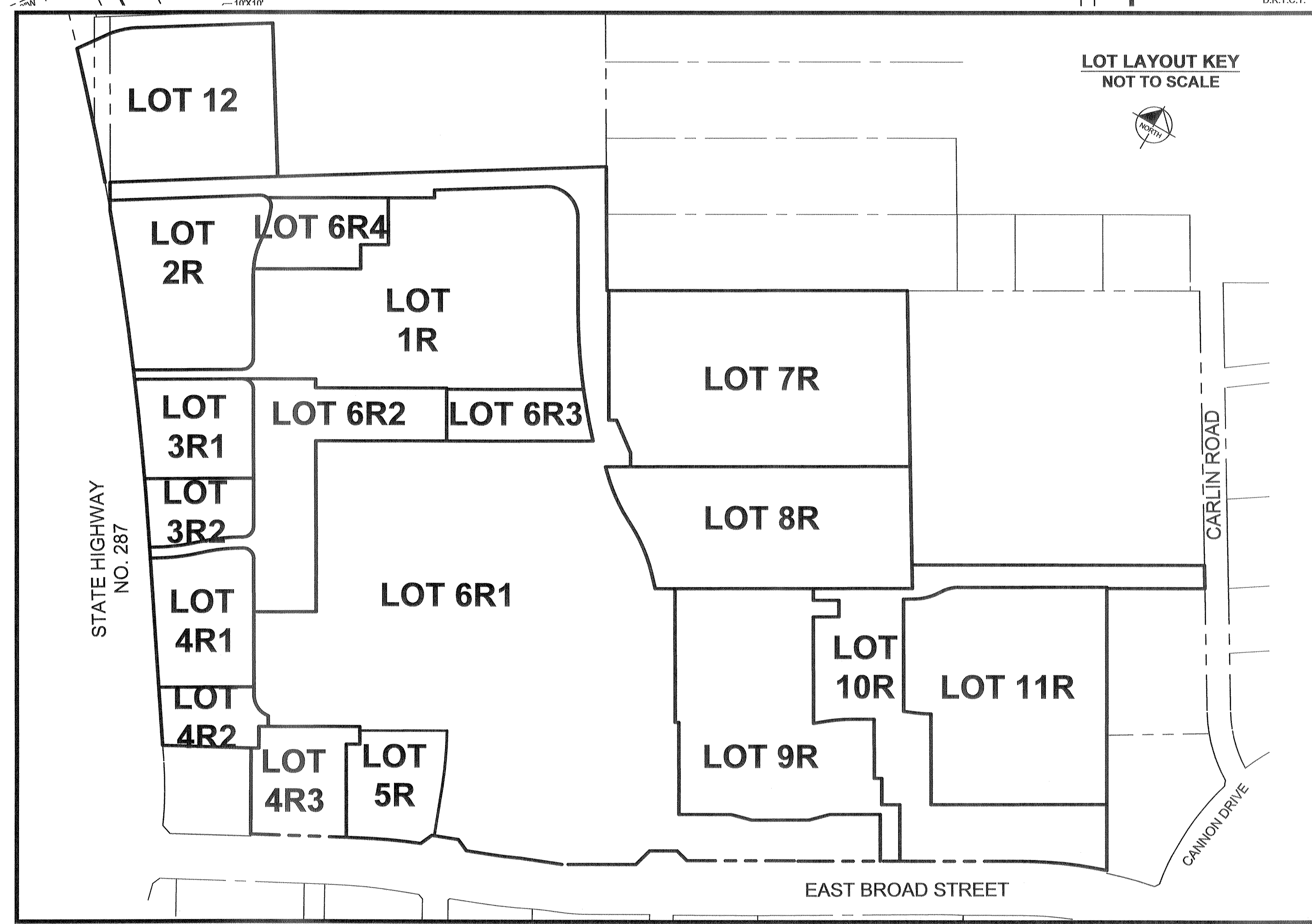
| Kimley»Horn | | | | | |
|---|-----------------|-------------------|-------------------|--------------------------|---|
| 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 | | | FIRM # 10115500 | | TEL. NO. (972) 770-1300 FAX NO. (972) 239-3820 |
| Scale 1" = 60' | Drawn by DWP | Checked by DAB | Date JULY 2017 | Project No. 064494500 | Sheet No. 3 OF 5 |

CASE NUMBER: SD # 18-004



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DEVELOPER/OWNER
SHOPS AT BROAD, LLC
3060 PEACHTREE RD.
ATLANTA, GA 30305
TEL. NO. 404-941-2370
FAX : NONE
CONTACT: TYLER MORRIS
tyler@geyermoris.com

OWNER - LOT 7R
BV CAPITAL MULTIFAMILY FUND I LLC
8390 LBJ FRWY. SUITE 565
DALLAS, TX 75243
TEL. NO. 214-477-7877
CONTACT: STEVEN MAY

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602 US HWY 287 LLC
1600 EAST PLANO PARKWAY
PLANO, TEXAS 75074
TEL. NO. 972-265-1304
CONTACT: DEAN ZURMELY

OWNER - LOT 8R
CITY OF MANSFIELD
1200 EAST BROAD ST
MANSFIELD, TEXAS 76063
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MANSFIELD NLA, LLC
105 TALLAPOOSA STREET, STE 307
MONTGOMERY, AL 36104
TEL. NO. (334) 247-6145
CONTACT: SAM COLSON

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LOTS 1R, 2R, 3R1, 3R2 4R1, 4R2, 4R3,
5R, 6R1, 6R2, 6R3, 6R4, 7R, 8R, 9R,
10R, 11R, AND 12, BLOCK 1,
THE SHOPS AT BROAD STREET
BEING A REVISION OF
LOTS 1 THROUGH 11, BLOCK 1
THE SHOPS AT BROAD STREET
ACCORDING TO THE PLAT FILED IN
INSTRUMENT NO. D217169587, P.R.T.C.T.
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
18 LOTS
84.621 ACRES

Kimley»»Horn

| | | |
|--|---------------------------------|---|
| 13455 Nobel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 | FIRM # 10115500 | Rel. No. (972) 170-1300 Fax No. (972) 239-3820 |
| <u>Scale</u> 1" = 60' | <u>Drawn by</u> DWP | <u>Checked by</u> DAB |
| <u>Date</u> JULY 2017 | <u>Project No.</u> 064494500 | <u>Sheet No.</u> 4 OF 5 |

CASE NUMBER: SD # 18-004

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Shops at Broad, LLC, 602 US HWY 287 LLC, MANSFIELD NLA, LLC, BV CAPITAL MULTIFAMILY FUND I LLC, and the City of Mansfield acting by and through the undersigned, their duly authorized agents, are the sole owners of a 80.993 acre tract of land situated in the Henry Odell Survey, Abstract No.1196, City of Mansfield, Tarrant County, Texas and being part of a called 81.00 acre tract of land described in General Warranty Deed to Shops at Broad Street, LLC, recorded in Document Number D216066177, Official Public Records, Tarrant County, Texas; and being all of a 5.136 acre tract of land described in Special Warranty Deed to City of Mansfield, recorded in Document No. D216233430, Official Public Records, Tarrant County, Texas, and all a 4.22 acre tract of land described in Special Warranty Deed to The Shops at Broad, LLC, recorded in Document No. D216233427, Official Public Records, Tarrant County, Texas, and being all of a tract of land described in Special Warranty Deed to BV CAPITAL MULTIFAMILY FUND I LLC, recorded in Document No. D218036476, Official Public Records, Tarrant County, Texas, and being all of a tract of land described in Special Warranty Deed to Mansfield NLA, LLC, recorded in Instrument No. D218083528, Official Public Records, Tarrant County, Texas and being all of a tract of land described in Special Warranty Deed to 602 US HWY 287 LLC, recorded in Document No. D218033866, Official Public Records, Tarrant County, Texas, and being all of Lots 1-11, Block 1, of plat of Lots 1-11, Block 1, The Shops at Broad Street, an addition to the City of Mansfield, Texas, according to the plat thereof recorded in Document No. D217169587, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" found (herein after referred as "5/8-inch capped iron found") for the east corner of said Lot 10, Block 1 and being in the northwest right of way line of East Broad Street (a variable width right-of-way) from which the south corner of Lot 1, Block 1, Arlington Federal Credit Union Addition, an addition to the City of Mansfield, Texas, according to the plat thereof recorded in Cabinet A, Slide 7867, Plat Records, Tarrant County, Texas, bears South 30°03'48" East, a distance of 6.65 feet, and being the beginning of a curve to the left having a central angle of 12°02'59", a radius of 1066.50 feet, a chord bearing and distance of South 65°56'16" West, 223.88 feet;

THENCE with said northwest right-of-way line the following courses and distances, to wit:

In a southwesterly direction, with said curve to the left, an arc distance of 224.29 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found;
South 59°54'49" West, a distance of 564.65 feet to a 5/8-inch capped iron found;
South 65°23'24" West, a distance of 10.48 feet to a 5/8-inch capped iron found;
South 59°54'49" West, a distance of 274.20 feet to a 5/8-inch capped iron found;
North 75°05'11" West, a distance of 35.36 feet to a 5/8-inch capped iron found;
South 59°54'49" West, a distance of 70.00 feet to a 5/8-inch capped iron found;
South 14°54'49" West, a distance of 49.50 feet to a 5/8-inch capped iron found;
South 59°54'49" West, a distance of 172.70 feet to a 5/8-inch capped iron found at the beginning of a tangent curve to the right having a central angle of 0°42'05", a radius of 1342.50 feet, a chord bearing and distance of South 60°15'52" West, 16.44 feet;
In a southwesterly direction, with said curve to the right, an arc distance of 16.44 feet to a 5/8-inch capped iron found;
South 68°17'59" West, a distance of 105.51 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 3°43'38", a radius of 1332.50 feet, a chord bearing and distance of South 68°58'46" West, 86.67 feet;
In a southwesterly direction, with said curve to the right, an arc distance of 86.68 feet to a 5/8-inch capped iron found;
South 68°59'35" West, a distance of 53.74 feet to a 5/8-inch capped iron found;
North 66°09'25" West, a distance of 35.36 feet to a 5/8-inch capped iron found;
South 68°59'35" West, a distance of 68.00 feet to a 5/8-inch capped iron found;
South 23°42'28" West, a distance of 35.44 feet to a 5/8-inch capped iron found at the beginning of a non-tangent curve to the left having a central angle of 6°16'58", a radius of 1467.50 feet, a chord bearing and distance of South 64°58'30" West, 180.84 feet;
In a southwesterly direction, with said curve to the left, an arc distance of 160.92 feet to a 5/8-inch capped iron found;
South 61°50'01" West, a distance of 274.35 feet to a 5/8-inch capped iron found for the south corner of said Lot 4, Block 1 and being in the northeast line of Lot 1, Block 1 of H. Odell Addition an addition to the City of Mansfield, Texas, according to the plat thereof recorded in Cabinet H, Slide 5341, Plat Records, Tarrant County, Texas;

THENCE departing said northwest right-of-way line and with said northeast line, North 29°48'50" West, a distance of 221.00 feet to a 1/2-iron rod with plastic cap stamped "A&W" found for the north corner of said Lot 1, Block 1;

THENCE with the northwest line of said Lot 1, Block 1, South 61°47'00" West, a distance of 226.00 feet to a 1/2-inch capped iron found in the northeast right-of-way line of State Highway No. 287 (a variable width right-of-way) and being the west corner of said Lot 1, Block 1;

THENCE with said northeast right-of-way line the following courses and distance, to wit:

North 33°49'21" West, a distance of 551.19 feet to a 1xDot Monument found at the beginning of a tangent curve to the left having a central angle of 9°18'57", a radius of 7669.44 feet, a chord bearing and distance of North 38°28'49" West, 1245.62 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 1247.00 feet to an "X" cut in concrete set for the west corner of said 4.22 acre tract of land;

THENCE departing said northeast right-of-way line and with the northwest line of said 4.22 acre tract of land, the following courses and distances to wit:

North 35°39'10" East, a distance of 83.20 feet to a "X" cut in concrete set at the beginning of a tangent curve to the right having a central angle of 22°25'18", a radius of 212.00 feet, a chord bearing and distance of North 46°51'49" East, 82.43 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 82.96 feet to a "X" cut in concrete found;
North 58°04'28" East, a distance of 344.16 feet to an "X" cut in concrete found for the north corner of said 4.22 acre tract;

THENCE with the northeast line of said 4.22 acre tract, South 31°55'32" East, a distance of 393.36 feet to a "V" cut in concrete found in the northwest line of said Lot 6, Block 1;

THENCE with the northwest line of said Lot 6, Block 1, North 58°04'28" East, a distance of 838.85 feet to a 1/2-inch iron rod with plastic cap stamped "Britton & Crawford" found (herein after referred as "1/2-inch capped iron found") in the southwest line of a tract of land described in Warranty Deed to Danny Lynn Battles and wife Georgana Rebecca Battles recorded in Volume 10933, Page 286, Deed Records, Tarrant County, Texas;

THENCE with said southwest line, South 30°23'16" East, passing at a distance of 121.43 feet the west corner of Lot 1, Block 1 of Nelson Addition, an addition to the City of Mansfield, according to the plat thereof recorded in Cabinet A, Slide 234, Plat Records, Tarrant County, Texas, and continuing a total distance of 316.59 feet to a 3/4-inch iron rod found for the south corner of said Lot 1, Block 1;

THENCE with the southeast line of said Lot 1, Block 1, North 59°54'26" East, a distance of 766.86 feet to a 1/2-inch capped iron found;

THENCE departing said southeast line and with a northeast line of said 81.000 acre tract, South 31°03'37" East, a distance of 700.37 feet to a 1/2-inch capped iron found;

THENCE with a northwest line of said 81.000 acre tract, North 59°57'05" East, a distance of 746.14 feet to a 1/2-inch capped iron found in the southwest right-of-way line of Carlin Road (a variable width right-of-way);

THENCE with said southwest right-of-way line, South 31°03'37" East, a distance of 60.01 feet to a fence post found for corner and being the north corner of Lot 2, Block 1 of said Arlington Federal Credit Union Addition;

THENCE departing said southwest right-of-way line, and with the northwest line of said Lot 2, Block 1, South 59°57'05" West, a distance of 250.37 feet to a 1/2-inch capped iron found for the west corner of said Lot 2, Block 1;

THENCE with the southwest line of said Lot 2, Block 1, South 30°03'46" East, passing at a distance of 374.02 the south corner of said Lot 2, Block 1 and continuing with the southwest line of said Lot 1, Block 1 total distance of 721.76 feet to the POINT OF BEGINNING and containing 84.621 acres or 3,686,100 square feet of land.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, SHOPS AT BROAD, LLC, 602 US HWY 287 LLC, MANSFIELD NLA, LLC, and THE CITY OF MANSFIELD being the owners of the above described parcel, acting by and through the undersigned, their duly authorized agents, do hereby adopt the herein above described property as LOTS 1R, 2R, 3R1,3R2, 4R1, 4R2, 4R3, 5R, 6R1, 6R2, 6R3, 6R4, 7R, 8R, 9R, 10R, 11R, AND 12, BLOCK 1, THE SHOPS AT BROAD STREET, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

By: SHOPS AT BROAD, LLC, a Texas Limited Liability Company

By: Shops at Broad Manager, LLC
a Texas limited liability company
Its Manager

By: Geyer Morris Company, LLC
a Texas limited liability company
Its Manager

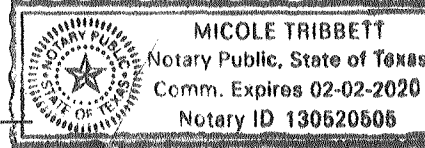
Tyler Morris, Manager

STATE OF Texas §
COUNTY OF Tarrant §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Tyler Morris, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the 19th day of June, 2018.

Notary Public, State of Texas



Printed Name

By: 602 US HWY 287 LLC, a Delaware limited liability company

By: Mary Jane Broussard
Vice President, General Counsel

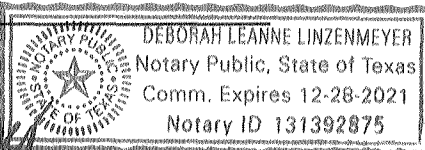
Print Name and Title

STATE OF Texas §
COUNTY OF Tarrant §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Mary Jane Broussard, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the 26th day of July, 2018.

Notary Public, State of Texas



Printed Name

By: Mansfield NLA, LLC, an Alabama limited liability company

By: Net Lease Alliance, LLC, a Tennessee limited liability company, its Manager

By: Sam Colson

Sam Colson, - Title

STATE OF Alabama §
COUNTY OF Montgomery §

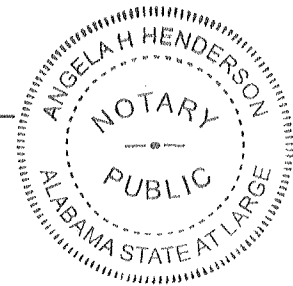
BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Sam Colson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the 25th day of June, 2018.

Notary Public, State of Alabama

Printed Name

MY COMMISSION EXPIRES: 7-13-2021



By: The City of Mansfield, a Texas municipal corporation

David L. Cook, Mayor

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared David L. Cook, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the 19th day of August, 2018.

Notary Public, State of Texas



Printed Name

BV Capital Multifamily Fund I LLC, a Texas limited liability company

By: BV Multifamily Management LLC, a Texas limited liability company

By: Bridgeview Multifamily LLC, a Texas limited liability company

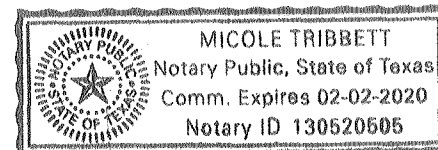
By: Steven D. May, Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public, on this 2nd day of August, 2018, personally appeared Steven D. May, the manager of Bridgeview Multifamily LLC, the manager of BV Multifamily Management LLC, the manager of BV Capital Multifamily Fund I LLC, known to me (or proved to me through the presentation of a valid driver's license), to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Bridgeview Multifamily, LLC, a Texas limited liability company, and that he had executed the same as the act of such limited liability company for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the 2nd day of August, 2018.

Notary Public, State of Texas



Printed Name

CONDITIONS OF DRAINAGE ACCEPTANCE

This plat is proposed by the owners of properties described herein (hereinafter referred to as "Property Owners") and is approved by the City of Mansfield subject to the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns.

No obstruction to the flow of stormwater run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, or any other structure within the drainage easement shown herein on this plat, unless approved by The City of Mansfield. Provided, however, it is understood that in the event it becomes necessary for The City of Mansfield to erect drainage facilities in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, The City of Mansfield shall have the right to enter said drainage easement at any point or points to erect, construct and maintain any facility deemed necessary for drainage purposes.

The Property Owners will be responsible for maintaining said drainage easement. the property owners shall keep said drainage easement clean and free of debris, silt, high weeds, and any substance which would result in unsanitary or undesirable conditions. The City of Mansfield shall have the right of ingress and egress for the purpose of inspecting and supervising maintenance work done by the Property Owners. If at any time the property owners fail to satisfy any of their aforementioned responsibilities or obligations, The City of Mansfield, upon ten (10) days prior notice to the owners, may enter said drainage easement at any point or points to perform maintenance or clean-up, and bill the property owners the cost incurred, or place a lien on said properties if the bill is not paid within thirty (30) days of its mailing.

Said drainage easement, as in the case of all drainage easements, is subject to stormwater overflow and erosion to an extent which cannot be specifically defined. The City of Mansfield shall not be held liable for any damages resulting from the occurrence of these natural phenomena or the failure of any facilities within said drainage easement. further, The City of Mansfield will not be responsible for erosion control or any damage to private properties or persons resulting from the flow of water within said drainage easement and properties.

SURVEYORS CERTIFICATION:

This is to certify that I, Dana Brown, 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 direction and supervision.

Dana Brown
Registered Professional Land Surveyor No. 5336
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. 972-770-1300
dana.brown@kimley-horn.com

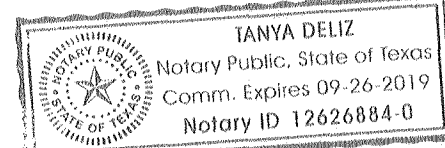


STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Dana Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the 19 day of July, 2018.

Notary Public, State of Texas



Printed Name

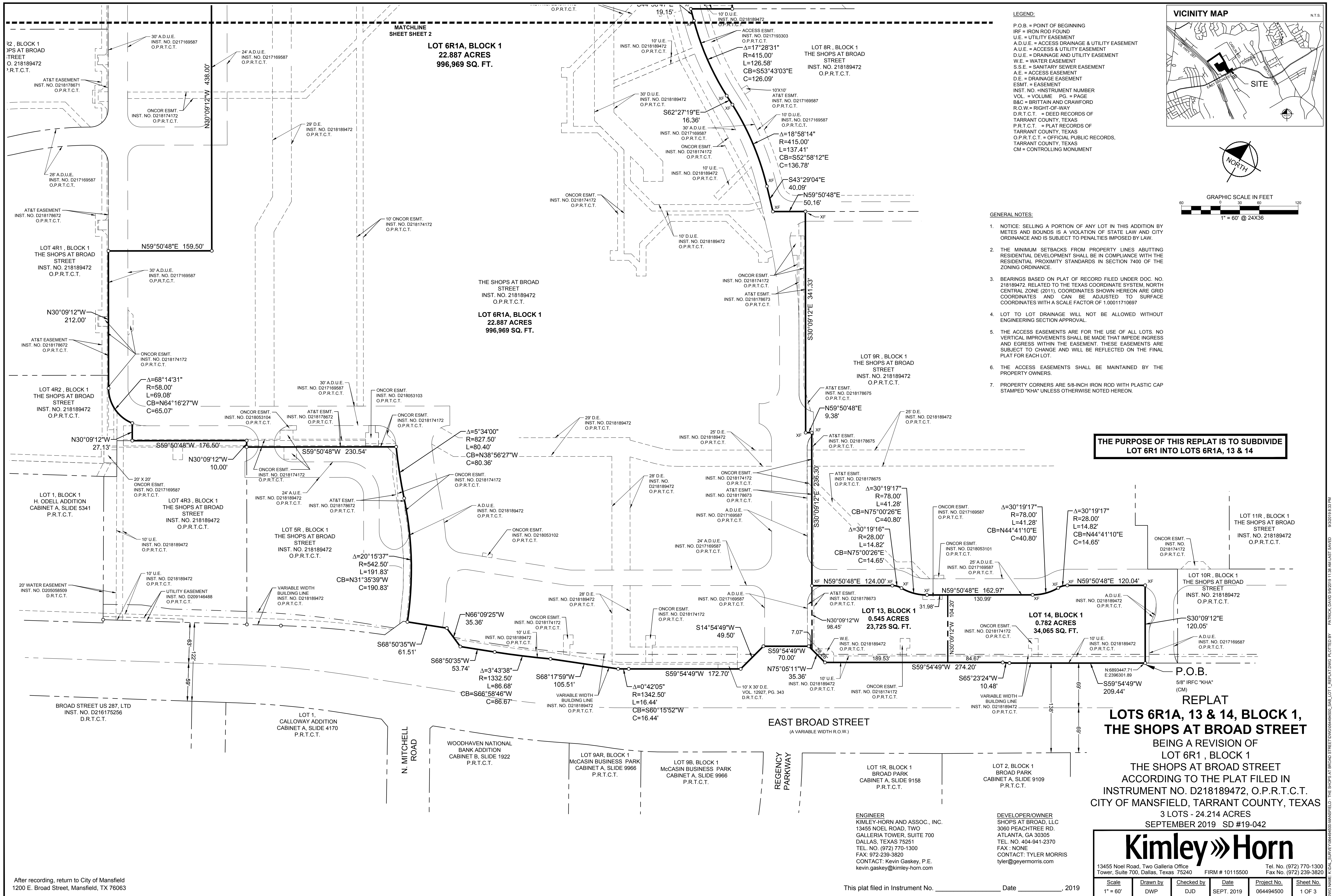
| | |
|-----------------------------------|---------|
| APPROVED BY THE CITY OF MANSFIELD | |
| APPROVED BY: | |
| | 8/20/18 |
| P & Z COMMISSION CHAIRMAN | DATE |
| ATTEST: | |
| | 8/20/18 |
| P & Z COMMISSION SECRETARY | DATE |

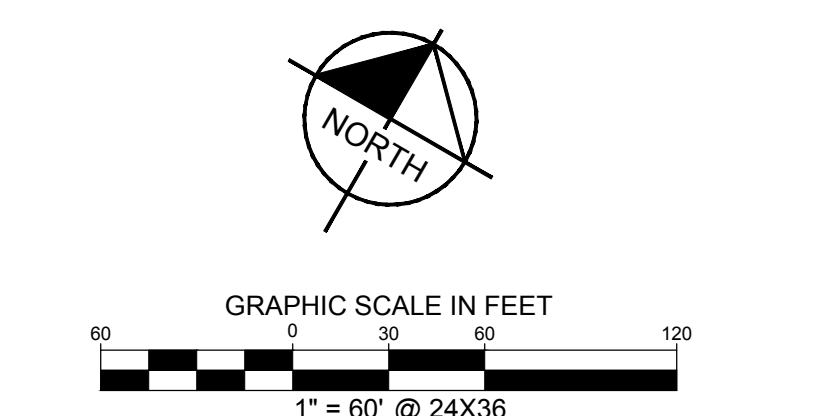
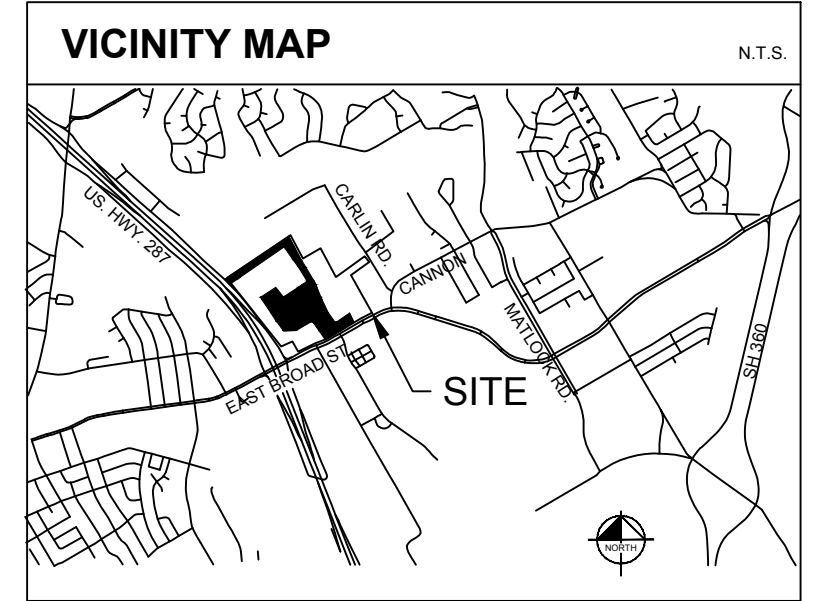
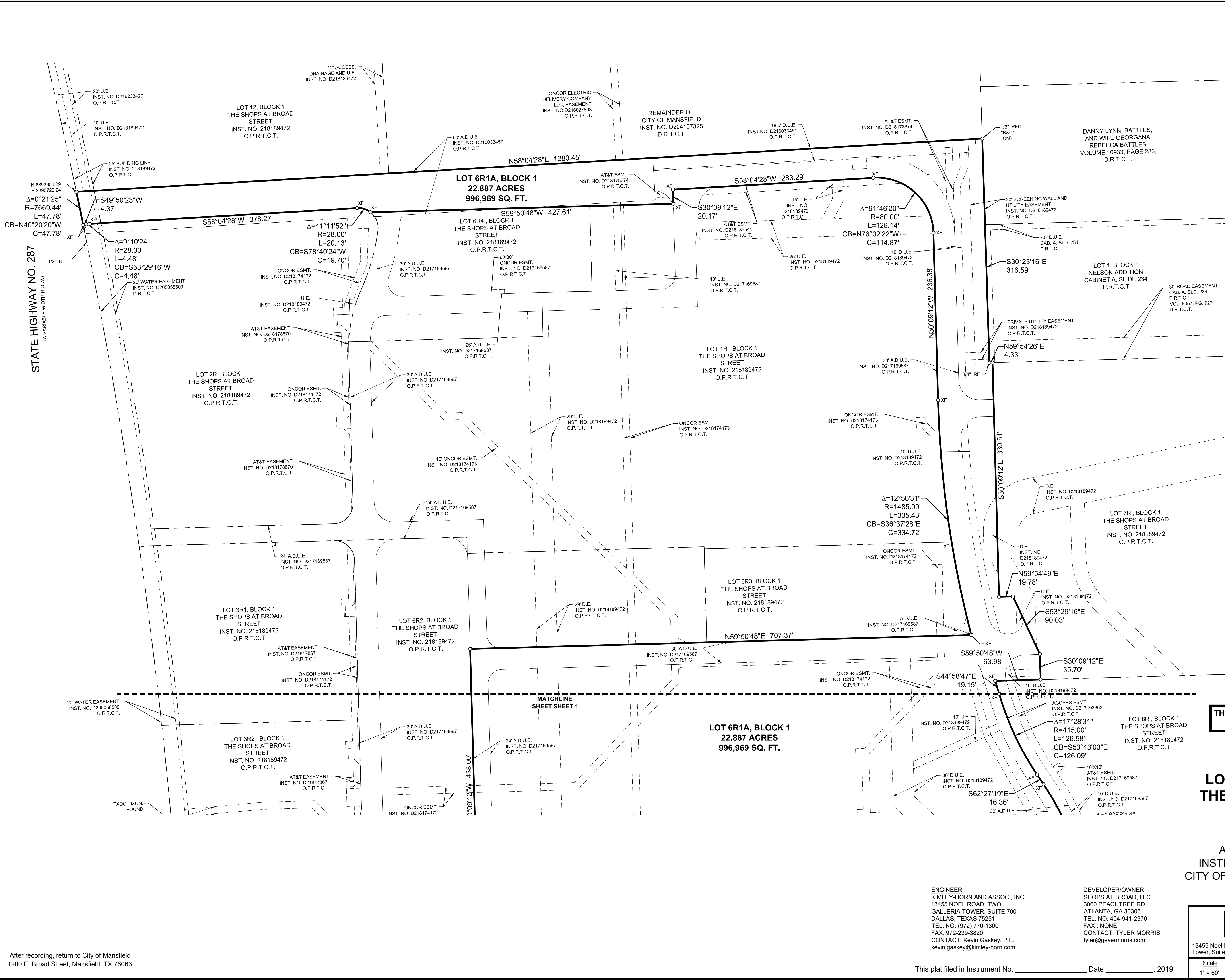
REPLAT
LOTS 1R, 2R, 3R1,3R2 4R1, 4R2, 4R3,
5R, 6R1, 6R2, 6R3, 6R4, 7R, 8R, 9R,
10R, 11R, AND 12, BLOCK 1,
THE SHOPS AT BROAD STREET
BEING A REVISION OF
LOTS 1 THROUGH 11, BLOCK 1
THE SHOPS AT BROAD STREET
ACCORDING TO THE PLAT FILED IN
INSTRUMENT NO. D217169587, P.R.T.C.T.
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
18 LOTS
84.621 ACRES

Kimley»Horn

| | | |
|--|-----------------------|--|
| 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 | FIRM # 10115500 | Tel. No. (972) 770-1300 Fax No. (972) 239-3820 |
| Scale | Drawn by DWP | Checked by DAB |
| Date JULY 2017 | Project No. 064494500 | Sheet No. 5 OF 5 |

CASE NUMBER: SD # 17-021





- LEGEND:**
- P.O.B. = POINT OF BEGINNING
 - IRF = IRON ROD FOUND
 - U.E. = UTILITY EASEMENT
 - A.D.U.E. = ACCESS DRAINAGE & UTILITY EASEMENT
 - A.U.E. = ACCESS & UTILITY EASEMENT
 - D.U.E. = DRAINAGE AND UTILITY EASEMENT
 - W.E. = WATER EASEMENT
 - S.S.E. = SANITARY SEWER EASEMENT
 - A.E. = ACCESS EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - ESMT. = EASEMENT
 - INST. NO. = INSTRUMENT NUMBER
 - VOL. = VOLUME PG. = PAGE
 - B&C = BRITAIN AND CRAWFORD
 - R.O.W. = RIGHT-OF-WAY
 - D.R.T.C.T. = DEED RECORDS OF TARRANT COUNTY, TEXAS
 - P.R.T.C.T. = PLAT RECORDS OF TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - CM = CONTROLLING MONUMENT

- GENERAL NOTES:**
- 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.
 - THE MINIMUM SETBACKS FROM PROPERTY LINES ABUTTING RESIDENTIAL DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE RESIDENTIAL PROXIMITY STANDARDS IN SECTION 7400 OF THE ZONING ORDINANCE.
 - BEARINGS BASED ON PLAT OF RECORD FILED UNDER DOC. NO. 218189472, RELATED TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (2011). COORDINATES SHOWN HEREON ARE GRID COORDINATES AND CAN BE ADJUSTED TO SURFACE COORDINATES WITH A SCALE FACTOR OF 1.00011710697
 - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - THE ACCESS EASEMENTS ARE FOR THE USE OF ALL LOTS. NO VERTICAL IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS WITHIN THE EASEMENT. THESE EASEMENTS ARE SUBJECT TO CHANGE AND WILL BE REFLECTED ON THE FINAL PLAT FOR EACH LOT.
 - THE ACCESS EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
 - PROPERTY CORNERS ARE 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" UNLESS OTHERWISE NOTED HEREON.

THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 6R1 INTO LOTS 6R1A, 13 & 14

**REPLAT
LOTS 6R1A, 13 & 14, BLOCK 1,
THE SHOPS AT BROAD STREET
BEING A REVISION OF
LOT 6R1, BLOCK 1
THE SHOPS AT BROAD STREET
ACCORDING TO THE PLAT FILED IN
INSTRUMENT NO. D218189472, O.P.R.T.C.T.
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
3 LOTS - 24.214 ACRES
SEPTEMBER 2019 SD #19-042**

| | | | | | |
|--|----------|------------|--|-------------|-----------|
| Kimley»Horn | | | | | |
| 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 | | | | | |
| FIRM # 10115500 | | | Tel. No. (972) 770-1300 Fax No. (972) 239-3620 | | |
| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
| 1" = 60' | DWP | DJD | SEPT. 2019 | 064494500 | 2 OF 3 |

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

This plat filed in Instrument No. _____ Date _____, 2019

ENGINEER
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO
GALLERIA TOWER, SUITE 700
DALLAS, TEXAS 75251
TEL. NO. (972) 770-1300
FAX: 972-239-3820
CONTACT: Kevin Gaskey, P.E.
kevin.gaskey@kimley-horn.com

DEVELOPER/OWNER
SHOPS AT BROAD, LLC
3060 PEACHTREE RD.
ATLANTA, GA 30305
TEL. NO. 404-941-2370
FAX: NONE
CONTACT: TYLER MORRIS
tyler@geyer-morris.com

DWG NAME: K:\DWG_SURVEY\064494500 MANSFIELD - THE SHOPS AT BROAD STREET\DWG\064494500_SAB_LOT_1 REPLAT.DWG PLOTTED BY: PATRICK DAVIS 9/26/2019 11:38 AM LAST SAVED: 9/26/2019 8:53 PM

PLANNING AND ZONING COMMUNICATION

Agenda: September 16, 2019

Subject: ZC#19-013: Public hearing to consider a Historic Landmark Overlay District classification for the Gaulden-Baskin House located at 301 W. Broad Street

GENERAL INFORMATION

| | |
|--------------------------------|---|
| Existing Use: | Single-family residence |
| Existing Zoning: | SF-7.5/12, Single-Family Residential District |
| Surrounding Land Use & Zoning: | North – Office, PD and single-family residential, SF-7.5/12 South – Single-family residential, SF-7.5/12 East – Single-family residential, SF-7.5/12 West – Single-family residential, SF-7.5/12 |

RECOMMENDATION OF THE HISTORIC LANDMARK COMMISSION

The Historic Landmark Commission (HLC) will be holding a public hearing on September 12, 2019. As the HLC will not meet before the Planning and Zoning Commission's meeting packet is delivered, their recommendation will be reported to the Commission at the meeting.

COMMENTS AND CONSIDERATIONS

On July 22, 2019, the City Council approved a Historic Mansfield Preservation Grant to assist the restoration of the Gaulden-Baskin House, built c. 1900, involving the replacement of six aluminum windows facing either W. Broad Street or S. 2nd Avenue. Leeds Clark, Inc., the contractor, has constructed five of the six windows designated for replacement and has begun installation. The remaining window will be replaced in October if City Council approves additional funding for the grant program.

As part of the conditions of the grant, the homeowners have applied for an H, Historic Landmark Overlay District designation. The designation allows the HLC to review future alterations to the structure and protect the building's historic significance. The Historic Landmark Overlay District designation should be considered in light of the following:

1. Although the house has been altered, the simple gabled form is typical of the period.
2. The house is located on one of the historic blocks of W. Broad Street and is representative of buildings of its era.

3. The house is identified with a person or persons who contributed to the development of the City of Mansfield.

The house is described in the Tarrant County Historic Resources Survey, 1990, as follows, with additional information from “The History of Mansfield, Texas,” 1996, and the records of the Mansfield Historical Museum:

R.A. Gaulden bought this parcel in 1891 and constructed the house around 1900. J.N. Baskin, a farmer who moved to Mansfield from Webb, bought the property in 1917 and lived there until his death in 1939. The house may have been added to, and its simple gabled form is typical of the period.

Robert A. Gaulden (1829-1911) served as a private in the Union Army from 1864 to 1865. As a property owner in 1890, Mr. Gaulden was a signer of the Original Town of Mansfield plat to incorporate the City of Mansfield. He served as Mansfield’s postmaster from 1897-1905, and was an 1892 charter member of the Mansfield I.O.O.F. Lodge No. 138.

The property is currently zoned SF-7.5/12. While the addition of the Overlay District will not change the current zoning, it will help preserve the historic character of the building, and ensure that future exterior changes are done in a manner consistent with the City’s historic preservation guidelines.

Staff recommends approval.

Attachments:

Maps and supporting information

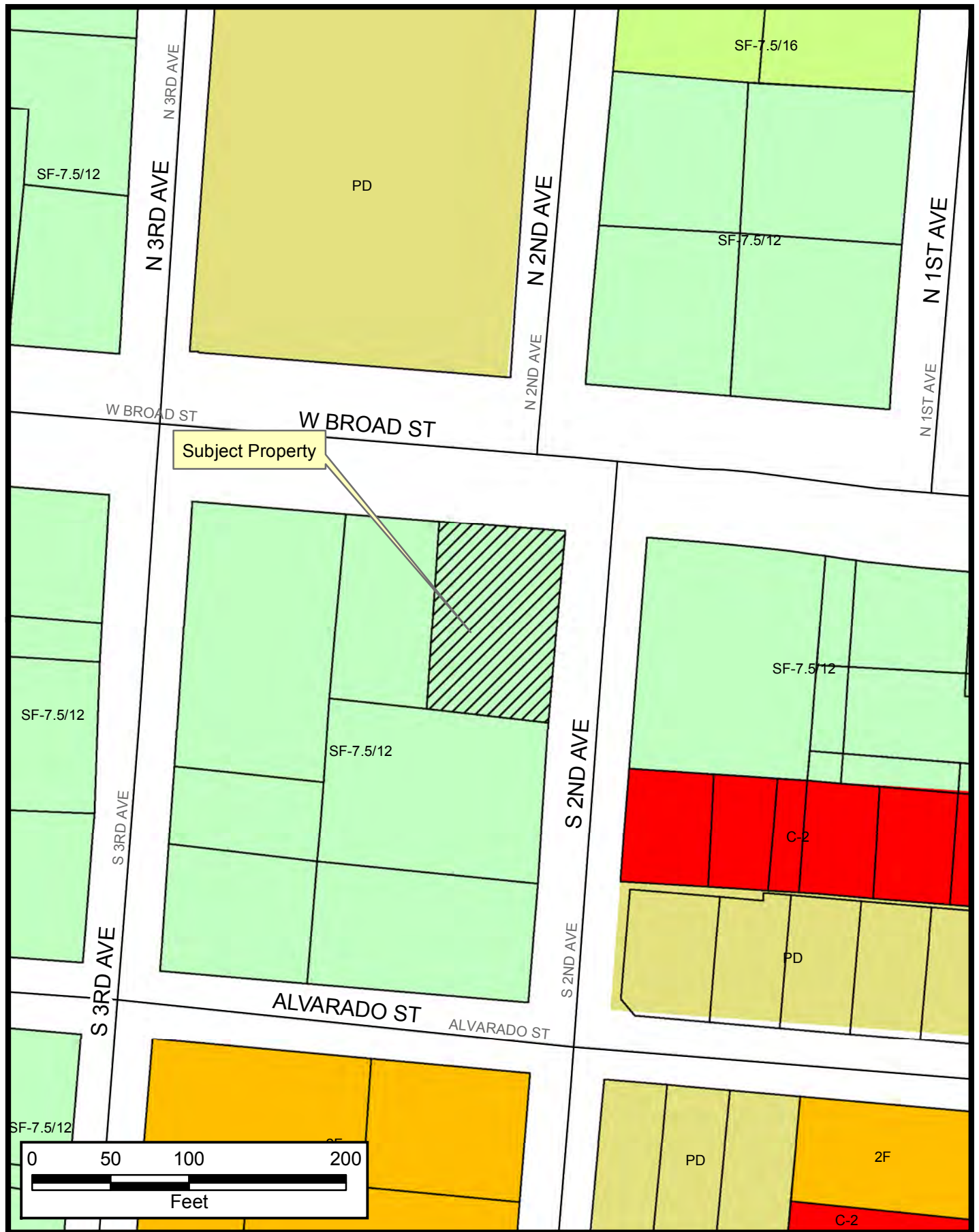
Property information sheet



ZC#19-013

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.

7/25/2019



ZC#19-013

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.

7/25/2019

Property Owner Notification for ZC#19-013

| LEGAL DESC 1 | LEGAL DESC 2 | OWNER NAME | OWNER ADDRESS | CITY | ZIP |
|--------------------|--------------|-------------------|------------------------|---------------|------------|
| MANSFIELD, CITY OF | BLK 28 | GREEN, AMBER | 205 W BROAD ST | MANSFIELD, TX | 76063 |
| MANSFIELD, CITY OF | BLK 28 | RALL, DELIA G | 103 S 2ND AVE | MANSFIELD, TX | 76063-1906 |
| MANSFIELD, CITY OF | BLK 28 | WEDDLE, JAMES | 201 W BROAD ST | MANSFIELD, TX | 76063-1608 |
| MANSFIELD, CITY OF | BLK 28 | ALEMAN, JUAN | 306 COTTON DR | MANSFIELD, TX | 76063-4515 |
| MANSFIELD, CITY OF | BLK 28 | RALL, DELIA G | 103 S 2ND AVE | MANSFIELD, TX | 76063-1906 |
| MANSFIELD, CITY OF | BLK 28 | LIRA, CANDELARIO | PO BOX 1348 | MANSFIELD, TX | 76063 |
| MANSFIELD, CITY OF | BLK 28 | LIRA, CANDELARIO | PO BOX 1348 | MANSFIELD, TX | 76063 |
| MANSFIELD, CITY OF | BLK 28 | LIRA, CANDELARIO | PO BOX 1348 | MANSFIELD, TX | 76063 |
| MANSFIELD, CITY OF | BLK 28 | LIRA, CANDELARIO | PO BOX 1348 | MANSFIELD, TX | 76063 |
| MANSFIELD, CITY OF | BLK 28 | WEDDLE, JAMES | 201 W BROAD ST | MANSFIELD, TX | 76063-1608 |
| MANSFIELD, CITY OF | BLK 28 | ALEMAN, JUAN | 306 COTTON DR | MANSFIELD, TX | 76063-4515 |
| MANSFIELD, CITY OF | BLK 28 | SHORT, COURTNEY E | 216 ALVARADO ST | MANSFIELD, TX | 76063 |
| MANSFIELD, CITY OF | BLK 28 | ANZELMO, JOHN | 212 ALVARADO ST | MANSFIELD, TX | 76063 |
| MANSFIELD, CITY OF | BLK 28 | LEDDY, LINDA | 208 ALVARADO ST | MANSFIELD, TX | 76063 |
| MANSFIELD, CITY OF | BLK 29 | WALKER, MARK F | 305 W BROAD ST | MANSFIELD, TX | 76063-1610 |
| MANSFIELD, CITY OF | BLK 29 | GARCIA, LUIS M | 8101 N PRAIRIE HILL ST | ALVARADO, TX | 76009-6602 |
| MANSFIELD, CITY OF | BLK 29 | HERNANDEZ, MANUEL | 301 W BROAD ST | MANSFIELD, TX | 76063-1610 |
| MANSFIELD, CITY OF | BLK 29 | BALDERAS, JOSE | 102 S 2ND AVE | MANSFIELD, TX | 76063-1907 |
| MANSFIELD, CITY OF | BLK 29 | WALKER, MARK F | 305 W BROAD ST | MANSFIELD, TX | 76063-1610 |

Property Owner Notification for ZC#19-013

| LEGAL DESC 1 | LEGAL DESC 2 | OWNER NAME | OWNER ADDRESS | CITY | ZIP |
|---------------------|---------------------|------------------------|----------------------|----------------|------------|
| MANSFIELD, CITY OF | BLK 29 | WHATLEY, JOHN C | 209 CEDAR ST | MANSFIELD, TX | 76063-1810 |
| MANSFIELD, CITY OF | BLK 29 | CLETTENBERG, BRIAN | 106 S 2ND AVE | MANSFIELD, TX | 76063 |
| MANSFIELD, CITY OF | BLK 4 | ROBLES, JESUS M | 204 W BROAD ST | MANSFIELD, TX | 76063-1609 |
| MANSFIELD, CITY OF | BLK 4 | SALINAS, RAMON | 104 N 2ND AVE | MANSFIELD, TX | 76063-1674 |
| MANSFIELD, CITY OF | BLK 4 | ORTIZ, JOSE F | 206 W BROAD ST | MANSFIELD, TX | 76063-1609 |
| MANSFIELD, CITY OF | BLK 4 | RINGCO INVESTMENTS INC | 5305 KELLY RD | FORT WORTH, TX | 76126-5566 |

The Gaulden-Baskin House, c. 1900



The Gaulden-Baskin House is the first project under the Historic Mansfield Preservation Grant program. The old aluminum windows have been replaced with wood windows more appropriate to the house.



Robert A. Gaulden bought this parcel in 1891 and constructed this house around 1900. J.N. Baskin, a farmer who moved to Mansfield from Webb, bought the property in 1917 and lived there until his death in 1939. The house may have been added to, and its simple gabled form is typical of the period.

Mr. Gaulden (1829-1911) served as a private in the Union Army from 1864 to 1865. As a property owner in 1890, Mr. Gaulden was a signer of the Original Town of Mansfield plat to incorporate the City of Mansfield. He served as Mansfield's postmaster from 1897-1905, and was an 1892 charter member of the Mansfield I.O.O.F. Lodge No. 138.

PLANNING AND ZONING COMMUNICATION

Agenda: September 16, 2019

Subject: ZC#19-014: Public hearing for a request for a Specific Use Permit for apartments on approximately 12.918 acres out of the Elizabeth McAnear Survey, Abstract No. 1005 & the Richard Bratton Survey, Abstract No. 114, City of Mansfield, Tarrant County, TX, located on the south side of E. Broad St., a quarter-mile east of Cannon Dr.

GENERAL INFORMATION

| | |
|----------------------------------|--|
| Applicant: | Clay Roby of Stillwater Capital (developer) Terry Leitzinger on behalf of Stephen C.H. Lockwood of Lockwood Holdings (owner) David Greer of BGE, Inc. (project engineer) Matthew Vinten of LandDesign (landscape architect) |
| Size: | 12.918 acres |
| Proposed Use: | Apartments and commercial/retail |
| Existing Land Use: | Vacant land |
| Surrounding Land Use & Zoning: | North – E. Broad St. and vacant land (PD); Vacant land (PD) across the street South – Vacant land (PD) East - E. Broad St.; Vacant land (PD) across the street West - Vacant land and First Baptist Church (PD) |
| Thoroughfare Plan Specification: | E. Broad St. – principal arterial (six-lane divided) |

COMMENTS AND CONSIDERATIONS

The subject property consists of 12.918 acres on the south and west side of E. Broad Street. The property is located in the Workplace Sub-District of The Reserve, which is intended to provide opportunities for employment-related land uses including commercial and office, as well as multi-family residential and supporting service-related uses.

The applicant is requesting a Specific Use Permit for 295 apartment units, which will be developed on 8.345 acres of the property; the balance of the property will be reserved for public right-of-way and future commercial/retail development. The Workplace Sub-District allows a maximum of 1,024 residential dwelling units. If approved, this development will comprise the first dwelling units in this sub-district and 28.8% of the maximum allowable dwelling units in this sub-district.

Site Plan

The applicant plans to develop an urban-style multi-family residential development called Urban Living Phase 1. The apartments will be developed on the northwesternmost 8.345 acres. In addition, 2.558 acres to the east (along Broad St.) will be reserved for future commercial/retail development and 2.015 acres will be dedicated for public right-of-way to allow access off of

Broad Street and a public street to serve the development and future development to the south and east. The applicant has also indicated that land to the south is intended to be developed for future multi-family as well; this land is also controlled by the current owner of the subject property.

The multi-family portion of the development will include two three-story multi-family buildings with interior courtyards in each building. Building 1 (the easternmost building) will include 146 apartment units as well as the leasing office, mail center, and indoor resident amenity center. Building 2 (the westernmost building) will include 149 apartments. Combined, the buildings will include 295 apartments over 8.345 acres for a density of 35.35 dwelling units per acre. Building 1 has a 57,772 sq. ft. footprint and 173,995 sq. ft. total area, while Building 2 has a 60,283 sq. ft. footprint and 180,849 sq. ft. total area. The lot coverage is 32% and the floor area ratio is 0.98. Both buildings will include outdoor resident amenities in the interior courtyards.

The applicant is proposing the following unit mix:

Efficiency (min. 600 sq. ft. floor area): 126 units (42.71%)

One-bedroom (min. 750 sq. ft. floor area): 75 units (25.42%)

Two-bedroom (min. 950 sq. ft. floor area): 94 units (31.86%)

The applicant has also provided a tabulation showing that Building 1 will include a higher proportion of efficiency and one-bedroom units, while Building 2 will include a more balanced mix; this is partly due to building design since Building 1 includes more angles to meet the site design requirements of the Workplace Sub-District of The Reserve.

In the design of the development, the applicant has maintained an 80' build-to line adjacent to E. Broad St. with a slip road configuration with two rows of parking spaces and has also maintained a 10' build-to line adjacent to the east-west collector street along the southern perimeter. There is some encroachment of the porches over the build-to line. This is all consistent with the standards of the Workplace Sub-District of The Reserve.

Access, Circulation, and Parking

Access into the development off Broad Street will be via a new major collector street (with 70' R.O.W.) on the southeast end of the development adjacent to the future commercial. In the future, this collector street will extend south to serve future development to the south. From here, the major collector off Broad will intersect an east-west minor collector (with 60' R.O.W.) with parallel parking arrangement that will travel east-west along the southern boundary of the development to serve the future commercial lots as well as the apartment development. Street stubs have been provided to allow for future connectivity to the west, south, and east. Separating the apartment development from the future commercial lots will be a 24' travel lane with two rows of publicly accessible parking spaces and an additional direct access point to Broad Street. Both access points on Broad Street could include east-bound right-turn lanes; the requirements for these right-turn lanes will be determined at the time of permitting.

Much of the apartment development will be gated, aside from the southern facades of the building adjacent to the public street, the parallel parking spaces along this street, as well as the east-facing façade of Building 1 and adjacent parking area, which also includes the leasing office area. The primary gated entrance and call box will be at the northeastern corner adjacent to the leasing center. Two additional gated vehicular access points will be located on the southern end of the development off the new east-west public road.

Parking for the apartments will be entirely on surface parking lots or parallel parking spaces on the street. Four of the parallel parking spaces along the east-west collector street adjacent to the buildings will be designated as loading zones. The development will include a total of 413 parking spaces for a ratio of 1.06 spaces per bedroom, which slightly exceeds the minimum requirement of 1 space per bedroom. 129 of the parking spaces are proposed to be under carports. All of the carports are slated to be located in the northwestern portion of the development, north of Building 2. In a grassy area separating some of the carport spaces will be the development's proposed water quality feature.

Storage, Equipment/Service Area Screening, and Lighting

The applicant notes that there will be no outside storage on the property, no parking of boats/trailers/recreational vehicles, all utilities will be underground, all services areas and mechanical equipment will be screened in accordance with the requirements of The Reserve, and that adequate lighting will be provided in accordance with the requirements of The Reserve. Two trash enclosures will be located on the north side of the property and will be adequately screened in accordance with zoning requirements.

Elevations and Perspectives

The applicant has provided elevations for all exterior-facing facades of each building; the carports and trash enclosure; details for the roof awnings, cornices, and articulated parapets; and perspectives of the development as seen from E. Broad St.

The building materials primarily include a mix of red and cream-colored brick, a black and cream-colored cementitious panel system, with black metal window framing, railings, canopies, and flashing. Building 1 will be 62% red brick, 21% cream brick, and 17% cementitious panel. Building 2 will be 36% red brick, 42% cream brick, and 22% cementitious panel. Each building will be 20-25% glass. The apartment buildings include carriageway features that face each other and allow resident access between the buildings and their amenities. Building 1 is more angular and includes five facades, which accommodates a parallel configuration adjacent to Broad (which runs at an angle at this location) as required by the design standards of The Reserve. Building 2 is more rectangular and the design of the development also provides for a parallel configuration of the buildings to each other. Both buildings are articulated with a series of wall plane recesses and projections and roof height variations. The buildings will feature a flat roof design with articulated parapet walls. Awnings will be located over some of the doors and windows and the base of Building 1 at the site of the leasing center will be designed in a storefront condition as required by The Reserve.

The carports will include masonry columns with red brick to match the building and a metal roof with a symmetrical sloped design. The trash enclosure includes red brick to match the building, cast stone cap, and wood slats on steel gates.

The perspectives of the development from E. Broad St. include a perspective of Building 1 at dusk to illustrate the planned lighting of the development, as well as a daytime perspective of Building 2 and the carports.

Landscaping and Screening

The applicant has provided a Landscape Plan showing the overall landscaping to be provided throughout the multi-family portion of the development, as well as tables noting how they are meeting the requirements, a materials plan, and details for each screening device, gate, and the

tree grates. Along the north and west sides of the property, the applicant has provided a 10' landscape buffer with one tree every 25 linear feet. Along E. Broad St., a double row of trees has been provided with one tree every 25 linear feet along Broad and one tree every four parking spaces. Along the connector drive between Broad and the east-west collector street, the applicant plans trees adjacent to Building 1 and in the buffer yard between the apartment development and the commercial/retail lot. Along the east-west collector street, the applicant will plant 1 tree every 30 linear feet in tree wells located in the sidewalk adjacent to Buildings 1 and 2. Each parking lot island will also include trees while shrubs and groundcover will be planted along the foundations of each building. The parking lot will be screened by a dense evergreen shrub treatment as required by the standards of The Reserve. The development's perimeter fence will be a 6' black decorative metal fence with railing color to match the building railing. The pool fence will be 4' in height and the patio fence will be 3'-6" tall; both will also be decorative metal fences painted to match the building railing.

Benches, trash receptacles, and bicycle racks will be provided throughout the development, as required by the design standards of The Reserve, particularly adjacent to the east-west collector street and along the north and east facades of Building 1.

Amenities

Resident amenity centers will be provided in the courtyards of each building. The amenity area in the courtyard of Building 1 will include a resort-style pool with sunshelf and bubblers, covered grilling station, synthetic turf lawn, shaded hammock grove, and the interior club and fitness spaces will spill into the courtyard. The amenity area in the courtyard of Building 2 will include a beer garden with outdoor tables and seating, opportunities for dining, lounge areas, large private yards facing the courtyard, and lush landscaping. The details for these amenities have not been graphically represented in the plans, but the applicant has provided the written description of the elements to be provided and will provide graphical details with the construction plans.

Signage

The development signage has been identified on the Landscape Plan and the Materials Plan. The applicant plans a primary entrance at the intersection of Broad Street and the connector drive adjacent to Building 1. A secondary entrance sign will be provided at the intersection of the connector drive and the east-west collector road. Each sign will be setback 10' from the property line as required by the Zoning Ordinance. While detailed renderings for the signage have not been provided, the applicant notes that all signage will comply with Section 11 of the Workplace Sub-District of The Reserve and all setbacks will comply with Section 7100 of the Zoning Ordinance.

Summary and Recommendation

The subject property is located in the Workplace Sub-District of The Reserve. This sub-district is intended to accommodate employment-related uses, multi-family residential, and supporting commercial service uses. This sub-district is largely undeveloped at this time. This development will bring the initial multi-family units to this sub-district, as well as supporting commercial/retail uses, and will set the standard for the continued development of this area. The applicant has endeavored and worked cooperatively with staff to provide a quality multi-family development that meets the standards of The Workplace Sub-District of the Reserve, particularly as it relates to architecture, landscaping, screening, building placement and orientation, site design, parking, lighting, signage, amenities, and design of the surrounding driveways and street

network. The apartments will also provide for convenient living options near the continued expansion of employment and commercial uses in this area, including Methodist Mansfield Hospital, The Shops at Broad, Texas Health Mansfield Hospital, the Heritage Parkway corridor, commercial offices and services along Regency and Mitchell, and will support and help attract additional employment-related uses in the future. The dense urban-style design in combination with the limits on the number of dwelling units established in The Reserve also allows for the continued careful stewardship of land resources in the City, including preservation of land for commercial uses in the Workplace Sub-District. Staff recommends approval.

Attachments:

Maps and Supporting Information

Exhibit A – Property Description

Exhibit B – Site Plan

Exhibit C - Elevations

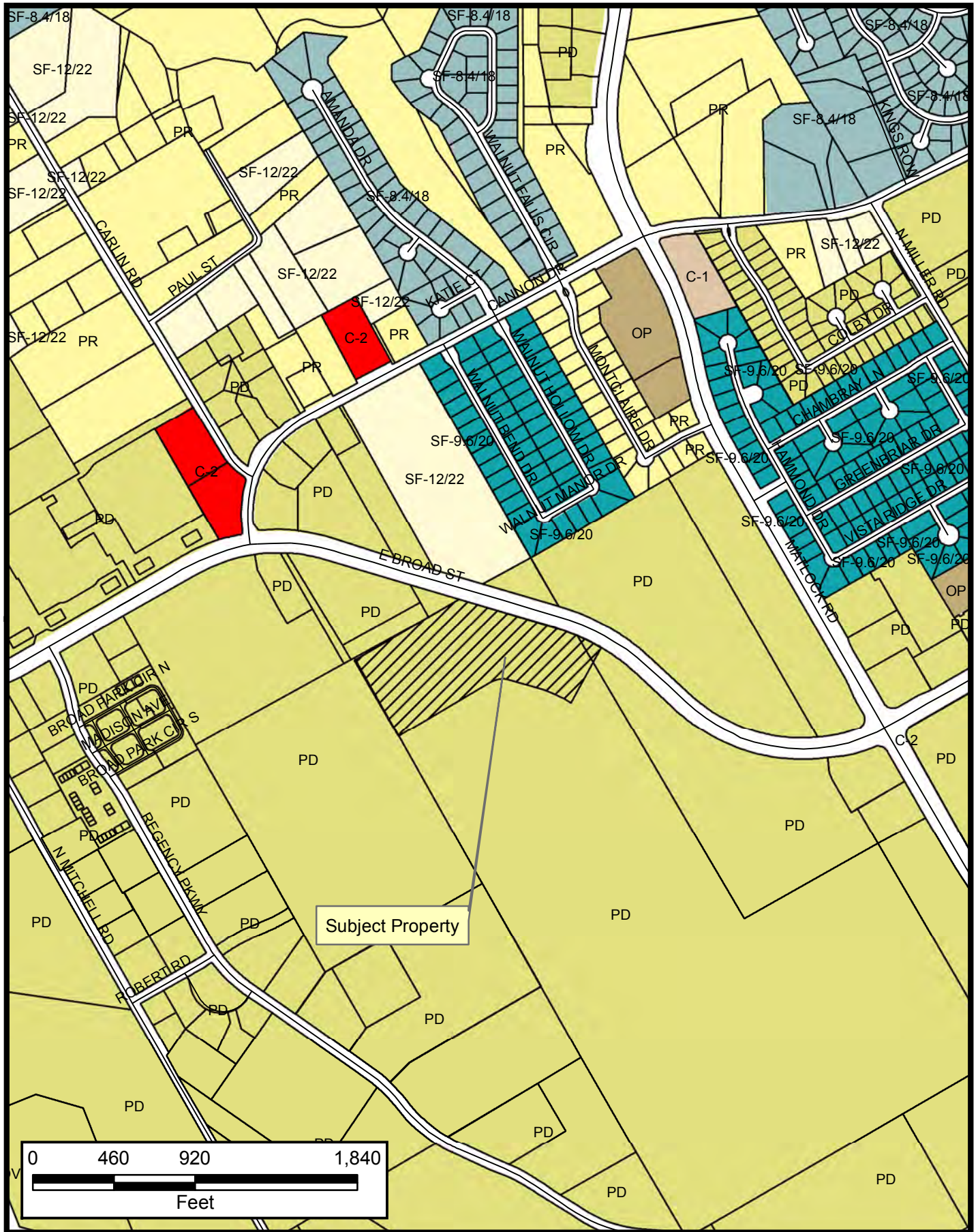
Exhibit D – Landscape Plan



ZC#19-014

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.

9/4/2019



ZC#19-014

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.

9/4/2019

Property Owner Notification for ZC#19-014

| LEGAL DESC 1 | LEGAL DESC 2 | OWNER NAME | OWNER ADDRESS | CITY | ZIP |
|------------------------------------|--------------|--------------------------------|--------------------|---------------|------------|
| BRATTON, THOMAS SURVEY | A 162 | SAM & JOE'S FOREIGN CAR REPAIR | 2101 DULUTH DR | PANTEGO, TX | 76013-6002 |
| BRATTON, THOMAS SURVEY | A 162 | CALLAWAY, GAVIN & ROBERT D RAY | 8128 PLUM CREEK TR | BURLESON, TX | 76028-2492 |
| BRATTON, THOMAS SURVEY | A 162 | SAM & JOE'S FOREIGN CAR REPAIR | 2101 DULUTH DR | PANTEGO, TX | 76013-6002 |
| FIRST BAPT CHURCH ADDN- MANSFLD | BLK 1 | FIRST BAPTIST CH MANSFIELD | PO BOX 2255 | MANSFIELD, TX | 76063-0047 |
| MCANEAR, ELIZABETH SURVEY | A 1005 | HORNING-LOCKWOOD, STEVE CLARE | 20 WOODLAND CT | MANSFIELD, TX | 76063-6033 |
| MCANEAR, ELIZABETH SURVEY | A 1005 | HORNING-LOCKWOOD, STEPHEN C | 20 WOODLAND CT | MANSFIELD, TX | 76063-6033 |
| MCANEAR, ELIZABETH SURVEY | A 1005 | HORNING-LOCKWOOD, STEPHEN C | 20 WOODLAND CT | MANSFIELD, TX | 76063-6033 |
| MCANEAR, ELIZABETH SURVEY | A 1005 | HORNING-LOCKWOOD, STEVE CLARE | 20 WOODLAND CT | MANSFIELD, TX | 76063-6033 |
| MCANEAR, ELIZABETH SURVEY | A 1005 | FIRST BAPTIST CH MANSFIELD | PO BOX 2255 | MANSFIELD, TX | 76063-0047 |
| NEW ELEMENTARY SCH SOUTH ADDN | BLK 1 | MANSFIELD, ISD | 605 E BROAD ST | MANSFIELD, TX | 76063-1766 |
| ODELE, HENRY SURVEY | A 1196 | MANSFIELD BIBLE CHURCH | PO BOX 458 | MANSFIELD, TX | 76063-0458 |

Exhibit A
ZC#19-014
12.918-ACRE TRACT

Being a 12.918 acre tract of land situated in the Elizabeth McAnear Survey, Abstract No. 1005 and the Richard Bratton Survey Abstract No. 114, Mansfield, Tarrant County, Texas and being part of a tract of land conveyed to Steve Clare Horning-Lockwood by deed recorded in Volume 10470, Page 1069, Deed Records of Tarrant County, Texas and a part of a tract of land conveyed to Steve Clare Horning-Lockwood by deed recorded in Volume 10631, Page 2330, Deed Records of Tarrant County, Texas and more particularly described as follows;

BEGINNING at a 5/8 inch iron rod set with cap stamped "BGE", said point being North 59 degrees 50 minutes 13 seconds East, a distance of 38.16 feet from a 5/8 inch iron rod for the southeast corner of a tract of land conveyed to Garvin M. Calloway and Robert D. Ray by deed recorded in Instrument Number 205250563, Deed Records, Tarrant County, Texas, also being in the south Right of Way (R.O.W) line of East Broad Street recorded in Instrument Number D197182369, Deed Records, Tarrant County, Texas;

THENCE South 73 degrees 32 minutes 36 seconds East along the said south line of East Broad Street, a distance of 571.15 feet to a 5/8 inch iron rod set with cap stamped "BGE", said point being the beginning of a curve to the right with a radius of 1140.00 feet and a delta angle of 13 degrees 31 minutes 48 seconds, with a chord bearing of South 66 degrees 46 minutes 41 seconds East and a distance of 268.58 feet;

THENCE along said curve to the right, a distance of 269.20 feet to a 5/8 inch iron rod set with cap stamped "BGE";

THENCE South 28 degrees 27 minutes 50 seconds West, departing said south line of East Broad Street, a distance of 354.65 feet to a 5/8 inch iron rod set with cap stamped "BGE", said point being the beginning of a curve to the left with a radius of 785.53 feet and a delta angle of 14 degrees 13 minutes 03 seconds, with a chord bearing of North 66 degrees 26 minutes 03 seconds West and a distance of 194.42 feet;

THENCE along said curve to the left, a distance of 194.92 feet to a 5/8 inch iron rod set with cap stamped "BGE";

THENCE North 73 degrees 44 minutes 12 seconds West, a distance of 164.49 feet to a 5/8 inch iron rod set with cap stamped "BGE", said point being the beginning of a curve to the left with a radius of 145.00 feet and a delta angle of 46 degrees 55 minutes 28 seconds, with a chord bearing of South 85 degrees 50 minutes 53 seconds West and a distance of 114.60 feet;

THENCE along said curve to the left, a distance of 117.81 feet to a 5/8 inch iron rod set with cap stamped "BGE";

THENCE South 59 degrees 34 minutes 18 seconds West, a distance of 601.72 feet to a 5/8 inch iron rod set with cap stamped "BGE", said point being in the west line of a tract

Exhibit A
ZC#19-014
12.918-ACRE TRACT

of land conveyed to First Baptist Church of Mansfield by deed recorded in Volume 7667, Page 1119, Deed Records, Tarrant County, Texas, a 1/2 inch iron rod with cap stamped "Beasley 4050" bears South 30 degrees 07 minutes 05 Seconds East a distance of 1452.74;

THENCE North 30 degrees 11 minutes 45 seconds West, along said First Baptist Church of Mansfield Tract, a distance of 497.40 feet to a 5/8 inch iron rod set with cap stamped "BGE", said point being in the south line of a tract conveyed to Mansfield Bible Church by deed recorded in Instrument number 198277419, Deed Records, Tarrant County, Texas;

Thence North 59 degrees 50 minutes 13 seconds East, along the south line of said Mansfield Bible Church and a tract of land conveyed to Sam and Jones Foreign Auto Repair by deed recorded in Instrument number D204203623, Deed Records, Tarrant County, Texas, a distance of 484.60 feet to a 5/8 inch iron rod found, said point being the most south easterly corner of said Sam and Jones tract and the southwest corner of said Garvin M Calloway and Robert D. Ray tract,

THENCE North 59 degrees 50 minutes 13 seconds East, along the south line of said Garvin M. Calloway and Robert D. Ray tract, a distance of 163.44 feet to a 5/8 inch iron rod found in concrete;

THENCE North 59 degrees 50 minutes 13 seconds East, along the south line of said Garvin M. Calloway and Robert D. Ray tract, a distance of 38.16 feet to the **POINT OF BEGINNING** and containing in total 12.918 acres (562,710 square feet) more or less.



S
W

4145 Travis St., Suite 300, Dallas, TX 75204
Tel: 214-334-0032 • www.stillwatercap.com
Contact: Clay Roby
Tel: 214-546-9366

Terry Leitzinger
Executive Vice President
Lockwood Holdings
Tel: 214-738-9005
ckwoodholdings@yahoo.com

URBAN LIVING - PHASE 1

TARRANT COUNTY, TEXAS

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING
FIRM F-1046
DAVID A. GREER, P.E.
TEXAS REGISTRATION NO. 109928
JULY 30, 2019

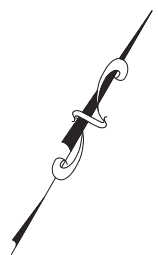
CONTRACTOR TO VERIFY EXACT LOCATION &
DEPTH OF EXIST FACILITIES PRIOR TO ANY
CONSTRUCTION ACTIVITIES

CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

| | |
|-----------------|----------|
| DRAWN BY: | AKJ |
| CHECKED BY: | DAG |
| DATE: | 9/5/2019 |
| PROJECT NUMBER: | 6963-00 |

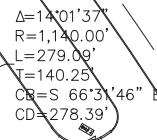
SP-1

ZC #19-014
EXHIBIT B

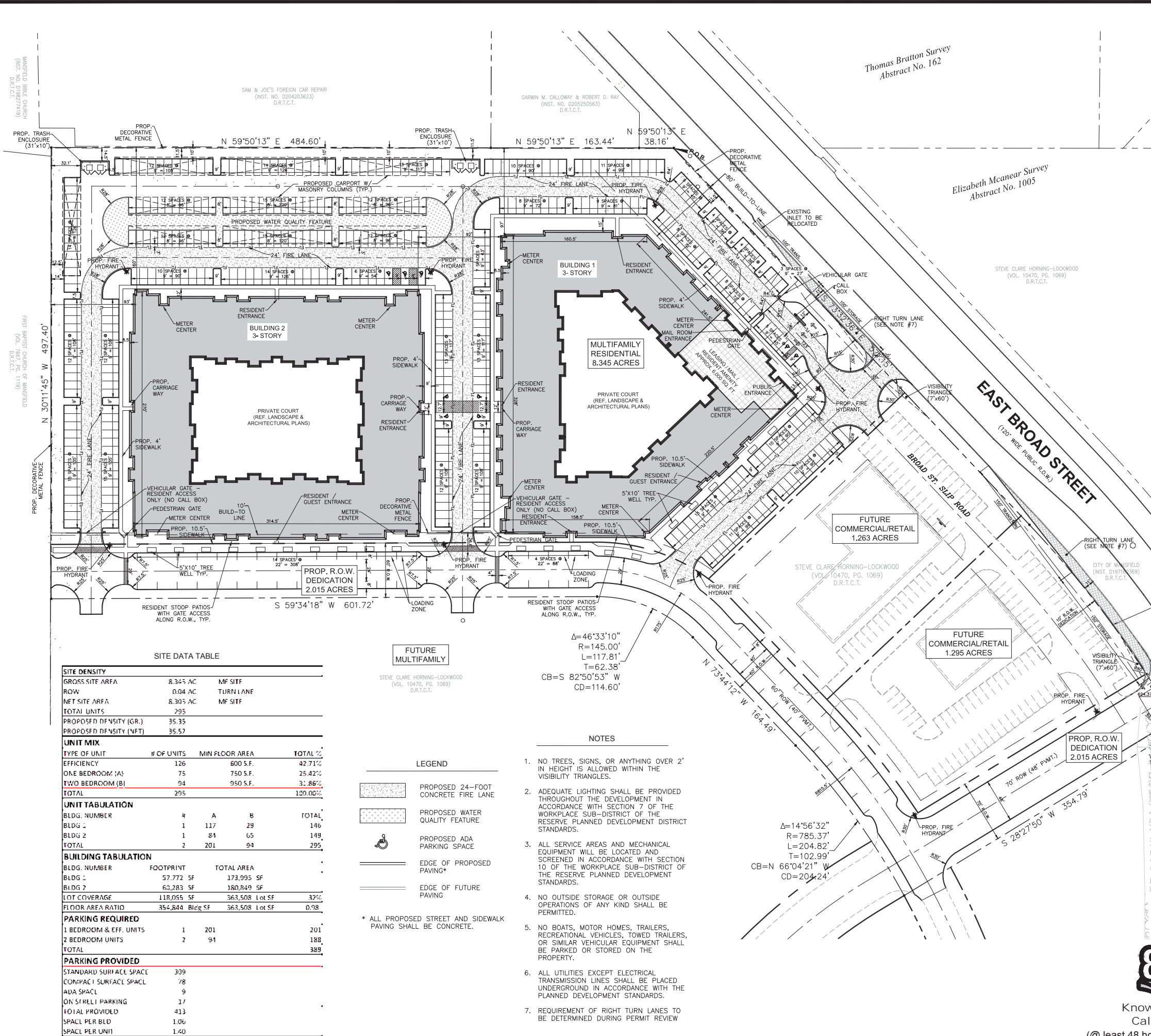


(IN FEET)
1 inch = 50 ft.

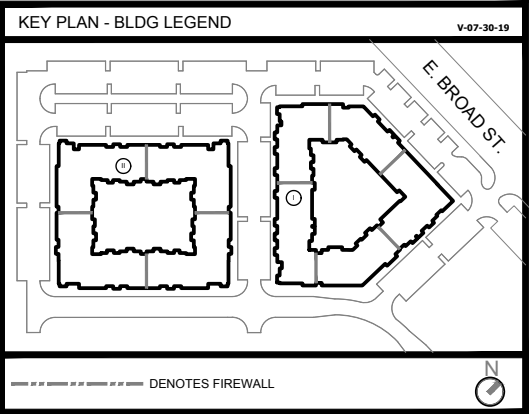
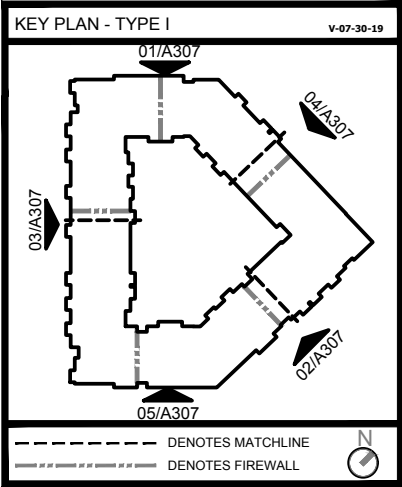
STEVE CALRE HORNING-LOCKWOOD
(VOL. 10631, PG. 2330)
D.R.T.C.T.



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















BGE, INC.
C:\TXN\Projects\Stillwater_Capital\6963-00_The_Reserve_MF-Mansfields\03_CADD\01_Shts\01_Private\01_CADD\01_PRIVATE\DETAILED SITE PLAN.dwg Sep 05, 2019--5:03pm dgreer



| MATERIAL PERCENTAGES - TOTAL PER BLDG | |
|---------------------------------------|-----|
| BRICK - FIELD 01 | 62% |
| BRICK - FIELD 02 | 21% |
| CEMENTITIOUS PANEL | 17% |
| GLASS/WINDOW/DOOR PERCENTAGES | |
| GLASS/WINDOW/DOOR | 23% |

ALL ELEVATIONS ARE CONCEPTUAL AND
SUBJECT TO FURTHER DEVELOPMENT

| MATERIAL ELEVATION LEGEND | | | | | |
|---|---|---|---------------------------|---|---|
|  | 1A BRICK MASONRY VENEER - FIELD COLOR 01 |  | 3 METAL RAILING SYSTEM |  | 7 PREFINISHED VINYL WINDOW SYSTEM |
|  | 1B BRICK MASONRY VENEER - FIELD COLOR 02 |  | 4 PATIO DOOR UNIT |  | 8 SLATTED COMPOSITE WOOD SCREEN |
|  | 2A CEMENTITIOUS PANEL SYSTEM - FIELD COLOR 01 |  | 5 METAL CANOPY |  | 9 BRICK MASONRY BAND |
|  | 2B CEMENTITIOUS PANEL SYSTEM - FIELD COLOR 02 |  | 6 STOREFRONT SYSTEM |  | 10 METAL GATE |



| GLASS/WINDOW/DOOR PERCENTAGES | |
|-------------------------------|-----|
| GLASS/WINDOW/DOOR | 24% |

| MATERIAL PERCENTAGES | |
|----------------------|-----|
| BRICK - FIELD 01 | 68% |
| BRICK - FIELD 02 | 17% |
| CEMENTITIOUS PANEL | 15% |

BLDG TYPE I
WEST ELEVATION
03
SCALE: 1/32" = 1'-0"



| MATERIAL PERCENTAGES | |
|----------------------|-----|
| BRICK - FIELD 01 | 58% |
| BRICK - FIELD 02 | 15% |
| CEMENTITIOUS PANEL | 27% |

| GLASS/WINDOW/DOOR PERCENTAGES | |
|-------------------------------|-----|
| GLASS/WINDOW/DOOR | 24% |

BLDG TYPE I
SOUTH ELEVATION
05
SCALE: 1/32" = 1'-0"

| GLASS/WINDOW/DOOR PERCENTAGES | |
|-------------------------------|-----|
| GLASS/WINDOW/DOOR | 27% |

| MATERIAL PERCENTAGES | |
|----------------------|-----|
| BRICK - FIELD 01 | 58% |
| BRICK - FIELD 02 | 29% |
| CEMENTITIOUS PANEL | 13% |

BLDG TYPE I
SOUTHEAST ELEVATION
02
SCALE: 1/32" = 1'-0"



| MATERIAL PERCENTAGES | |
|----------------------|-----|
| BRICK - FIELD 01 | 64% |
| BRICK - FIELD 02 | 22% |
| CEMENTITIOUS PANEL | 14% |

| GLASS/WINDOW/DOOR PERCENTAGES | |
|-------------------------------|-----|
| GLASS/WINDOW/DOOR | 31% |

BLDG TYPE I
NORTH ELEVATION
04
SCALE: 1/32" = 1'-0"

| GLASS/WINDOW/DOOR PERCENTAGES | |
|-------------------------------|-----|
| GLASS/WINDOW/DOOR | 23% |

| MATERIAL PERCENTAGES | |
|----------------------|-----|
| BRICK - FIELD 01 | 55% |
| BRICK - FIELD 02 | 19% |
| CEMENTITIOUS PANEL | 26% |

BLDG TYPE I
NORTHWEST ELEVATION
01
SCALE: 1/32" = 1'-0"

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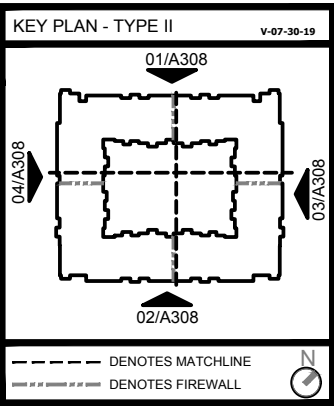
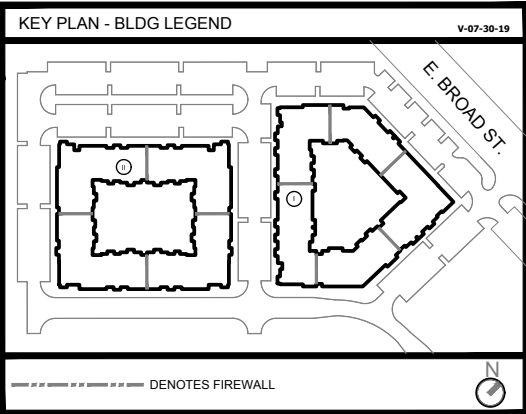
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MANSFIELD, TEXAS



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19130
Drawing No.

| MATERIAL ELEVATION LEGEND | | | | | |
|--|---|---|----------------------|--|------------------------------------|
|  1A | BRICK MASONRY VENEER - FIELD COLOR 01 |  3 | METAL RAILING SYSTEM |  7 | PREFINISHED VINYL WINDOW SYSTEM |
|  1B | BRICK MASONRY VENEER - FIELD COLOR 02 |  4 | PATIO DOOR UNIT |  8 | SLATTED COMPOSITE WOOD SCREEN |
|  2A | CEMENTITIOUS PANEL SYSTEM - FIELD COLOR 01 |  5 | METAL CANOPY |  9 | BRICK MASONRY BAND |
|  2B | CEMENTITIOUS PANEL SYSTEM - FIELD COLOR 02 |  6 | STOREFRONT SYSTEM |  10 | METAL GATE |



| MATERIAL PERCENTAGES - TOTAL PER BLDG | |
|---------------------------------------|-----|
| BRICK - FIELD 01 | 36% |
| BRICK - FIELD 02 | 42% |
| CEMENTITIOUS PANEL | 22% |
| GLASS/WINDOW/DOOR PERCENTAGES | |
| GLASS/WINDOW/DOOR | 20% |



| MATERIAL PERCENTAGES | |
|----------------------|-----|
| BRICK - FIELD 01 | 38% |
| BRICK - FIELD 02 | 41% |
| CEMENTITIOUS PANEL | 21% |

| GLASS/WINDOW/DOOR PERCENTAGES | |
|-------------------------------|-----|
| GLASS/WINDOW/DOOR | 21% |

04

BLDG TYPE II WEST ELEVATION

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



| MATERIAL PERCENTAGES | |
|----------------------|-----|
| BRICK - FIELD 01 | 38% |
| BRICK - FIELD 02 | 41% |
| CEMENTITIOUS PANEL | 21% |

| GLASS/WINDOW/DOOR PERCENTAGES | |
|-------------------------------|-----|
| GLASS/WINDOW/DOOR | 21% |

03

BLDG TYPE II EAST ELEVATION

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



| MATERIAL PERCENTAGES | |
|----------------------|-----|
| BRICK - FIELD 01 | 34% |
| BRICK - FIELD 02 | 42% |
| CEMENTITIOUS PANEL | 24% |

| GLASS/WINDOW/DOOR PERCENTAGES | |
|-------------------------------|-----|
| GLASS/WINDOW/DOOR | 20% |

02

BLDG TYPE II SOUTH ELEVATION

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



| MATERIAL PERCENTAGES | |
|----------------------|-----|
| BRICK - FIELD 01 | 34% |
| BRICK - FIELD 02 | 42% |
| CEMENTITIOUS PANEL | 24% |

| GLASS/WINDOW/DOOR PERCENTAGES | |
|-------------------------------|-----|
| GLASS/WINDOW/DOOR | 20% |

01

BLDG TYPE II NORTH ELEVATION

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

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Project Title:

URBAN LIVING PHASE I
 MANSFIELD, TEXAS

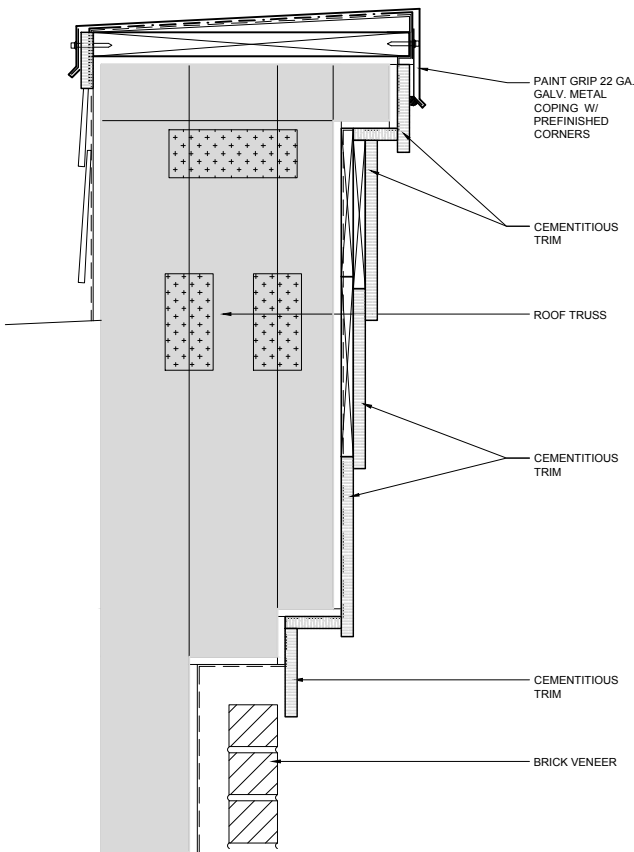
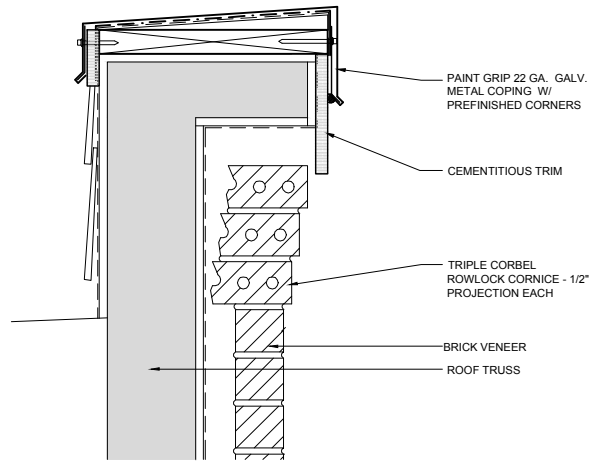
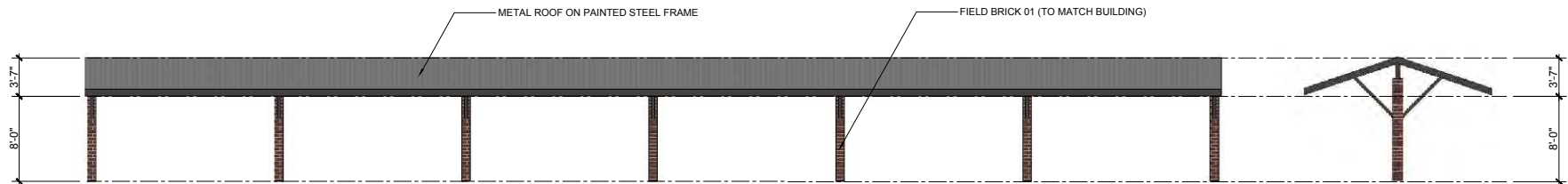
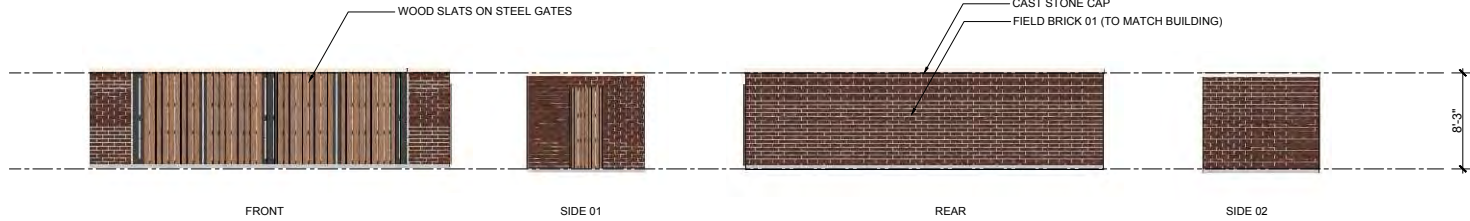
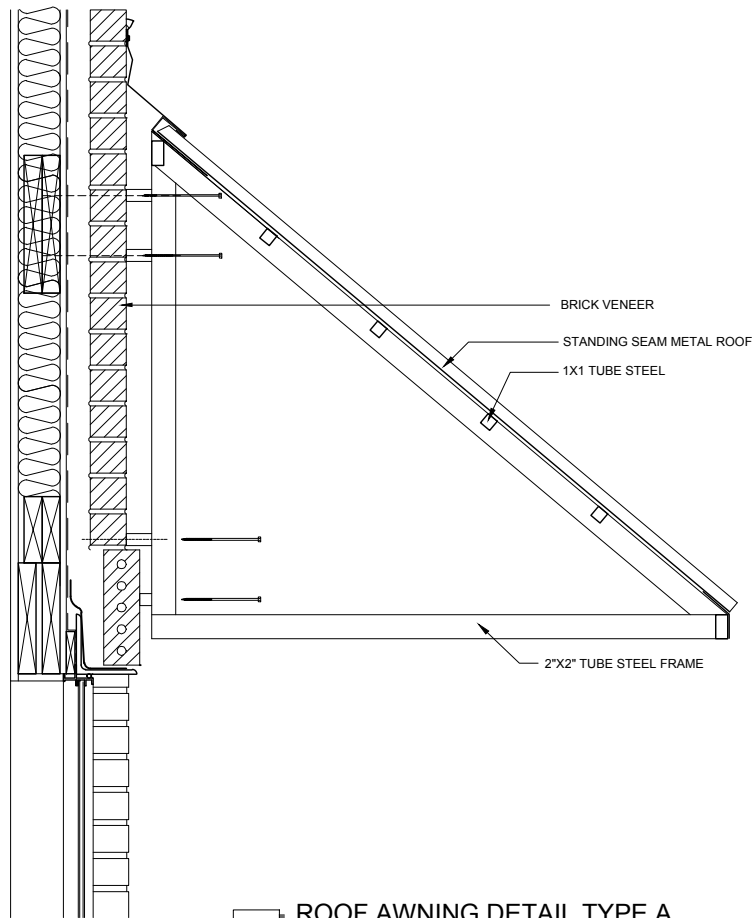
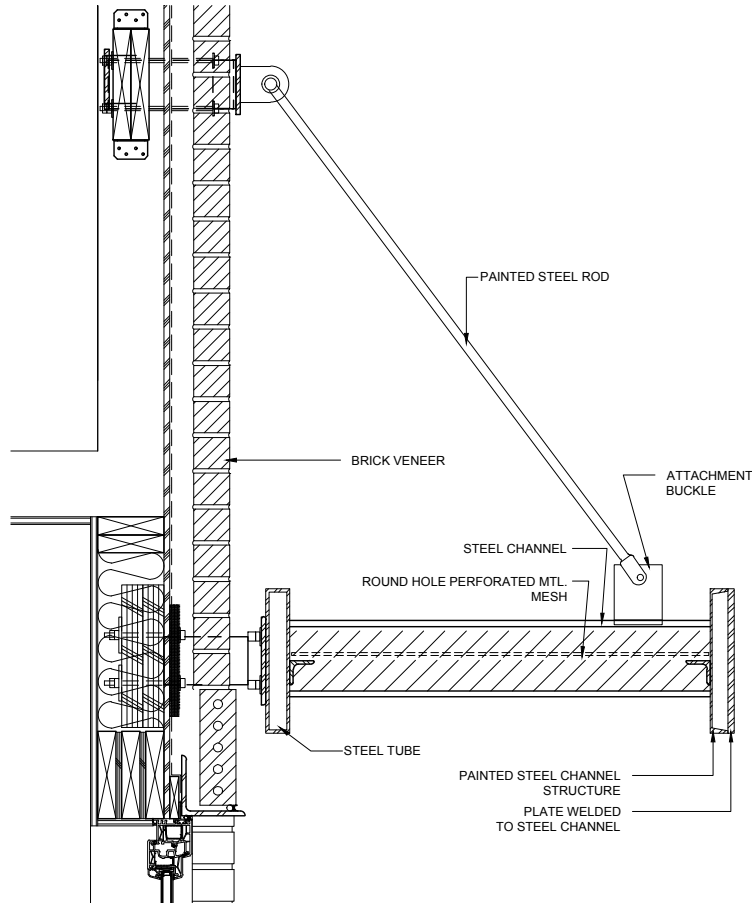


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Drawing No.

PAGE 2 OF 5





01 BLDG TYPE I
E. BROAD ST
SCALE: NTS

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URBAN
LIVING
PHASE I
MANSFIELD,
TEXAS



Project ID
19130
Drawing No.



BLDG TYPE II
E. BROAD ST
SCALE: NTS

01

HENSLEY LAMKIN RACHEL, INC.
DALLAS • HOUSTON • SEATTLE
WWW.HLRINC.NET
PH: 972.726.9400

Revisions

BRUCE W. RACHEL, AIA
TX LICENSE NO. 14373
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REVIEW

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RACHEL, INC.

Project Title:
URBAN
LIVING
PHASE I
MANSFIELD,
TEXAS



Project ID
19130


Drawing No.


CLIENT:

STILLWATER CAPITAL
4145 TRAVIS STREET, SUITE 300
DALLAS, TEXAS 75204
214.334.0032

CONCEPT PLANT SCHEDULE MAY INCLUDE BUT NOT LIMITED TO

| | | |
|---|---|-----|
|  | STREET/SITE TREE Acer grandidentatum / Bigtooth Maple Ginkgo biloba / Maidenhair Tree Quercus muhlenbergii / Chinquapin Oak Taxodium distichum / Bald Cypress Ulmus americana / American Elm Ulmus parvifolia / Lacebark Elm | 115 |
|---|---|-----|

| | | |
|---|--|----|
|  | SMALL TREE Cercis canadensis texensis / Texas Redbud Ilex decidua / Possumhaw Holly Koeleruteria paniculata / Golden Rain Tree Lagerstroemia indica / Crape Myrtle Prunus caroliniana / Carolina Laurel Cherry Vitex agnus-castus / Chaste Tree | 16 |
|---|--|----|

| | | |
|---|---|-----|
|  | DENSE EVERGREEN SHRUBS Ilex cornuta / Chinese Holly Ilex cornuta 'Burfordi Nana' / Dwarf Burford Holly Ilex vomitoria 'Nana' / Dwarf Yaupon | 509 |
|---|---|-----|

| | | |
|---|------------------|-----|
|  | PERENNIAL | 110 |
|---|------------------|-----|

| | | |
|---|--|-----|
|  | SHRUBS Abelia x grandiflora / Glossy Abelia Ilex cornuta / Chinese Holly Ilex cornuta 'Burfordi Nana' / Dwarf Burford Holly Ilex vomitoria 'Nana' / Dwarf Yaupon Leucophyllum frutescens / Texas Sage Photinia glabra / Japanese Photinia | 821 |
|---|--|-----|

| | | |
|---|----------------------|-----------|
|  | PLANTING AREA | 30,954 sf |
|---|----------------------|-----------|

| | | |
|---|-------------|-----------|
|  | TURF | 29,024 sf |
|---|-------------|-----------|

| | | |
|---|------------------------------|----------|
|  | EVERGREEN GROUNDCOVER | 1,100 sf |
|---|------------------------------|----------|

REV MAP

SEAL

PRELIMINARY
FOR REVIEW PURPOSES ONLY
AND SHALL NOT BE USED FOR
BIDDING, PERMITTING, OR
CONSTRUCTION.

Matthew S. Vinten
Registered Landscape Architect of the
State of Texas

Registration Number: 2946

**NOT FOR
CONSTRUCTION**

PROJECT

**URBAN LIVING
PHASE I**

STILLWATER CAPITAL
MANSFIELD, TEXAS

LANDDESIGN PROJECT 8519038

REVISION / ISSUANCE

| NO. | DESCRIPTION | DATE |
|-----|-------------------------------------|------------|
| 1 | DETAILED SITE PLAN SUBMITTAL | 07.30.2019 |
| 2 | DETAILED SITE PLAN 2ND SUBMITTAL | 09.06.2019 |
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SCALE

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0 25' 50' 100'

SHEET TITLE

LANDSCAPE PLAN

ZCM19-014, EXHIBIT D, PAGE 1 OF 2
SHEET NUMBER

L1-01

| SUMMARY CHART - SITE DATA | |
|---|---|
| CURRENT ZONING CLASSIFICATION: | PD (THE RESERVE PLANNED DEVELOPMENT) *NOTE: C-2 ZONING APPLIED FOR LANDSCAPE REQUIREMENTS NOT ADDRESSED IN PD ZONING (SEE ITEM 13.1 BELOW) |
| TOTAL SITE AREA: | 8.67 ACRES/ 377,665 SF |
| PROPOSED USE: | MULTI-FAMILY APARTMENT |
| # UNITS/ # BEDROOMS (REFER TO ARCHITECTURALS) | 295 UNITS/ 390 BEDROOMS |
| # PARKING SPACES REQUIRED (REFER TO ARCHITECTURALS) | 1 PER BEDROOM= 390 |









| LANDSCAPE REQUIREMENTS | |
|---|--|
| LANDSCAPE IMPROVEMENTS FOR THE PROPERTY SHALL CONFORM TO APPLICABLE SECTION (INCLUDED BELOW) OF "THE RESERVE PLANNED DEVELOPMENT DISTRICT STANDARD" AS ADOPTED BY THE CITY OF MANSFIELD. | |
| SECTION 8 - PARKING AREAS | |
| 8.4 SURFACE PARKING LANDSCAPING - ALL SURFACE PARKING LOTS SHALL BE SET BACK A MINIMUM OF TWENTY-FIVE (25) FEET FROM THE STREET RIGHT-OF-WAY LINE. PARKING LOTS THAT CONTAIN TEN (10) OR MORE PARKING SPACES SHALL PROVIDE LANDSCAPING AND SCREENING IN ACCORDANCE WITH SECTION 7300, LANDSCAPING AND SCREENING REQUIREMENTS OF THE MANSFIELD ZONING ORDINANCE. | PROVIDED |
| 8.6 SURFACE PARKING PERIMETER SCREENING - ALL SURFACE PARKING LOTS SHALL BE SCREENED FROM STREET VIEW. SUCH SCREENING SHALL TAKE THE FORM OF THREE (3) FOOT PLANTING OF DENSE EVERGREEN HEDGE AT THE TIME OF INSTALLATION MEASURED ABOVE THE GRADE OF THE PARKING LOT. | PROVIDED |
| SECTION 13 - SITE LANDSCAPING | |
| 13.1 LANDSCAPE REQUIREMENTS - ALL SITE LANDSCAPING NOT ADDRESSED BY THE SUBSECTIONS BELOW SHALL FOLLOW THAT PRESCRIBED BY THE CITY OF MANSFIELD ZONING ORDINANCE FOR THE C-2 ZONING DISTRICT. PLANT MATERIAL SHOULD BE SELECTED FROM THOSE IDENTIFIED AS NATIVE PLANTS, AND THOSE THAT HAVE BEEN ADAPTED TO THE LOCAL CLIMATE AND CONDITIONS. NATIVE PLANTS AND PLANTING PRACTICES ARE IDENTIFIED THROUGH THE "TEXAS SMARTSCAPE" PROGRAM. | |
| 13.4 STREET TREES ALONG E. BROAD STREET - THERE SHALL BE A DOUBLE ROW OF TREES PARALLEL TO E. BROAD STREET AS SPECIFIED IN SECTION 2.1 OF THE NEIGHBORHOOD CENTER TWO SUB-DISTRICT, WITH THE TREES IN EACH ROW PLANTED AT APPROXIMATELY THIRTY-SIX (36) FEET ON-CENTER. THE FIRST ROW OF TREES SHALL BE TEN (10) FEET FROM THE BACK OF CURB. THE SECOND ROW OF TREES SHALL BE APPROXIMATELY TWENTY-FIVE (25) FEET BEHIND THE FIRST ROW IN A PLANTING BED AMONG THE PARKING SPACES. | PROVIDED |
| 13.5 OPEN SPACE - THE PROVISIONS OF ADEQUATE AND APPROPRIATE OPEN SPACE AREAS ADD VALUE TO DEVELOPMENT AND ARE ENCOURAGED IN ALL DEVELOPMENT IN THE SUB-DISTRICT. THE OPEN SPACE PROVIDED SHOULD BE APPROPRIATELY DESIGNED AND SCALED. OPEN SPACES MAY BE IN THE FORM OF PLAZAS, SQUARES, LINEAR PARKS, ENVIRONMENTAL PRESERVES, PRIVATE OPEN SPACES, SIDEWALKS, ACTIVE SPORTS FIELDS, STRUCTURED RECREATIONAL ACTIVITY AREAS, ETC. | PROVIDED |
| 13.6 LANDSCAPING AT ENTRANCE DRIVES - SPECIAL LANDSCAPING SHOULD BE PROVIDED AT PARCEL AND BUILDING LOT ENTRANCES TO DEFINE ENTRANCE AND SIGNAGE AREAS. ADEQUATE SITE DISTANCES SHOULD BE MAINTAINED IN ACCORDANCE WITH THE CITY OF MANSFIELD STANDARDS. | PROVIDED |
| SECTION 7300 - LANDSCAPING AND SCREENING REQUIREMENTS | |
| P. STREET LANDSCAPE SETBACK: (3) WHEN ANY LAND USE IS ESTABLISHED ON A LOT IN THE OP, C-1, C-2, C-3, I-1, AND I-2 ZONING DISTRICTS, A TWENTY (20) FOOT WIDE LANDSCAPE SETBACK SHALL BE PROVIDED ALONG THE ENTIRE BOUNDARY OF THE LOT THAT ABUTS A PUBLIC STREET, EXCLUSIVE OF DRIVEWAYS AND ACCESS WAYS AT POINTS ON INGRESS AND EGRESS TO AND FROM THE LOT. | PROVIDED |
| Q. PARKING LOT PERIMETER LANDSCAPING: (1) IN THE MF-1, MF-2, OP, C-1, C-2, C-3, I-1, AND I-2 ZONING DISTRICTS AND ALL NONRESIDENTIAL DEVELOPMENT SUCH AS CHURCHES, SCHOOLS, AND PUBLIC FACILITIES IN ANY ZONING DISTRICT, ALL PARKING LOT, VEHICULAR USE AND MANEUVERING AREAS THAT ARE NOT SCREENING BY ONSITE BUILDINGS SHALL BE SCREENING FROM VIEW OF PUBLIC STREETS IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS: | PROVIDED (E. BROAD STREET) |
| (a) THE SCREENING SHALL BE A MINIMUM HEIGHT OF THREE (3) FEET AT MATURITY (IN THE CASE OF PLANTS) ABOVE THE GRADE OF THE PARKING LOT, VEHICLE USE AND/OR MANEUVERING AREAS. | |
| (b) THE SCREENING SHALL CONSIST OF ONE OF A COMBINATION OF THE FOLLOWING. 1) SCREENING SHRUBS, AND/OR 2) SODDED BERMS | SHRUBS |
| (c) THE SCREENING MAY OCCUR WITHIN THE STREET LANDSCAPE SETBACK. | N/A |
| (d) WHEEL STOPS SHALL BE PROVIDED FOR PARKING SPACES ADJACENT TO THE SCREENING TO PROHIBIT ANY VEHICLE FROM OVERHANGING THE PLANTING AREA. | N/A |
| R. PARKING LOT INTERNAL LANDSCAPING: ANY PARKING LOT THAT CONTAINS TEN (10) OR MORE PARKING SPACES SHALL PROVIDE INTERNAL LANDSCAPING EXCEPT AS PRESCRIBED HEREIN BELOW. | |
| (1) A RATIO OF ONE CANOPY TREE FOR EVERY TEN (10) PARKING SPACES SHALL BE PROVIDED THROUGHOUT ANY SURFACE PARKING LOT. (2) PLANTING AREAS FOR THE TREES WITHIN THE PARKING ROWS OF A SURFACE PARKING LOT SHALL BE ACHIEVED BY ONE OR BOTH OF THE FOLLOWING: | PROVIDED (401 SURFACE/ 10= 41) |
| (a) A CONTIGUOUS LANDSCAPE MEDIAN STRIP, AT LEAST SIX (6) FEET WIDE (BACK-OF-CURB TO BACK-OF-CURB) BETWEEN ROWS OF PARKING SPACES. TREES SHALL BE PLACED AT INTERVALS NO GREATER THAN FORTY (40) FEET APART OF FRACTION THEREOF. | N/A |
| (b) LANDSCAPE ISLANDS, AT LEAST THE MINIMUM SIZE OF A REGULAR PARKING SPACE OF NINE BY EIGHTEEN FEET (9' X 18' OR ONE HUNDRED SIXTY-TWO (162) SQUARE FEET. NO MORE THAN FIFTEEN (15) CONTIGUOUS SPACES SHALL BE LOCATED TOGETHER WITHOUT A TREE-ISLAND. | PROVIDED |
| (3) PARKING LOTS THAT ARE DESIGNED WITH PLANTED OR RAISED LANDSCAPE ISLANDS SHALL DESIGN THE ISLANDS SO AS NOT TO INTERFERE WITH THE OPENING OF CAR DOORS IN ADJACENT SPACES. | PROVIDED |
| (4) EVERY REQUIRED LANDSCAPE ISLAND MUST INCLUDE ONE (1) CANOPY TREE. | PROVIDED |
| S. PARKING END CAPS: ONE (1) LANDSCAPE ISLAND SHALL BE LOCATED AT THE TERMINUS OF EACH ROW OF PARKING AND SHALL CONTAIN ONE (1) TREE. ROWS WITH HEAD-TO-HEAD PARKING ARRANGEMENT SHALL HAVE TWO (2) ISLANDS AND TWO (2) TREES. | PROVIDED |
| U. FOUNDATION AREA AND GROUND EQUIPMENT LANDSCAPING: IN THE OP, C-1, C-2, AND C-3 ZONING DISTRICTS; AND THE I-1 AND I-2 ZONING DISTRICTS WITHIN THE FREEWAY OVERLAY DISTRICT; AND ALL NON-RESIDENTIAL DEVELOPMENT SUCH AS CHURCHES, SCHOOLS AND PUBLIC FACILITIES IN ANY WAY ZONING DISTRICT, A MINIMUM FOUR (4) FOOT WIDE LANDSCAPE AREA IS REQUIRED ADJACENT TO OR WITHIN TEN (10) FEET OF ALL BUILDING FACADES WITH CUSTOMER ENTRANCES AND BUILDING FACADES FACING A PUBLIC STREET. (EXCLUSIVE OF DRIVEWAYS, ACCESS WALKS, AND SERVICE AND DELIVERY AREAS). | PROVIDED |
| X. STREET INTERSECTION LANDSCAPE AREAS: FOR ALL DEVELOPMENT IN THE OP, C-1, C-2 AND C-3 ZONING DISTRICTS, AND THE I-1 AND I-2 ZONING DISTRICTS IN THE FREEWAY OVERLAY DISTRICT; AND ALL MF ZONING DISTRICTS, WHERE PARCELS ARE LOCATED AT THE INTERSECTION OF TWO (2) STREETS WHERE AT LEAST ONE STREET HAS A RIGHT-OF-WAY WIDTH OF SIXTY (60) FEET OR LARGER AS SHOWN ON THE CITY'S MOST RECENT THOROUGHFARE PLAN, A THIRTY (30) FOOT LANDSCAPE SETBACK SHALL BE PROVIDED PARALLEL TO THE MINIMUM VISIBILITY TRIANGLE REQUIRED BY THE MANSFIELD ROADWAY AND ACCESS MANAGEMENT CRITERIA. NO LANDSCAPING SHALL INTERFERE WITH ANY VISIBILITY TRIANGLES. | N/A |
| Y. OTHER LANDSCAPE AREAS: FOR ALL DEVELOPMENT IN THE OP, C-1, C-2 AND C-3 ZONING DISTRICTS AND THE I-1 AND I-2 ZONING DISTRICTS IN THE FREEWAY OVERLAY DISTRICT, A MINIMUM OF TEN (10%) PERCENT OF EACH LOT SHALL BE DEVOTED TO LIVING LANDSCAPING WHICH SHALL INCLUDE GRASS, GROUND COVER, PLANTS, FLOWER BEDS, SHRUBS AND TREES. REQUIRED STREET LANDSCAPE SETBACKS, INTERSECTION LANDSCAPING, FOUNDATION LANDSCAPING AND LANDSCAPE BUFFER YARDS MAY BE INCLUDED IN THIS CALCULATION. PARKING LOT INTERNAL AND PERIMETER LANDSCAPING SHALL NOT BE INCLUDED IN THE CALCULATIONS UNLESS AN AREA EXCEEDS THE MINIMUM REQUIREMENT OF THIS SECTION, THE THE ADDITIONAL AREA MAY BE INCLUDED. | PROVIDED (377, 665 X 10% = 37,766 SF) |

| SUMMARY CHART - BUFFER YARDS/ SETBACKS | | | | | | |
|--|---|---------|------------------------------------|--------------|------------------|--|
| LOCATION OF BUFFER/YARD OR SETBACK | REQUIRED/ PROVIDED | LENGTH | BUFFER YARD OR SETBACK WIDTH/ TYPE | CANOPY TREES | ORNAMENTAL TREES | SCREENING WALL/ DEVICE HEIGHT AND MATERIAL |
| NORTH BUFFER | REQUIRED (1 TREE/ 25 LF) | 686.20' | 10' BUFFER YARD | 28 | N/A | N/A |
| | PROVIDED | 686.20' | 10' BUFFER YARD | 28 | N/A | N/A |
| NORTH SLIP ROAD | REQUIRED (1 TREE EVERY 4 PARKING SPACES) | 335.50' | 60' PARKING SLIP ROAD | 10 | N/A | N/A |
| | PROVIDED | 335.50' | 60' PARKING SLIP ROAD | 10 | N/A | N/A |
| EAST | REQUIRED | 337.03' | 10' BUFFER YARD | 6 | N/A | N/A |
| | PROVIDED | 337.03' | 10' BUFFER YARD | 6 | N/A | N/A |
| SOUTH | REQUIRED (TREES 30' O.C.) | 699.20' | LOCAL STREET 60' R.O.W. | 15 | N/A | N/A |
| | PROVIDED | 699.20' | LOCAL STREET 60' R.O.W. | 15 | N/A | N/A |
| WEST | REQUIRED (1 TREE/ 25 LF) | 437.41' | 10' BUFFER YARD | 18 | N/A | N/A |
| | PROVIDED | 437.41' | 10' BUFFER YARD | 18 | N/A | N/A |
| NOTE ANY CREDITS USED IN CALCULATIONS: N/A | | | | | | |
| OTHER COMMENTS: N/A | | | | | | |

| SUMMARY CHART - INTERIOR LANDSCAPE | | | | | | |
|--|---------------------|---------------------|--------------|------------------|--------|-------------------|
| | LANDSCAPE AREA (SF) | % OF LANDSCAPE AREA | CANOPY TREES | ORNAMENTAL TREES | SHRUBS | GROUND COVER (SF) |
| REQUIRED | 37,766 SF | 10% | N/A | N/A | N/A | N/A |
| PROVIDED | 37,766 SF | 10% | N/A | N/A | N/A | N/A |
| NOTE ANY CREDITS USED IN CALCULATIONS: N/A | | | | | | |
| OTHER COMMENTS: N/A | | | | | | |

| SUMMARY CHART - INTERIOR PARKING LOT LANDSCAPING | |
|--|-----|
| # OF REQUIRED PARKING SPACES | 390 |
| # OF PROVIDED PARKING SPACES | 401 |
| # OF TREES PROVIDED (1 TREE/ 10 SPACES) | 41 |
| NOTE ANY CREDITS USED IN CALCULATIONS: N/A | |
| OTHER COMMENTS: N/A | |

CONCEPT PLANT SCHEDULE MAY INCLUDE BUT NOT LIMITED TO

| | | |
|---|--|-----------|
|  | STREET/SITE TREE Acer grandidentatum / Bigtooth Maple Ginkgo biloba / Maidenhair Tree Quercus muhlenbergii / Chinquapin Oak Taxodium distichum / Bald Cypress Ulmus americana / American Elm Ulmus parvifolia / Lacebark Elm | 115 |
|  | SMALL TREE Cercis canadensis texensis / Texas Redbud Ilex decidua / Possumhaw Holly Koeleruteria paniculata / Golden Rain Tree Lagerstroemia indica / Grape Myrtle Prunus caroliniana / Carolina Laurel Cherry Vitex agnus-castus / Chaste Tree | 16 |
|  | DENSE EVERGREEN SHRUBS Ilex cornuta / Chinese Holly Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly Ilex vomitoria 'Nana' / Dwarf Yaupon | 509 |
|  | PERENNIAL - | 110 |
|  | SHRUBS Abelia x grandiflora / Glossy Abelia Ilex cornuta / Chinese Holly Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly Ilex vomitoria 'Nana' / Dwarf Yaupon Leucophyllum frutescens / Texas Sage Photinia glabra / Japanese Photinia | 821 |
|  | PLANTING AREA - | 30,954 sf |
|  | TURF - | 29,024 sf |
|  | EVERGREEN GROUND COVER - | 1,100 sf |

| NO. | DESCRIPTION | DATE |
|-----|----------------------------------|------------|
| | DETAILED SITE PLAN SUBMITTAL | 07.30.2019 |
| | DETAILED SITE PLAN 2ND SUBMITTAL | 09.06.2019 |
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CLIENT:

STILLWATER CAPITAL
4145 TRAVIS STREET, SUITE 300
DALLAS, TEXAS 75204
214.334.0032

NOTES:

1. ALL SIGNAGE TO COMPLY WITH SECTION 11 OF THE
WORKPLACE SUB-DISTRICT OF THE RESERVE PLANNED
DEVELOPMENT DISTRICT STANDARDS; SETBACKS FOR
MONUMENT SIGNS SHALL COMPLY WITH SECTION 7100 OF
THE ZONING ORDINANCE. SIGN DIMENSIONS TO BE
DETERMINED AT A LATER TIME.

2. GATE AND FENCE LOCATIONS ARE SCHEMATIC AND
SUBJECT TO CHANGE.

3. AMENITY AREA I- POOL COURTYARD
• CLUB AND FITNESS SPACES SPILL INTO COURTYARD
• RESORT-STYLE POOL WITH SUNSHELF AND
BUBBLERS
• LOUNGE CHAIRS AND OUTDOOR FURNITURE
• COVERED GRILLING STATION
• SYNTHETIC TURF LAWN
• SHADED HAMMOCK GROVE

4. AMENITY AREA II- BEER GARDEN
• SHADE TREES AND LUSH PLANTING
• AMPLE OUTDOOR SEATING AND DINING
• SHADED HAMMOCK GROVE
• SUN LOUNGERS
• BEER GARDEN-STYLE TABLES
• LARGE PRIVATE YARDS FACING COURTYARD

5. DETAILS SPECIFIC TO EACH AMENITY AREA TO BE
PROVIDED WITH CONSTRUCTION PLANS.

KEY MAP

SEAL

PRELIMINARY
FOR REVIEW PURPOSES ONLY
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BIDDING, PERMITTING, OR
CONSTRUCTION.

Matthew S. Vinten
Registered Landscape Architect of the
State of Texas

Registration Number: 2946

**NOT FOR
CONSTRUCTION**

PROJECT

**URBAN LIVING
PHASE I**

STILLWATER CAPITAL
MANSFIELD, TEXAS

LANDDESIGN PROJ#

8519038

REVISION / ISSUANCE

| NO. | DESCRIPTION | DATE |
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| 1 | DETAILED SITE PLAN SUBMITTAL | 07.30.2019 |
| 2 | DETAILED SITE PLAN 2ND SUBMITTAL | 09.06.2019 |
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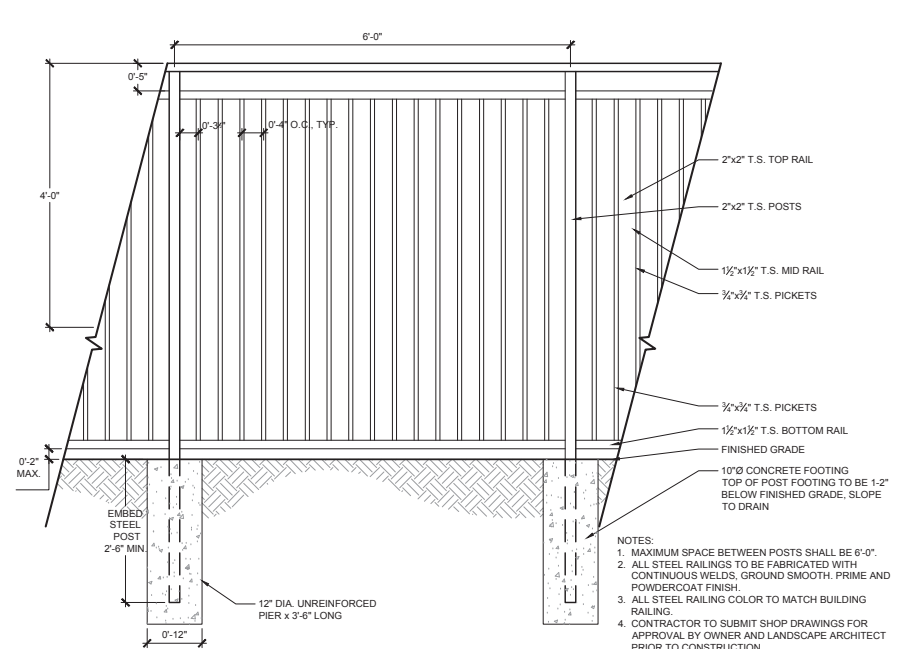
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SHEET TITLE

MATERIALS PLAN

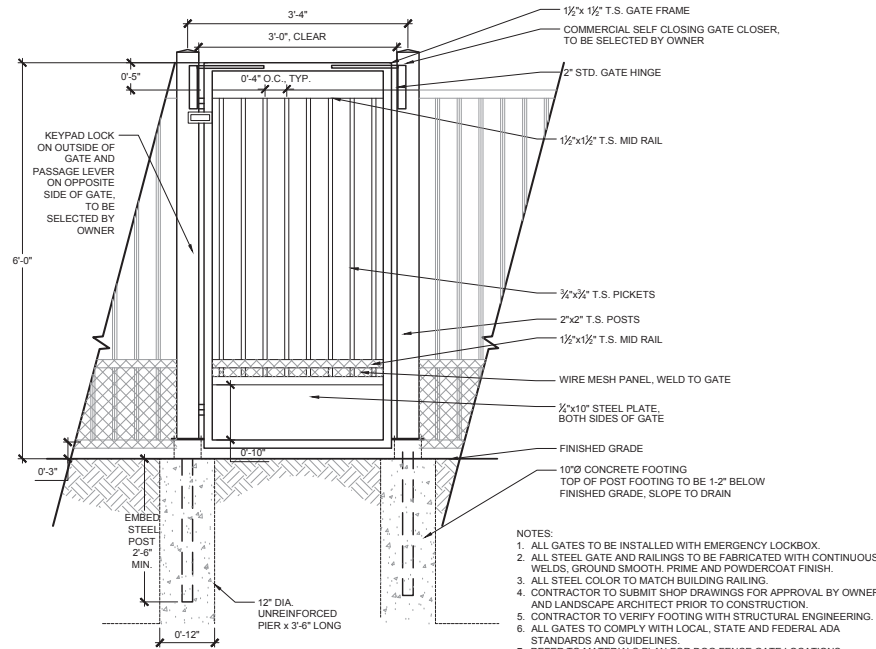
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L3-01



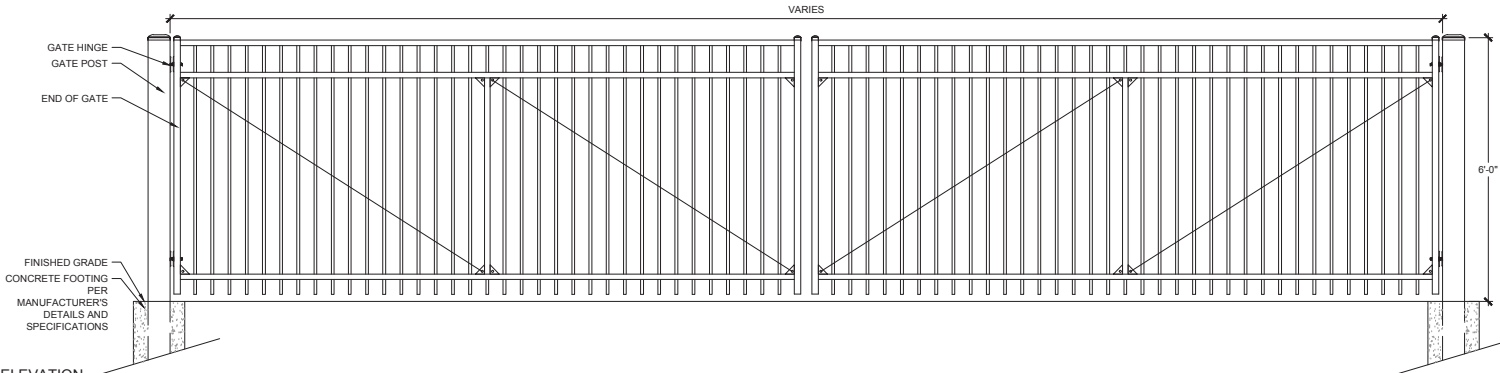
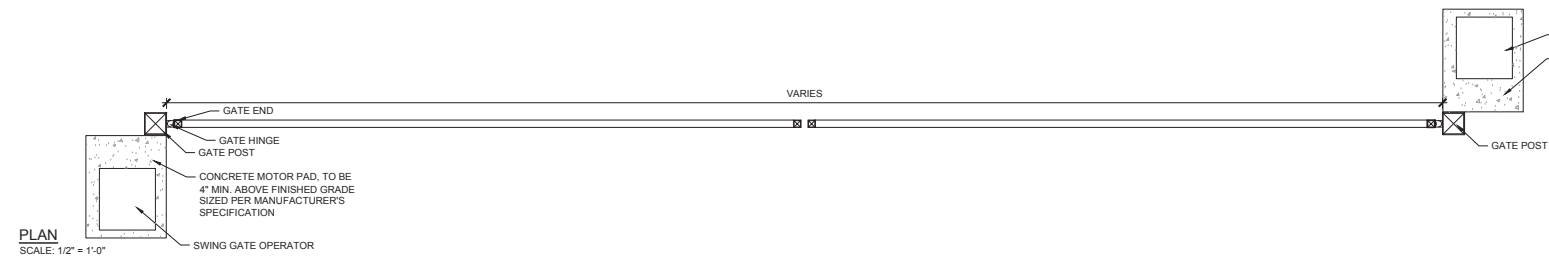
PERIMETER FENCE
SECTION

NOT TO SCALE



PERIMETER FENCE - GATE
SECTION

NOT TO SCALE



VEHICULAR SWING GATE
SECTION

NOT TO SCALE

NOTE: SPECIFIC AMENITY AREA
DETAILS TO BE PROVIDED WITH
CONSTRUCTION PLANS.

| NO. | DESCRIPTION | DATE |
|-----|-------------------------------------|------------|
| | DETAILED SITE PLAN SUBMITTAL | 07.30.2019 |
| | DETAILED SITE PLAN 2ND SUBMITTAL | 09.06.2019 |
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CLIENT:

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4145 TRAVIS STREET, SUITE 300
DALLAS, TEXAS 75204
214.334.0032

KEY MAP

SEAL

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Matthew S. Vinten
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**NOT FOR
CONSTRUCTION**

PROJECT

URBAN LIVING
PHASE I

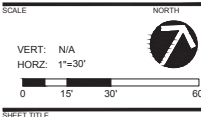
STILLWATER CAPITAL
MANSFIELD, TEXAS

LANDSCAPE PROJ.# 8519038

REVISION / ISSUANCE

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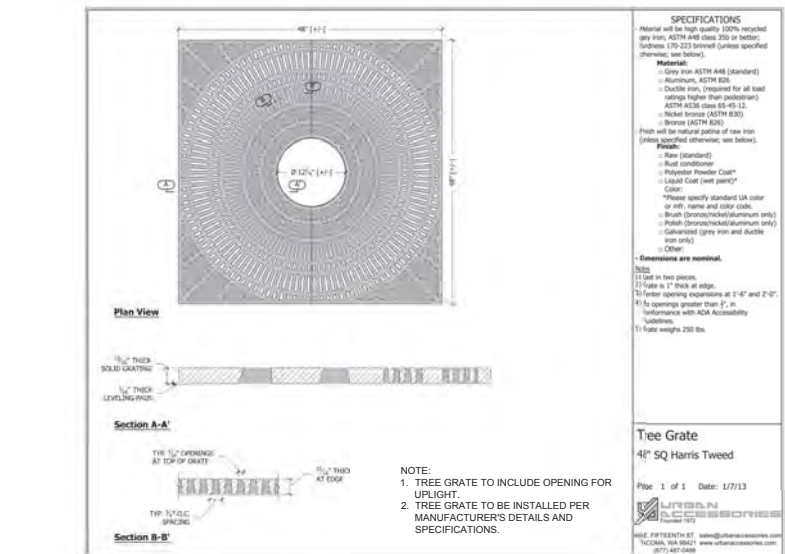
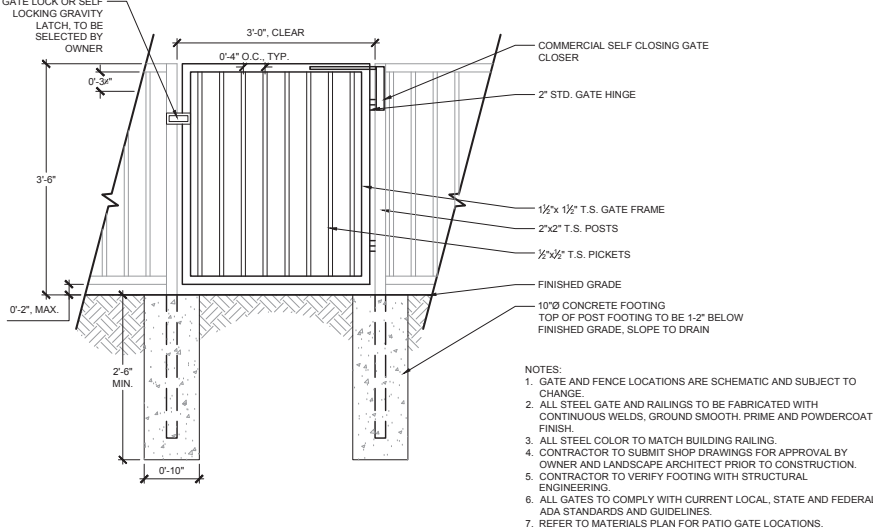
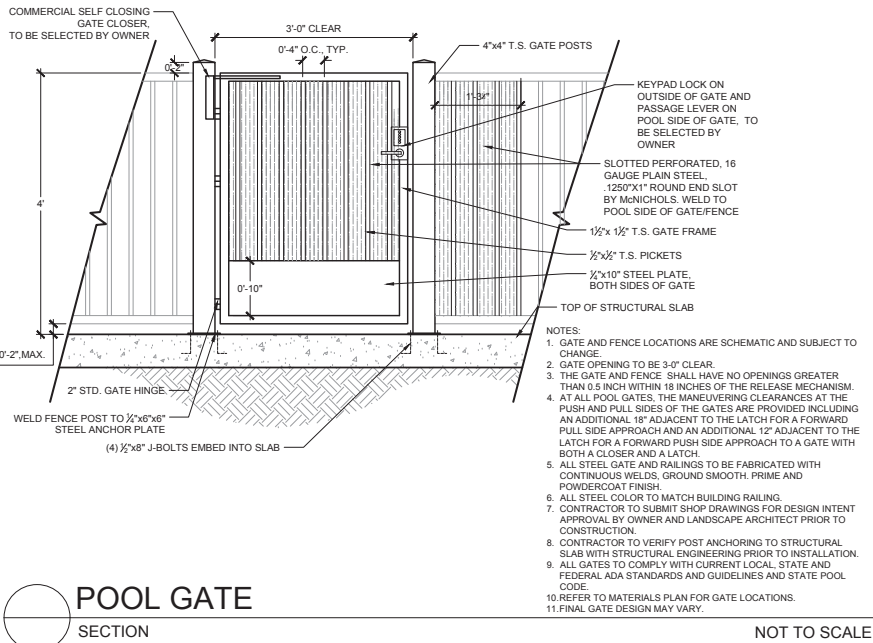
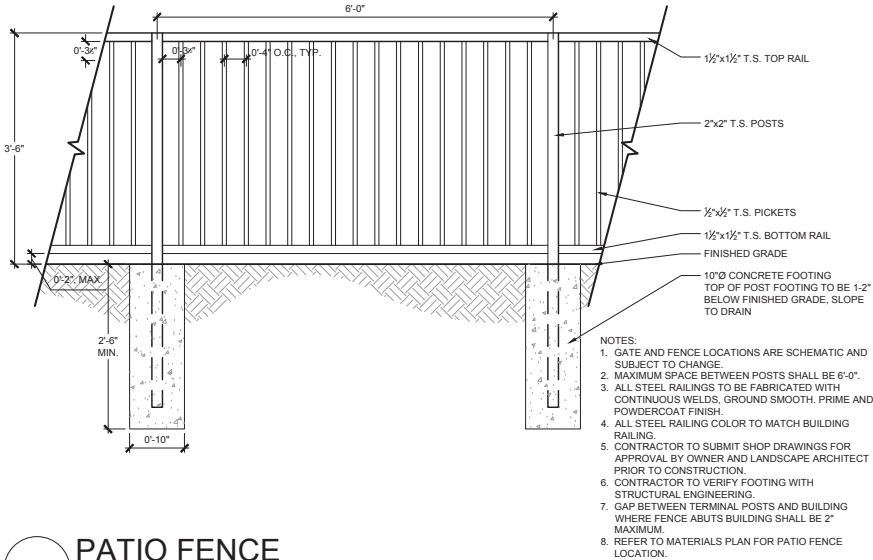


SITE DETAILS

SHEET NUMBER

L3-03

NOTE: SPECIFIC AMENITY AREA
DETAILS TO BE PROVIDED WITH
CONSTRUCTION PLANS.



PLANNING AND ZONING COMMUNICATION

Agenda: September 16, 2019

Subject: ZC#19-015: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District and OP Office Park District to PD Planned Development District for medical office uses on approximately 0.516 acres known as a portion of Lot 1, Block 16, Original Town of Mansfield, generally located at 501 E. Broad St. and 104 N. Waxahachie St.

GENERAL INFORMATION

| | |
|-----------------------------------|---|
| Applicant: | Chris Jackson of Mansfield TX MOB, LP (owner) Justin Gilmore of Level 5 Design Group (architect) |
| Size: | 0.516 acres |
| Proposed Use: | Medical office building |
| Existing Land Use: | Medical office building and vacant land |
| Surrounding Land Use & Zoning: | North - Vacant land (SF-7.5/12) South - E. Broad St.; Office (OP) and office/ restaurant (PD) across the street East - Single-family residential (SF-7.5/12) West - Single-family residential (SF-7.5/12) |
| Thoroughfare Plan Specification: | E. Broad St. – major arterial (four-lane divided) |

COMMENTS AND CONSIDERATIONS

The subject property consists of 0.516 acres on the north side of E. Broad St. at Waxahachie St., west of Brown St. and east of Sycamore St. The property consists of two tracts; the northwestern tract (addressed as 104 N. Waxahachie St.) is a vacant lot that was previously occupied by a single-family home and the southeastern tract (addressed as 501 E. Broad St.) is currently improved with a 3,800 sq. ft. single-story medical office building with a 21-space parking lot. The applicant plans a small addition to the medical office building and will also expand the parking lot onto the vacant lot.

The applicant is requesting to re-zone the property from SF-7.5/12 Single-Family Residential and OP Office Park District to PD Planned Development District for medical office uses. The zoning request is to allow for expansion of the commercial parking lot onto the residentially-zoned property as well as to allow for some deviations to some of the typical zoning requirements brought about by the building addition as well as existing developed conditions that predated current zoning requirements.

Development Plan

The applicant plans to expand the current 3,800 sq. ft. single-story medical office building to a 4,948 sq. ft. building with additions to the east and south. The main entrance into the building will continue to be on the east side of the building. Staff notes that the 4' - 10' building addition to the south will encroach into the typically required 25' front yard. Since the current survey

shows that the public right-of-way extends closer to the building than is typical, dimensions have been provided to indicate the distance of the building to the property line as well as to the sidewalk along E. Broad St. (which is where the public right-of-way typically begins). At the shortest distance, the building (with the new additions) will be only 3'-10" from the front property line and 17'-8" from the sidewalk. At the longest distance, the building (with the new additions) will be 14'-6" from the front property line and 24'-1" from the sidewalk. Currently, as measured from the building to the sidewalk at the shortest distance, the building (without additions) does not encroach into the 25' required front yard.

To better accommodate existing demand as well as the building expansion, the parking lot will be reconfigured and expanded from 21 spaces to 32 spaces, just 1 space short of the 33 spaces that would be required based on the use and the size of the building. In addition to the constraints caused by the building addition, the deviation will also allow for preservation of a large oak tree in the northeast corner of the property. The applicant will provide a 5' sidewalk on the north and east sides of the building adjacent to the parking lot; this sidewalk will connect to the sidewalk along E. Broad St. The existing row of 11 parking spaces on the east side of the property and two new parking spaces to be added to this row will retain the nonconforming 9' x 17' dimensions, while the one new ADA parking space and 17 new standard spaces on the north end of the property will meet the typical 9' x 18' dimensions. The van ADA parking space will be 11' x 18'. Access to the property will continue to be from the existing access point on E. Broad St. at the southeast corner of the site. In addition, the parking lot will stub to the 15' public alley (officially designated as N. Waxahachie St.) to the west; this public right-of-way remains unimproved.

The applicant has provided notes that there will be no outside storage on the property, that the loading zone will be striped independent of the fire lane, and that all equipment will be screened in accordance with Section 7301.A of the Zoning Ordinance. The applicant has also indicated that any trash enclosure will be screened in accordance with Section 7301.B of the Zoning Ordinance, however the applicant has indicated to staff that they will be utilizing curbside trash pickup.

Elevations

The building will predominantly include a mix of red brick and white and beige stone with black metal window frames and accents. The building includes a series of wall plane recesses and projections and wall height variations, particularly on the more visible and prominent south and east facades of the building, which will be most visible to the public. The main entrance to the building will include the most prominent architectural features, including the stone elements, the highest wall heights, and a purple awning feature that matches the business' color scheme. The applicant has provided renderings for all elevations of the building as well as perspectives from the southeast and the east. The entire building as a whole will be 81% masonry, with the balance being metal or glass.

Landscaping and Screening

Due to the space constraints, the pre-existing conditions and improvements, and the need for parking, the development will deviate from the typical 20' buffer yard and 8' masonry screening wall requirements adjacent to residential property, the 20' street landscape setback requirement, and the parking lot perimeter landscaping requirements, all as noted in Section 7300 of the Zoning Ordinance. However, the applicant will retain four oak trees, three bald cypress trees, and one beech tree. Two elm trees, two yaupon trees, and one tallow tree will be removed. In

addition, the applicant will plant shrubs on the east and south sides of the building. Along the north property line, the applicant will construct a 6' tall cedar wood stockade fence.

Signage

The applicant notes that they will adhere to Section 7100 of the Zoning Ordinance as it relates to signage and plans two wall signs (one on the south side of the building facing Broad St. and one on the east side of the building at the main entrance) in lieu of a monument sign and wall sign.

Recommendation

The proposed development will allow for the modernization and expansion of the existing medical office building, additional parking to more adequately accommodate needs, and the preservation of existing trees. While there are deviations as it relates to parking, setbacks, and landscaping and screening requirements, the applicant has strived to provide an updated building that accommodates modern medical office needs that fits within the existing constraints of the property. Staff recommends approval with the condition that the applicant corrects the landscape buffer and screening wall tables to more accurately depict the Zoning Ordinance requirements & deviations and corrects the zoning case number labeling to ZC instead of PD.

Attachments:

Maps and Supporting Information

Exhibit A – Property Description

Exhibit B – Development Plan

Exhibit C – Elevations

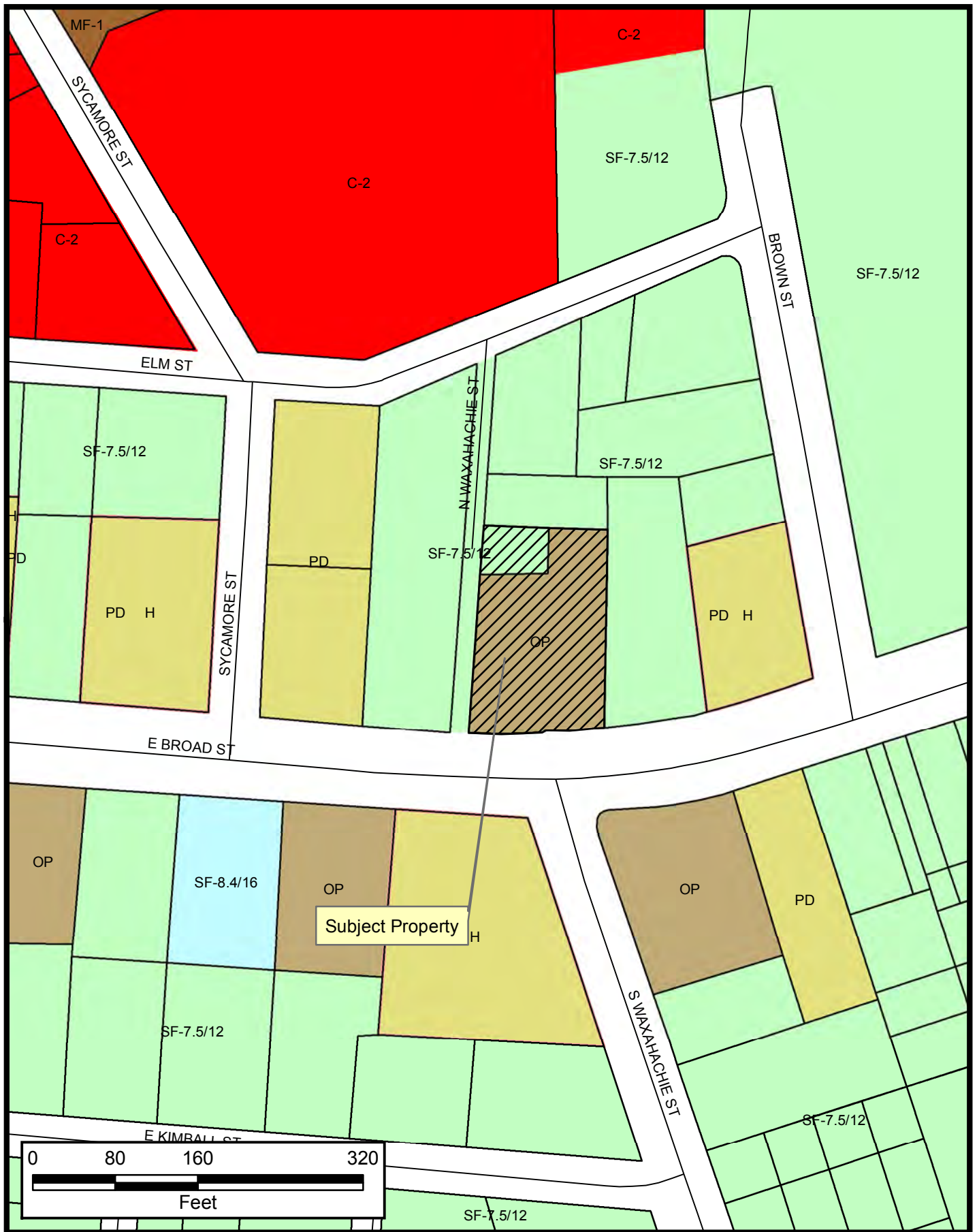
Exhibit D – Landscape Plan



ZC#19-015

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.

9/4/2019



ZC#19-015

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9/4/2019

Property Owner Notification for ZC#19-015

| LEGAL DESC 1 | LEGAL DESC 2 | OWNER NAME | OWNER ADDRESS | CITY | ZIP |
|--------------------|--------------|--|-------------------------------|---------------|------------|
| BLESSING ADDITION | BLK 1 | JNL TEXAS HOLDINGS LLC | PO BOX 1587 | HURST, TX | 76053-1587 |
| MANSFIELD, CITY OF | BLK 10 | ERNST REALTY INVESTMENTS LLC | 101 N MAIN ST STE A | MANSFIELD, TX | 76063 |
| MANSFIELD, CITY OF | BLK 15 | KALUPA, DALE R & LESLIE D | 405 E BROAD ST | MANSFIELD, TX | 76063 |
| MANSFIELD, CITY OF | BLK 15 | ANCHORA PROPERTIES LLC | 309 E BROAD ST | MANSFIELD, TX | 76063 |
| MANSFIELD, CITY OF | BLK 15 | CENTRAL BAPT CH MANSFIELD | PO BOX 59 | MANSFIELD, TX | 76063-0059 |
| MANSFIELD, CITY OF | BLK 16 | CACCIOLA, ROBERT J & DHALMA | 1903 TURF CLUB DR | ARLINGTON, TX | 76017-4429 |
| MANSFIELD, CITY OF | BLK 16 | DANIELS, CAROL | 500 ELM ST | MANSFIELD, TX | 76063-1722 |
| MANSFIELD, CITY OF | BLK 16 | DANIELS, CAROL A | 500 ELM ST | MANSFIELD, TX | 76063-1722 |
| MANSFIELD, CITY OF | BLK 16 | DIFEE, SUE ANN | 109 BROWN ST | MANSFIELD, TX | 76063-1711 |
| MANSFIELD, CITY OF | BLK 16 | CACCIOLA, ROBERT J & DHALMA | 1903 TURF CLUB DR | ARLINGTON, TX | 76017-4429 |
| MANSFIELD, CITY OF | BLK 16 | DIFEE, SUE ANN | 109 BROWN ST | MANSFIELD, TX | 76063-1711 |
| MANSFIELD, CITY OF | BLK 16 | EVANS, JOHNNIE W & SHIRLEY | 503 E BROAD ST | MANSFIELD, TX | 76063-1709 |
| MANSFIELD, CITY OF | BLK 16 | EVANS, SHIRLEY & MELANIE MEEKS | 503 E BROAD ST | MANSFIELD, TX | 76063-1709 |
| MANSFIELD, CITY OF | BLK 16 | MANSFIELD TX MOB LP | 4849 GREENVILLE AVE STE 1480 | DALLAS, TX | 75206 |
| MANSFIELD, CITY OF | BLK 16 | MANSFIELD TX MOB LP | 5910 N CENTRAL EXPWY STE 1000 | DALLAS, TX | 75206 |
| MANSFIELD, CITY OF | BLK 22 | ELLIOTT, BUFORD E & BETTY R | 506 E BROAD ST | MANSFIELD, TX | 76063-1710 |
| MANSFIELD, CITY OF | BLK 22 | CROWE, VALERIE | 502 E BROAD ST | MANSFIELD, TX | 76063 |
| MANSFIELD, CITY OF | BLK 22 | TAG LENDING INC | 500 E BROAD ST | MANSFIELD, TX | 76063 |
| MANSFIELD, CITY OF | BLK 9 | PATTERSON INS AGENCY INC C/O FORD & DEBNEY FARRIS | 321 LANDVIEW DR | BURLESON, TX | 76028 |
| MANSFIELD, CITY OF | BLK 9 | MORALES, CHARLES | 5880 NEWT PATTERSON RD | MANSFIELD, TX | 76063-6152 |

ZC#19-015

EXHIBIT "A"

LEGAL LAND DESCRIPTION:

BEING A PORTION OF LOT 1, BLOCK 16, ORIGINAL TOWN OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 63, PAGE 53, DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. D205041277, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON PIN SET IN THE NORTH LINE OF E. BROAD STREET AND THE EAST LINE OF A 15' ALLEY FOR THE SOUTHWEST CORNER OF A TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 16, ORIGINAL TOWN OF MANSFIELD;

THENCE NORTH 150.24 FEET ALONG THE EAST LINE OF SAID 15' ALLEY TO A 3/8" IRON PIN FOUND FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A PORTION OF SAID LOT 1, BLOCK 16 ORIGINAL TOWN OF MANSFIELD, AS DESCRIBED IN DEED RECORDED IN VOLUME 11312, PAGE 1286, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 81 DEGREES 00 MINUTES 00 SECONDS EAST 68.00 FEET ALONG THE SOUTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 11312, PAGE 1286 TO A 1/2" IRON PIN FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 11312, PAGE 1286;

THENCE NORTH 50.00 FEET ALONG THE EAST LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 11312, PAGE 1286 TO A 1/2" IRON PIN FOUND IN THE SOUTH LINE OF A PORTION OF SAID LOT 1, BLOCK 16, ORIGINAL TOWN OF MANSFIELD, AS DESCRIBED IN DEED RECORDED IN VOLUME 8038, PAGE 1151, PAGE 1151, DEED RECORDS, TARRANT COUNTY, TEXAS, FOR THE MOST NORTHERLY NORTHWEST CORNER OF TRACT BEING DESCRIBED AND THE NORTHEAST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 11312, PAGE 1286;

THENCE NORTH 81 DEGREES 00 MINUTES 00 SECONDS EAST 57.40 FEET ALONG THE SOUTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 8038, PAGE 1151 TO A 1/2" IRON PIN FOUND IN THE WEST LINE OF A PORTION OF SAID

LOT 1, BLOCK 16, ORIGINAL TOWN OF MANSFIELD, AND BEING DESCRIBED IN DEED RECORDED IN VOLUME 9990, PAGE 1990, DEED RECORDS, TARRANT COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED AND THE SOUTHEAST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN VOLUME 8038, PAGE 1151;

THENCE SOUTH 04 DEGREES 07 MINUTES 00 SECONDS EAST 198.50 FEET ALONG THE WEST LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 9990, PAGE 1990 TO A CAPPED IRON PIN SET IN THE IN THE NORTH R.O.W. LINE OF E. BROAD STREET FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT ALSO BEING LOCATED IN A CURVE TO THE RIGHT WITH A RADIUS OF 856.50 FEET;

THENCE SOUTHWESTERLY ALONG SAID R.O.W. AND CURVE TO THE RIGHT 77.28 FEET TO A CAPPED IRON PIN SET FOR THE END OF SAID CURVE, WHOSE CHORD BEARS 77.25 FEET SOUTH 72 DEGREES 04 MINUTES 28 SECONDS WEST;

THENCE SOUTH 81 DEGREES 00 MINUTES 00 SECONDS WEST 64.54 FEET AND CONTINUING ALONG SAID R.O.W. TO THE POINT OF BEGINNING AND CONTAINING 0.516 ACRES OF LAND, MORE OR LESS

1. ALL SIGNAGE WILL COMPLY WITH THE REGULATIONS FOR C-2 ZONED PROPERTY AS OUTLINED IN SECTION 7100 OF THE ZONING ORDINANCE.
2. ALL EQUIPMENT SHALL BE DESIGNED AND SCREENED IN ACCORDANCE WITH THE REGULATIONS OUTLINED IN SECTION 7301.A OF THE ZONING ORDINANCE
3. THE TRASH ENCLOSURE WILL BE SCREENED IN ACCORDANCE WITH THE REGULATIONS OUTLINED IN SECTION 7301.B OF THE ZONING ORDINANCE.
4. THERE WILL BE NO OUTSIDE STORAGE ON THE PROPERTY.
5. LOADING ZONE SHALL BE MARKED IN STRIPING AND SHALL BE INDEPENDANT OF THE FIRE LANE.

- ① PUBLIC ENTRANCE/EMERGENCY EXIT
- ② MAINTENANCE
- ③ EMPLOYEE/EMERGENCY EXIT

| BUILDING | USE | PARKING SPACES REQ'D. |
|----------------------------|-------------------------------|--------------------------|
| INTERIOR SPACE 4,948 SF | MEDICAL 1 SPACE PER 150 SF | 33 1 |
| TOTAL | | 33 |

| SPACE TYPE | CNT |
|----------------------------------|-----|
| EXISTING - 9' x 17' | 1 |
| NEW - 9' x 17' | |
| NEW - ACCESSIBLE - 9' x 18' | |
| NEW - ACCESSIBLE - 11' x 18' VAN | |
| NEW - STANDARD - 9' x 18' | 1 |
| TOTAL | |

| | | | |
|---|-----------------------|----------------------------|----|
| NUMBER OF PARKING SPACES | TOTAL SPACES PROVIDED | | 32 |
| | ACCESSIBLE SPACES | PROVIDED | 2 |
| | | REQUIRED | 2 |
| | | PER TABLE 208.2 (TAS 2013) | |

| TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY | MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES |
|---|---|
| 1 TO 25 | 1 |
| 26 TO 50 | 2 |
| 51 TO 75 | 3 |
| 76 TO 100 | 4 |
| 101 TO 150 | 5 |
| 151 TO 200 | 6 |
| 201 TO 300 | 7 |
| 301 TO 400 | 8 |
| 401 TO 500 | 9 |
| 501 TO 1000 | 2% OF TOTAL |
| 1001 AND OVER | 20, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER 1000 |

208.2 MINIMUM NUMBER. PARKING SPACES COMPLYING WITH 502 SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 208.2 EXCEPT AS REQUIRED BY 208.2.1, 208.2.2, AND 208.2.3. WHERE MORE THAN ONE PARKING FACILITY IS PROVIDED ON A SITE, THE NUMBER OF ACCESSIBLE SPACES PROVIDED ON THE SITE SHALL BE CALCULATED ACCORDING TO THE NUMBER OF SPACES REQUIRED FOR EACH PARKING FACILITY.

208.2.1 HOSPITAL OUTPATIENT FACILITIES. TEN PERCENT OF PATIENT AND VISITOR PARKING SPACES PROVIDED TO SERVE HOSPITAL OUTPATIENT FACILITIES SHALL COMPLY WITH 502.

208.2.2 REHABILITATION FACILITIES AND OUTPATIENT PHYSICAL THERAPY FACILITIES. TWENTY PERCENT OF PATIENT AND VISITOR PARKING SPACES PROVIDED TO SERVE REHABILITATION FACILITIES SPECIALIZING IN TREATING CONDITIONS THAT AFFECT MOBILITY AND OUTPATIENT PHYSICAL THERAPY FACILITIES SHALL COMPLY WITH 502.

208.2.3 RESIDENTIAL FACILITIES. PARKING SPACES PROVIDED TO SERVE RESIDENTIAL FACILITIES SHALL COMPLY WITH 208.2.3.

208.2.3.1 PARKING FOR RESIDENTS. WHERE AT LEAST ONE PARKING SPACE IS PROVIDED FOR EACH RESIDENTIAL DWELLING UNIT, AT LEAST ONE PARKING SPACE COMPLYING WITH 802 SHALL BE PROVIDED FOR EACH RESIDENTIAL DWELLING UNIT REQUIRED TO PROVIDE MOBILITY FEATURES COMPLYING WITH 809.2 THROUGH 809.4.

208.2.3.2 ADDITIONAL PARKING SPACES FOR RESIDENTS.
WHERE THE TOTAL NUMBER OF PARKING SPACES PROVIDED FOR EACH RESIDENTIAL DWELLING UNIT EXCEEDS ONE PARKING SPACE PER RESIDENTIAL DWELLING UNIT, 2 PERCENT, BUT NO FEWER THAN ONE SPACE, OF ALL THE PARKING SPACES NOT COVERED BY 208.2.3.1 SHALL COMPLY WITH 502.

208.2.3.3 PARKING FOR GUESTS, EMPLOYEES, AND OTHER NON-RESIDENTS. WHERE PARKING SPACES ARE PROVIDED FOR PERSONS OTHER THAN RESIDENTS, PARKING SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 208.2.

208.2.4 VAN PARKING SPACES. FOR EVERY SIX OR FRACTION OF SIX PARKING SPACES REQUIRED BY 208.2 TO COMPLY WITH 502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH 502.

SITE PLAN
CITY, COUNTY, STATE
CITY OF MANSFIELD, TARRANT
COUNTY, TEXAS
ACREAGE AND NUMBER OF LOTS
0.516 ACRES (22,477 SF)
LOT 1 BLOCK 16

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Mansfield, TX
Springdale, AR

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

ARCHITECT:
JUSTIN S. GILMORE
LEVEL 5 DESIGN GROUP

PROJECT INFORMATION:

HEALTHCAP

MANFIELD
MEDICAL
CLINIC

501 E. BROAD
STREET
MANSFIELD, TEXAS
76063

| | |
|-----------------|-------|
| PROJECT NUMBER: | 18-26 |
|-----------------|-------|

ISSUE DATE: MM/DD/YYYY

REVISIONS:

| | | |
|---|------------|------------|
| 1 | ADDENDUM A | 09.06.2019 |
|---|------------|------------|

SHEET NAME:

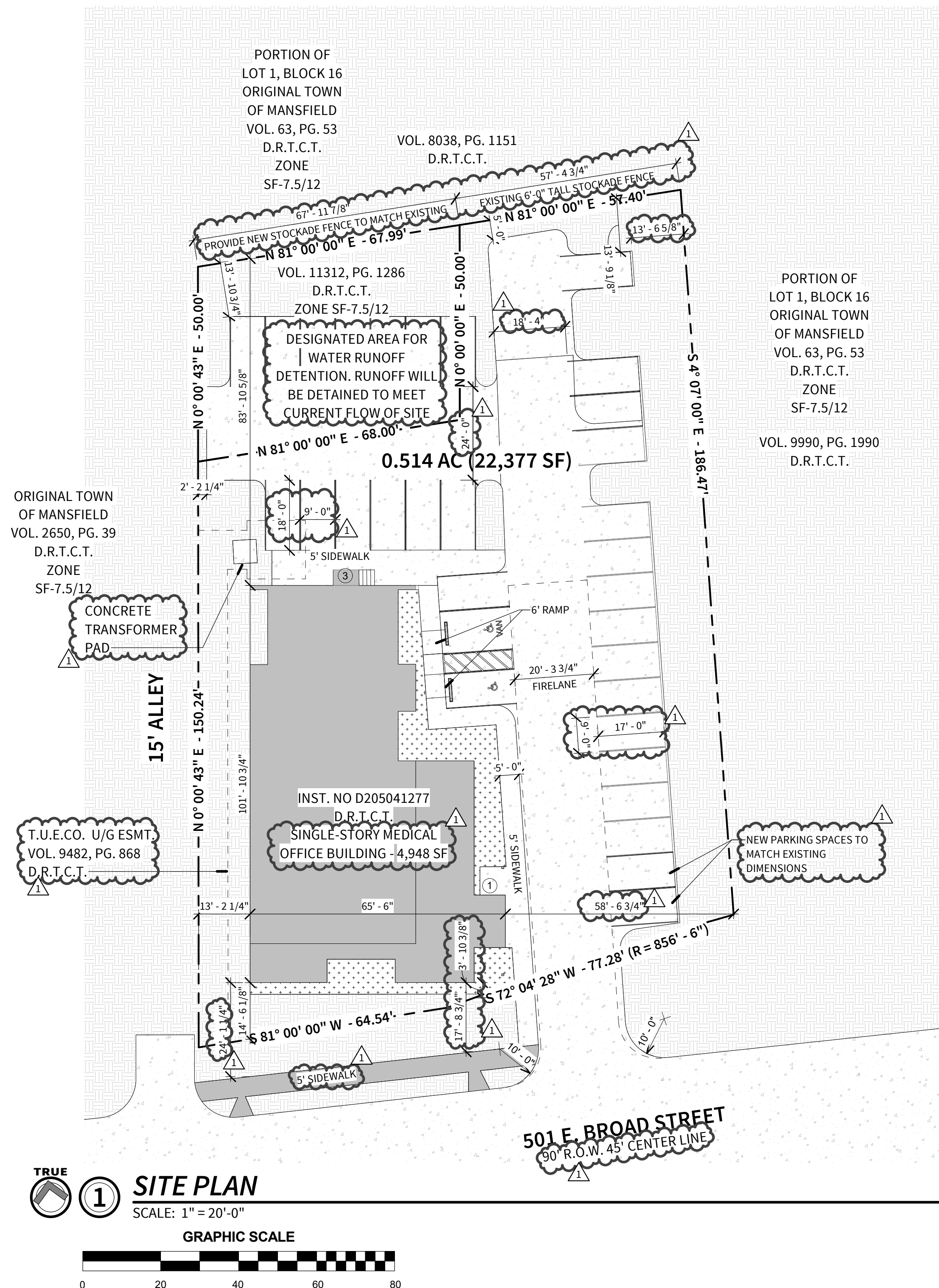
EXHIBIT B

PD#19-015

SHEET NUMBER:

01

PAGE 1 OF 4



Elm St

Spruce St

Central Baptist Church

PROJECT LOCATION

504 East Broad Street

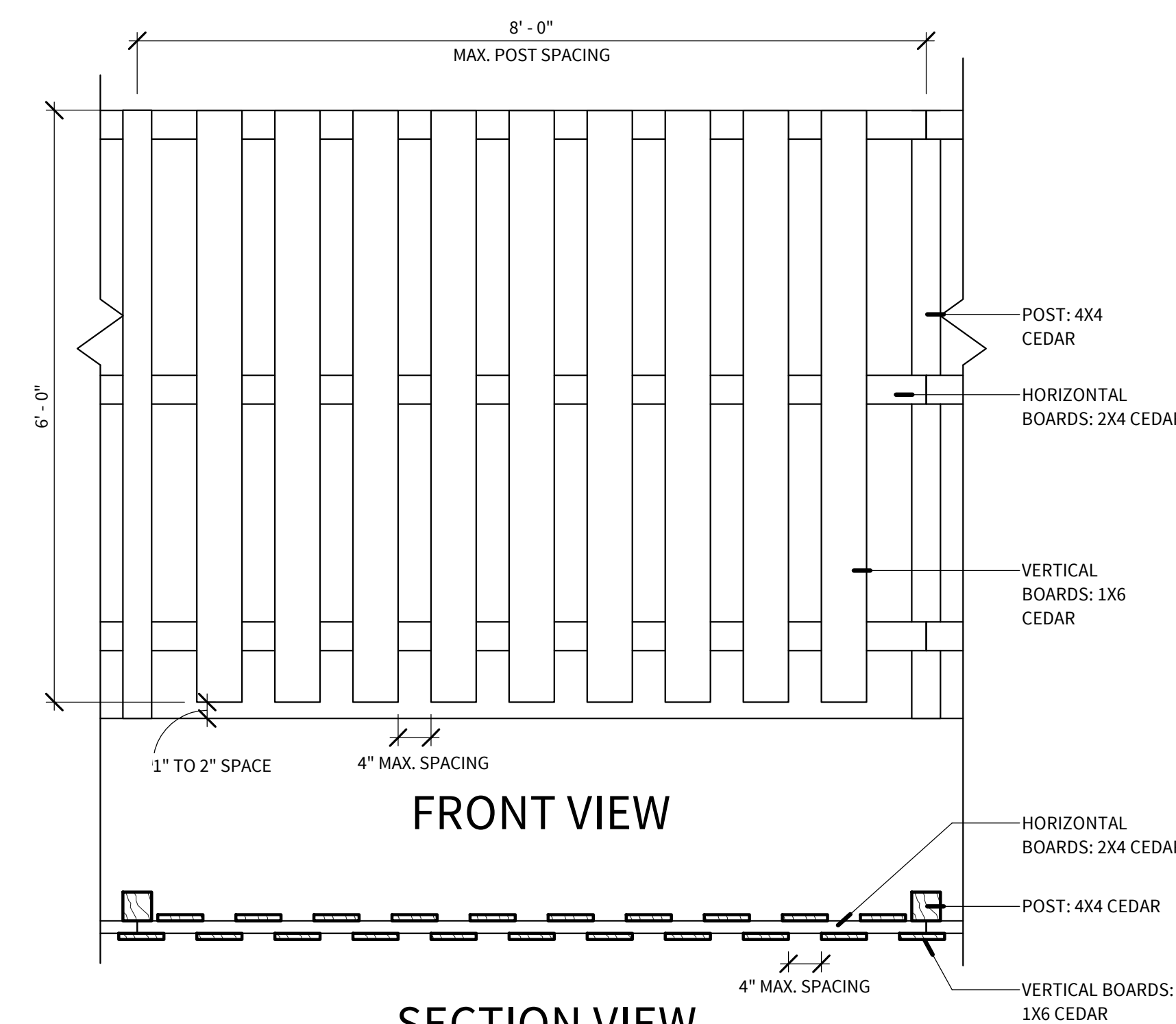
Gray's Field

E Broad St

E BROAD STREET

Manly's Coffee and Sandwich Shoppe

Spruce St



SCALE: $\frac{3}{4}" = 1'-0"$



ELEVATION LEGEND

STONE

MTL ROOF MATERIAL

BRICK

MATERIAL CALCULATIONS

NORTH FACADE:
GLASS = 4%
METAL = 0%
MASONRY = 96%

EAST FACADE:
GLASS = 10%
METAL = 14%
MASONRY = 76%

SOUTH FACADE:
GLASS = 3%
METAL = 8%
MASONRY = 89%

WEST FACADE:
GLASS = 27%
METAL = 11%
MASONRY = 62%

TOTAL BUILDING
MATERIAL CALCULATION:
GLASS = 10%
METAL = 9%
MASONRY = 81%

LEVEL 5

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Mansfield, TX
Springdale, AR

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ARCHITECT:
JUSTIN S. GILMORE
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PROJECT INFORMATION:

HEALTHCAP

MANSFIELD MEDICAL CLINIC

501 E. BROAD STREET
MANSFIELD, TEXAS 76063

PROJECT NUMBER: 18-26

ISSUE DATE: MM/DD/YYYY

REVISIONS:
△ ADDENDUM A 09.06.2019

SHEET NAME:

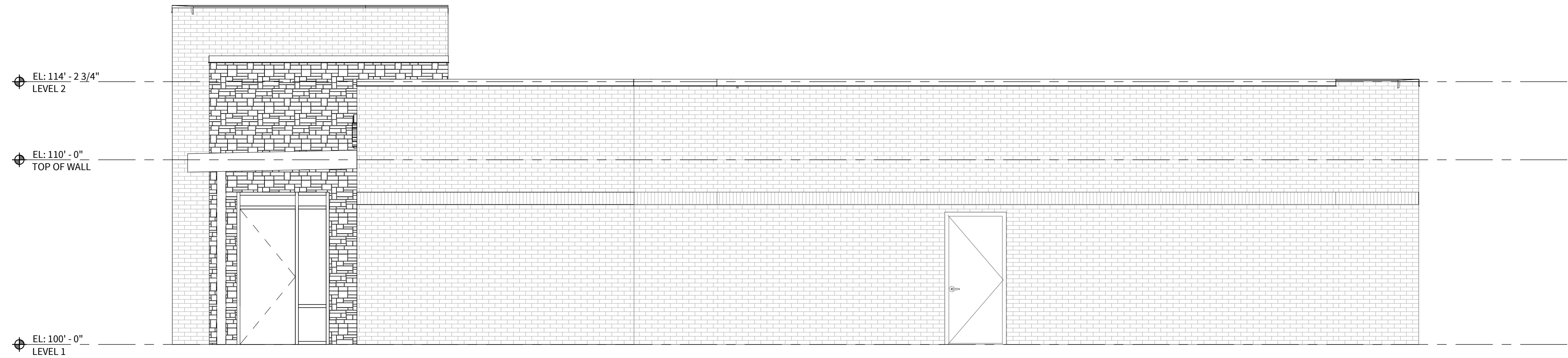
EXHIBIT C

PD#19-015

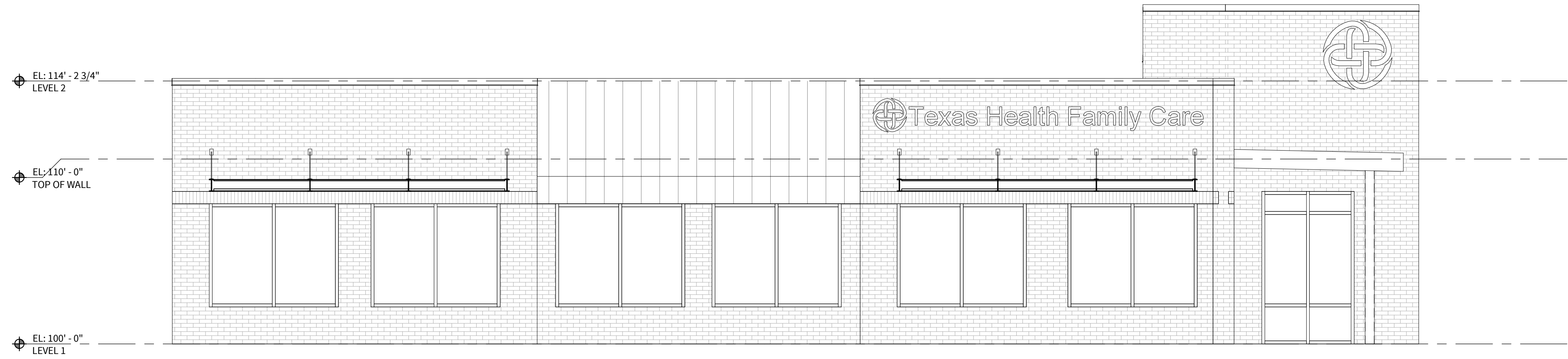
SHEET NUMBER:

02

PAGE 2 OF 4



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



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



| ELEVATION LEGEND | |
|------------------|-------------------|
| | STONE |
| | MTL ROOF MATERIAL |
| | BRICK |

| MATERIAL CALCULATIONS | |
|---|---|
| NORTH FACADE: GLASS = 4% METAL = 0% MASONRY = 96% | SOUTH FACADE: GLASS = 3% METAL = 8% MASONRY = 89% |
| EAST FACADE: GLASS = 10% METAL = 14% MASONRY = 76% | WEST FACADE: GLASS = 27% METAL = 11% MASONRY = 62% |
| TOTAL BUILDING MATERIAL CALCULATION: GLASS = 10% METAL = 9% MASONRY = 81% | |

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MANSFIELD MEDICAL CLINIC

501 E. BROAD STREET
MANSFIELD, TEXAS 76063

| | |
|-----------------|------------|
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| ISSUE DATE: | MM/DD/YYYY |
| REVISIONS: | |
| △ ADDENDUM A | 09.06.2019 |

SHEET NAME:

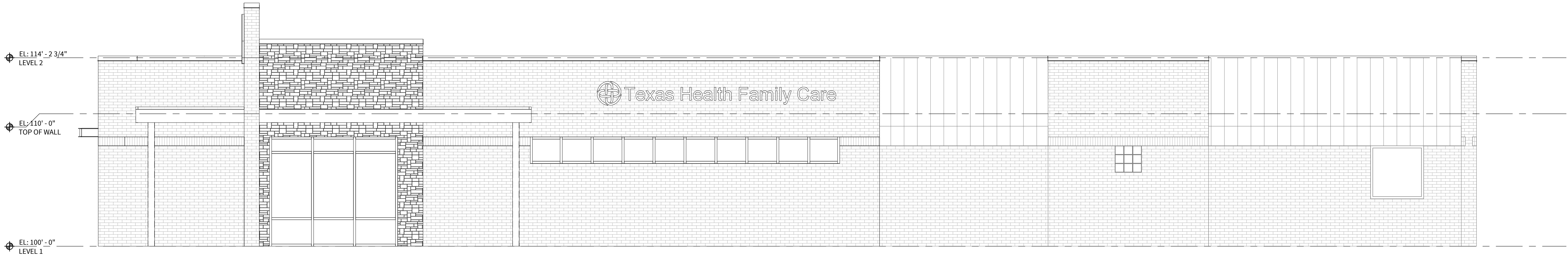
EXHIBIT C

PD#19-015

SHEET NUMBER:

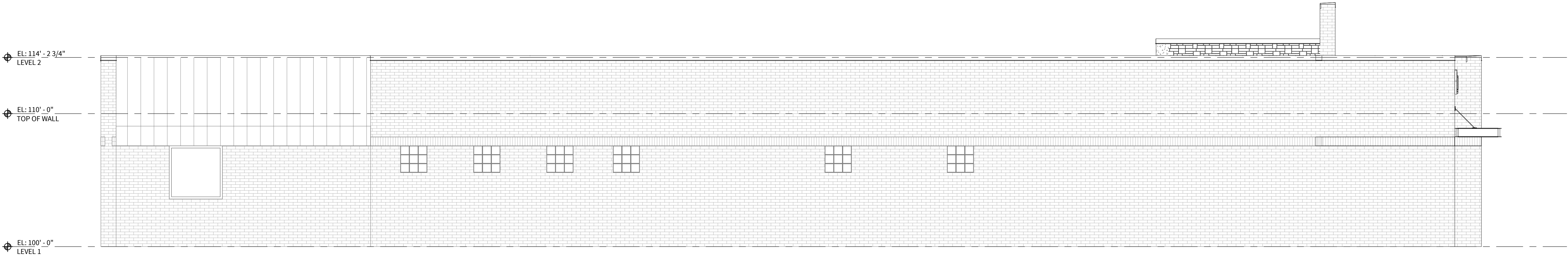
03

PAGE 3 OF 4



1 EAST ELEVATION

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



2 WEST ELEVATION

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

| SUMMARY CHART - BUFFERYARD / SETBACKS | | | | | | | |
|---------------------------------------|---------------------|---------|-----------------------------------|--------------|------------------|--------|-----------------------|
| LOCATION OF BUFFERYARD / SETBACK | REQUIRED / PROVIDED | LENGTH | BUFFERYARD / SETBACK WIDTH / TYPE | CANOPY TREES | ORNAMENTAL TREES | SHRUBS | SCREENING WALL HEIGHT |
| SOUTH (E. BROAD ST) | REQUIRED | 142'-0" | 10'-0" BUFFERYARD | 4 | 0 | X | NONE |
| | PROVIDED | | | 1 | 0 | 392 SF | NONE |
| NORTH | REQUIRED | 126'-0" | 10'-0" BUFFERYARD | 6 | 0 | X | NONE |
| | PROVIDED | | | 1 | 0 | X | 6' - 0" |
| EAST | REQUIRED | 187'-0" | 10'-0" BUFFERYARD | 8 | 0 | X | NONE |
| | PROVIDED | | | 2 | 0 | 590 SF | NONE |
| WEST | REQUIRED | 200'-0" | 10'-0" BUFFERYARD | 8 | 0 | X | NONE |
| | PROVIDED | | | 3 | 0 | X | NONE |

| LANDSCAPE SCHEDULE | | | | | |
|--------------------|---------------------|-----------------------|------|----------|--------------------|
| MARK | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | REMARKS |
| 1 | QUERCUS GRISEA | GRAY OAK | 8" | 30'-50' | EXISTING TO REMAIN |
| 2 | QUERCUS VIRGINIANA | LIVE OAK | 21" | 25'-50' | EXISTING TO REMAIN |
| 3 | QUERCUS VIRGINIANA | LIVE OAK | 24" | 25'-50' | EXISTING TO REMAIN |
| 4 | TAXODIUM MUCRONATUM | MONTEZUMA BALDCYPRESS | 14" | 40'-70' | EXISTING TO REMAIN |
| 5 | TAXODIUM MUCRONATUM | MONTEZUMA BALDCYPRESS | 18" | 40'-70' | EXISTING TO REMAIN |
| 6 | QUERCUS BUCKLEYI | TEXAS OAK | 34" | 20'-35' | EXISTING TO REMAIN |
| 7 | ULMUS CRASSIFOLIA | CEDAR ELM | 10" | 30'-75' | REMOVE |
| 8 | ULMUS CRASSIFOLIA | CEDAR ELM | 11" | 30'-75' | REMOVE |
| 9 | TRIADICA SEBIFERA | TALLOWTREE | 6" | 25'-50' | REMOVE |
| 10 | TAXODIUM MUCRONATUM | MONTEZUMA BALDCYPRESS | 12" | 40'-70' | EXISTING TO REMAIN |
| 11 | FAGUS GRANDIFOLIA | AMERICAN BEECH | 19" | 30'-100' | EXISTING TO REMAIN |
| 12 | ILEX VOMITORIA | YAUPON | 5" | 10'-25' | REMOVE |
| 13 | ILEX VOMITORIA | YAUPON | 5" | 10'-25' | REMOVE |

| MATERIAL LEGEND | |
|-----------------|-----------|
| | CONCRETE |
| | GRASS |
| | SHRUB BED |

SUMMARY CHART INTERIOR PARKING LOT LANDSCAPING

| | |
|--------------------------------------|----|
| # OF REQUIRED SURFACE PARKING SPACES | 33 |
| # OF PROVIDED PARKING SPACES | 32 |
| # OF TREE ISLANDS PROVIDED | 2 |

EXISTING TREE CREDIT SUMMARY

| DIAMETER (DBH) OF EXISTING TREE | CREDIT EACH | COUNT | TOTAL CREDITS |
|--|-------------|-------|---------------|
| 6" - 8" | 2 TREES | 1 | 2 TREES |
| 9" - 15" | 3 TREES | 2 | 6 TREES |
| 16" - 30" | 4 TREES | 4 | 16 TREES |
| 31" - 46" | 5 TREES | 1 | 5 TREES |
| 47" OR MORE | 8 TREES | 0 | 0 TREES |
| TOTAL CREDITS AGAINST TREE REQUIREMENT | | | 29 TREES |

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ARCHITECT:
JUSTIN S. GILMORE
LEVEL 5 DESIGN GROUP

LANDSCAPE REQUIREMENTS

STREET LANDSCAPE SETBACK: E. BROAD STREET
REQUIRED: 1 CANOPY TREE PER 40 L.F.
142 L.F. / 40 L.F. = 4 CANOPY TREES
PROVIDED: 1 CANOPY TREE

PARKING LOT PERIMETER LANDSCAPING
REQUIRED: MIN. 3' HT. PARKING SCREEN W/ NATIVE/ADAPTED, LOW WATER USE EVERGREEN SHRUB OR ORNAMENTAL GRASS
PROVIDED: 3' HT. PARKING SCREEN ALONG STREET

PARKING LOT INTERIOR LANDSCAPING
REQUIRED: 1 CANOPY TREE PER 10 PARKING SPACES
32 SPACES / 10 = 4 CANOPY TREES
PROVIDED: 4 CANOPY TREES

SIDE BUFFERYARD LANDSCAPING
NORTH PROPERTY LINE
REQUIRED: 1 CANOPY TREE PER 25 L.F.
126 L.F. / 25 L.F. = 6 CANOPY TREES
PROVIDED: 1 CANOPY TREE

EAST PROPERTY LINE
REQUIRED: 1 CANOPY TREE PER 25 L.F.
187 L.F. / 25 L.F. = 8 CANOPY TREES
PROVIDED: 2 CANOPY TREES

WEST PROPERTY LINE
REQUIRED: 1 CANOPY TREE PER 25 L.F.
200 L.F. / 25 L.F. = 8 CANOPY TREES
PROVIDED: 3 CANOPY TREES

LANDSCAPE NOTES

1. ALL PROPERTY OWNER, TENANT OR AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AN LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITER, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. PLAT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.

2. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND RE-ESTABLISHED BY SOD. THESE AREAS SHALL BE IRRIGATED AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. THIS IS TO INCLUDE ALL AREAS TO THE BACK OF CURB AROUND THE PROPERTY.

3. A PROSPECTIVE BARRIER BEGINNING AT THE OUTSIDE OF THE DRIPLINE OF THE TREE TO PROTECT THE ROOT ZONE SHALL BE ERRECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.

PROJECT INFORMATION:

HEALTHCAP

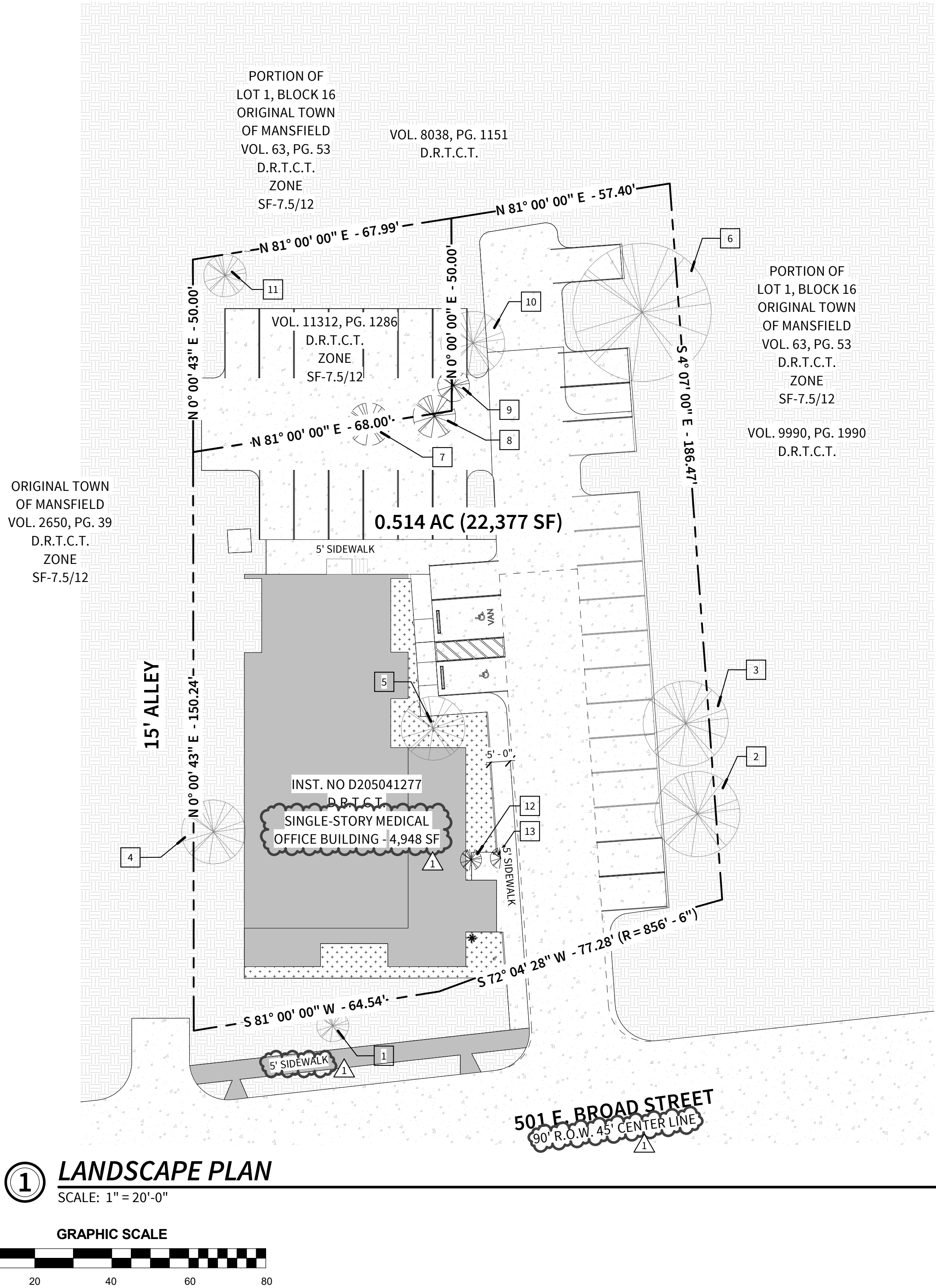
MANSFIELD MEDICAL CLINIC

501 E. BROAD STREET
MANSFIELD, TEXAS 76063

PROJECT NUMBER: 18-26

ISSUE DATE: MM/DD/YYYY

REVISIONS:
ADDENDUM A 09.06.2019



Summary of City Council Actions

September 9, 2019

Third and Final 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)

Approved 7 – 0

Public Hearing Continuation and Second Reading of an Ordinance approving a change of zoning from PR, Pre-Development District to PD, Planned Development for Professional Office Uses on approximately 0.608 acres located at 1089 Matlock Road; Adam Rope on behalf of A. Rope Investments, LLC (ZC#19-010)

Approved 6 – 1 (Moore)

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 0.62 acres being a portion of Blocks 36 and 36A of the Original Town of Mansfield, generally located at 506-508 Kimball Street; Ben Hartman (ZC#19-011)

Approved 7 – 0