

AGENDA

**PLANNING AND ZONING COMMISSION
CITY OF MANSFIELD, TEXAS
CITY HALL COUNCIL CHAMBERS
TUESDAY, JANUARY 21, 2020, 6:00 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#19-037: Final Plat of Forest Brook

B. SD#19-048: Final Plat of Lots 1, 2 and 3, Block 1, Mansfield Dental Addition

END OF CONSENT AGENDA

6. ELECTION OF A VICE-CHAIRMAN

7. COMMISSION ANNOUNCEMENTS

8. STAFF ANNOUNCEMENTS

9. ADJOURNMENT OF MEETING

10. NEXT MEETING DATE: February 3, 2020

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, January 16, 2020**, in accordance with Chapter 551 of the Texas Government Code.

Delia Jones, Planning and Zoning Secretary

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

City of Mansfield
Planning and Zoning Commission
Agenda Items for January 21, 2020

**SD#19-048: Mansfield Dental Addition
3 commercial lots**

**SD#19-037: Forest Brook
46 residential lots**

City of Mansfield
Planning and Zoning Commission
Agenda Items for January 21, 2020

**SD#19-048: Mansfield Dental Addition
3 commercial lots**

**SD#19-037: Forest Brook
46 residential lots**

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

January 6, 2020

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

Present:

Wayne Wilshire	Chairman
Kent Knight	Commissioner
Blake Axen	Commissioner
Stephen Groll	Commissioner
Tamera Bounds	Commissioner
Anne Weydeck	Commissioner

Absent:

None

Staff:

Matt Jones	Director of Planning
Lisa Sudbury	Assistant Director of Planning
Art Wright	Planner II
Andrew Bogda	Planner
Shirley Emerson	Planner
Delia Jones	Planning & Zoning Secretary
Joe Smolinski	Deputy City Manager
Raymond Coffman	City Engineer

Call to Order

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

Minutes

Chairman Wilshire called for approval of the December 16, 2019, minutes. Commissioner Axen made a motion to approve the minutes. Commissioner Bounds seconded the motion which carried by the following vote:

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

Nays: 0

Abstain: 0

Citizen Comments

None

Public Hearings:

ZC#19-022: Public hearing for zoning change from C-2 to PD for C-2 uses with a freestanding electronic message board by Casteel & Associates, Inc. on approximately 2.38 acres, located at 781 W. Debbie Lane

Shirley Emerson gave the staff presentation, power point presentation, overview of the request with a staff recommendation of denial and was available for questions. Warren Casteel, representing the applicant, continued the presentation, gave an overview of the request and was available for questions. Joey Dellarusso, also representing the applicant was available for questions

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

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

After discussion, Commissioner Groll made a motion to deny the request. Commissioner Weydeck seconded the motion which carried by the following vote:

Ayes: 5 – Wilshire, Axen, Groll, Bounds and Weydeck
Nays: 1 – Knight
Abstain: 0

ZC#19-020: Consideration of a 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, Texas, located on the east side of Miller Road, approximately 480 feet south of Cannon Drive (Tabled from the December 16, 2019, Planning and Zoning Commission meeting)

Andrew Bogda gave the staff presentation, power point presentation, overview of the request with a staff recommendation of approval with conditions and was available for questions. Adam Buczek, representing the applicant, continued the presentation, gave a brief overview of the request and was available for questions.

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

Georgia Suggs, Gayla Kimbrough, Paul Sutton and Paula Sutton registered in support of the request.

Tom Avery, Rose Avery and Tony Ly spoke in opposition to the request, noting traffic and safety concerns on Miller Road with the addition of 48 new homes.

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

After discussion regarding traffic, lot sizes, density, enhanced entry features, 5-foot side yards and fencing/screening, Commissioner Knight made a motion to approve as presented with staff recommendations that the architectural enhancements be made as discussed, acceptable drainage plan, and a 30 foot right-of-way from centerline from Miller Road, with an additional amendment to the motion by Commissioner Bounds to include trails and park benches in the open space. Chairman Wilshire the seconded the motion which failed by the following vote:

Ayes: 3 – Wilshire, Knight and Bounds
Nays: 3 – Axen, Groll and Weydeck
Abstain: 0

Commissioner Announcements

Chairman Wilshire stated that a new Vice-Chairman will be appointed at the next meeting on Tuesday, January 21.

Staff Announcements

None

Adjournment

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

Ayes: 6 – Wilshire, Knight, Axen, Groll, Bounds and Weydeck
Nays: 0
Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 8:21 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: January 21, 2020

Subject: SD#19-037: Final Plat of Forest Brook

GENERAL INFORMATION

Applicant:	John Arnold, Forest Brook SF, Ltd. (owner) Mike Davis, Bannister Engineering, LLC (engineer/surveyor)
Location:	East side of S. Main St., north of Vinewood Dr.
Existing Zoning:	PD
Proposed Use:	Single-family residential
Size:	11.819 acres
Total Number of Lots:	51
R.O.W. Dedication:	Internal streets (Putnam Street, Fox Chase Drive, Rosler Street)
Compliance with Ordinances:	Yes

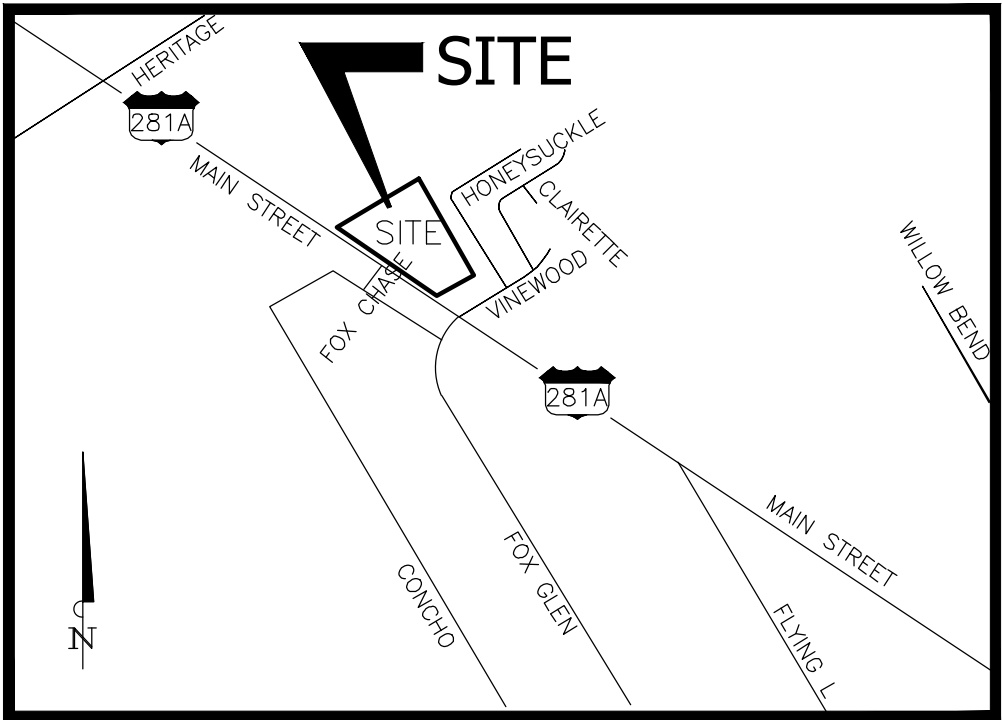
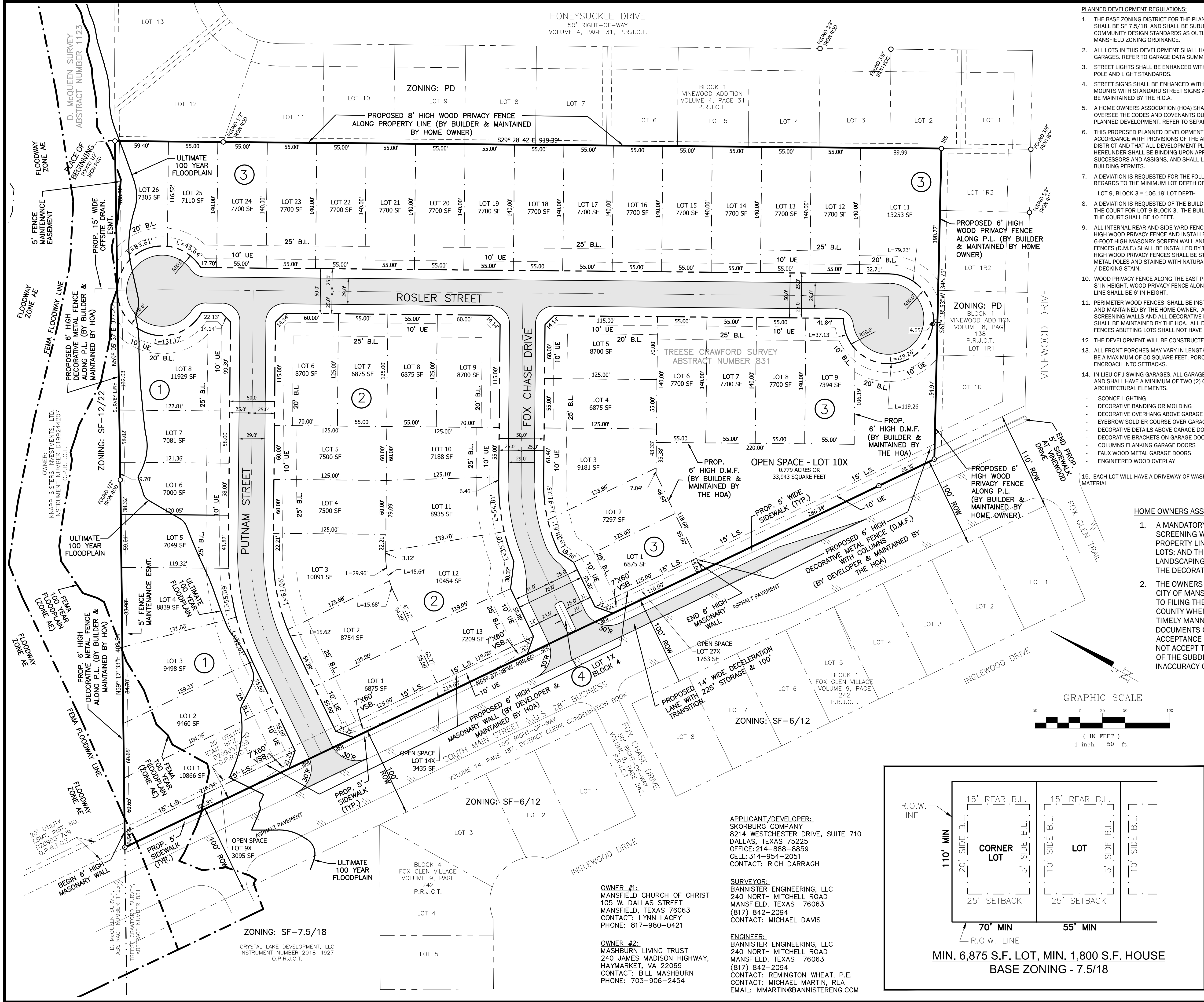
COMMENTS & CONSIDERATIONS

The purpose of the plat is to create 46 residential lots and 5 open space lots for a single-family residential development called Forest Brook in accordance with the previously-approved development plan. The lots conform to the approved planned development aside from slight modifications to Lots 2 and 3 of Block 3 to accommodate an adjustment to the curvature of Fox Chase Drive and modifications to the lots along the north side of Putnam Street and the north end of Rosler Street to accommodate a new open space lot required for drainage, as well as modifications to the cul-de-sac and the drainage easement at the end of it. All lots meet the standards of the approved planned development.

Staff recommends approval with the condition that the applicant provide the instrument number for the drainage easement once it is filed.

Attachments:

Approved Development Plan



VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS

SITE DATA SUMMARY:

BASE ZONING:	SF - 7.5/18
MAXIMUM HEIGHT:	35'
MINIMUM FLOOR AREA:	1800 S.F.
MINIMUM LOT AREA:	6,875 S.F.
AVERAGE LOT AREA:	8,147 S.F.
MAXIMUM LOT COVERAGE:	55%
MINIMUM LOT WIDTH:	55'
MINIMUM LOT DEPTH:	110'
MINIMUM LOT WIDTH FOR CORNER LOTS:	ALL CORNER LOTS SHALL BE AT LEAST 10' WIDER THAN THE MIN. LOT WIDTH.
MINIMUM STREET FRONTAGE ON KNUCKLES AND CUL-DE-SACS:	35'
STREETS:	50' R.O.W.
PAVEMENT:	29' BACK TO BACK
MINIMUM FRONT SETBACK:	25' TYPICAL 20' ON KNUCKLES & CUL-DE-SACS
MINIMUM REAR SETBACK:	15'
MINIMUM INTERIOR SIDE YARD:	5' AND 10' FOR A TOTAL OF 15'
MINIMUM EXTERIOR SIDE YARD:	15' ABUTTING REAR YARD 20' ABUTTING SIDE YARD
MIN. MASONRY PERCENTAGE:	90%

HOME OWNERS ASSOCIATION NOTES:

- A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SCREENING WALL AND DECORATIVE METAL FENCE ALONG MAIN STREET AND ALONG THE NORTH PROPERTY LINE; THE PARKWAY BETWEEN THE SCREENING WALL AND THE STREET; THE OPEN SPACE LOTS; AND THE ENHANCED ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO, THE MEDIAN, LANDSCAPING, ANY NON-STANDARD PAVEMENT, THE ENTRANCE MASONRY WALL AND SIGNAGE, AND THE DECORATIVE STREET SIGN POLES AND MOUNTS.
- 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.

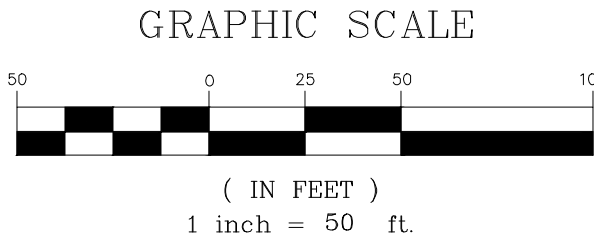


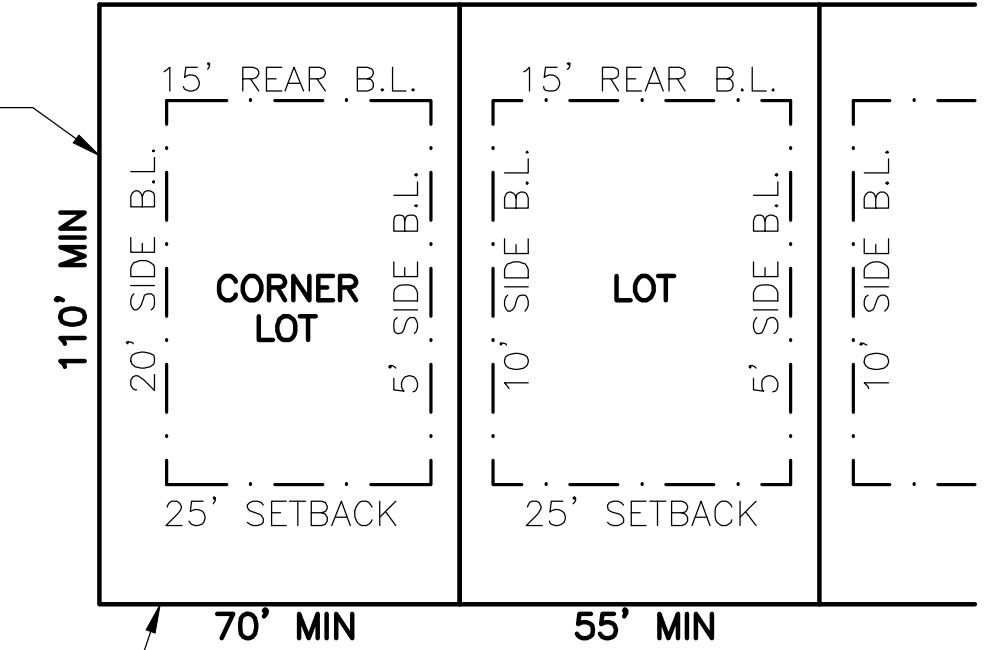
EXHIBIT "B"
DEVELOPMENT PLAN
FOREST BROOK

Being approximately 11.820 Acres of land
situated in the Treese Crawford Survey,
Abstract No. 831
City of Mansfield, Johnson County, Texas

46 Single Family Lots
5 Open Space Lots
ZC#19-002

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)
CONTACT: MICHAEL MARTIN, RLA

Date Prepared: 2/12/2019
Date Revised: 5/17/2019



MIN. 6,875 S.F. LOT, MIN. 1,800 S.F. HOUSE
BASE ZONING - 7.5/18

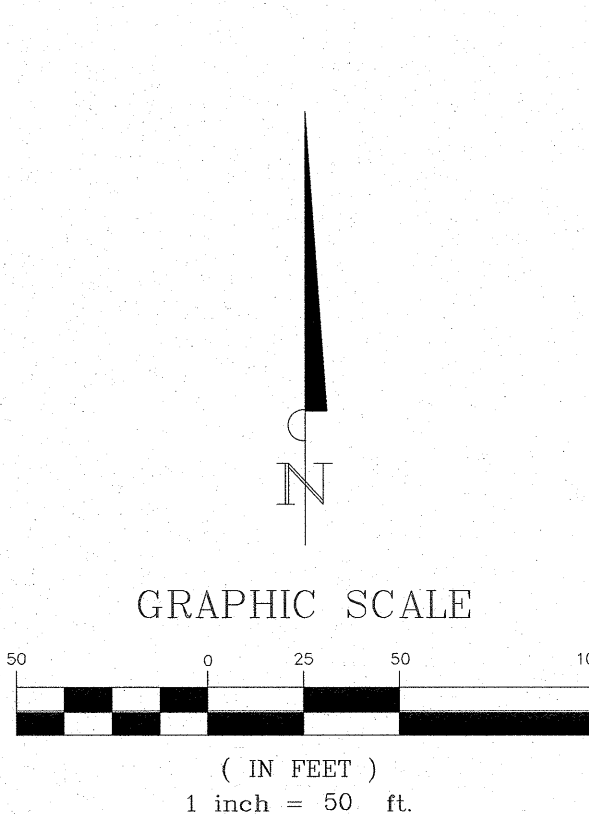
APPLICANT/DEVELOPER:
SKORBURG COMPANY
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
OFFICE: 214-888-8859
CELL: 314-954-2051
CONTACT: RICH DARRAGH

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

OWNER #1:
MANSFIELD CHURCH OF CHRIST
105 W. DALLAS STREET
MANSFIELD, TEXAS 76063
CONTACT: LYNN LACEY
PHONE: 817-980-0421

OWNER #2:
MASHBURN LIVING TRUST
240 JAMES MADISON HIGHWAY,
HAYMARKET, VA 22069
CONTACT: BILL MASHBURN
PHONE: 703-906-2454

ENGINEER:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
(817) 842-2094
CONTACT: REMINGTON WHEAT, P.E.
CONTACT: MICHAEL MARTIN, RLA
EMAIL: MMARTIN@BANNISTERENG.COM



LEGEND

N NORTH
S SOUTH
E EAST
W WEST
* DEGREES
* MINUTES/FEET
* SECONDS/INCHES

B.L.
BUILDING LINE
U.E.
UTILITY EASEMENT
D.R.T.C.T.
DEED RECORDS
TARRANT COUNTY, TEXAS
O.P.R.T.C.T.
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS
P.R.J.C.T.
PLAT RECORDS
JOHNSON COUNTY, TEXAS

PLAT RECORDED IN VOLUME _____, PAGE _____, SLIDE _____

DATE: _____, 2020

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

APPROVED BY THE CITY OF MANSFIELD

_____ 2020

APPROVED BY: P&Z COMMISSION CHAIRMAN


_____ 2020

ATTEST: PLANNING & ZONING SECRETARY

FINAL PLAT
FOREST BROOK
11.819 acres out of the
Treese Crawford Survey,
Abstract Number 831
City of Mansfield, Johnson County, Texas
46 Residential Lots & 5 Open Space Lots
Date Prepared: July 2019
Date Revised: October 2019
Case: SD# 19-037
SHEET 1 OF 2

SURVEYOR / ENGINEER:	OWNER / DEVELOPER:
BANNISTER ENGINEERING, LLC	FOREST BROOK SF, LTD.
204 NORTH MITCHELL ROAD	8214 WESTCHESTER DRIVE
MANSFIELD, TEXAS 76063	SUITE 710
CONTACT: MICHAEL DAVIS, RPLS	DALLAS, TEXAS 75225
PHONE: 817-842-2094	CONTACT: JOHN ARNOLD
Mike@bannistereng.com	PHONE: 214-888-8859

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


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

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	114.10'	250.00'	26°08'56"	S47° 26' 50"W	113.11'
C2	91.28'	200.00'	26°08'56"	S47° 26' 50"W	90.49'
C3	4.71'	3.00'	90°00'00"	S10° 37' 38"E	4.24'
C4	4.71'	3.00'	90°00'00"	N79° 22' 22"E	4.24'
C5	4.71'	3.00'	90°00'00"	N10° 37' 38"W	4.24'
C6	4.71'	3.00'	90°00'00"	S79° 22' 22"W	4.24'

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

PROJECT NO.: 090-19-005

OWNERS DEDICATION:

WHEREAS **Forest Brook SF, Ltd.**, acting by and through the undersigned, its duly authorized agent is the sole owner of a 11.819 acre (514,820 square feet) tract of land located in the Treese Crawford Survey, Abstract No. 831, City of Mansfield, Johnson County, Texas, said 11.819 acres (514,820 square feet) of land being all that certain tract of land described in a Special Warranty Deed with Vendor's Lien to Forest Brook SF, Ltd., as recorded in Instrument Number D219147999, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and being all that certain tract of land described in a General Warranty Deed with Vendor's Lien to Forest Brook SF, Ltd. (hereinafter collectively referred to as Forest Brook SF tract), as recorded in Instrument Number D219147998, O.P.R.T.C.T.; said 11.819 acres (514,820 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod found for the Northerly corner of said Forest Brook SF tract, same being the Southeasterly line of that certain tract of land described in a General Warranty Deed to Knapp Sisters Investment, Ltd. (hereinafter referred to as Knapp tract), as recorded in Instrument Number D199244207, Official Public Records, Tarrant County, Texas, same also being the Northerly Northwest corner of that certain tract of land described as Vinewood Addition, an addition to the City of Mansfield, Johnson County, Texas, according to the plat recorded in Volume 4, Page 31, Plat Records, Johnson County, Texas (P.R.J.C.T.);

THENCE South 29 degrees 28 minutes 42 seconds East, departing the Southeasterly line of said Knapp tract and with the common line between said Forest Brook SF tract and said Vinewood Addition, a distance of 919.06 feet to a one-half inch iron rod found for the Southeasterly corner of said Forest Brook SF tract, same being the North corner of that certain tract of land described as Vinewood Addition (hereinafter referred as Block 1), an addition to the City of Mansfield, Johnson County, Texas, according to the plat recorded in Volume 8, Page 138, P.R.J.C.T.;

THENCE South 61 degrees 18 minutes 53 seconds West with the common line between said Forest Brook SF tract and said Block 1, a distance of 345.74 feet to the Southerly corner of said Forest Brook SF tract, same being the existing Northeasterly right-of-way line of South Main Street, also known as U.S. 287 Business (100' right-of-way), as recorded in Volume 14, Page 487, District Clerk Condemnation Book, from which a one-half inch iron rod found bears South 61 degrees 21 minutes 48 seconds West, a distance of 0.51 feet;

THENCE North 55 degrees 37 minutes 38 seconds West with the common line between said Forest Brook SF tract and the existing Northeasterly right-of-way line of said South Main Street, a distance of 998.65 feet to the Northwestery corner of said Forest Brook SF tract, from which a one-half iron rod found bears North 23 degrees 11 minutes 07 seconds East, a distance of 0.48 feet;

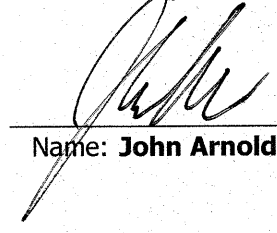
THENCE North 59 degrees 17 minutes 33 seconds East with the common line between said Forest Brook SF tract and the existing Northeasterly right-of-way line of said South Main Street, pass at a distance of 27.57 feet, the existing Northeasterly right-of-way line of said South Main Street, same being the Southerly corner of the remainder of said Knapp tract and continue with said course and the common line between said Forest Brook SF tract and said Knapp tract for a total distance of 408.84 feet to a one-half iron rod found for corner;

THENCE North 59 degrees 05 minutes 37 seconds East, continue with the common line between said Forest Brook SF tract and said Knapp tract, a distance of 377.20 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 11.819 acres (514,820 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **Forest Brook SF, Ltd.**, acting by and through the undersigned, its duly authorized agent, being the sole owner of the above described parcel, does hereby adopt the herein above described property as **FOREST BROOK**, an addition to the City of Mansfield, Johnson County, Texas and does dedicate to the public use the streets and easements as shown thereon.


Forest Brook SF, Ltd.

By: 
Name: **John Arnold**, Director

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared **John Arnold**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 16th day of January, 2020.


Notary Public, The State of Texas



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 OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.

GENERAL NOTES:

1. All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). based on City of Mansfield GPS Monument No. 11-07. All distances shown herein are surface distances.

2. Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance and is subject to penalties imposed by law.

3. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439CD480K, dated September 25, 2009. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

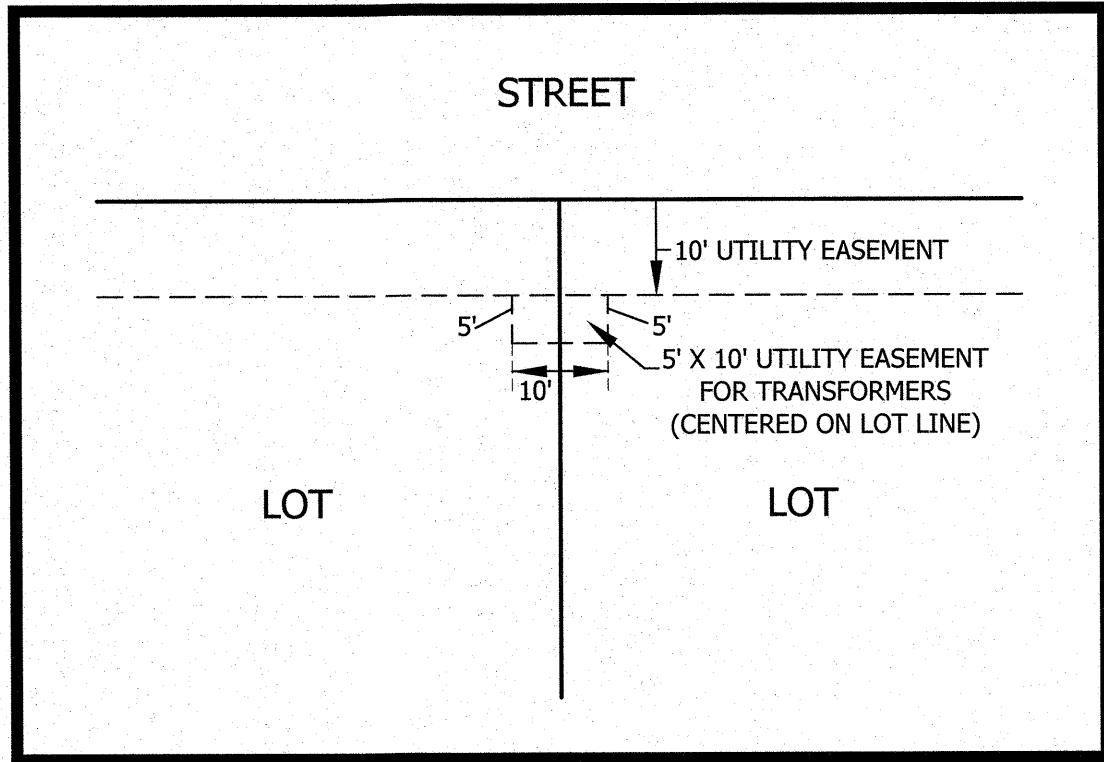
The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

4. This plat does not alter or remove existing covenants or restrictions, if any, on this property.

5. A mandatory homeowners association will be responsible for the maintenance of the screening wall and decorative metal fence along Main Street and along the north property line; the parkway between the screening wall and the street; the open space lots; the decorative street sign poles and mounts; and the enhanced entryway features, including but not limited to, the median, landscaping, any non-standard pavement, the entrance masonry wall and signage, and the decorative street lights.

6. No trees, bushes, walls, signs or anything over 2' is allowed within the visibility easements

7. The Utility Easement for Transformers shown in the Typical 5'x10' Utility Easement detail shall apply to all lots with a transformer installed at the front of the lots.

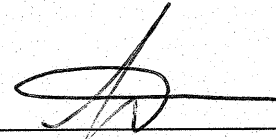


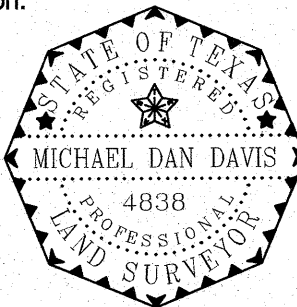
TYPICAL 5' X 10' UTILITY
EASEMENT DETAIL

NOT TO SCALE

SURVEYOR'S CERTIFICATION:

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

 01/06/2020
Michael Dan Davis DATE:
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823



SURVEYOR / ENGINEER:
BANNISTER ENGINEERING, LLC
204 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER / DEVELOPER:
FOREST BROOK SF, LTD.
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TEXAS 75225
CONTACT: JOHN ARNOLD
PHONE: 214-888-8859

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

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

FINAL PLAT
FOREST BROOK
11.819 acres out of the
Treese Crawford Survey,
Abstract Number 831
City of Mansfield, Johnson County, Texas
46 Residential Lots & 5 Open Space Lots
Date Prepared: July 2019
Date Revised: October 2019
Case: SD# 19-037
SHEET 2 OF 2

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

PROJECT NO.: 090-19-005

PLANNING AND ZONING COMMUNICATION

Agenda: January 21, 2020

Subject: SD#19-048: Final Plat of Lots 1, 2 and 3, Block 1, Mansfield Dental Addition

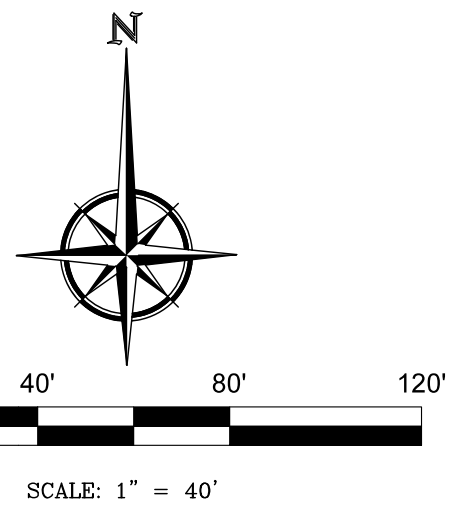
GENERAL INFORMATION

Applicant:	Fiorentina Properties LLC, owner Cross Engineering Consultants, Inc., engineer
Location:	1731 N. Walnut Creek Drive
Existing Zoning:	C-2
Proposed Use:	Commercial
Size:	2.648 acres
Total Number of Lots:	3
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

The purpose of this plat is to create three lots. Lots 1 and 2 will be for commercial uses and Lot 3 will be dedicated to the City for a park hike and bike trail.

Staff recommends approval.



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	19°19'52"	20.00'	6.75'	N 84°39'05" W	6.72'
C2	90°00'00"	28.00'	43.98'	S 40°40'59" W	39.60'
C3	89°08'43"	28.00'	43.56'	S 48°53'22" E	39.30'
C4	26°11'37"	20.00'	9.14'	N 73°26'28" E	9.06'
C5	27°33'01"	20.00'	9.62'	N 79°41'14" W	9.52'
C6	81°32'46"	28.00'	39.85'	S 45°42'37" W	36.57'
C7	55°06'15"	52.00'	50.01'	S 32°29'22" W	48.11'
C8	89°56'46"	52.00'	81.63'	N 74°59'07" W	73.50'
C9	25°41'43"	52.00'	23.32'	N 17°09'52" W	23.13'
C10	90°00'00"	52.00'	81.68'	N 40°40'59" E	73.54'
C11	90°00'00"	28.00'	43.98'	N 40°40'59" E	39.60'
C12	90°00'00"	52.00'	81.68'	N 40°40'59" E	73.54'
C13	18°13'35"	20.00'	5.66'	N 77°34'12" E	5.65'
C14	64°21'31"	28.00'	31.45'	S 27°51'45" W	29.82'
C15	89°56'46"	28.00'	43.98'	N 74°59'07" W	39.58'
C16	25°41'43"	28.00'	12.50'	N 17°09'52" W	12.45'
C17	90°00'00"	28.00'	43.98'	N 40°40'59" E	39.60'
C18	90°00'00"	28.00'	43.98'	S 49°19'01" E	39.60'
C19	71°52'59"	59.50'	74.65'	S 31°37'29" W	69.85'

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 85°40'59" W	9.97'	L14	S 49°19'01" E	22.63'
L2	N 86°32'16" E	8.15'	L15	S 04°19'01" E	12.47'
L3	S 86°32'16" W	8.03'	L16	S 14°14'08" E	25.29'
L4	N 30°00'44" W	34.54'	L17	S 59°59'16" W	19.61'
L5	N 04°19'01" W	81.84'	L18	S 30°00'44" E	34.00'
L6	N 04°19'01" W	27.30'	L19	S 59°59'16" E	19.98'
L7	N 85°40'59" E	11.00'	L20	S 44°30'51" E	31.38'
L8	S 04°19'01" E	70.23'	L21	S 60°02'30" W	16.32'
L9	N 30°00'44" W	34.54'	L22	S 33°28'36" W	6.71'
L10	N 04°19'01" W	81.84'	L23	S 29°57'30" E	26.34'
L11	S 04°19'01" E	15.76'	L24	S 04°19'01" E	66.16'
L12	S 40°40'59" W	16.97'	L25	S 56°30'36" E	68.46'
L13	S 04°19'01" E	25.61'	L26	N 56°30'36" W	87.45'

GENERAL NOTES:

- Reference Bearing: The bearings shown hereon are referenced to South 60 deg. 02 min. 30 sec. West along the south line of the Subject Tract and the north line of Shannon Creek, an addition to the City of Mansfield according to the plat thereof, recorded in Vol. 388-183, Page 63, Plat Records, Tarrant County, Texas.
- The Common Access Easement is for the 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.
- NOTICE: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.
- The bearings shown heron are created from our actual field surveys, related to the Texas Coordinate Systems, North Central Zone (1983-2003 Datum), Grid Bearings.
- Lot 3, Block 1 is dedicated to the Parks & Recreation Department of the City of Mansfield.
- Lot 3, Block 1 of this plat being conveyed to the City of Mansfield for park land must be conveyed to the City by deed.

RESIDENTIAL PROXIMITY NOTE:

The minimum setbacks from property lines abutting residential development shall be in compliance with the Residential Proximity Standards of the Zoning Ordinance.

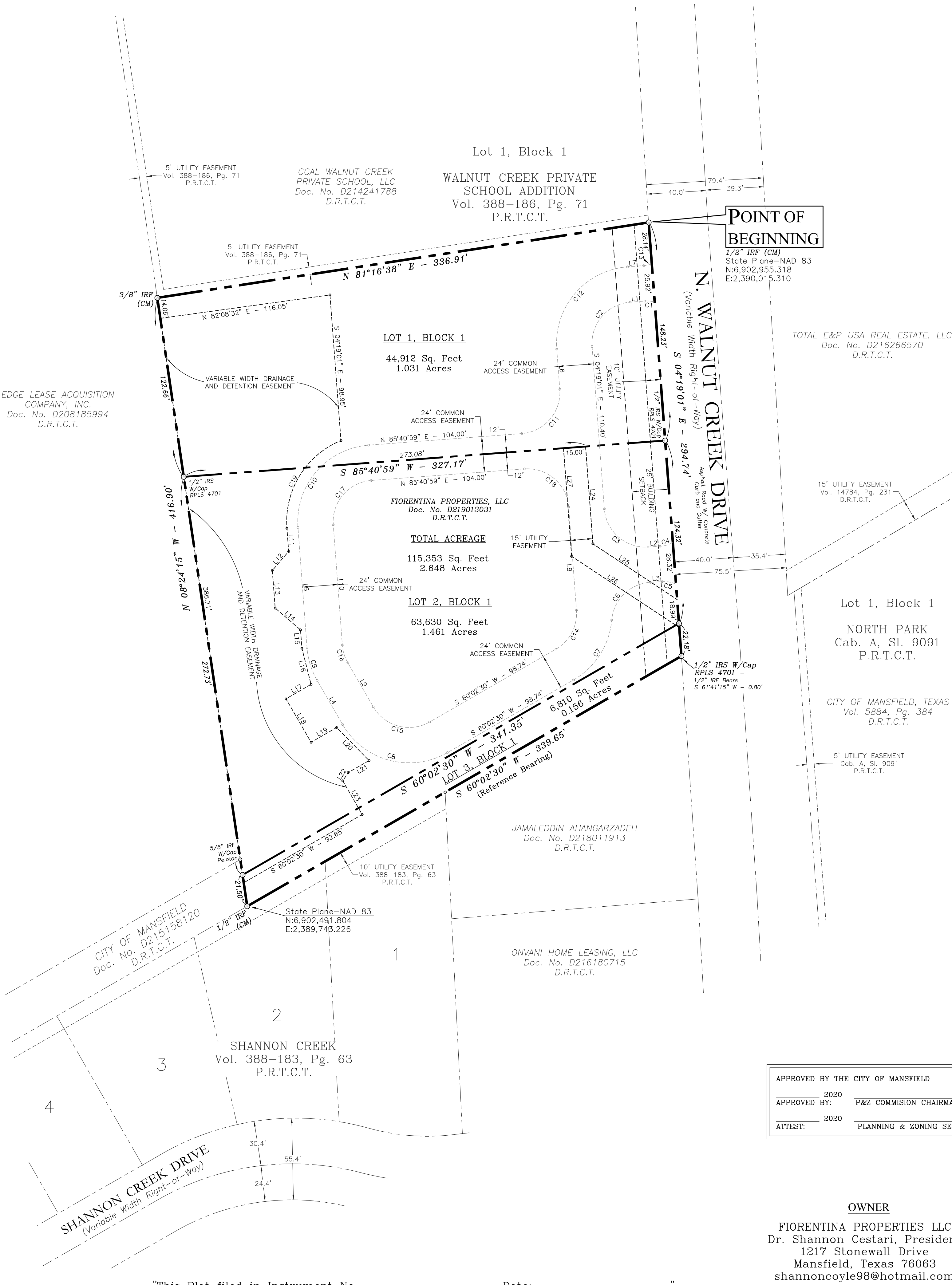
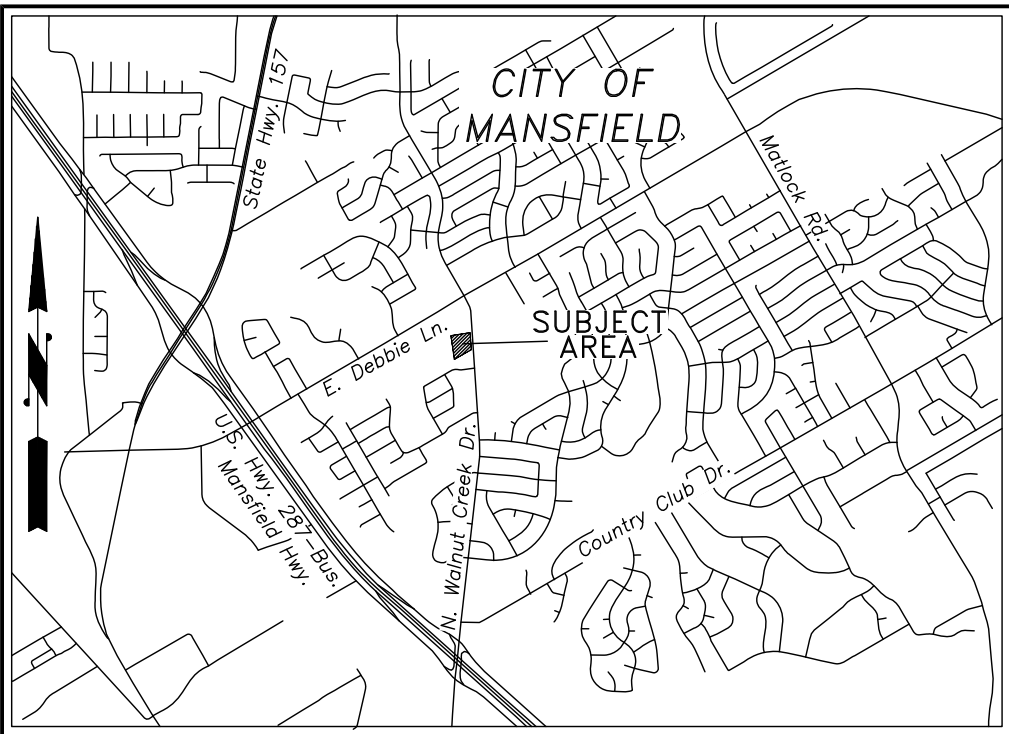
FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48439C0460K (effective date September 25, 2009) published by the Federal Emergency Management Administration for Tarrant County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

LEGEND

Vol. = Volume
Pg. = Page
Doc. No. = Document Number
D.R.T.C.T. = Deed Records, Tarrant County, Texas
P.R.T.C.T. = Plat Records, Tarrant County, Texas
IRF = Iron Rod Found
IRS = Iron Rod Set
CM = Controlling Monument

VICINITY MAP



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, FIORENTINA PROPERTIES, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of an called 2.648 acre tract of land located in the Henry McGehee Survey, Abstract No. 998, City of Mansfield, Tarrant County, Texas as recorded in Instrument No. D219013031, Deed Records, Tarrant County, Texas (D.R.T.C.T.), being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found on the west right-of-way line of N. Walnut Creek Drive (80' wide right-of-way) for the northeast corner of the above described 2.65 acre Fiorentina tract and same being the southeast corner of that certain called 4.752 acre tract of land described in a deed to CCAL Walnut Creek Private School, LLC, recorded in Document D214241788, D.R.T.C.T.;

THENCE: South 04 deg. 19 min. 01 sec. East, along the common line of said 2.65 acre Fiorentina tract and said N. Walnut Creek Drive, a distance of 294.74 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southeast corner of said 2.65 acre Fiorentina tract and same being the northeast corner of that certain tract of land described in a deed to Jamaledin Ahangarzadeh, recorded in Document No. D218011913, D.R.T.C.T. and said point bears South 61 deg. 41 min. 15 sec. West - 0.80 feet from a 1/2 inch iron rod found;

THENCE: South 60 deg. 02 min. 30 sec. West, along the common line of said 2.65 acre Fiorentina tract and Ahangarzadeh tract, at a distance of 184.8 feet, passing a 1/2 inch iron rod found for the northwest corner of said Ahangarzadeh tract and same being the northeast corner of Shannon Creek, a addition to the City of Mansfield, according to the plat thereof, recorded in Volume 388-183, Page 63, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and continuing along the common line of said 2.65 acre Fiorentina tract and said Shannon Creek for a total distance of 339.65 feet to a 1/2 inch iron rod found for the southwest corner of said 2.65 acre Fiorentina tract and same being the southeast corner of that certain called 0.971 acre tract of land described as a 'Park Deed' to the City of Mansfield, recorded in Document No. D215158120, D.R.T.C.T.;

THENCE: North 08 deg. 24 min. 15 sec. West, departing from Shannon Creek, along the common line of said 2.65 acre Fiorentina tract and City of Mansfield tract, at a distance of 32.08 feet, passing a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "PELOTON", found for the northeast corner of said City of Mansfield tract on the east line of the remainder of that certain called 27.682 acre tract of land described in a deed to Edge Lease Acquisition Company, Inc., recorded in Document No. D208165994, D.R.T.C.T. and continuing with the common line of said 2.65 acre Fiorentina tract and said 27.682 acre Edge Lease tract for a total distance of 416.90 feet to a 3/8 inch iron rod found for the northwest corner of said 2.65 acre Fiorentina tract and same being the southwest corner of the above described 4.752 acre CCAL Walnut Creek Private School tract;

THENCE: North 81 deg. 16 min. 38 sec. East, along the common line of said 2.65 acre and 4.752 acre tracts, a distance of 336.91 feet to the POINT OF BEGINNING and containing 115,353 square feet or 2.648 acres of land.

DEDICATION

STATE OF TEXAS §
STATE OF TARRANT §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, FIORENTINA PROPERTIES LLC, 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 **MANSFIELD DENTAL ADDITION, LOTS 1, 2 & 3, BLOCK 1**, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements and parkland as shown thereon.

WITNESS MY HAND IN TARRANT COUNTY, Texas, this the _____ day of _____, 2020.

Dr. Shannon Cestari, President
Fiorentina Properties, LLC

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **DR. SHANNON CESTARI**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision.

DATED this the _____ day of _____, 2020.

Lawrence H. Ringley
State of Texas, No. 4701

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **LAWRENCE H. RINGLEY**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

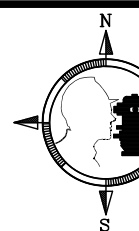
Notary Public, State of Texas

FINAL PLAT

LOTS 1, 2 AND 3, BLOCK 1
MANSFIELD DENTAL ADDITION
2.648 Acres

out of the
Henry McGehee Survey, Abstract No. 998
City of Mansfield, Tarrant County, Texas
2 LOTS
AUGUST 20, 2019

CASE NO. SD#19-048



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Shack	08/26/19	1" = 40'	19057	19057-PP.DWG	1 of 1

APPROVED BY THE CITY OF MANSFIELD	
APPROVED BY:	2020 F&Z COMMISSION CHAIRMAN
ATTEST:	2020 PLANNING & ZONING SECRETARY

RETURN TO CITY

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

OWNER

FIORENTINA PROPERTIES LLC
Dr. Shannon Cestari, President
1217 Stonewall Drive
Mansfield, Texas 76063
shannoncoyle98@hotmail.com

ENGINEER

JONATHAN D. HAKE, P.E.
CROSS ENGINEERING CONSULTANTS. INC.
131 S. Tennessee Street
McKinney, Texas 75069
972-562-4409
JHake@crossengineering.biz

"This Plat filed in Instrument No. _____, Date: _____."

Summary of City Council Actions

January 13, 2020

Public Hearing and Consideration of a Request for a Specific Use Permit for Multi-Family Dwelling Units on approximately 13.0164 acres out of the William Howard Survey, Abstract No. 690 and the Richard Bratton Survey, Abstract No. 114, Tarrant County, Texas, located on the West Side of SH 360, a Quarter-mile South of Conifer Street; John R. Allums of Capstar Resl Estate Advisors, on behalf of Kyle Sweeney of C.D. Sweeney, et.al. (ZC#19-009)

Approved 4 – 3 (Broseh, Lewis and Moore)

Public Hearing and First Reading on an Ordinance approving a Historic Landmark Overlay District classification for the Patterson-Rydell House located at 202 W. Oak Street; Art Wright, City Historic Preservation Officer, on behalf of Faye Rydell, Property Owner (ZC#19-021)

Approved 7 – 0

Public Hearing and First Reading of an Ordinance approving a change of zoning from SF-7.5/12, Single-Family Residential District to PD, Planned Development District for Single-Family Residential Uses on approximately 0.528 acres known as Lot 1, Block 1, Bastian Addition, located at 607 W. Kimball Street; Hayden Dalley of Mansfield Custom Homes (ZC#19-018)

Approved 6 – 0 – 1 (Short abstained)

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)

Approved 7 – 0

Review and Consideration of a Request to approve a Minor Modification of the Development Plan for Vistas at Walnut Ridge located at 3311 E. Broad Street; Brad Lehman of MJ Thomas Engineering, LLC on behalf of Sonal Desai of Matlock Crossing, LLC (ZC#16-024A)

Tabled to next meeting (January 27) 7 – 0

Board Appointments: Planning & Zoning Commission

Bob Klenzendorf was appointed to fill the unexpired term (10/1/2020) of Cory Smithee