

## AGENDA

### PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS MONDAY, DECEMBER 16, 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. **CONSENT AGENDA:** All matters listed under the consent agenda are considered routine. If discussion is desired, then an item will be removed from the consent agenda and considered separately.

A. SD#19-065: Final Plat of Lots 1 and 2, Block 1, The Reserve at Mansfield

#### END OF CONSENT AGENDA

#### 6. PUBLIC HEARINGS:

- A. SD#19-064: Public hearing on a replat to create Lot 1R, Block 16, Original Town of Mansfield
- B. ZC#19-009: Public hearing for a request for a Specific Use Permit for apartments on approximately 13.0164 acres out of the William Howard Survey, Abstract No. 690 & the Richard Bratton Survey, Abstract No. 114, Tarrant Co, TX, located on the west side of SH 360, a quarter-mile south of Conifer Street
- C. ZC#19-020: Public hearing for a change of zoning from PD Planned Development District to PD Planned Development District for single-family residential uses on approximately 9.612 acres out of the William Howard Survey, Abstract No. 690, Tarrant County, TX, located on the east side of Miller Road, approximately 480 feet south of Cannon Drive
- D. ZC#19-021: Public hearing to consider a Historic Landmark Overlay District classification for the Patterson-Rydell House located at 202 W. Oak Street

#### 7. COMMISSION ANNOUNCEMENTS

#### 8. STAFF ANNOUNCEMENTS

#### 9. ADJOURNMENT OF MEETING

#### 10. NEXT MEETING DATE: January 6, 2020

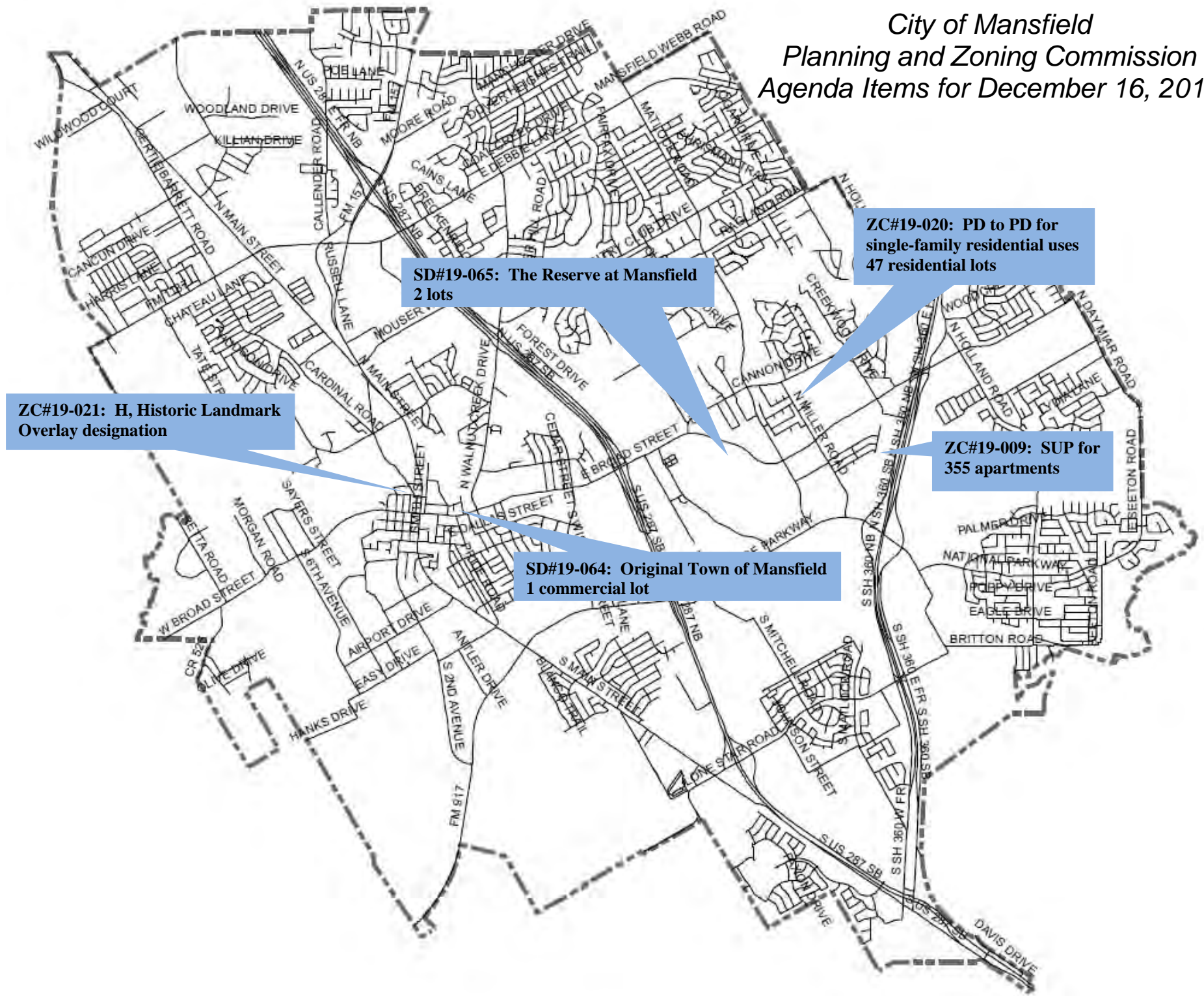
I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, December 12, 2019**, in accordance with Chapter 551 of the Texas Government Code.

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Delia Jones, Planning and Zoning Secretary

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

*City of Mansfield  
Planning and Zoning Commission  
Agenda Items for December 16, 2019*



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

**December 2, 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
Blake Axen	Commissioner
Stephen Groll	Commissioner
Tamera Bounds	Commissioner

**Absent:**

Kent Knight	Commissioner
Anne Weydeck	Commissioner

**Staff:**

Lisa Sudbury	Assistant Director of Planning
Andrew Bogda	Planner
Shirley Emerson	Planner
Delia Jones	Planning & Zoning Secretary
Joe Smolinski	Deputy City Manager
Matt Jones	Director of Planning

**Call to Order**

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

**Minutes**

Chairman Wilshire called for approval of the November 18, 2019, minutes. Commissioner Axen made a motion to approve the minutes. Commissioner Groll seconded the motion which carried by the following vote:

**Ayes: 5** – Wilshire, Smithee, Axen, Groll and Bounds

**Nays: 0**

**Abstain: 0**

**Citizen Comments**

None

**SD#19-031: Public hearing on a replat to create Lots 4R and 5, Block 1, Brentwood Park, Section 2**

Andrew Bogda gave the staff presentation, overview of the request and was available for questions. Michael Martin, representing the applicant, was available for questions.

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

Alan Hucaby, also representing the applicant, was available for questions.

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

Chairman Wilshire- made a motion to approve the replat as presented. Vice-Chairman seconded the motion which carried by the following vote:

**Ayes: 5** – Wilshire, Smithee, Axen, Groll and Bounds

**Nays: 0**

**Abstain: 0**

**SD#19-063: Public hearing on a replat to create Lots 1R1 and 1R2, Block 26, Original Town of Mansfield**

Andrew Bogda gave the staff presentation, overview of the request and was available for questions.

Felix Wong, representing the applicant, gave a brief 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.

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

**Ayes: 5** – Wilshire, Smithee, Axen, Groll and Bounds

**Nays: 0**

**Abstain: 0**

**ZC#19-018: Consideration of 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 Street (Tabled from the November 18, 2019, Planning and Zoning Commission meeting)**

Andrew Bogda gave the staff presentation, power point presentation, overview of the request and was available for questions. Felix Wong, representing the applicant, continued the power point presentation and was available for questions.

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

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

After discussion, Commissioner Axen made a motion to approve the zoning change. Vice-Chairman Smithee seconded the motion which carried by the following vote:

**Ayes: 5** – Wilshire, Smithee, Axen, Groll and Bounds

**Nays: 0**

**Abstain: 0**

**Commissioner Announcements**

None

**Staff Announcements**

Ms. Sudbury stated that there will be a couple of plats on the next meeting agenda and reminded Commissioners to come at 5:30 p.m. for the annual Christmas treats.

**Adjournment**

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

**Ayes: 5** – Wilshire, Smithee, Axen, Groll and Bounds

**Nays: 0**

**Abstain: 0**

With no further business, Chairman Wilshire adjourned the meeting at 6:55 p.m.

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Wayne Wilshire, Chairman

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Delia Jones, Planning & Zoning Secretary



## **PLANNING AND ZONING COMMUNICATION**

Agenda: December 16, 2019

Subject: SD#19-065: Final Plat of Lots 1 and 2, Block 1, The Reserve at Mansfield

### **GENERAL INFORMATION**

Applicant:	Stephen Clare Horning Lockwood, owner Stillwater Capital Investments, developer BGE, Inc., engineer
Location:	See Location Map
Existing Zoning:	PD with a SUP
Proposed Use:	Multi-family residential and commercial
Size:	12.924 acres
Total Number of Lots:	2
R.O.W. Dedication:	2.07 acres for Reserve Way and Domain Drive
Compliance with Ordinances:	Yes

### **COMMENTS & CONSIDERATIONS**

The purpose of this plat is to create two lots. Lot 1 will accommodate a multi-family residential development. Lot 2 will accommodate future commercial development.

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

Staff recommends approval.

#### **Attachment**

Location Map





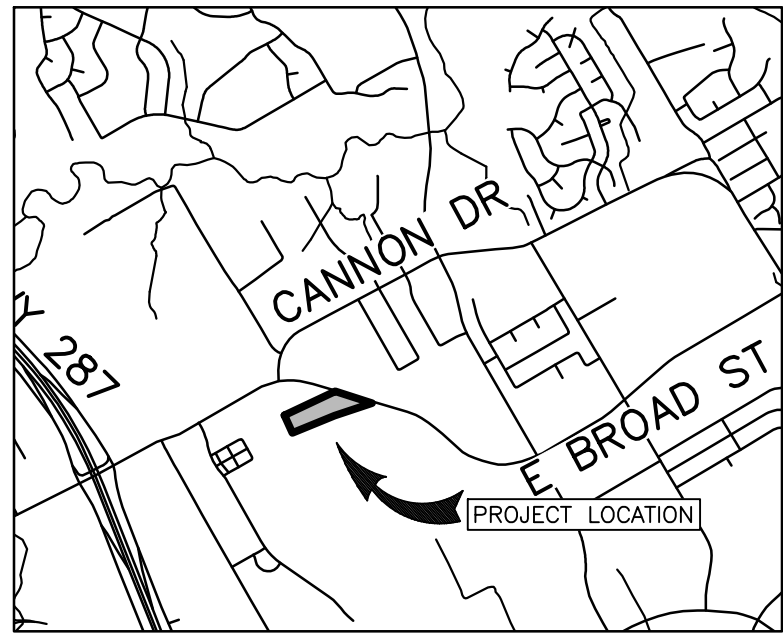
# The Reserve at Mansfield

12/14/2017

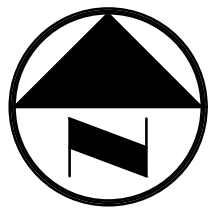
This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy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



G:\TXN\Projects\Stillwater\_Capital\6963-00\_The Reserve at Mansfield\6963-00\_FPLT\_The Reserve at Mansfield.dwg 2019-12-12 12:11:24 dgreer



VICINITY MAP  
(NOT TO SCALE)



0 30 60 120  
SCALE: 1" = 60'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 74°40'12" W	20.78'
L2	N 14°55'14" E	16.07'
L3	S 16°18'40" W	30.59'
L4	S 28°41'20" E	26.64'
L5	N 28°41'20" W	14.23'
L6	N 16°18'40" E	24.34'
L7	S 64°28'49" E	63.48'
L8	S 67°58'18" E	124.65'
L9	S 16°32'44" E	6.88'
L10	N 16°19'06" E	15.00'
L11	N 16°19'06" E	9.97'
L12	S 61°32'10" E	58.54'

SAM & JOE'S FOREIGN CAR REPAIR  
(INST. D204203623)  
O.P.R.T.C.T.

MANSFIELD BIBLE CHURCH  
(INST. D198277419)  
O.P.R.T.C.T.

FIRST BAPTIST CHURCH OF MANSFIELD  
(VOL. 7667, PG. 1119)  
D.R.T.C.T.

#### CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

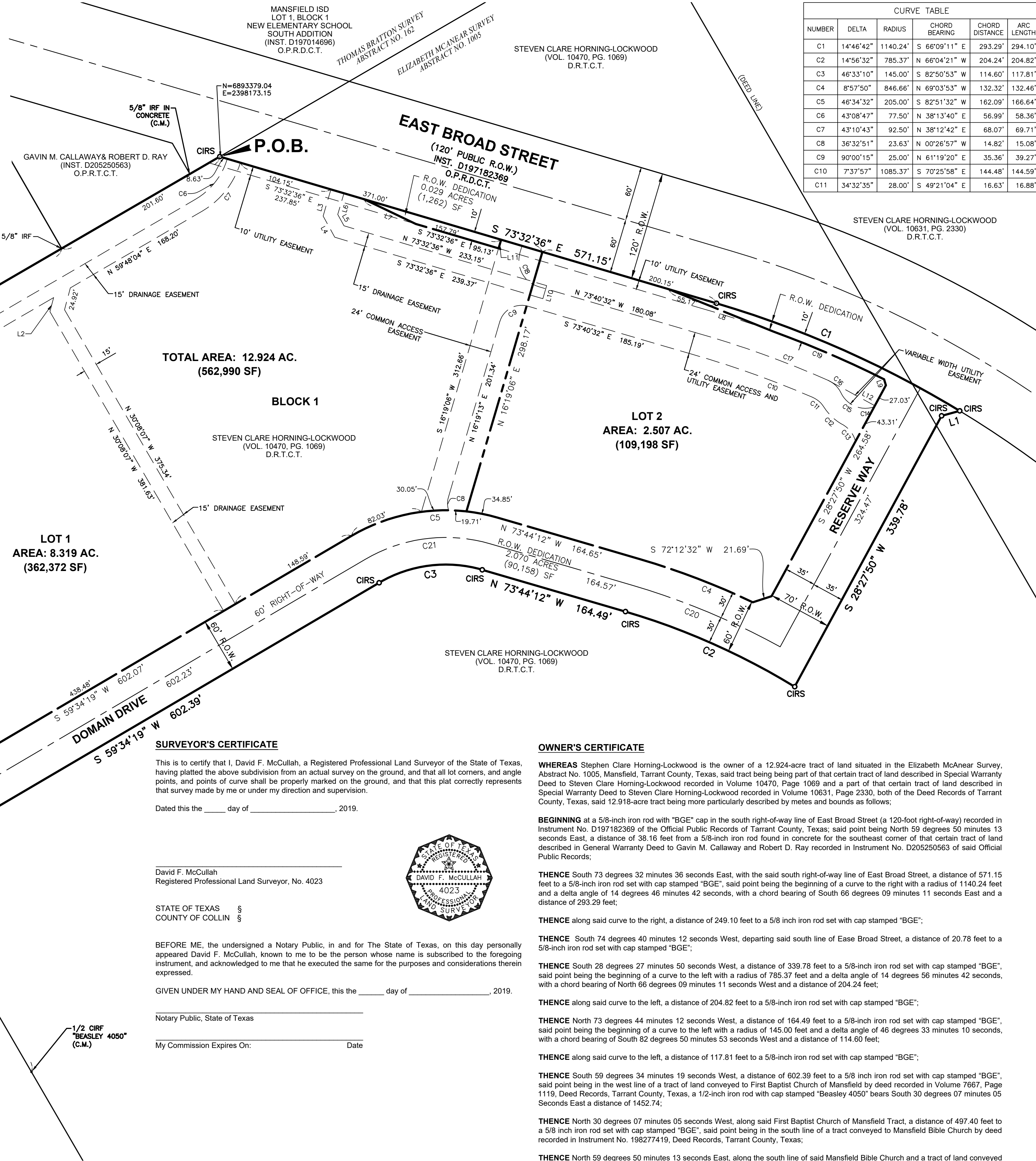
This plat is proposed by the owners of properties described herein (hereinafter referred to as "property owners") and is approved by the City of Mansfield subject to the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns.

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

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

Said drainage easement, as in the case of all drainage easements, is subject to stormwater overflow and erosion to an extent which cannot be specifically defined. The City of Mansfield shall not be held liable for any damages resulting from the 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.

After recording, return to City of Mansfield  
1200 E. Broad Street, Mansfield, TX 75063



CURVE TABLE				
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	14°46'42"	1140.24'	S 66°09'11" E	293.29'
C2	14°56'32"	785.37'	N 66°04'21" W	204.24'
C3	46°33'10"	145.00'	S 82°50'53" W	114.60'
C4	8°57'50"	846.66'	N 69°03'53" W	132.32'
C5	46°34'32"	205.00'	S 82°51'32" W	162.09'
C6	43°08'47"	77.50'	N 38°13'40" E	56.99'
C7	43°10'43"	92.50'	N 38°12'42" E	68.07'
C8	36°32'51"	23.63'	N 00°26'57" W	14.82'
C9	90°00'15"	25.00'	N 61°19'20" E	35.36'
C10	7°37'57"	1085.37'	S 70°25'58" E	144.48'
C11	34°32'35"	28.00'	S 49°21'04" E	16.63'

#### OWNER'S DEDICATION

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Stephen Clare Horning Lockwood, being the sole owner of the above described parcel, does hereby adopt the herein above described property as Lots 1 and 2, Block 1, The Reserve at Mansfield, an addition to the City of Mansfield, Tarrant County, Texas, and does dedicate to the public use the streets and easements as shown thereon.

Stephen Clare Horning Lockwood

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned a Notary Public, in and for The State of Texas, on this day personally appeared Stephen Clare Horning-Lockwood, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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

Notary Public, State of Texas

My Commission Expires On: \_\_\_\_\_ Date

#### GENERAL NOTES:

- Bearing system for this survey is based on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, based on observations made on July 18, 2019 with an applied combined scale factor of 1.00012.
- Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map Number 48439C0490K with Map Revised September 25, 2009.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain

- 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 common access easement is for use of Lots 1 and 2. No improvements shall be made that impede ingress and egress along this easement.
- The common access easement shall be maintained by the property owners.

APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: \_\_\_\_\_ 20\_\_\_\_ P & Z COMMISSION CHAIRMAN

APPROVED BY: \_\_\_\_\_ 20\_\_\_\_ PLANNING & ZONING SECRETARY

This Plat filed in Instrument No. \_\_\_\_\_ Date \_\_\_\_\_, 20\_\_\_\_.

#### DEVELOPER

STILLWATER CAPITAL INVESTMENTS, LLC  
4145 Travis Streer, Suite 300  
Dallas, TX 75204  
Contact: Aaron Sherman  
Phone: 469-834-7952  
Aaron.Sherman@stillwatercap.com

#### OWNER

STEPHEN CLARE HORNING LOCKWOOD  
20 Woodland Ct.  
Mansfield, TX 76063  
Contact: Stephen Lockwood  
Phone: 214-738-9000  
greysword@aol.com

#### FINAL PLAT

#### LOTS 1 AND 2, BLOCK 1

#### THE RESERVE AT MANSFIELD

12.924 ACRES OUT OF THE ELIZABETH MCNEAR SURVEY, ABSTRACT NO. 1005  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

2 LOTS

DECEMBER 2019



BGE, Inc.  
2595 Dallas Parkway, Suite 101, Frisco, TX 75034  
Tel: 972-464-4800 • www.bgeinc.com  
TBPLS Licensed Surveying Firm No. 10193953

Contact: David McCullah  
Telephone: (972) 464-4839 • Email: dmccullah@bgeinc.com

Copyright 2019

SD #19-065

Project No. 6963-00 | DSM/DFM | Sheet 1 of 1

## **PLANNING AND ZONING COMMUNICATION**

Agenda: December 16, 2019

Subject: SD#19-064: Public hearing on a replat to create Lot 1R, Block 16, Original Town of Mansfield

### **GENERAL INFORMATION**

Applicant:	Mansfield TX MOB, LP, owner PERC Engineering, engineer
Location:	501 E. Broad Street
Existing Zoning:	PD
Existing/Proposed Use:	Medical office
Total Number of Lots:	1
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes

### **COMMENTS & CONSIDERATIONS**

The purpose of the replat is to combine two parcels into one lot to accommodate the expansion of the existing medical office building and a new parking lot. The replat also corrects an error in the property line along East Broad Street.

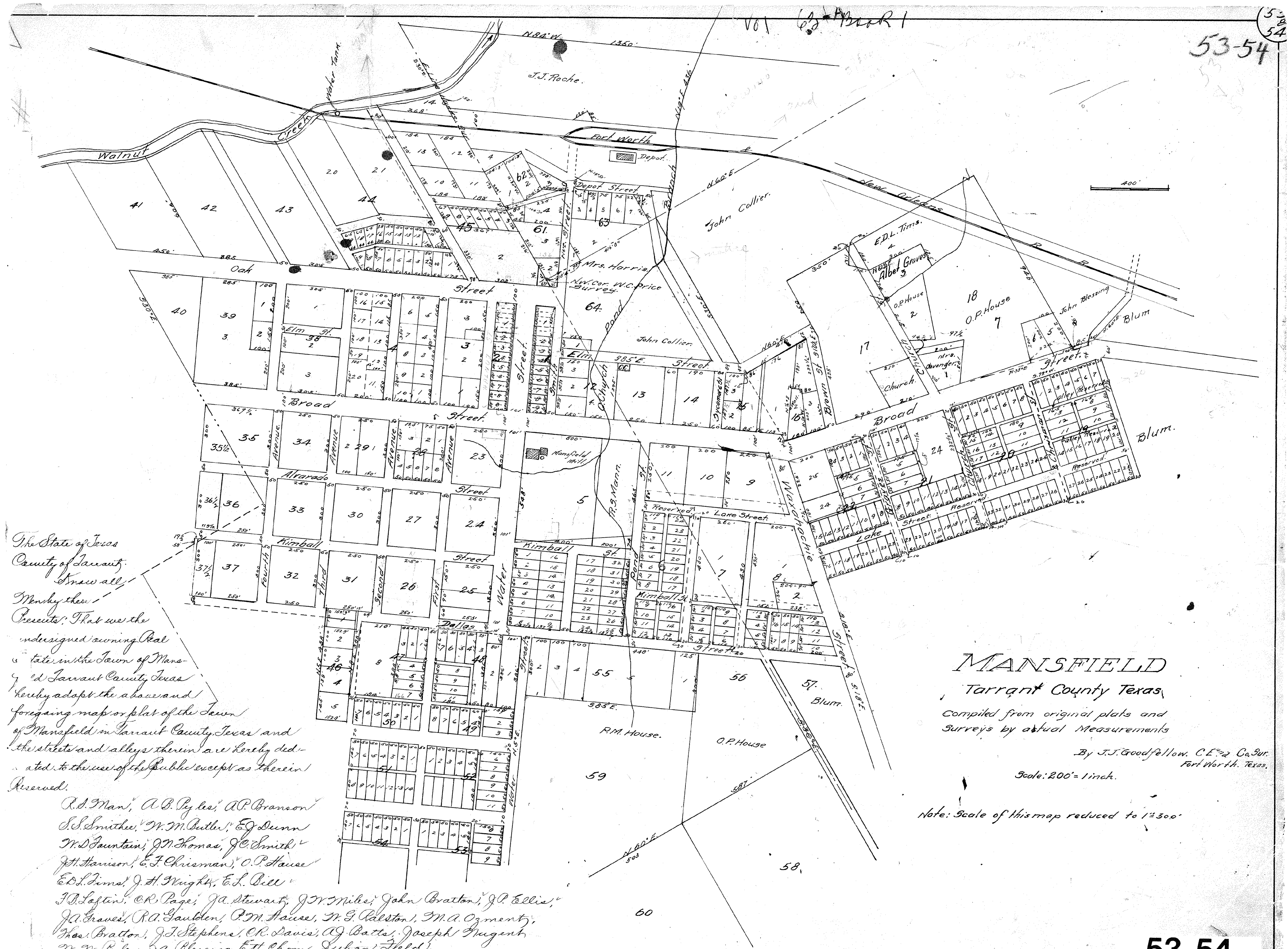
Although the digital copy of the plat in the Commission's packet does not have signatures, the filing copy has been signed.

Staff recommends approval.

#### **Attachments:**

Previously Approved Plat





The State of Texas  
County of Tarrant.  
Know all  
Men by these  
Presents: 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. Pyle, A.P. Branson,  
J.S. Smith, W.M. Butler, E.J. Dunn,  
W.D. Fountain, J.M. Thomas, J.C. Smith,  
J.H. Harrison, E.F. Chrisman, O.P. House,  
E.D. Sims, J.H. Wright, E.L. Bell,  
J.B. Loftin, C.R. Page, J.A. Stewart, J.W. Miles, John Bratton, J.P. Ellis,  
J.A. Graves, R.A. Gauden, P.M. House, W.E. Ralston, M.A. Ozyment,  
Thos. Bratton, J.T. Stephens, C.R. Davis, A.G. Batts, Joseph Nugent,  
W.W. Pyle, J.A. Blessing, Est. Chom, Julian Field.

The State of Texas  
County of Tarrant.  
Before me J.H. Alexander J.P. Ex. Off. Notary Public in and for Tarrant County Texas personally appeared A.D. Man, A.B. Pyle, A.P. Branson, J.S. Smith,  
W.M. Butler, E.J. Dunn, W.D. Fountain, J.M. Thomas, J.C. Smith, J.H. Harrison, E.F. Chrisman, O.P. House, E.D. Sims, J.H. Wright, E.L. Bell, C.R. Page, J.A. Stewart, J.W. Miles, John Bratton, J.P. Ellis,  
J.A. Graves, R.A. Gauden, P.M. House, W.E. Ralston, M.A. Ozyment, Thos. Bratton, J.T. Stephens, C.R. Davis, A.G. Batts, Joseph Nugent, W.W. Pyle, J.A. Blessing, Est. Chom, Julian Field known to  
me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed  
Given under my hand and seal of office for the 28th day of July 1890. J.H. Alexander J.P. Ex. Off. Notary Public T. Co. Tex. Filed for Record July 28, 1890. o.c. J.A. Blessing, Est. Chom, Julian Field

# MANSFIELD Tarrant County Texas

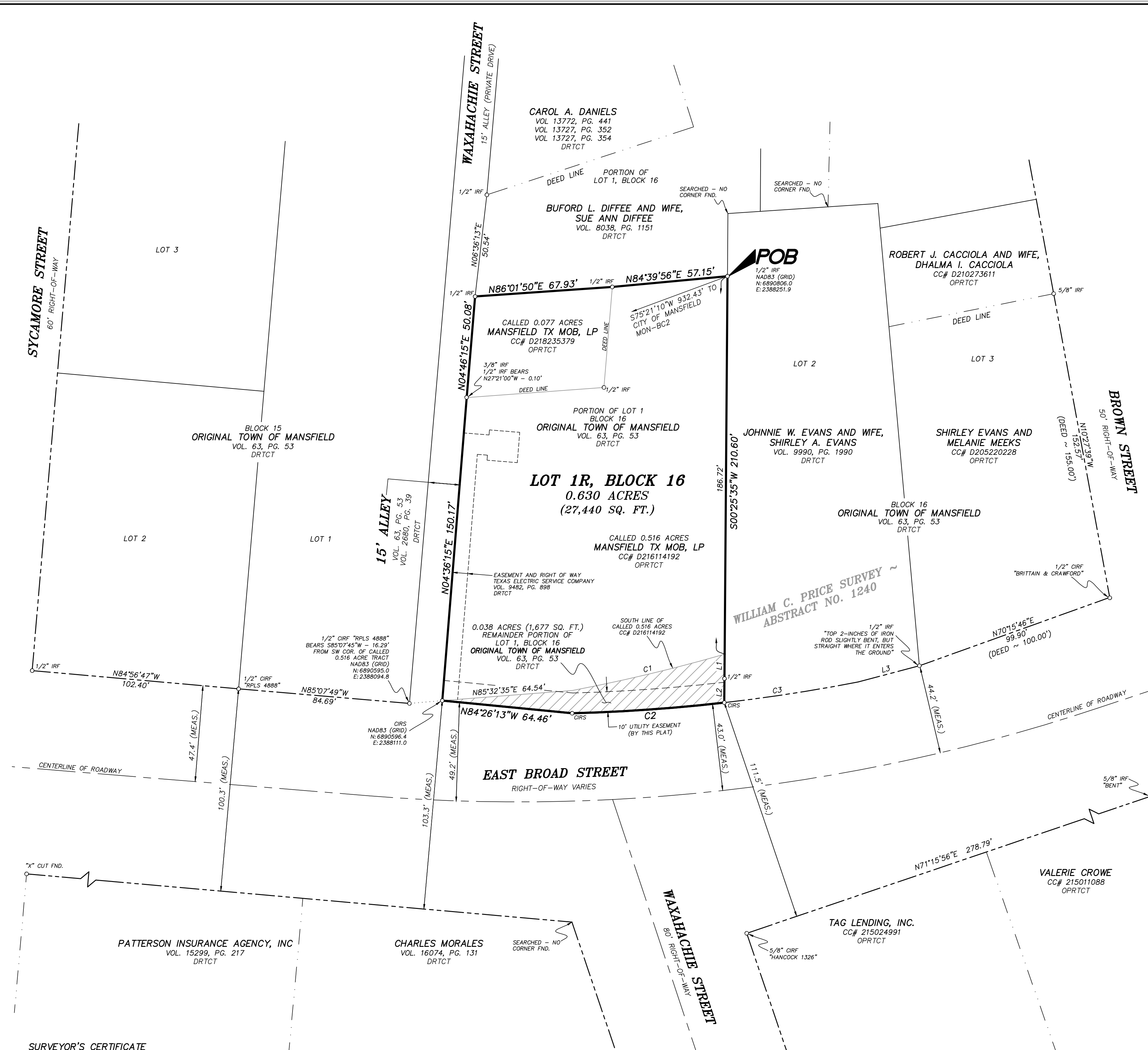
Compiled from original plats and  
surveys by actual measurements

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

Scale: 200' = 1 inch.

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





SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MERLE W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

FINAL REVIEW

MERLE W. MILLER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5438  
STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERLE W. MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_ DAY OF DECEMBER, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

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



LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S00°25'35"W	12.03
L2	S00°25'35"W	11.85
L3	N75°11'14"E	31.32

CURVE TABLE						
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
C1	77.28	856.50	5°10'10"	N76°37'03"E	77.25	
C2	75.37	856.50	5°02'30"	S85°59'47"W	75.34	
C3	66.92	856.50	4°28'36"	N81°14'01"E	66.90	

GENERAL NOTES

- BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON OBSERVATIONS UTILIZING PUBLISHED CITY OF MANSFIELD GEODETIC MANSFIELD MONUMENTS NO. 1-07 AND MANSFIELD MONUMENT NO. BC2 BEARS S75°21'10"W ~ 932.43' FROM THE POB.
- ALL PROPERTY CORNERS SET ARE 5/8 INCH CAPPED IRON RODS STAMPED "PERC ENGINEERING."
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 48439C0460K, MAP REVISED SEPTEMBER 25, 2009.
- SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
- THE PURPOSE OF THIS REPLAT IS TO COMBINE TWO TRACTS OF LAND INTO ONE PLATTED LOT, BEING LOT 1R, BLOCK 16, ORIGINAL TOWN OF MANSFIELD.

OWNER'S CERTIFICATE

STATE OF TEXAS )(   
COUNTY OF TARRANT )(

WHEREAS, MANSFIELD TX MOB, LP, A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF TWO TRACTS COMPRISING 0.591 ACRES OF LAND, LOCATED IN THE WILLIAM C. PRICE SURVEY, ABSTRACT NO. 1240, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, SAID TRACTS BEING RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D216114192 AND COUNTY CLERK'S INSTRUMENT NO. D218235379, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRTCT), BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEING A PORTION OF LOT 1, BLOCK 16, ORIGINAL TOWN OF MANSFIELD, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 63, DEED RECORDS, TARRANT COUNTY, TEXAS (DRTCT), BEING ALL OF A CALLED 0.516 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO MANSFIELD TX MOB, LP, A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. D216114192, OPRTCT, AND BEING ALL OF A CALLED 0.077 ACRE TRACT OF LAND (3,358 SQUARE FEET) AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO MANSFIELD TX MOB, LP, A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. D218235379, OPRTCT, ALSO BEING 1,677 SQUARE FEET (0.038 ACRES), OF EAST BROAD STREET, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY;

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF SAID LOT 1, BLOCK 16, BEING THE NORTHEAST CORNER OF SAID CALLED 0.516 ACRE TRACT OF LAND, AND BEING ON THE WEST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO JOHNNIE W. EVANS AND WIFE, SHIRLEY A. EVANS, FILED FOR RECORD IN VOLUME 9990, PAGE 1990, DRTCT, SAID BEGINNING POINT HAVING A NAD83 - TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6890806.0 E:2388251.9 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON OBSERVATIONS UTILIZING THE TRIMBLE VRS NOW NETWORK);

THENCE SOUTH 00 DEGREES 25 MINUTES 35 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, AND ALONG THE COMMON LINE OF SAID CALLED 0.516 ACRE TRACT OF LAND, AND SAID JOHNNIE W. EVANS AND WIFE, SHIRLEY A. EVANS TRACT OF LAND, AT A DISTANCE OF 186.72 FEET (DEED ~ SOUTH 04 DEGREES 07 MINUTES 00 SECONDS EAST - 186.47 FEET), PASSING THE SOUTHEAST CORNER OF SAID CALLED 0.516 ACRE TRACT OF LAND, AND CONTINUING IN ALL A TOTAL DISTANCE OF 210.60 FEET, TO A 5/8 CAPPED INCH IRON ROD SET STAMPED "PERC ENGINEERING"; BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID EAST BROAD STREET, AND BEING THE NORTHEAST CORNER OF A RIGHT-OF-WAY DEDICATION TO THE CITY OF MANSFIELD, FILED FOR RECORD IN VOLUME 12697, PAGE 2040, DRTCT, SAME BEING THE NORTHWEST CORNER OF A RIGHT-OF-WAY DEDICATION TO THE CITY OF MANSFIELD, FILED FOR RECORD IN VOLUME 12805, PAGE 268, DRTCT, ALSO BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 856.50 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AND SAID NORTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 02 MINUTES 30 SECONDS, AN ARC LENGTH OF 75.37 FEET, HAVING A LONG CHORD WHICH BEARS SOUTH 85 DEGREES 59 MINUTES 47 SECONDS WEST, A CHORD LENGTH OF 75.34 FEET, TO A 5/8 CAPPED INCH IRON ROD SET STAMPED "PERC ENGINEERING";

THENCE NORTH 84 DEGREES 26 MINUTES 13 SECONDS WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 64.46 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "PERC ENGINEERING"; BEING THE SOUTHWEST CORNER (BY DEED) OF SAID LOT 1, BLOCK 16, ORIGINAL TOWN OF MANSFIELD, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 0.516 ACRE TRACT OF LAND, SAME ALSO BEING ON THE EAST LINE OF A 15-FOOT PUBLIC ALLEY AS SHOWN ON SAID ORIGINAL TOWN OF MANSFIELD ADDITION PLAT, FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "RPLS 4888" FOR THE SOUTHEAST CORNER (BY DEED) OF LOT 1, BLOCK 15, OF SAID ORIGINAL TOWN OF MANSFIELD ADDITION, BEARS SOUTH 85 DEGREES 07 MINUTES 45 WEST, A DISTANCE OF 16.29 FEET, SAID 1/2 INCH CAPPED IRON ROD FOUND STAMPED "RPLS 4888" HAVING A NAD83 - TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6890595.0 E:2388094.8

THENCE NORTH 04 DEGREES 36 MINUTES 15 EAST, ALONG THE WEST LINE OF SAID CALLED 0.516 ACRE TRACT OF LAND, BEING COMMON WITH THE EAST LINE OF SAID 15-FOOT PUBLIC ALLEY, A DISTANCE OF 150.17 FEET (DEED ~ DUE NORTH - 150.24 FEET), TO A 3/8 INCH IRON ROD FOUND, BEING THE WESTERNMOST NORTHWEST CORNER OF SAID CALLED 0.561 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 0.077 ACRE TRACT OF LAND;

THENCE NORTH 04 DEGREES 46 MINUTES 15 EAST, CONTINUING ALONG THE EAST LINE OF SAID 15-FOOT PUBLIC ALLEY, BEING COMMON WITH THE WEST LINE OF SAID CALLED 0.077 ACRE TRACT OF LAND, A DISTANCE OF 50.08 FEET (DEED ~ DUE NORTH - 50.00 FEET), TO A 1/2 INCH IRON ROD FOUND, BEING THE NORTHWEST CORNER OF SAID CALLED 0.077 ACRE TRACT OF LAND, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN THE ASSUMPTION WARRANTY DEED WITH VENDOR'S LIEN TO BUFORD L. DIFFEE AND WIFE, SUE ANN DIFFEE, FILED FOR RECORD IN VOLUME 8038, PAGE 1151, DRTCT, BEARS NORTH 06 DEGREES 36 MINUTES 13 SECONDS EAST, A DISTANCE OF 50.54 FEET (DEED ~ NORTH 10 DEGREES 14 MINUTES 10 SECONDS EAST - 50.00 FEET);

THENCE NORTH 86 DEGREES 01 MINUTES 50 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 0.077 ACRE TRACT OF LAND, A DISTANCE OF 67.93 FEET (DEED ~ NORTH 81 DEGREES 00 MINUTES 00 SECONDS EAST - 68.00 FEET), TO A 1/2 INCH IRON ROD FOUND, BEING THE NORTHEAST CORNER OF SAID CALLED 0.077 ACRE TRACT OF LAND, SAME BEING THE NORTHERNMOST NORTHWEST CORNER OF SAID CALLED 0.516 ACRE TRACT OF LAND;

THENCE NORTH 84 DEGREES 39 MINUTES 56 SECONDS EAST, ALONG THE NORTHERNMOST NORTH LINE OF SAID CALLED 0.516 ACRE TRACT OF LAND, A DISTANCE OF 57.15 FEET (DEED ~ NORTH 81 DEGREES 00 MINUTES 00 SECONDS EAST - 57.40 FEET), TO THE POINT OF BEGINNING, AND CONTAINING 0.630 ACRES (27,440 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, MANSFIELD TX MOB, LP, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1R, BLOCK 16, ORIGINAL TOWN OF MANSFIELD, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

WITNESS MY HAND AT MANSFIELD, TEXAS, THIS THE \_\_\_\_ DAY OF DECEMBER, 2019.

BY: \_\_\_\_\_  
CHRIS JACKSON, MANAGER

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 CHRIS JACKSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

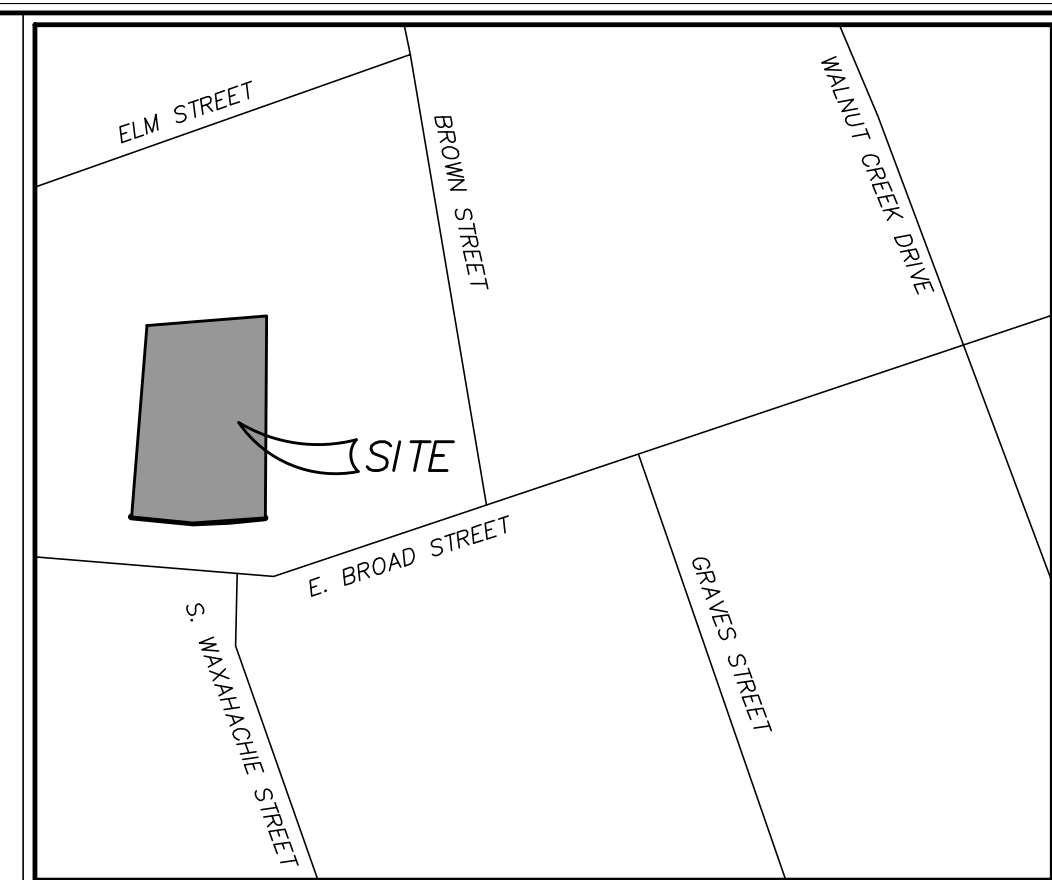
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF DECEMBER, 2019.

NOTARY PUBLIC, STATE OF TEXAS

APPROVED BY THE CITY OF MANSFIELD

\_\_\_\_\_  
20\_\_\_\_  
APPROVED BY: P&Z COMMISSION CHAIRMAN

\_\_\_\_\_  
20\_\_\_\_  
ATTEST: PLANNING & ZONING SECRETARY

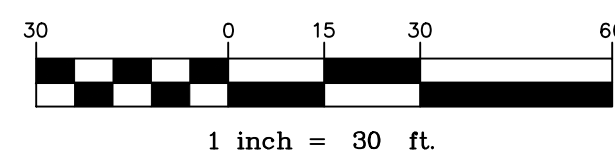
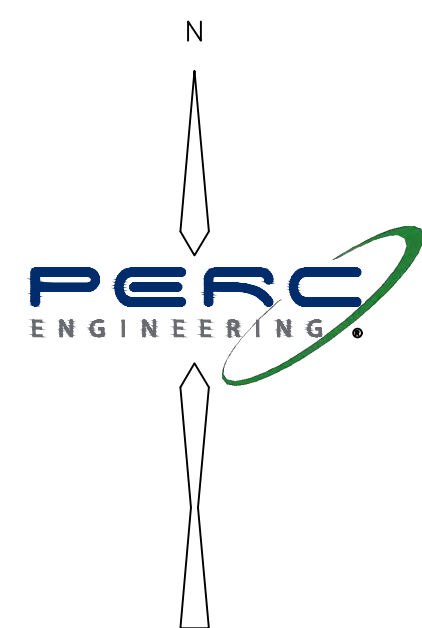


VICINITY MAP

1" = 200'

LEGEND/ABBREVIATIONS

- CAPPED IRON ROD SET STAMPED "PERC ENGINEERING" (UNLESS OTHERWISE NOTED)
- CIRF CAPPED IRON ROD FOUND
- DRTCT DEED RECORDS TARRANT COUNTY, TEXAS
- PRTCT PLAT RECORDS TARRANT COUNTY, TEXAS
- OPRTCT OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- ESMT. EASEMENT
- POB POINT OF BEGINNING
- IRF IRON ROD FOUND
- CC# COUNTY CLERK'S INSTRUMENT NO.
- MEAS. MEASURED



REPLAT  
LOT 1R, BLOCK 16  
ORIGINAL TOWN OF  
MANSFIELD

BEING A REVISION OF A PORTION OF LOT 1, BLOCK 16, ORIGINAL TOWN OF MANSFIELD ACCORDING TO THE PLAT FILED IN VOLUME 63, PAGE 53, DEED RECORDS, TARRANT COUNTY, TEXAS CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

1 LOT  
0.630 ACRES

DECEMBER 2019

SURVEYOR:



4055 INTERNATIONAL PLAZA, STE 430  
FORT WORTH, TX 76109  
MAIN: 817.380.5110  
FAX: 832.681.9113  
tbpels #10194323  
www.PERC-eng.com  
SHEET 1 OF 1  
CASE NO. SD# 19-064

THIS PLAT IS FILED IN INSTRUMENT NO. \_\_\_\_\_, DATE: \_\_\_\_\_.



## **PLANNING AND ZONING COMMUNICATION**

Agenda: December 16, 2019

Subject: ZC#19-009: Public hearing for a request for a Specific Use Permit for apartments on approximately 13.0164 acres out of the William Howard Survey, Abstract No. 690 & the Richard Bratton Survey, Abstract No. 114, Tarrant Co, TX, located on the west side of SH 360, a quarter-mile south of Conifer Street

### **GENERAL INFORMATION**

Applicant:	John R. Allums of Capstar Real Estate Advisors (developer) Kyle Sweeney on behalf of C.D. Sweeney, et. al. (owner) Mark W. Taylor of Urban Engineers Group, Inc. (project engineer) Michael L. Arbour of JHP Architecture (architect)
Size:	13.0164 acres
Proposed Use:	Apartments
Existing Land Use:	Vacant land
Surrounding Land Use & Zoning:	North – Vacant land (PD) South – Gas well site (PD with SUP) East - SH 360 West - Cannon Dr. S.; Vacant land (PD) and single-family residential (2F) across the street
Thoroughfare Plan Specification:	SH 360 – freeway Cannon Dr. S – minor collector (three-lane undivided)

### **COMMENTS AND CONSIDERATIONS**

The subject property consists of 13.0164 acres of vacant land on the west side of SH 360, approximately a quarter-mile south of Conifer Street and a half-mile north of Heritage Parkway. The property is located in the Business Campus Sub-District of The Reserve, which is intended to provide for a superior business park environment, focusing on a strong presentation of office buildings within a natural campus environment, as well as a focus on landscaping and building prominence from the highway. The district also allows for multi-family uses (apartments, lofts, townhouses, and brownstones) as well as supporting service-related uses such as retail and hotels.

The applicant is requesting a Specific Use Permit for 355 apartment units. The Business Campus Sub-District allows a maximum of 612 residential dwelling units. If approved, this development will comprise the first dwelling units in this sub-district and 58% 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 The Sydney. A private access road to be called Emily Lane will run along the northern perimeter of the development and connect to SH 360. This road will separate this development from future development on the tract to the north, which the current property owner also owns. The applicant has indicated this northern tract could be developed for any variety of uses, including retail, restaurant, office, medical, hotel, or additional multi-family residential.

The Sydney will include five three-story multi-family buildings. In conformance with the intent of the Business Campus Sub-District, the largest and most prominent buildings will be located on the northern and eastern sides of the development, which are most visible to SH 360 and the Broad Street corridor further north. The development also includes prominent building frontage on all sides of the development, with the parking being mostly located on the interior of the development. Building 1 will be located in the northeastern corner of the development adjacent to SH 360 and Emily Lane and will include 128 apartments as well as the leasing office, mail center, indoor fitness/club space, and a private outdoor courtyard with pool. Building 2 will be located in the northwestern corner of the development adjacent to Emily Lane and Cannon Drive South and will include 105 apartments. Building 3 (in the center of the development) will include 49 apartments and adjacent outdoor amenities, including a dog park and patio. Buildings 4 and 5 are located in the southwestern portion of the development adjacent to the future extension of Cannon Drive South and include 35 and 38 units respectively. Combined, the buildings will include 355 apartments over 13.0164 acres for a density of 27.27 dwelling units per acre. Each building will be 45'-6" in height.

The floor area and footprint size for each building is:

Building 1 (128 units): 146,387 sq. ft. floor area; 50,339 sq. ft. footprint

Building 2 (105 units): 113,108 sq. ft. floor area; 41,375 sq. ft. footprint

Building 3 (49 units): 54,186 sq. ft. floor area; 18,971 sq. ft. footprint

Building 4 (35 units): 36,468 sq. ft. floor area; 14,283 sq. ft. footprint

Building 5 (38 units): 42,250 sq. ft. floor area; 16,225 sq. ft. footprint

The lot coverage is 25% (minus carports) and the floor area ratio is 0.70.

The applicant is proposing the following unit mix:

Efficiency (min. 690 sq. ft. floor area): 14 units (3.94%)

One-bedroom (min. 750 sq. ft. floor area): 193 units (54.37%)

Two-bedroom (min. 1,070 sq. ft. floor area): 137 units (38.59%)

Three-bedroom (min. 1,400 sq. ft. floor area): 11 units (3.10%)

The units are distributed fairly evenly amongst the buildings, with the exception that Buildings 4 and 5 will not include any three-bedroom units and Building 4 will also not include any efficiency units.

### Access, Circulation, and Parking

Primary access into the development will be off of Emily Lane via an access driveway that will travel between Buildings 1 and 2. The development will be gated, aside from Emily Lane and an adjacent row of parallel parking spaces, as well as the main driveway into the development with a double row of parking before the gates. An additional access road into the development will be provided directly off SH 360; this access point will be for resident and emergency access only. A third emergency access point will be provided off Cannon Drive South; this access point can

be opened up for resident use once the extension of Cannon Drive South is constructed. The development will also provide for right-of-way dedication for the future extension of Cannon Drive South. In addition, the existing gas well access road directly off SH 360 will be relocated to the south side of the pad; the applicant has provided documentation from the gas well operator agreeing to the proposed reconfiguration. The applicant has also provided documentation from TXDOT consenting to the access points on SH 360, with conditions of approval that do not allow Emily Lane to connect directly to Cannon Drive South since doing so would likely add additional traffic volumes to Emily Lane that could create safety issues on SH 360.

Parking for the development will include a mix of surface parking lot spaces, parallel parking adjacent to Emily Lane, carport spaces, and tuck-under garage spaces in the apartment buildings. The development will provide a total of 520 parking spaces for a ratio of 1.01 spaces per bedroom, which slightly exceeds the minimum requirement of 1 space per bedroom; 514 spaces are required. 341 spaces will be surface spaces, 100 will be carport spaces, and 79 will be tuck-under garage spaces located in the buildings. The tuck-under garages are all located on the interior of the development and do not directly face any public streets. Most of the carports are also located on the interior of the development, shielded by the buildings or the gas well site. 20 parallel parking spaces will be provided along Emily Lane.

To serve pedestrians, a sidewalk will be provided along Emily Lane which connects to the sidewalk along SH 360. Within the development, there will be sidewalks adjacent to Building 1, around Building 3, and at the entrance to Building 2. Crosswalk connections will provide pedestrian access to Buildings 4 and 5.

#### Storage, Equipment/Service Area Screening, and Lighting

The applicant notes that there will be no outside storage or outside operations on the property, no parking of boats/trailers/recreational vehicles, all utilities with the exception of electric transmission lines will be placed underground, all service areas and mechanical equipment will be located and screened in accordance with the requirements of The Reserve, and that adequate lighting will be provided in accordance with the requirements of The Reserve. A trash compactor will be located at the southwestern corner of the development and will be screened by trees.

#### Elevations and Perspectives

The applicant has provided elevations for all facades of each building, as well as details for the carports, and perspectives from Emily Lane, SH 360, and Cannon Drive South.

The building materials primarily include a mix of red and grey brick; white, grey, and brown stucco; white and grey cementitious siding; and black cementitious and metal paneling. The window framing, railings, garage doors, and canopies will also be black to match the metal paneling. The buildings are heavily articulated with wall plane and roof height recesses and projections, alternating building materials, and abundant windows and doors. The buildings will also include tower features at the building corners and a sloped roof design with grey composite shingles and a 4:12 roof pitch.

The overall building materials percentages are as follows:

Building 1: 32% brick; 23% stucco; 27% cementitious panel; 18% cementitious siding

Building 2: 26% brick; 29% stucco; 21% cementitious panel; 24% cementitious siding

Building 3: 22% brick; 33% stucco; 18% cementitious panel; 27% cementitious siding

Building 4: 25% brick; 44% stucco; 19% cementitious panel; 12% cementitious siding  
Building 5: 23% brick; 40% stucco; 19% cementitious panel; 18% cementitious siding

The percentage of glass on each building ranges from 14-38%. The design of the site and the architecture of the buildings provides for prominent building frontages adjacent to SH 360, Cannon Drive South, and Emily Lane, consistent with the standards for the Business Campus Sub-District of The Reserve.

The carports will include red brick bases and black metal roofs with support columns to match the building. The roof design will be flat with a low tilt angle.

The perspectives of the development show Buildings 1 and 2 as seen from Emily Lane; Building 1 as seen from SH 360; and Buildings 2 and 4 as seen from Cannon Drive South. The perspectives also show how the development will be lighted.

#### Landscaping and Screening

The applicant has provided a Landscape Plan showing the overall landscaping to be provided throughout the site, as well as tables noting how they are meeting the requirements, as well as details for the fencing and gates. The site includes 20' minimum landscape setbacks along the north, west, and east sides of the property adjacent to Emily Lane, Cannon Drive South, and SH 360. Adjacent to Cannon Drive South, the developer will provide a double row of canopy trees, consistent with the standards of The Reserve. The row of trees closest to Cannon Drive South will not be planted until after completion of the improvements to Cannon Drive South in order to prevent damage to the trees; funds will be escrowed by the developer for their future planting. Adjacent to Emily Lane and SH 360, the developer will provide a single row of canopy trees, with the trees planted in clusters along SH 360 and more evenly spaced along Emily Lane. Adjacent to the gas well pad to the south, the developer will provide a buffer yard ranging from 5' to 15' with a mixture of shrubs and trees. The parking lot islands will also include canopy trees. Ornamental trees and shrubs will also be planted around the buildings and around the outdoor amenities adjacent to Building 3. Heavy shrubs and trees will also screen the parking lot from SH 360. The development will also include a perimeter 6' black decorative metal fence with masonry columns; the materials will match the buildings.

#### Amenities

Resident amenity centers will be provided in and around Buildings 1 and 3. In addition to the leasing office and mail room, Building 1 will include an indoor fitness/club space as well as an outdoor courtyard with a pool. The indoor leasing/amenity space will be 5,298 sq. ft. in size. Located adjacent to Building 3 will be a 5,610 sq. ft. residents' commons patio and a 4,480 sq. ft. dog park.

#### Signage

A signage plan has been provided showing limited signage consistent with the standards of The Reserve as well as the Main Street Lofts development. A wall sign will be located on the east side of Building 1 adjacent to SH 360. A blade sign will be located on the north side of Building 1 adjacent to Emily Lane.

#### Summary and Recommendation

The subject property is located in the Business Campus Sub-District of The Reserve. This sub-district is intended to accommodate business park uses, as well as supporting retail/service and



multi-family residential uses. The sub-district also calls for a focus on strong building prominence from the highway and quality site landscaping that create a campus setting. This development will bring the initial multi-family units to this sub-district and will set the standard for the continued development of this area, with undeveloped tracts located both to the north of this development and to the south (on the other side of the gas well pad). The applicant has endeavored and worked cooperatively with staff to provide a quality multi-family development that largely meets or exceeds the standards of The Business Campus 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 building architecture is particularly exceptional and includes a variety of building materials, abundant articulation, and quality design that meets or exceeds the standards of The Reserve.

The apartments will also provide for convenient living options near the continued expansion of employment and commercial uses in this area, including the Broad Street and Heritage Parkway corridors and the City's growing medical, educational, and recreational facilities. The development will complement the existing multi-family land uses on the other side of SH 360 and will help to support and 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 and employment uses in the Business Campus Sub-District. While the conditions placed by TXDOT in granting access to SH 360 prevented the connection of Emily Lane to Cannon Drive South as desired by both staff and the applicant to provide for direct neighborhood connectivity, the proposed stubs on Emily Lane will allow for fire access and parking adjacent to the north side of Building 2, as well as future connection to the tract to the north, including possible future connection to Cannon Drive South at an alternate non-direct location.

Staff recommends approval with the condition that the following outstanding landscaping-related comments be addressed:

- Provide shrubs around the trash compactor
- In the escrow funds for the row of trees adjacent to Cannon Drive South, include the cost of irrigation installation
- Provide the standard landscape maintenance note
- Show the sidewalk on Cannon Drive South

**Attachments:**

Maps and Supporting Information

Exhibit A – Property Description

Exhibit B – Site Plan

Exhibit C – Elevations and Perspectives

Exhibit D – Landscape and Screening Plan

Exhibit E – Signage Plan

Approval of Access Points from TXDOT

Approval by EagleRidge to Reconfigure Gas Well Access



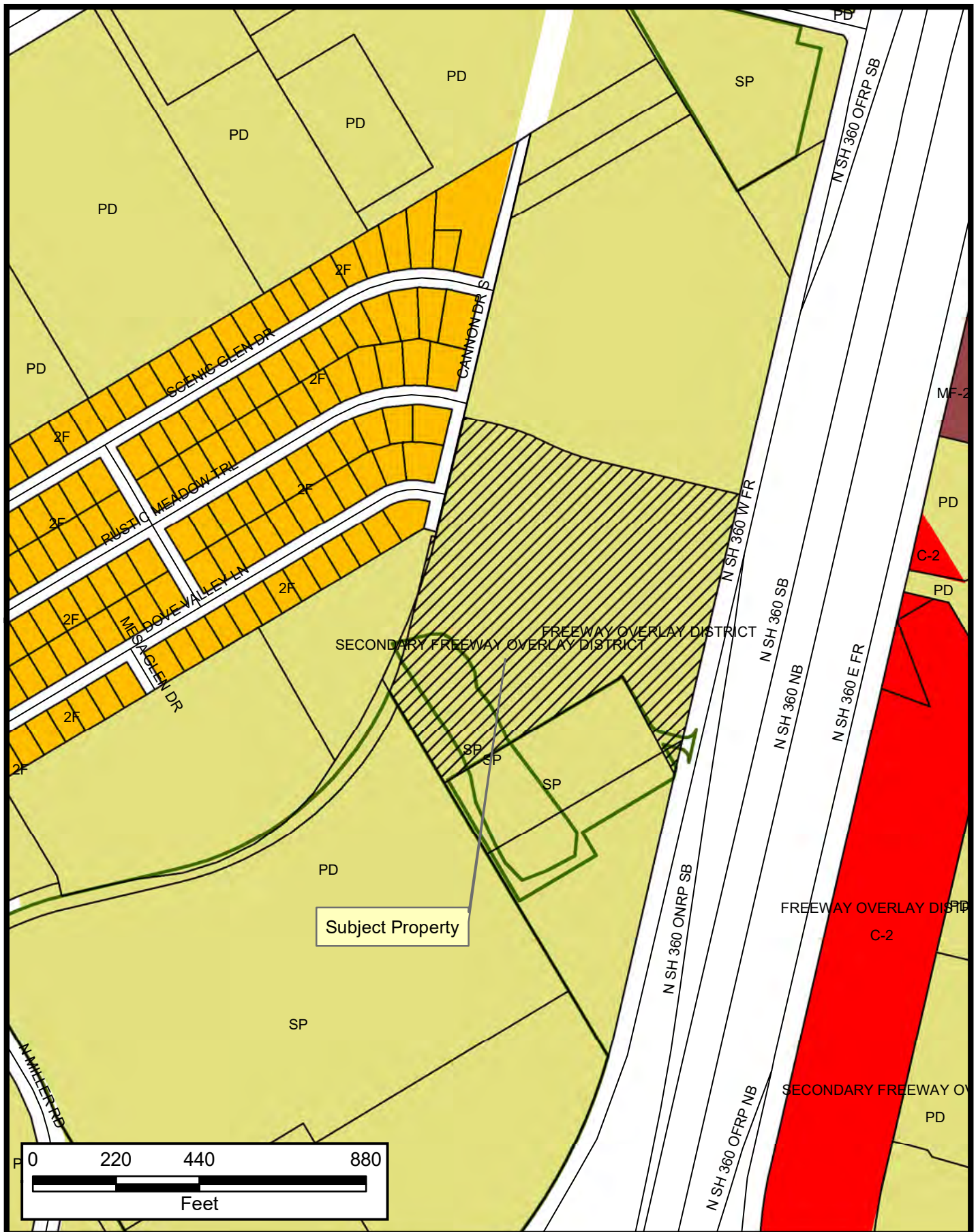


**ZC#19-009**

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.

12/4/2019





## Property Owner Notification for ZC#19-009

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BRATTON, RICHARD SURVEY	A 114	SWEENEY, C D ETAL	PO BOX 8720	FORT WORTH, TX	76124-0720
HOWARD, WILLIAM SURVEY	A 690	CREEKWOOD CHURCH	260 N MILLER RD	MANSFIELD, TX	76063
HOWARD, WILLIAM SURVEY	A 690	SWEENEY, C D ETAL	PO BOX 8720	FORT WORTH, TX	76124-0720
RUSTIC MEADOW ADDITION	BLK 5	KANADY, MARK A & DAWN M	3312 SCENIC GLEN DR	MANSFIELD, TX	76063-5813
RUSTIC MEADOW ADDITION	BLK 5	RUCKLE, DALE B II & JENNIFER K	3307 RUSTIC MEADOWS TRL	MANSFIELD, TX	76063
RUSTIC MEADOW ADDITION	BLK 5	ETCHEGARAY, JOSEPH & MELISA	3309 RUSTIC MEADOW TR	MANSFIELD, TX	76063-5833
RUSTIC MEADOW ADDITION	BLK 5	OWENS, MARSHALL T	1802 CLEAR SUMMIT LN	MANSFIELD, TX	76063-5368
RUSTIC MEADOW ADDITION	BLK 6	WRIGHT, SHERRY ELAINE	1410 MERION DR	MANSFIELD, TX	76063-3761
RUSTIC MEADOW ADDITION	BLK 6	PENSCO TRUST CO	PO BOX 173859	DENVER, CO	80217-3859
RUSTIC MEADOW ADDITION	BLK 6	MANSFIELD ELEGANT HOME LLC	700 WALNUT BEND DR	MANSFIELD, TX	76063-5857
RUSTIC MEADOW ADDITION	BLK 6	HOWELL, JAMES MORGAN & TAMMY	3221 DOVE VALLEY LN	MANSFIELD, TX	76063
RUSTIC MEADOW ADDITION	BLK 6	TEIGLAND, ASHLEY P	3219 DOVE VALLEY LN	MANSFIELD, TX	76063-5826
RUSTIC MEADOW ADDITION	BLK 6	HPA TEXAS SUB 2017-1 LLC	120 S RIVERSIDE PLZ STE 2000	CHICAGO, IL	60606
RUSTIC MEADOW ADDITION	BLK 7	CREAMER, JERRY	3218 DOVE VALLEY LN	MANSFIELD, TX	76063
RUSTIC MEADOW ADDITION	BLK 7	AMG CANYON LLC	12801 N CENTRAL EXPWY STE 1675	DALLAS, TX	75234
RUSTIC MEADOW ADDITION	BLK 7	MOORE, LUANNE & THOMAS E	3214 DOVE VALLEY LN	MANSFIELD, TX	76063-5827
RUSTIC MEADOW ADDITION	BLK 7	ROACH, JAMES M & NICOLE A	3212 DOVE VALLEY LN	MANSFIELD, TX	76063
THE RTC	BLK 1	TEXAS HEALTH RESOURCES	612 E LAMAR BLVD STE 660	ARLINGTON, TX	76011-4142

**EXHIBIT "A"****LEGAL DESCRIPTION**

**BEING** a tract of land situated in the City of Mansfield, Tarrant County, Texas, part of the William Howard Survey, Abstract No. 690, part of the Richard Bratton Survey, Abstract No. 114, and being a portion of that called 124.833 acre tract of land (called Tract 1) described in deeds to Larry J. Fabian and Charles D. Sweeney, as recorded in Volume 11076, Page 1128, Deed Records, Tarrant County, Texas, and to Emily E. Shackelford and to Kyle W. Sweeney as recorded in County Clerk's File Nos. D212000319 and D212000320, Official Public Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod with plastic cap stamped "Wier Assoc" found in the west right-of-way line of State Highway No. 360 (AKA TX 360 Tollway; a variable width public right-of-way) and the east line of said 124.833 acre tract, being the northeast corner of Lot 3, Block 1, Lots 1R, 2R and 3, Block 1, THR RTC, an addition to the City of Mansfield, Tarrant County, Texas, according to the replat thereof recorded by County Clerk's File No. D217147196, Official Public Records, Tarrant County, Texas;

**THENCE**, departing said west right-of-way line and along the northeasterly line of said THR RTC Addition, North 30 degrees 41 minutes 41 seconds West, a distance of 841.76 feet to a 5/8" iron rod with plastic cap stamped "SCI" set for the **POINT OF BEGINNING**;

**THENCE**, continuing along said northeasterly line, North 30 degrees 41 minutes 41 seconds West, passing at a distance of 239.83 a 1/2 inch iron rod with plastic cap stamped "Wier Assoc" found for the northwest corner of Lot 1R, Block 1, said THR RTC Addition, and continuing for a total distance of 282.42 feet to a 1/2" iron rod with cap stamped "Wier Assoc" found for the northeast corner of Cannon Drive South (a thirty-five foot (35') public right-of-way, at this point) and the north corner of said THR RTC Addition, same being in the easterly line of that called 13.443 acre tract of land described by that certain Correction Warranty Deed with Vendor's Lien to Creekwood Church, as recorded by County Clerk's File No. D212084897, Official Public Records, Tarrant County, Texas, being in a non-tangent curve to the left;

**THENCE** along the easterly line of said 13.443 acre tract as follows:

Along said curve to the left, through a central angle of 09 degrees 57 minutes 42 seconds a radius of 820.33 feet, an arc length of 142.63 feet, a chord bearing of North 18 degrees 45 minutes 09 seconds East and a chord distance of 142.45 feet to a 5/8" iron rod with plastic cap stamped "SCI" set;

North 13 degrees 46 minutes 14 seconds East, a distance of 282.82 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set in the southerly line of Rustic Meadow, Section Two, an addition the City of Mansfield, Tarrant County, Texas, as recorded in Cabinet A, Slide 4770, Plat Records, Tarrant County, Texas;

**13.0164 ACRE TRACT**

**PART OF 124.833 ACRE TRACT**  
(VOL. 11076, PG. 1128, D.R.T.C.T.)  
(C.C.F. No. D212000319, O.P.R.T.C.T.)  
(C.C.F. No. D212000320, O.P.R.T.C.T.)  
**WILLIAM HOWARD SURVEY, ABSTRACT NO. 690**  
**RICHARD BRATTON SURVEY, ABSTRACT NO. 114**

Date: 8/01/2019

Project No. 1816413



903 N. Bowser Road, Suite 240  
Richardson, Texas 75081  
(972) 424-7002 Voice  
(972) 633-1702 Fax  
WWW.SurveyConsultantsInc.Com  
TBPLS Firm No. 10139600



## EXHIBIT "A"

**THENCE**, along said southerly line, South 76 degrees 13 minutes 25 seconds East, a distance of 9.83 feet to a 5/8" iron rod with plastic cap stamped "SCI" set in the existing easterly right-of-way line of Heritage Parkway (45' ROW at this point);

**THENCE**, along said easterly right-of-way line, North 13 degrees 46 minutes 35 seconds East, a distance of 326.31 feet to a 5/8" iron rod with plastic cap stamped "SCI" set;

**THENCE**, departing said right-of-way line, and along a new line of division as follows:

South 76 degrees 13 minutes 25 seconds East, a distance of 100.00 feet to a 5/8" iron rod with plastic cap stamped "SCI" set for the beginning of a curve to the right;

Along said curve to the right, through a central angle of 11 degrees 15 minutes 40 seconds, a radius of 490.00 feet, an arc length of 96.31 feet, a chord bearing of South 70 degrees 35 minutes 34 seconds East and a chord distance of 96.15 feet to a 5/8" iron rod with plastic cap stamped "SCI" set;

South 64 degrees 57 minutes 44 seconds East, a distance of 54.78 feet to a 5/8" iron rod with plastic cap stamped "SCI" set for the beginning of a curve to the left;

Along said curve to the left, through a central angle of 11 degrees 45 minutes 00 seconds, a radius of 560.00 feet, an arc length of 114.84 feet, a chord bearing of South 70 degrees 50 minutes 14 seconds East and a chord distance of 114.64 feet to a 5/8" iron rod with plastic cap stamped "SCI" set;

South 76 degrees 42 minutes 44 seconds East, a distance of 390.55 feet to a 5/8" iron rod with plastic cap stamped "SCI" set in the west right-of-way line of said State Highway No. 360;


**THENCE**, along said west right-of-way line, South 13 degrees 17 minutes 40 seconds West, a distance of 760.19 feet to a 5/8" iron rod with plastic cap stamped "SCI" set;

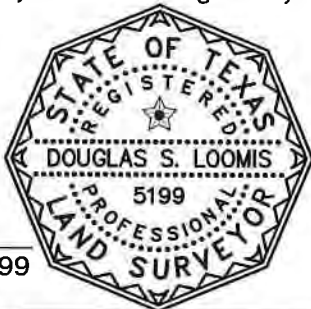
**THENCE**, departing said west right-of-way line, over and across said 124.833 acre tract as follows:

North 76 degrees 42 minutes 20 seconds West, a distance of 2.35 feet to a 5/8" iron rod with plastic cap stamped "SCI" set;

North 27 degrees 14 minutes 35 seconds West, a distance of 292.37 feet to a 5/8" iron rod with plastic cap stamped "SCI" set;

South 59 degrees 09 minutes 19 seconds West, a distance of 548.70 feet to the **POINT OF BEGINNING**, containing 569,994 square feet or 13.0164 acres of land, more or less.

  
Douglas S. Loomis R.P.L.S. 5199



### 13.0164 ACRE TRACT

PART OF 124.833 ACRE TRACT  
(VOL. 11076, PG. 1128, D.R.T.C.T.)  
(C.C.F. No. D212000319, O.P.R.T.C.T.)  
(C.C.F. No. D212000320, O.P.R.T.C.T.)  
WILLIAM HOWARD SURVEY, ABSTRACT NO. 690  
RICHARD BRATTON SURVEY, ABSTRACT NO. 114

Date: 8/01/2019

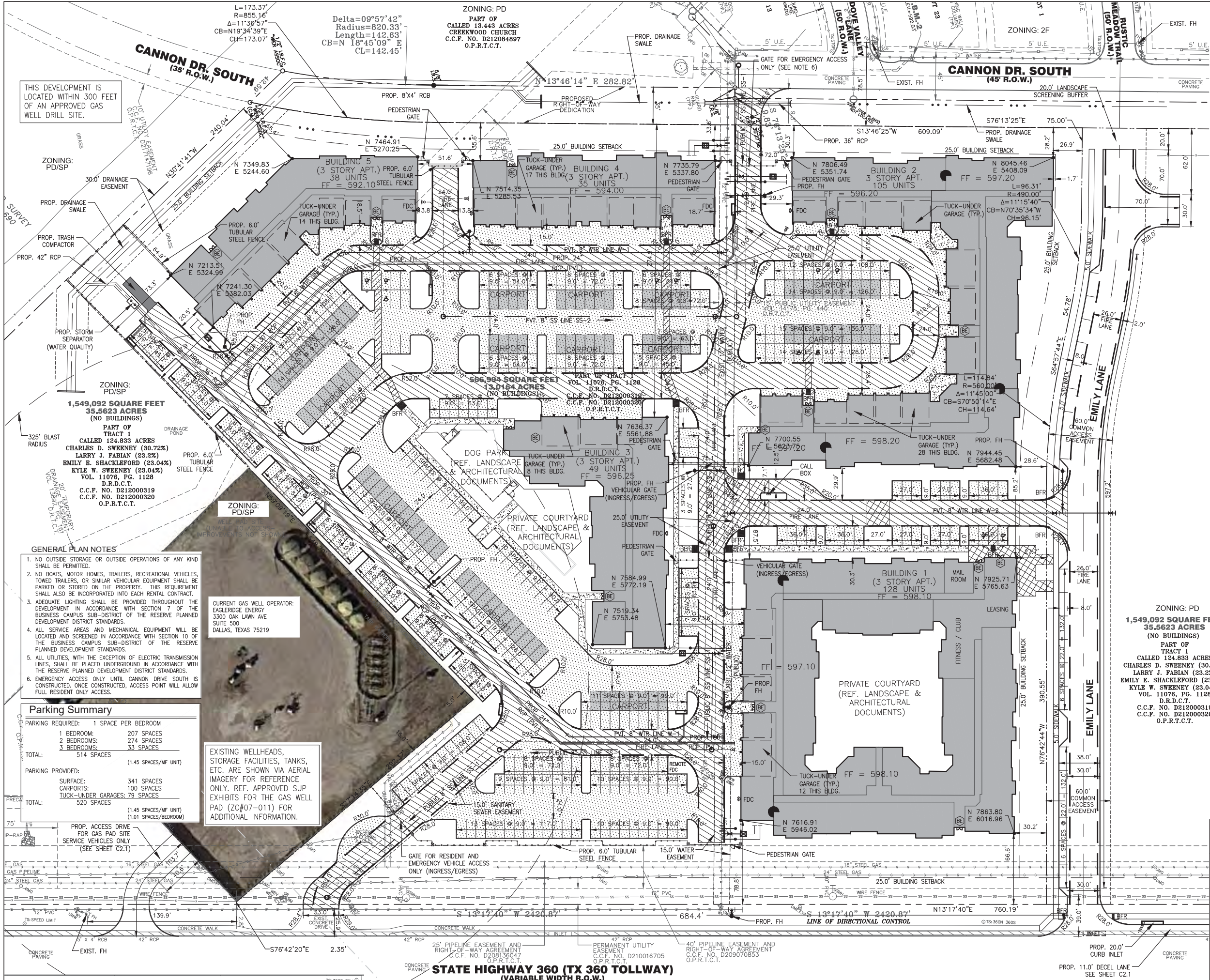
Project No. 1816413



Survey Consultants, Inc.

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WWW.SurveyConsultantsInc.Com  
TBPLS Firm No. 10139600





THIS DEVELOPMENT IS LOCATED WITHIN 300 FEET OF AN APPROVED GAS WELL DRILL SITE.

ZONING: PD/SP

ZONING: PD/SP

ZONING: PD/SP

ZONING: PD

GENERAL PLAN NOTES

1. NO OUTSIDE STORAGE OR OUTSIDE OPERATIONS OF ANY KIND SHALL BE PERMITTED.
2. NO BOATS, MOTOR HOMES, TRAILERS, RECREATIONAL VEHICLES, TOWED TRAILERS, OR SIMILAR VEHICULAR EQUIPMENT SHALL BE PARKED OR STORED ON THE PROPERTY. THIS REQUIREMENT SHALL ALSO BE INCORPORATED INTO EACH RENTAL CONTRACT.
3. ADEQUATE LIGHTING SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT IN ACCORDANCE WITH SECTION 7 OF THE BUSINESS CAMPUS SUB-DISTRICT OF THE RESERVE PLANNED DEVELOPMENT DISTRICT STANDARDS.
4. ALL SERVICE AREAS AND MECHANICAL EQUIPMENT WILL BE LOCATED AND SCREENED IN ACCORDANCE WITH SECTION 10 OF THE BUSINESS CAMPUS SUB-DISTRICT OF THE RESERVE PLANNED DEVELOPMENT STANDARDS.
5. ALL UTILITIES, WITH THE EXCEPTION OF ELECTRIC TRANSMISSION LINES, SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH THE RESERVE PLANNED DEVELOPMENT DISTRICT STANDARDS.
6. EMERGENCY ACCESS ONLY UNTIL CANNON DRIVE SOUTH IS CONSTRUCTED. ONCE CONSTRUCTED, ACCESS POINT WILL ALLOW FULL RESIDENT ONLY ACCESS.

Parking Summary

PARKING REQUIRED: 1 SPACE PER BEDROOM	
1 BEDROOM:	207 SPACES
2 BEDROOMS:	274 SPACES
3 BEDROOMS:	33 SPACES
TOTAL:	514 SPACES (1.45 SPACES/MF UNIT)
PARKING PROVIDED:	
SURFACE:	341 SPACES
CARPORITS:	100 SPACES
TUCK-UNDER GARAGES:	79 SPACES
TOTAL:	520 SPACES (1.45 SPACES/MF UNIT) (1.01 SPACES/BEDROOM)

EXISTING WELLHEADS, STORAGE FACILITIES, TANKS, ETC. ARE SHOWN VIA AERIAL IMAGERY FOR REFERENCE ONLY. REF. APPROVED SUP EXHIBITS FOR THE GAS WELL PAD (ZC07-011) FOR ADDITIONAL INFORMATION.

CURRENT GAS WELL OPERATOR:  
3300 OAK LAWN AVE  
SUITE 500  
DALLAS, TEXAS 75219

Legend

- BFR BARRIER FREE RAMP (SEE MANSFIELD STD. CONST. DETAILS SHEET P-6)
- BE BUILDING ENTRANCE
- FL FIRE LANE
- 4" REINFORCED CONCRETE SIDEWALK (SEE MANSFIELD STD. CONST. DETAILS SHEET P-6)
- LDP LIGHT DUTY PAVEMENT 5" REINFORCED CONCRETE (SEE DETAIL 01/C12.1)
- HDP HEAVY DUTY PAVEMENT 6" REINFORCED CONCRETE (SEE DETAIL 01/C12.1)
- POC PAVER OVER CONCRETE (SEE DETAIL 02/C12.1)
- DTP DUMPSTER TRAFFIC PAVEMENT 7" REINFORCED CONCRETE (SEE DETAIL 01/C12.1)
- OHE EXISTING OVERHEAD ELECTRIC
- E EXISTING UNDERGROUND ELECTRIC
- BSL EXISTING BURIED SIGNAL CABLE
- T EXISTING UNDERGROUND TELECOM
- G EXISTING GAS MAIN
- SS EXISTING SANITARY SEWER MAIN
- W EXISTING WATER MAIN
- SM EXISTING STORM MAIN
- PW PROPOSED WATER
- PSW PROPOSED SANITARY SEWER
- PSM PROPOSED STORM MAIN
- P6F PROPOSED 6.0" TUBULAR STEEL FENCE
- PBC PROPOSED BRICK ACCENT COLUMN

PRELIMINARY

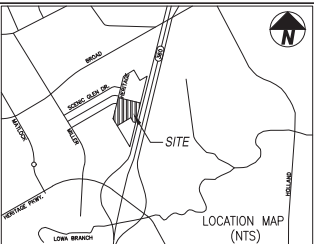
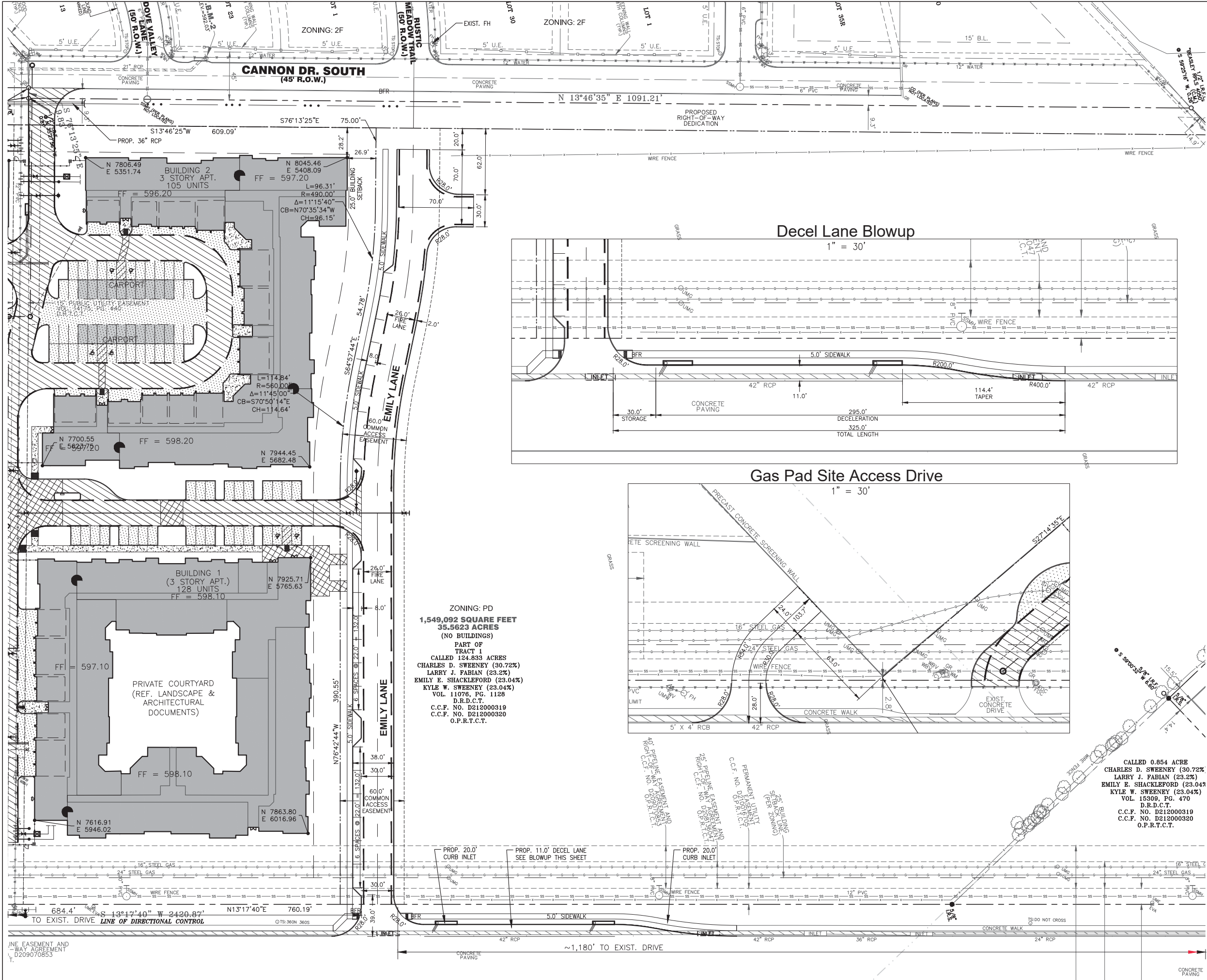
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FASAL S. SYED 84833  
NAME PE NO.  
DATE 12/9/2019

NOTE:  
CONTRACTOR TO COORDINATE CIVIL AND ARCHITECTURAL DIMENSIONAL CONTROL TO LOCATE BUILDING. NOTIFY ARCHITECT OF ANY DISCREPANCY.

**UEG** urban | engineers | group inc.  
167 turtle creek blvd., ste a dallas, texas 75207  
FIRM REGISTRATION NO. F5332 (214) 252-1600 p (214) 252-1612 f

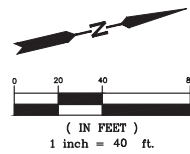
PROPERTY DEVELOPER: <b>CAPSTAR</b> REAL ESTATE ADVISORS 14881 QUORUM DR., STE 920 DALLAS, TX 75254 P: 214-599-1100			PROPERTY OWNER: KYLE W. SWEENEY 3959 SARITA PARK FORT WORTH, TX 76109 P: 817-308-3349 F: 817-457-7246			PROPERTY ADDRESS: 400 N. MILLER ROAD CITY OF MANSFIELD TARRANT COUNTY, TEXAS 76063 WILLIAM HOWARD SURVEY ABSTRACT NO. 690		
DESIGN	DRAWN	DATE	SCALE	SHEET NO.	CASE NO.	EXHIBIT		
UEGi	UEGi	Dec 2019	1"=40'	1 OF 3	ZC#19-009	B		





CALL BEFORE YOU DIG!  
TEXAS ONE CALL PARTICIPANTS REQUEST  
48 HOURS NOTICE BEFORE YOU DIG, DRILL,  
OR BLAST - STOP CALL  
Texas One Call System  
1-800-DIG-TESS

UTILITY LOCATION NOTE:  
THE LOCATION OF EXISTING UTILITIES SHOWN ON  
THESE PLANS ARE APPROXIMATE AND BASED ON  
EXISTING PLANS AND DATA FURNISHED BY UTILITY  
COMPANIES. IT IS THE RESPONSIBILITY OF THE  
CONTRACTOR TO VERIFY THE LOCATION AND DEPTH  
OF ALL EXISTING UTILITIES THAT MAY CONFLICT WITH  
CONSTRUCTION. CALL 1-800-344-8377 TWO  
WORKING DAYS PRIOR TO CONSTRUCTION FOR  
ON-SITE LOCATIONS. ANY DAMAGE TO EXISTING  
UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S  
EXPENSE, AT NO ADDITIONAL COST.



## Legend

- BFR BARRIER FREE RAMP  
(SEE MANSFIELD STD. CONST. DETAILS SHEET P-6)
- BE BUILDING ENTRANCE
- FL FIRE LANE
- 4" REINFORCED CONCRETE SIDEWALK  
(SEE MANSFIELD STD. CONST. DETAILS SHEET P-6)
- LIGHT DUTY PAVEMENT 5" REINFORCED  
CONCRETE (SEE DETAIL 01/C12.1)
- HEAVY DUTY PAVEMENT 6" REINFORCED  
CONCRETE (SEE DETAIL 01/C12.1)
- PAVER OVER CONCRETE  
(SEE DETAIL 02/C12.1)
- DUMPSITE TRAFFIC PAVEMENT 7" REINFORCED  
CONCRETE (SEE DETAIL 01/C12.1)
- OHE EXISTING OVERHEAD ELECTRIC
- E EXISTING UNDERGROUND ELECTRIC
- BSL EXISTING BURIED SIGNAL CABLE
- T EXISTING UNDERGROUND TELECOM
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- W EXISTING WATER MAIN
- EXISTING STORM MAIN
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM MAIN
- PROPOSED 6.0" TUBULAR STEEL FENCE

## PRELIMINARY

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FAISAL S. SYED 84833  
NAME PE NO.  
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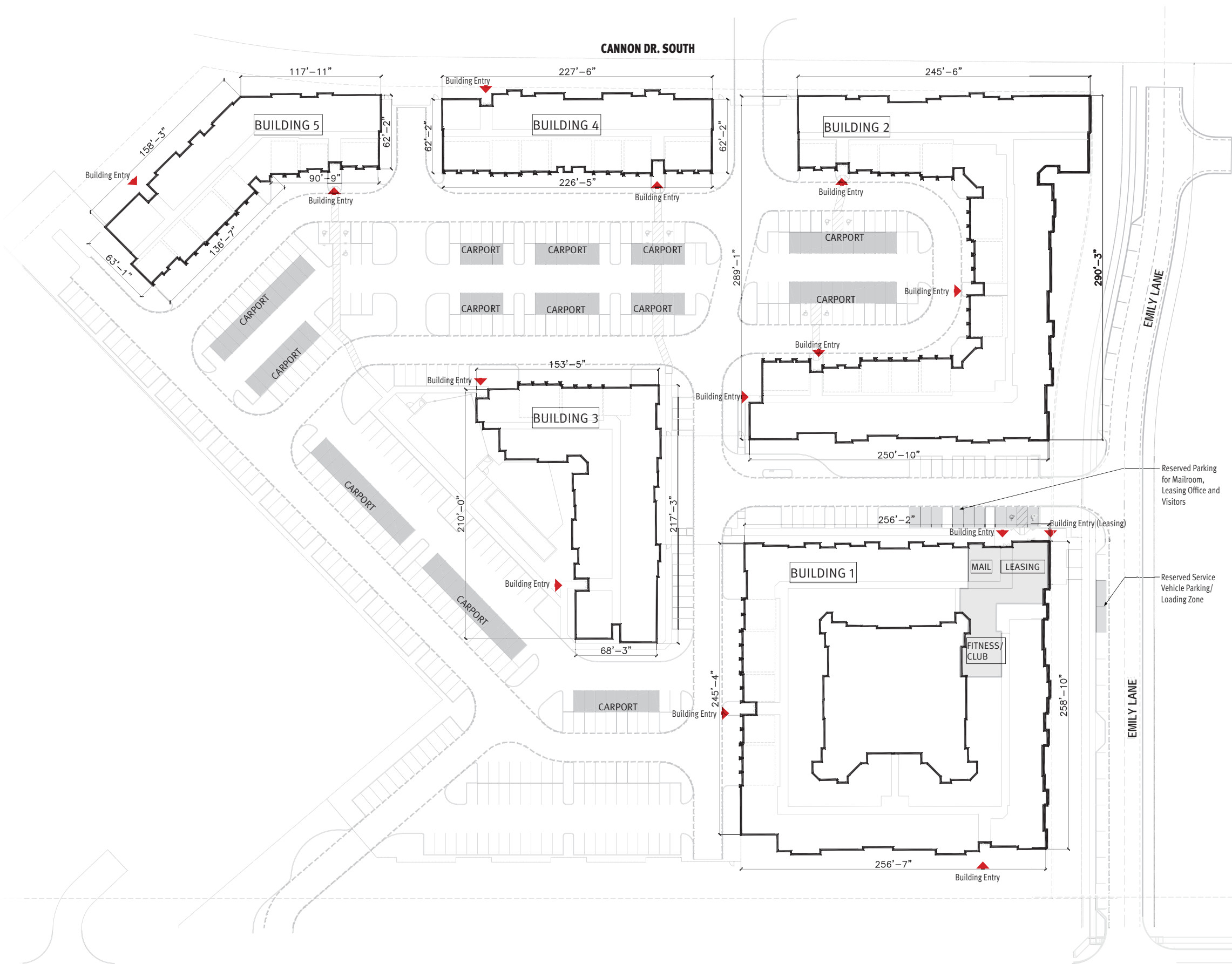
C2.1

**UEG** urban | engineers | group inc.  
FIRM REGISTRATION No: F5332 167 turtle creek blvd., ste a dallas, texas 75207  
(214) 252-1600 p. (214) 252-1612 f

## SITE PLAN

### THE SYDNEY

PROPERTY DEVELOPER: <b>CAPSTAR</b> REAL ESTATE ADVISORS 14881 QUORUM DR., STE 920 DALLAS, TX 75254 P: 214-599-1100			PROPERTY OWNER: KYLE W. SWEENEY 3959 SARITA PARK FORT WORTH, TX 76109 P: 817-308-3349 F: 817-457-7246			PROPERTY ADDRESS: 400 N. MILLER ROAD CITY OF MANSFIELD, TARRANT COUNTY, TEXAS 76063 WILLIAM HOWARD SURVEY ABSTRACT NO. 690		
DESIGN	DRAWN	DATE	SCALE	SHEET NO.	CASE NO.	EXHIBIT		
UEGI	UEGI	Dec 2019	1"=40'	2 OF 3	ZC#19-009	B		



PROJECT DATA

- MF Minimum Residential Floor area:  
Efficiency: 690 sf  
1-bedroom: 750 sf  
2-bedroom: 1070 sf  
3-bedroom: 1400 sf
- Site Area: 13.0164 ac.
- Gross Building Area: 392,399 sf
- Floor Area Ratio: 0.70
- Site Density: 27.27 Units per Acre
- Total MF Units (avg. 948 s.f./unit): 355 Units
- Leasing/Amenty : 5298 sf
- Parking Required 1 sp per Bedroom:  
Efficiency (14 Units): 14 sps  
1-bedroom (193 Units): 193 sps  
2-bedroom (137 Units): 274 sps  
3-bedroom (11 Units): 33 sps  
Total: 514 sps  
(1.45 sps/ MF unit)
- Parking Provided:  
Surface: 341 sps  
Carports: 100 sps  
Tuck-Under Garage: 79 sps  
Total: 520 sps  
(1.46 sps/ MF unit)

Site Summary Table Per Building					
	Building 1	Building 2	Building 3	Building 4	Building 5
Gross Building Area (sf)	146,387	113,108	54,186	36,468	42,250
Building Footprint (sf)	50,339	41,375	18,971	14,283	16,225
Building Height (ft)	45'-6"	45'-6"	45'-6"	45'-6"	45'-6"
Building Stories	3	3	3	3	3
Number of Units	128	105	49	35	38
	E: 0	E: 9	E: 3	E: 0	E: 2
	1-br: 73	1-br: 56	1-br: 25	1-br: 23	1-br: 16
	2-br: 49	2-br: 37	2-br: 19	2-br: 12	2-br: 20
	3-br: 6	3-br: 3	3-br: 2	3-br: 0	3-br: 0
Tuck-Under Garage (sps)	12	28	8	17	14

- Adequate lighting shall be provided throughout the development in accordance with Section 7 of the Business Campus Sub-District of The Reserve Planned Development District Standards.
- All service areas and mechanical equipment will be located and screened in accordance with the Section 10 of the Business Campus Sub-District of The Reserve Planned Development Standards.



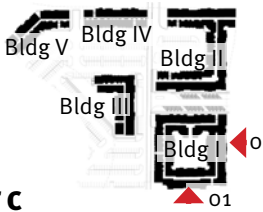


**01 Building I - East Elevation**  
 Window 25%  
 Building Material Percentage: Brick 44% Stucco 25% Cementitious Panel 24% Cementitious Siding 7%



**02 Building I - North Elevation**  
 Window 24%  
 Building Material Percentage: Brick 38% Stucco 32% Cementitious Panel 30%

Building I - Overall Material Percentage:			
Brick 32%	Stucco 23%	Cementitious Panel 27%	Cementitious Siding 18%



**The Sydney**  
 Mansfield, TX

PROPERTY DEVELOPER:  
**CAPSTAR** Real Estate Advisors  
 REAL ESTATE ADVISORS  
 14881 QUORUM DR., STE 200, DALLAS, TX 75254  
 P: 214-599-1100

PROPERTY OWNER:  
 KYLE W. SWEENEY  
 3959 SARITA PARK, FORT WORTH, TX 76109  
 P: 817-308-3349  
 F: 817-457-7246

PROPERTY ADDRESS:  
 400 N. MILLER ROAD, CITY OF MANSFIELD,  
 TARRANT COUNTY, TEXAS 76063  
 WILLIAM HOWARD SURVEY  
 ABSTRACT NO. 690

**Building Elevations**

**ZC # 19-009 EXHIBIT C**

11.07.2019	2018081.00	KM
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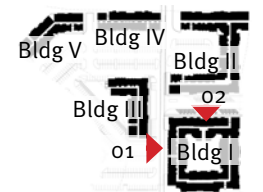




**01 Building I - South Elevation**  
 Window 38%  
 Building Material Percentage: Brick 18% Stucco 13% Cementitious Panel 19% Cementitious Siding 50%



**02 Building I - West Elevation**  
 Window 27%  
 Building Material Percentage: Brick 31% Stucco 21% Cementitious Panel 33% Cementitious Siding 15%



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**01 Building II - North Elevation**  
Window 22%

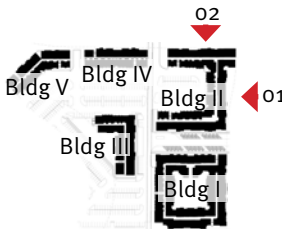
Building Material Percentage: Brick 46% Stucco 31% Cementitious Panel 23%



**02 Building II - West Elevation**  
Window 26%

Building Material Percentage: Brick 43% Stucco 30% Cementitious Panel 24% Cementitious Siding 3%

Building II - Overall Material Percentage:			
Brick 26%	Stucco 29%	Cementitious Panel 21%	Cementitious Siding 24%



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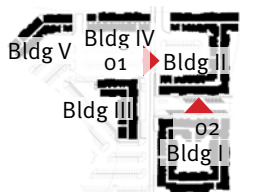




**01 Building II - South Elevation**  
 Building Material Percentage: Brick 14% Stucco 47% Cementitious Panel 18% Cementitious Siding 21% Window 22%



**02 Building II - East Elevation**  
 Building Material Percentage: Brick 30% Stucco 26% Cementitious Panel 29% Cementitious Siding 15% Window 24%



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01

Building II - Courtyard West Elevation

Window 35%

Building Material Percentage: Brick 10% Stucco 21% Cementitious Panel 16% Cementitious Siding 53%

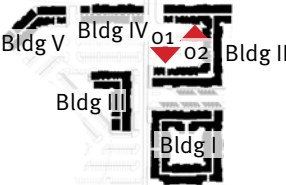


02

Building II - Courtyard East Elevation

Window 35%

Building Material Percentage: Brick 10% Stucco 22% Cementitious Panel 15% Cementitious Siding 53%



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Mansfield, TX

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01

Building III - North Elevation

Building Material Percentage: Brick 40%   Stucco 31%   Cementitious Panel 22%   Cementitious Siding 7%

Window 24%



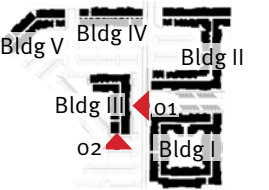
02

Building III - East Elevation

Building Material Percentage: Brick 15%   Stucco 47%   Cementitious Panel 20%   Cementitious Siding 18%

Window 22%

Building III - Overall Material Percentage:			
Brick 22%	Stucco 33%	Cementitious Panel 18%	Cementitious Siding 27%



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Mansfield, TX

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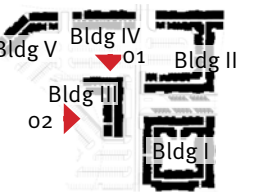




**01 Building III - West Elevation**  
 Building Material Percentage: Brick 23% Stucco 18% Cementitious Panel 19% Cementitious Siding 40%  
 Window 27%



**02 Building III - South Elevation**  
 Building Material Percentage: Brick 11% Stucco 35% Cementitious Panel 11% Cementitious Siding 43%  
 Window 16%



**The Sydney**  
 Mansfield, TX

PROPERTY DEVELOPER:  
**CAPSTAR** Real Estate Advisors  
 REAL ESTATE ADVISORS  
 14881 QUORUM DR., STE 200, DALLAS, TX 75254  
 P: 214-599-1100

PROPERTY OWNER:  
 KYLE W. SWEENEY  
 3959 SARITA PARK, FORT WORTH, TX 76109  
 P: 817-308-3349  
 F: 817-457-7246

PROPERTY ADDRESS:  
 400 N. MILLER ROAD, CITY OF MANSFIELD,  
 TARRANT COUNTY, TEXAS 76063  
 WILLIAM HOWARD SURVEY  
 ABSTRACT NO. 690

## Building Elevations

**ZC # 19-009 EXHIBIT C**

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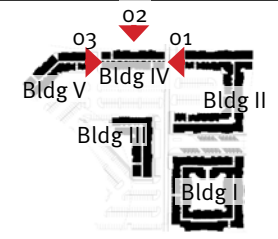
**01 Building IV - West Elevation**  
 Building Material Percentage: Brick 45% Stucco 29% Cementitious Panel 22% Cementitious Siding 4%  
 Window 27%



**02 Building IV - North Elevation**  
 Window 14%  
 Building Material Percentage: Brick 25% Stucco 51% Cementitious Panel 24%



**03 Building IV - South Elevation**  
 Window 17%  
 Building Material Percentage: Brick 23% Stucco 64% Cementitious Panel 13%



Building IV - Overall Material Percentage:			
Brick 25%	Stucco 44%	Cementitious Panel 19%	Cementitious Siding 12%



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**Building Elevations**

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**01 Building IV - East Elevation**

Building Material Percentage: Brick 8% Stucco 32% Cementitious Panel 18% Cementitious Siding 42%

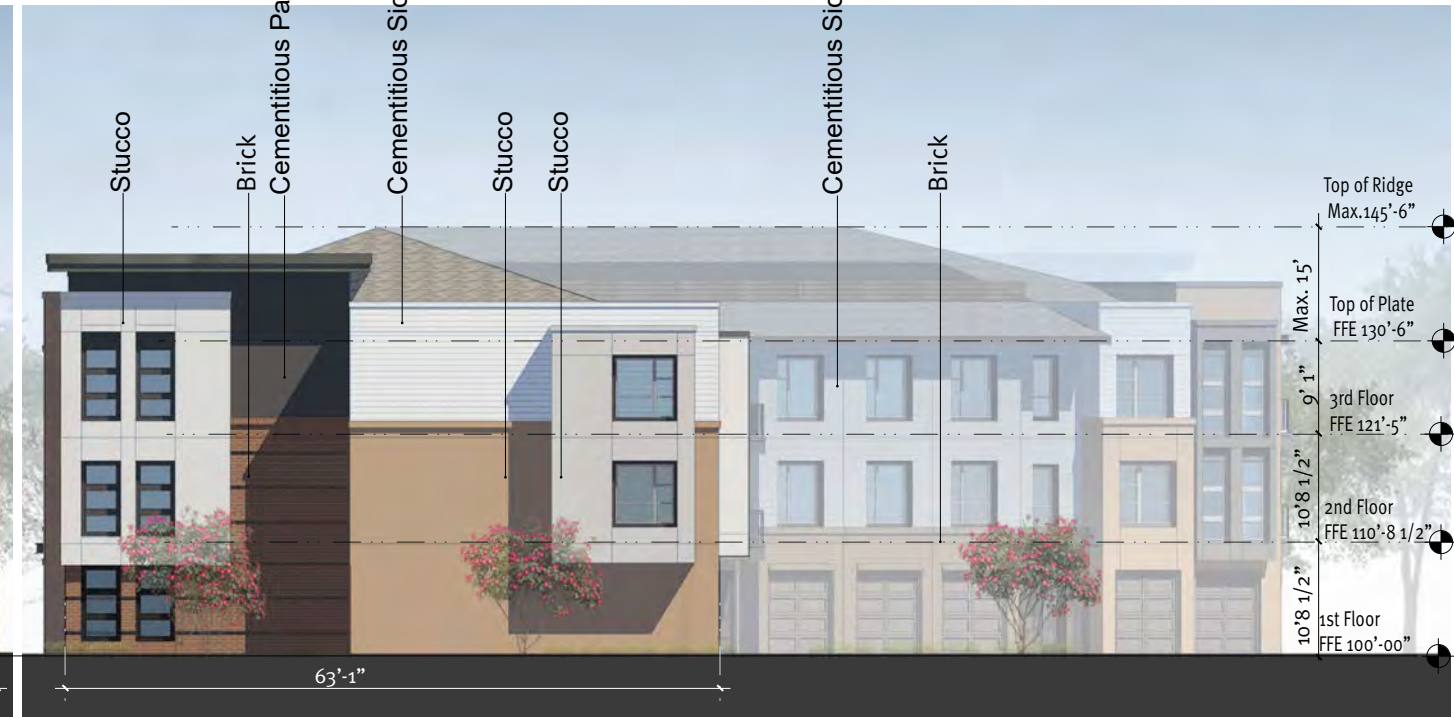
Window 38%



**02 Building V - North Elevation**

Window 33%

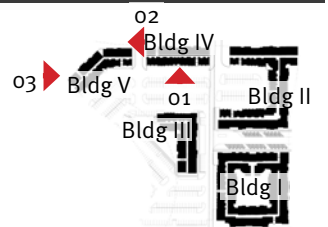
Building Material Percentage: Brick 16% Stucco 55% Cementitious Panel 23% Cementitious Siding 6%



**03 Building V - South Elevation**

Window 18%

Building Material Percentage: Brick 11% Stucco 46%  
Cementitious Panel 16% Cementitious Siding 27%



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Mansfield, TX

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PROPERTY OWNER:  
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PROPERTY ADDRESS:  
400 N. MILLER ROAD, CITY OF MANSFIELD,  
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WILLIAM HOWARD SURVEY  
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**Building Elevations**

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**01 Building V - West Elevation**  
Window 23%

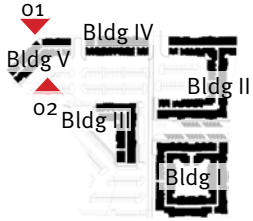
Building Material Percentage: Brick 55% Stucco 24% Cementitious Panel 19% Cementitious Siding 2%



**02 Building V - East Elevation**  
Window 31%

Building Material Percentage: Brick 8% Stucco 36% Cementitious Panel 19% Cementitious Siding 37%

Building V - Overall Material Percentage:			
Brick 23%	Stucco 40%	Cementitious Panel 19%	Cementitious Siding 18%



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Mansfield, TX

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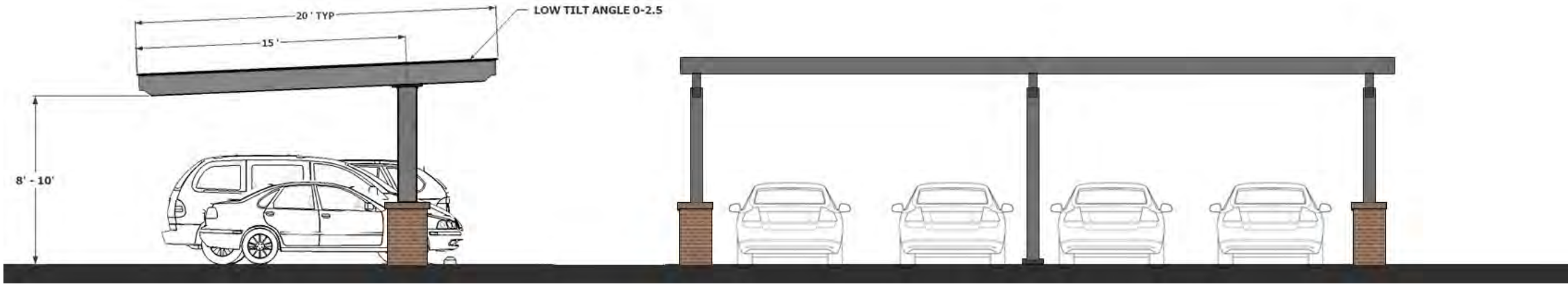
PROPERTY OWNER:  
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PROPERTY ADDRESS:  
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Building Elevations

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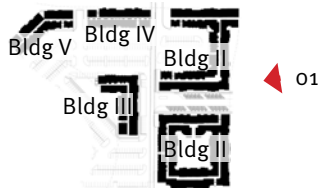
01 TYP Carport Profile  
NTS





01

Perspective - Emily Lane



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The Sydney  
Mansfield, TX

PROPERTY DEVELOPER:  
**CAPSTAR** Real Estate Advisors  
REAL ESTATE ADVISORS  
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Schematic Perspective

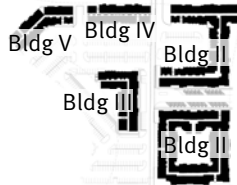
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01 Perspective - N.State Highway 360



The Sydney  
Mansfield, TX

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Schematic Perspective

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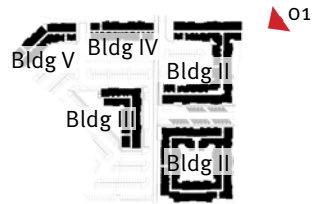
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01

Perspective - Cannon Dr. S.



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The Sydney  
Mansfield, TX

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REAL ESTATE ADVISORS  
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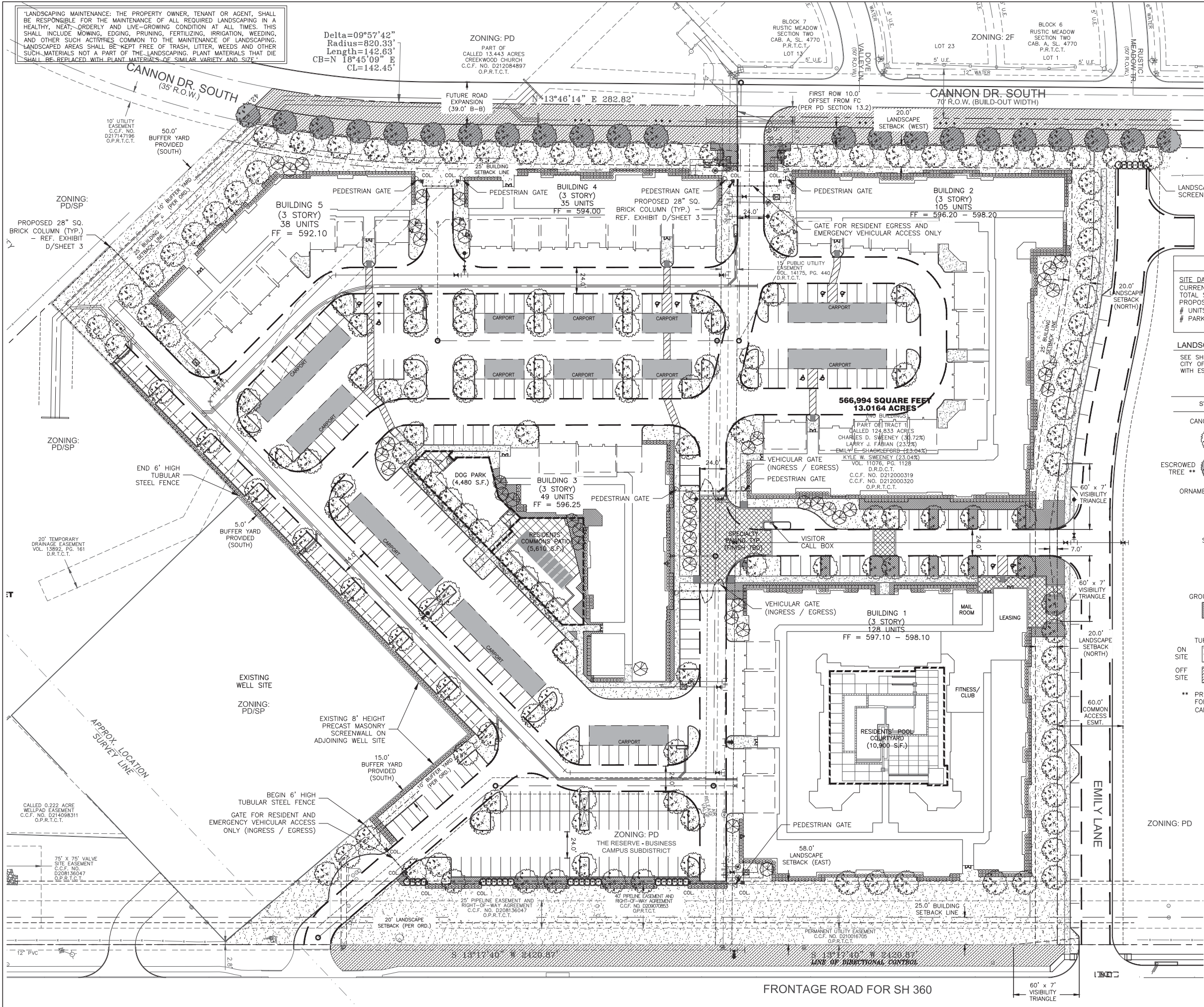
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Schematic Perspective

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SUMMARY CHART - SITE DATA		
<b>SITE DATA SUMMARY:</b>		
CURRENT ZONING CLASSIFICATION:	PD (THE RESERVE PLANNED DEVELOPMENT)	
TOTAL SITE AREA:	566,994 SF	
PROPOSED USE:	MULTI-FAMILY APARTMENT	
# UNITS / # BEDROOMS (REF. ARCHITECTURALS):	355 UNITS / 514 BEDROOMS	
# PARKING SPACES REQUIRED (REF. ARCHITECTURALS):	1 PER BEDROOM = 514	

**LANDSCAPE REQUIREMENTS**  
SEE SHEET L2.1 - SITE LANDSCAPE REQUIREMENTS AND SUMMARY TABLES FOR APPLICABLE CITY OF MANSFIELD LANDSCAPE REQUIREMENTS, TABULAR DATA AND COMPLETE PLANT LIST WITH ESTIMATED QUANTITIES.

PLANT MATERIAL LEGEND WITH REPRESENTATIVE SPECIES		
SYMBOL	COMMON NAME	BOTANICAL NAME
	BALD CYPRESS	TAXODIUM DISTICHUM
	SHUMARD RED OAK	QUERCUS SHUMARDII
	CHINESE PISTACHE	PISTACIA CHINENSIS
	CEDAR ELM	ULMUS CRASSIFOLIA
	LACEBARK ELM	ULMUS PARVIFOLIA
	LIVE OAK	QUERCUS VIRGINIANA
	REDBUD	CERCIS CANADENSIS
	YAUON HOLLY	ILEX VOMITORIA
	SAVANNAH HOLLY	ILEX ATTENUATA 'SAVANNAH'
	CREPE MYRTLE	LAGERSTROEMIA INDICA
	CHINESE HOLLY	ILEX CORNUTA
	DWARF BURFORD HOLLY	ILEX BURFORDII 'NANA'
	VARIEGATED CHINESE PRIVET	LIGUSTRUM SINENSE 'VARIEGATA'
	NANDINA	NANDINA DOMESTICA
	DWARF YAUON	ILEX VOMITORIA 'NANA'
	ASIAN JASMINE	TRACHAELOSPERMUM ASIATICUM
	PURPLELEAF WINTERCREEPER	EUONYMUS FORTUNEI
	LIRIOPE	LIRIOPE MUSCARI 'BIG BLUE'
	COMMON BERMUDA GRASS	CYNODON DACTYLON
	COMMON BERMUDA GRASS	CYNODON DACTYLON

\*\* PRIOR TO ISSUANCE OF BUILDING PERMIT, DEVELOPER SHALL ESCROW FUNDS FOR TREES TO BE FURNISHED AND INSTALLED AFTER THE COMPLETION OF CANNON DRIVE SOUTH ROADWAY WIDENING/IMPROVEMENTS.

PROPOSED BRICK ACCENT COLUMN (COL.)

**PRELIMINARY**

Not for regulatory review, permitting, or construction purposes

**UEG**

urban | engineers | group inc.

L.A. WILFRED SCOTT WRIGHT

L.A. No. 1883 Date 12/9/2019

**UEG** urban | engineers | group inc.

FIRM REGISTRATION No. F5332

167 turtle creek blvd., ste a dallas, texas 75207  
(214) 252-1600 p (214) 252-1612 f

SITE LANDSCAPE PLAN					
THE SYDNEY					
PROPERTY DEVELOPER:		PROPERTY OWNER:		PROPERTY ADDRESS:	
CAPSTAR		KYLE W. SWEENEY		400 N. MILLER ROAD	
REAL ESTATE ADVISORS		3959 SARTIA PARK		CITY OF MANSFIELD,	
14881 QUORUM DR., STE 920		FORT WORTH, TX 76109		TARRANT COUNTY, TEXAS	
DALLAS, TX 75254		P: 817-308-3349		76063	
P: 214-599-1100		F: 817-457-7246		WILLIAM HOWARD SURVEY	
ABSTRACT NO. 690		DESIGN		CASE NO.	
UEGi		UEGi		ZC#19-009	
Dec 2019		1"=40'		1 OF 5	
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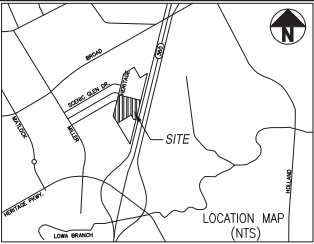
Drawing: P:\UEG\DESIGN\2019\19-03 CSR-MANSFIELD 360\CAD\Sheets\11.0 - Overall Landscape Plan.dwg Saved By: swright Plot Date: 12/9/2019 11:30 AM Plotted by: swright Plot Date: 12/9/2019 11:30 AM

SUMMARY CHART - SITE DATA	
SITE DATA SUMMARY: 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: 566,994 SF PROPOSED USE: MULTI-FAMILY APARTMENT # UNITS / # BEDROOMS (REF. ARCHITECTURALS): 355 UNITS /514 BEDROOMS # PARKING SPACES REQUIRED (REF. ARCHITECTURALS): 1 PER BEDROOM = 514	

LANDSCAPE REQUIREMENTS

LANDSCAPE IMPROVEMENTS FOR THE PROPERTY SHALL CONFORM TO APPLICABLE SECTIONS (INCLUDED BELOW) OF "THE RESERVE PLANNED DEVELOPMENT DISTRICT STANDARDS" 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 PLANTINGS OF DENSE EVERGREEN HEDGE AT 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.	PROVIDED
13.2 STREET TREES ALONG MILLER ROAD, MATLOCK ROAD, HERITAGE PARKWAY AND CANNON DRIVE SOUTH – A DOUBLE ROW OF STAGGERED TREES SHALL BE PLANTED PARALLEL TO THESE ROADWAYS, WITH THE TREES IN EACH ROW OCCURRING AT AVERAGE OF THIRTY-FIVE (35) FEET ON-CENTER ALONG THE ROADWAYS. THE FIRST ROW OF TREES CLOSEST TO THE ROADWAYS SHALL BE SETBACK TEN (10) FEET FROM THE FACE CURB. THESE TREES SHALL HAVE A MINIMUM CALIPER OF THREE-AND-A-HALF (3.5) INCHES AT INSTALLATION, AND SHALL NOT BE CLOSER THAN TEN (10) FEET FROM A STREET LIGHT OR FIRE HYDRANT. TREE MATERIAL SHOULD FOLLOW THE RECOMMENDATIONS OF THE LANDSCAPE ADMINISTRATOR, AND SHOULD BE OF CONSISTENT SPECIES ALONG BOTH SIDES OF EACH BLOCK.	
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.	
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 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 OF 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 SCREENED BY ONSITE BUILDINGS SHALL BE SCREENED FROM VIEW OF PUBLIC STREETS IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:	PROVIDED (360 FRONTAGE ROAD)
a. THE SCREENING SHALL BE A MINIMUM HEIGHT OF THREE (3) FEET, AT MATURITY, (IN CASE OF PLANTS) ABOVE THE GRADE OF THE PARKING LOT, VEHICLE USE AND/OR MANEUVERING AREAS.	
b. THE SCREENING SHALL CONSIST OF ONE OR A COMBINATION OF THE FOLLOWING: 1) SCREENING SHRUBS, AND/OR 2) SODDED BERMS	
c. THE SCREENING MAY OCCUR WITHIN THE STREET LANDSCAPE SETBACK.	
d. WHEEL STOPS SHALL BE PROVIDED FOR PARKING SPACES ADJACENT TO THE SCREENING TO PROHIBIT ANY VEHICLE FROM OVERHANGING THE PLANTING AREA.	SHRUBS
	N/A
	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.	PROVIDED (441 SURFACE /10 = 44)
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 TREES WITHIN THE PARKING ROWS OF A SURFACE PARKING LOT SHALL BE ACHIEVED BY ONE OR BOTH OF THE FOLLOWING:	
a. A CONTINUOUS LANDSCAPED 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 OR 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.	
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 ARRANGEMENTS 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 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.	PROVIDED
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, THEN THE ADDITIONAL AREA MAY BE INCLUDED.	PROVIDED 562,848 x 10% = 56,285 sf

SUMMARY CHART - BUFFERYARDS / SETBACKS							
LOCATION OF BUFFERYARD OR SETBACK	REQUIRED/ PROVIDED	LENGTH	BUFFERYARD OR SETBACK WIDTH/TYPE	CANOPY TREES	ORNAMENTAL TREES	SHRUBS	SCREENING WALL/DEVICE HEIGHT AND MATERIAL
NORTH (EMILY LANE)	REQUIRED	711.38'	20' LS STREET SETBACK	18	N/A	0	N/A
	PROVIDED	711.38'	20' LS STREET SETBACK	22	0	0	N/A
EAST (360 FRONTAGE ROAD)	REQUIRED	664.42'	20' LS STREET SETBACK	17	0	0	N/A
	PROVIDED	664.42'	58' LS STREET SETBACK**	10	19	63	N/A
SOUTH (ADJACENT PROPERTY)	REQUIRED	1039.35'	10' BUFFERYARD	42	0	0	
	PROVIDED	1039.35'	VARIABLE WIDTH BUFFER YARD	21	0	194	245 LF 6' T.S. FENCE
WEST (CANNON DRIVE SOUTH)	REQUIRED	782.46'	20' LS STREET SETBACK	SEE PD	N/A	N/A	N/A
	PROVIDED	782.46'	20' LS STREET SETBACK	51	0	40	N/A
NOTE ANY CREDITS USED IN CALCULATIONS: A. N/A							
OTHER COMMENTS: 1. ** EXISTING UTILITY EASEMENTS ON THE EAST PROPERTY LINE ENCUMBER PLANTING WITHIN A 20' WIDE LANDSCAPE STREET SETBACK.							



SUMMARY CHART - INTERIOR LANDSCAPE						
	LANDSCAPE AREA (IN SQ FT)	% OF LANDSCAPE AREA	CANOPY TREES	ORNAMENTAL TREES	SHRUBS	GROUNDCOVER (IN SQ FT)
REQUIRED	56,285	10%	N/A	N/A	N/A	N/A
PROVIDED	78,450 (MIN.)	> 13.84%	45	44	1,157	6,800 (APPROX.)
NOTE ANY CREDITS USED IN CALCULATIONS: A. TWO PARKING LOT ISLANDS IN EXCESS OF THE 1 PER 15 PARKING SPACE REQUIREMENT (WITH TWO CANOPY TREES) PLUS ONE TREE OVER MINIMUM REQUIREMENT IN 19 ADDITIONAL PARKING LOT ISLANDS. {TOTAL OF 23 TREES}						
OTHER COMMENTS: 1. NONE						

SUMMARY CHART - INTERIOR PARKING LOT LANDSCAPING	
# OF REQUIRED PARKING SPACES (514 REQUIRED PER ORDINANCE)	435*
# OF PROVIDED PARKING SPACES (520)	441*
# OF TREE ISLANDS PROVIDED	26
NOTE ANY CREDITS USED IN CALCULATIONS: A. N/A	
OTHER COMMENTS: 1. * SEVENTY-NINE (79) TUCK UNDER GARAGE PARKING SPACES ARE PROVIDED THAT ARE EXCLUDED FROM INTERIOR PARKING LOT CALCULATIONS AS THEY RELATE TO SURFACE LOT TREE REQUIREMENTS (1 PER 10 SPACES)	

PLANT MATERIAL LIST SUMMARY CHART						
QTY.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	REMARKS
CANOPY TREES						
163		BALD CYPRESS	TAXODIUM DISTICHUM	3.5" CAL	12-14'	SINGLE TRUNK
		SHUMARD RED OAK	QUERCUS SHUMARDII	3.5" CAL	12-14'	SINGLE TRUNK
		CHINESE PISTACHE	PISTACIA CHINENSIS	3.5" CAL	12-14'	SINGLE TRUNK (MALE VARIETY ONLY)
22 ESCROWED TREE **		CEDAR ELM	ULMUS CRASSIFOLIA	3.5" CAL	12-14'	SINGLE TRUNK
		LACEBARK ELM	ULMUS PARVIFOLIA	3.5" CAL	12-14'	SINGLE TRUNK
		LIVE OAK	QUERCUS VIRGINIANA	3.5" CAL	12-14'	SINGLE TRUNK
ORNAMENTAL TREES						
71		REDBUD	CERCIS CANADENSIS	30 GAL.	6-8'	CONTAINER GROWN / FULL BRANCHING
		YAUPON HOLLY	ILEX VOMITORIA	30 GAL.	6-8'	CONTAINER GROWN / FULL BRANCHING
		SAVANNAH HOLLY	ILEX ATTENUATA 'SAVANNAH'	30 GAL.	6-8'	CONTAINER GROWN / FULL BRANCHING
		CREPE MYRTLE	LAGERSTROEMIA INDICA	30 GAL.	6-8'	CONTAINER GROWN / FULL BRANCHING
SHRUBS						
1467		CHINESE HOLLY	ILEX CORNUTA	5 GAL.		30-36" O.C. (TYP.)
		DWARF BURFORD HOLLY	ILEX BURFORDII 'NANA'	5 GAL.		30-36" O.C. (TYP.)
		VARIEGATED CHINESE PRIVET	LIGUSTRUM SINENSE 'VARIEGATA'	5 GAL.		30-36" O.C. (TYP.)
		NANDINA	NANDINA DOMESTICA	5 GAL.		24-30" O.C. (TYP.)
		DWARF YAUPON	ILEX VOMITORIA 'NANA'	5 GAL.		24 O.C. (TYP.)
GROUNDCOVERS						
5,650 (APPROX.)		ASIAN JASMINE	TRACHAELOSPERMUM ASIATICUM	1 GAL.		12"-18" O.C. (TYP.)
		PURPLELEAF WINTERCREEPER	EUONYMUS FORTUNEI	1 GAL.		12"-18" O.C. (TYP.)
		LIRIOPE	LIRIOPE MUSCARI 'BIG BLUE'	1 GAL.		18" O.C. (TYP.)
TURF GRASS						
ON SITE		COMMON BERMUDA GRASS	CYNODON DACTYLON			
OFF SITE		COMMON BERMUDA GRASS	CYNODON DACTYLON			
** PRIOR TO ISSUANCE OF BUILDING PERMIT, DEVELOPER SHALL ESCROW FUNDS FOR TREES TO BE FURNISHED AND INSTALLED AFTER THE COMPLETION OF CANNON DRIVE SOUTH ROADWAY WIDENING/IMPROVEMENTS.						
PLANT LIST NOTES: 1. ALL PLANT SPECIES SHALL CONFORM TO THE CITY OF MANSFIELD SECTION 7300 – LANDSCAPING AND SCREENING REQUIREMENTS WILL BE SELECTED FROM THE SUBJECT VERIFY PLANT QUANTITIES DIRECTLY FROM THE PLANS. 2. THE PLANT LIST SHOWN, INCLUDING SPECIES AND QUANTITIES, IS BASED ON PRELIMINARY DESIGN DRAWINGS AND IS THEREFORE SUBJECT TO CHANGE. 3. ALL PLANT MATERIALS ARE TO BE HIGH QUALITY AND SHALL MEET OR EXCEED GRADES AND STANDARDS SET FORTH BY THE TEXAS ASSOCIATION OF NURSERYMEN AND "AMERICAN STANDARDS FOR NURSERY STOCK". PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE SIZE, HEIGHT, SPREAD AND CONDITION REMARKS AS SHOWN IN THE PLANT LIST.						

L2.1

PRELIMINARY

Not for regulatory review, permitting, or construction purposes

UEG

urban | engineers | group inc.

L.A. \_\_\_\_\_ WILFRED SCOTT WRIGHT

L.A. No. 1883, Date 12/9/2019

UEG

FIRM REGISTRATION No. F5332

167 turtle creek blvd., ste a dallas, texas 75207

(214) 252-1600 p (214) 252-1612 f

SITE LANDSCAPE REQUIREMENTS AND SUMMARY TABLES

THE SYDNEY

PROPERTY DEVELOPER: <b>CAPSTAR</b> REAL ESTATE ADVISORS 14881 QUORUM DR., STE 920 DALLAS, TX 75254 P: 817-308-3349 F: 214-599-1100	PROPERTY OWNER: KYLE W. SWEENEY 3959 SARITA PARK FORT WORTH, TX 76109 P: 817-308-3349 F: 817-457-7246	PROPERTY ADDRESS: 400 N. MILLER ROAD CITY OF MANSFIELD, TARRANT COUNTY, TEXAS 76063 WILLIAM HOWARD SURVEY ABSTRACT NO. 690				
DESIGN UEGi	DRAWN UEGi	DATE Dec 2019	SCALE N/A	SHEET NO. 2 OF 5	CASE NO. ZC#19-009	EXHIBIT D

THE SYDNEY - MANSFIELD, TEXAS



- ① 6'-0" HEIGHT STEEL FENCE WITH:
- 4" TUBULAR STEEL POSTS SPACED AT 8'-6" O.C.
  - 2" x 2" TUBULAR STEEL TOP RAIL
  - 1-1/2" x 2" TUBULAR STEEL MID-RAIL (PUNCHED)
  - 1-1/2" x 2" TUBULAR STEEL BOTTOM RAIL
  - 3/4" STEEL PICKETS (5" CLEAR)

- ② 28" SQUARE BRICK COLUMN WITH:
- ACCENT BAND AND COLUMN CAP
  - BRICK TO MATCH BUILDING ARCHITECTURE
  - BRICK COLUMNS TO BE CONSTRUCTED AS SHOWN ON SITE LANDSCAPE SITE PLAN (TEN COLUMNS MAXIMUM).



SITE FENCE EXHIBIT

THE SYDNEY – MANSFIELD, TEXAS  
ZONING CASE NUMBER ZC#19-009

**CAPSTAR** Real Estate Advisors



①

- 6'-0" HEIGHT STEEL GATE WITH:
- 2-1/2" TUBULAR STEEL GATE FRAME
  - 1-1/2" x 2" TUBULAR STEEL MID-RAIL (PUNCHED)
  - 3/4" STEEL PICKETS (4" CLEAR)
  - ACCESS-RESTRICTIVE MESH ON GATE AND SIDE PANEL
  - TAS-COMPLIANT HANDLES AND LATCHES
  - SELF-CLOSING/SELF-LATCHING GATE SPRINGS
  - RESTRICTED ENTRY SYSTEM (KEYPAD/CARD OR SIMILAR)
  - FIRE/EMERGENCY ACCESS ENTRY OVERRIDE SYSTEM

②

PERIMETER FENCE – REFERENCE SHEET 3 OF 5.



PEDESTRIAN / EMERGENCY  
ACCESS GATE EXHIBIT

THE SYDNEY – MANSFIELD, TEXAS  
ZONING CASE NUMBER ZC#19-009

**CAPSTAR** Real Estate Advisors

SHEET 4 OF 5

EXHIBIT D



①

- 24' WIDE (DOUBLE SWING) VEHICULAR STEEL GATE WITH:
- 2-1/2" TUBULAR STEEL GATE FRAME
  - 1-1/2" x 2" TUBULAR STEEL INTERMEDIATE RAILS (PUNCHED)
  - 3/4" STEEL PICKETS (4" CLEAR)
  - RESTRICTED ENTRY SYSTEM (KEYPAD/CARD OR SIMILAR)
  - FIRE/EMERGENCY ACCESS ENTRY OVERRIDE SYSTEM

②

PERIMETER FENCE – REFERENCE SHEET 3 OF 5.



VEHICULAR / EMERGENCY  
ACCESS GATE EXHIBIT

THE SYDNEY – MANSFIELD, TEXAS  
ZONING CASE NUMBER ZC#19-009

**CAPSTAR** Real Estate Advisors

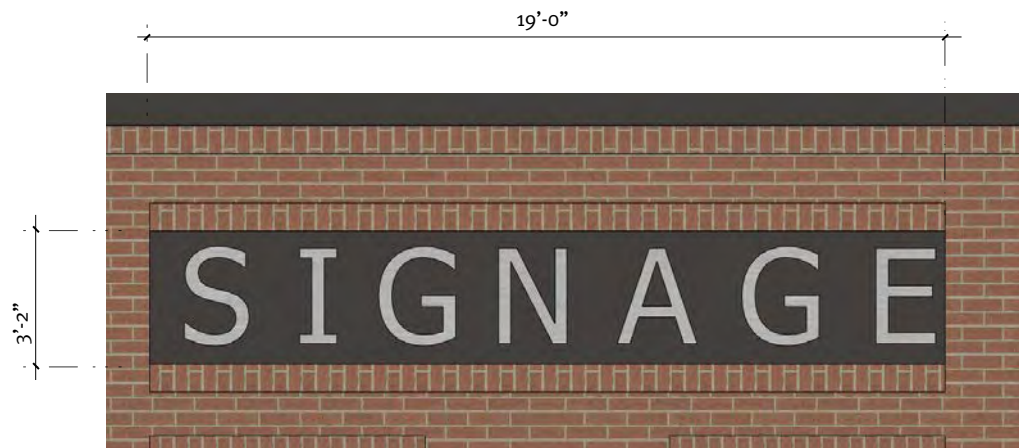
SHEET 5 OF 5

EXHIBIT D

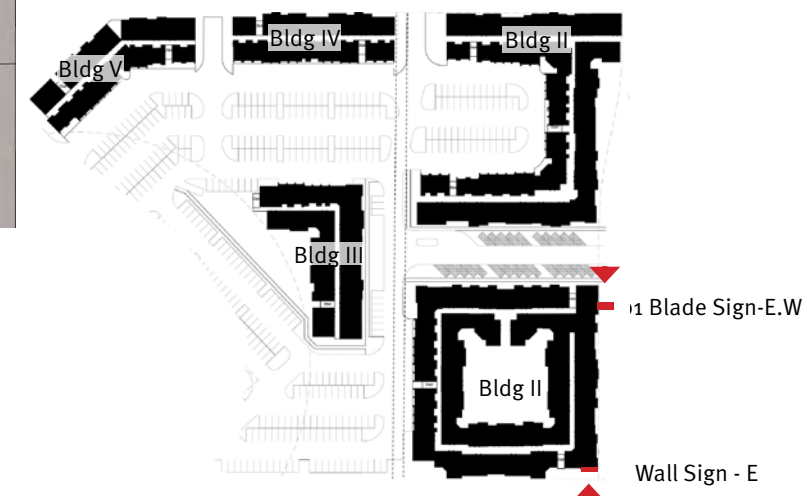




01 Blade Sign- E.W



02 Wall Sign- E





**From:** Mark Price <[Mark.Price@txdot.gov](mailto:Mark.Price@txdot.gov)>

**Sent:** Thursday, November 7, 2019 10:43 AM

**To:** Bart VanAmburgh ([bart.vanamburgh@mansfieldtexas.gov](mailto:bart.vanamburgh@mansfieldtexas.gov)) <[bart.vanamburgh@mansfieldtexas.gov](mailto:bart.vanamburgh@mansfieldtexas.gov)>

**Cc:** David Boski <[david.boski@mansfieldtexas.gov](mailto:david.boski@mansfieldtexas.gov)>; Trace Hilton ([trace.hilton@mansfieldtexas.gov](mailto:trace.hilton@mansfieldtexas.gov)) <[trace.hilton@mansfieldtexas.gov](mailto:trace.hilton@mansfieldtexas.gov)>; Mark Taylor <[marktaylor@urbanengineersgroup.com](mailto:marktaylor@urbanengineersgroup.com)>; John Allums <[john.allums@capstarrealestate.com](mailto:john.allums@capstarrealestate.com)>; [kreimer@venturedfw.com](mailto:kreimer@venturedfw.com); Raymond Coffman <[raymond.coffman@mansfieldtexas.gov](mailto:raymond.coffman@mansfieldtexas.gov)>

**Subject:** THE SYDNEY 400 North Miller Rd. SH 360 Mansfield, Texas 76063 (Concept Approved) 11-1-2019 REF: ZC#19-009 - Ref 03-037-19



11-7-2019

***CITY OF MANSFIELD - THE SYDNEY – 400 NORTH MILLER STREET. SBSR SH 360 SOUTH OF BROAD STREET AND NORTH OF MILLER ROAD. CITY OF MANSFIELD, TEXAS 76063***

Mr. Bart VanAmburgh,

- The above project has now been reviewed with the City of Mansfield and with all the changes and updates the following information is complete to the Access point on SH 360.
  - The official Name is the Sydney 400 North Miller Dr. Mansfield, Texas. Has been shown addressed as 360 road project, Mansfield 360 Multi-family Development that has been shown on the TIA and Data in question.
1. The driveway one for the main connection SH 360 for this project mainly for the access for only The Sydney Project. No City street connect for heavy traffic to use for the cross access from Broad St. or Cannon St.  
The driveway two the Oilfield (Industrial) access will be moved away to allow for the exit to SH 360 roadway design. The SB gore 360 access area for the 2<sup>nd</sup> driveway will have to updated to prevent traffic crossing out into the ramp and shown 6in Concrete Raised Curb on Gore Area.
  2. Oilfield Access will now move south away from the commercial access point to be mainly Oilfield Connection only. This will be a Permit for the Oilfield access only on its own new permit. Updating the Old permit to new.
  3. Permit for the Sydney Project will be permit by itself to stand alone for the two connections to SH 360.
  4. In our City Hall meeting for the future track north of the Sydney Project starts there project will have to send in a new concept for the addition track of the unused track for the commercial.

This office will now need a full TXDOT permit design to be sent into the permit office for the construction of the project access.

Respectfully,





From: Scott Bearden <[SBearden@eagleridgeenergy.com](mailto:SBearden@eagleridgeenergy.com)>  
Sent: Friday, November 01, 2019 3:14 PM  
To: EMILY SHACKELFORD <[emilyshack@mac.com](mailto:emilyshack@mac.com)>  
Cc: Kyle Sweeney <[kyle@thesweeneyco.com](mailto:kyle@thesweeneyco.com)>  
Subject: RE: Request for Written Approval - Mansfield Partners

A couple of points were brought up.

We are good as long as a big truck can make the turn to the proposed entrance and payment is received for the work before construction begins.

Scott Bearden  
Construction Supervisor  
6795 Corporation Parkway Suite 300  
Fort Worth, Texas 76126  
Mobile (325) 330-1990

From: EMILY SHACKELFORD <[emilyshack@mac.com](mailto:emilyshack@mac.com)<<mailto:emilyshack@mac.com>>>  
Sent: Friday, November 1, 2019 12:21 PM  
To: Scott Bearden <[SBearden@eagleridgeenergy.com](mailto:SBearden@eagleridgeenergy.com)<<mailto:SBearden@eagleridgeenergy.com>>>  
Cc: Kyle Sweeney <[kyle@thesweeneyco.com](mailto:kyle@thesweeneyco.com)<<mailto:kyle@thesweeneyco.com>>>  
Subject: Request for Written Approval - Mansfield Partners

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you again for your help on this matter. We look forward to hearing from you soon. Please also let us know if you have any questions.

I included a template below. Feel free to adjust it as needed. It will be great to present something in writing to the City of Mansfield.

Sincerely,  
Emily

Emily Shackelford 214-236-3237  
Kyle Sweeney 817-308-3349  
Larry Fabian  
Charles Sweeney

SAMPLE TEMPLATE:

November 1, 2019



City of Mansfield  
Planning and Zoning Development  
1200 E Broad Street  
Mansfield, Texas 76063

RE: Zoning Case #19-009

EagleRidge Operating LLC and EagleRidge Energy LLC (“EagleRidge”) grants approval and gives permission for Capstar Real Estate Services LLC (“Capstar”) to relocate the entry gate for gas well (Mansfield Partners 1-H, 2-H, 3-H, 4-H and 5-H) to southeast edge of the well site from the current location on the northeast edge of the well site, as shown on Exhibit A and Exhibit B.

---

Scott Bearden, Construction Supervisor  
EagleRidge Energy II, LLC

Exhibit A  
Proposed Site Plan - Relocation of Gas Well Site Entrance and Drive

Exhibit B  
City of Mansfield & TxDOT Comments



## **PLANNING AND ZONING COMMUNICATION**

Agenda: December 16, 2019

Subject: ZC#19-020: Public hearing for a change of zoning from PD Planned Development District to PD Planned Development District for single-family residential uses on approximately 9.612 acres out of the William Howard Survey, Abstract No. 690, Tarrant County, TX, located on the east side of Miller Road, approximately 480 feet south of Cannon Drive

### **GENERAL INFORMATION**

Applicant:	John Arnold of Skorburg Company (developer) Paul A. & Paula Sutton; Marilyn G. Richardson; Christopher Puempel (owners) Cody Brooks of Bannister Engineering (engineer)
Size:	9.612 acres
Proposed Use:	Single-family residential
Existing Land Use:	Single-family residential
Surrounding Land Use & Zoning:	North – Nursing home (PD) South – Single-family residential (SF-12/22) East - Mansfield High School (SF-12/22) West - Miller Road; Single-family residential (PD & SF-9.6/20) across the street
Surrounding Land Use & Zoning:	Miller Road – Minor Collector (three-lane undivided)

### **COMMENTS AND CONSIDERATIONS**

The subject property consists of 9.612 acres on the east side of Miller Road at Colby Drive and Chambray Lane, just north of Ursula Court and approximately 480 feet south of Cannon Drive. The property is located immediately south of The Pavilion at Creekwood nursing home and immediately west of Mansfield High School. The property is currently occupied by two single-family homes and several sheds and storage barns. In 2007, the property was re-zoned with the property to the north to a planned development for a nursing home and assisted living facility. The nursing home to the north was built in 2014, but the assisted living facility on the subject property was never built and the developer no longer has plans to build it here. The applicant is requesting to re-zone the property from PD Planned Development District to PD Planned Development District for single-family residential uses.

#### **Development Plan and Standards**

The applicant plans to develop a 47-lot single-family residential neighborhood called Colby Crossing Phase 2. The developer previously built the Colby Crossing development immediately to the northwest (across Miller Road) and since Colby Drive will extend from that development into this one, the applicant is requesting to call this Phase 2 of that development. However, while Colby Crossing included larger lots and homes (minimum lot size of 7,800 sq. ft., minimum lot width of 65', and minimum floor area of 2,600 sq. ft.), this development will have a mix of smaller lots and smaller minimum residential floor areas. 13 lots will have a minimum lot



area of 7,280 sq. ft. and a minimum lot width of 65'. 12 lots will have a minimum lot area of 5,500 sq. ft. and a minimum lot width of 50'. 22 lots will have a minimum lot area of 4,100 sq. ft. and a minimum lot width of 40'. The minimum residential floor area for all lots will be 1,800 sq. ft. The applicant is generally using SF-7.5/18 as their base zoning and is proposing the following bulk area standards:

	<b>40' lots</b>	<b>50' lots</b>	<b>65' lots</b>
Min. Floor Area (sq. ft.)	1,800	1,800	1,800
Min. Lot Area (sq. ft.)	4,100	5,500	7,280
Min. Lot Width	40'	50'	65'
Min. Lot Depth	100'	110'	110'
Min. Front Yard	20'	20'	20'
Min. Rear Yard	10'	10'	15'
Min. Interior Side Yard	5'	5'	5' & 10'*
Min. Exterior Side Yard (adjacent to street)	20'	20'	20'
Max. Lot Coverage	65%	55%	55%
Max. Height	35'	35'	35'
Min. Street Frontage	40'	40'	40'
Min. Front Setback on Knuckles/Cul-de-Sacs	15'	15'	15'
Min. Masonry Percentage	80%	80%	80%

\*Requires lots to have a minimum of 5' on one side and a minimum of 10' on the other side, for a total of 15'

Note: All corner lots shall be at least 15' wider than the minimum lot width

Note: Lots with J-Swing homes shall have a reduced minimum rear yard setback of 10'

Note: The driveway for Lot 2, Block 3 shall be located on the east side of the lot

Staff notes that all of the lots deviate from the typical standards for SF-7.5/18 as it relates to minimum lot area, minimum front yard, and maximum lot coverage. Furthermore, the 40' and 50' lots also deviate from the typical standards as it relates to minimum rear yard and minimum interior side yard. The 40' lots also deviate from the typical standards as it relates to minimum lot depth.

The development will comply with the community design standards noted in Section 4600 of the Zoning Ordinance, with the exception that J-swing garages will be provided on a minimum of 10% of the 65' lots only. The applicant has also specified that the minimum masonry percentage will be 80%.

The development will have a gross density of 4.89 residential lots per acre and will be completed in one phase. It should be noted that the proposed density of this neighborhood is higher than the density in surrounding neighborhoods, which varies from 2.82 lots per acre (Palos Verdes Estates) to 3.88 lots per acre (Colby Crossing).

#### Access and Enhanced Entryway Plan

The Colby Drive access point will serve as the development's primary entrance and will include the enhanced entryway features. Chambray Lane will serve as a secondary access point. As indicated in the Enhanced Entryway Plan, the developer will be providing five enhanced entry features as required by the Zoning Ordinance. The five proposed elements are a boulevard section with median, enhanced pavers or stained concrete, decorative street lighting, enhanced architectural features (enhanced screening wall with signage and decorative masonry columns with architectural shingles), and enhanced landscaping features (shrub beds and ornamental trees). The Chambray Lane entrance will also include signage. In lieu of having the signage and

architectural columns match on both sides of the primary enhanced entryway, they will split the signage and architectural columns between the two access points.

#### Landscaping and Screening

The applicant has provided an overall Landscape and Screening Plan for the entire development. While not currently specified in their plans, due to the smaller sizes of the lots, the applicant plans to deviate from the typical residential landscaping requirements of Section 7300 of the Zoning Ordinance as it relates to tree plantings per lot. The applicant plans to have one tree in the front yard and one in the rear yard; for corner lots, one of the trees shall be in the side yard facing the street. This will need to be specified in the plans. In addition, a 6' masonry screening wall with masonry columns (spaced every 50' O.C.) will be provided along Miller Road adjacent to the residential lots. A 6' board-on-board fence with masonry columns (spaced every 50' O.C.) will be provided along the northern perimeter of the development adjacent to the nursing home. A 6' board-on-board fence without masonry columns will be provided along the eastern perimeter of the development adjacent to Mansfield High School.

Open space will be limited to drainage and detention areas in the eastern portion of the development and landscaping areas along the western perimeter of the development and at the primary entrance. Open space will comprise 9.35% of the development.

#### Recommendation

Colby Crossing Phase 2 provides for a single-family residential development with three lot categories and a total of 47 homes. It replaces plans for an 80-unit assisted living facility. The proposed single-family zoning is consistent with the surrounding area and with the Land Use Plan, which calls for remaining land parcels such as this one to be built out with single-family homes. However, with some 40' and 50' lots and a gross density of 4.89 residential lots per acre, the lot sizes are smaller and the density is higher than those of surrounding neighborhoods. That being said, the applicant has designed the site such that the larger 65' lots are located adjacent to Palos Verdes Estates and Miller Road, with the 50' lots being located in the center of the development, and the 40' lots being located along the northern and eastern parts of the development adjacent to the nursing home and the high school. While staff would have preferred zoning standards that more closely match the surrounding neighborhoods and the Zoning Ordinance, the applicant has elected to proceed with the proposed standards to allow for some different product types not ordinarily found in the City and to maximize the use of limited land resources in the area while still providing for single-family uses and has worked to provide a plan that places the larger lots adjacent to the existing single-family homes in the area to blend better with the surrounding neighborhoods. Staff recommends approval with the condition that the plans specify the proposed residential landscaping standards: one tree in the front yard and one tree in the rear yard; for corner lots, one of the trees shall be placed in the side yard facing the street.

#### **Attachments:**

Maps and Supporting Information  
Previously Approved Development Plan  
Exhibit A – Property Description  
Exhibit B – Development Plan  
Exhibit C – Enhanced Entryway Plan  
Exhibit D – Landscape and Screening Plan  
Exhibit E – Lot Width Summary



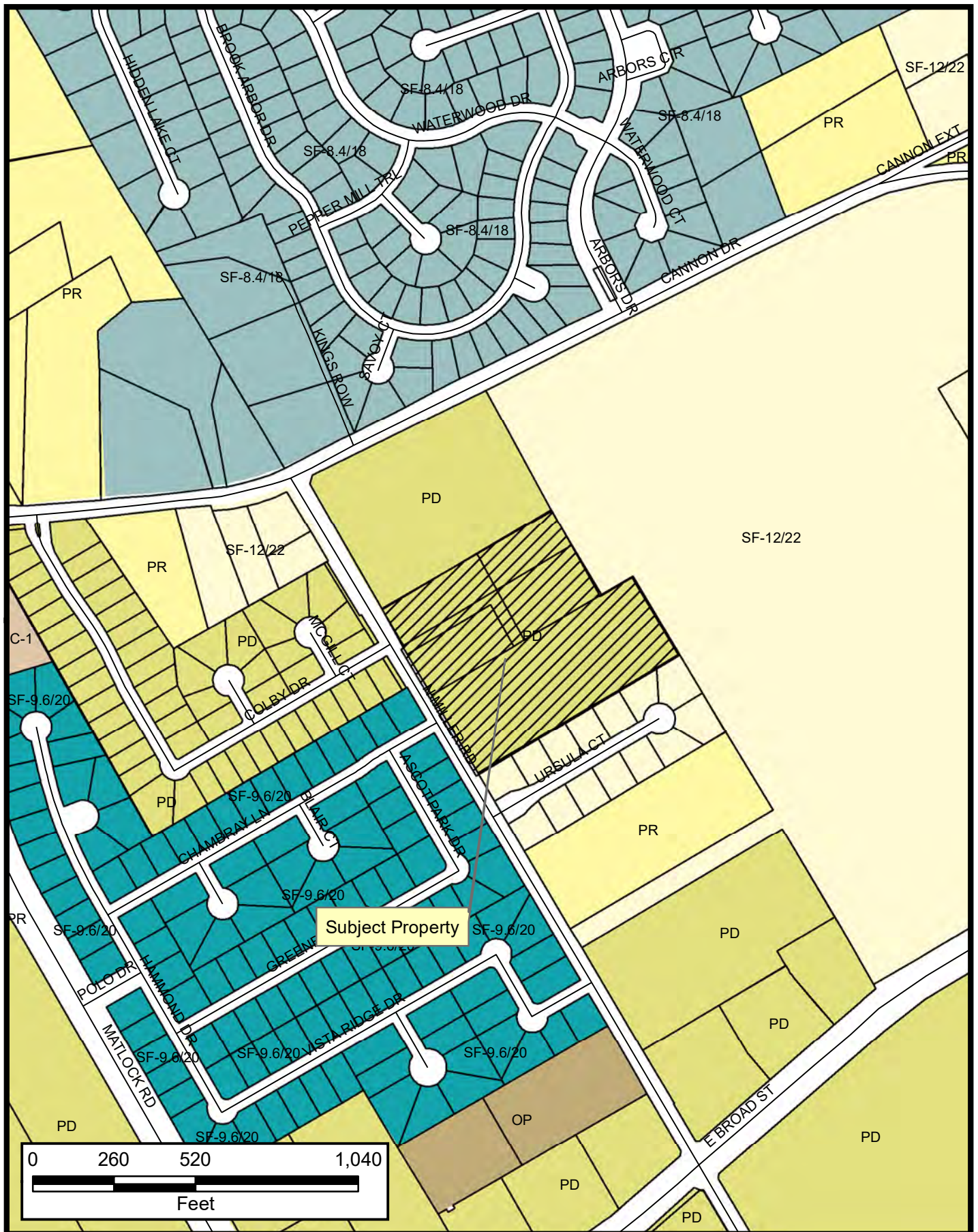


**ZC#19-020**

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.

12/4/2019





**ZC#19-020**

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.

12/4/2019



## Property Owner Notification for ZC#19-020

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
COLBY CROSSING ADDN	BLK 1	MUSA, ANTHONY & JAIME	704 MCGILL CT	MANSFIELD, TX	76063
COLBY CROSSING ADDN	BLK 1	QU, ZHEN & ZHENG, LIANJUN	703 BLAIR CT	MANSFIELD, TX	76063
COLBY CROSSING ADDN	BLK 1	COLBY CROSSING HOMEOWNERS ASSO	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002
COLBY CROSSING ADDN	BLK 1	COLBY CROSSING HOMEOWNERS ASSO	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002
COLBY CROSSING ADDN	BLK 2	SPRECHER, KENNETH & CHERYLE	601 COLBY DR	MANSFIELD, TX	76063
COLBY CROSSING ADDN	BLK 2	BOTTS, ADAM D & JULIE A	603 COLBY DR	MANSFIELD, TX	76063
COLBY CROSSING ADDN	BLK 2	SWAPP, AARON & ASHLEY	605 COLBY DR	MANSFIELD, TX	76063
COLBY CROSSING ADDN	BLK 2	COLBY CROSSING HOMEOWNERS ASSO	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002
HOWARD, WILLIAM SURVEY	A 690	SUTTON, PAUL A & PAULA B	1870 CHUCKWAGON DR	MIDLOTHIAN, TX	76065-9485
HOWARD, WILLIAM SURVEY	A 690	SUTTON, PAUL A & PAULA B	1870 CHUCKWAGON DR	MIDLOTHIAN, TX	76065-9485
KYLE ADDITION	BLK 1	PUEMPEL, CHRISTOPHER & GAYL	850 N MILLER RD	MANSFIELD, TX	76063-5817
MANSFIELD HIGH SCHOOL ADDITION	BLK 1	MANSFIELD, ISD	605 E BROAD ST	MANSFIELD, TX	76063-1766
PALOS VERDES ESTATES	BLK 1	PLUMLEIGH, GERALD & MARY	2701 URSULA CT	MANSFIELD, TX	76063
PALOS VERDES ESTATES	BLK 1	WASHINGTON, DAVID	2703 URSULA CT	MANSFIELD, TX	76063-9130
PALOS VERDES ESTATES	BLK 1	TUDOR, LORI & ROGER	2705 URSULA CT	MANSFIELD, TX	76063
PALOS VERDES ESTATES	BLK 1	MARTINEZ, AGUSTIN & DONNA	2707 URSULA CT	MANSFIELD, TX	76063
PALOS VERDES ESTATES	BLK 1	AVERY, THOMAS & ROSE A	2709 URSULA CT	MANSFIELD, TX	76063
PALOS VERDES ESTATES	BLK 1	MARGO INVESTMENTS LLC	2712 URSULA CT	MANSFIELD, TX	76063-9130
PALOS VERDES ESTATES	BLK 1	THOMSON, JACK Z & DIANE	2713 URSULA CT	MANSFIELD, TX	76063-9130
PALOS VERDES ESTATES	BLK 1	MARGO, RANDAL & KAYLA	2712 URSULA CT	MANSFIELD, TX	76063-9130

## Property Owner Notification for ZC#19-020

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
PALOS VERDES ESTATES	BLK 1	MARGO INVESTMENTS LLC	2712 URSULA CT	MANSFIELD, TX	76063-9130
PALOS VERDES ESTATES	BLK 1	WANG, ZHONG Y	2708 URSULA CT	MANSFIELD, TX	76063
PALOS VERDES ESTATES	BLK 1	RIGGS, WESLEY B & JULIE A	2706 URSULA CT	MANSFIELD, TX	76063-9130
PALOS VERDES ESTATES	BLK 1	GOTHARD, PAMELA & MICHAEL	2704 URSULA CT	MANSFIELD, TX	76063-9130
PALOS VERDES ESTATES	BLK 1	WATSON, LEO & DORA	2702 URSULA CT	MANSFIELD, TX	76063-9130
PALOS VERDES ESTATES	BLK 1	ALAMO CUSTOM BUILDERS INC	1122 REATA DR	WEATHERFORD, TX	76087
PALOS VERDES ESTATES	BLK 1	WATSON-PALOS VERDES JV	8029 LEVY COUNTY LINE RD	MANSFIELD, TX	76063-4122
POLO CROSSING ADDITION	BLK 1	DELAGERHEIM, MICHAEL & LAURA	2613 CHAMBRAY LN	MANSFIELD, TX	76063-5841
POLO CROSSING ADDITION	BLK 1	SUGHROUE, SAMANTHA & NICHOLAS	2615 CHAMBRAY LN	MANSFIELD, TX	76063
POLO CROSSING ADDITION	BLK 3	TIMMONS, LUNDY & TASCHA	702 ASCOT PARK DR	MANSFIELD, TX	76063
POLO CROSSING ADDITION	BLK 3	OLDHAM, JOHN D II	704 ASCOT PARK DR	MANSFIELD, TX	76063-5478
POLO CROSSING ADDITION	BLK 3	NENIEL, JOEL & JENIFER	706 ASCOT PARK DR	MANSFIELD, TX	76063
POLO CROSSING ADDITION	BLK 3	PRESCOTT, BRIAN A & BRENDA	708 ASCOT PARK DR	MANSFIELD, TX	76063-5478
POLO CROSSING ADDITION	BLK 3	MOLLOW, BARBARA	710 ASCOT PARK DR	MANSFIELD, TX	76063
TARRANT HEALTHCARE REALTY	BLK 1	TEXAS - LTC LP	PO BOX 56607	ATLANTA, GA	30343
WHALEY ADDITION	BLK 1	RICHARDSON, MARILYN G	880 N MILLER RD	MANSFIELD, TX	76063-5817





LOCATION MAP

Impervious Cover Table:		TOTAL	percent
OVERALL	690,557 sf	Sq. ft.	%
Buildings	15,853 ac		
Parking and Drives			
Sidewalk/other			
Total Proposed Impervious Cover		317,611	45.99%

Parking Table:		Required	Tot. Req.
Nursing Home	240	Beds	40
Assisted Living	80	units	120
Physical Therapy	1367	sf	170
Provided:			
Regular Spaces	20'x9'		281
Handicap Spaces (van accessit. common)	20'x8'		7
Total			288

## OWNERS

PAUL AND PAULA SUTTON  
2110 CANNON DRIVE  
MANSFIELD, TX 76063  
817-477-2714

DEAN AND HELEN KYLE  
850 N. MILLER ROAD  
MANSFIELD, TX 76063  
817-563-0611

RAYOR AND MARILYN RICHARDSON  
880 N. MILLER ROAD  
MANSFIELD, TX 76063  
817-473-6674

## CIVIL ENGINEER

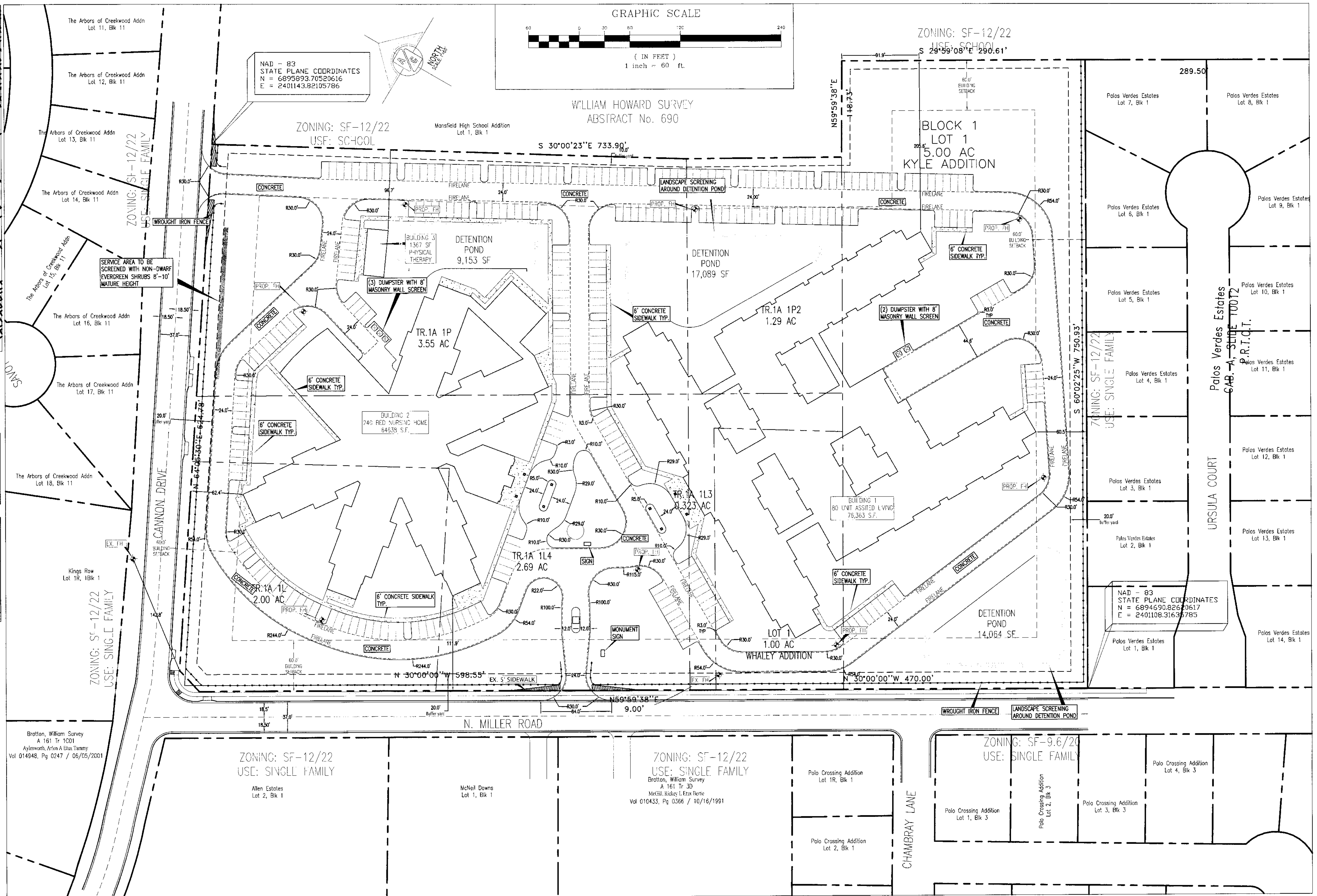
AUSTIN CIVIL ENGINEERING, INC.  
2708 SOUTH LAMAR BLVD., Ste. 200A  
AUSTIN, TEXAS 78704  
PHONE: (512) 306-0018  
FAX: (512) 306-0048

## DEVELOPER

SERENITY MANAGEMENT SERVICES OF AMERICA, INC.  
800 WEST ARBROOK BLVD. SUITE 210  
ARLINGTON, TX 76015  
817-468-1991

## ARCHITECT

DGA, LLC.  
WILLIAM A. DAVIS IV. AIA  
301 BRUSHY CREEK ROAD SUITE 106  
CEDAR PARK, TEXAS 78613  
PHONE (512) 335-2881  
FAX (512) 335-0828



- 1) ALL PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT. ALL DEVELOPMENT PLANS RECORDED HERE UNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSOR AND ASSIGNS. THE PLANNED DEVELOPMENT DISTRICT SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
- 2) THE FOLLOWING ARE DEVIATIONS FROM THE CITY ORDINANCE:
  - a) SECTION 4600
  - b) SECTION 4600D
  - c) SECTION 7100
- 3) EXCEPT AS LISTED IN #2 ABOVE THE DEVELOPER WILL COMPLY WITH ALL ZONING ORDINANCE REQUIREMENTS AND ANY FUTURE AMENDMENT THEREOF.
- 4) ELECTRICAL TRANSFORMERS AND TELEPHONE LINE PEDESTALS LOCATED MORE THAN FIVE (5) FEET FROM A BUILDING, GAS METERS AND SATELLITE DISHES SHALL BE SCREENED BY A SCREENING WALL OR BY A HEDGEROW OF DENSE EVERGREEN SHRUBBERY OR PLANT MATERIAL TO FORM A VISUAL SCREEN USING PLANT MATERIALS APPROVED BY THE LANDSCAPE ADMINISTRATOR. SWITCH GEAR DEVICES SHALL BE SCREENED BY HEDGEROW OF DENSE EVERGREEN SHRUBBERY OR PLANT MATERIALS TO FORM A VISUAL SCREEN USING PLANT MATERIAL APPROVED BY THE LANDSCAPE ADMINISTRATOR. ALL OTHER TYPE OF SERVICE EQUIPMENT AND SERVICE AREAS SHALL BE SCREENED BY A SCREENING WALL.
- 5) THE PERMITTED USE FOR THIS DEVELOPMENT IS ASSISTED LIVING, NURSING HOME AND PHYSICAL THERAPY.

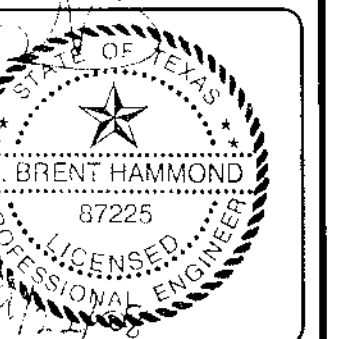
START DATE: RECEIPT OF PERMIT  
COMPLETION DATE: 18 MONTHS TO FOLLOW

Previously Approved Development Plan

A/C

AUSTIN CIVIL  
ENGINEERING, INC.

2708 SOUTH LAMAR BLVD., Ste. 200A  
AUSTIN, TEXAS 78704  
PH: (512) 306-0018  
FAX: (512) 306-0048



Development Plan  
Serenity at Mansfield  
Being 15.862 acres in the William Howard Survey,  
Abstract No. 690  
City of Mansfield, Tarrant County, Texas  
8/27/2008  
1 Lot

JOB: 06-050 DATE: 6/27/08  
CAD: DA CHK'D BY:  
ENGINEER: BH CK'D BY:  
SCALE: 1" = 60'

DEVELOPMENT  
PLAN

SITE CIVIL PLAN  
of 1

ZC#07-006



ZONING LIMITS FOR FUTURE COLBY CROSSING, PHASE 2

BEING a portion of that certain tract of land in the William Howard Survey, Abstract Number 690, City of Mansfield, Tarrant County, Texas, described in a Warranty Deed with Vendor's Lien to Paul A. Sutton and Wife, Paula B. Sutton (hereinafter referred to as Sutton tract), as recorded in Volume 12220, Page 193, Deed Records, Tarrant County, Texas, and being all of that certain tract of land described as Lot 1, Block 1, Whaley Addition (hereinafter referred to as Whaley Addition), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 388-166, Page 85, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and being all of that certain tract of land described as Lot 1, Block 1, Kyle Addition (hereinafter referred to as Kyle Addition), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 388-206, Page 55, P.R.T.C.T. and being all of that certain tract of land described in a Warranty Deed to Ronnie D. Whaley and wife, Wanda J. Whaley, as recorded in Volume 7512, Page 1609, Deed Records, Tarrant County, Texas (D.R.T.C.T.), now owned by Marilyn G. Richardson (hereinafter referred to as Richardson tract), as recorded in Instrument Number D219205849, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod with plastic cap stamped "JLLANE" found for the existing Northeasterly right-of-way line of North Miller Road (variable width right-of-way), as recorded in Instrument Number D201181461, O.P.R.T.C.T., same being the Southerly corner of that certain tract of land described as Lot 1, Block 1, Tarrant Healthcare Realty Addition (hereinafter referred to as Lot 1), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D213320199, O.P.R.T.C.T., same also being the Westerly corner of said Richardson tract;

THENCE North 59 degrees 23 minutes 12 seconds East, departing the existing Northeasterly right-of-way line of North Miller Road and with the common line between said Richardson tract and said Lot 1, a distance of 625.72 feet to the Northerly corner of said Richardson tract, same being the Easterly corner of said Lot 1, same also being a Southwesterly line of that certain tract of land described as Lot 1, Block 1, Mansfield High School Addition (hereinafter referred to as Mansfield High School Addition), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 6072, P.R.T.C.T.;

THENCE South 29 degrees 33 minutes 12 seconds East with the common line between said Richardson tract and said Mansfield High School Addition, a distance of 317.91 feet to the Easterly corner of said Richardson tract, same being an angle point in the Southwesterly line of said Mansfield High School Addition, same also being the Northwesterly line of said Kyle Addition;

THENCE North 59 degrees 13 minutes 12 seconds East with the common line between said Kyle Addition and said Mansfield High School Addition, a distance of 118.20 feet to the Northerly corner of said Kyle Addition, same being an angle point in the Southwesterly line of said Mansfield High School Addition;

THENCE South 30 degrees 46 minutes 45 seconds East, continue with the common line between said Kyle Addition and said Mansfield High School Addition, a distance of 290.00 feet to the Easterly corner of said Kyle Addition, same being the Northerly corner of that certain tract of land described as Palos Verdes Estates (hereinafter referred to as Palos Verdes Estates), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 10012, P.R.T.C.T.;

THENCE South 59 degrees 12 minutes 53 seconds West, departing the Southwesterly line of said Mansfield High School Addition and with the common line between said Kyle Addition and said Palos Verdes Estates, passing at a distance of 746.30 feet, the Westerly corner of said Palos Verdes Estates, same being the existing Northeasterly right-of-way line of North Miller Road (variable width right-of-way), and continue with said course and with the common line between said Kyle Addition and the existing Northeasterly right-of-way line of said North Miller Road, a distance of 751.00 feet to the Southerly corner of said Kyle Addition;

THENCE North 30 degrees 46 minutes 45 seconds West, continue with the common line between said Kyle Addition and the existing Northeasterly right-of-way line of said North Miller Road, pass at a distance of 290.00 feet, the Westerly corner of said Kyle Addition, same being the Southerly corner of the aforesaid Whaley Addition and continue with said course and the common line between said Whaley Addition and the existing Northeasterly right-of-way line of said North Miller Road, pass at a distance of 433.01 feet, the Westerly corner of said Whaley Addition, same being a Southerly corner of said Richardson tract and continue with said course and the common line between said Richardson tract and the existing Northeasterly right-of-way line of said North Miller Road, a distance of 470.01 feet to an angle point;

THENCE North 59 degrees 12 minutes 53 seconds East, continue Richardson tract and the existing Northeasterly right-of-way line of said North Miller Road, a distance of 13.46 feet to an angle point;

THENCE North 30 degrees 36 minutes 26 seconds West, continue Richardson tract and the existing Northeasterly right-of-way line of said North Miller Road, a distance of 139.71 feet to the PLACE OF BEGINNING, and containing a calculated area of 9.612 acres (418,706 square feet) of land.



11/27/2019

Project No. 090-15-08 | Date: 11/26/2019 | Page 1 of 1 | Drawn by: SA | Checked by: MD2

EXHIBIT "A"  
 ZONING LIMITS DESCRIPTION  
 FUTURE COLBY CROSSING, PHASE 2  
 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

**BANNISTER**  
 ENGINEERING  
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
 TBPLS REGISTRATION NO. 10193823





PLANNED DEVELOPMENT REGULATIONS:

1. THE BASE ZONING DISTRICT FOR THE PLANNED DEVELOPMENT SHALL BE SF 7.5/18 AND SHALL BE SUBJECT TO SECTION 4600 - COMMUNITY DESIGN STANDARDS AS OUTLINED IN THE CITY OF MANSFIELD ZONING ORDINANCE WITH THE FOLLOWING EXCEPTIONS:  
A. J-SWINGS SHALL BE REQUIRED ON A MINIMUM OF 10% OF THE 65' WIDE LOTS ONLY  
B. LOTS WITH J-SWING HOMES SHALL HAVE A REDUCED REAR SETBACK OF 10'.
2. STREET LIGHTS SHALL BE ENHANCED WITH DECORATIVE BASE, POLE AND LIGHT STANDARDS. REFER TO EXHIBIT "C".
3. STREET SIGNS SHALL BE ENHANCED WITH DECORATIVE POLE AND MOUNTS WITH STANDARD STREET SIGNS ATTACHABLE AND SHALL BE MAINTAINED BY THE H.O.A
4. A HOME OWNERS ASSOCIATION (HOA) SHALL BE ESTABLISHED TO OVERSEE THE CODES AND COVENANTS OUTLINE WITHIN THIS PLANNED DEVELOPMENT. REFER TO SEPARATE NOTES THIS SHEET.
5. THIS PROPOSED PLANNED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH PROVISIONS OF THE APPROVED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
6. THE MASONRY SCREENING WALL WITH MASONRY COLUMNS, BOARD ON BOARD FENCE, BOARD ON BOARD FENCE WITH MASONRY COLUMNS, OPEN SPACE LANDSCAPING AND OTHER IMPROVEMENTS INDICATED ON THE PLANS, DECORATIVE STREET LIGHTS AND STREET SIGNS, AND ENHANCED ENTRYWAY FEATURES (INCLUDING BUT NOT LIMITED TO THE MEDIAN, LANDSCAPING, ANY NON-STANDARD PAVEMENT, THE ENTRANCE MASONRY WALLS AND SIGNAGE, AND THE DECORATIVE LIGHT FIXTURES) SHALL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE HOA.
7. ALL INTERNAL REAR AND SIDE YARD WOOD FENCES SHALL BE INSTALLED BY THE BUILDER AND MAINTAINED BY THE HOME OWNER.
8. WOOD FENCES SHALL BE 6-FOOT (MINIMUM) HIGH PRIVACY FENCES, ON METAL POLES, AND STAINED WITH NATURAL WOOD FENCING/DECKING STAIN.
9. THE DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE.
10. THE DRIVEWAY FOR LOT 2, BLOCK 3 SHALL BE LOCATED ON THE EAST SIDE OF THE LOT.

VICINITY MAP  
NOT TO SCALE  
MANSFIELD, TEXAS

SITE DATA SUMMARY:

BASE ZONING:	SF - 7.5/18
MAXIMUM HEIGHT:	35'
MAXIMUM LOT COVERAGE	55%, 65% ON 40' LOTS
GROSS DENSITY	4.89 UNITS PER ACRE
TOTAL OPEN SPACE AREA	39,136 S.F. (.935%)
MINIMUM LOT WIDTH FOR CORNER LOTS	ALL CORNER LOTS SHALL BE AT LEAST 15' WIDER THAN THE MIN. LOT WIDTH.
MINIMUM STREET FRONTAGE	40'
STREETS:	50' R.O.W.
PAVEMENT:	29' BACK TO BACK
MIN. MASONRY PERCENTAGE:	80%
MINIMUM FRONT SETBACK ON ALL KNUCKLES AND CUL-DE-SACS	15'

LOT SIZE TYPE:	40' WIDE LOTS	50' WIDE LOTS	65' WIDE LOTS
NUMBER OF LOTS PROVIDED:	22	12	13 S.F.
MINIMUM FLOOR AREA:	1800 S.F.	1800 S.F.	1800 S.F.
MINIMUM LOT AREA:	4,100 S.F.	5,500 S.F.	7,280 S.F.
MINIMUM LOT WIDTH:	40'	50'	65'
MINIMUM LOT DEPTH:	100'	110'	110'
MINIMUM FRONT SETBACK:	20'	20'	20'
MINIMUM REAR SETBACK:	10'	10'	15' (SEE NOTE 1.B.)
MINIMUM INTERIOR SIDE YARD:	5'	5'	5' & 10' TOTAL=15'
MINIMUM EXTERIOR SIDE YARD: ADJACENT TO STREET	20'	20'	20'

OWNER:  
RICHARDSON, MARILYN G  
880 N MILLER RD  
MANSFIELD, TX  
76063-5817

ENGINEER:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
(817) 842-2094  
CONTACT: CODY R. BROOKS, PE  
EMAIL: CODY@BANNISTERENG.COM

SURVEYOR:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
(817) 842-2094  
CONTACT: MICHAEL DAVIS

APPLICANT/DEVELOPER:  
SKORBURG COMPANY  
8214 WESTCHESTER DRIVE,  
SUITE 710  
DALLAS, TEXAS 75225  
CONTACT: JOHN ARNOLD  
214-535-2090

EXHIBIT "B"  
DEVELOPMENT PLAN  
COLBY CROSSING PHASE 2

Being approximately 9.612 Acres of land  
situated in the William Howard Survey,  
Abstract No. 690

City of Mansfield, Tarrant County, Texas

47 Single Family Lots - 6 Open Space Lots  
ZC#19-020

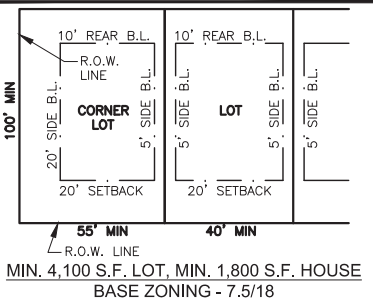
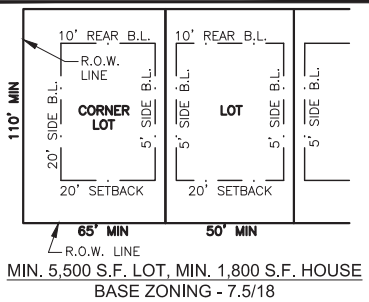
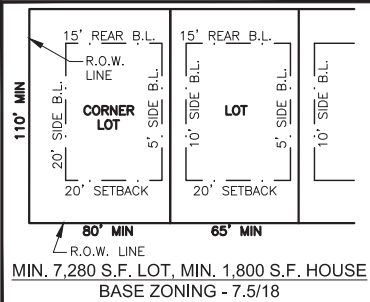
**BANNISTER**  
ENGINEERING  
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)  
CONTACT: CODY R. BROOKS, P.E.

Date Prepared: 11/4/2019

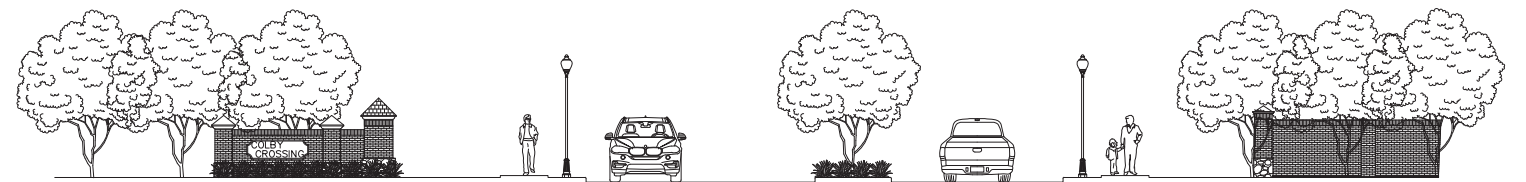
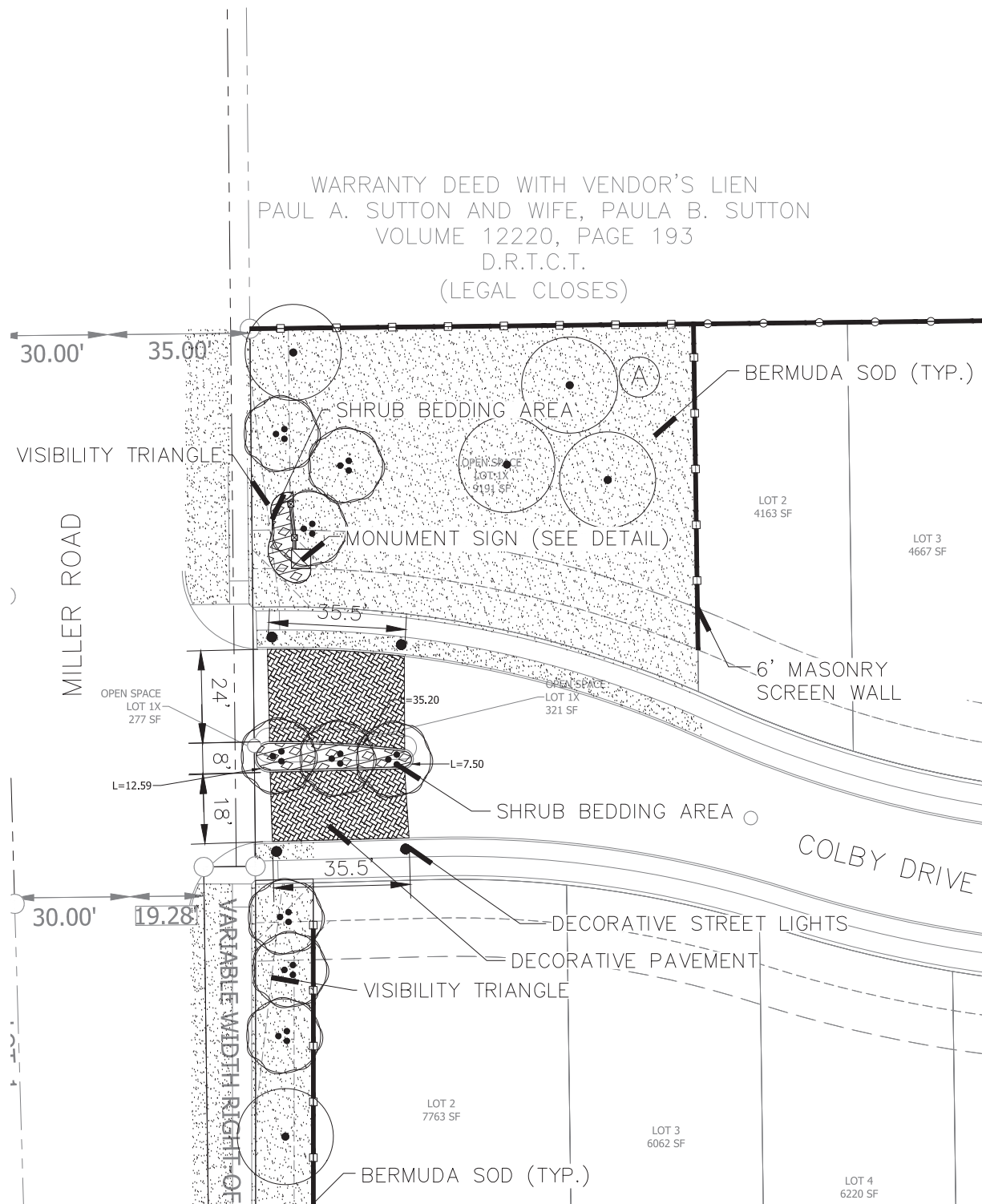
Date Revised: 12/10/2019

HOME OWNERS ASSOCIATION NOTES:

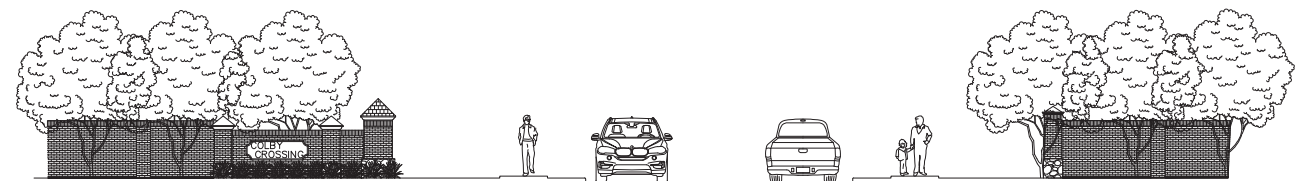
1. A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE MASONRY SCREENING WALL WITH MASONRY COLUMNS; THE WOOD FENCE WITH MASONRY COLUMNS; THE DECORATIVE METAL FENCE; THE WOOD FENCE ALONG THE NORTHERN AND WESTERN PERIMETER OF THE DEVELOPMENT; THE DECORATIVE STREET SIGN AND STREET LIGHT POLES AND MOUNTS; THE OPEN SPACE LOTS AND ALL LANDSCAPING AND IMPROVEMENTS THEREON; AND THE ENHANCED ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO, THE MEDIAN, LANDSCAPING, ANY NON-STANDARD PAVEMENT, THE ENTRANCE MASONRY WALLS AND SIGNAGE, AND THE DECORATIVE LIGHT FIXTURES.
2. THE OWNERS ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH CITY OF MANSFIELD POLICIES. THESE DOCUMENTS MUST BE REVIEWED BY THE CITY ATTORNEY PRIOR TO FILING THE FINAL PLAT. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT AT TARRANT COUNTY WHEN DEEMED NECESSARY BY THE ATTORNEY. THE DOCUMENTS SHALL BE SUBMITTED IN TIMELY MANNER TO ALLOW FOR A MINIMUM OF 60 DAY REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN A DELAY OF CONSTRUCTION, ACCEPTANCE OF THE SUBDIVISION OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS IN CONSTRUCTION, APPROVAL OR ACCEPTANCE OF THE SUBDIVISION CAUSED BY FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR INACCURACY OF THE DOCUMENTS.



File: B:\Client\090\ (Storburg Development)\090-15-08 (Miller Road - Mansfield TX)\CWE\Exhibit\Concept Landscape Plan.dwg | Date Plotted: 12/10/2019 6:34 PM | Plotted By: cody



PRIMARY ENTRANCE (COLBY DRIVE)



SECONDARY ENTRANCE (CHAMBRAY LANE)

## EXHIBIT "C" ENHANCED ENTRYWAY PLAN COLBY CROSSING PHASE 2

Being approximately 9.612 Acres of land  
situated in the William Howard Survey,  
Abstract No. 690  
City of Mansfield, Tarrant County, Texas

47 Single Family Lots - 6 Open Space Lots  
ZC#19-020

PAGE 1 OF 1

PRELIMINARY  
FOR REVIEW ONLY  
These documents are for  
Design Review and not  
intended for  
Construction, Bidding or  
Permit Purposes. They  
were prepared by, or  
under the supervision of:  
Drew J. Dubocq  
L.A.#3141  
12/10/2019

**BANNISTER**  
ENGINEERING  
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)  
CONTACT: CODY R. BROOKS, P.E.

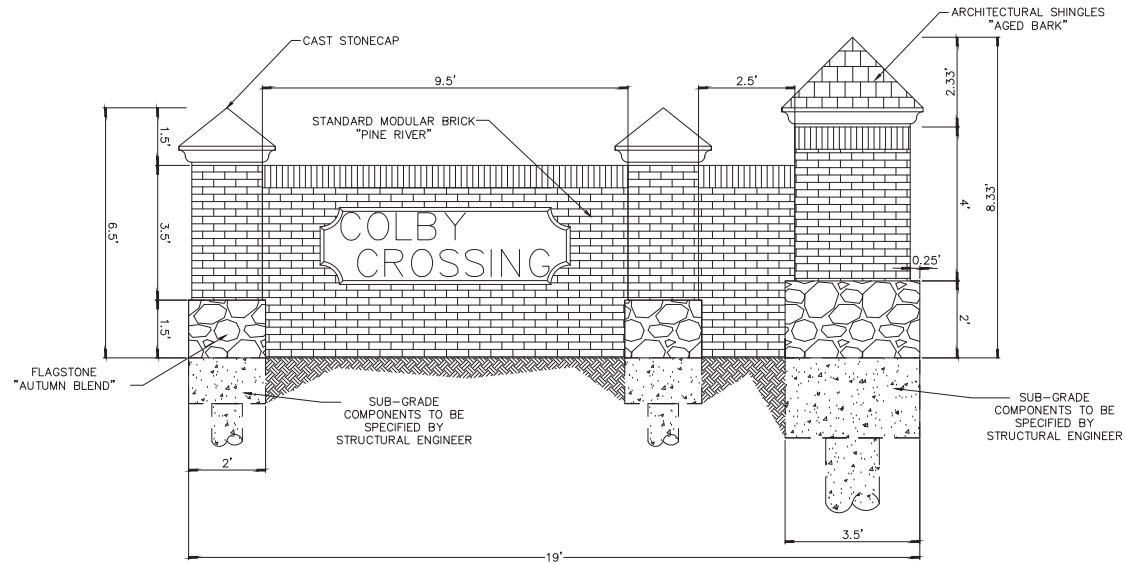
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Revised: 12/10/2019

BE JOB NO. 090-15-08

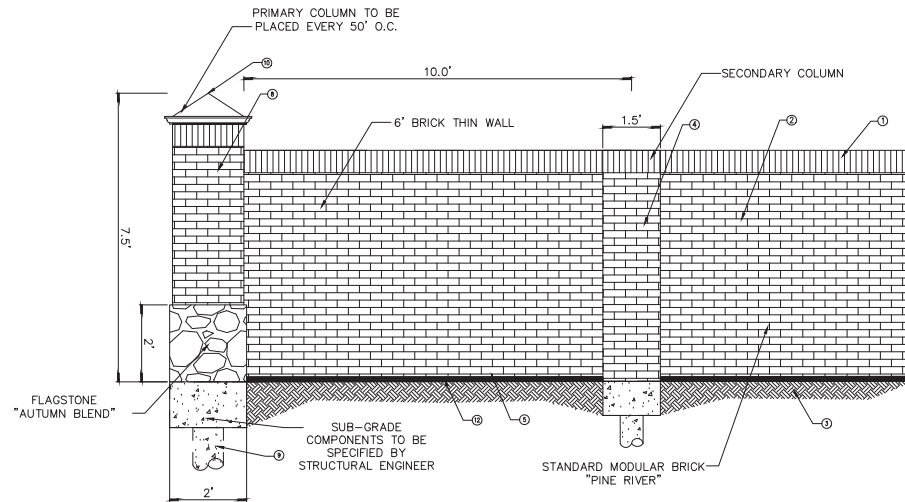




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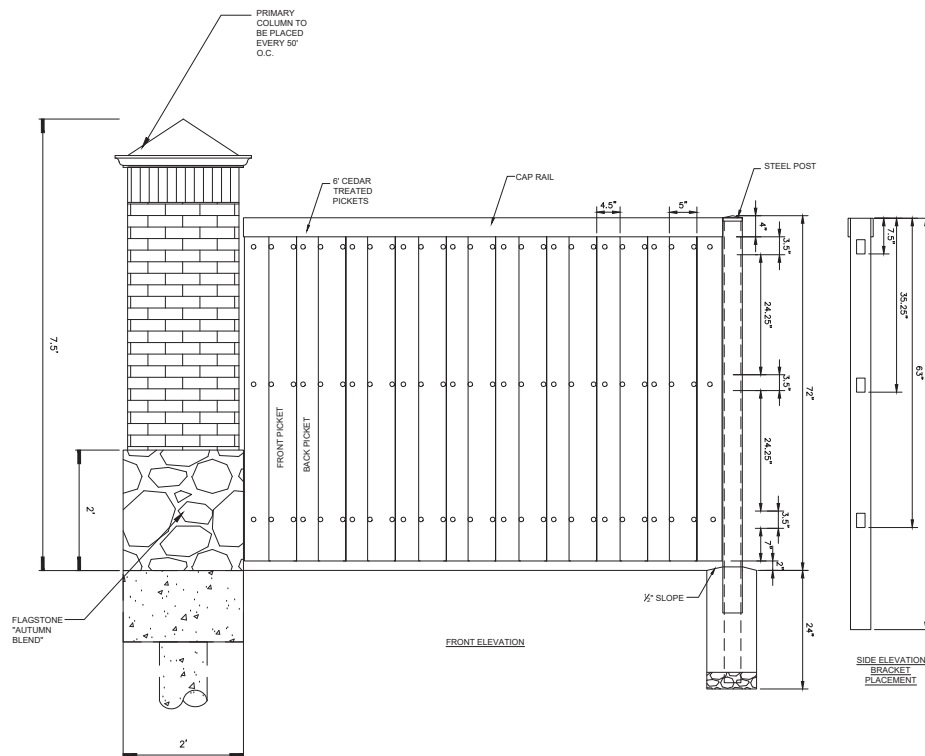
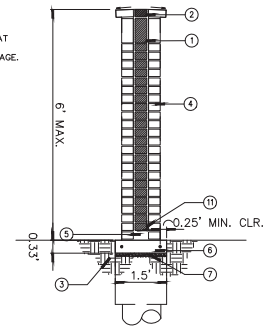


**A** MONUMENT SIGNAGE  
NOT TO SCALE

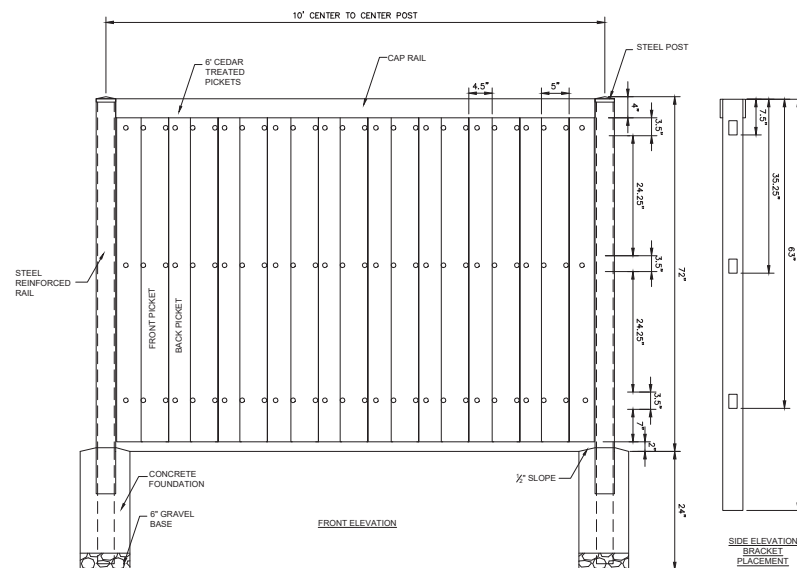


**C** 6' MASONRY WALL WITH MASONRY COLUMNS  
NOT TO SCALE

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



**D** 6' BOARD ON BOARD WOOD FENCE W/ MASONRY COLUMN  
NOT TO SCALE



**B** 6' BOARD ON BOARD WOOD FENCE  
NOT TO SCALE

## EXHIBIT "D" LANDSCAPING AND SCREENING DETAILS COLBY CROSSING PHASE 2

Being approximately 9.612 Acres of land  
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Abstract No. 690  
City of Mansfield, Tarrant County, Texas

47 Single Family Lots - 6 Open Space Lots  
ZC#19-020

PAGE 2 OF 2

**BANNISTER**  
ENGINEERING  
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)  
CONTACT: CODY R. BROOKS, P.E.

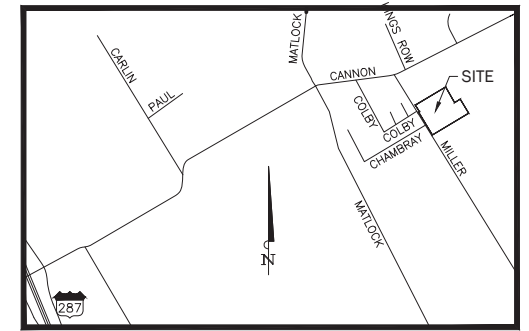
Date Prepared: 11/4/2019

Revised: 12/10/2019

PRELIMINARY  
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were prepared by, or  
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Drew J. Dubocq  
L.A.#3141  
12/10/2019

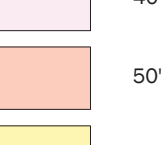
BE JOB NO. 090-15-08





VICINITY MAP  
NOT TO SCALE  
MANSFIELD, TEXAS

### LEGEND



40' MINIMUM FRONTAGE

50' MINIMUM FRONTAGE

65' MINIMUM FRONTAGE

HOA / OPEN SPACE

STREET

# EXHIBIT "E"

## LOT WIDTH SUMMARY

### COLBY CROSSING PHASE 2

Being approximately 9.612 Acres of land  
situated in the William Howard Survey,  
Abstract No. 690

City of Mansfield, Tarrant County, Texas

47 Single Family Lots - 6 Open Space Lots  
ZC#19-020



Date Prepared: 11/27/2019

Date Revised: 12/10/2019

## **PLANNING AND ZONING COMMUNICATION**

Agenda: December 16, 2019

Subject: ZC#19-021: Public hearing to consider a Historic Landmark Overlay District classification for the Patterson-Rydell House located at 202 W. Oak Street

### **GENERAL INFORMATION**

Applicant:	Faye Rydell, owner
Existing Use:	Single-family residence
Existing Zoning:	SF-7.5/12, Single-Family Residential District
Surrounding Land Use & Zoning:	North – Single-family residential, SF-7.5/12 South – Church, C-1 and single-family residential, C-2 East – Single-family residential, SF-7.5/12 West – Retail store, PD

### **RECOMMENDATION OF THE HISTORIC LANDMARK COMMISSION**

The Historic Landmark Commission (HLC) will be holding a public hearing on December 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**

The owner of the Patterson-Rydell House (c. 1925) at 202 W. Oak Street has requested a Historic Landmark Overlay District classification, which will allow the Historic Landmark Commission to review future alterations to the exterior of the structure and protect the building's historic significance. The historic background for this property is described in the *Mansfield Resources Survey Update, 1998*, as follows:

Preservation Priority: Selected Medium

Description: This one-story wood frame, front gabled bungalow has a clipped (jerkin head) gable and a full width integral porch. It is a good example of the bungalow form embellished with Craftsman elements. Exterior alterations are few and appear confined to the addition of a carport at the east side of the house.

Significance: This house is significant as a good example of modest bungalow design. It is potentially eligible for local landmark status and with more research,



might prove to be eligible for National Register listing under Criterion C (architecture) as part of a Multiple Property nomination.

*The History of Mansfield, 1996*, notes that this house is one of three that were constructed of materials from the Dr. Julian T. Feild mansion that previously occupied the property. The mansion was demolished by Roberta Dukes Richardson, daughter of the last owner, A.J. Dukes, after his death in 1921. This bungalow appears to have been a rental dwelling until it was sold by Mrs. Richardson's husband in 1948.

The Patterson family acquired the property in 1956 and it has been occupied by the family ever since. The current owner is Faye Patterson Rydell, daughter of Newt and Jennie Patterson. The Pattersons farmed land on the road that bears Mr. Patterson's name.

The Historic Landmark Overlay District designation should be considered in light of the following:

1. *Embodiment of distinguishing characteristics of an architectural type or specimen.* It is a good example of the bungalow form embellished with Craftsman elements.
2. *Relationship to other distinctive buildings, sites or areas which are eligible for preservation based on architectural, historic or cultural motif.* The house is located on the historic block of West Oak Street and is representative of buildings of its era. The properties from 200 to 206 West Oak Street have been deemed worthy of preservation by the Commission.
3. *Identification with a person or persons who significantly contributed to the culture or development of the City.* The house was built by Roberta Dukes Richardson, daughter of A.J. Dukes, a prominent Mansfield citizen. For the last 63 years, the house has been occupied by members of the Newt Patterson family.

Staff recommends approval

**Attachments:**

Maps and supporting information

Photograph of the Patterson-Rydell House

Property information sheet

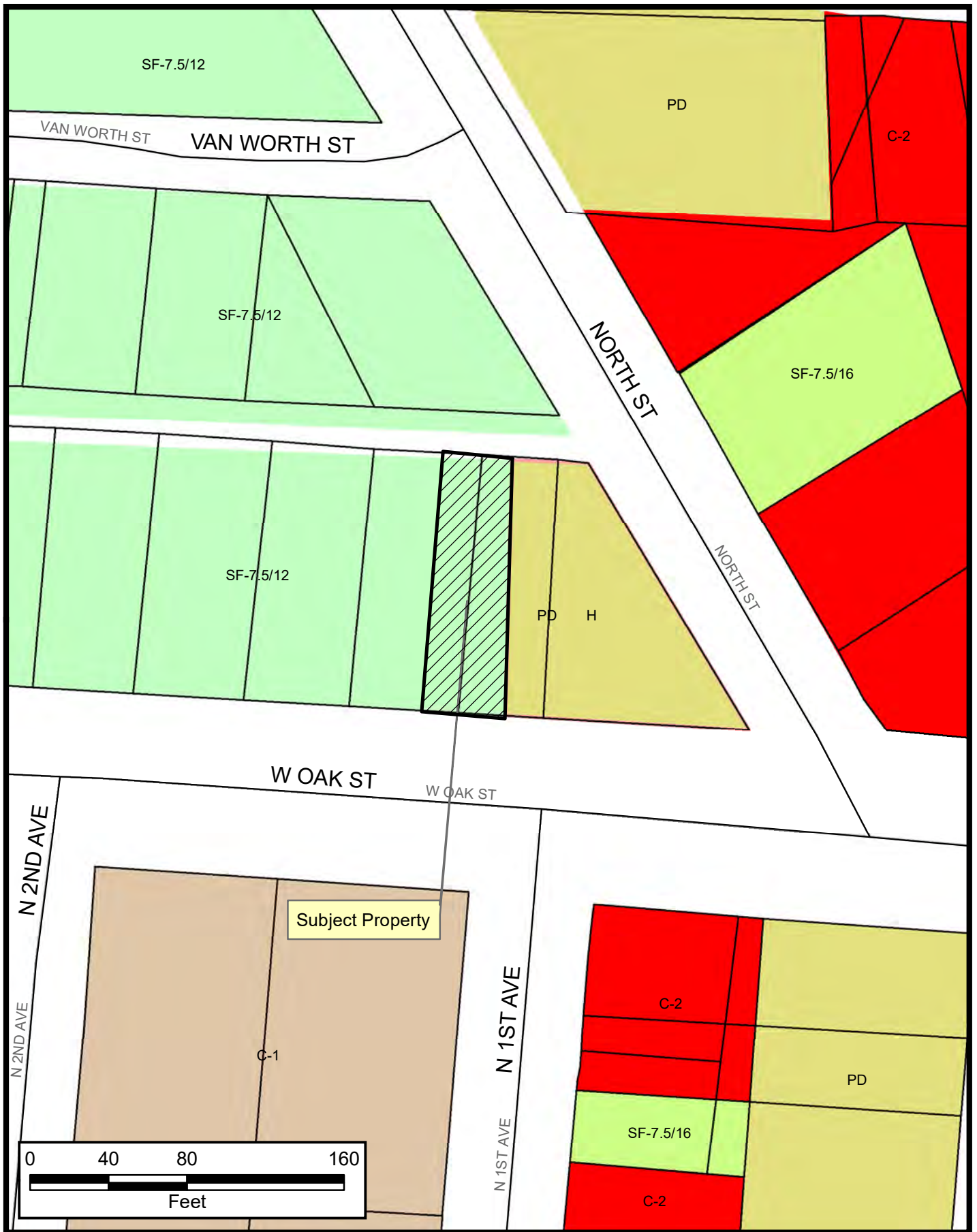


**ZC#19-021**

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.

11/11/2019





## Property Owner Notification for ZC#19-021

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 3	ESQUIVEL, GREGORIO	107 W OAK ST # A	MANSFIELD, TX	76063-1647
MANSFIELD, CITY OF	BLK 3	GARZA, MANUELA	110 N 1ST AVE APT A	MANSFIELD, TX	76063-1602
MANSFIELD, CITY OF	BLK 3	ESQUIVEL, GREGORIO	107 W OAK ST # A	MANSFIELD, TX	76063-1647
MANSFIELD, CITY OF	BLK 3	GARZA, MANUELA	110 N 1ST AVE APT A	MANSFIELD, TX	76063-1602
MANSFIELD, CITY OF	BLK 3	OPEN RANGE PROPERTIES	105 E OAK ST STE 202	MANSFIELD, TX	76063-7713
MANSFIELD, CITY OF	BLK 3	OPEN RANGE PROPERTIES	105 E OAK ST STE 202	MANSFIELD, TX	76063-7713
MANSFIELD, CITY OF	BLK 3	OPEN RANGE PROPERTIES	105 E OAK ST STE 202	MANSFIELD, TX	76063-7713
MANSFIELD, CITY OF	BLK 3	OPEN RANGE PROPERTIES	105 E OAK ST STE 202	MANSFIELD, TX	76063-7713
MANSFIELD, CITY OF	BLK 4	CHURCH ON THE HILL	PO BOX 3815	CEDAR HILL, TX	75106
MANSFIELD, CITY OF	BLK 4	CHURCH ON THE HILL	PO BOX 3815	CEDAR HILL, TX	75106
MANSFIELD, CITY OF	BLK 44	RAMOS PEREZ, VIRIDIANA	303 NORTH ST	MANSFIELD, TX	76063-1630
MANSFIELD, CITY OF	BLK 44	LOYA, JOEL	301 VAN WORTH ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 44	BADILLO, JOSE ADAN	205 VAN WORTH ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 44	WILSON, CHARLES	205 NORTH ST	MANSFIELD, TX	76063-1628
MANSFIELD, CITY OF	BLK 44	HENNIG, MICHAEL	210 W OAK ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 44	VARGAS, ANTONIO ANGEL	208 W OAK ST	MANSFIELD, TX	76063-1649
MANSFIELD, CITY OF	BLK 44	ESQUIVEL, MARIA	206 W OAK ST	MANSFIELD, TX	76063-1649
MANSFIELD, CITY OF	BLK 44	TREVINO, ROY	204 W OAK ST	MANSFIELD, TX	76063-1649



## Property Owner Notification for ZC#19-021

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 44	RYDELL, EDNA FAYE	202 W OAK ST	MANSFIELD, TX	76063-1649
MANSFIELD, CITY OF	BLK 44	200 W OAK LLC	128 N MAIN ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 44	BADILLO, JOSE ADAN	205 VAN WORTH ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 45	HARTMAN, BEN	500 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 45	MORGAN, DARRELL	204 NORTH ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 45	WALDIE, PATRICIA ANN	725 J MARIE CT	CROWLEY, TX	76036
MANSFIELD, CITY OF	BLK 45	HUDSON, JAMES RONALD	1233 BROOKFIELD LN	MANSFIELD, TX	76063-2565
MANSFIELD, CITY OF	BLK 45	PEREZ, DARYLE	751 N MAIN ST APT 1102	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 45	MIDFIRST BANK	999 NW GRAND BEND STE 110	OKLAHOMA CITY, OK	73118





PATTERSON-RYDELL HOUSE, c. 1925



# Patterson-Rydell House, c. 1925

## 202 W. Oak Street

The Patterson-Rydell House, a front gabled bungalow, appears to have been constructed around 1925. It was originally owned by Roberta Dukes Richardson, her husband, J.M. Richardson, and her son, Jackson M. Richardson, as one of three rental houses. This bungalow sits on a strip of land that was once part of a larger lot containing the home of Dr. Julian T. Feild, son of one of Mansfield's founders. The house was demolished in the early 1920s.

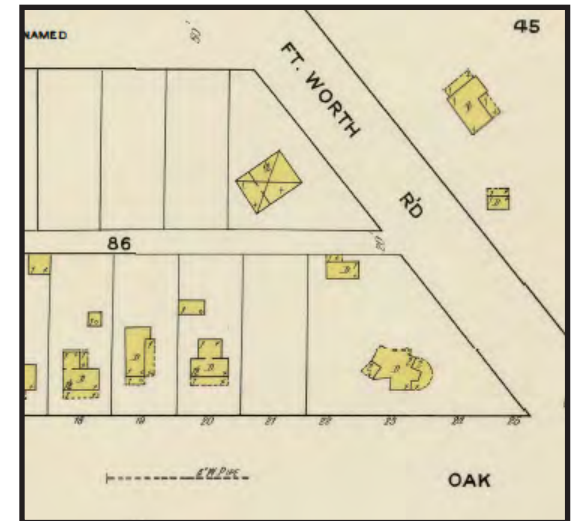
In September 1948, the property, containing two houses, was sold by J.M. Richardson and his son to C.C. and Byrdette Brown. A month later, the Browns sold the bungalow and 50 feet of land on the west side of the property to H.J. and Fay Key. The Keys subsequently sold the bungalow to the Patterson family in 1956. It has remained in that family down to the current owner, Faye Rydell, daughter of Newt and Jennie Patterson.

The house is a one-story wood frame, front gabled bungalow with a clipped (jerkin head) gable and a full width integral porch. It is a good example of the bungalow form embellished with Craftsman elements.

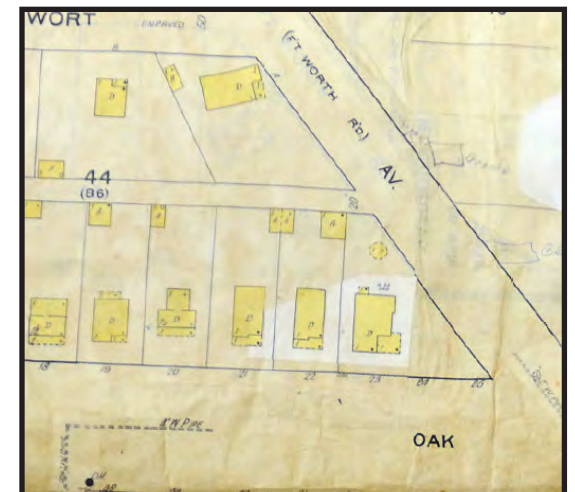
and that the said Roberta Dukes Richardson married the said J. J. Dukes. I further know that Roberta Dukes Richardson, as mentioned in said will, and her husband, J. M. Richardson Sr., and their son J. M. Richardson Jr., have enjoyed the use, rentals and emoluments of the heretofore mentioned property and are adverse to the claims of any person since the death of the said J. J. Dukes" Dr. Dukes never owned any other lots in block 44 of said town.

Excerpt from an 1948 affidavit filed Tarrant County by Dr. William B. McKnight. The affidavit makes reference to the "rentals" enjoyed by Roberta Dukes Richardson and her family from the properties at 200, 202 and 204 W. Oak Street.

Source: Tarrant County Deed Records; Mansfield Historic Resources Survey Update 1998; The History of Mansfield, 199



1921 Sanborn Insurance Map showing the Dr. Julian T. Feild House on the corner of Oak and North Streets.



1933 Sanborn Insurance Map showing the house at 202 W. Oak St. on its 50-foot tract (second from right).

## Summary of City Council Actions

**December 9, 2019**

**6:00 p.m.**

**Public Hearing Continuation and Second Reading of an Ordinance approving a zoning change from PR 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; Dr. Jason and April Lowry (ZC#19-019)**

Approved 7 – 0

## Summary of City Council Actions

**December 9, 2019**

**7:00 p.m.**

**Third and Final Reading of an Ordinance approving a Zoning Change from PR 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; Dr. Jason and April Lowry (ZC#19-019)**

Approved 7 – 0

**Public Hearing Continuation and Second 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 Skorburg Company on behalf of Bobby F. and Mary A. Havens (ZC#19-012)**

Tabled to January 13, 2020 – 7 – 0

**Public Hearing and Consideration of 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 Street; Carl Helton of AutoZone Parts, Inc. (developer) and Wesley Berlin of Spartan Engineering Solutions, LLC (engineer), on behalf of Robert Spencer of Cann-Mansfield, Ltd. (owner) (ZC#19-017)**

Approved 6 – 1 (Newsom)