

AGENDA

PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS MONDAY, NOVEMBER 18, 2019, 6:30 PM

1. CALL TO ORDER

2. **RECESS INTO EXECUTIVE SESSION:** Pursuant to Section 551.071, Texas Government Code, the Commission reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

3. APPROVAL OF LAST MEETING MINUTES

4. **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.

5. PUBLIC HEARINGS:

- A. SD#19-061: Public hearing on a replat to create Lots 3R and 4R, Block 31, Original Town of Mansfield
- B. ZC#19-017: Public hearing for a request for a Specific Use Permit for auto parts or accessory sales (indoor) on approximately 1.013 acres out of the W. Howard Survey, Abstract No. 690, Tarrant County, TX, located at 3190 E. Broad St.
- C. ZC#19-018: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential uses on approximately 0.528 acres known as Lot 1, Block 1, Bastian Addition, located at 607 W. Kimball St.
- D. ZC#19-019: Public hearing for a change of zoning from PR, Pre-Development District to PD, Planned Development District for a single-family residence with an accessory dwelling on approximately 1.02 acres, located at 1505 Long and Winding Road.

6. COMMISSION ANNOUNCEMENTS

7. STAFF ANNOUNCEMENTS

8. ADJOURNMENT OF MEETING

9. NEXT MEETING DATE: December 2, 2019

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, November 14, 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.

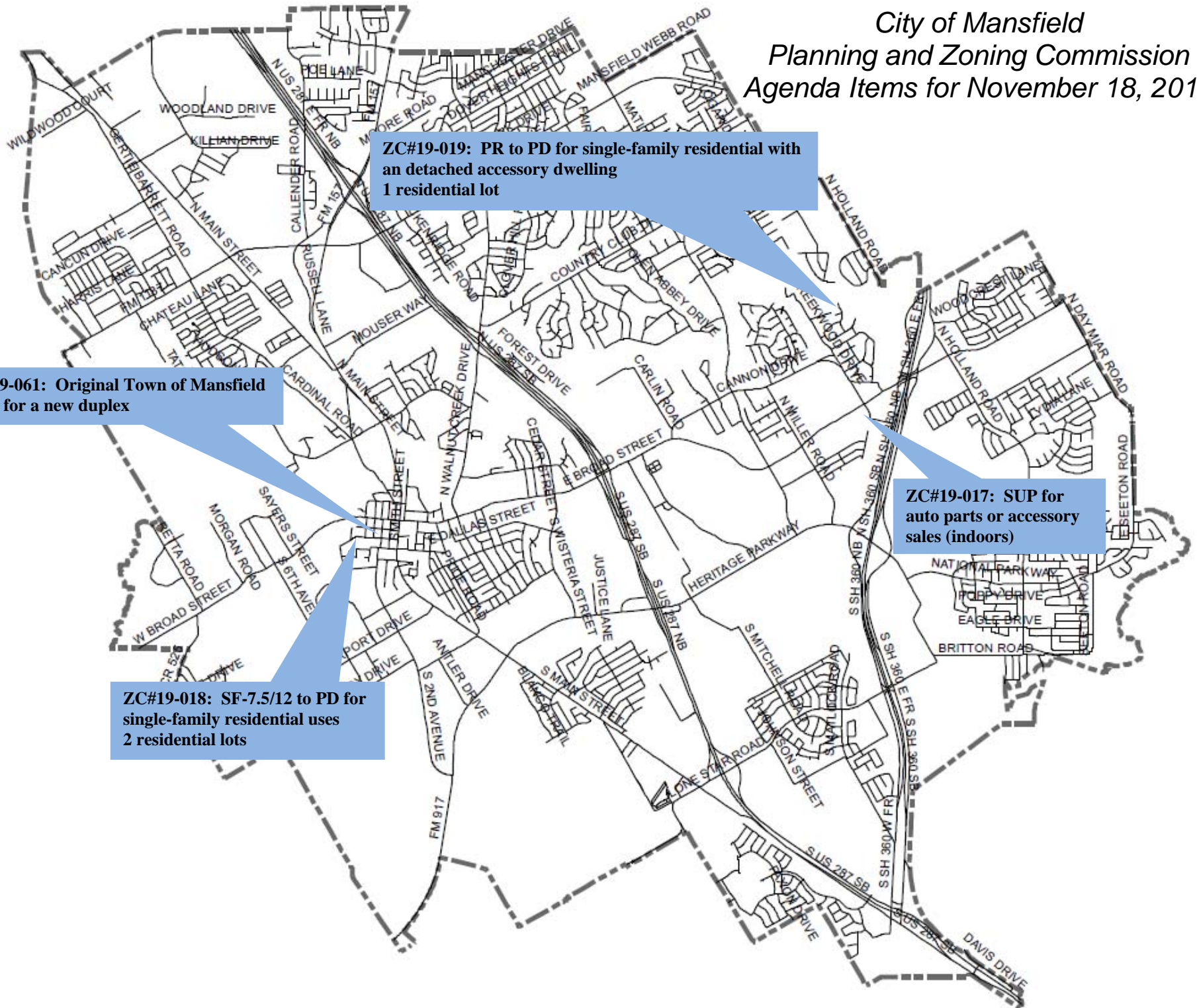
*City of Mansfield
Planning and Zoning Commission
Agenda Items for November 18, 2019*

**ZC#19-019: PR to PD for single-family residential with an detached accessory dwelling
1 residential lot**

**SD#19-061: Original Town of Mansfield
2 lots for a new duplex**

**ZC#19-017: SUP for
auto parts or accessory
sales (indoors)**

**ZC#19-018: SF-7.5/12 to PD for
single-family residential uses
2 residential lots**



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

November 4, 2019

Chairman Wilshire called the meeting to order at 6:30 p.m. in the Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

Present:

Wayne Wilshire	Chairman
Cory Smithee	Vice-Chairman
Kent Knight	Commissioner
Blake Axen	Commissioner
Stephen Groll	Commissioner
Tamera Bounds	Commissioner
Anne Weydeck	Commissioner

Absent:

None

Staff:

Lisa Sudbury	Assistant Director of Planning
Matt Jones	Director of Planning and Development
Art Wright	Planner II
Delia Jones	Planning & Zoning Secretary

Call to Order

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

Minutes

Chairman Wilshire called for approval of the October 21, 2019, minutes. Commissioner Knight made a motion to approve the minutes as presented. Commissioner Bounds seconded the motion which carried by the following vote:

Ayes: 6 – Wilshire, Knight, Axen, Groll, Bounds and Weydeck

Nays: 0

Abstain: 1 – Smithee

Citizen Comments

None

Other Agenda Items

SD#19-054: Final Plat of Lot 4, Block 1, Hunter's Pointe Addition

The applicant was not available.

Vice-Chairman Smithee made a motion to approve the plat with the condition that the applicant provide the easement information on the plat prior to the Chair signing for the plat approval. Commissioner Weydeck seconded the motion which carried by the following vote:

Ayes: 6 – Wilshire, Smithee, Knight, Groll, Bounds and Weydeck

Nays: 0

Abstain: 1 – Axen

Commissioner Announcements

None

Staff Announcements

None

Adjournment

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

Ayes: 7 – Wilshire, Smithee, Knight, Axen, Groll, Bounds and Weydeck

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 6:33 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: November 18, 2019

Subject: SD#19-061: Public hearing on a replat to create Lots 3R and 4R, Block 31, Original Town of Mansfield

GENERAL INFORMATION

Applicant:	Altar Holdings, owner Coombs Land Surveying, surveyor
Location:	306 S. 2 nd Avenue
Existing Zoning:	2F
Existing/Proposed Use:	Duplex
Total Number of Lots:	2
R.O.W. Dedication:	50 square feet for a corner clip
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

The purpose of the replat is to subdivide the existing lot into two lots to accommodate a new duplex on this property. The Zoning Ordinance requires that each dwelling unit of a two-family residence occupy its own lot. The lots comply with the minimum lot width, depth and area for lots in the 2F District.

Although the digital copy of the plat in the Commission's packet does not have signatures, the filing copy has been signed.

Staff recommends approval.

Attachments:

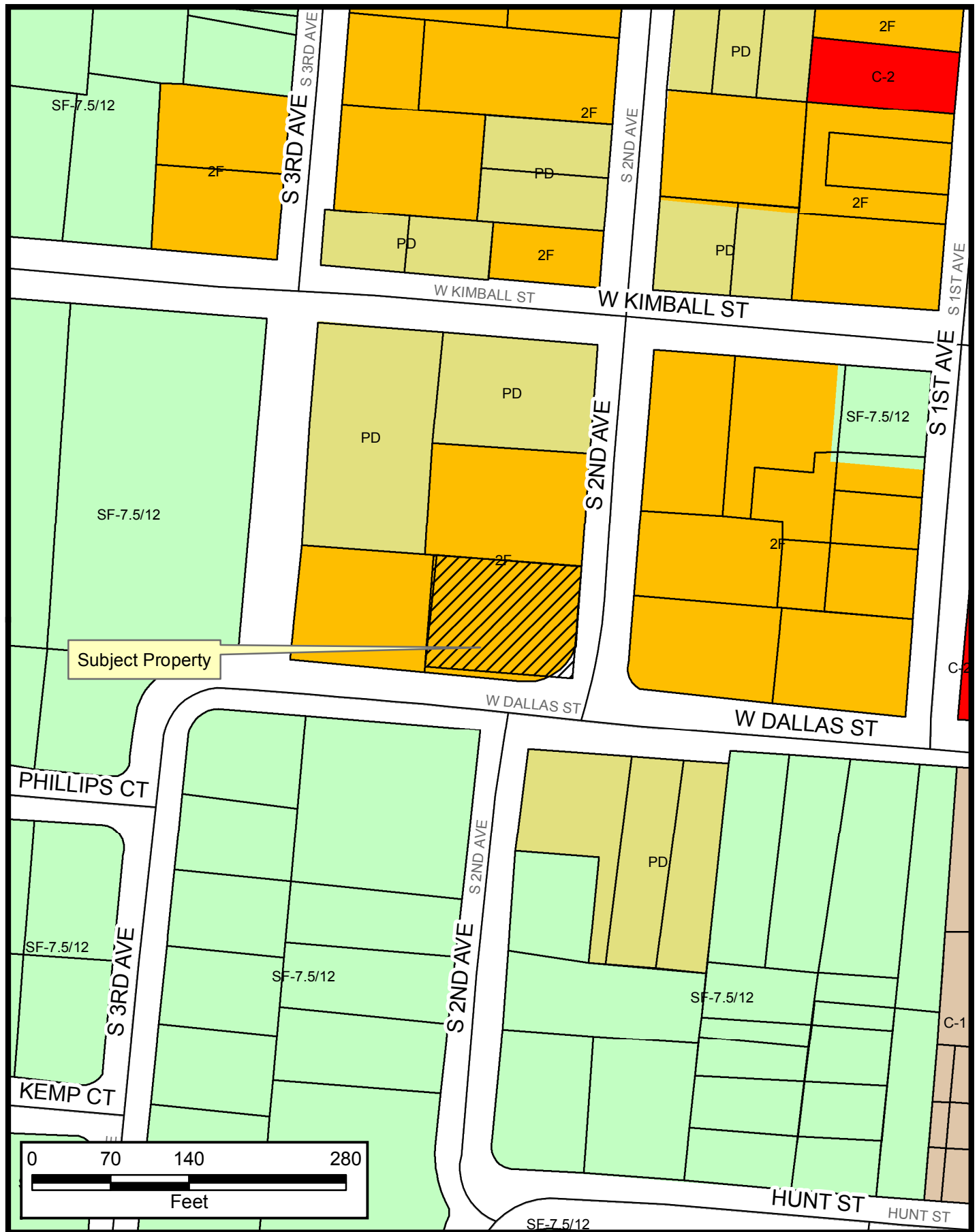
Maps and supporting information
Previously approved plat



SD#19-061

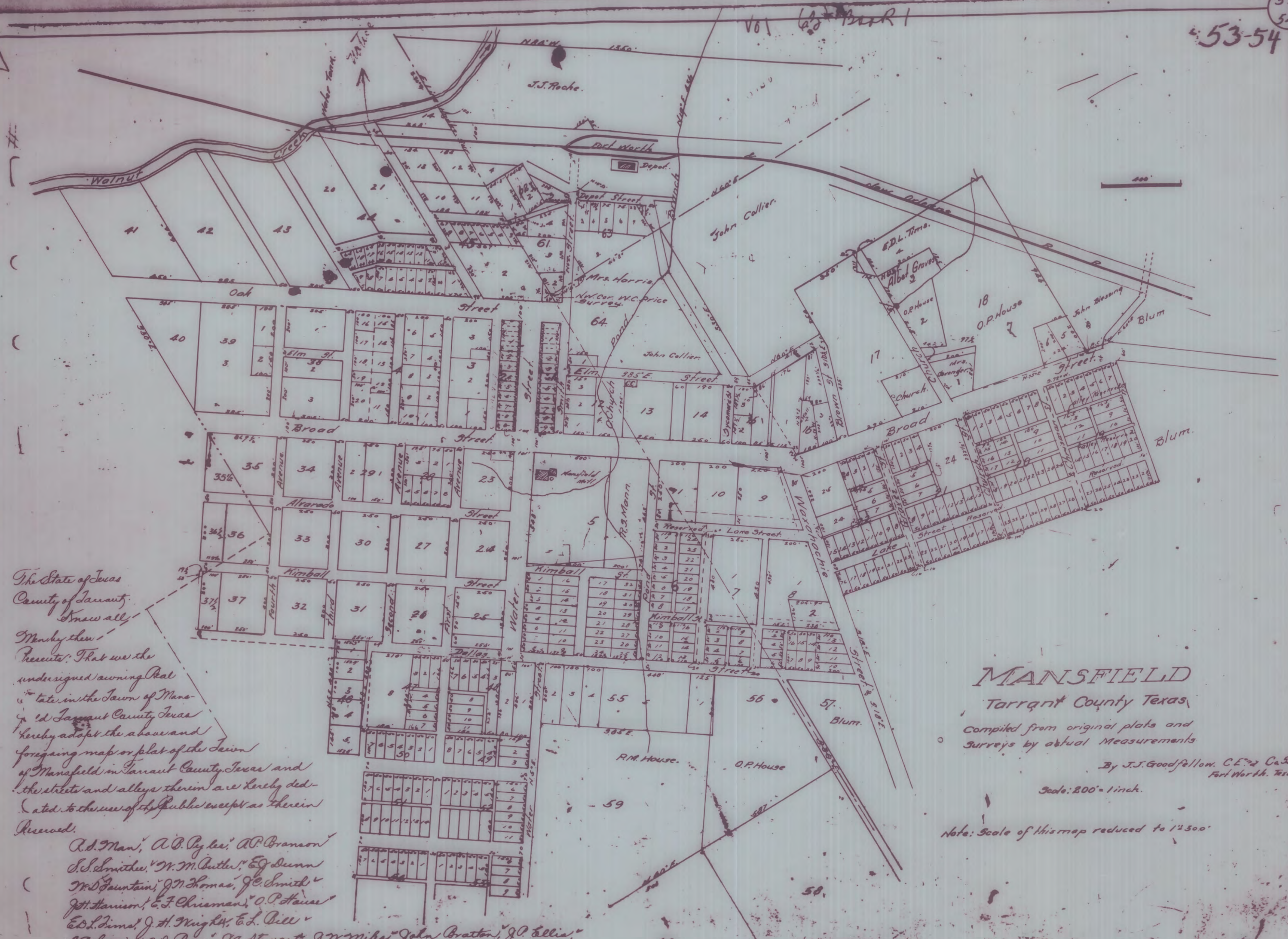
This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

10/25/2019



Property Owner Notification for SD#19-061

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 26	WILSON, JENNIFER	205 W KIMBALL ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 26	ALTAR HOLDINGS LLC	309 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 26	HARRIS, WILLIAM	201 W KIMBALL	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 26	HARTMAN, BEN	500 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 26	RAMIREZ, BENITO	210 W DALLAS ST	MANSFIELD, TX	76063-1942
MANSFIELD, CITY OF	BLK 26	COBLE, PAUL S	4790 FIREWOOD DR	BURLESON, TX	76028-3642
MANSFIELD, CITY OF	BLK 26	OWENS, JAMES C	24 LAKEVIEW TERR	WEATHERFORD, TX	76087-7748
MANSFIELD, CITY OF	BLK 31	AVANTE PROCUREMENT LLC	3792 JOE WILSON RD	MIDLOTHIAN, TX	76065
MANSFIELD, CITY OF	BLK 31	DONJUAN, CELESTINO	304 W DALLAS ST	MANSFIELD, TX	76063-1979
MANSFIELD, CITY OF	BLK 31	ALTAR HOLDINGS LLC	309 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 31	COOK, DAVID	307 W KIMBALL	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 31	ANCHORA PROPERTIES LLC	309 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 32	CATO, KEVIN S	403 W KIMBALL ST	MANSFIELD, TX	76063-1957
MANSFIELD, CITY OF	BLK 46	SMITH, DAVID	1093 N BEDFORD	KAYSVILLE, UT	84037
MANSFIELD, CITY OF	BLK 47	GONZALEZ, JUAN G	201 W DALLAS ST	MANSFIELD, TX	76063-1941
MANSFIELD, CITY OF	BLK 47	JMJ CONSTRUCTION	PO BOX 564	EULESS, TX	76039-0564
MANSFIELD, CITY OF	BLK 47	FOUNTAIN, BECKY LOUISE	211 W DALLAS ST	MANSFIELD, TX	76063-1941
MANSFIELD, CITY OF	BLK 47	ROSS, GREGORY	209 W DALLAS ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 47	BUNCH, JOSEPH	207 W DALLAS ST	MANSFIELD, TX	76063



The State of Texas
County of Tarrant.
Know all
Men by these
Present: That we the
undersigned owning Real
Estate in the Town of Mans-
field Tarrant County Texas
hereby adopt the above and
foregoing map or plat of the Town
of Mansfield in Tarrant County Texas and
the streets and alleys therein are hereby ded-
icated to the use of the Public except as therein
Reserved.

A.D. Man, A.B. Pyler, A.P. Branson,
J.S. Smith, W.M. Butler, E.G. Dunn,
W.D. Fountain, J.M. Thomas, J.C. Smith,
J.H. Harrison, E.F. Christman, O.P. House,
E.D. Sims, J.H. Knight, E.L. Bell,
J.D. Laftin, C.R. Page, J.A. Stewart, J.W. Miles, John Bratten, J.P. Ellis,
J.A. Graves, R.A. Gaudens, P.M. House, W.E. Ralston, M.A. Gzmenty,
Wm. Bratten, J.S. Stephens, C.R. Davis, A.G. Batts, Joseph Nugent,
W.W. Pyler, J.A. Blessing, Est. Choin, Jackson Field.

MANSFIELD

Tarrant County Texas

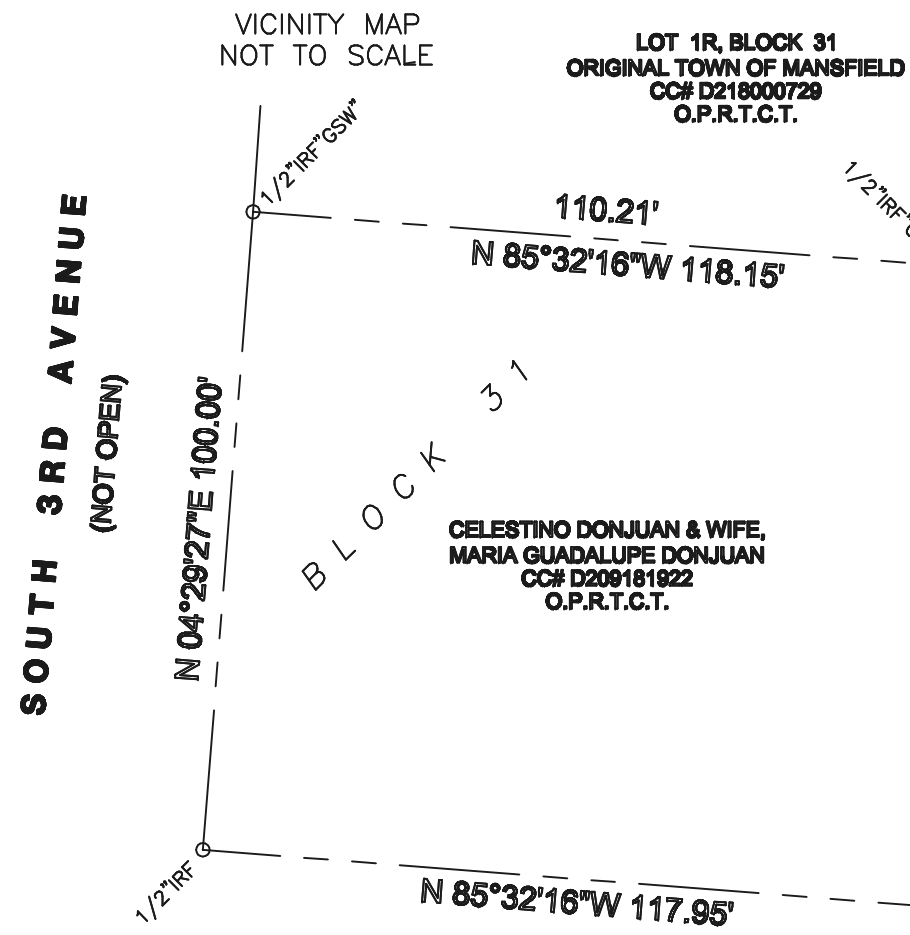
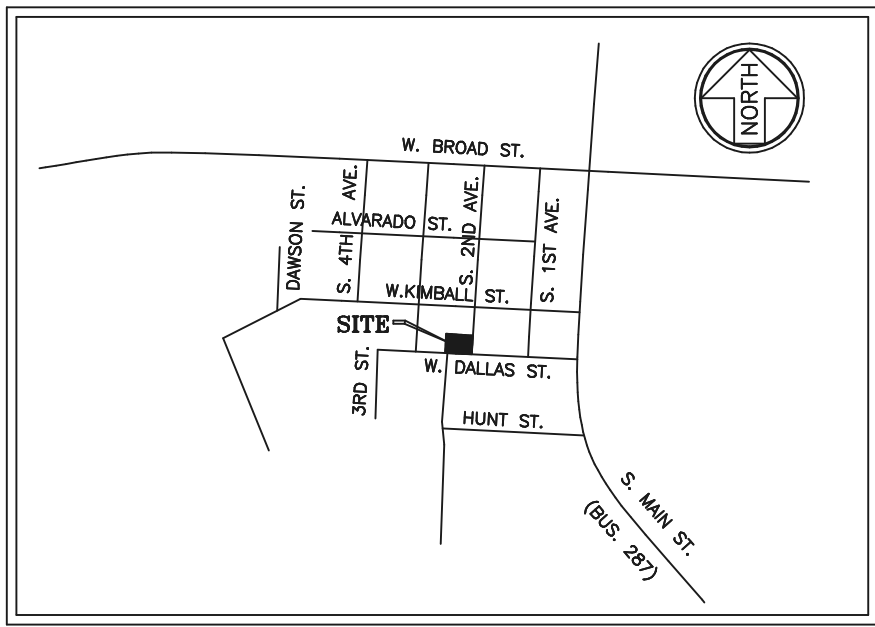
Compiled from original plats and
surveys by actual Measurements

By J.T. Goodfellow, C.E. & Co. Sur.
Fort Worth, Texas.

Scale: 200' = 1 inch.

Note: Scale of this map reduced to 1" = 300'

The State of Texas
County of Tarrant.
Before me J.H. Alexander J.P. Notary Public in and for Tarrant County Texas personally appeared A.D. Man, A.B. Pyler, A.P. Branson, J.S. Smith, W.M. Butler, E.G. Dunn, W.D. Fountain, J.M. Thomas, J.C. Smith, J.H. Harrison, E.F. Christman, O.P. House, E.D. Sims, J.H. Knight, E.L. Bell, J.D. Laftin, C.R. Page, J.A. Stewart, J.W. Miles, John Bratten, J.P. Ellis, J.A. Graves, R.A. Gaudens, P.M. House, W.E. Ralston, M.A. Gzmenty, Wm. Bratten, J.S. Stephens, C.R. Davis, A.G. Batts, Joseph Nugent, W.W. Pyler, J.A. Blessing, Est. Choin, Jackson Field.
me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same
Given under my hand and seal of office this 15th day of July 1896. J.H. Alexander J.P.



* NOTES *

1. NOTICE: SELLING A PORTION OF ANY LOT IN THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.

2. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE DERIVED FROM CITY OF MANSFIELD MONUMENTS No. BC-2 & 1-07.

3. NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0470 K, MAP REVISED SEPTEMBER 25, 2009.

LOT 1, BLOCK 46
ORIGINAL TOWN OF MANSFIELD
VOL. 63, PG. 63
P.R.T.C.T.

SURVEYOR'S CERTIFICATE

THIS is to certify that I, RONALD W. COOMBS, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and that all lot corners, 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.

RONALD W. COOMBS, R.P.L.S.
Texas Registration No. 5294



GRAPHIC SCALE - FEET

SCALE: 1" = 30'

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

AVANTE PROCUREMENT, LLC
CC# D218628819
O.P.R.T.C.T.

LOT 2R, BLOCK 31
ORIGINAL TOWN OF MANSFIELD
CC# D218000729
O.P.R.T.C.T.

PLACE OF BEGINNING

LOT 3R
0.126 Ac.
(5,484 S.F.)

BLOCK 31
LOT 4R
0.173 Ac.
(7,523 S.F.)

WEST DALLAS STREET
VARIABLE WIDTH R.O.W.

SOUTH 2ND AVENUE
CALLED 50' R.O.W.

LOT 14AR-1

JENNIFER LEIGH WILSON
CC# D218277804
O.P.R.T.C.T.

BENITO RAMIREZ
VOL. 14255, PG. 145
O.P.R.T.C.T.

BLOCK 47
ORIGINAL TOWN OF MANSFIELD
CC# D218114285
O.P.R.T.C.T.

LOT 14AR-2

LOT 14AR-3

APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: _____, 2019 P & Z COMMISSION CHAIRMAN

ATTEST: _____, 2019 PLANNING & ZONING SECRETARY

THE PURPOSE OF THIS REPLAT IS TO
CREATE TWO LOTS TO ACCOMMODATE
A NEW TWO-FAMILY RESIDENCE

OWNER:
ALTAR HOLDINGS, LLC
309 EAST BROAD STREET
MANSFIELD, TEXAS 76063
CONTACT: DAVID L. COOK
PHONE (817) 473-3332
email: david@harriscooklaw.com

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P. O. BOX 6160
FORT WORTH, TEXAS 76115
CONTACT: RON COOMBS
PHONE (817) 920-7600
email: ron.coombs@sbcglobal.net

IPF DENOTES IRON PIPE FOUND
IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET
W/ORANGE PLASTIC CAP STAMPED
"R. W. COOMBS RPLS 5294"
C.M. DENOTES CONTROLLING MONUMENT



Coombs Land Surveying, Inc.
P. O. Box 6160 Fort Worth, Texas 76115
(817) 920-7600
T.B.P.L.S. FIRM No. 10111800
CLS JOB No. 19-0137
GF No. NONE

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, ALTAR HOLDINGS, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of all that certain tract portion of Block 31, Original Town of Mansfield, an addition to the City of Mansfield, Texas according to the plat recorded in Volume 63, Page 53 of the Plat Records of Tarrant County, Texas as described in deed recorded in Clerk's File No. D219201593 of the Official Public Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with yellow plastic cap stamped "GSW" at the Northeast corner of said Altar Holdings Tract, being the Southeast corner of Lot 2R, Block 31, Original Town of Mansfield, an addition to the City of Mansfield, Texas according to the plat recorded in Clerk's File No. D218000729 of the Official Public Records of Tarrant County, Texas and lying in the West right-of-way line of South 2nd Avenue (a called 50-foot wide right-of-way);

THENCE S 04° 36' 22" W, 100.00 feet along the said West right-of-way line of South 2nd Avenue to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at its intersection with the North right-of-way line of West Dallas Street (a variable width right-of-way);

THENCE N 85° 32' 16" W, 132.07 feet along the said North right-of-way line of said West Dallas Street to a 3/8-inch iron rod found at the Southwest corner of aforesaid Altar Holdings Tract, being the Southeast corner of that certain tract of land described in deed to Celestino Donjuan and wife, Maria Guadalupe Donjuan, recorded in Clerk's File No. D209181922 of the Official Public Records of Tarrant County, Texas;

THENCE N 04° 36' 22" E, 100.00 feet along the common boundary line between said Altar Holdings Tract and said Donjuan Tract to a 1/2-inch iron rod found at the Northwest corner of said Altar Holdings Tract, lying in the South boundary line of aforesaid Lot 2R and lying S 85° 32' 16" E, 7.94 feet from a 1/2-inch iron rod found with yellow plastic cap stamped "GSW" at the Southwest corner thereof;

THENCE S 85° 32' 16" E, 132.07 feet along the common boundary line between said Altar Holdings Tract and said Lot 2R to the PLACE OF BEGINNING, containing 0.303 acre (13,207 square feet) of land.

STATE OF TEXAS

COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ALTAR HOLDINGS, LLC, acting by and through the undersigned, its duly authorized agent, being the sole owner of the above described parcel, does hereby adopt the herein above described property as LOTS 3R AND 4R, BLOCK 31, ORIGINAL TOWN OF MANSFIELD, an addition to the City of Mansfield, Tarrant County, Texas and does hereby dedicate to the public use the streets and easements as shown thereon.

I hereby set my signature for the purposes herein expressed this the _____ day of

_____, 2019.

ALTAR HOLDINGS, LLC

By: DAVID L. COOK, PRESIDENT

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, 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 he executed the same for purposes and considerations therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of

_____, 2019.

NOTARY PUBLIC
STATE OF TEXAS

REPLAT

**LOTS 3R AND 4R, BLOCK 31
ORIGINAL TOWN OF MANSFIELD**

BEING A REVISION OF A PORTION OF BLOCK 31,
ORIGINAL TOWN OF MANSFIELD ACCORDING TO THE PLAT
FILED IN VOLUME 63, PAGE 53 OF THE
PLAT RECORDS OF TARRANT COUNTY, TEXAS

CITY OF MANSFIELD
TARRANT COUNTY, TEXAS
2 LOTS

0.303 ACRE
NOVEMBER 7, 2019

THIS PLAT RECORDED IN INSTRUMENT # _____, T.C.T. DATE: _____ SD# 19-061

PLANNING AND ZONING COMMUNICATION

Agenda: November 18, 2019

Subject: ZC#19-017: Public hearing for a request for a Specific Use Permit for auto parts or accessory sales (indoor) on approximately 1.013 acres out of the W. Howard Survey, Abstract No. 690, Tarrant County, TX, located at 3190 E. Broad St.

GENERAL INFORMATION

Applicant:	Carl Helton of AutoZone Parts, Inc. (developer) Robert Spencer of Cann-Mansfield, Ltd. (owner) Wesley Berlin of Spartan Engineering Solutions, LLC (engineer) Berit Hutson of Texas Tuff Landscape, LLC (landscape architect)
Size:	1.013 acres
Proposed Use:	Auto parts or accessory sales (indoor)
Existing Land Use:	Vacant land
Surrounding Land Use & Zoning:	North – Bank; multi-tenant retail/restaurant (PD) South - Vacant land (PD) East – Canon Drive South; multi-tenant retail/restaurant/service (PD) across the street West – Vacant land (PD)
Thoroughfare Plan Specification:	Cannon Drive South – Minor Collector (three-lane undivided)

COMMENTS AND CONSIDERATIONS

The subject property consists of 1.013 acres out of a 9.79 acre tract of land comprising the undeveloped portion of The Villages Off Broadway development. The property is currently vacant land, zoned PD Planned Development District and is part of the Neighborhood Center One sub-district of The Reserve.

Specific Use Permit Request

The applicant is requesting a Specific Use Permit (SUP) to allow an AutoZone auto parts store. In the Neighborhood Center One sub-district, auto parts stores require an SUP to ensure the use is compatible with surrounding land uses.

Site Plan

The applicant is proposing a 6,000 sq. ft. single-story AutoZone auto parts retail store. The main entrance into the building faces north towards the existing east-west commercial drive that serves The Villages Off Broadway development. The loading area is on the west side of the building. The applicant and staff had preferred that the loading area be on the rear of the building, but this could not be achieved due to requirements related to drainage, access, and parking. The loading area will be fully screened by a screening wall to match the building. The trash enclosure

located on the west side of the property will also be screened by an enclosure to match the building.

The site will have its primary access point on the north off the east-west commercial drive that serves The Villages Off Broadway development; this drive connects to Cannon Drive South and other internal drives that feed out to East Broad Street. An additional access point will be located at the southwest corner of the property and will connect to another east-west access drive that connects to Cannon Drive South at Conifer Street. As part of this development, an existing 24' common access easement along the west side of the property will be abandoned; the Engineering Department has allowed this SUP request to proceed to the Planning & Zoning Commission, but is requesting that a new acceptable overall access plan for the balance of The Villages Off Broadway development be submitted prior to action by City Council.

To serve pedestrians, a sidewalk will be constructed along Cannon Drive South, with a sidewalk connection directly into the development and sidewalks along the north and west sides of the building adjacent to the parking lot. The parking lot will include 30 parking spaces, which meets the requirement of 1 parking space per 200 sq. ft. of floor area that is specified for this use.

The applicant notes that there will be no outside storage of materials or repair or storage of vehicles on the property, that all equipment will be designed and screened in accordance with Section 7301.A of the Zoning Ordinance, and that the trash enclosure will be screened in accordance with Section 7301.B of the Zoning Ordinance.

Elevations

The provided Elevations show split-face concrete masonry unit (CMU) blocks as the primary building material, accented by EIFS on the front of the building (around the wall sign). The color scheme includes brown and beige along the lower two-thirds of the building, with the top third of the building including white, red, and orange to match the business' color scheme. The south, east, and west sides of the building will be 100% masonry, while the north elevation will be 74% masonry and 26% EIFS. The overall composition of the building will be 93% masonry and 7% EIFS. The building will feature a flat roof design and will be 21' in height. The loading dock and trash enclosure will be screened by masonry walls to match the building.

Landscape Plan

As indicated in the Landscape Plan, the applicant will provide a 20' landscape setback adjacent to Cannon Drive South, however this setback cannot include trees due to a significant visibility easement that is required to ensure safety for traffic turning from the Villages Off Broadway onto Cannon. The applicant has provided a 10' landscape buffer along the west side of the property, which will include six live oak trees. Three red oak trees will be planted along the east-west commercial drive along the north side of the property. In addition, the parking lot, transformer, trash enclosure, and loading dock wall will be screened by shrubs, the north and west side of the building will include foundation plantings, and the east and south sides of the building will be screened by magnolia and crepe myrtle trees. The parking lot island at the northwest corner of the building will also include a crepe myrtle tree.

Sign Plan

Due to space limitations, the applicant will not be including a monument sign as part of the development. As part of their Sign Plan, they have only indicated a wall sign on the north side of the building over the main entrance and have provided specifications for the sign. The

applicant has also provided a note on the Site Plan indicating that all signage will follow the standards for C-2 zoned properties as indicated in Section 7100 of the Zoning Ordinance, which is consistent with the requirements for properties located in this sub-district of The Reserve.

Summary and Recommendation

The proposed development will provide for an auto parts store on the east side of Mansfield and will help further development of The Villages Off Broadway and complement the existing mix of businesses in the area. While the small size of the property, a significant visibility easement, and drainage, parking, and access requirements created some challenges, the applicant has endeavored to provide a development that adheres to the City's requirements. Staff recommends approval with the condition that a new acceptable overall access plan for the balance of The Villages Off Broadway development be submitted prior to action by City Council.

Attachments:

Maps and Supporting Information

Exhibit A – Property Description

Exhibit B – Site Plan

Exhibit C – Elevations

Exhibit D – Landscape Plan

Exhibit E – Sign Plan

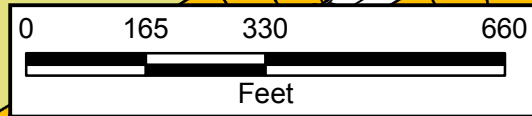
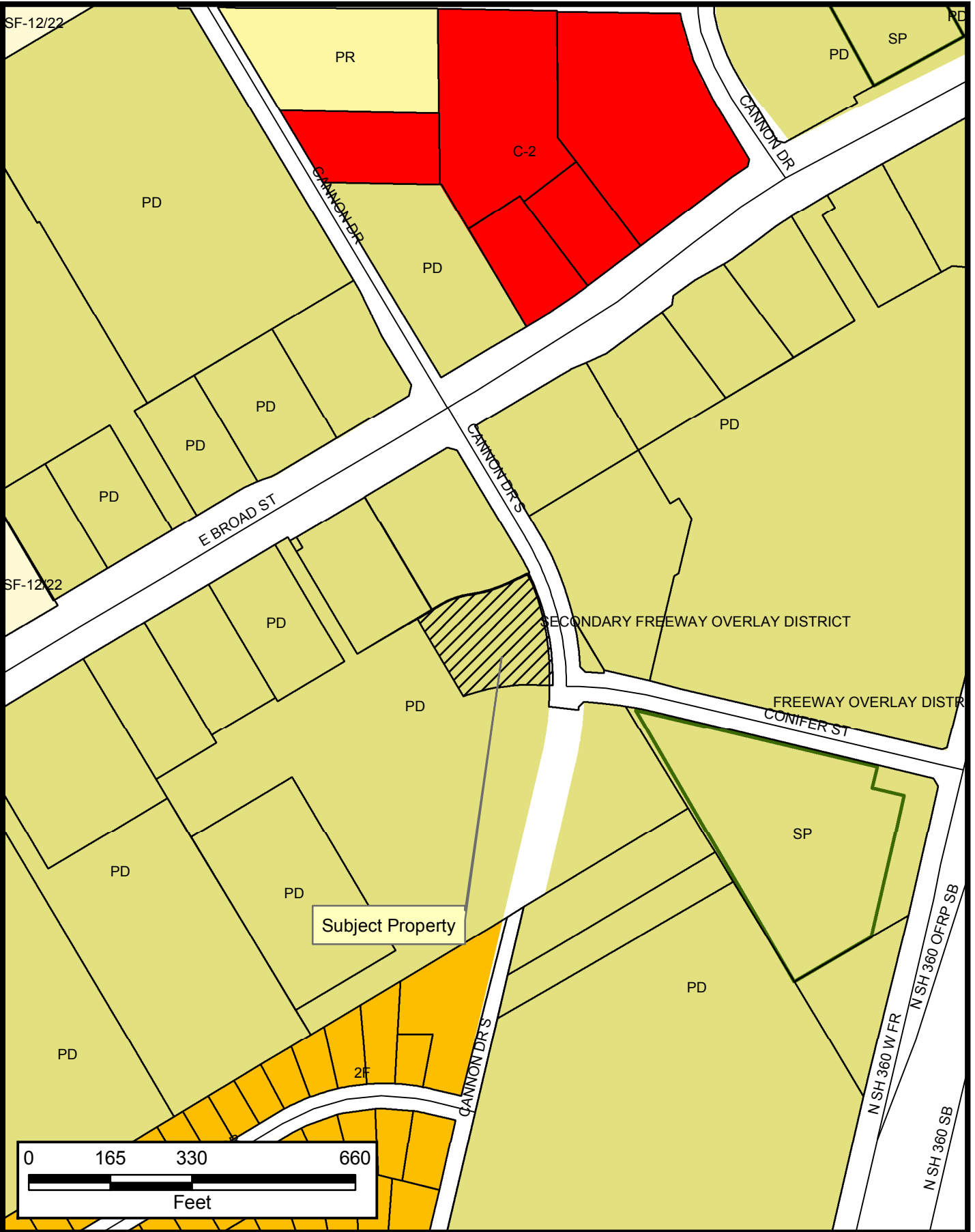


ZC#19-017

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.

11/7/2019

SF-12/22



ZC#19-017

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11/7/2019

Property Owner Notification for ZC#19-017

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BACK, J SURVEY	A 126	TOTAL E&P USA REAL ESTATE LLC	PO BOX 17180	FORT WORTH, TX	76102
BROAD STREET COMMONS	BLK 1	NOVUS DALLAS LLC	8400 E CRESCENT PKWY # 600	GREENWOOD VILLAGE, CO	80111
BROAD STREET COMMONS	BLK 1	KROGER CO THE	1014 VINE ST	CINCINNATI, OH	45202-1141
BROAD STREET COMMONS	BLK 1	CHICK-FIL-A	5200 BUFFINGTON RD	ATLANTA, GA	30349
HOWARD, WILLIAM SURVEY	A 690	CANN-MANSFIELD LTD	PO BOX 100997	FORT WORTH, TX	76185-0997
HOWARD, WILLIAM SURVEY	A 690	CANN-MANSFIELD LTD	PO BOX 100997	FORT WORTH, TX	76185-0997
HOWARD, WILLIAM SURVEY	A 690	CANN-MANSFIELD LTD	PO BOX 100997	FORT WORTH, TX	76185-0997
VILLAGE OFF BROADWAY ADDN	BLK 1	NATIONAL RETAIL PROPERTIES LP	450 S ORANGE AVE STE 900	ORLANDO, FL	32801-3339
VILLAGE OFF BROADWAY ADDN	BLK 1	MANSFIELD 2016 LLC	2708 URSULA CT	MANSFIELD, TX	76063
VILLAGE OFF BROADWAY ADDN	BLK 1	LUCKY EAGLE LLC	765 SIERRA MADRE BLVD	SAN MARINO, CA	91108

Legal Description

Description of a 1.013 acre tract of land situated in the W. Howard Survey, Abstract No. 690, City of Mansfield, Tarrant County, Texas and being a portion of a called 17.252 acre tract of land conveyed to Cann-Mansfield, Ltd. by General Warranty Deed recorded in County Clerk's Instrument No. D206373693, Official Public Records, Tarrant County, Texas; said 1.013 acre tract being more particularly described by metes and bounds as follows;

BEGINNING at a "+" cut in concrete set at the northeast corner of said 1.013 acre tract; said point also being the southeast corner of Lot 6, Block 1, The Village Off Broadway, an addition to the City of Mansfield, Tarrant County, Texas according to the plat thereof recorded in County Clerk's Instrument No. D216217478, Official Public Records, Tarrant County, Texas; said point also being on the southwest right-of-way line of Cannon Drive South (60 feet wide); said point also being in a curve to the right having a radius of 495.00 feet;

THENCE, Southeasterly, with said curve to the right through a central angle of 26 degrees 55 minutes 29 seconds, an arc distance of 232.61 feet (chord bears South 12 degrees 00 minutes 59 seconds East, 230.48 feet) to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" set at the end of said curve; said point also being the southeast corner of said 1.013 acre tract;

THENCE, North 88 degrees 25 minutes 27 seconds West, leaving said southwest right of way line and with the south line of said 1.013 acre tract, a distance of 39.51 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" set at the beginning of a curve to the left having a radius of 385.00 feet;

THENCE, Southwesterly, with said curve to the left through a central angle of 21 degrees 21 minutes 56 seconds, an arc distance of 143.57 feet (chord bears South 80 degrees 53 minutes 35 seconds West, 142.74 feet) to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" set at the end of said curve; said point also being the southwest corner of said 1.013 acre tract;

THENCE, North 30 degrees 44 minutes 24 seconds West, with the west line of said 1.013 acre tract, a distance of 180.95 feet to a "+" cut in concrete set at the northwest corner of said 1.013 acre tract; said point being on the southeast line of Lot 5, Block 1, The Village Off Broadway, an addition to the City of Mansfield, Tarrant County, Texas according to the plat thereof recorded in County Clerk's Instrument No. D217089717, Official Public Records, Tarrant County, Texas;

THENCE, North 59 degrees 17 minutes 50 seconds East, with the common line of said 1.013 acre tract and Lot 5, Block 1, a distance of 32.86 feet to a 1/2-inch iron rod found with plastic cap found (illegible) at the southeast corner of said Lot 5, Block 1; said point also being the southwest corner of said Lot 6, Block 1;

THENCE, North 59 degrees 18 minutes 07 seconds East, with the common line of said 1.013 acre tract and Lot 6, Block 1, a distance of 22.97 feet (plat calls North 59 degrees 17 minutes 39 seconds East) to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" set at the beginning of a curve to the right having a radius of 150.00 feet;

EXHIBIT A: SHEET 1 OF 2

Page 1 of 2 CITY ZONING CASE ZC#19-017

1.013 acre tract in the W. Howard Survey, Abstract No. 690, City of Mansfield, Tarrant County, Texas

THENCE, Northeasterly, continuing with the common line of said 1.013 acre tract and Lot 6, Block 1 and with said curve to the right through a central angle of 22 degrees 56 minutes 01 seconds, an arc distance of 60.04 feet (chord bears North 70 degrees 45 minutes 58 seconds East, 59.64 feet) to a "+" cut in concrete set at the point of reverse curve having a radius of 270.00 feet;

THENCE, Northeasterly, continuing with the common line of said 1.013 acre tract and Lot 6, Block 1 and with said reverse curve through a central angle of 17 degrees 40 minutes 52 seconds, an arc distance of 83.32 feet (chord bears North 73 degrees 23 minutes 26 seconds East, 82.99 feet) to a "+" cut in concrete set at the end of said curve;

THENCE, North 64 degrees 34 minutes 25 seconds East (plat calls North 64 degrees 34 minutes 25 seconds East), continuing with the common line of said 1.013 acre tract and Lot 6, Block 1, a distance of 45.50 feet to the POINT OF BEGINNING;

CONTAINING, 44,140 square feet or 1.013 acres of land, more or less.

Legal Description prepared by:



Robert W. Schneeberg

9/26/19

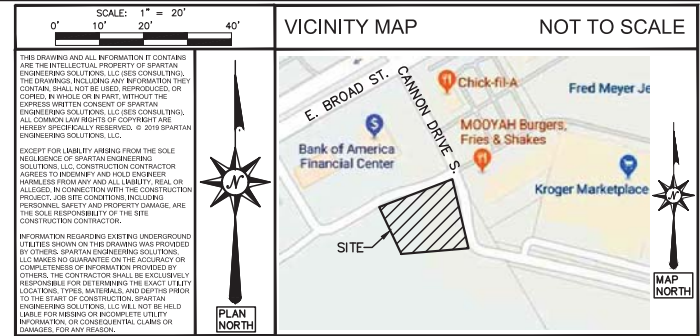
Robert W. Schneeberg, P.E., R.P.L.S.
Gonzalez & Schneeberg, Engineers & Surveyors, Inc.
TX Eng. Firm F-3376 / TX Surveying Firm 100752-00
2100 Lakeside Boulevard, Suite 200
Richardson, Tx 75082
Phone: (972) 516-8855 - Ext. 102

BENCHMARKS:
(PER ALTA/NSPS LAND TITLE SURVEY)
VERTICAL DATUM WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) TEXAS RTK COOPERATIVE NETWORK NAD83-2011
SITE BM NO. 1
+ " CUT WITH SQUARE SET ON CONCRETE CURB NORTH SIDE OF ACCESS ROAD, ALONG THE SOUTHWEST LINE OF LOT 5, BLOCK 1, APPROXIMATELY 54.8' SOUTHWEST OF NORTHWEST CORNER OF SUBJECT TRACT. ELEV.=611.54
SITE BM NO. 2
SQUARE CUT FOUND IN THE NORTH SIDE OF SIGNAL POLE BASE AT THE SOUTHWEST INTERSECTION OF E. BROAD ST. AND CANNON DRIVE SOUTH. ELEV.=612.31

CAUTION!!!
UNDERGROUND UTILITIES ARE PRESENT WITHIN AND ADJACENT TO THE WORK AREA. CONTRACTOR TO LOCATE AND PROTECT ALL UTILITIES AND UTILITY APPURTENANCES DURING CONSTRUCTION. COORDINATE WITH RESPECTIVE UTILITY PROVIDERS AS REQUIRED PRIOR TO THE ONSET OF CONSTRUCTION.
THE CONSTRUCTION SPECIFIED WITHIN THESE PLANS SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF MANSFIELD, ALL APPLICABLE REFERENCE SPECIFICATIONS, INDEPENDENT UTILITY OWNERS, AND AUTOZONE PROJECT SPECIFICATIONS AS APPLICABLE.
FLOODPLAIN NOTE:
THIS ENTIRE PROPERTY LIES IN ZONE "X", 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE, ACCORDING TO THE MOST RECENT OFFICIAL FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48439C0480K, DATED 9/25/2019.

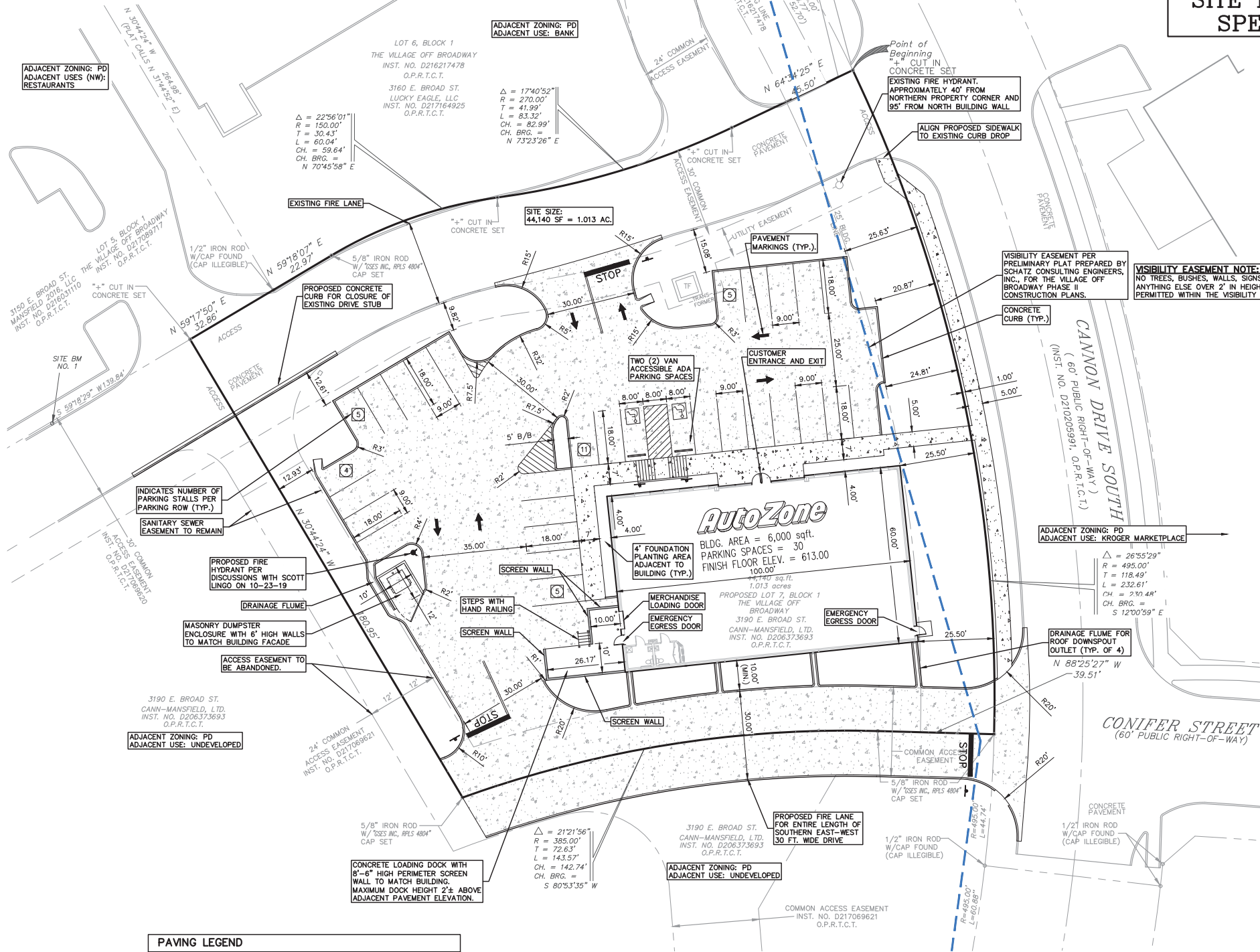
SITE DATA SUMMARY		
LOCATION: 3190 E. BROAD STREET (FINAL ADDRESS T.B.D.)		
JURISDICTION: CITY OF MANSFIELD, TARRANT COUNTY, TEXAS		
ZONING DISTRICT: PD PLANNED DEVELOPMENT		
GENERAL USE DESCRIPTION: AUTO PARTS RETAIL SALES		
CITY USE DEFINITION: AUTO PARTS OR ACCESSORY SALES (INDOOR)		
PER TABLE 6.2 OF "THE RESERVE PLANNED DEVELOPMENT DISTRICT STANDARDS", A SPECIFIC USE PERMIT IS REQUIRED FOR THE PROPOSED USE.		
BUILDING INFORMATION:		
GROSS FLOOR AREA = 6,000 SF (EXTERIOR FACE)		
BUILDING HEIGHT = 21'-1 1/2"		
NUMBER OF FLOORS = ONE		
FLOOR AREA RATIO:		
GROSS FLOOR AREA = 6,000 SF (EXTERIOR FACE)		
SITE SIZE: 44,140 SF		
FLOOR AREA RATIO = 6,000 / 44,140 = 13.6%		
ITEM	REQUIRED	PROVIDED
MINIMUM FRONT SETBACK	25 FT	25.5 FT
MINIMUM SIDE SETBACK	0 FT	25± FT MINIMUM
MINIMUM REAR SETBACK	0 FT	69.2 FT
MAXIMUM BUILDING HEIGHT	35	1 STORY, 21 FT
REFERENCE IS MADE TO THE CITY OF MANSFIELD CODE OF ORDINANCES.		

PARKING INFORMATION		
ITEM	REQUIRED	PROVIDED
PARKING REQUIRED: CITY OF MANSFIELD ORDINANCE SECTION 7200B, "MOTOR VEHICLE PARTS & ACCESSORY SALES" (INDOORS) USE CATEGORY	MIN. PARKING COUNT: 1 SPACE PER 200 SF GROSS FLOOR AREA: 6,000/200 = 30 SPACES	30 SPACES
MIN. PARKING DIMENSIONS	9 FT x 18 FT	9 FT x 18 FT
MIN. DRIVE ISLE WIDTH	24 FT	25 FT (MINIMUM)
ADA PARKING SPACES	2 SPACES	2 SPACES
REFERENCE IS MADE TO THE CITY OF MANSFIELD CODE OF ORDINANCES.		



NOT FOR CONSTRUCTION SITE PLAN DRAWINGS FOR SPECIFIC USE PERMIT

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF WESLEY R. BERLIN, PE #128147 ON 10-3-19. THIS DRAWING SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.



EXISTING FEATURES LEGEND	
PP	POWER POLE
WM	WATER METER
WV	WATER VALVE
LS	LIGHT STANDARD
CO	FIRE HYDRANT
CB	CLEANOUT
JB	JUNCTION BOX
GM	GAS METER
MS	METAL SIGN
PA	POWER POLE ANCHOR
SS	SANITARY SEWER MANHOLE
OP	OVERHEAD POWER LINE
TR	TELEPHONE RISER
CR	CABLE RISER
EM	ELECTRIC METER
TC	TOP OF CURB
GL	GUTTER
FL	FLOW LINE
BM	BENCHMARK
UR	UNDERGROUND ELECTRIC RISER

SIGN LEGEND	
SIGN TYPE	QNTY.
RESERVED	2
MIN ACCESS	2
STOP	3

PROPOSED FEATURES LEGEND	
WATER MAIN	---
WATER SERVICE	---
FIRE HYDRANT	⊙
SANITARY SEWER	---
CLEANOUT (SAN. OR ST.)	⊙
SIGN	T

PAVING LEGEND	
CONCRETE SIDEWALK	---
CONCRETE PAVING	---
• LIGHT DUTY (PARKING SPACES ONLY): 5" THICK 4,000 PSI CONCRETE PAVEMENT WITH NO. 4 BARS AT 18" O.C. EACH WAY, OVER 6" LIME TREATED SUBGRADE	
• HEAVY DUTY (LOADING, DRIVE LANES, SOUTH DRIVE): 6" THICK 4,000 PSI CONCRETE PAVEMENT WITH NO. 4 BARS AT 18" O.C. EACH WAY, OVER 6" LIME TREATED SUBGRADE	

CURRENT OWNER BOB SPENCER CANN-MANSFIELD, LTD. PO BOX 100997 FORT WORTH, TX 76185 817-926-3030
DEVELOPER / FUTURE OWNER CARL HELTON AUTOZONE PARTS, INC. 123 S. FRONT STREET, 3RD FLOOR MEMPHIS, TN 38103 901-495-6736
PROJECT REPRESENTATIVE/CIVIL ENGINEER WESLEY R. BERLIN, PE SPARTAN ENGINEERING SOLUTIONS, LLC 2583 PINE BLUFFS COURT HIGHLAND, MI 48357 810-746-9928

- CITY OF MANSFIELD SITE PLAN GENERAL NOTES:**
- ALL EQUIPMENT SHALL BE DESIGNED AND SCREENED IN ACCORDANCE WITH THE REGULATIONS OUTLINED IN SECTION 7301.A OF THE ZONING ORDINANCE.
 - THE TRASH ENCLOSURE WILL BE SCREENED IN ACCORDANCE WITH THE REGULATIONS OUTLINED IN 7301.B OF THE ZONING ORDINANCE.
 - THERE WILL BE NO OUTSIDE STORAGE OF MATERIALS OR REPAIR OR STORAGE OF VEHICLES ON THE PROPERTY.
 - ALL SIGNAGE WILL COMPLY WITH THE REGULATIONS FOR C-2 ZONED PROPERTY AS OUTLINED IN SECTION 7100 OF THE ZONING ORDINANCE.

EXHIBIT B: SHEET 1 OF 2
CITY ZONING CASE ZC#19-017



**SPARTAN
ENGINEERING
SOLUTIONS, LLC**
2583 PINE BLUFFS COURT
HIGHLAND, MI 48357
PHONE: 810-746-9928
WEB: WWW.SPARTAN-ES.COM

T.B.P.E. FIRM REGISTRATION
F-19280



PREPARED FOR: **AUTOZONE PARTS, INC.**
123 S. FRONT STREET, 3RD FLOOR
MEMPHIS, TN 38103

PROJECT: **AUTOZONE MANSFIELD TX5948**
1.013 ACRES: LOT 7, BLOCK 1 OF THE VILLAGE OFF BROADWAY / W. HOWARD
CITY OF MANSFIELD, TARRANT COUNTY, TX 76063

SHEET TITLE: **SITE PLAN**

SCALE: 1" = 20'

72 HOURS NOTICE
BEFORE YOU DIG CALL



TEXAS 811
TEXAS811.ORG
800-344-8377 OR 811

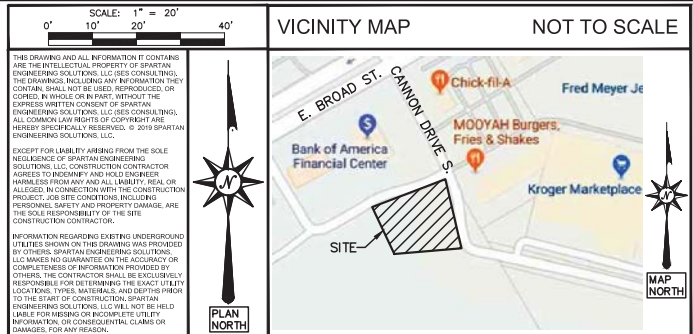
REVISED:
1:10/30/19 SUP REVIEW 1

P.E./P.M. WRB/WRB
DRAFTED: WRB
CHECKED: WRB
JOB NO.: 2019-018
ORIGINAL ISSUE DATE
OCTOBER 3, 2019
SHEET NO.

C1.0

BENCHMARKS:
(PER ALTA/NSPS LAND TITLE SURVEY)
VERTICAL DATUM WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) TEXAS RTK COOPERATIVE NETWORK NAD83-2011
SITE BM NO. 1
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CAUTION!!!
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**NOT FOR CONSTRUCTION
SITE PLAN DRAWINGS FOR
SPECIFIC USE PERMIT**

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF WESLEY R. BERLIN, PE #28147 ON 10-3-19. THIS DRAWING SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

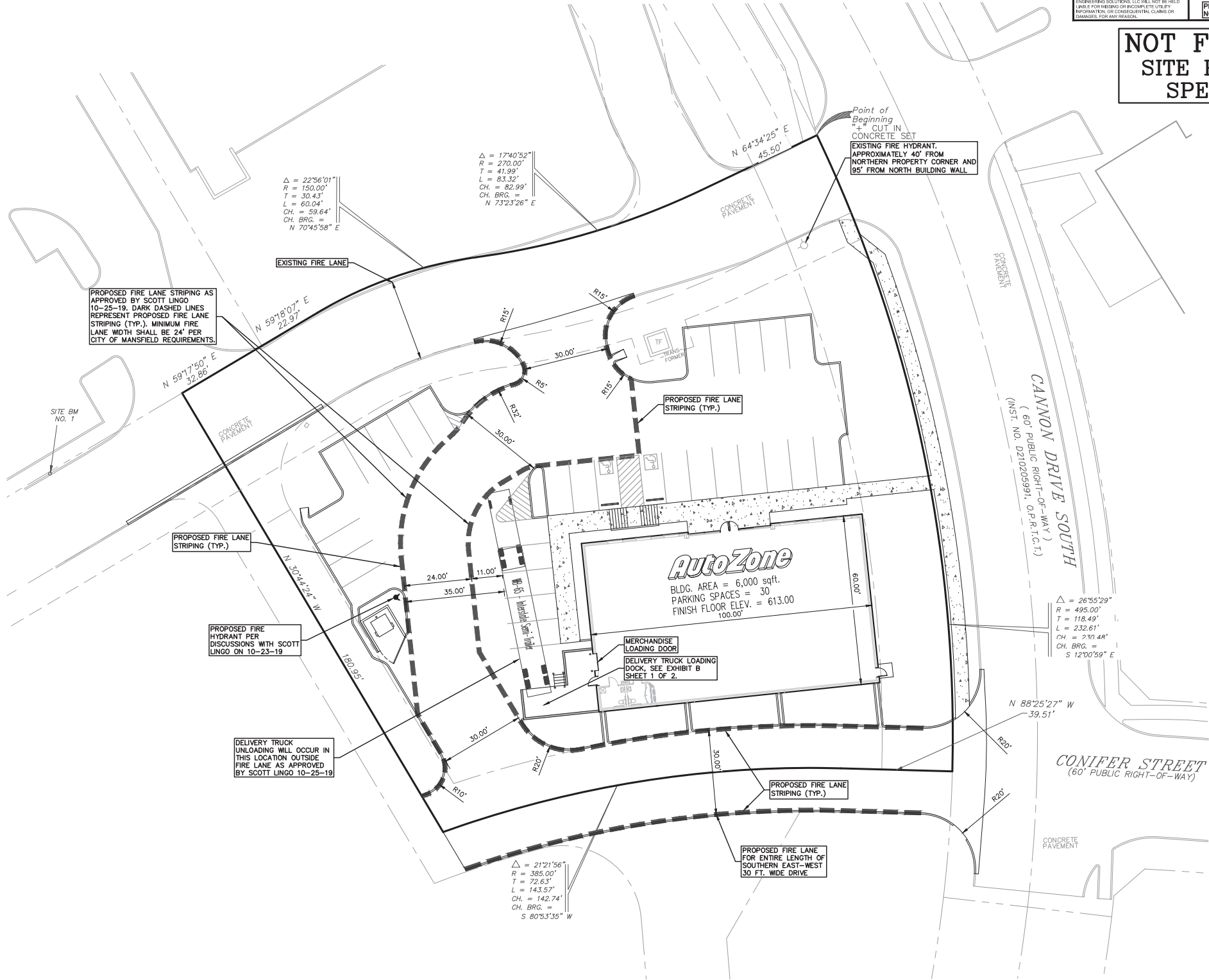


EXHIBIT B: SHEET 2 OF 2
CITY ZONING CASE ZC#19-017

**SPARTAN
ENGINEERING
SOLUTIONS, LLC**
2583 PINE BLUFFS COURT
HIGHLAND, MI 48357
PHONE: 810-746-9928
WEB: WWW.SPARTAN-ES.COM
T.B.P.E. FIRM REGISTRATION # F-19280

10-3-19

PREPARED FOR: **AUTOZONE PARTS, INC.**
123 S. FRONT STREET, 3RD FLOOR
MEMPHIS, TN 38103

PROJECT: **AUTOZONE MANSFIELD TX5948**
1013 ACRES: LOT 7 BLOCK 1 OF THE VILLAGE OFF BROADWAY / W. HOWARD
CITY OF MANSFIELD, TARRANT COUNTY, TX 76063

SHEET TITLE: **FIRE LANE PLAN**
C:\PROJ\TX5948-018 AUTOZONE MANSFIELD\DESIGN\CONSTRUCTION\0304A-C01.0A-105948-09-018.DWG

SCALE: 1" = 20'

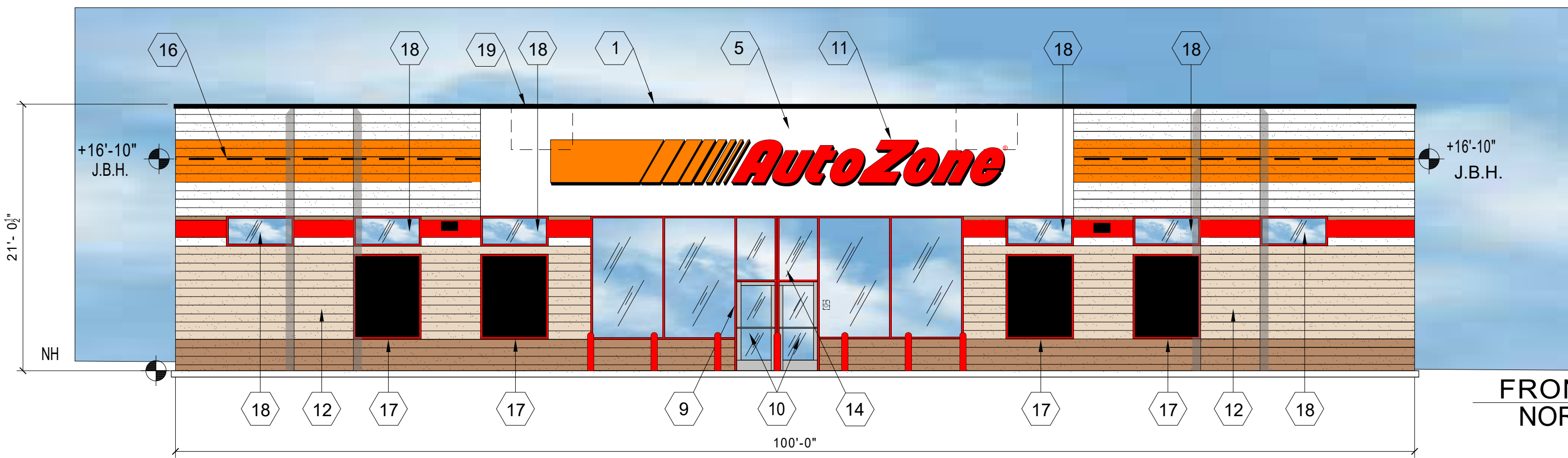
72 HOURS NOTICE BEFORE YOU DIG CALL

TEXAS 811
TEXAS811.ORG
800-344-8377 OR 811

REVISED:
1:10/30/19 SUP REVIEW 1

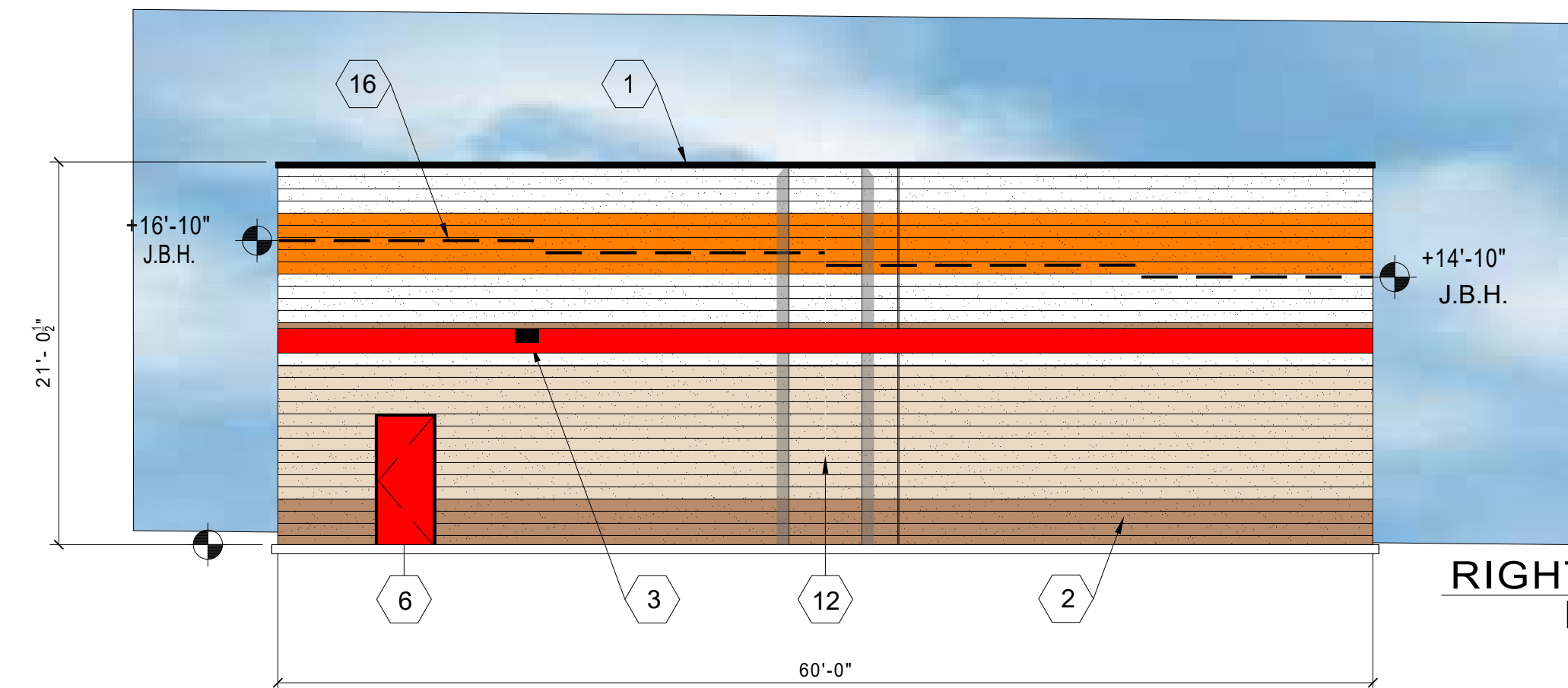
P.E./P.M. WRB/WRB
DRAFTED: WRB
CHECKED: WRB
JOB NO.: 2019-018
ORIGINAL ISSUE DATE
OCTOBER 3, 2019
SHEET NO.

C1.0A



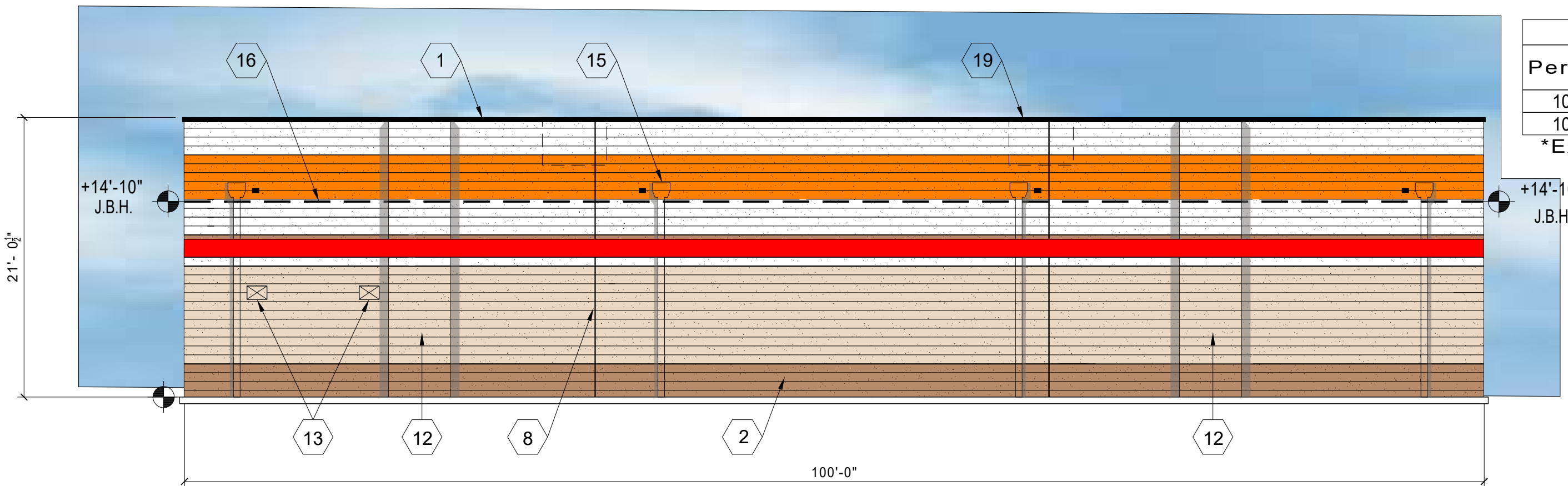
FRONT WALL ELEVATION		
Percent	*Surface Area	Material
100%	1,541 sq ft	
74%	1,145 sq ft	Masonry
26%	396 sq ft	EIFS

*Excludes Doors and Windows



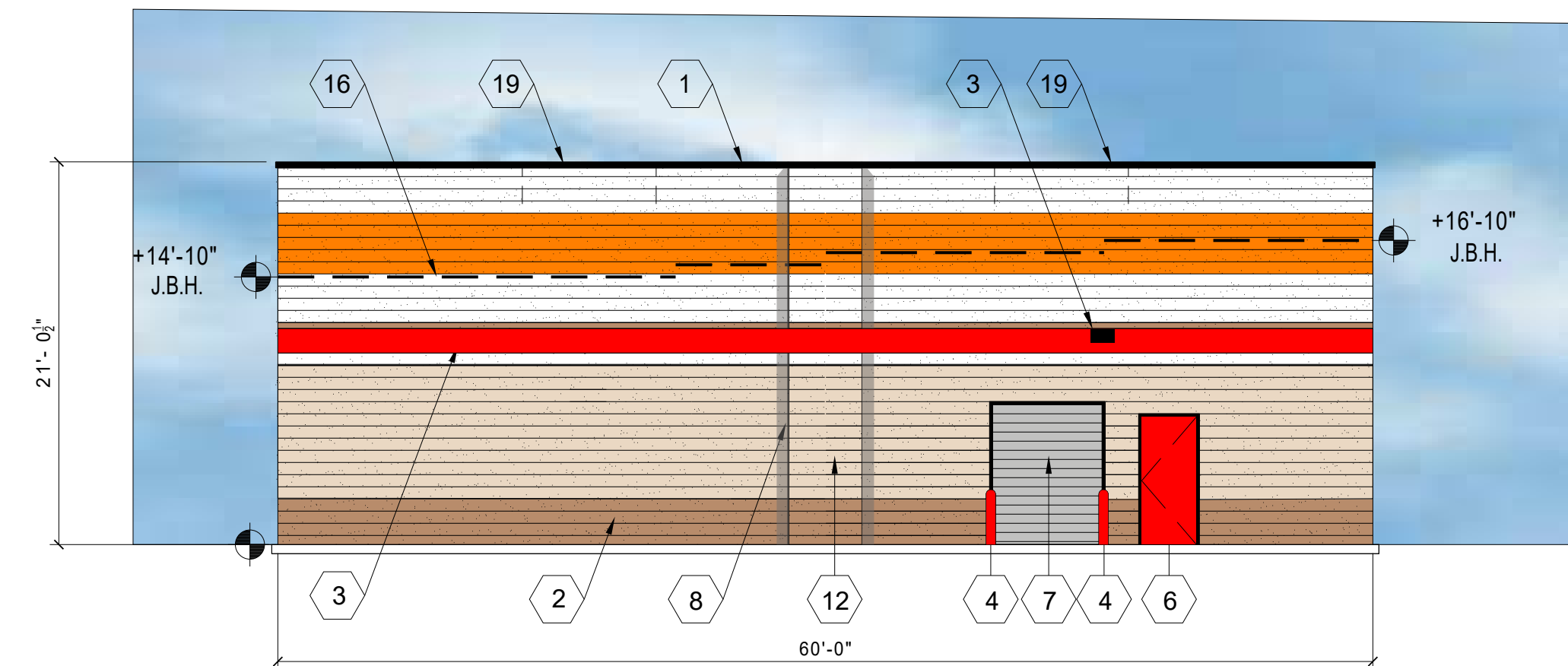
RIGHT SIDE WALL ELEVATION		
Percent	*Surface Area	Material
100%	1,215 sq ft	
100%	1,215 sq ft	Masonry

*Excludes Doors and Windows



REAR WALL ELEVATION		
Percent	*Surface Area	Material
100%	2,060 sq ft	
100%	2,060 sq ft	Masonry

*Excludes Doors and Windows

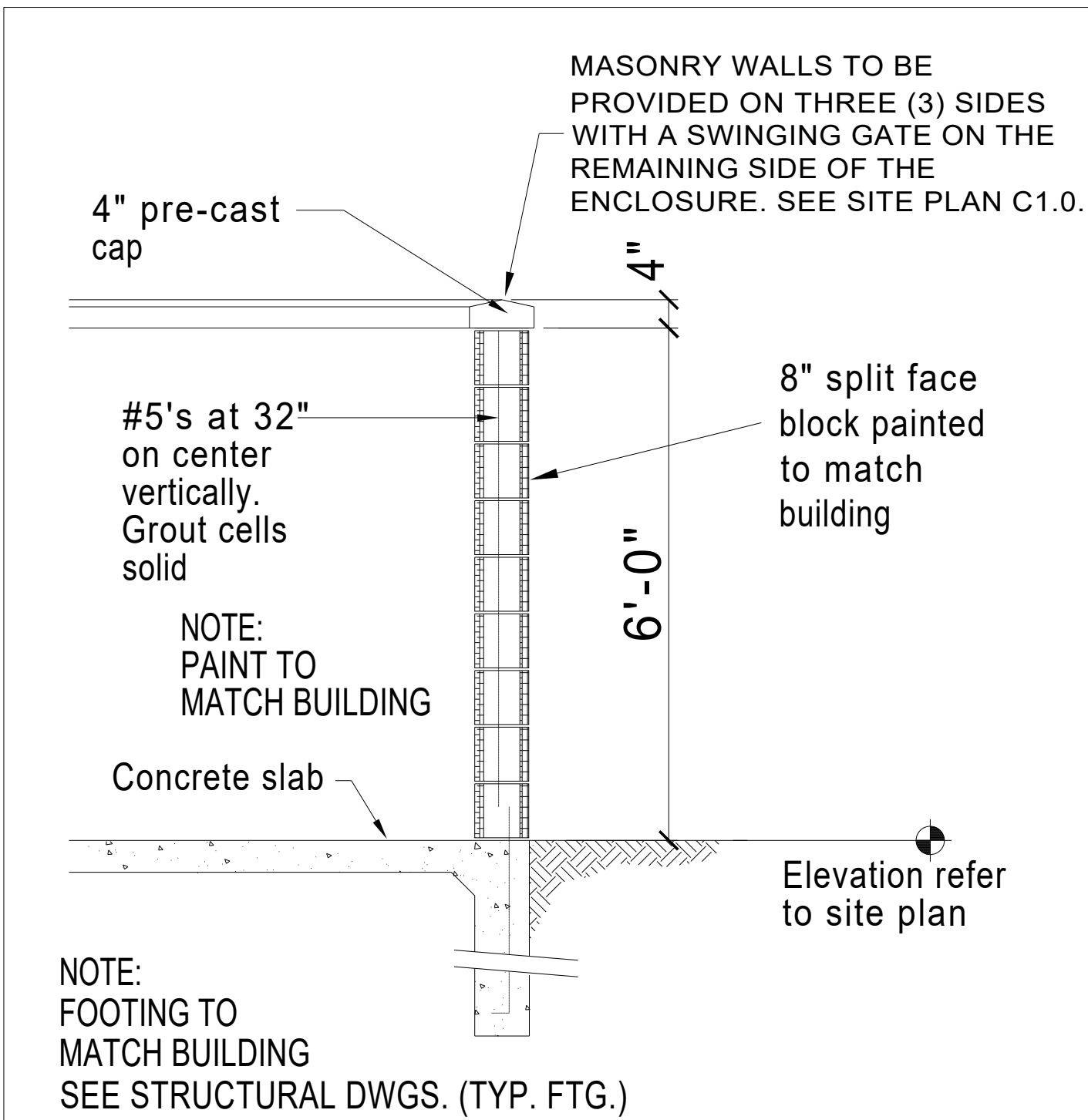


LEFT SIDE WALL ELEVATION		
Percent	*Surface Area	Material
100%	1,165 sq ft	
100%	1,165 sq ft	Masonry

*Excludes Doors and Windows

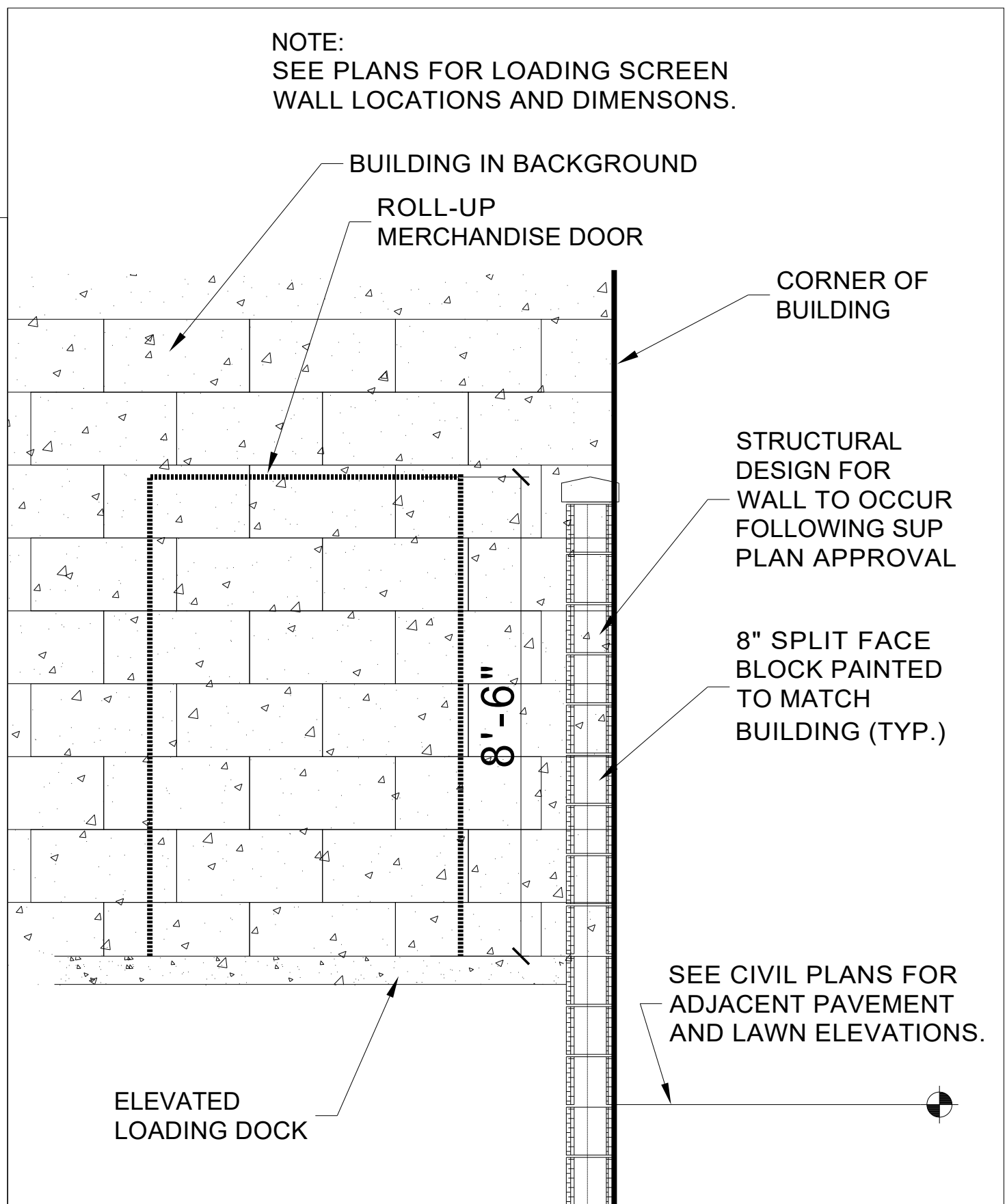
OVERALL ELEVATIONS		
Percent	*Surface Area	Material
100%	5,981 sq ft	
93%	5,585 sq ft	Masonry
7%	396 sq ft	EIFS

*Excludes Doors and Windows



NO SCALE

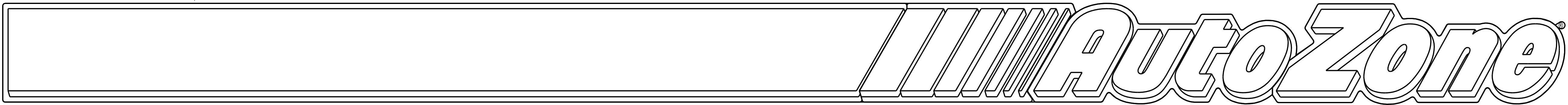
1 DUMPSTER SECTION

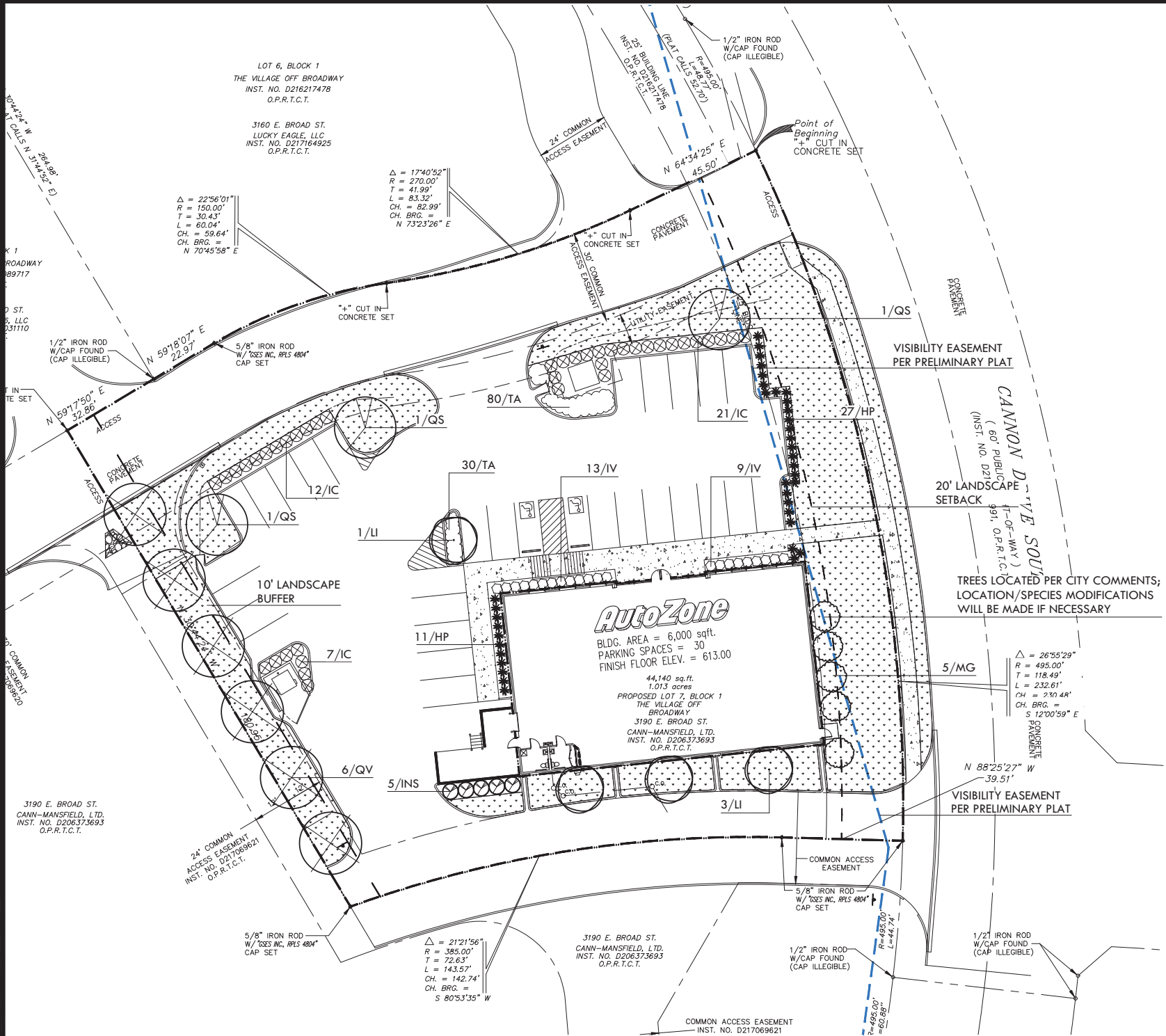


NO SCALE

2 LOADING SCREEN WALL SECTION

Color Elevation
AutoZone Store #5948
Mansfield, TX





PLANT SCHEDULE

	CODE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE
	Trees:				
	INS	5	Nellie R. Stevens holly	Ilex x Nellie R. Stevens	15 gal.
	LI	4	Tuscarora crape myrtle	Lagerstroemia x indica 'Tuscarora Red'	30 gal.
	MG	5	Little Gem magnolia	Magnolia grandiflora 'Little Gem'	30 gal.
	QS	3	Shumard red oak	Quercus shumardii	3.5" cal.
	QV	6	live oak	Quercus virginiana	3.5" cal.
	Shrubs:				
	HP	38	red yucca	Hesperaloe parvifolia	3 gal.
	IC	41	needlepoint holly	Ilex cornuta 'Needlepoint'	5 gal.
	IV	22	dwarf yaupon holly	Ilex vomitoria 'Nana'	3 gal.
	Groundcover:				
	CD	1115 SY	bermudagrass sod	Cynodon dactylon	
	TA	110	Asian jasmine	Trachelospermum asiaticum	1 gal. 18" OC

SUMMARY CHART - BUFFER YARD/LANDSCAPE SETBACKS

Location	Required/ Provided	Length	Width	Canopy	Ornamental	Screening	
				Trees	Trees	Shrubs	Wall
North	Required	194.69'	10'	See Note 1	NA	NA	NA
	Provided	194.69'	10'		NA	NA	NA
East	Required	187.61'	20'	5	NA	NA	NA
	Provided	187.61'	20'	5	NA	NA	NA
South	Required	107.57'	10'	See Note 2	NA	NA	NA
	Provided	107.57'	10'		NA	NA	NA
West	Required	135.95'	10'	6	NA	NA	NA
	Provided	135.95'	10'	6	NA	NA	NA

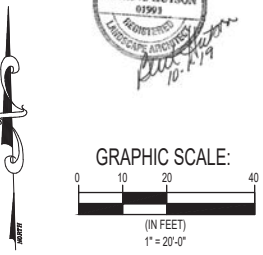
Notes:
1. North side is a 30' drive lane
2. South side is a shared 30' drive lane

SUMMARY CHART - INTERIOR LANDSCAPE

	Landscape Area in SF	% of Landscape Area	Canopy Trees	Ornamental Trees	Shrubs	Screening Wall
Required	4414	10%	NA	NA	NA	NA
Provided	10304	23%	NA	NA	NA	NA

SUMMARY CHART - INTERIOR
PARKING LOT LANDSCAPING

# of Required Parking Spaces	30
# of Provided Parking Spaces	30
# of Tree Islands Provided	1
# of Trees Required	3
# of Trees Provided	3



CURRENT OWNER BOB SPENCER CANN-MANSFIELD LTD. PO BOX 100997 FORT WORTH, TX 76185 817-926-3030	DEVELOPER/FUTURE OWNER CARL HELTON AUTOZONE PARTS, INC. 123 FRONT ST., 3RD FLOOR MEMPHIS, TN 38103 901-495-8736
CIVIL ENGINEER: WESLEY R. BERLIN, PE SPARTAN ENGINEERING SOLUTIONS, LLC 2863 PINE BLUFFS COURT HIGHLAND, MI 48357 810-746-9928	LANDSCAPE ARCHITECT/CERTIFIED ARBORIST: BERT HUTSON, RLA TEXAS TUFF LANDSCAPE, LLC PO BOX 172 PROSPER, TEXAS 75078 972-347-9930

EXHIBIT D: CITY ZONING CASE ZC#19-017



TEXAS TUFF LANDSCAPE
Design-Project Management-Horticulture Services
972-347-9930

Date: 10/03/19
Scale: 1" = 20'-0"
Project No.:
Drawn by: BAH
Approved:
Revised:
10/30/19: per city comments

AUTO ZONE MANSFIELD, TX
3190 E. Broad St., Lot 7, Block 1
The Village of Broadway
Mansfield, Texas 76063

Sheet:
Landscape Plan

L1.0

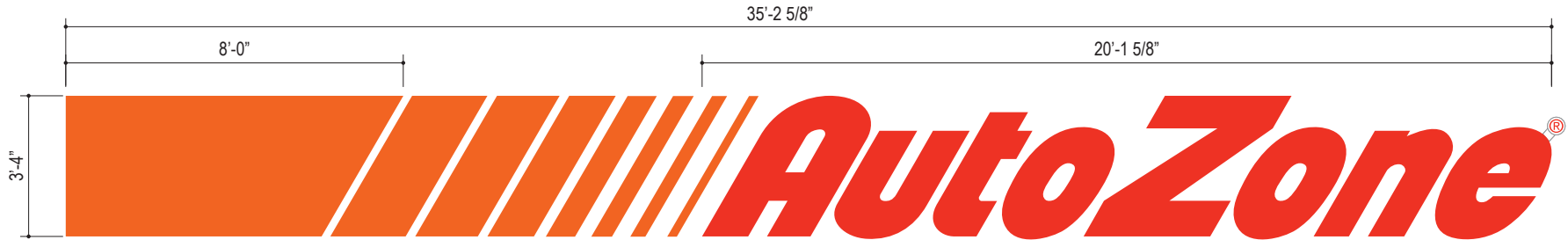
Landscape Maintenance: the property owner, tenant or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. this shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size.

40LS

FACE LIT CHANNEL LETTERS w/ STRIPES (Qty 1)

AZ1CL40-422-5LINT
AZ1CL40-422-5LEXT

SQUARE FOOTAGE: 117



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



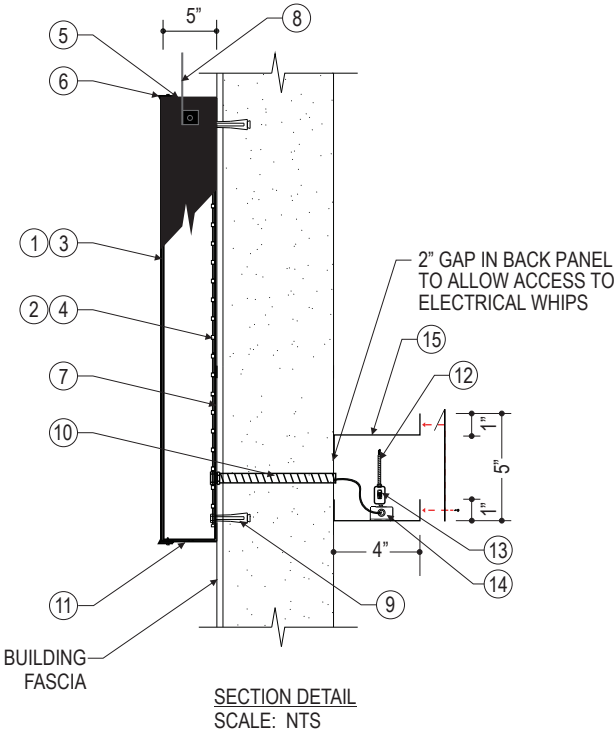
LED LAYOUT
SCALE: NTS

SPECIFICATIONS

- 3/16" THK PIGMENTED PLEXIGLAS RED 2662 AUTOZONE LETTERS
- AUTOZONE LETTERS INTERNALLY ILLUMINATED w/ GE TETRA MAX RED LED
- 3/16" THK PIGMENTED PLEXIGLAS ORANGE 2119 AUTOZONE STRIPES
- AUTOZONE STRIPES INTERNALLY ILLUMINATED w/ GE TETRA MAX ORANGE LED
- 5" PRE-FINISHED .040 BLACK/WHITE ALUMINUM RETURNS LETTER LOCKED/STAPLED TO BACK AND CAULKED / INSIDE OF LETTERS AND STRIPES TO BE WHITE
- 1" GLOSS BLACK JEWELITE TRIM FASTENED TO LETTERS & STRIPES w/ MINIMUM #8 SHEET METAL SCREWS PAINTED P-8 / SPACING SHALL NOT EXCEED 18" / NO FEWER THAN FOUR (4) SCREWS PER FACE
- PRE-FINISHED .063 BLACK/WHITE ALUMINUM BACKS LETTER LOCKED/STAPLED TO RETURN AND CAULKED / INSIDE OF LETTERS AND STRIPES TO BE WHITE
- WHITE ALUMINUM TAB w/ @ VINYL APPLIED FIRST SURFACE V-3
- AUTOZONE REQUIRED MOUNTING HARDWARE: TOGGLE BOLTS-EIFS WALLS OR MASONRY LAGS-CMU/MASONRY WALLS / JONES SIGN WILL SUPPLY THIS HARDWARE (REFER TO WALL SYSTEMS w/ APPROVED FASTENERS CHART)
- 1/2" FLEXIBLE CONDUIT / GREEN FIELD
- 1/4" DIA WEEP HOLES
- 120V - 20 AMP PRIMARY ELECTRICAL CONNECTIONS / TO BE MADE BY LICENSED ELECTRICAL CONTRACTORS
- UL APPROVED ELECTRICAL SHUT OFF SWITCH
- TETRA POWER SUPPLY MOUNTED TO BOTTOM OF TRANSFORMER BOX
- INTERIOR RACEWAY AS NEEDED:** 4" x 5"H x .063 WHT/WHT ALUMINUM BREAKFORMED INTERIOR TRANSFORMER BOX w/ REMOVABLE FACE / PAINTED P-7

COLORS/FINISHES

<div></div>	P-7	SW 6091 RELIABLE WHITE
<div></div>	P-8	GLOSS BLACK
<div></div>	V-3	3M 3630-143 POPPY RED TRANSLUCENT VINYL



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

				MATERIAL BREAKDOWN		
				GEMXPO-W1	Modules	12V P/S
				S1	8.0	1
				S2	9.0	
				S3	9.0	
				S4	9.0	
				S5	16.0	
				S6	20.0	
				S7	24.0	
				S8	58.0	
MATERIAL LIST				GEMXRD-W1	Modules	12V P/S
LED Module	GEMXPO-W1	153 Mod	77 Ft	A	31.0	1
	GEMXRD-W1	180 Mod	90 Ft	U	18.0	
				T	15.0	
Power Supply	GEPS12-60U-NA		3 Ea	O	19.0	
				Z	35.0	
Supply Wire	9409		145 Ft	O	19.0	1
Choose one wire connector	192160004		46 Ea	N	19.0	
	191600041		46 Ea	E	24.0	
End Caps	191600041		40 Ea			




NIGHT VIEW
SCALE: NTS

WALL SYSTEMS	APPROVED FASTENER	
WOOD, CONCRETE BLOCK OR EIFS	3/8" THREADED ROD THRU-BOLT w/ NUT & WASHER	
METAL OR EIFS	3/8" THREADED ROD THRU-BOLT w/ TOGGLE ANCHOR	
CONCRETE, MASONRY AND BRICK - EMBED A MINIMUM OF 3"	3/8" DIA. LAG w/ 3/8" SHIELD & WASHER	
TILT-UP CMU - EMBED A MINIMUM OF 3"	3/8" DIA RED HEAD LARGE DIAMETER TAPCON FASTENER	

*FOR ALL OTHER WALL CONDITIONS NOT LISTED ON THIS APPROVED FASTENER SCHEDULE, INSTALLER IS TO DETERMINE A SUITABLE METHOD OF ATTACHMENT FOR SIGNAGE AND OBTAIN APPROVAL FROM IMAGE NATIONAL SIGNS.

*IF INSTALLER IS UNSURE OF A METHOD, IMAGE NATIONAL SIGNS MUST BE CONSULTED. FOR ALL ATTACHMENT METHODS, INSTALLER MUST ADHERE TO GUIDELINES ON USE AND SITE PREPARATION RECOMMENDED BY FASTENER MANUFACTURER.

<div>JONES SIGN</div> <div>Your Vision. Accomplished.</div> <div>WWW.JONESSIGN.COM</div>	JOB #: 000000-R0	REV.	DATE	BY	DESCRIPTION	CLIENT APPROVAL	DATE		EXHIBIT E	SHEET NUMBER	
	DATE: 00.00.0000	1	00.00.00	XX	XXXX						CITY ZONING CASE
	DESIGNER: Jeneé Sotka	2	00.00.00	XX	XXXX						ZC#19-017
	SALES REP: XXX	3	00.00.00	XX	XXXX						
	PROJ MGR: Jamie De Vos	4	00.00.00	XX	XXXX						
		5	00.00.00	XX	XXXX						
		6	00.00.00	XX	XXXX						
		7	00.00.00	XX	XXXX						
		8	00.00.00	XX	XXXX	LANDLORD APPROVAL	DATE				
		9	00.00.00	XX	XXXX						
		10	00.00.00	XX	XXXX	QC					
									DESIGN PHASE: CONCEPTUAL		
									1.0		

PLANNING AND ZONING COMMUNICATION

Agenda: November 18, 2019

Subject: ZC#19-018: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential uses on approximately 0.528 acres known as Lot 1, Block 1, Bastian Addition, located at 607 W. Kimball St.

GENERAL INFORMATION

Applicant:	Hayden Dalley of Mansfield Custom Homes (owner/developer) Sheri Bumgardner of SSB Designs, Inc. (site planner)
Size:	0.528 acres
Proposed Use:	Single-family residential
Existing Land Use:	Vacant land with accessory building
Surrounding Land Use & Zoning:	North - Kimball St.; Single-family residential (SF-7.5/12 & PD) across the street South - Vacant land (SF-7.5/12); Single-family residential (PD) East - Vacant land (SF-7.5/12) West - Single-family residential (SF-7.5/12)

COMMENTS AND CONSIDERATIONS

The subject property consists of 0.528 acres of land located on the south side of W. Kimball Street, just east of Dawson Street. The property is currently vacant, aside from an existing accessory structure. The property also previously included a single primary residence. The applicant is requesting to re-zone the property from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential uses.

Development Plan

The applicant plans to develop two single-family homes on the property and retain the existing accessory structure in the rear of the property. The applicant proposes the following minimum lot standards:

Minimum Lot Area: 10,000 sq. ft.

Minimum Lot Depth: 110'

Minimum Lot Width: 50'

Minimum Lot Depth: 110'

Minimum Front Setback: 25'

Minimum Rear Setback: 15'

Minimum Side Setback, Interior: 5'

Minimum Floor Area: 1,800 sq. ft.

Max. Height: 35'

Max. Lot Coverage: 45%

Minimum Off-Street Parking: 2 spaces per house

Minimum Parking: 2 spaces per garage per dwelling

The development proposes Craftsman-style architecture with façade cladding that is at least 70% wood or cementitious fiber. In addition, the architectural standards include a requirement for front porches; windows seen from the street to be wood, look like wood, or be covered with vinyl or aluminum cladding; a minimum 8:12 roof pitch; and three-dimensional architectural shingles. In addition, the garage doors will include small windows, woodgrain paint finish, or carriage-style enhancements. The two homes must also vary from each other in terms of color, architectural features, roof form, and combination of cladding materials.

The existing accessory structure located on the property will remain and the permitted uses will be personal storage or workshop. The accessory structure was constructed circa 2012-13 and was built up right to the rear and side property lines without the proper setbacks and with an area of 1,750 sq. ft. and a height of 17', which exceed the maximum allowances for an accessory structure on a lot of this size. The applicant has specified that Pad B will not be allowed any additional accessory structures (or accessory structure additions) and that the typical accessory structure regulations specified in the Zoning Ordinance will apply to Pad A. If the existing accessory structure is removed, the accessory structure regulations for Pad B will default to the typical Zoning Ordinance requirements.

The landscaping will include three trees per lot, with the plan showing two trees in the front yard and one tree in the rear. In addition, at least 50% of the foundation facing the streets shall include shrubs or flower beds.

Recommendation

The proposed development will provide for the development of two new homes on the outskirts of downtown Mansfield with development standards that largely meet or exceed the development standards for the surrounding zoning with the notable exception of lot width, however the lots are also considerably larger and deeper. The development will include Craftsman-style architectural standards that are compatible with downtown, as well as porches, garage door enhancements, foundation shrub beds, and other elements to make the homes visually appealing from the street. While the existing accessory structure is nonconforming as it relates to size, height, and setbacks, the applicant has agreed that no additional accessory structures will be allowed for the future lot on which it will be located and that all new accessory structures will be subject to the standard Zoning Ordinance requirements. Staff recommends approval with the condition that the north arrow be corrected, the heading "existing accessory building" be re-titled "accessory buildings", the building on Pad B be shifted to the rear so that the home and porch do not encroach the 25' front yard setback, and that the ownership be labeled on the rear landlocked parcel that is to retain SF-7.5/12 zoning.

Attachments:

Maps and Supporting Information

Exhibit A – Property Description

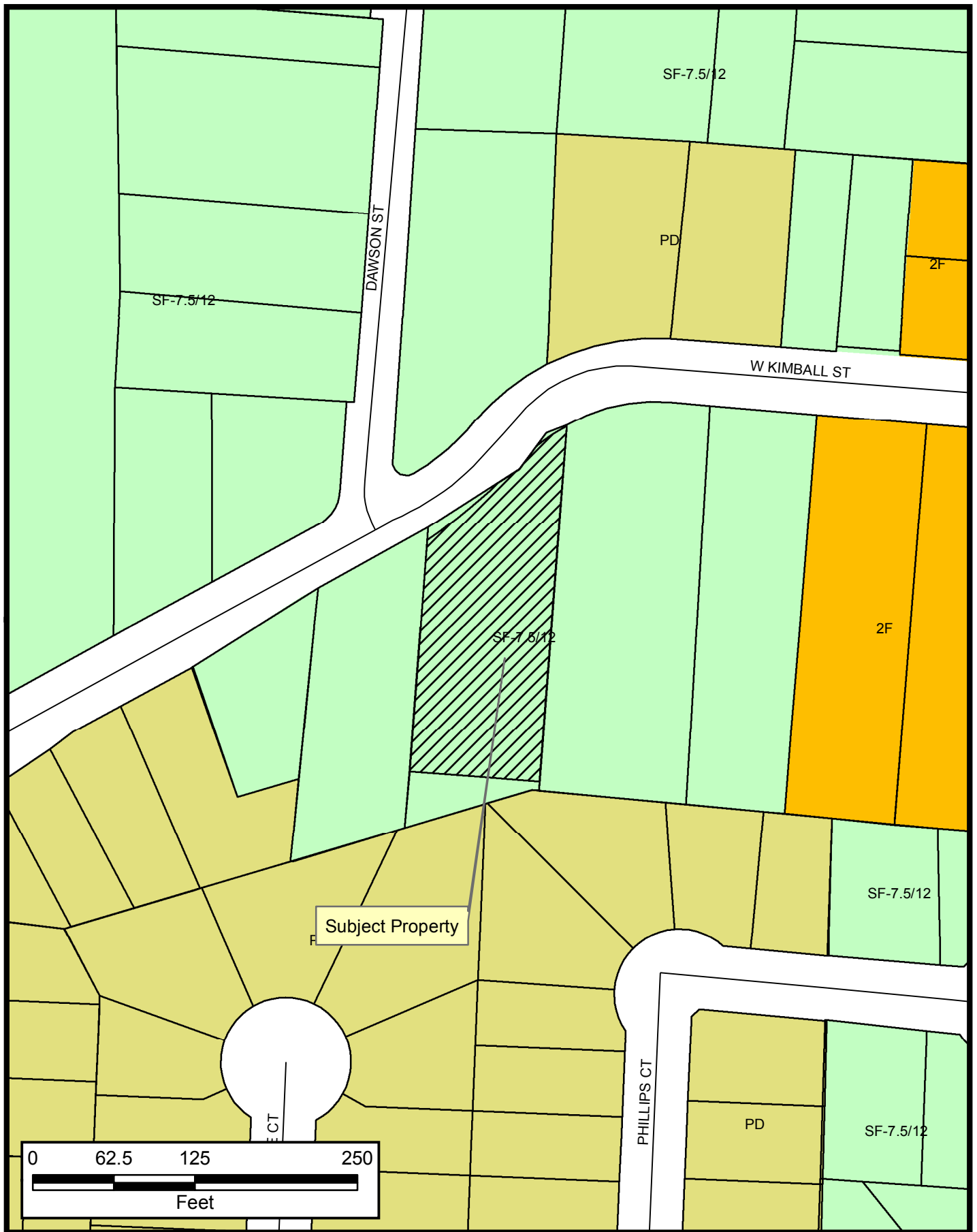
Exhibit B – Development Plan



ZC#19-018

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.

11/7/2019



Property Owner Notification for ZC#19-018

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BASTIAN ADDITION	BLK 1	MANSFIELD CUSTOM HOMES LLC	1848 LONE STAR RD #308	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	GUPTON, DAVID & MELVA	606 W KIMBALL ST	MANSFIELD, TX	76063-1962
HANKS, THOMAS J SURVEY	A 644	RUSSELL, ELIZABETH ANN	212 DAWSON ST	MANSFIELD, TX	76063-1944
HANKS, THOMAS J SURVEY	A 644	DOWNES, ROBERT T & SHANNON R	214 DAWSON ST	MANSFIELD, TX	76063-1944
HANKS, THOMAS J SURVEY	A 644	CARTER, LAWRENCE Z	PO BOX 433	MANSFIELD, TX	76063-0433
HANKS, THOMAS J SURVEY	A 644	CARTER, LAWRENCE Z & PEGGY	PO BOX 433	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	JEMENEZ, JOSE ARMANDO	609 W KIMBALL ST	MANSFIELD, TX	76063-1961
HANKS, THOMAS J SURVEY	A 644	PEREZ, CIRILA A	705 W KIMBALL ST	MANSFIELD, TX	76063-1963
MANCHESTER HEIGHTS	BLK 1	2 CB BUILDERS LLC	990 N WALNUT CREEK DR STE 100	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 1	2 CB BUILDERS LLC	990 N WALNUT CREEK DR STE 100	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	GREENE, ASHLEY N & CHRIS	103 EDDIE CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	EVANS, JENNIFER D	101 EDDIE CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	LONGINO, KALINDA	100 EDDIE CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	PANG, ALAN T & HUONG, DUONG	102 EDDIE CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	PINKERTON, JESSE M & SANDRA D	410 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	POWERS, SHANESSA & EASON, JUDY	412 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	PARKEN, SCOTT & KRISTIE	414 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	LARICCHIA, ASHLEY M & SEDBERRY, JOHN B JR	500 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	FOSTER, ANITA	502 PHILLIPS CT	MANSFIELD, TX	76063

Property Owner Notification for ZC#19-018

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 36	HARTMAN, BEN	500 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 36	WOOD, CURTIS D	504 W KIMBALL ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 36A	HARTMAN, BEN	500 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 37	MITCHELL, ROBERT D & C	203 HART CIRCLE	WAXAHACHIE, TX	75165
MANSFIELD, CITY OF	BLK 37	TAYLOR, CHARLES K	501 W KIMBALL ST APT A	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 37A	AVANTE PROCUREMENT LLC	3792 JOE WILSON RD	MIDLOTHIAN, TX	76065

EXHIBIT A FOR ZC#19-018

PROPERTY DESCRIPTION

Being all of Lot 1, Block 1, Bastian Addition, an addition to the City of Mansfield, Texas according to the plat recorded in Clerk's File No. D216048404 of the Official Public Records of Tarrant County, Texas

PLANNED DEVELOPMENT REGULATIONS

Land Use - Two (2) Single family detached houses

Area and Height Regulations

- Minimum Lot Area - 10,000 SF
- Minimum Lot Width - 50 ft
- Minimum Lot Depth - 110 ft
- Minimum Front Setback - 25 ft
- Minimum Rear Setback - 15 ft
- Minimum Side Setback, Interior - 5 ft
- Minimum Floor Area - 1,800 sf
- Minimum Off-Street Parking - 2 spaces per house
- Maximum Height - 35'
- Maximum Lot Coverage - 45%
- Minimum Parking - 2 spaces per garage per dwelling

Landscaping and Screening

- Three trees per lot with a minimum caliper size of 3.5 inches
- At least 50% of the foundation facing the streets must be planted with shrubs or flower beds
- Lawns and landscaping must be irrigated with an irrigation system

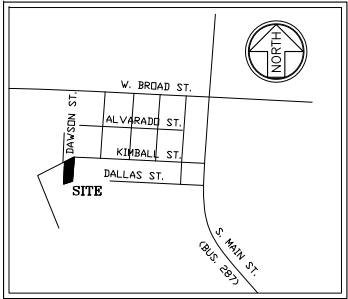
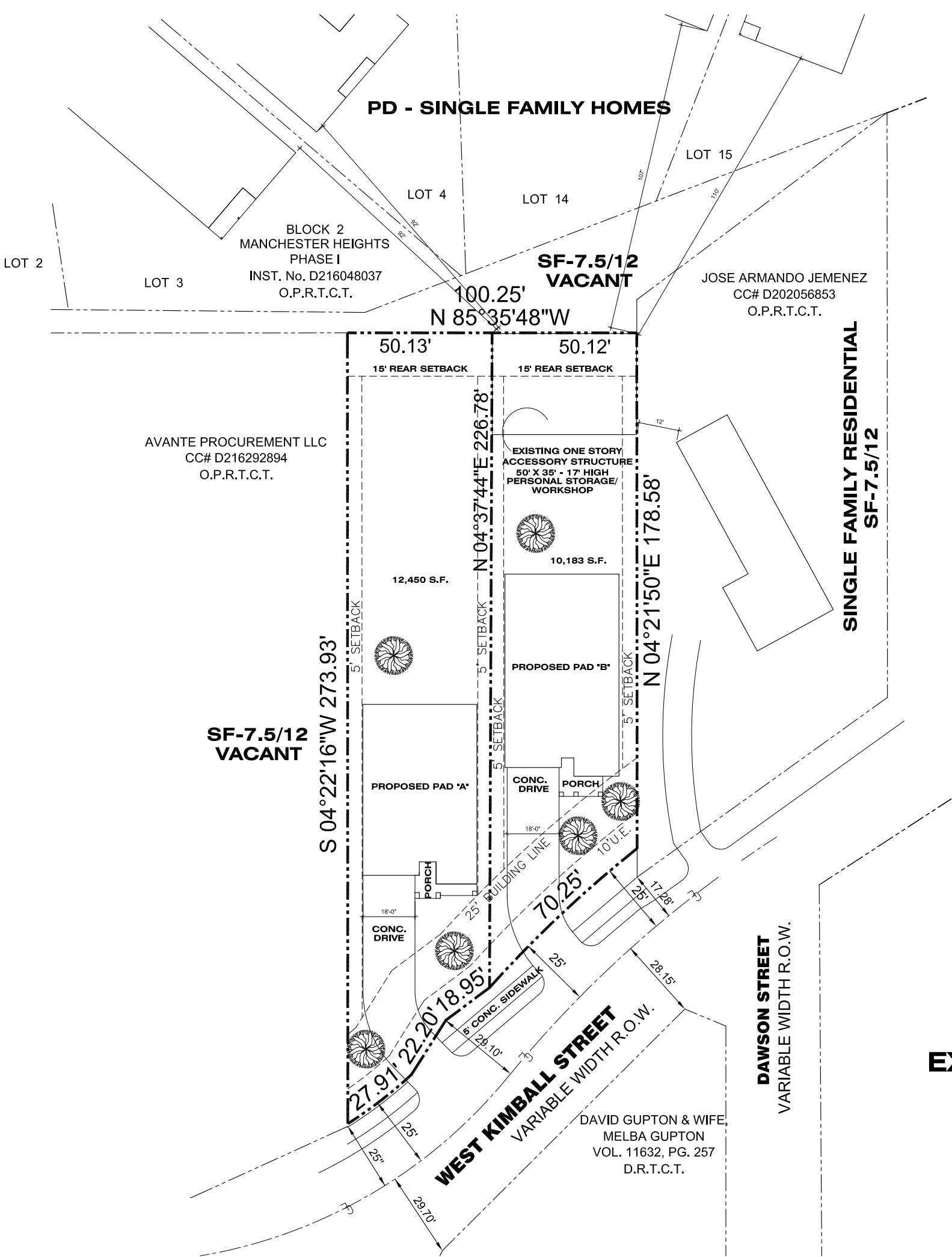
Architectural Standards

- Front building elevation must include a porch with minimum dimensions of 7 ft depth, 70 sf area and 6" x 6" columns
- Windows seen from the street are required to be wood, look like wood, or be covered with vinyl or aluminum cladding
- Roof shingles must be three dimensional architectural shingles.
- Minimum roof pitch must be 8:12.
- Facade cladding must be at least 70% wood or cementitious fiber materials
- Craftsman style details are encouraged
- Garage doors will incorporate small windows or woodgrain paint finish or carriage style enhancements
- Exterior elevation of the houses must vary from each other in terms of color, architectural features, roof form, and combination of cladding materials.

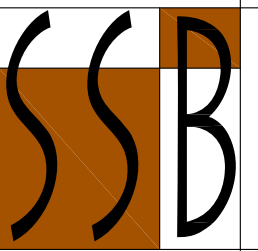
Existing Accessory Building - The existing accessory structure shall be allowed to remain in its nonconforming situation as identified on the plan and used as personal storage or workshop. Any new accessory structures or accessory additions shall be subject to the accessory structure requirements stated in Section 7800.B.5 of the Zoning Ordinance, with SF-7.5/12 as the base zoning. Pad B shall not be allowed any additional structures or additions to the existing accessory structure. If the existing accessory structure is removed, the regulations for this lot shall default to the Zoning Ordinance.

Compliance with PD Regulations

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



VICINITY MAP
NOT TO SCALE



DESIGNS, INC.

900 N. WALNUT CREEK DR.
SUITE 100-PMB 366
MANSFIELD, TX 76063
PH: (817)300-7052
FAX: (817)477-3397

SITE PLAN

PROJ: 607 W. KIMBALL ST.

DATE: 11-7-19

REVISIONS:

PLAN NO.:

607 W. KIMBALL

SITE PLAN

SCALE: 1"=40'

**607 W. KIMBALL
LOT 1, BLOCK 1
BASTIAN ADDITION
MANSFIELD, TX.**

**OWNER:
MANSFIELD CUSTOM HOMES
1848 LONE STAR RD. SUITE 308
MANSFIELD, TX 76063
682-518-1158**



SCALE: 1"=40'

EXHIBIT B FOR ZC#19-018

PLANNING AND ZONING COMMUNICATION

Agenda: November 18, 2019

Subject: ZC#19-019: Public hearing for a change of zoning from PR, Pre-Development District to PD, Planned Development for a single-family residence with an accessory dwelling on approximately 1.02 acres, located at 1505 Long and Winding Road.

GENERAL INFORMATION

Applicant:	Dr. Jason and Mrs. April Lowry, owner Fred Parker Company, Inc., contractor
Size:	1.02 acres
Proposed Use:	Single-family residence with an accessory dwelling
Existing Land Use:	Single-family residence
Surrounding Land Use & Zoning:	North - Single-family residential, PR South - Single-family residential, PR East - Single-family residential, PR West - Single-family residential, PR

COMMENTS AND CONSIDERATIONS

The property owners are requesting a zoning change from PR to PD to allow an existing barn on their lot to be converted into a detached accessory dwelling. The existing barn will not meet all of the standards for an accessory dwelling under Section 7800.B.35 of the Zoning Ordinance. Section 7800.B.35 allows an accessory dwelling (guest house) to be constructed on a residential lot with the main residential building. The barn was already on the property before the development of the Strawberry Fields subdivision.

Development Plan

- The base zoning for the PD is SF-12/22. The main house complies with the area, height and setback standards for SF-12/22 zoning.
- Use of the accessory dwelling will be limited to temporary guest and family members for not more the 90 consecutive days.
- The accessory dwelling will not be rented as an apartment or used as a separate domicile.

Deviations

The applicant is requesting the follow deviations from Section 7800.B.35 as part of this PD:

- Section 7800.B.35.a: *Accessory dwellings shall be built at the same time as the main residential building.*

Prior to the development of Strawberry Fields, the property was used for agricultural purposes and included the existing barn. When Strawberry Fields was platted, the barn was included on the applicant's lot. Because the house was constructed after the barn, a deviation is requested to this provision.

- Section 7800.B.35.c: *The habitable floor area of an accessory dwelling shall not exceed 1,000 square feet or fifty (50) percent of the habitable floor area of the main residential building, whichever is less.*

The floor area of the main house is 3,431 square feet and the habitable floor area of the proposed accessory dwelling will be 1,530 square feet. The applicant is requesting a deviation to the floor area requirement due to the barn's existing floor area. Together, the main residence and the barn will not exceed the maximum lot coverage for the property.

- Section 7800.B.35.h: *An accessory dwelling must comply with the same minimum side and rear setback requirements as the main residential building.*

The minimum rear yard setback for this lot is 25 feet. the barn is approximately 8 feet, 8 inches from the rear property line. The applicant is requesting a deviation to this provision as the rear lot line was platted less than 25 feet from the barn. Additionally, the barn backs up to another large accessory building on the adjacent property.

- Section 7800.B.35.j: *An accessory dwelling shall be constructed of the predominant building and roofing materials used on the main residential building.*

The main residential building has a stucco exterior and asphalt shingles. The existing barn has wood construction with some stucco and has a metal roof. The applicant is requesting a deviation from this provision to allow part of the barn to remain wood and to allow a metal roof.

Recommendation

The applicants propose to use the old barn in the rear of their property as a guest house for family and friends that are visiting from out of town. The PD will not affect the main residence, which must continue to meet the requirements of the SF-12/22 District.

For a lot this size, the owners would be eligible for an accessory dwelling in a new building that meets all of the requirements, but it would take up more space on the lot and require the use of more construction materials than converting the existing barn. By using the existing barn, more open space is left on the property.

Other than the deviations noted in Exhibit B, the applicants will meet all the other requirements for accessory dwellings. Additionally, the PD prohibits the accessory dwelling from being used

as an apartment or separate domicile. The accessory dwelling may not be used as a vacation rental.

Staff recommends approval with the requested deviations.

Attachments:

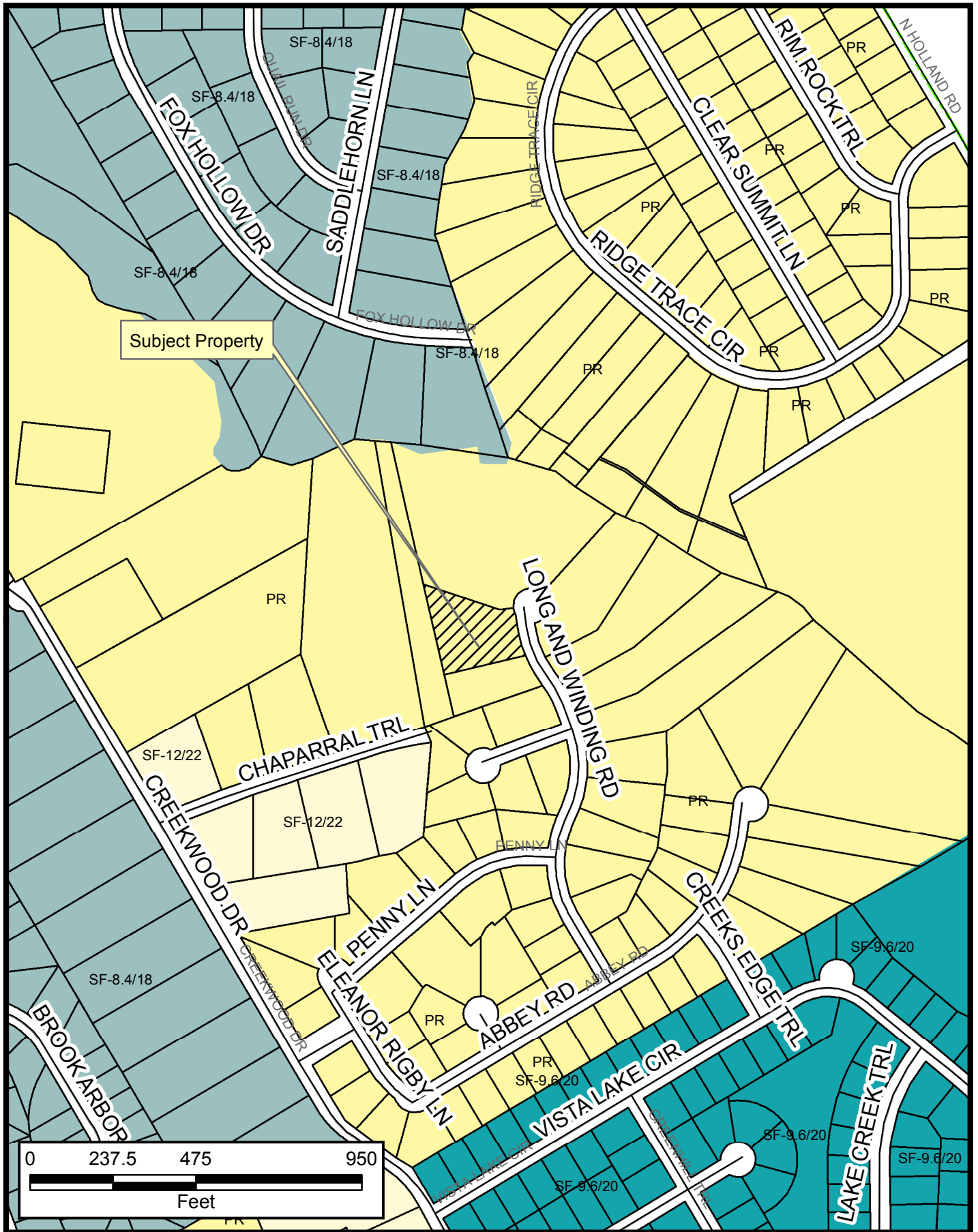
Maps and supporting information

Exhibit A – Property Description

Exhibits B through D – Development Plan and related exhibits

Section 7800.B.35





Property Owner Notification for ZC#19-019

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
CHAPARRAL ACRES	BLK 1	LACOUR, DARRELL	2314 CHAPARRAL TRL	MANSFIELD, TX	76063
RAY, GREVIOUS SURVEY	A 1307	MURPHY, DARRELL	PO BOX 75	MANSFIELD, TX	76063-0075
RAY, GREVIOUS SURVEY	A 1307	MURPHY, DARRELL	PO BOX 75	MANSFIELD, TX	76063-0075
STRAWBERRY FIELDS - MANSFIELD	BLK 3	DUERSTEN, ALTHEA	30 SUTTON PL APT 2B	NEW YORK, NY	10022
STRAWBERRY FIELDS - MANSFIELD	BLK 3	JULIUS, ERIC	3204 SGT PEPPER CT	MANSFIELD, TX	76063-5447
STRAWBERRY FIELDS - MANSFIELD	BLK 3	SIMMONS, DEMETRIUS	3206 SGT PEPPER CT	MANSFIELD, TX	76063-5612
STRAWBERRY FIELDS - MANSFIELD	BLK 3	MARINO, JOHN	6120 MILLWOOD DR	ARLINGTON, TX	76016-2659
STRAWBERRY FIELDS - MANSFIELD	BLK 3	ARMFIELD, BILL DEAN	1504 LONG AND WINDING RD	MANSFIELD, TX	76063-5609
STRAWBERRY FIELDS - MANSFIELD	BLK 3	GOELZER, PAUL H EST	1508 LONG AND WINDING RD	MANSFIELD, TX	76063-5609
STRAWBERRY FIELDS - MANSFIELD	BLK 3	LOWRY, JASON	1505 LONG AND WINDING RD	MANSFIELD, TX	76063
STRAWBERRY FIELDS - MANSFIELD	BLK 3	LEAVITT, MELISSA	1503 LONG AND WINDING RD	MANSFIELD, TX	76063
STRAWBERRY FIELDS - MANSFIELD	BLK 3	WILLIAMS, CHRISTOPHER	3202 SEARGANT PEPPER CT	MANSFIELD, TX	76063-5612

METES AND BOUNDS
LOT 21R2A, BLOCK 3, STRAWBERRY FIELDS, PHASE TWO
MANSFIELD, TARRANT COUNTY, TEXAS
1505 LONG AND WINDING ROAD

Exhibit A.1

ZC#19-019

Being Lot 21R2A, Block 3, of STRAWBERRY FIELDS, PHASE 2, an Addition to the City of Mansfield, Tarrant County, Texas, according to the Replat thereof, recorded under Clerk's File No. D211091400, Map Records of Tarrant County, Texas, same being that tract of land conveyed to Jason Lowry and spouse, April Lowry, by deed recorded in Instrument Number D217247784, Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Lot 21R2B, of said Strawberry Fields, Phase 2, and being along the West line of Long and Winding Road (50 foot right-of-way);

THENCE South 76 degrees 46 minutes 07 seconds West, along the North line of said Lot 21R2B, a distance of 246.35 feet to a 1/2 inch iron rod found for corner, said corner being along the Northwest corner of said Lot 21R2A, and being along the East line of a tract of land conveyed to Darrel and Doloris Murphy, by deed recorded in, Volume 11328, Page 61, Deed Records of Tarrant County, Texas;

THENCE North 12 degrees 58 minutes 52 seconds West, along the East line of said Murphy tract, a distance of 254.51 feet to a point for corner, said corner being a Southwest corner of Strawberry Fields, Phase Two, an Addition to the City of Mansfield, according to the Plat thereof recorded in Cabinet A, Slide, 12724, Map Records of Tarrant County, Texas, from which a post found bears North 39 degrees 43 minutes 31 seconds West a distance of 2.20 feet for witness;

THENCE South 71 degrees 27 minutes 55 seconds East, along a South line of said Strawberry Fields, Phase Two (A/12724), a distance of 243.90 feet to a point for corner;

THENCE North 82 degrees 41 minutes 18 seconds East, along a South line of said Strawberry Fields, Phase Two (A/12724), a distance of 39.37 feet to a 1/2 inch iron rod found for corner, said corner being a Southeast corner of said Strawberry Fields, Phase Two (A/12724), and being along the West line of said Long and Winding Road, and being the beginning of a non-tangent curve turning to the left, with a radius of 50.00 feet, a delta angle of 25 degrees 50 minutes 31 seconds, a chord bearing of South 20 degrees 13 minutes 57 seconds East, and a chord length of 22.36 feet;

THENCE along said curve to the left, along the West line of said Long and Winding Road, an arc length of 22.55 feet to a 1/2 inch iron rod found for corner;

THENCE South 07 degrees 18 minutes 42 seconds East, along the West line of said Long and Winding Road, a distance of 36.01 feet to a 1/2 inch iron rod found for corner, and being the beginning of a tangent curve turning to the left, with a radius of 325.00 feet, a delta angle of 11 degrees 18 minutes 24 seconds, a chord bearing of South 12 degrees 57 minutes 54 seconds East, and a chord length of 64.03 feet;

THENCE along said curve to the left, along the West line of said Long and Winding Road, an arc length of 64.13 feet to the POINT OF BEGINNING and containing 44,365 square feet or 1.02 acres of land.



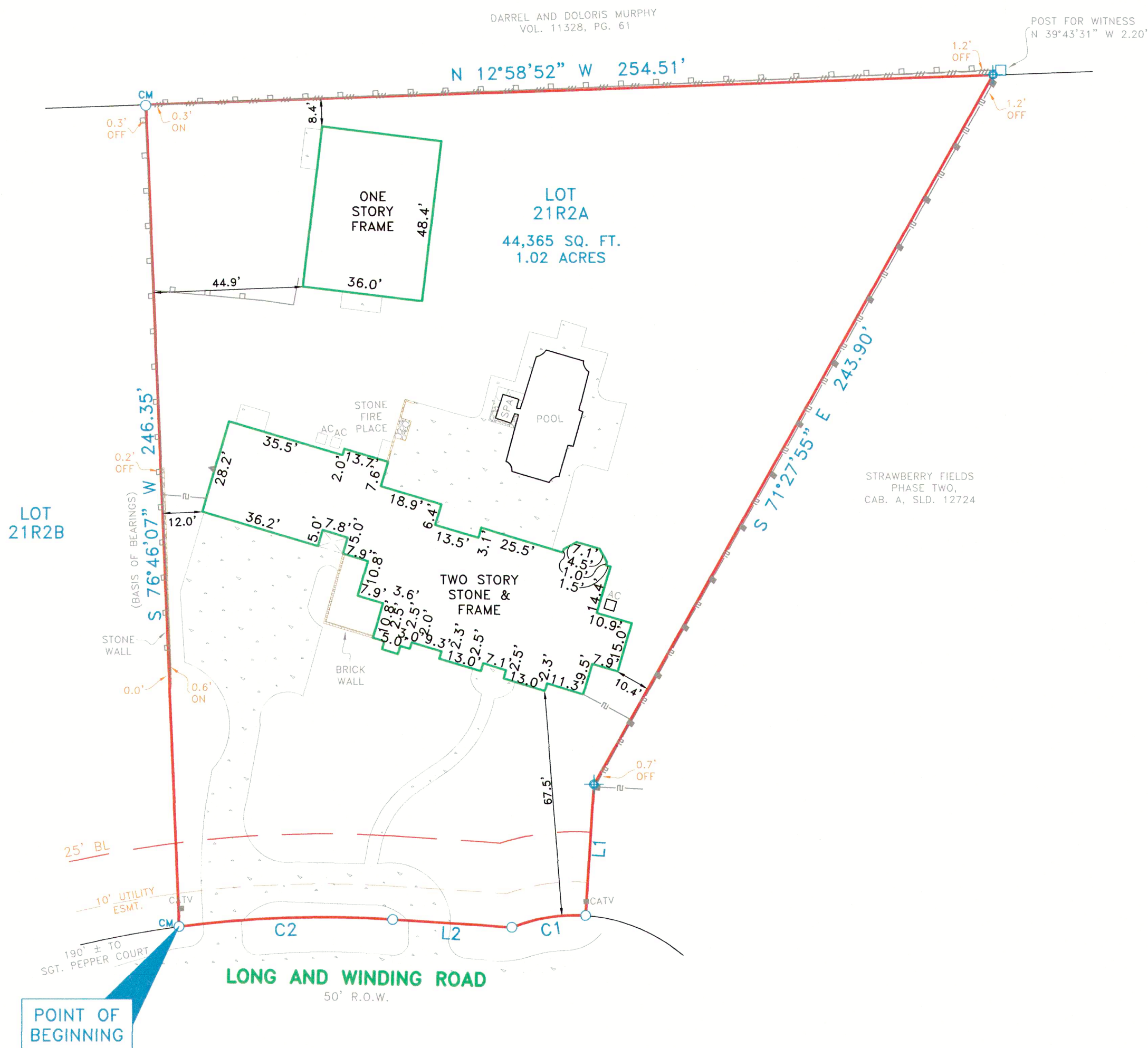
TODD FINCHER
R.P.L.S. NO. 5633



CBG Surveying Texas, LLC

12025 Shiloh Road Suite 230 Dallas, Texas 75228
P 214.349.9485 F 214.349.2216
Firm No. 10168800
www.cbgdftw.com

SHEET 1 OF 1
JOB NO. 1721265
DRAWN BY: CJ
DATE: 10/04/19



LINE	BEARING	DISTANCE
L1	N 82°41'18" E	39.37'
L2	S 07°18'42" E	36.01'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	22.55'	50.00'	25°50'31"	S 20°13'57" E	22.36'
C2	64.13'	325.00'	11°18'24"	S 12°57'54" E	64.03'

NOTE: According to the F.I.R.M. in Map No. 48439C0480K, this property does lie in Zone X and does not lie within the 100 year flood zone.

1505 Long And Winding Road

Being Lot 21R2A, Block 3, of STRAWBERRY FIELDS, PHASE 2, an Addition to the City of Mansfield, Tarrant County, Texas, according to the Replat thereof, recorded under Clerk's File No. D211091400, Map Records of Tarrant County, Texas, same being that tract of land conveyed to Jason Lowry and spouse, April Lowry, by deed recorded in Instrument Number D217247784, Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Lot 21R2B, of said Strawberry Fields, Phase 2, and being along the West line of Long and Winding Road (50 foot right-of-way);

THENCE South 76 degrees 46 minutes 07 seconds West, along the North line of said Lot 21R2B, a distance of 246.35 feet to a 1/2 inch iron rod found for corner, said corner being along the Northwest corner of said Lot 21R2A, and being along the East line of a tract of land conveyed to Darrel and Doloris Murphy, by deed recorded in, Volume 11328, Page 61, Deed Records of Tarrant County, Texas;

THENCE North 12 degrees 58 minutes 52 seconds West, along the East line of said Murphy tract, a distance of 254.51 feet to a point for corner, said corner being a Southwest corner of Strawberry Fields, Phase Two, an Addition to the City of Mansfield, according to the Plat thereof recorded in Cabinet A, Slide, 12724, Map Records of Tarrant County, Texas, from which a post found bears North 39 degrees 43 minutes 31 seconds West a distance of 2.20 feet for witness;

THENCE South 71 degrees 27 minutes 55 seconds East, along a South line of said Strawberry Fields, Phase Two (A/12724), a distance of 243.90 feet to a point for corner;

THENCE North 82 degrees 41 minutes 18 seconds East, along a South line of said Strawberry Fields, Phase Two (A/12724), a distance of 39.37 feet to a 1/2 inch iron rod found for corner, said corner being a Southeast corner of said Strawberry Fields, Phase Two (A/12724), and being along the West line of said Long and Winding Road, and being the beginning of a non-tangent curve turning to the left, with a radius of 50.00 feet, a delta angle of 25 degrees 50 minutes 31 seconds, a chord bearing of South 20 degrees 13 minutes 57 seconds East, and a chord length of 22.36 feet;

THENCE along said curve to the left, along the West line of said Long and Winding Road, an arc length of 22.55 feet to a 1/2 inch iron rod found for corner;

THENCE South 07 degrees 18 minutes 42 seconds East, along the West line of said Long and Winding Road, a distance of 36.01 feet to a 1/2 inch iron rod found for corner, and being the beginning of a tangent curve turning to the left, with a radius of 325.00 feet, a delta angle of 11 degrees 18 minutes 24 seconds, a chord bearing of South 12 degrees 57 minutes 54 seconds East, and a chord length of 64.03 feet;

THENCE along said curve to the left, along the West line of said Long and Winding Road, an arc length of 64.13 feet to the POINT OF BEGINNING and containing 44,365 square feet or 1.02 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor Todd Fincher hereby certifies to Jason Kirk Lowry, April Nicole Lowry and Alamo Title Company, in connection with the transaction described in G.F. ATD-07-6000071700697-KG that, (a) this survey and the property description set forth herein were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 4th day of October, 2017

Todd Fincher
Registered Professional Land Surveyor No. 5633

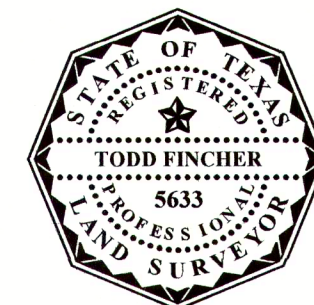


Exhibit A.2
ZC#19-019

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

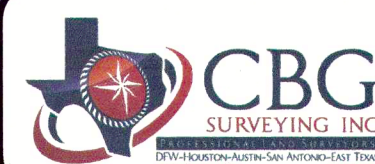
NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 5994, PG. 617, VOL. 6020, PG. 816, VOL. 17126, PG. 300, CC. FILE NO(s): D206181072

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
VOL. 6079, PG. 91, VOL. 7085, PG. 1222,
VOL. 7128, PG. 871, VOL. 7128, PG. 875,
VOL. 11635, PG. 2036

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

CONTROLLING MONUMENT	LEGEND	ASPHALT PAVING
1/2" IRON ROD FOUND	PE - POOL EQUIPMENT	CHAIN LINK FENCE
1/2" IRON ROD SET	COLUMN	WOOD FENCE
1" IRON PIPE FOUND	AC - AIR CONDITIONING	0.5" WIDE TYPICAL BARBED WIRE
FENCE POST CORNER	FIRE HYDRANT	IRON FENCE
"X" FOUND / SET		PIPE FENCE
5/8" ROD FOUND	DES - DES	COVERED PORCH, DECK OR CARPORT
UNDERGROUND ELECTRIC	OHP - OHP	OVERHEAD ELECTRIC SERVICE
OVERHEAD ELECTRIC	POINT FOR CORNER	OVERHEAD POWER LINE
POWER POLE		CONCRETE PAVING
	GRAVEL/ROCK ROAD OR DRIVE	DOUBLE SIDED WOOD FENCE



12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 30'	10/04/17	1721265	ATD-07-6000071700697	JM/CAJ

METES AND BOUNDS

LOT 21R2A, BLOCK 3, STRAWBERRY FIELDS, PHASE TWO

MANSFIELD, TARRANT COUNTY, TEXAS

1505 LONG AND WINDING ROAD

EXHIBIT B.1
ZC#19-019
PLANNED DEVELOPMENT REGULATIONS

1505 Long and Winding Road, 76063

RE: Lot 21R2ZA, Block 3, of Strawberry Fields Addition

Phase Two, and Addition to the city of Mansfield . Tarrant County, Texas according to the replat thereof recorder under Clerk's File No. D211091400, Plat Records, Tarrant County.

- **All regulations applicable to the SF-12/22, Single Family Residential District will apply to the main residence.**
- **The accessory dwelling will comply with the provisions of Section 7800.B.35 of the Zoning Ordinance except for the deviations listed in the table below.**
- **Use of the accessory dwelling is limited to temporary guests and family members for not more than 90 consecutive days.**
- **This accessory dwelling shall not be rented as an apartment or used as a separate domicile.**
- **The proposed development will be in complete accordance with the provisions of the approved Planned Development District and all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors, and assigns, and shall limit and control all building permits.**

EXHIBIT B.2
ZC#19-019
PLANNED DEVELOPMENT REGULATIONS

DEVIATIONS FROM BASE ZONING TABLE		
Ordinance	Requirement	Request
7800.35.A	Secondary Dwelling built at same time	<u>*Request to Renovate Existing Structure for Detached Dwelling.</u> * Dwelling was there before land developed. * Dwelling inspected by structural engineer and in excellent condition.
7800.35.C	1st Floor Living Area Not to exceed 50% of 1 st Floor Living Area of Residence or 1000 sq. ft. sq. ft.	<u>*Request to Utilize Existing Structure For Habitable Dwelling for Guest House.</u> Habitable sq. ft. of Main Residence: 3431 sq. ft. Habitable sq. ft. for Detached Dwelling: 1530 sq. ft. (44.59 % of Main Residence)
7800.35.H	25' Rear Set Back Required	<u>*Request to allow Existing Rear Setback at 8'8".</u> *This structure was there before the development. *The property in rear is large acreage with detached large conditioned structure on adjacent property line. *The Accessory Dwelling cannot be seen from neighbors.
7800.35.J	Match Materials To House; Stucco and composition roofing.	<u>*Request To Utilize Existing Exterior Materials.</u> *Cedar siding on 1 st floor walls/ stucco siding upper walls/ metal roofing. *The charm of the dwelling blends well with the residence and property
<ul style="list-style-type: none"> All other ordinances are in compliance <u>The ratio of total area under roof for first floor structures of main residence and secondary dwelling is 16.7 % of total lot area. Total allowable area for structures is 45%.</u> 		



SCALE 1/16"=1'-0"

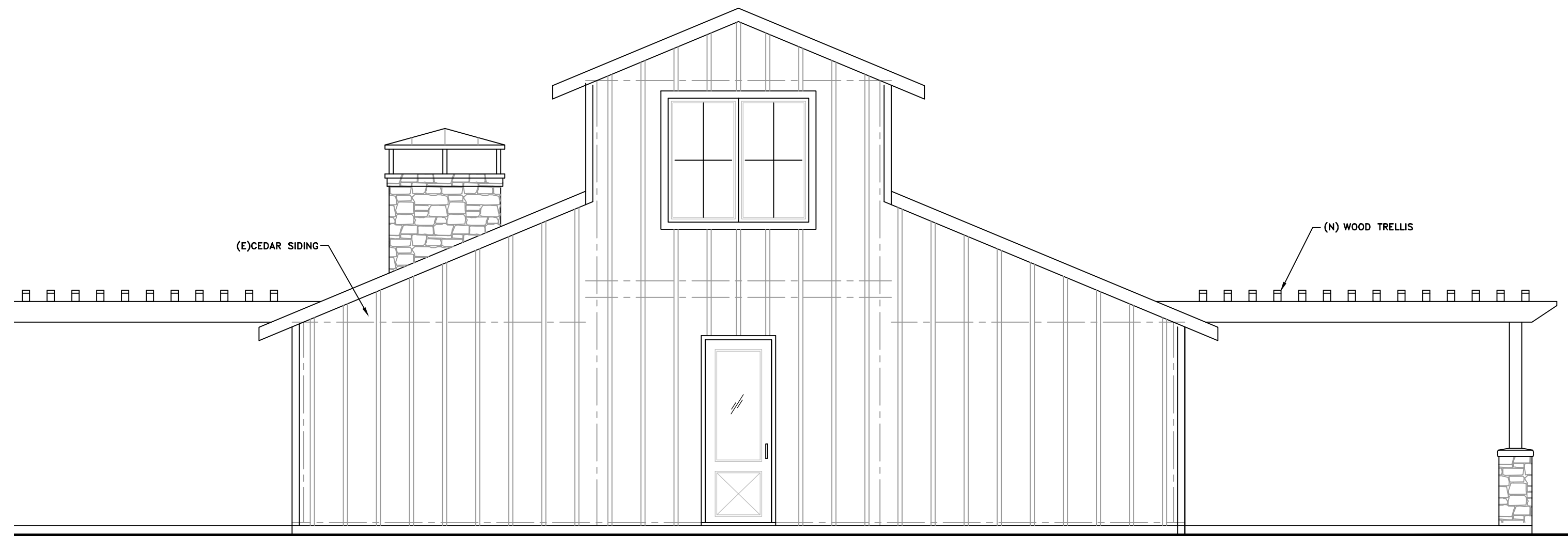
SCALE: N.T.S.

OF 4 SHEETS

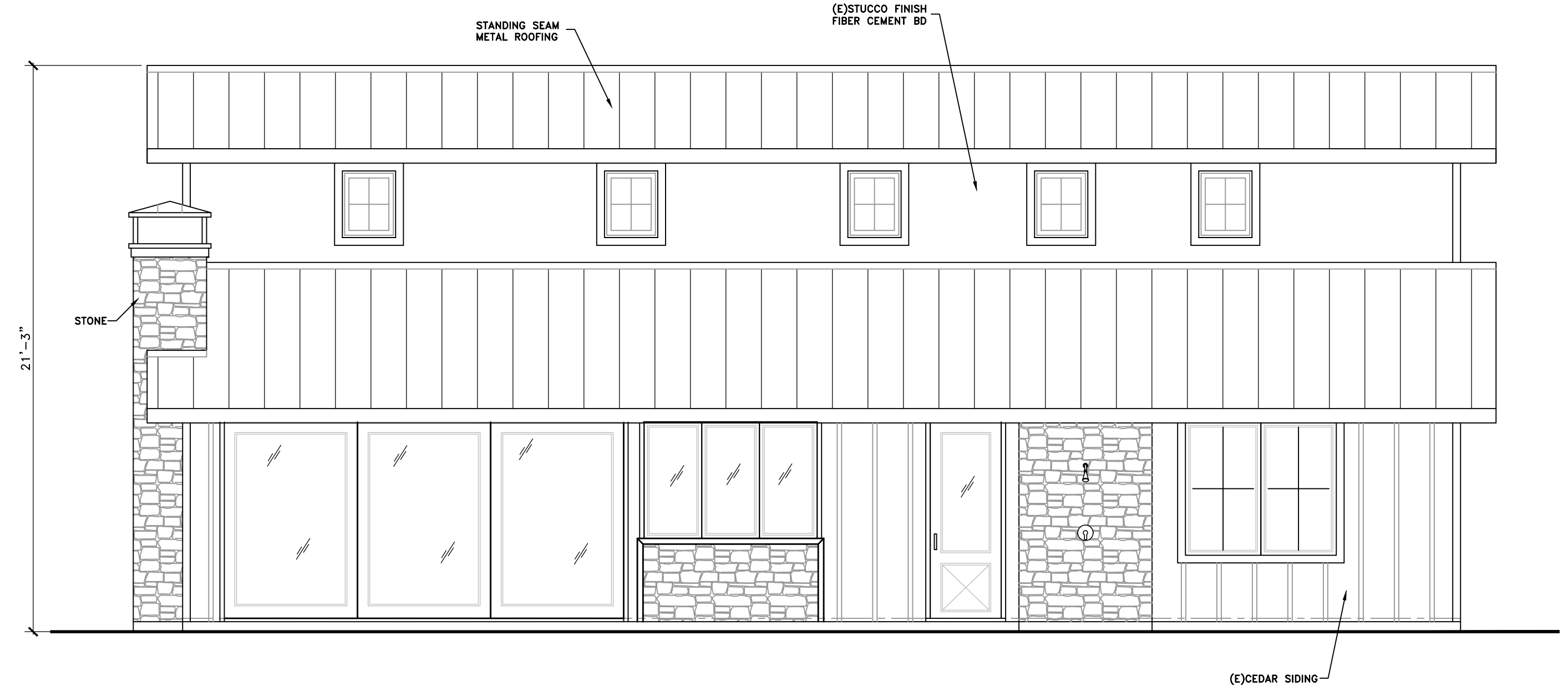
OF 4 SHEETS



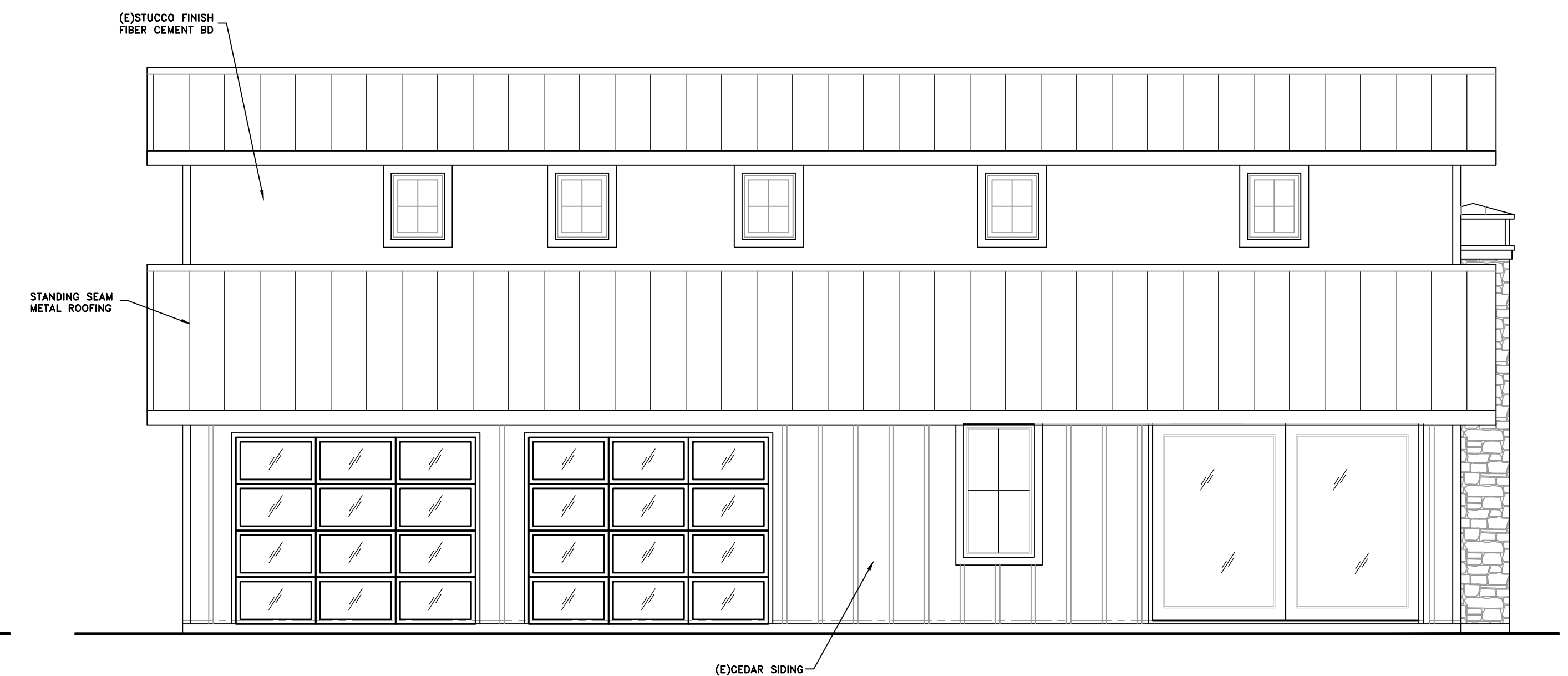
FRONT ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"



RIGHT SIDE ELEVATION
1/4"=1'-0"



LEFT SIDE ELEVATION
1/4"=1'-0"

ZC#19-019
DEVELOPMENT PLAN
EXHIBIT D.2
ELEVATIONS
1505 Long and Winding Road, 76063
RE: Lot 21R2ZA, Block 3, of Strawberry Fields Addition
Request Zoning Change from PR-Residential Single Family Dwelling
To PD Residential Single Family with Detached Accessory Dwelling.

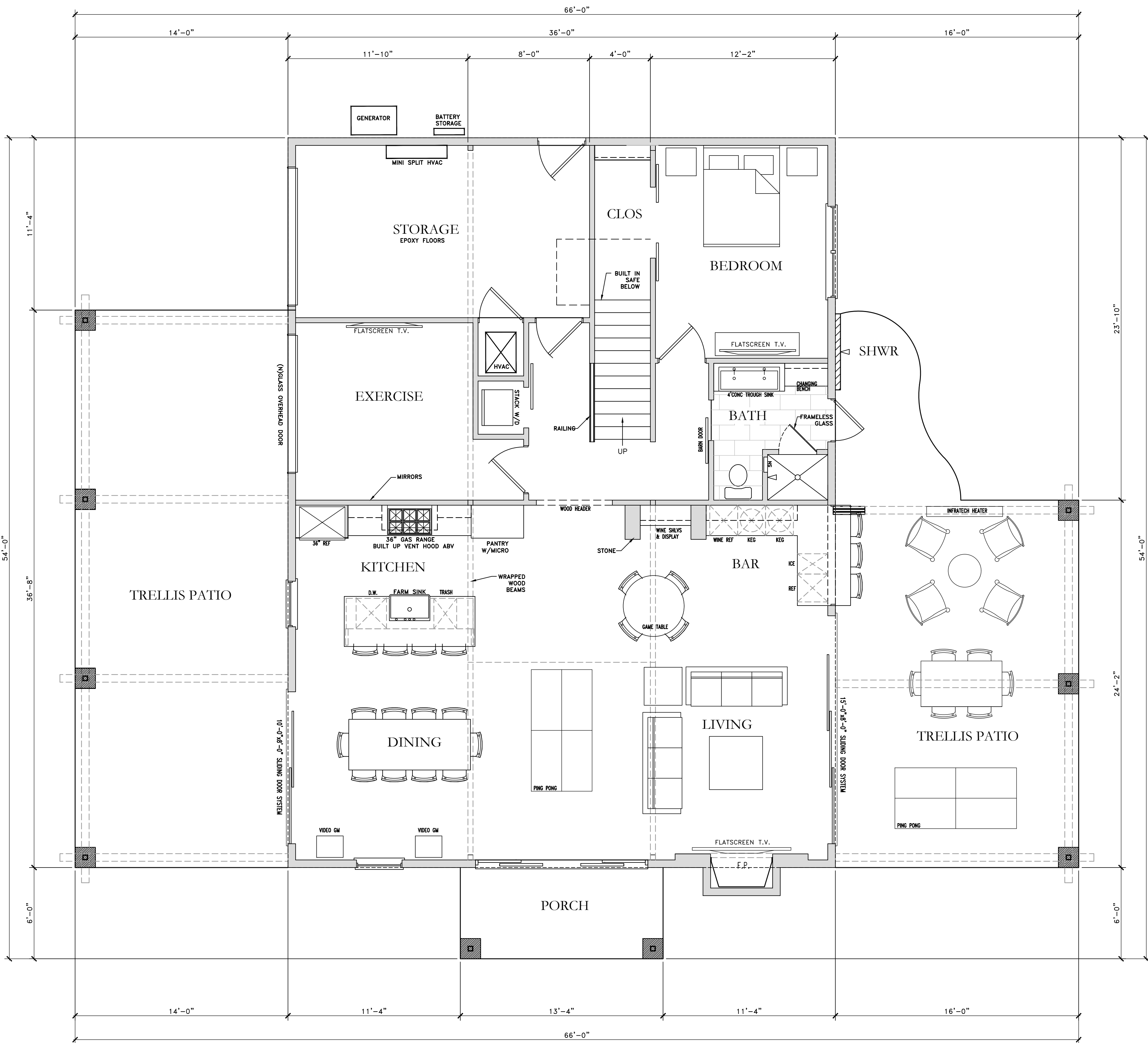
BY		REVISIONS		DATE:		PROJECT MANAGER:	
						RON PARKER	
						DESIGN TEAM:	
						RICHARD BERRY, CAROLYN NAJERA	
						PROJ. MNGR. APPR.	
						DESIGN SUP. APPR.	

CLIENT:
LOWRY RESIDENCE
1505 LONG & WINDING ROAD
MANSFIELD, TX 76063

fred parker
company, inc.
Commercial and
Residential Building
4313 Frazier
Fort Worth, Texas 76115
817-921-0223
www.fpark.com

DRAWN
CHECKED
DATE
Aug 31, 2017
SCALE
1/4"=1'-0"
JOB NAME
LOWRY
SHEET
D.2

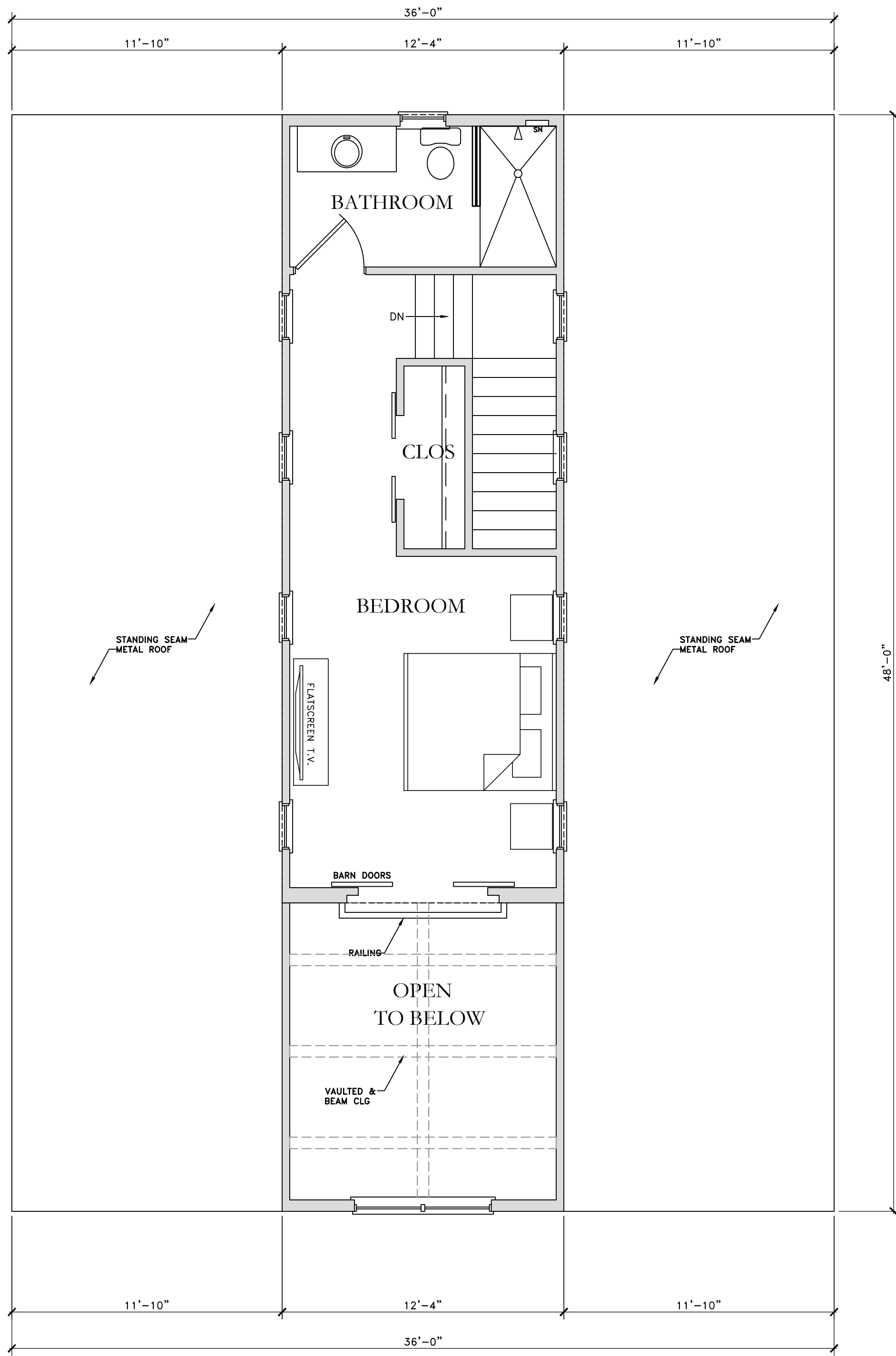
4 OF 4 SHEETS



FIRST FLOOR PLAN

1/4"=1'-0"

1,728 S.F.



LOFT FLOOR PLAN

1/4"=1'-0"

425 S.F.

ZC#19-019
DEVELOPMENT PLAN
EXHIBIT D.1
FLOOR PLANS
1505 Long and Winding Road, 76063
RE: Lot 21R2ZA, Block 3, of Strawberry Fields Addition
Request Zoning Change from PR-Residential Single Family Dwelling
To PD Residential Single Family with Detached Accessory Dwelling.

BY

REVISIONS

2

DATE:

PROJECT MANAGER:

DESIGNER:

DESIGN TEAM:

PROJ. MNGR.

APPR.

DESIGN SUP.

APPR.

CLIENT:

LOWRY RESIDENCE

1505 LONG & WINDING ROAD

MANSFIELD, TX 76063

fred parker

company, inc.

Commercial and

Residential Building

4313 Frazier

Fort Worth, Texas 76115

817-921-0223

www.fparkerk.com

DRAWN

CHECKED

DATE

Aug 31, 2017

SCALE

1/4"=1'-0"

JOB NAME

LOWRY

SHEET

D.1

3

OF

4

SHEETS

Section 7800.B.35

35. The construction of an accessory dwelling in any A, PR or SF zoning district shall be permitted, subject to the following:
- a. The accessory dwelling shall be built with the main residential building at the time of the original building permit.
 - b. The accessory dwelling shall be made structurally a part of the main residential building and:
 - 1. Have a common wall with the main residential building, or,
 - 2. Have a continuous roof assembly and common attic with the main residential building.
 - c. The habitable floor area of an accessory dwelling shall not exceed 1,000 square feet or fifty (50) percent of the habitable floor area of the main residential building, whichever is less. The accessory dwelling and the main residential building together shall not exceed the maximum lot coverage allowed by the regulations of the zoning district in which the property is located.
 - d. The maximum height of an accessory dwelling shall not exceed the height of the main residential building.
 - e. Occupancy of the accessory dwelling shall be limited to domestic servants or caretakers employed on the premises, temporary guests, or family members of the owner of the premises. Guests may occupy such dwelling no more than 90 consecutive days in any twelve-month period.
 - f. An accessory dwelling shall not be rented as an apartment or used as a separate domicile.
 - g. No more than one accessory dwelling shall be allowed on any lot or tract.
 - h. An accessory dwelling must comply with the same minimum side and rear setback requirements as the main residential building.
 - i. No separate driveway approach shall be permitted for an accessory dwelling.
 - j. An accessory dwelling shall be constructed of the predominant building and roofing materials used on the main residential building.
 - k. All utilities must be on the same meter as the main residential building.
 - l. Applications may be made to the Board of Adjustment for a special exception for any accessory dwelling which does not comply with the regulations above, subject to the provisions of Section 6300.E.7 of this ordinance.

Summary of City Council Actions

November 11, 2019

Third and Final Reading of an Ordinance approving 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 Street and 105 N. Waxahachie Street; Chris Jackson of Mansfield, Texas MOB, LP (ZC#19-015)

Approved 7 – 0

Public Hearing Continuation and Second Reading of an Ordinance approving a change of zoning from 2F, Two-Family Residential District and SF-7.5/12, Single-Family Residential District to PD, Planned Development District for Two-Family Residential Uses on approximately 0.25 acres being a portion of Block 26, Original Town of Mansfield, located at 203 W. Kimball Street; Sheri Bumgardner of SSB Designs on behalf of David Cook of Altar Holdings, LLC (ZC#19-016)

Approved 5 - 2 (Cook and Short abstained)

Public Hearing and First Reading of an Ordinance approving a change of zoning from PD, Planned Development District to PD, Planned Development District for Single-Family Residential Uses on approximately 30.001 acres out of the S. Mitchell Survey, Abstract No. 1024, Tarrant County, TX and Abstract No. 593, Johnson County, TX, located at 890 and 932 S. Mitchell Road, John Arnold of Skorborg Company on behalf of Bobby F. and Mary A. Havens (ZC#19-012)

Tabled 7 – 0

A Resolution approving a Preservation Agreement between the City of Mansfield and Manuel and Elva Hernandez, owners of 301 W. Broad Street, for a Historic Mansfield Preservation Grant not to exceed \$4,400.00 (HLC#19-009)

Approved 7 – 0