



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Agenda

Planning and Zoning Commission

Monday, March 16, 2020

6:00 PM

City Hall Council Chambers

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 MINUTES**

[20-3491](#) Approval of the February 18, 2020, Planning and Zoning Commission Minutes

4. **CITIZENS 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 blue "Appearance Card" located at the entry to the Chambers and present it to the Planning Secretary.

5. **CONSENT AGENDA**

[20-3494](#) SD#20-009: Preliminary Plat of Ladera at The Reserve; John Delin of M R Ladera, LLC
Attachments: [Location Map.pdf](#)
[Approved Development Plan.pdf](#)
[Preliminary Plat.pdf](#)

[20-3495](#) SD#19-066: Final Plat of Lot 1, Block A, Ladera at The Reserve Phase I; John Delin of M R Ladera, LLC
Attachments: [Location Map.pdf](#)
[Final Plat.pdf](#)

6. **PUBLIC HEARINGS**

[20-3487](#) SD#20-001: Public hearing on a replat to create Lot 6R1, Block 1,

Oakdale Addition, on 0.664 acres located at 1779 Callender Rd.; Vanessa Solis of VS Builders, Inc.

- Attachments:** [Maps and Supporting Information.pdf](#)
[Previoulsy Approved Plat.pdf](#)
[Replat.pdf](#)

[20-3493](#) SD#19-046: Public hearing on a replat to create Dolce Vita at Mansfield, being a revision of Lot 10 and portions of Lots 1 & 9, Blk 1, Oakdale Addition

- Attachments:** [Maps and Supporting Information.pdf](#)
[Previously Approved Plat.pdf](#)
[Approved Development Plan.pdf](#)
[Preliminary Plat.pdf](#)

[20-3489](#) ZC#20-002: Public Hearing to consider a Historic Landmark Overlay District Classification for the Ralph S. Man Homestead on approximately 1.433 acres located at 604 W. Broad Street; Art Wright, City Historic Preservation Officer, on behalf of the City of Mansfield, property owner

- Attachments:** [Maps and supporting information.pdf](#)
[Exhibit A.pdf](#)
[Master Plan Map.pdf](#)
[Photographs of Man Homestead.pdf](#)

[20-3490](#) ZC#20-003: Public hearing for a change of zoning from SF-8.4/16 Single-Family Residential District to PD Planned Development District for professional & medical office uses, boutique retail shops, and artist studio uses on approximately 0.379 acres known as a portion of Block 10, Original Town of Mansfield, located at 310 E. Broad St.; Ernst Realty Investment

- Attachments:** [Maps and Supporting Information.pdf](#)
[Exhibit A.pdf](#)
[Exhibit B.pdf](#)

7. SUMMARY OF CITY COUNCIL ACTIONS

[20-3492](#) Summary of City Council Actions

8. COMMISSION ANNOUNCEMENTS

9. STAFF ANNOUNCEMENTS

10. ADJOURNMENT OF MEETING

11. NEXT MEETING DATE: Monday, April 6, 2020

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

* 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

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 20-3491

Agenda Date: 3/16/2020

Version: 1

Status: Approval of Minutes

In Control: Planning and Zoning Commission

File Type: Meeting Minutes

PLANNING & ZONING COMMISSION MEETING CITY OF MANSFIELD February 18, 2020

Chairman Wilshire called the meeting to order at 6:00 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	Vice-Chairman
Blake Axen	Commissioner
Bob Klenzendorf	Commissioner
Anne Weydeck	Commissioner

Absent:

Stephen Groll	Commissioner
---------------	--------------

Staff:

Lisa Sudbury	Assistant Director of Planning
Andrew Bogda	Planner I
Delia Jones	Planning & Zoning Secretary

Call to Order

Chairman Wilshire called the meeting to order at 6:00 p.m.

Minutes

Chairman Wilshire called for approval of the February 3, 2020, minutes. Commissioner Axen made a motion to approve the minutes. Commissioner Weydeck seconded the motion which carried by the following vote:

Ayes: 3 - Wilshire, Axen, and Weydeck

Nays: 0

Abstain: 2 - Knight and Klenzendorf

Citizen Comments

None

Consent Agenda

SD#19-049: Final Plat of Lot 1, Block 1, Rubi Development Addition

SD#19-056: Final Plat of Lots 2 and 3, Block 1, Main Street Lofts Addition

After discussion, Commissioner Klenzendorf made a motion to approve the plats.

Vice-Chairman Knight seconded the motion which carried by the following vote:

Ayes: 5 - Wilshire, Knight, Axen, Klenzendorf and Weydeck
Nays: 0
Abstain: 0

Public Hearing

SD#20-003: Public hearing on a replat to create Lots 1R1 and 1R2, Bastian Addition

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.

Commissioner Weydeck made a motion to approve the replat. Commissioner Axen seconded the motion which carried by the following vote:

Ayes: 5 - Wilshire, Knight, Axen, Klenzendorf and Weydeck
Nays: 0
Abstain: 0

Commissioner Announcements

Chairman Wilshire reminded Commissioners to mark their calendars for two events: March 23 at 7:00 p.m. in the Council Chambers of City Hall where Planning and Zoning Commissioners will be presented with Certificates of Appreciation for their service by Mayor Cook and April 17 at 6:30 p.m. at the MISD Center for the Performing Arts to Celebrate Volunteers and their service to the City.

Staff Announcements

None

Adjournment

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

Ayes: 5 - Wilshire, Knight, Axen, Klenzendorf and Weydeck
Nays: 0
Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 6:07 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 20-3494

Agenda Date: 3/16/2020

Version: 1

Status: Consent

In Control: Planning and Zoning Commission

File Type: Plat

PLANNING & ZONING COMMUNICATION

Date: March 16, 2020

Subject: SD#20-009: Preliminary Plat of Ladera at The Reserve; John Delin of M R Ladera, LLC

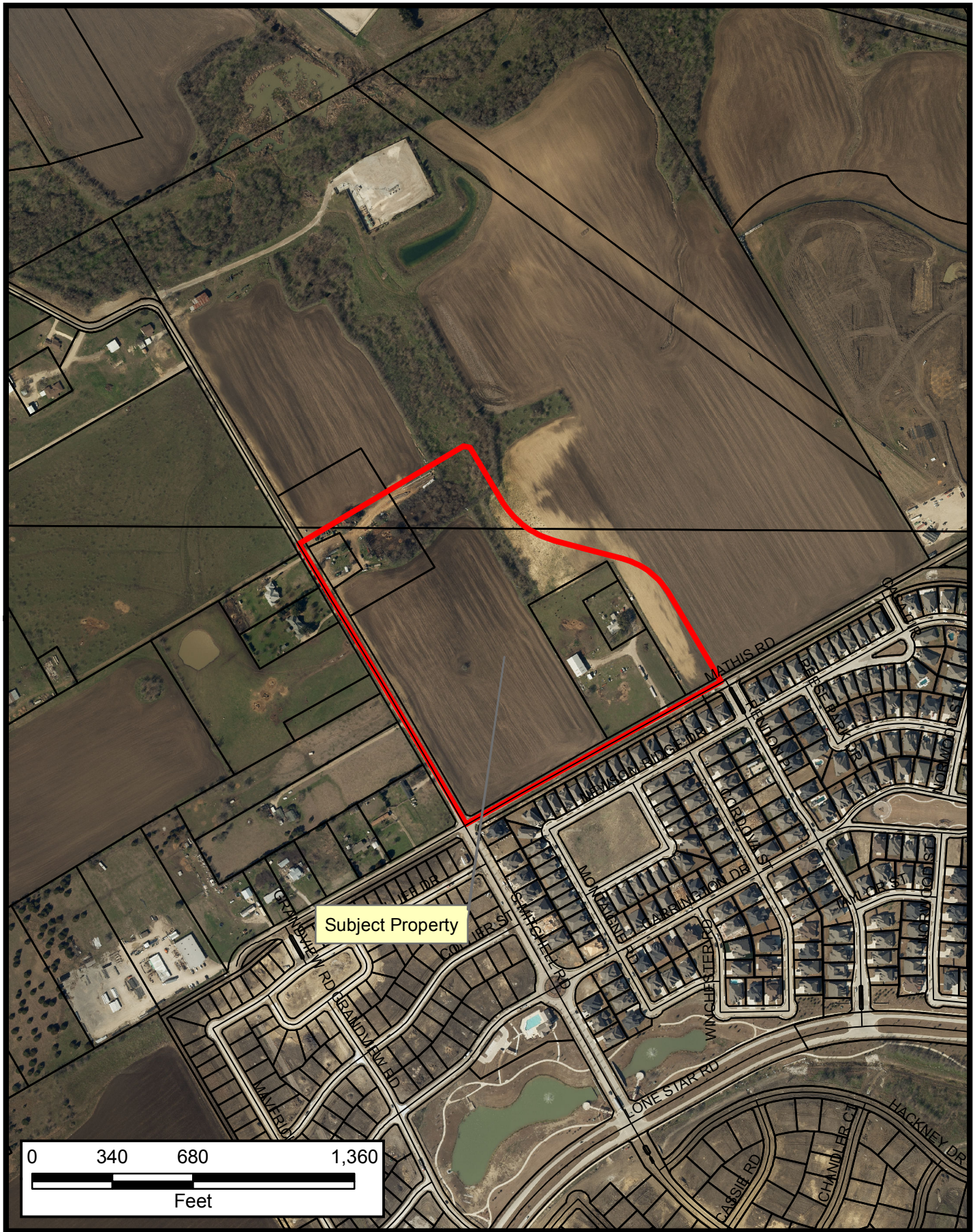
Description:

The property is 33.254 acres in size and is located on the east side of Mitchell Road, the south side of future River Birch Drive, and the north side of Mathis Road. The purpose of the plat is to create a subdivision for two lots known as Ladera at The Reserve, an age-restricted single-family development arranged in a condominium format, where each homeowner owns their individual dwelling unit, but the yards, open spaces, neighborhood streets, and driveways are under common ownership by the homeowners' association. Lot 1 comprises Phase I of the development and will include 89 dwelling units and the majority of the amenities and Lot 2 comprises Phase II of the development and will include 70 dwelling units. When Phase II (Lot 2) is ready for development, it will be combined with Phase I in an amending plat to create one unified lot.

The plat conforms to the approved development plan. Staff recommends approval.

Attachments:

- Location Map
- Approved Development Plan
- Preliminary Plat



Subject Property

SD#20-009



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.

3/11/2020



Ladera at the Reserve
3325 Acres
in the
MITCHELL SURVEY, ABSTRACT NO. 593
TARRANT/JOHNSON COUNTY, TEXAS

Development Plan
Exhibit "C"
ZC #19-006

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A I MCADAMS,
TBP#: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE 10/17/2019

Drawn By: PF
Date: 4/10/2019
Scale: 1"=80'
Revisions:
6/24/2019
08/09/2019
09/11/2019

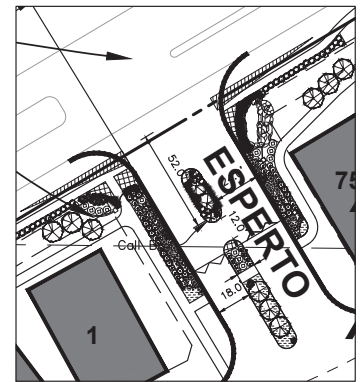
ITG-19010

DP

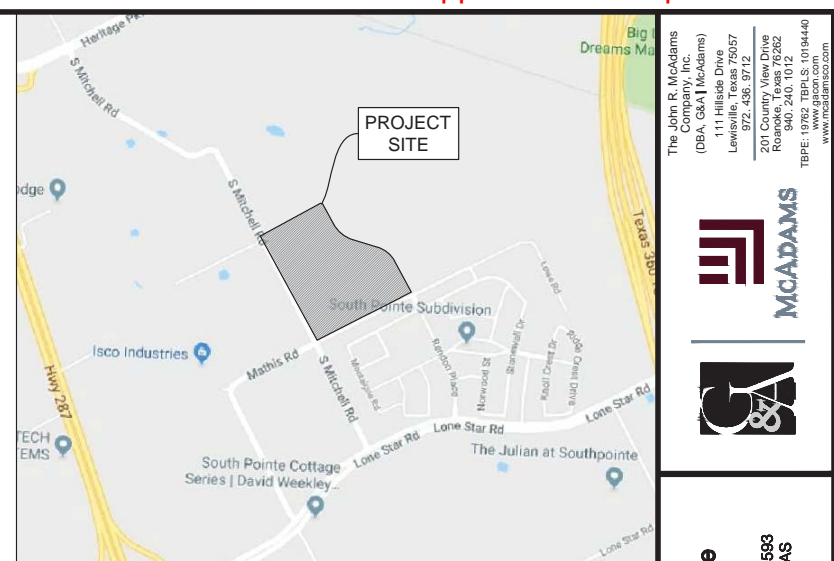
Site Data Summary

Item	Total	% of Total
Acreage of Proposed Site	33.25 Acres	100.0%
Total Number of Dwelling Units by Type*		
Unit 1: 44.5'x80'	33	
Unit 2: 42'x77'	60	
Unit 3: 42'x70'	38	
Unit 4: 53'x57'	19	
Unit 5: 64'x50'	9	
Total Units:	159	
Lot Density:	4.78 DU/Acre	
Maximum Height:	2 Stories/35'	
Setbacks:		
Front:	20'	
Side:	6' between units	
Rear:	20' between units	

* Unit breakdown subject to change based on homeowner preference



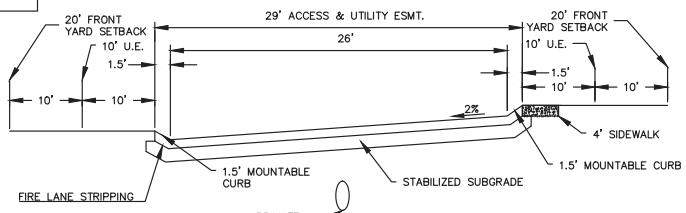
Entrance Detail NTS
*Entry Plan Exhibit "D", Sheet L1.1



Violinity Map NTS



Legend:

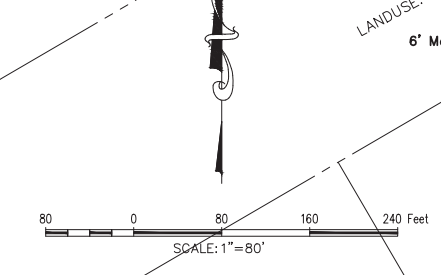
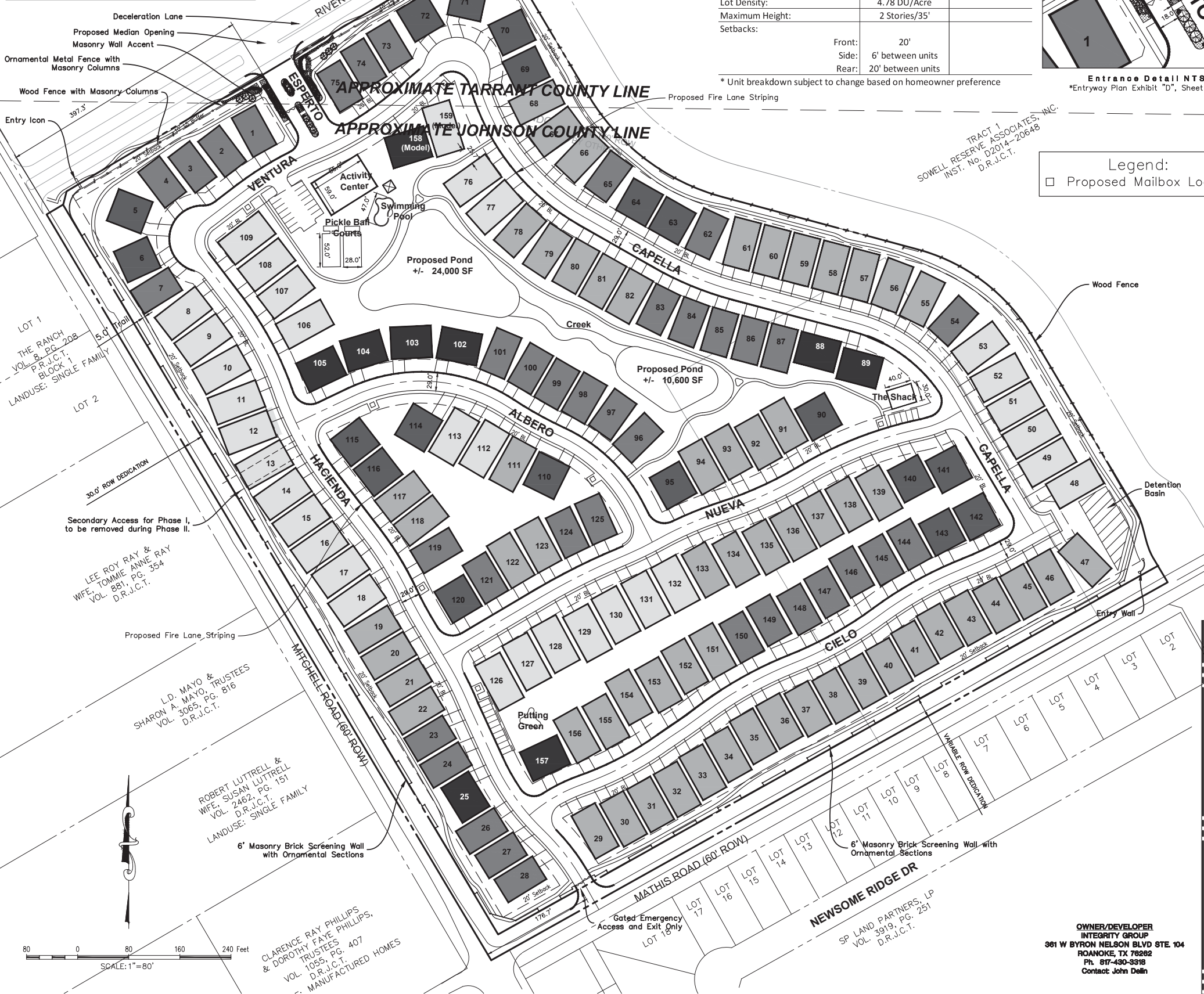
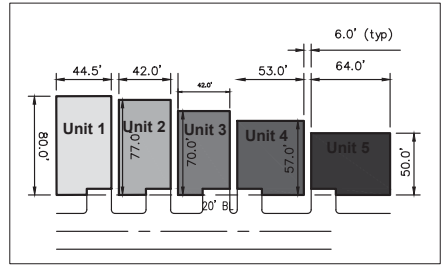
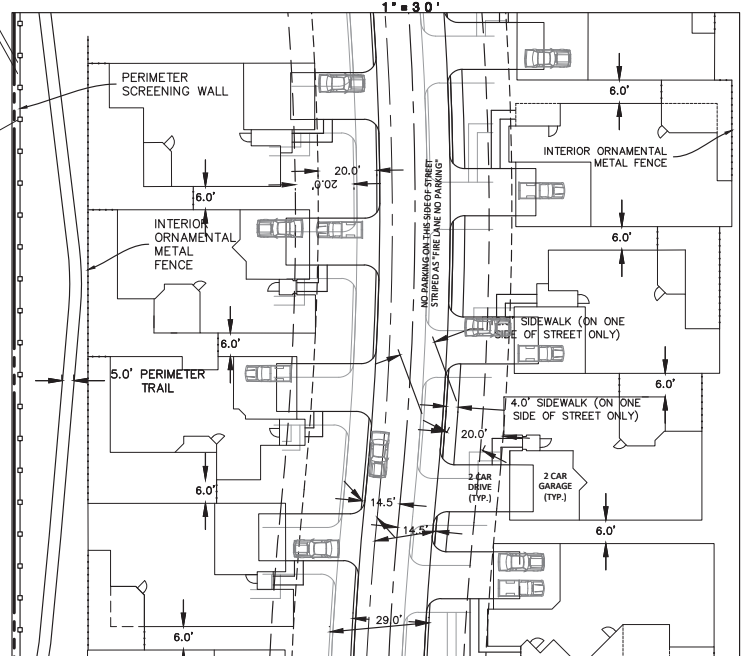


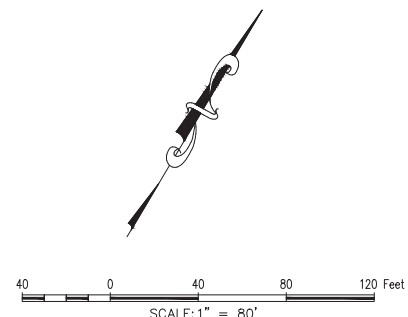
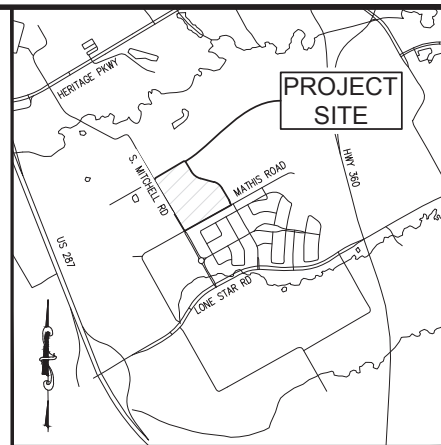
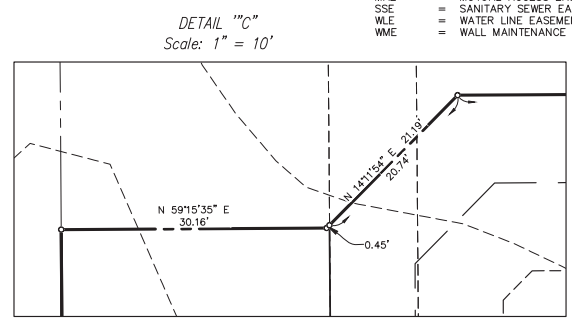
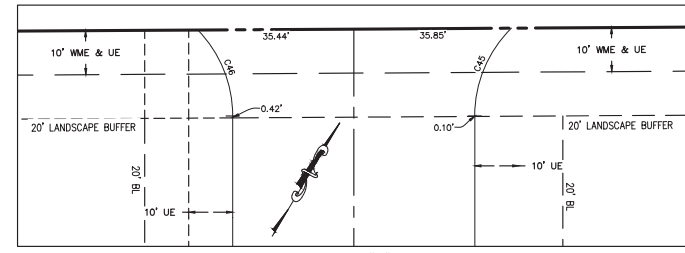
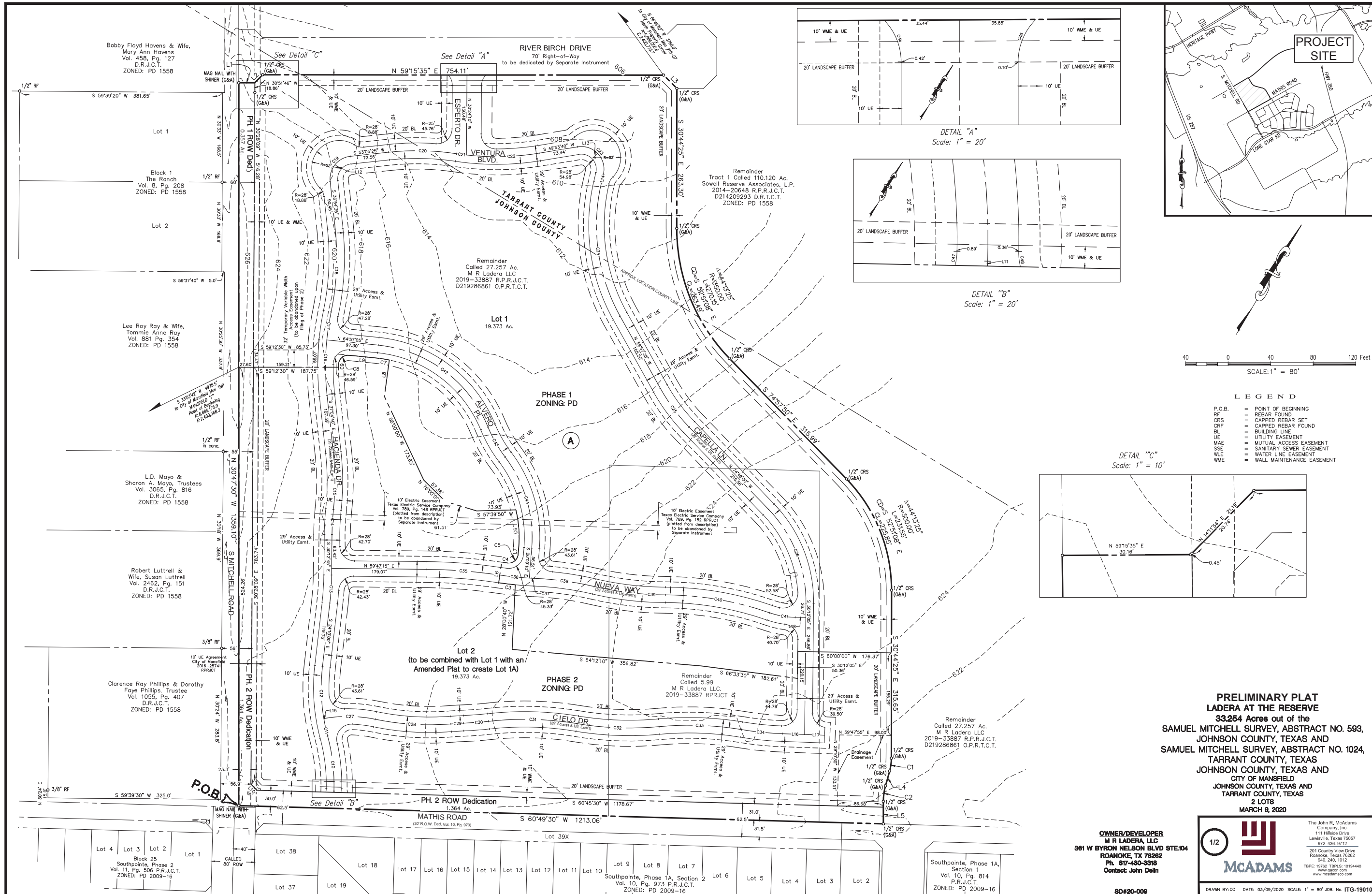
PROPOSED STREET SECTION (NTS)
*PARKING ALLOWED ON ONE SIDE OF STREET ONLY (THE HIGH SIDE OF STREET)

Notes

1. A mandatory owners association will be responsible for the maintenance of the open space, streets, fences, sidewalks, trails, activity center, games courts, landscape buffers, landscaping, enhanced entryway features, swimming pool, and The Shack.
2. The Owners Association and associated documents shall be filed in accordance with the City of Mansfield policies. These documents must be reviewed by the City Attorney prior to filing the final plat. The documents shall be filed with the final plat at Tarrant County when deemed necessary by the attorney. The documents shall be submitted in a timely manner to allow for a minimum of 60 days review. Failure to submit the documents or incomplete documents may result in delay of construction, acceptance of the subdivision or delay in approval of a building permit. The City does not accept the responsibility for any delays in construction, approval or acceptance of the subdivision caused by the failure to submit the association documents or the inaccuracy of the documents.
3. The proposed development will be in complete accordance with the provisions of the approved Planned Development District and all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.
4. Dimensions for The Activity Center, The Shack, and the swimming pool are subject to change based on the final site design.
5. Ornamental metal fencing with masonry columns may be located 200' east and west of the main entrance on River Birch.
6. Final mailbox locations to be determined by USPS.

Enlarged Street Layout 1"=30'





- LEGEND**
- P.O.B. = POINT OF BEGINNING
 - RF = REBAR FOUND
 - CRS = CAPPED REBAR SET
 - CRF = CAPPED REBAR FOUND
 - BL = BUILDING LINE
 - UE = UTILITY EASEMENT
 - MAE = MUTUAL ACCESS EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - WLE = WATER LINE EASEMENT
 - WME = WALL MAINTENANCE EASEMENT

PRELIMINARY PLAT
LADERA AT THE RESERVE
 33,254 Acres out of the
 SAMUEL MITCHELL SURVEY, ABSTRACT NO. 593,
 JOHNSON COUNTY, TEXAS AND
 SAMUEL MITCHELL SURVEY, ABSTRACT NO. 1024,
 TARRANT COUNTY, TEXAS AND
 JOHNSON COUNTY, TEXAS AND
 CITY OF MANSFIELD
 JOHNSON COUNTY, TEXAS AND
 TARRANT COUNTY, TEXAS
 2 LOTS
 MARCH 9, 2020

OWNER/DEVELOPER
M R LADERA, LLC
 361 W BYRON NELSON BLVD STE.104
 ROANOKE, TX 76262
 Ph. 817-430-3318
 Contact: John Delin

1/2

McADAMS

The John R. McAdams Company, Inc.
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012
 TBP# 19762 TBP#S: 10194440
 www.mcadamsco.com

8D#20-008
 DRAWN BY: CC DATE: 03/09/2020 SCALE: 1" = 80' JOB No. ITG-19010

File: Z:\Projects\19010-19010\Drawings\Plan\19010-19010.PLT
 Plot Date: 3/9/2020 11:41 AM, by: [Name], Acad. Sheet: 3/9/2020 11:13 AM, by: [Name]

STATE OF TEXAS
COUNTY OF TARRANT:

LEGAL DESCRIPTION

Being all that certain lot, tract or parcel of land situated in the S. Mitchell Survey, Abstract Number 593 (Johnson County) and Abstract Number 1024 (Tarrant County), City of Mansfield, Johnson County and Tarrant County, Texas, being part of that certain called 152 acre tract of land described in deed in favor of Henry E. Mathis recorded in Volume 375, Page 64 of the Real Property Records of Johnson County, Texas, and Volume 2211, Page 545 of the Deed Records of Tarrant County, Texas, and being part of that certain called 110.120 acre tract of land described as Tract 1 in deed in favor of Sowell Reserve Associates, L.P., recorded in Document Number 2014-20648 of the Real Property Records of Johnson County, Texas, and Document Number D214209293 of the Official Public Records of Tarrant County, Texas, and being part of that certain called 5.954 acre tract of land described in deed in favor of Sowell Reserve Associates, L.P., recorded in Document Number 2014-20649 of the Real Property Records of Johnson County, Texas, and Document Number D214209294 of the Official Public Records of Tarrant County, Texas, and being all of that certain called 6.00 acre tract of land described in deed to William C. Bryant and wife, Debbie T. Bryant, recorded in Volume 2557 and Page 741 of the Real Property Records of Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a magnetic nail with shiner (G&A) set at the south corner of said 152 acre tract and the south corner of said 110.12 acre tract, being the intersection of Mathis Road, a public roadway (no record found) and South Mitchell Road, a public roadway (no record found); THENCE N 30°47'30" W, with the southwesterly line of said 152 acre tract and said 110.12 acre tract, in South Mitchell Road, passing at 951.5 feet a railroad spike found at the south corner of said 5.954 acre tract, continuing with the southwesterly line thereof a total distance of 1359.10 feet to a magnetic nail with shiner (G&A) set;

THENCE N 59°15'35" E, 30.16 feet to a 1/2" capped rebar set (G&A);

THENCE N 141°1'54" E, 21.19 feet to a 1/2" capped rebar set (G&A);

THENCE N 59°15'35" E, 754.11 feet to a 1/2" capped rebar set (G&A);

THENCE S 75°44'25" E, 35.36 feet to a 1/2" capped rebar set (G&A);

THENCE S 30°44'25" E, 263.30 feet to a 1/2" capped rebar set (G&A) at a point of curvature;

THENCE with the arc of a curve to the left, having a radius of 350.00 feet, a central angle of 16°22'13" and an arc length of 270.15 feet whose chord bears S 52°51'08" E, 263.49 feet to a 1/2" capped rebar set (G&A) at a point of tangency;

THENCE S 74°57'50" E, 315.99 feet to a 1/2" capped rebar set (G&A) at a point of curvature;

THENCE with the arc of a curve to the right, having a radius of 300.00 feet, a central angle of 19°05'55" and an arc length of 231.55 feet whose chord bears S 52°51'08" E, 225.85 feet to a 1/2" capped rebar set (G&A) at a point of tangency;

THENCE S 30°44'25" E, 315.65 feet to a 1/2" capped rebar set (G&A) at a point of curvature;

THENCE with the arc of a curve to the right, having a radius of 90.00 feet, a central angle of 15°32'00" and an arc length of 24.40 feet whose chord bears S 22°58'25" E, 24.33 feet to a 1/2" capped rebar set (G&A) at a point of tangency;

THENCE S 15°12'25" E, 28.73 feet to a 1/2" capped rebar set (G&A) at a point of curvature;

THENCE with the arc of a curve to the left, having a radius of 110.00 feet, a central angle of 15°32'00" and an arc length of 29.82 feet whose chord bears S 22°58'25" E, 29.73 feet to a 1/2" capped rebar set (G&A) at a point of tangency;

THENCE S 30°44'25" E, 42.25 feet to the southeasterly line of said 152 acre tract and the southeasterly line of said 110.120 acre tract, being in said Mathis Road, from which a 3/4" rebar found at the east corner of said 152 acre tract and the east corner of said 110.120 acre tract bears N 60°49'30" E, 1026.91 feet;

THENCE S 60°49'30" W with the southeasterly line of said 152 acre tract and the southeasterly line of said 110.120 acre tract in Mathis Road passing at 120.94 feet a 1 inch square head bolt found at the east corner of the aforementioned 6.00 acre tract, and continuing with the southeasterly line thereof, passing 516.99 feet a 3/4" rebar found at the south corner thereof, being on the southeasterly line of said 152 acre tract and being in said Mathis Road, and continuing with the southeasterly line of said 152 acre tract and the southeasterly line of said 110.120 acre tract, in said Mathis Road for a total distance of 1213.06 feet to the POINT OF BEGINNING and containing approximately 33.254 acres of land.

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Rows L1 through L18.

CURVE TABLE

Table with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Rows C1 through C20.

CURVE TABLE

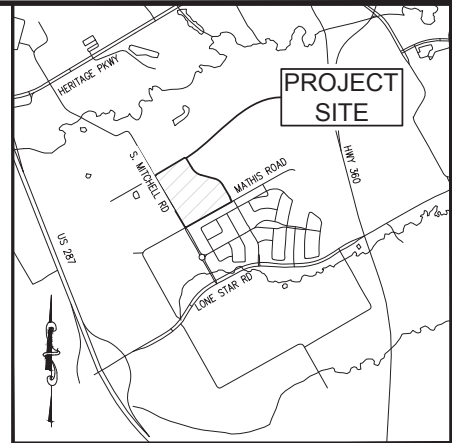
Table with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Rows C21 through C40.

CURVE TABLE

Table with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Rows C41 through C48.

LOT / BLOCK ANALYSIS

Table with columns: LOT, BLOCK, SQUARE FEET, ACRES. Rows LOT 2, PH. 1 ROW DED., PH. 2 ROW DED.



SURVEYOR'S STATEMENT

I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. MARK PAINE, RPLS 6076 3/9/20

Mark Paine, RPLS
Texas Registration No. 5078

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 property owners shall be responsible for recommended or required maintenance of any private storm water facility located on the property in proper functioning capacity. 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.

NOTES:

1. The bearings shown hereon are created from our actual field surveys, related to the Texas Coordinate System, North Central Zone (4202), North American Datum 1983-2003, Grid Bearings. Coordinates shown hereon are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD 83 projection. The monuments were tied using GPS to Monuments "F" and #15-07 of the City of Mansfield official control monument system.

Point of Beginning (Magnetic Nail set with G&A shiner): N=6,885,175.9' E=2,400,368.3' Bearing & distance from the Point of Beginning to City of Mansfield Monument "F": S 33°03'42" E, 4975.5'

North corner of subject property (1/2" CRS G&A): N=6,886,056.6' E=2,400,773.7' Bearing and distance from the northeast corner to City of Mansfield Monument No. 15-07: N 66°49'02" W, 3768.0'

- 2. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. No flood zone area analysis has been performed on the subject property by MCADAMS.
4. All property corners are 1/2" rebar set with cap stamped "G&A | MCADAMS", unless otherwise noted.
5. Field work performed during the month of October 2019.
6. 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.
7. A mandatory owners association will be responsible for the maintenance of the open spaces, streets, sidewalks, trails, light fixtures, fences, screening walls, activity center, games courts, swimming pool, putting green, The Shack, landscape buffers, landscaping, enhanced entryway features, ponds, creek, and detention basins.
8. The "Common Access Easement" is for the use of owners within the subdivision. No Improvements shall be made that impede ingress and egress along the easement. The Common Access Easement shall be maintained by the owners' association.
9. Lot 2 (to be combined with Lot 1 in an amending plat to create Lot 1A).

PRELIMINARY PLAT
LADERA AT THE RESERVE
33,254 Acres out of the
SAMUEL MITCHELL SURVEY, ABSTRACT NO. 593,
JOHNSON COUNTY, TEXAS AND
SAMUEL MITCHELL SURVEY, ABSTRACT NO. 1024,
TARRANT COUNTY, TEXAS
JOHNSON COUNTY, TEXAS AND
CITY OF MANSFIELD
JOHNSON COUNTY, TEXAS AND
TARRANT COUNTY, TEXAS
2 LOTS
MARCH 9, 2020

OWNER/DEVELOPER
M R LADERA, LLC
361 W BYRON NELSON BLVD STE.104
ROANOKE, TX 75282
PH. 917-430-3318
Contact: John Dellin

2/2
McADAMS logo and contact information for The John R. McAdams Company, Inc.

SD#20-000

DRAWN BY: CC DATE: 03/09/2020 SCALE: N.T.S. JOB. No. ITG-19010



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 20-3495

Agenda Date: 3/16/2020

Version: 1

Status: Consent

In Control: Planning and Zoning Commission

File Type: Plat

PLANNING & ZONING COMMUNICATION

Date: March 16, 2020

Subject: SD#19-066: Final Plat of Lot 1, Block A, Ladera at The Reserve Phase I; John Delin of M R Ladera, LLC

Description:

The property is 19.730 acres in size and is located on the east side of Mitchell Road, the south side of future River Birch Drive, and just north of Mathis Road. The purpose of the plat is to create one lot for Phase I of Ladera at The Reserve in accordance with the approved development plan and the preliminary plat. Phase I will include 89 age-restricted detached single-family dwelling units and most of the neighborhood amenities. In addition to the main entrance off River Birch Drive, Phase I will include a temporary access driveway directly off Mitchell Road to meet the two points of access requirement.

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

A portion of River Birch Drive will need to be dedicated in order to provide access to the subdivision. The applicant is working with the property owner to acquire the right-of-way dedication.

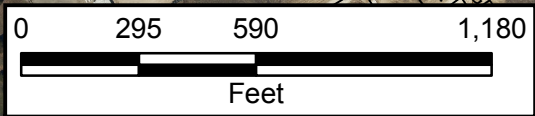
Staff recommends approval with the condition that the instrument information for the dedication of River Birch Drive is filled in prior to the plat being filed.

Attachments:

- Location Map
- Final Plat



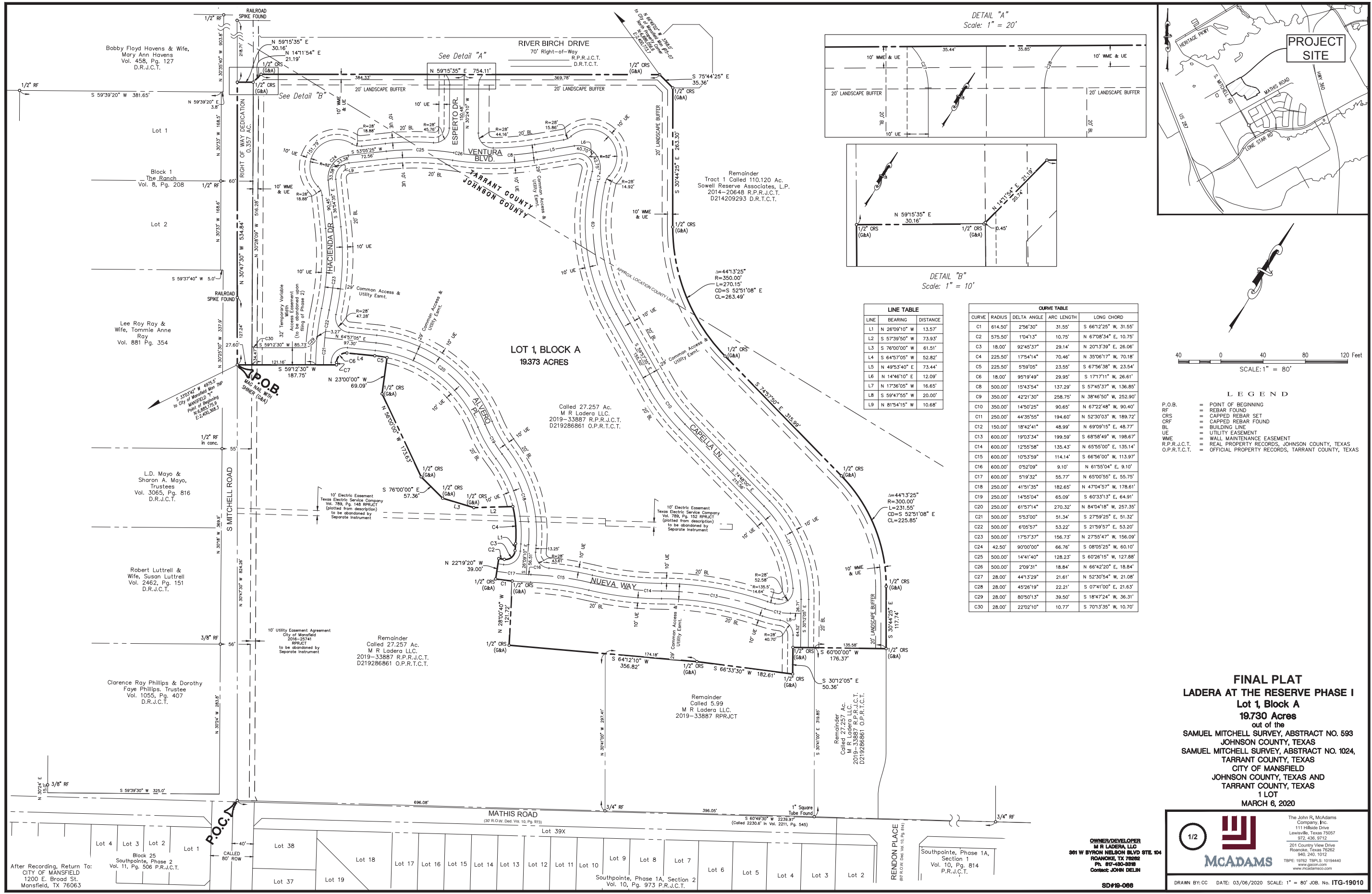
Subject Property



SD#19-066

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.

3/11/2020

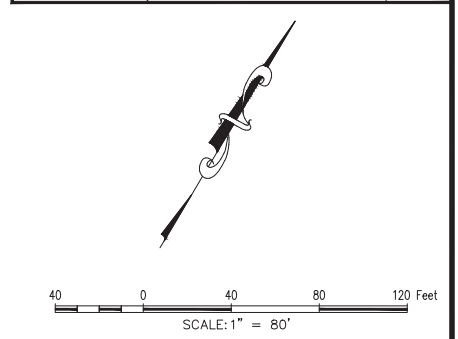
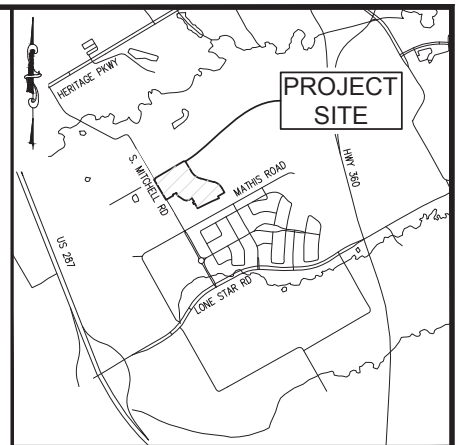


LINE TABLE

LINE	BEARING	DISTANCE
L1	N 26°09'10" W	13.57'
L2	S 57°39'50" W	73.93'
L3	S 76°00'00" W	61.51'
L4	S 64°57'05" W	52.82'
L5	N 49°53'40" E	73.44'
L6	N 14°46'10" E	12.09'
L7	N 17°36'05" W	16.65'
L8	S 59°47'55" W	20.00'
L9	N 81°54'15" W	10.68'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	614.50'	2°56'30"	31.55'	S 66°12'25" W, 31.55'
C2	575.50'	1°04'13"	10.75'	N 67°08'34" E, 10.75'
C3	18.00'	92°45'37"	29.14'	N 20°13'39" E, 26.06'
C4	225.50'	17°54'14"	70.46'	N 35°06'17" W, 70.18'
C5	225.50'	5°59'05"	23.55'	S 67°56'38" W, 23.54'
C6	18.00'	95°19'49"	29.95'	S 17°17'11" W, 26.61'
C8	500.00'	15°43'54"	137.29'	S 57°45'37" W, 136.85'
C9	350.00'	42°21'30"	258.75'	N 38°46'50" W, 252.90'
C10	350.00'	14°50'25"	90.65'	N 67°22'48" W, 90.40'
C11	250.00'	44°35'55"	194.60'	N 52°30'03" W, 189.72'
C12	150.00'	18°42'41"	48.99'	N 69°09'15" E, 48.77'
C13	600.00'	19°03'34"	199.59'	S 68°58'49" W, 198.67'
C14	600.00'	12°55'58"	135.43'	N 65°55'00" E, 135.14'
C15	600.00'	10°53'59"	114.14'	S 66°56'00" W, 113.97'
C16	600.00'	0°52'09"	9.10'	N 61°55'04" E, 9.10'
C17	600.00'	5°19'32"	55.77'	N 65°00'55" E, 55.75'
C18	250.00'	41°51'35"	182.65'	N 47°04'57" W, 178.61'
C19	250.00'	14°55'04"	65.09'	S 60°33'13" E, 64.91'
C20	250.00'	61°57'14"	270.32'	N 84°04'18" W, 257.35'
C21	500.00'	5°53'00"	51.34'	S 27°59'25" E, 51.32'
C22	500.00'	6°05'57"	53.22'	S 21°59'57" E, 53.20'
C23	500.00'	17°57'37"	156.73'	N 27°55'47" W, 156.09'
C24	42.50'	90°00'00"	66.76'	S 08°05'25" W, 60.10'
C25	500.00'	14°41'40"	128.23'	S 60°26'15" W, 127.88'
C26	500.00'	2°09'31"	18.84'	N 66°42'20" E, 18.84'
C27	28.00'	44°32'29"	21.61'	N 52°30'54" W, 21.08'
C28	28.00'	45°26'19"	22.21'	S 07°41'00" E, 21.63'
C29	28.00'	80°50'13"	39.50'	S 18°47'24" W, 36.31'
C30	28.00'	22°02'10"	10.77'	S 70°13'55" W, 10.70'



- LEGEND**
- P.O.B. = POINT OF BEGINNING
 - RF = REBAR FOUND
 - CRS = CAPPED REBAR SET
 - CRF = CAPPED REBAR FOUND
 - BL = BUILDING LINE
 - UE = UTILITY EASEMENT
 - WME = WALL MAINTENANCE EASEMENT
 - R.P.R.J.C.T. = REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS
 - O.P.R.T.C.T. = OFFICIAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS

FINAL PLAT
LADERA AT THE RESERVE PHASE I
Lot 1, Block A
19.730 Acres
 out of the
SAMUEL MITCHELL SURVEY, ABSTRACT NO. 593
JOHNSON COUNTY, TEXAS
SAMUEL MITCHELL SURVEY, ABSTRACT NO. 1024,
TARRANT COUNTY, TEXAS
CITY OF MANSFIELD
JOHNSON COUNTY, TEXAS AND
TARRANT COUNTY, TEXAS
1 LOT
MARCH 6, 2020

OWNER/DEVELOPER
M R LADERA LLC
901 W BYRON NELSON BLVD STE 104
ROCKFORD, TX 76086
PH. 817-450-8288
Contact: JOHN DELIN

McADAMS

The John R. McAdams Company, Inc.
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Rockville, Texas 75282
 940.240.1012
 TBPE: 19762 TRPS S: 10194440
 www.giscon.com
 www.mcadamsco.com

1/2

DRAWN BY: CC DATE: 03/06/2020 SCALE: 1" = 80' JOB. No. ITG-19010

File: Z:\Projects\19010\19010-0000\Drawings\19 & cont\19010-0000-01.Plot PH: 1
 Plotter: 3/1/2020 8:42 AM, by: J. Delin, Acc: Somet 3/1/2020 8:58 AM, by: computer

STATE OF TEXAS
COUNTY OF JOHNSON;
COUNTY OF TARRANT;

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS, M R LADERA, LLC, a Texas limited liability company, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 19.730 acre tract of land located in the Samuel Mitchell Survey, Abstract No. 293, City of Mansfield, Johnson County, Texas and the Samuel Mitchell Survey, Abstract No. 1024, City of Mansfield, Tarrant County, Texas;

Being all that certain lot, tract or parcel of land situated in the S. Mitchell Survey, Abstract Number 593 (Johnson County) and Abstract Number 1024 (Tarrant County), City of Mansfield, Johnson County and Tarrant County, Texas, being part of that certain called 152 acre tract of land described in deed in favor of Henry E. Mathis recorded in Volume 375, Page 64 of the Real Property Records of Johnson County, Texas, and Volume 2211, Page 545 of the Deed Records of Tarrant County, Texas, and being part of that certain called 5.997 acre tract of land described in deed in favor of M R Ladera, LLC recorded in Document Number 2019-33885 of the Real Property Records of Johnson County, Texas, and being part of that certain called 27.257 acre tract of land described in deed in favor of M R Ladera, LLC recorded in Document Number 2019-33887 of the Real Property Records of Johnson County, Texas, and Document Number D219286861 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a magnetic nail with shiner (G&A) set at the south corner of said 152 acre tract and the south corner of said 27.257 acre tract, being the intersection of Mathis Road, a public roadway (no record found) and South Mitchell Road, a public roadway (no record found), from which a 3/4 rebar found at the east corner of said 152 acre tract bears N 60°49'30" E, 2239.97 feet (called 2230.6 feet in Volume 2211, Page 545), and from the south corner of said 27.257 acre tract, a 3/4" rebar found at the south corner of said 5.997 acre tract bears N 60°49'30" E, 696.08 feet;

THENCE N 30°47'30" W, 824.26 feet with the southwestern line of said 152 acre tract and said 27.257 acre tract, in South Mitchell Road to a magnetic nail with shiner (G&A) set at the POINT OF BEGINNING;

THENCE N 30°47'30" W, with the southwestern line of said 152 acre tract and said 27.257 acre tract, in South Mitchell Road passing at 127.24 feet a railroad spike found at the south corner of that certain called 5.954 acre tract of land described in deed in favor of Sowell Reserve Associates, L.P., recorded in Document Number 2014-20649 of the Real Property Records of Johnson County, Texas, and Document Number D214209294 of the Official Public Records of Tarrant County, Texas, continuing with the southwestern line thereof a total distance of 534.84 feet to a magnetic nail with shiner (G&A) set at the west corner of said 27.257 acre tract, from which a railroad spike found at the west corner of said 5.954 acre tract bears N 30°47'30" W, 218.71 feet;

THENCE N 59°15'35" E, 30.16 feet with the northwestern line of said 27.257 acre tract to a 1/2" capped rebar set (G&A);

THENCE N 141°1'54" E, 21.19 feet continuing with the northwestern line of said 27.257 acre tract to a 1/2" capped rebar set (G&A);

THENCE N 59°15'35" E, 754.11 feet continuing with the northwestern line of said 27.257 acre tract to a 1/2" capped rebar set (G&A) at the most northerly corner of said 27.257 acre tract;

THENCE S 75°44'25" E, 35.36 feet with the northeasterly line of said 27.257 acre tract to a 1/2" capped rebar set (G&A);

THENCE S 30°44'25" E, 263.30 feet continuing with the northeasterly line of said 27.257 acre tract to a 1/2" capped rebar set (G&A) at a point of curvature; THENCE continuing with the northeasterly line of said 27.257 acre tract, with the arc of a curve to the left, having a radius of 350.00 feet, a central angle of 44°13'25" and an arc length of 270.15 feet whose chord bears S 52°51'08" E, 263.49 feet to a 1/2" capped rebar set (G&A) at a point of tangency;

THENCE S 74°57'50" E, 315.99 feet continuing with the northeasterly line of said 27.257 acre tract to a 1/2" capped rebar set (G&A) at a point of curvature; THENCE continuing with the northeasterly line of said 27.257 acre tract, with the arc of a curve to the right, having a radius of 300.00 feet, a central angle of 44°13'25" and an arc length of 231.55 feet whose chord bears S 52°51'08" E, 225.85 feet to a 1/2" capped rebar set (G&A) at a point of tangency;

THENCE S 30°44'25" E, 117.74 feet continuing with the northeasterly line of said 27.257 acre tract to a 1/2" capped rebar set (G&A); THENCE S 60°00'00" W, passing at 135.58 feet the northeasterly line of said 5.997 acre tract, from which a 1" square head bolt found at the east corner thereof bears S 30°41'00" E, 319.85 feet and a 1/2" rebar found at the north corner thereof bears N 30°41'00" W, 339.99 feet, continuing on said east corner a total distance of 176.37 feet to a 1/2" capped rebar set (G&A);

THENCE S 30°12'05" E, 50.36 feet to a 1/2" capped rebar set (G&A);

THENCE S 65°33'30" W, 182.61 feet to a 1/2" capped rebar set (G&A);

THENCE S 64°12'10" W, passing at 174.18 feet the southwestern line of said 5.997 acre tract, from which a 1/2" rebar found at the west corner thereof bears N 30°41'00" W, 362.43 feet, continuing on said course a total distance of 356.82 feet to a 1/2" capped rebar set (G&A);

THENCE N 28°00'40" W, 121.72 feet to a 1/2" capped rebar set (G&A) at a point of curvature of a non-tangent curve;

THENCE with the arc of a curve to the right, having a radius of 614.50 feet, a central angle of 02°56'30" and an arc length of 31.55 feet whose chord bears S 66°12'25" W, 31.55 feet to a 1/2" capped rebar set (G&A);

THENCE N 22°19'20" W, 39.00 feet to a 1/2" capped rebar set (G&A) at a point of curvature of a non-tangent curve.

THENCE with the arc of a curve to the left, having a radius of 575.50 feet, a central angle of 01°04'13" and an arc length of 10.75 feet whose chord bears N 67°08'34" E, 10.75 feet to a 1/2" capped rebar set (G&A) at a point of curvature of a compound curve;

THENCE with the arc of a curve to the left, having a radius of 18.00 feet, a central angle of 92°45'37" and an arc length of 29.14 feet whose chord bears N 20°13'39" E, 26.06 feet to a 1/2" capped rebar set (G&A) at a point of tangency;

THENCE N 26°09'10" W, 13.57 feet to a 1/2" capped rebar set (G&A) at a point of curvature;

THENCE with the arc of a curve to the left, having a radius of 225.50 feet, a central angle of 175°54'14" and an arc length of 70.46 feet whose chord bears N 35°06'17" W, 70.18 feet to a 1/2" capped rebar set (G&A);

THENCE S 57°39'50" W, 73.93 feet to a 1/2" capped rebar set (G&A);

THENCE S 76°00'00" W, 61.51 feet to a 1/2" capped rebar set (G&A);

THENCE N 76°00'00" W, 57.36 feet to a 1/2" capped rebar set (G&A);

THENCE N 56°00'00" W, 173.63 feet to a 1/2" capped rebar set (G&A);

THENCE N 23°00'00" W, 69.09 feet to a 1/2" capped rebar set (G&A) at a point of curvature of a non-tangent curve;

THENCE with the arc of a curve to the left, having a radius of 225.50 feet, a central angle of 05°59'05" and an arc length of 23.55 feet whose chord bears S 67°56'38" W, 23.54 feet to a 1/2" capped rebar set (G&A) at a point of tangency;

THENCE S 64°57'05" W, 52.82 feet to a 1/2" capped rebar set (G&A) at a point of curvature;

THENCE with the arc of a curve to the left, having a radius of 18.00 feet, a central angle of 95°19'49" and an arc length of 29.95 feet whose chord bears S 17°17'11" W, 26.61 feet to a 1/2" capped rebar set (G&A) at a point of a compound curve;

THENCE with the arc of a curve to the left, having a radius of 475.50 feet, a central angle of 0'33'37" and an arc length of 4.65 feet whose chord bears S 30°39'32" E, 4.65 feet to a 1/2" capped rebar set (G&A);

THENCE S 59°12'30" W, 187.75 feet to the POINT OF BEGINNING and containing approximately 19.730 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, M R LADERA, LLC., a Texas limited liability company, being the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt and does hereby dedicate to the public use the streets and easements as shown hereon.

WITNESS MY HAND THIS _____ day of _____, 2020.

John Delin
Authorized Representative Title

STATE OF TEXAS;
COUNTY OF _____;

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public State of Texas

My commission expires the _____ day of _____,

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF TEXAS;
COUNTY OF _____;

Whereas, _____, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

PINNACLE BANK

BY: _____

NAME: _____

TITLE: _____ DATE: _____

STATE OF TEXAS;
COUNTY OF _____;

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public

After Recording, Return To:
CITY OF MANSFIELD
1200 E. Broad St.
Mansfield, TX 76063

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.

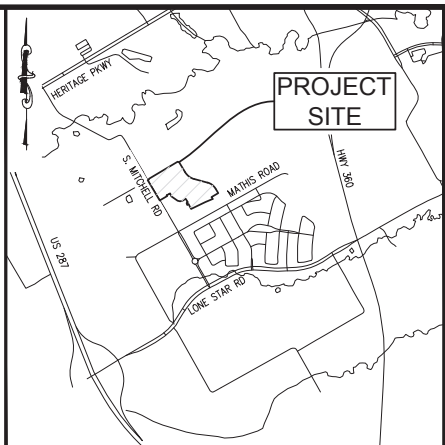
The property owners will be responsible for maintaining said drainage easement. The property owners shall keep said drainage easement clean and free of debris, silt, high weeds, and any substance which would result in unsanitary or undesirable conditions. The property owners shall be responsible for recommended or required maintenance of any private storm water facility located on the property in proper functioning capacity. 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.

APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: _____, 2020 P&Z COMMISSION CHAIRMAN

ATTEST: _____, 2020 PLANNING & ZONING SECRETARY



NOTES:

- 1. The bearings shown hereon are created from our actual field surveys, related to the Texas Coordinate System, North Central Zone (4202), North American Datum 1983-2003, Grid Bearings. Coordinates shown hereon are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to Monuments #7 and #15-07 of the City of Mansfield official control monument system.

Point of Beginning (Magnetic Nail set with G&A shiner): N=6,885,175.9' E=2,400,368.3'
Bearing & distance from the Point of Beginning to City of Mansfield Monument "F": S 33°03'42" E, 4975.5'

North corner of subject property (1/2" CRS G&A): N=6,886,056.6' E=2,400,773.7'
Bearing and distance from the northeast corner to City of Mansfield Monument No. 15-07: N 66°49'02" W, 3768.0'

- 2. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- 3. No flood zone area analysis has been performed on the subject property by MCADAMS.
- 4. All property corners are 1/2" rebar set with cap stamped "G&A I MCADAMS", unless otherwise noted.
- 5. Field work performed during the month of October 2019.
- 6. 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.
- 7. A mandatory owners association will be responsible for the maintenance of the open spaces, streets, sidewalks, trails, light fixtures, fences, screening walls, activity center, games courts, swimming pool, putting green, The Shack, landscape buffers, landscaping, enhanced entryway features, ponds, creek, and detention basins.

SURVEYOR'S STATEMENT

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

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 6078 3/9/20

Mark Paine, RPLS
Texas Registration No. 5078

FINAL PLAT
LADERA AT THE RESERVE, PHASE I
Lot 1, Block A
19.730 Acres
out of the
SAMUEL MITCHELL SURVEY, ABSTRACT NO. 593
JOHNSON COUNTY, TEXAS
SAMUEL MITCHELL SURVEY, ABSTRACT NO. 1024,
TARRANT COUNTY, TEXAS
CITY OF MANSFIELD
JOHNSON COUNTY, TEXAS AND
TARRANT COUNTY, TEXAS
1 LOT
MARCH 6, 2020

The John R. McAdams Company, Inc.
111 Hillside Drive
Louisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 75282
940.240.1012
www.jrcac.com
TBP# 19762 TBP# 5: 10194440
www.mcadamsco.com

McADAMS

DRAWN BY: CC DATE: 03/06/2020 SCALE: N.T.S. JOB: No. ITG-1910

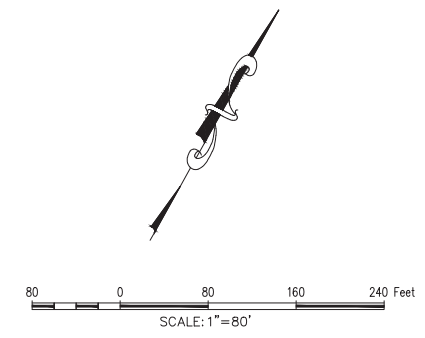
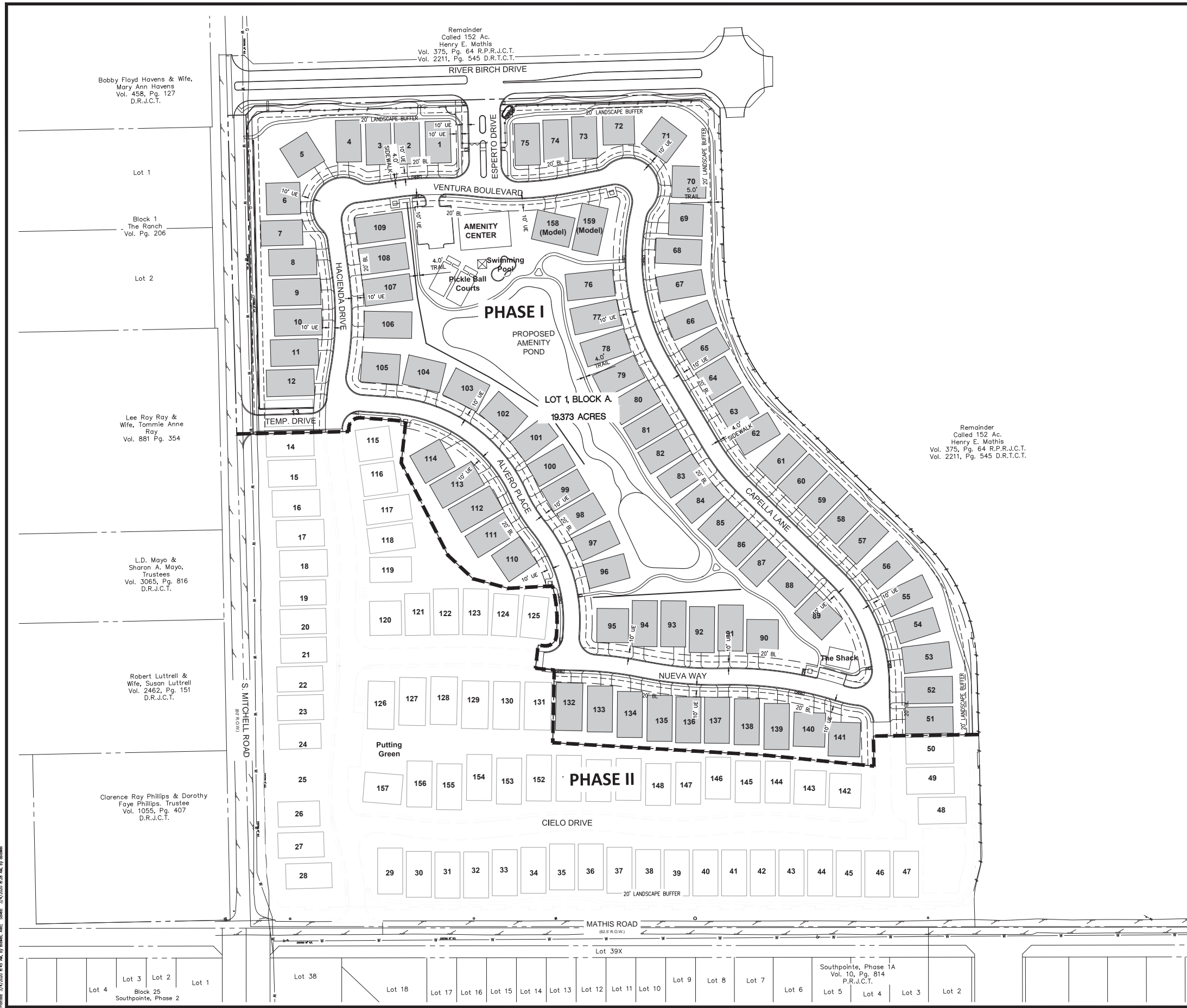
OWNER/DEVELOPER
M R LADERA, LLC
861 W BYRON NELSON BLVD STE 104
ROANOKE, TX 75082
PH: 972-430-8218
Contact: JOHN DELIN

SD#19-066

PLAT RECORDED IN VOLUME _____, PAGE _____, SLIDE _____
DATE _____, 2020.
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY _____

THIS PLAT FILED IN INSTRUMENT NO. _____, DATE _____, 20_____.

File: Z:\Projects\1919-ITG-MCAdams\19_ & cont Items\19-ITG-19016 (P) PH: 1
Printed: 3/9/2020 4:42 AM. To: Blank. Acc: 3/9/2020 8:26 AM. by computer



The John D. McAdams Company, Inc.
 111 Hillside Drive
 Lewisville, Texas 75067
 972.436.9712
 201 County View Drive
 Room 840, 240, 1012
 Rockwall, Texas 75087
 TBP#: 19762 TBP#: 10194440
 www.mcadams.com



LADERA AT THE RESERVE, PHASE I

LADERA AT THE RESERVE,
 PHASE I
 Lot 1, Block A
 19.373 Acres
 SAMUEL MITCHELL SURVEY, ABSTRACT NO. 868
 SAMUEL MITCHELL SURVEY, ABSTRACT NO. 1024
 CITY OF MANSFIELD
 TARRANT COUNTY, TEXAS

SITE LAYOUT

Drawn By:	AM
Date:	12/02/2019
Scale:	1" = 80'
Revisions:	
	01/21/2020
	02/06/2020
	03/03/2020

ITG-19010

OWNER/DEVELOPER
 M R LADERA, LLC
 381 W BYRON NELSON BLVD STE. 104
 ROANOKE, TX 76262
 Ph. 817-430-3318
 Contact: JOHN DELIN





CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 20-3487

Agenda Date: 3/16/2020

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Plat

PLANNING AND ZONING COMMUNICATION

Date: March 16, 2020

Subject: SD#20-001: Public hearing on a replat to create Lot 6R1, Block 1, Oakdale Addition, on 0.664 acres located at 1779 Callender Rd.; Vanessa Solis of VS Builders, Inc.

Description:

The purpose of this replat is to create a legal lot for a single-family residence. The lot conforms to the SF-12/22 zoning requirements and the subdivision regulations.

The TRWD easement crosses through the property and 1,008 sq. ft. of ROW (or 10.10' of width) is being dedicated for Callender Road.

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

Staff recommends approval.

Attachments:

Maps and Supporting Information
Previously Approved Plat
Replat



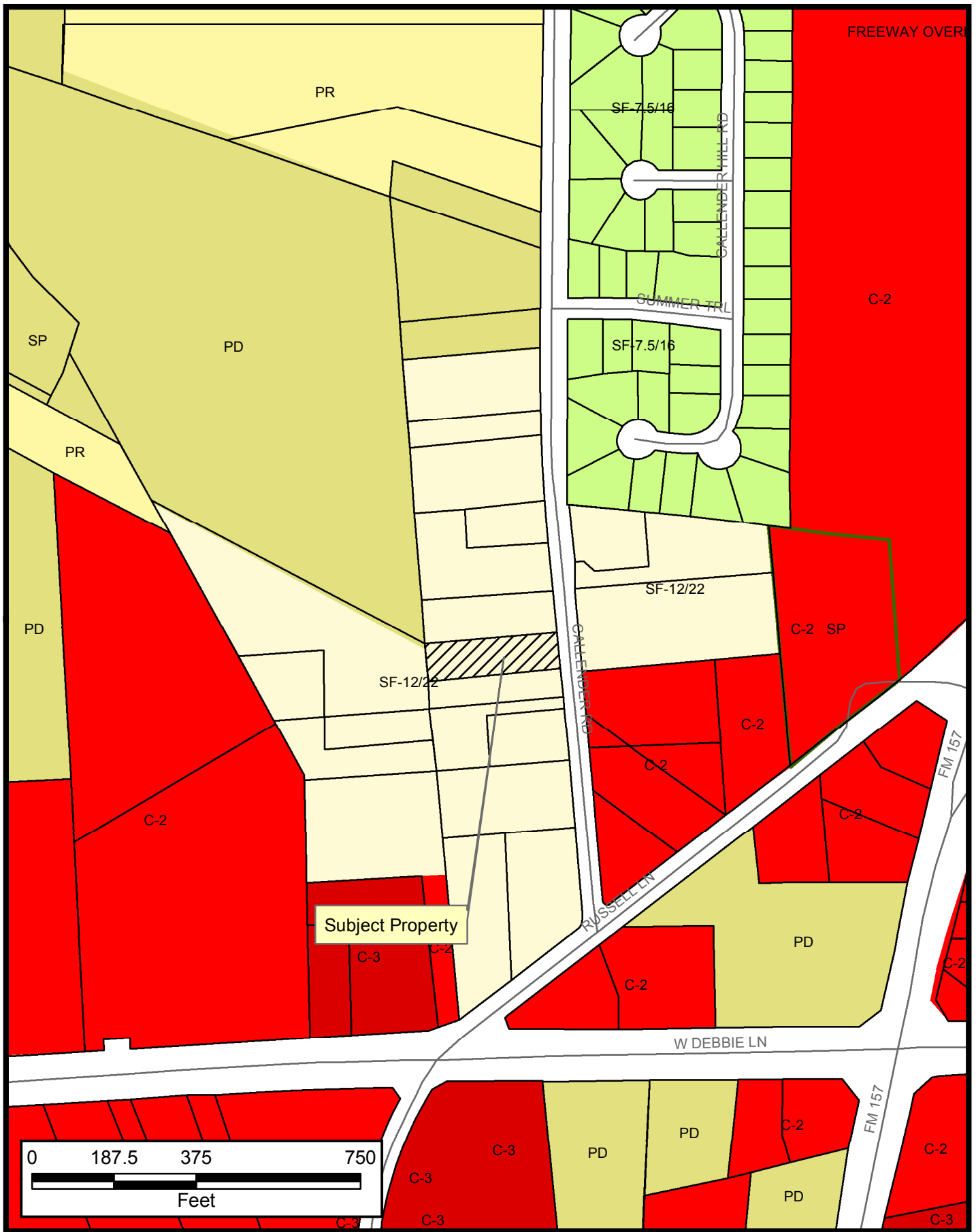
Subject Property



SD#20-001

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.

2/27/2020



SD#20-001

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.

2/27/2020

Property Owner Notification for SD#20-001

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
OAKDALE ADDITION-MANSFIELD	BLK 1	BALLOUN, MICHAEL; ACCP LP; URBAN CONTRACTORS INC	PO BOX 34001	FORT WORTH, TX	76162-4001
OAKDALE ADDITION-MANSFIELD	BLK 1	IVY, DANIEL S	1811 CALLENDER RD	MANSFIELD, TX	76063-6012
OAKDALE ADDITION-MANSFIELD	BLK 1	CRYER, MARK	1781 CALLENDER RD	MANSFIELD, TX	76063
OAKDALE ADDITION-MANSFIELD	BLK 1	VS BUILDERS INC	3709 VISTA CHASE CT	ARLINGTON, TX	76001
OAKDALE ADDITION-MANSFIELD	BLK 1	ZAKI, KHALLAF	1771 CALLENDER RD	MANSFIELD, TX	76063
OAKDALE ADDITION-MANSFIELD	BLK 1	FOSETT, DONNA SUE	1775 CALLENDER RD	MANSFIELD, TX	76063-6013
OAKDALE ADDITION-MANSFIELD	BLK 1	BALLOUN, MICHAEL; ACCP LP; URBAN CONTRACTORS INC	PO BOX 34001	FORT WORTH, TX	76162-4001
OAKDALE ADDITION-MANSFIELD	BLK 1	ZAKI, KHALLAF	1771 CALLENDER RD	MANSFIELD, TX	76063
OAKDALE ADDITION-MANSFIELD	BLK 1	ZAKI, KHALLAF	1771 CALLENDER RD	MANSFIELD, TX	76063
OAKDALE ADDITION-MANSFIELD	BLK 1	BALLOUN, MICHAEL; ACCP LP; URBAN CONTRACTORS INC	PO BOX 34001	FORT WORTH, TX	76162-4001
OAKDALE ADDITION-MANSFIELD	BLK 2	NGUYEN, CHI-DOUGLAS & R	1820 CALLENDER RD	MANSFIELD, TX	76063-6005
OAKDALE ADDITION-MANSFIELD	BLK 2	NGUYEN, TIEN & THANAH HA	1810 CALLENDER RD	MANSFIELD, TX	76063-6005
OAKDALE ADDITION-MANSFIELD	BLK 2	WILLIAMS, VIRGINIA DORIS	1800 CALLENDER RD	MANSFIELD, TX	76063-6005
OAKDALE ADDITION-MANSFIELD	BLK 2	TARRANT COUNTY WATER DISTRICT	PO BOX 4508	FORT WORTH, TX	76164-0508
OAKDALE ADDITION-MANSFIELD	BLK 2	NGUYEN, CHI-DOUGLAS & R	1820 CALLENDER RD	MANSFIELD, TX	76063-6005
OAKDALE ADDITION-MANSFIELD	BLK 2	PTN PARTNERS LLC	5263 WILL POINT DR	GRAND PRAIRIE, TX	75052
OAKDALE ADDITION-MANSFIELD	BLK 2	TARRANT COUNTY WATER DISTRICT	PO BOX 4508	FORT WORTH, TX	76164-0508

452

388 F/451

557

46/6

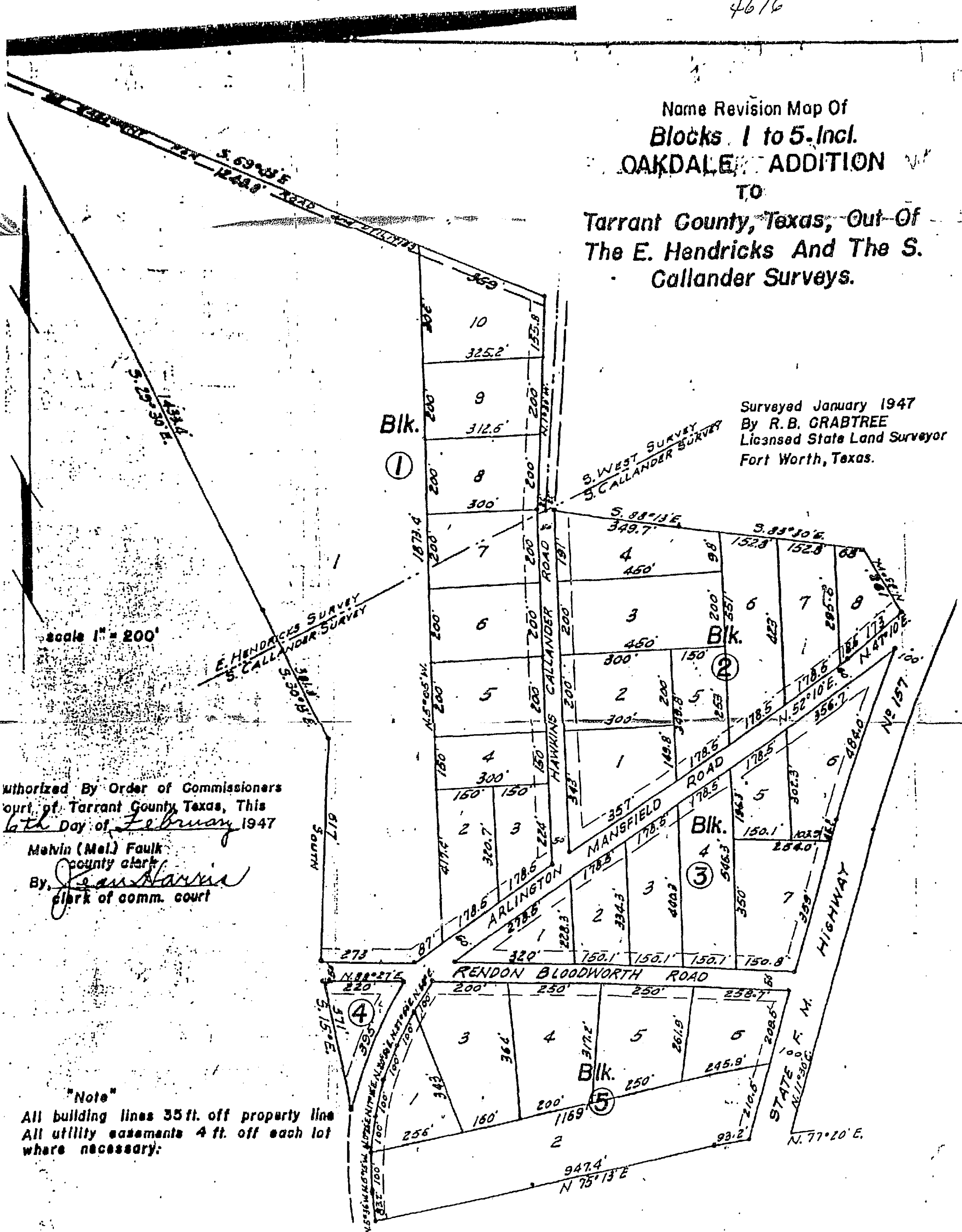
Name Revision Map Of
Blocks 1 to 5-Incl.
OAKDALE ADDITION
 TO
 Tarrant County, Texas, Out Of
 The E. Hendricks And The S.
 Callander Surveys.

Surveyed January 1947
 By R. B. GRABTREE
 Licensed State Land Surveyor
 Fort Worth, Texas.

scale 1" = 200'

Authorized By Order of Commissioners
 Court of Tarrant County Texas, This
 6th Day of February 1947
 Melvin (Mel.) Faulk
 County Clerk
 By *Melvin Faulk*
 Clerk of Comm. Court

"Note"
 All building lines 35 ft. off property line
 All utility easements 4 ft. off each lot
 where necessary.



DEC 30 1949

Filed for Record JAN 3 1950
 And Recorded 5 31/4
 Instrument No. 531/4
 MELVIN "MEL" FAULK, County Clerk,
 Tarrant County, Texas
 By *[Signature]* Deputy

SD49-001



Coombs Land Surveying, Inc.

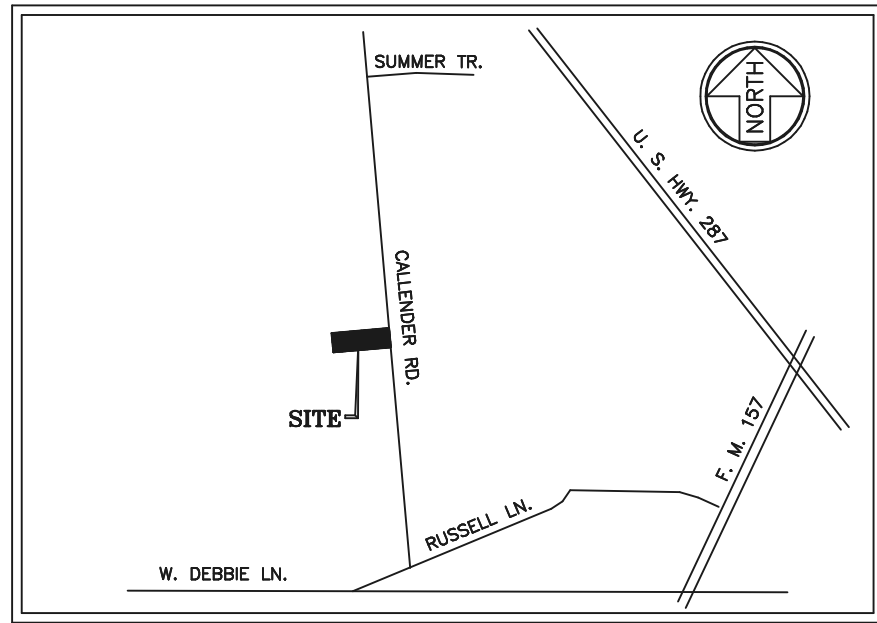
P. O. Box 6160 Fort Worth, Texas 76115

(817) 920-7600

T.B.P.L.S. FIRM No. 10111800

CLS JOB No. 19-0185

GF No. NONE



VICINITY MAP NOT TO SCALE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, VS BUILDERS, INC., acting by and through the undersigned, its duly authorized agent, is the sole owner of all that certain portion of Lot 6, Block 1, Oakdale Addition, an addition to the City of Mansfield, Texas according to the plat recorded in Volume 388-F, Page 451 of the Plat Records of Tarrant County, Texas as described in deed recorded in Clerk's File No. D2219254028 of the Official Public Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the Northeast corner of said VS Builders Tract, being the Southeast corner of that certain tract of land described in deed to Mark Cryer, recorded in Clerk's File No. D219107179 of the Official Public Records of Tarrant County, Texas, lying in the West right-of-way line of Callender Road (a called 50-foot wide right-of-way) and lying S 05° 01' 30" E, 100.69 feet along said right-of-way line from a 1/2-inch iron rod found at the Northeast corner of said Lot 6;

THENCE S 05° 01' 30" E, 99.80 feet along the said West right-of-way line of Callender Road to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Southeast corner of said VS Builders Tract and said Lot 6, being the Northeast corner of Lot 5, aforesaid Block 1 and from which a 1/2-inch iron rod found bears S 05° 01' 30" E, 79.51 feet;

THENCE S 84° 58' 23" W, 299.52 feet along the common boundary line between said Lots 5 and 6 and the South boundary line of said VS Builders Tract to a 1/2-inch iron rod found at the Southwest corner of said VS Builders Tract and said Lot 6, lying in the East boundary line of Lot 1, aforesaid Block 1;

THENCE N 05° 17' 58" W, 99.80 feet along the common boundary line between said Lots 1 and 6 with the West boundary line of said VS Builders Tract to a 1/2-inch iron rod found at the Northwest corner thereof, being the Southwest corner of aforesaid Cryer Tract;

THENCE N 84° 58' 23" E, 300.00 feet along the common boundary line between said VS Builders Tract and said Cryer Tract to the PLACE OF BEGINNING, containing 0.687 acre (29,916 square feet) of land.

STATE OF TEXAS
COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, VS BUILDERS, INC., 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 LOT 6R1, BLOCK 1, OAKDALE ADDITION, an addition to the City of Mansfield, Tarrant County, Texas and does hereby dedicate to the public use the streets and easements as shown thereon.

I hereby set my signature for the purposes herein expressed this the _____ day of _____, 2020.

VS BUILDERS, INC.

By: VANESSA SOLIS, President

STATE OF TEXAS
COUNTY OF TARRANT

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

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

NOTARY PUBLIC
STATE OF TEXAS

SURVEYOR'S CERTIFICATE

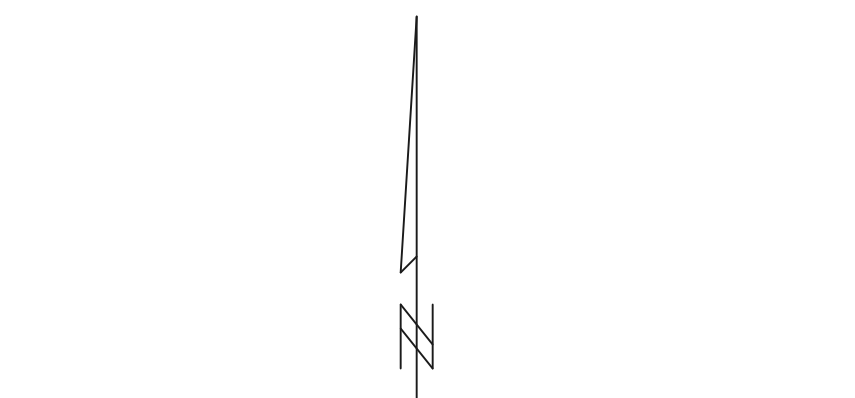
THIS is to certify that I, RONALD W. COOMBS, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly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

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

- * LEGEND *
- IPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - W/ORANGE PLASTIC CAP STAMPED "R. W. COOMBS RPLS 5294"
 - CL CENTERLINE
 - C.M. CONTROLLING MONUMENT
 - ES'MT. EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - Ac. ACRE
 - S.F. SQUARE FEET
 - CC# COUNTY CLERK FILE NUMBER
 - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

* NOTES *

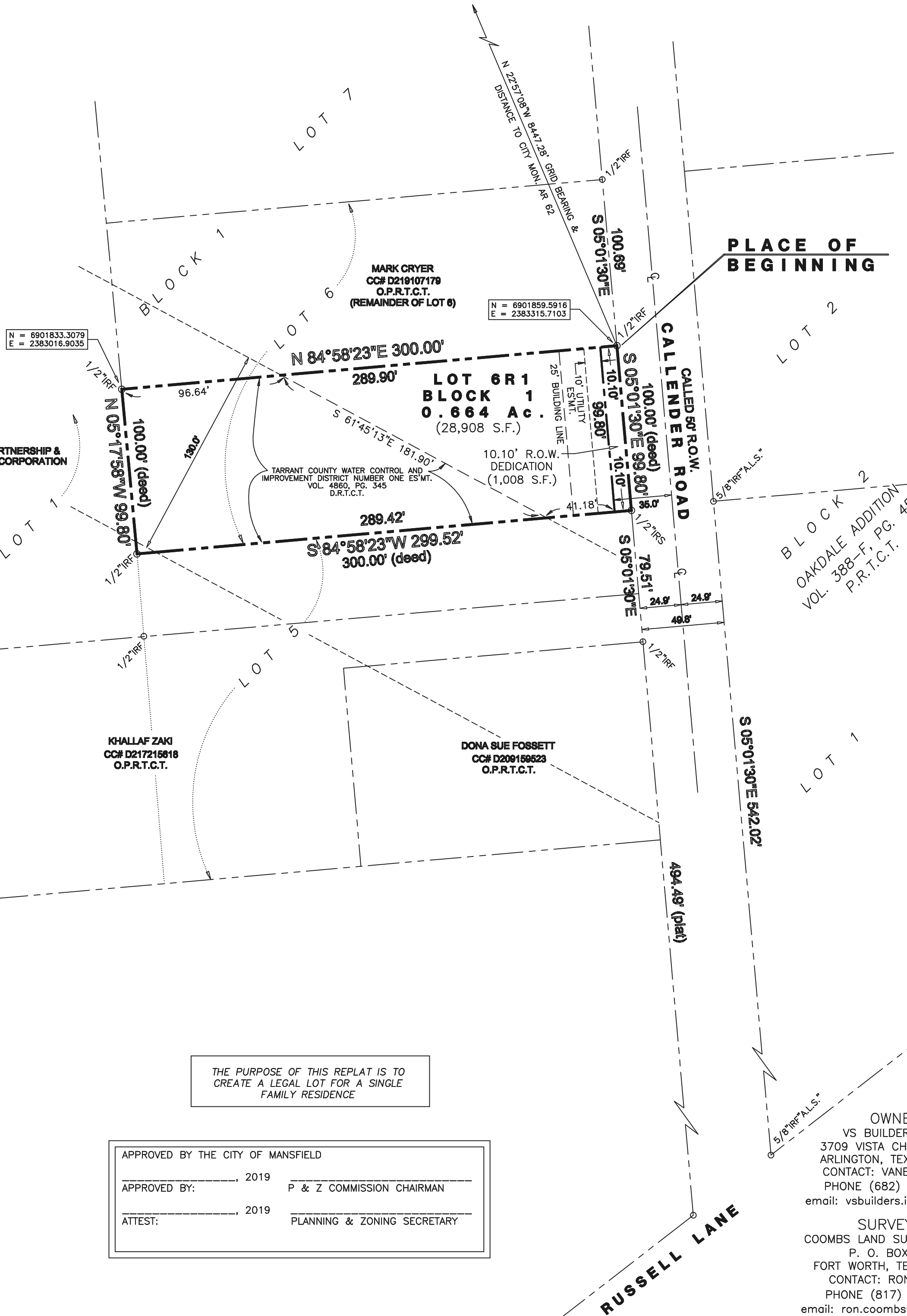
1. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING COVENANTS OR RESTRICTIONS, IF ANY, ON THIS PROPERTY.
3. NOTICE: SELLING A PORTION OF ANY LOT IN THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
4. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE DERIVED FROM CITY OF MANSFIELD MONUMENTS No. AR 62 & BC 6.
5. NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0460 K, MAP REVISED SEPTEMBER 25, 2009.



GRAPHIC SCALE - FEET

SCALE: 1" = 50'

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



THE PURPOSE OF THIS REPLAT IS TO CREATE A LEGAL LOT FOR A SINGLE FAMILY RESIDENCE

APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: _____ 2019 P & Z COMMISSION CHAIRMAN

ATTEST: _____ 2019 PLANNING & ZONING SECRETARY

OWNER:
VS BUILDERS, INC.
3709 VISTA CHASE COURT
ARLINGTON, TEXAS 76001
CONTACT: VANESSA SOLIS
PHONE (682) 472-0094
email: vsbuilders.inc@gmail.com

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

REPLAT

**LOT 6R1, BLOCK 1
OAKDALE ADDITION**

BEING A REVISION OF A PORTION OF LOT 6, BLOCK 1, OAKDALE ADDITION ACCORDING TO THE PLAT FILED IN VOLUME 388-F, PAGE 451 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

CITY OF MANSFIELD
TARRANT COUNTY, TEXAS
1 LOT
0.664 ACRE
JANUARY 28, 2020 SD# 20-001

THIS PLAT RECORDED IN INSTRUMENT # _____, T.C.T. DATE: _____



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 20-3493

Agenda Date: 3/16/2020

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Plat

PLANNING & ZONING COMMUNICATION

Date: March 16, 2020

Subject: SD#19-046: Public hearing on a replat to create Dolce Vita at Mansfield, being a revision of Lot 10 and portions of Lots 1 & 9, Blk 1, Oakdale Addition, and containing 81.1781 acres located on the west side of Callender Road and the Villages of Park Hill, south and east of Woodland Estates, and north of MISD Center for the Performing Arts; Jamie Hora of Terra Associates, Inc. on behalf of John Pierret and Dr. Bernardo Pana of Dolce Vita at Mansfield, LLC and Mark Grawe of Eagle Ridge Energy II, LLC

Description:

The purpose of the replat is to create a subdivision for 277 single-family residential lots and 24 open space lots known as Dolce Vita at Mansfield. This replat comprises the preliminary plat for the entire subdivision.

The lots substantially conform to the approved development plan.

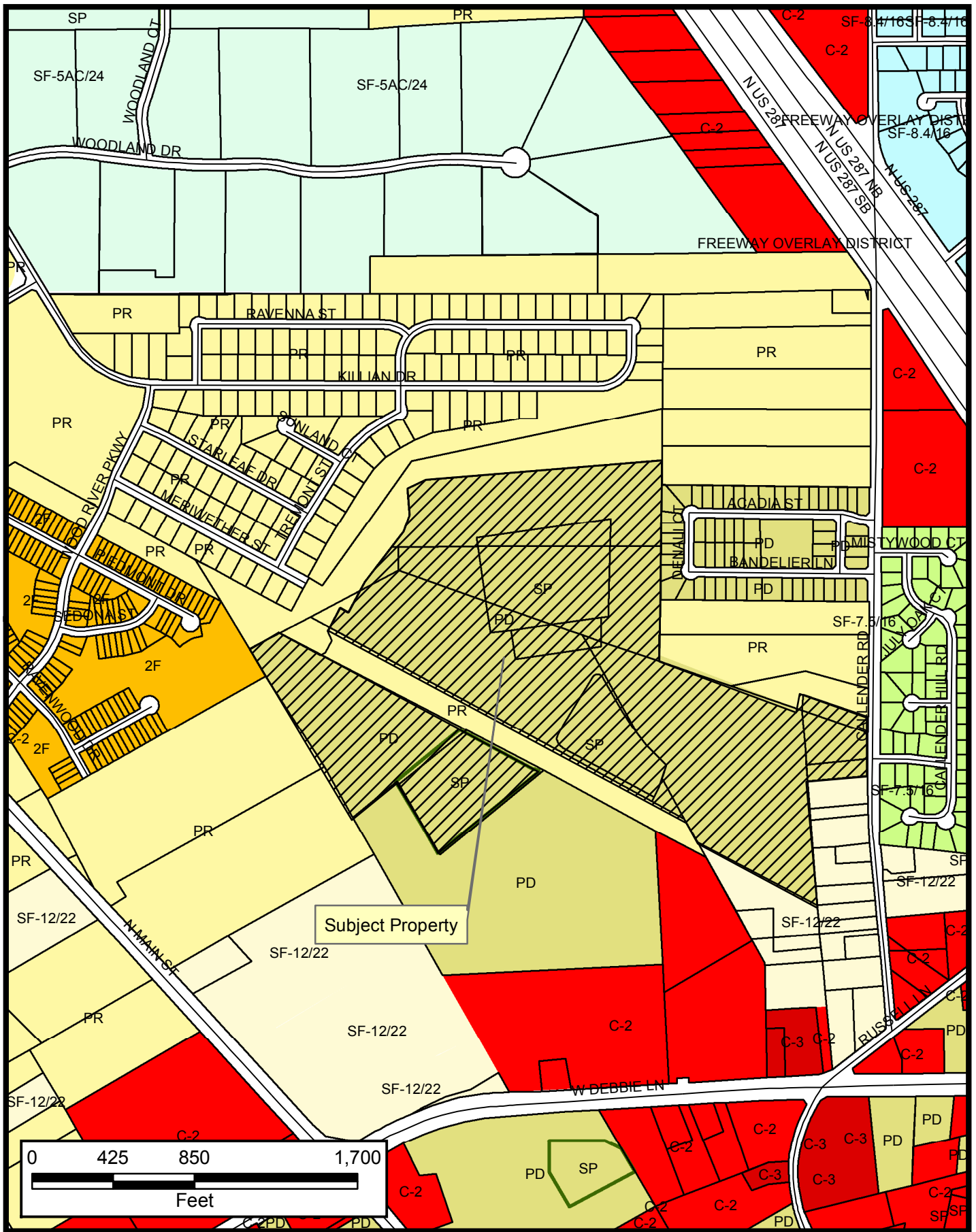
Staff recommends approval.



SD#19-046

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.

2/28/2020



SD#19-046

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.

2/28/2020

Property Owner Notification for SD#19-046

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
OAKDALE ADDITION-MANSFIELD	BLK 1	BALLOUN, MICHAEL; ACCP LP; URBAN CONTRACTORS INC	PO BOX 34001	FORT WORTH, TX	76162-4001
OAKDALE ADDITION-MANSFIELD	BLK 1	HOLGUIN, FELIPE & BERTHA	1861 CALLENDER RD	MANSFIELD, TX	76063-6012
OAKDALE ADDITION-MANSFIELD	BLK 1	MALDONADO, ALFRED M & VELIA	1841 CALLENDER RD	MANSFIELD, TX	76063-6012
OAKDALE ADDITION-MANSFIELD	BLK 1	ELSKEDE LLC	1821 CALLENDER RD	MANSFIELD, TX	76063
OAKDALE ADDITION-MANSFIELD	BLK 1	IVY, DANIEL S	1811 CALLENDER RD	MANSFIELD, TX	76063-6012
OAKDALE ADDITION-MANSFIELD	BLK 1	CRYER, MARK	1781 CALLENDER RD	MANSFIELD, TX	76063
OAKDALE ADDITION-MANSFIELD	BLK 1	VS BUILDERS INC	3709 VISTA CHASE CT	ARLINGTON, TX	76001
OAKDALE ADDITION-MANSFIELD	BLK 1	ZAKI, KHALLAF	1771 CALLENDER RD	MANSFIELD, TX	76063
OAKDALE ADDITION-MANSFIELD	BLK 1	BALLOUN, MICHAEL; ACCP LP; URBAN CONTRACTORS INC	PO BOX 34001	FORT WORTH, TX	76162-4001
OAKDALE ADDITION-MANSFIELD	BLK 1	HOLGUIN, FELIPE & BERTHA	1861 CALLENDER RD	MANSFIELD, TX	76063-6012
OAKDALE ADDITION-MANSFIELD	BLK 1	BALLOUN, MICHAEL; ACCP LP; URBAN CONTRACTORS INC	PO BOX 34001	FORT WORTH, TX	76162-4001
OAKDALE ADDITION-MANSFIELD	BLK 1	BALLOUN, MICHAEL; ACCP LP; URBAN CONTRACTORS INC	PO BOX 34001	FORT WORTH, TX	76162-4001
OAKDALE ADDITION-MANSFIELD	BLK 1	BALLOUN, MICHAEL; ACCP LP; URBAN CONTRACTORS INC	PO BOX 34001	FORT WORTH, TX	76162-4001
OAKDALE ADDITION-MANSFIELD	BLK 1	ZAKI, KHALLAF	1771 CALLENDER RD	MANSFIELD, TX	76063
OAKDALE ADDITION-MANSFIELD	BLK 1	BALLOUN, MICHAEL; ACCP LP; URBAN CONTRACTORS INC	PO BOX 34001	FORT WORTH, TX	76162-4001

452

388 F/451

557

4616

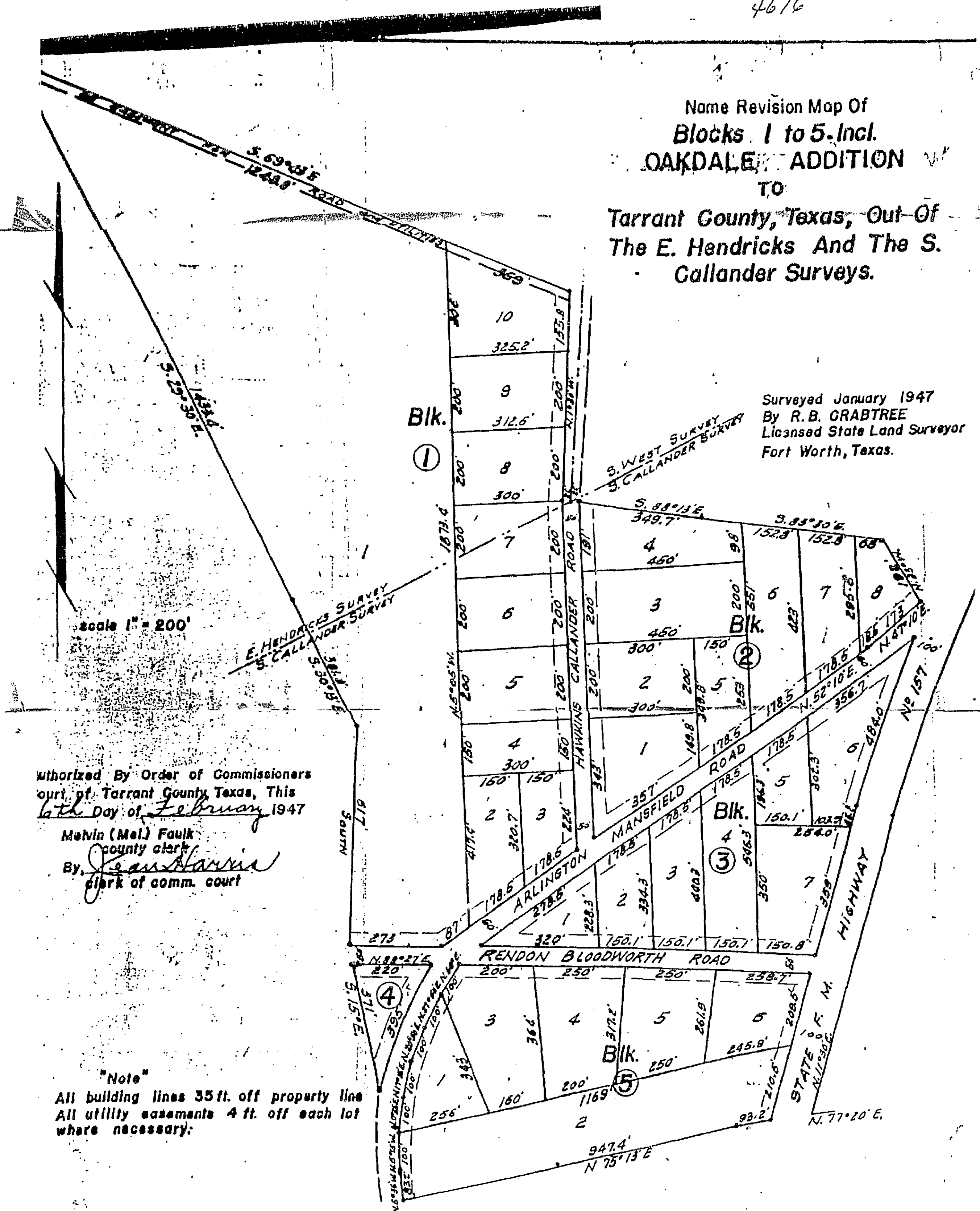
Name Revision Map Of
Blocks 1 to 5 Incl.
OAKDALE ADDITION
 TO
 Tarrant County, Texas, Out Of
 The E. Hendricks And The S.
 Callander Surveys.

Surveyed January 1947
 By R. B. GRABTREE
 Licensed State Land Surveyor
 Fort Worth, Texas.

scale 1" = 200'

Authorized By Order of Commissioners
 Court of Tarrant County Texas, This
 6th Day of February 1947
 Melvin (Mel.) Faulk
 County Clerk
 By *Melvin Faulk*
 Clerk of Comm. Court

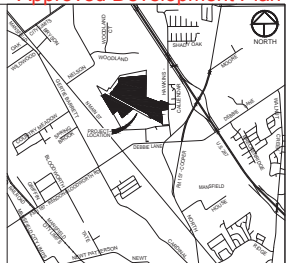
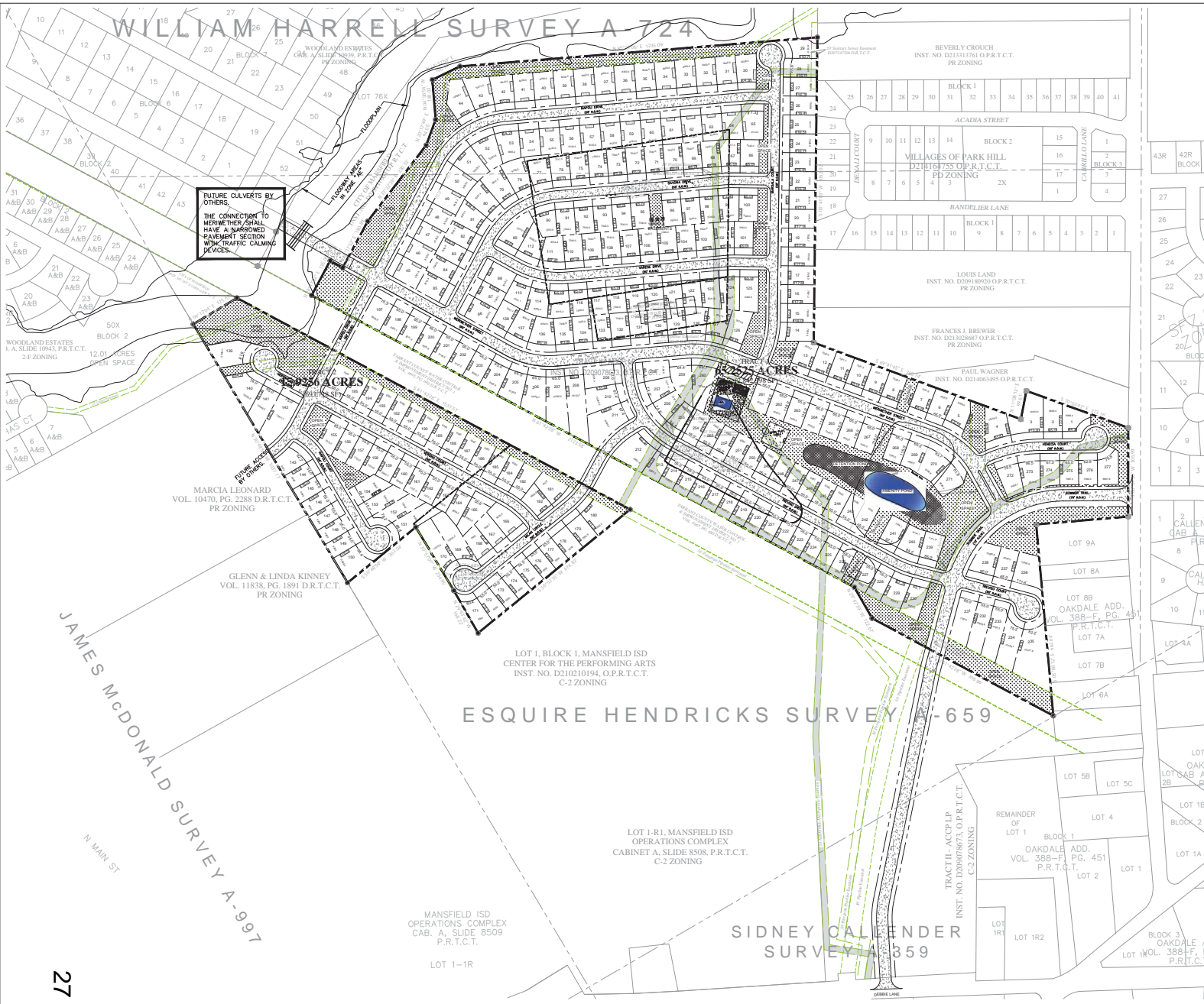
"Note"
 All building lines 35 ft. off property line
 All utility easements 4 ft. off each lot
 where necessary.



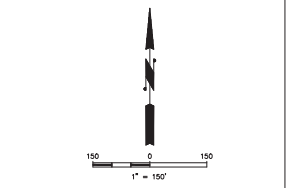
DEC 30 1949

Filed for Record JAN 3 1950
 And Recorded 5 31 14
 Instrument No. 53114
 MELVIN "MEL" FAULK, County Clerk,
 Tarrant County, Texas
 By *Melvin Faulk* Deputy

SD49-001

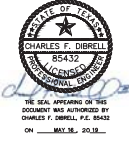


CITY OF MANSFIELD, TEXAS
VICINITY MAP
N.T.S.



TOTAL ACREAGE:	81.177 AC
TOTAL NUMBER OF LOTS:	277
NUMBER OF LOTS PER ACRE:	3.41
MIN. LOT DEPTH: 116'	
MIN. LOT WIDTH: 87'-55', 154'-65', 36'-70'	
RESIDENTIAL SPACE:	85.0%
OPEN SPACE:	15.0%

- ALL DIMENSIONS ARE TO THE BACK OF CURB.
- THE DEVELOPMENT WILL REMOVE AND ABANDON THE TWO GAS WELLS, TRUCK POND, COMPRESSOR STATION AND ASSOCIATED EASEMENTS AS SHOWN.
- LOTS ARE CATEGORIZED AS:
36 STERLING LOTS (120' WIDE)
152 HILL LOTS (65' WIDE)
89 ARBOR LOTS (55' WIDE).
- THE J-SWING REQUIREMENT SHALL BE 10%.
- PHASE I SHALL INCLUDE MERIWETHER AND SUMMER TRAIL PHASES I AND PHASE II WILL BE DECIDED AT PRELIMINARY PLAT.
- AN 8-FOOT SIDEWALK SHALL BE BUILT ALONG THE WESTERN SIDE OF SUMMER TRAIL FROM THE TRWD ESMT TO DEBBE.
- AN 8-FOOT MASONRY WALL SHALL BE BUILT ALONG THE SUMMER TRAIL SIDE OF LOTS 230, 231, 236, & 239.



NO SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHARLES F. DIBRELL, P.E., STATE OF TEXAS, ON MAY 18, 2018.

DC#17-022

DOLCE VITA AT MANSFIELD
CITY OF MANSFIELD, TEXAS

PD SITE PLAN
EXHIBIT B

TERRA ASSOCIATES, INC.
CONSULTING ENGINEERS
LANDSCAPE ARCHITECTS

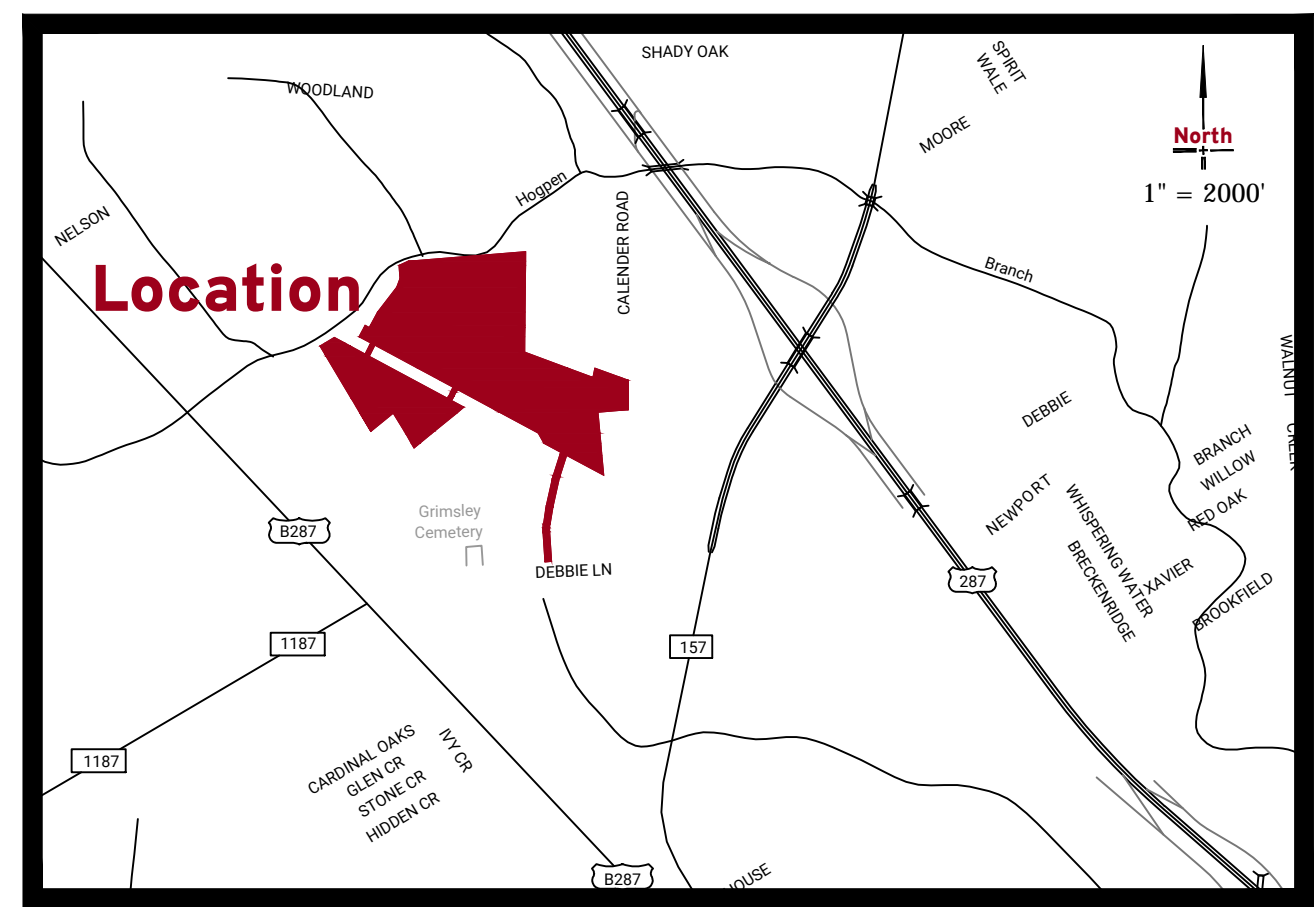
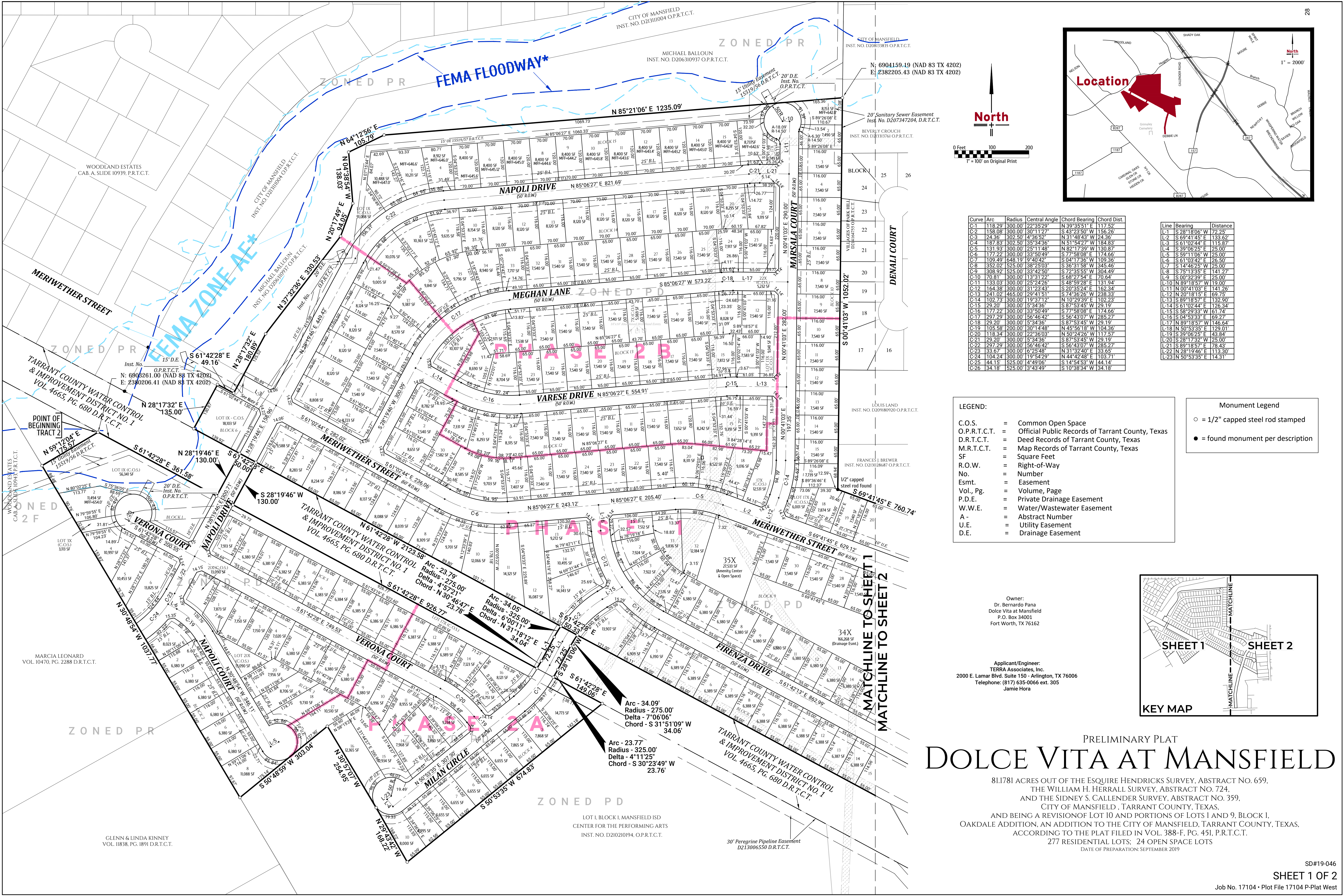
2000 E. LAMAR BLVD. - SUITE 150
MANSFIELD, TEXAS 76005
817-235-0066
tara@terraassoc.com

PROJECT No. 02841701
CONTRACT 1

DRAWN BY: ED
SCALE: 1" = 150'
CHECKED BY: CFD
DATE:

SHEET 1 OF 5

X:\2024-Dolce Vita\0284-1701 Woodlands Estates\Drawings\Development Plan.mxd May 20, 2019 - 9:36am Terra Associates Inc. - Charles Dibrell



Curve	Arc	Radius	Central Angle	Chord Bearing	Chord Dist.
C-1	118.29'	300.00'	22°35'29"	N 39°35'51" E	117.52'
C-2	158.08'	300.00'	30°11'27"	S 43°23'50" W	156.26'
C-3	24.36'	302.50'	4°36'52"	N 91°48'43" W	24.36'
C-4	187.83'	302.50'	35°34'36"	N 51°54'27" W	184.83'
C-5	131.93'	300.00'	25°11'48"	N 82°17'39" W	130.87'
C-6	177.22'	300.00'	33°50'49"	S 77°58'08" E	174.66'
C-7	109.49'	648.19'	9°40'42"	S 04°17'36" W	109.36'
C-8	352.02'	525.00'	38°25'03"	S 36°31'58" W	345.46'
C-9	308.92'	525.00'	33°42'50"	S 72°55'55" W	304.49'
C-10	70.81'	300.00'	13°31'22"	S 68°27'54" E	70.64'
C-11	133.03'	300.00'	25°24'26"	S 48°59'28" E	131.94'
C-12	164.38'	300.00'	31°23'43"	S 20°35'24" E	162.34'
C-13	241.02'	465.00'	29°41'51"	S 74°56'26" W	238.33'
C-14	102.73'	300.00'	19°37'12"	N 10°29'39" E	102.23'
C-15	29.20'	300.00'	5°34'36"	S 87°53'45" W	29.19'
C-16	177.22'	300.00'	33°50'49"	S 77°58'08" E	174.66'
C-17	297.29'	300.00'	56°46'42"	S 56°43'07" W	285.27'
C-18	29.20'	300.00'	5°34'36"	S 87°53'45" W	29.19'
C-19	105.58'	200.00'	30°14'48"	N 45°56'18" W	104.36'
C-20	118.34'	300.00'	22°36'03"	N 50°24'26" W	117.57'
C-21	29.20'	300.00'	5°34'36"	S 87°53'45" W	29.19'
C-22	297.29'	300.00'	56°46'42"	S 56°43'07" W	285.27'
C-23	33.67'	300.00'	6°25'48"	N 31°32'40" E	33.65'
C-24	104.24'	300.00'	19°54'29"	N 44°42'48" E	103.71'
C-25	44.15'	525.00'	4°49'06"	S 14°54'53" W	44.14'
C-26	34.18'	525.00'	3°43'49"	S 10°38'34" W	34.18'

Line	Bearing	Distance
L-1	S 28°18'06" W	72.25'
L-2	S 69°41'45" E	133.62'
L-3	S 61°02'44" E	115.87'
L-4	S 39°06'25" E	25.00'
L-5	S 59°11'06" W	25.00'
L-6	S 61°03'42" E	26.50'
L-7	S 14°46'25" W	25.00'
L-8	S 75°13'35" E	141.27'
L-9	S 00°32'39" E	25.00'
L-10	N 89°18'57" W	19.00'
L-11	N 00°41'09" E	141.26'
L-12	N 20°18'15" E	69.75'
L-13	S 89°18'57" E	132.90'
L-14	S 61°02'44" E	126.34'
L-15	S 58°29'33" W	61.74'
L-16	S 04°53'33" E	69.27'
L-17	N 89°18'57" W	146.64'
L-18	N 50°33'35" E	129.01'
L-19	S 39°06'25" E	43.84'
L-20	S 28°17'32" E	25.00'
L-21	N 89°18'57" E	78.43'
L-22	N 28°19'46" E	113.30'
L-23	N 50°53'35" E	143.31'

LEGEND:

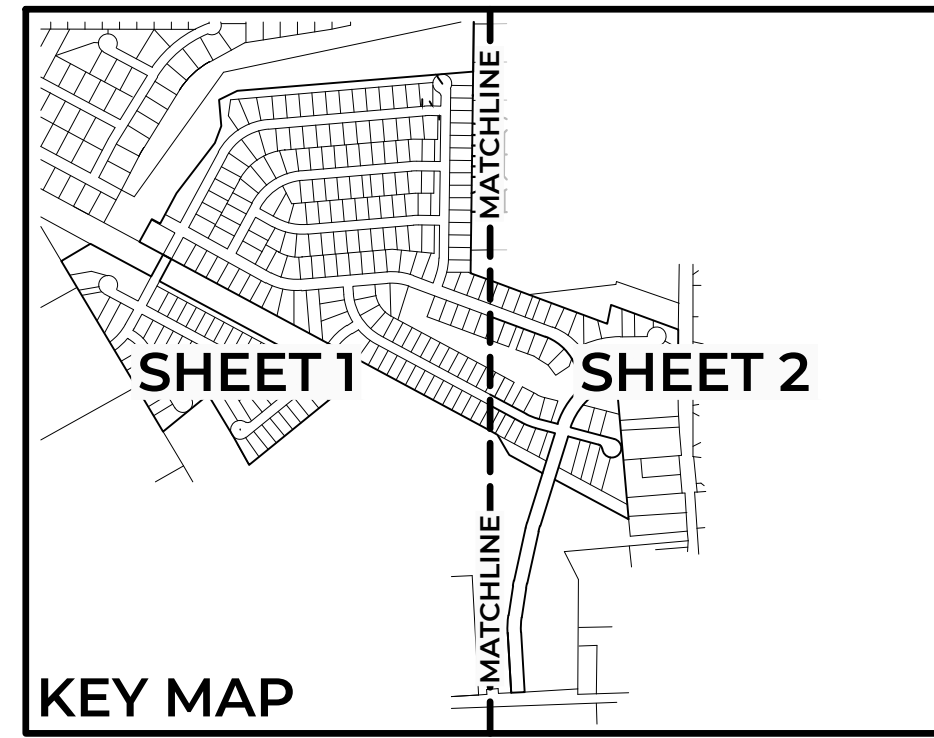
- C.O.S. = Common Open Space
- O.P.R.T.C.T. = Official Public Records of Tarrant County, Texas
- D.R.T.C.T. = Deed Records of Tarrant County, Texas
- M.R.T.C.T. = Map Records of Tarrant County, Texas
- SF = Square Feet
- R.O.W. = Right-of-Way
- No. = Number
- Esmt. = Easement
- Vol., Pg. = Volume, Page
- P.D.E. = Private Drainage Easement
- W.W.E. = Water/Wastewater Easement
- A - = Abstract Number
- U.E. = Utility Easement
- D.E. = Drainage Easement

Monument Legend

- = 1/2" capped steel rod stamped
- = found monument per description

Owner:
 Dr. Bernardo Pana
 Dolce Vita at Mansfield
 P.O. Box 34001
 Fort Worth, TX 76162

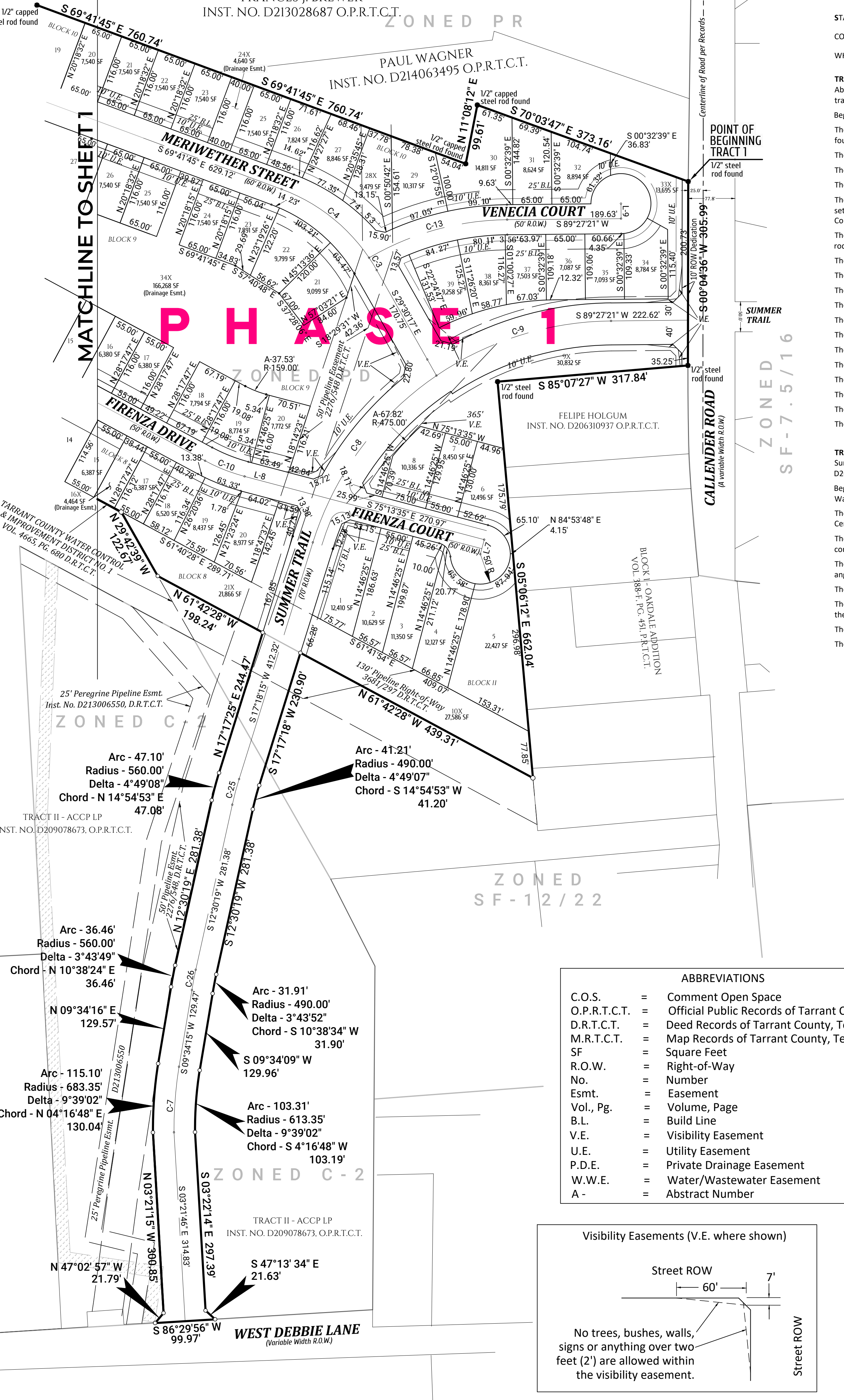
Applicant/Engineer:
 TERRA Associates, Inc.
 2000 E. Lamar Blvd. Suite 150 - Arlington, TX 76066
 Telephone: (817) 635-0066 ext. 305
 Jamie Hora



PRELIMINARY PLAT DOLCE VITA AT MANSFIELD

81.1781 ACRES OUT OF THE ESQUIRE HENDRICKS SURVEY, ABSTRACT NO. 659,
 THE WILLIAM H. HERRALL SURVEY, ABSTRACT NO. 724,
 AND THE SIDNEY S. CALLENDER SURVEY, ABSTRACT NO. 359,
 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS,
 AND BEING A REVISION OF LOT 10 AND PORTIONS OF LOTS 1 AND 9, BLOCK 1,
 OAKDALE ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS,
 ACCORDING TO THE PLAT FILED IN VOL. 388-F, PG. 451, P.R.T.C.T.
 277 RESIDENTIAL LOTS; 24 OPEN SPACE LOTS
 DATE OF PREPARATION: SEPTEMBER 2019

FRANCES J. BREWER
INST. NO. D213028687 O.P.R.T.C.T.



STATE OF TEXAS:
COUNTY OF TARRANT:

WHEREAS, Dolce Vita at Mansfield is the sole owner of the following described tract of land to wit:

TRACT 1 - 65.2525 ACRES: Being a tract of land out of the Esquire Hendricks Survey, Abstract No. 659, the William H. Herrall Survey, Abstract No. 724, and the Sidney Callender Survey, Abstract No. 359, situated in the City of Mansfield, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in March of 2019, said tract being a portion of the same tract of land described in the deed to Michael Balloun recorded as Instrument No. D206310937 and being more particularly described by metes and bounds as follows:

TRACT 2 - 15.9256 ACRES: Being a tract of land out of the Esquire Hendricks Survey, Abstract No. 659, situated in the City of Mansfield, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in November of 2017, said tract being a portion of the same tract of land described AS "Tract 3" in the deed to Michael Balloun recorded as Instrument No. D206310937 and being more particularly described by metes and bounds as follows:

NOTES:

- 1) ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE SHALL BE MARKED WITH 1/2 INCH "MILLER 5665" CAPPED STEEL RODS UPON COMPLETION OF CONSTRUCTION.
2) U.E. = UTILITY EASEMENT; D.E. = DRAINAGE EASEMENT; B.L. = BUILDING LINE; D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS; P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS; R.O.W. = RIGHT-OF-WAY; S.F. = SQUARE FEET; S.V.T. = SIGHT VISIBILITY TRIANGLE; T.V.E. = TRANSPORTATION VISIBILITY EASEMENT; L.A.E. = LANDSCAPE AND ACCESS EASEMENT.
3) THIS DEVELOPMENT WILL HAVE A MANDATORY HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL OPEN SPACE LOTS AND PONDS, LANDSCAPING, TRAILS, AND HARDSCAPING CONTAINED THEREIN; THE AMENITY CENTER, ALL SUBDIVISION SCREENING WALLS AND FENCES, INCLUDING THE PARKWAYS BETWEEN THE SCREENING DEVICES AND THE STREET; AND THE ENHANCED ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO THE LANDSCAPING, MEDIANS, ANY NON-STANDARD PAVEMENT, ENHANCED SCREENING WALLS, FENCING, ARCHITECTURAL FEATURES, SIGNAGE, AND DECORATIVE LIGHTING.
4) 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.
5) THE GRID BEARINGS AND COORDINATES SHOWN HEREON FOR THE PLAT ARE CREATED FROM OUR ACTUAL FIELD SURVEY, RELATED TO THE TEXAS COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NAD83 GRID VALUES.
6) A CONNECTION TO EXISTING STREET STUB FOR MERIWETHER STREET (WITH BOX CULVERTS) SHALL BE PROVIDED WITH PHASE I OF THE DEVELOPMENT. THE CONNECTION SHALL HAVE A NARROW PAVED SECTION WITH TRAFFIC CALMING DEVICES AND SHALL BE GATED WITH A LOCK BOX FOR EMERGENCY ACCESS ONLY UNTIL THE EARLIER OF 70% OF THE HOMES HAVE BEEN SOLD OR UNTIL FURTHER ACTION BY THE CITY COUNCIL TO OPEN SOONER.
7) NO TREES, BUSHES, WALLS, SIGNS, OR ANYTHING OVER 2' IS ALLOWED WITHIN THE VISIBILITY EASEMENTS
8) THE MINIMUM FINISHED FLOOR FOR LOTS ADJACENT TO THE FLOODPLAIN SHALL BE REQUIRED TO HAVE 2 FEET OF FREEBOARD OVER THE 100-YEAR ULTIMATE DEVELOPED FLOODPLAIN ELEVATION.
9) CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS (PER CITY OF MANSFIELD):

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 HEREON 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 OR 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 PROPERTY OWNERS SHALL BE RESPONSIBLE FOR RECOMMENDED OR REQUIRED MAINTENANCE OF ANY PRIVATE STORM WATER FACILITY LOCATED ON THE PROPERTY IN PROPER FUNCTIONING CAPACITY. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSES 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.

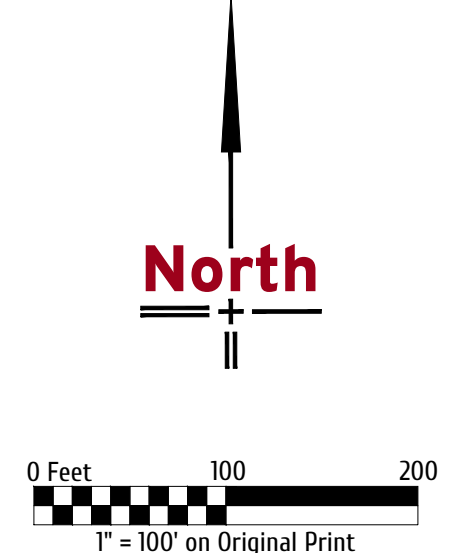
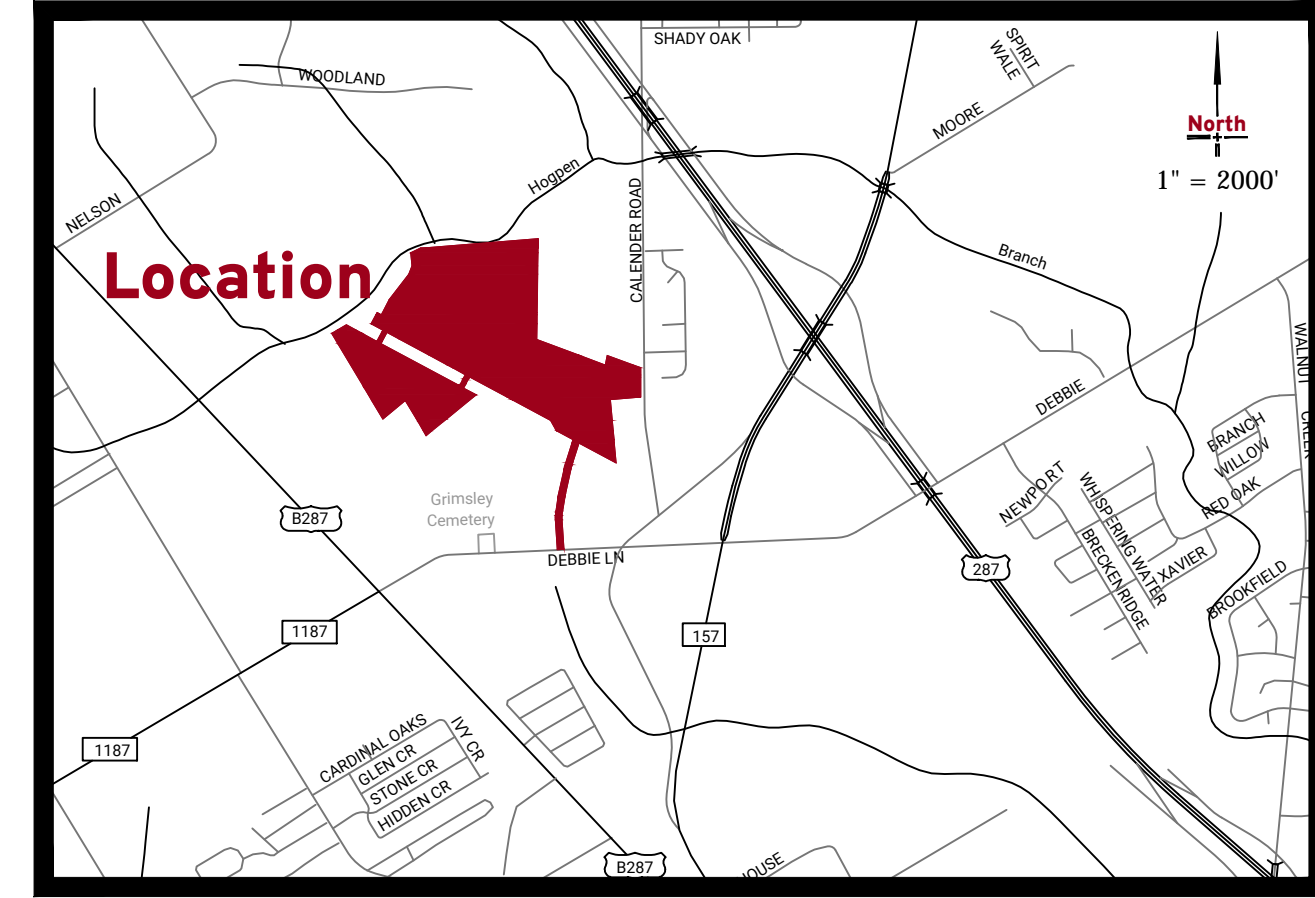
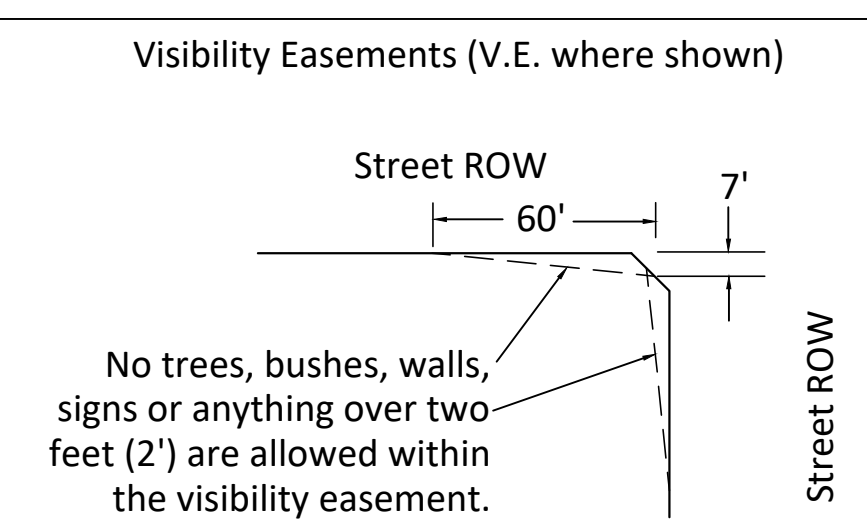
SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF 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 EASEMENTS AND PROPERTIES.

MONUMENT LEGEND
o = 1/2" capped steel rod stamped
• = found monument per description

Table with 5 columns: Curve, Arc, Radius, Central Angle, Chord Bearing, Chord Dist. Rows C-1 through C-26.

Table with 3 columns: Line, Bearing, Distance. Rows L-1 through L-22.

- ABBREVIATIONS
C.O.S. = Comment Open Space
O.P.R.T.C.T. = Official Public Records of Tarrant County, Texas
D.R.T.C.T. = Deed Records of Tarrant County, Texas
M.R.T.C.T. = Map Records of Tarrant County, Texas
SF = Square Feet
R.O.W. = Right-of-Way
No. = Number
Esmt. = Easement
Vol., Pg. = Volume, Page
B.L. = Build Line
V.E. = Visibility Easement
U.E. = Utility Easement
P.D.E. = Private Drainage Easement
W.W.E. = Water/Wastewater Easement
A - = Abstract Number



Owner: Dr. Bernardo Pana
Dolce Vita at Mansfield
P.O. Box 34001
Fort Worth, TX 76162
Applicant/Engineer: TERRA Associates, Inc.
2000 E. Lamar Blvd. Suite 150 - Arlington, TX 76006
Telephone: (817) 635-0066
Jamie Hora

PRELIMINARY PLAT
DOLCE VITA AT MANSFIELD

81.1781 ACRES OUT OF THE ESQUIRE HENDRICKS SURVEY, ABSTRACT NO. 659, THE WILLIAM H. HERRALL SURVEY, ABSTRACT NO. 724, AND THE SIDNEY S. CALLENDER SURVEY, ABSTRACT NO. 359, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AND BEING A REVISION OF LOT 10 AND PORTIONS OF LOTS 1 AND 9, BLOCK I, OAKDALE ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT FILED IN VOL. 388-F, PG. 451, P.R.T.C.T.
277 RESIDENTIAL LOTS: 23 OPEN SPACE LOTS
DATE OF PREPARATION: SEPTEMBER 2019



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 20-3489

Agenda Date: 3/16/2020

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Case

PLANNING AND ZONING COMMUNICATION

Agenda: March 16, 2020

Subject: ZC#20-002: Public Hearing to consider a Historic Landmark Overlay District Classification for the Ralph S. Man Homestead on approximately 1.433 acres located at 604 W. Broad Street; Art Wright, City Historic Preservation Officer, on behalf of the City of Mansfield, property owner

GENERAL INFORMATION

Existing Use: Single-family residence

Proposed Use: Museum

Existing Zoning: SF-7.5/12, Single-Family Residential District

Surrounding Land Use & Zoning:

North - City dog park, PR and SF-12/22

South - Single-family residential, SF-7.5/12

East - Single-family residential, SF-12/22

West - City dog park, PR

RECOMMENDATION OF THE HISTORIC LANDMARK COMMISSION

The Historic Landmark Commission held a public hearing on February 13, 2020, and voted 7-0 to recommend approval of the request.

COMMENTS AND CONSIDERATIONS

The City is requesting a Historic Landmark Overlay District classification for the Ralph S. Man Homestead at 604 W. Broad Street. This designation will allow the Historic Landmark Commission to review future exterior alterations to the structure and protect the property's historic significance. The property is currently zoned SF-12/22 and PR.

Approximately 1.433 acres has been set aside for the Homestead. The remaining property belongs to the adjacent City dog park and will be outside of the Historic Overlay District boundary. The property is currently zoned PR and will be used as a museum and education center.

The City purchased the property in 2013, including the Man House, the historic barn and other structures, for a public park. The house was initially constructed by Ralph Sandiford Man, one of the City's founders. As the oldest documented house in Mansfield, and the residence of a person of great importance in the City's history, the R.S. Man House has been listed on the National Register of Historic Places. Additionally, the Man House is listed as a high priority on the City's Historic Resources Survey.

Due to its importance, the City Council directed that the house be preserved and that restoration efforts be made with a view of converting the house and the original log barn into a museum and education center. The house and original barn are currently undergoing the permit review process for the restoration. Man Homestead will offer visitors an opportunity to learn about early life in Mansfield, from Ralph Man's original log cabin inside the house to the original barn, which was constructed in the fashion of the time.

TMA-CHA Architects and Phoenix 1 Restoration and Construction have developed plans to restore the house to its 1930s appearance. The severely damaged 1946 shed and the 1970s garage and carport, which are non-contributing additions, will be removed. The 1865 wood barn will also be restored. The plan also includes the relocation of two log cabins, one owned by the City and one by the Mansfield Historical Society, to the property.

Historic Details:

The Mansfield Resources Survey Update, 1998, lists the Ralph S. Man Homestead as a High priority. The property is described in the National Register nomination as follows:

Built between ca. 1865 and ca. 1868, the Ralph Man House incorporates a one-room log house into its present 1½-story wood and brick form. The house is a good local example of an early dwelling enlarged and remodeled from a frontier cabin into a comfortable upper middle-class residence. Located at the west end of the original town of Mansfield, just outside the original town plat, the house is Mansfield's oldest known surviving building and was constructed by Ralph Sandiford Man, one Mansfield's founders, for himself, his wife Julia and their two children; subsequent interior remodeling and expansions were made between 1870 and the 1930s. The 1½-story wood and brick dwelling faces south onto West Broad Street and is about six blocks west of the historic commercial district of Mansfield. The house incorporates a symmetrical facade with a cross gabled roof pierced by dormer windows on the front facade. A centrally placed entry sheltered by a flat roof porch features a glass and wood door, set within a Greek Revival influenced surround with fixed pane side lights and transom. At the

northwest corner (rear) is a ca. 1930 one-story shed roof section containing the service porch and a bathroom. A four space garage/carport added in 1974 is at the northeast (rear) of the house; neither of the rear additions is visible from the street.

Designation Considerations:

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

1. *Recognition as a Recorded Texas Historic Landmark, a National Historic Landmark, or entered into the National Register of Historic Places.*

The house was listed on the National Register of Historic Places in May, 2003.

2. *Embodiment of distinguishing characteristics of an architectural type or specimen.*

The Ralph and Julia Man House is an unusual example of a vernacular central hall plan house type in Mansfield. The house also conveys understanding of how Mansfield changed from a frontier settlement to a prosperous farm service community and how the needs of a growing family fostered conversion of a one-room cabin into a substantial middle-class residence. The house also relates the lifestyle and relative wealth and social standing of Ralph Man, and is the only surviving resource associated with Man. The house is worthy of preservation as a local landmark that through its residential function and long association with the Man family documents development patterns in Mansfield and provides interpretation of local social and architectural trends between ca. 1865 and 1906.

3. *Identification with a person or persons who significantly contributed to the culture or development of the City.*

Ralph Sandiford Man (1825-1906), a South Carolina native who came to Texas in the 1850s, was one of the founders of Mansfield. The town was named for Man and his brother-in-law and business partner Julian Feild. The two men operated a steam-powered grist mill that supplied grain to the Confederacy during the Civil War (1861-1865) and later to U.S. troops at Fort Belknap and Fort Griffin.

Man Homestead Master Plan:

The property is subject to the Man House Master Plan approved by the City Council. The master plan includes the following element:

- Restoration of the Man House and the 1865 barn with crushed granite walkways meeting ADA standards (Nos. 1 and 2 on the map);
- Relocation of historic log cabins to the Homestead, with space for other historic

structures as approved by the Museum (No. 6 on the map);

- An information center and restrooms to be located in the public park adjacent to the Homestead boundary. These structures will not be part of the Historic Landmark Overlay District (Nos. 3 and 4 on the map);
- An amphitheater for educational demonstrations and programs, designed to blend with the terrain between the house and the barn (No. 5 on the map);
- Removal of the 1946 shed; and
- Removal of the 1970s garage and carport.

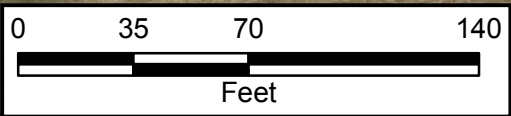
Staff recommends approval.

Attachments:

Maps and supporting information
Exhibit A
Master Plan Map
Photographs of Man Homestead



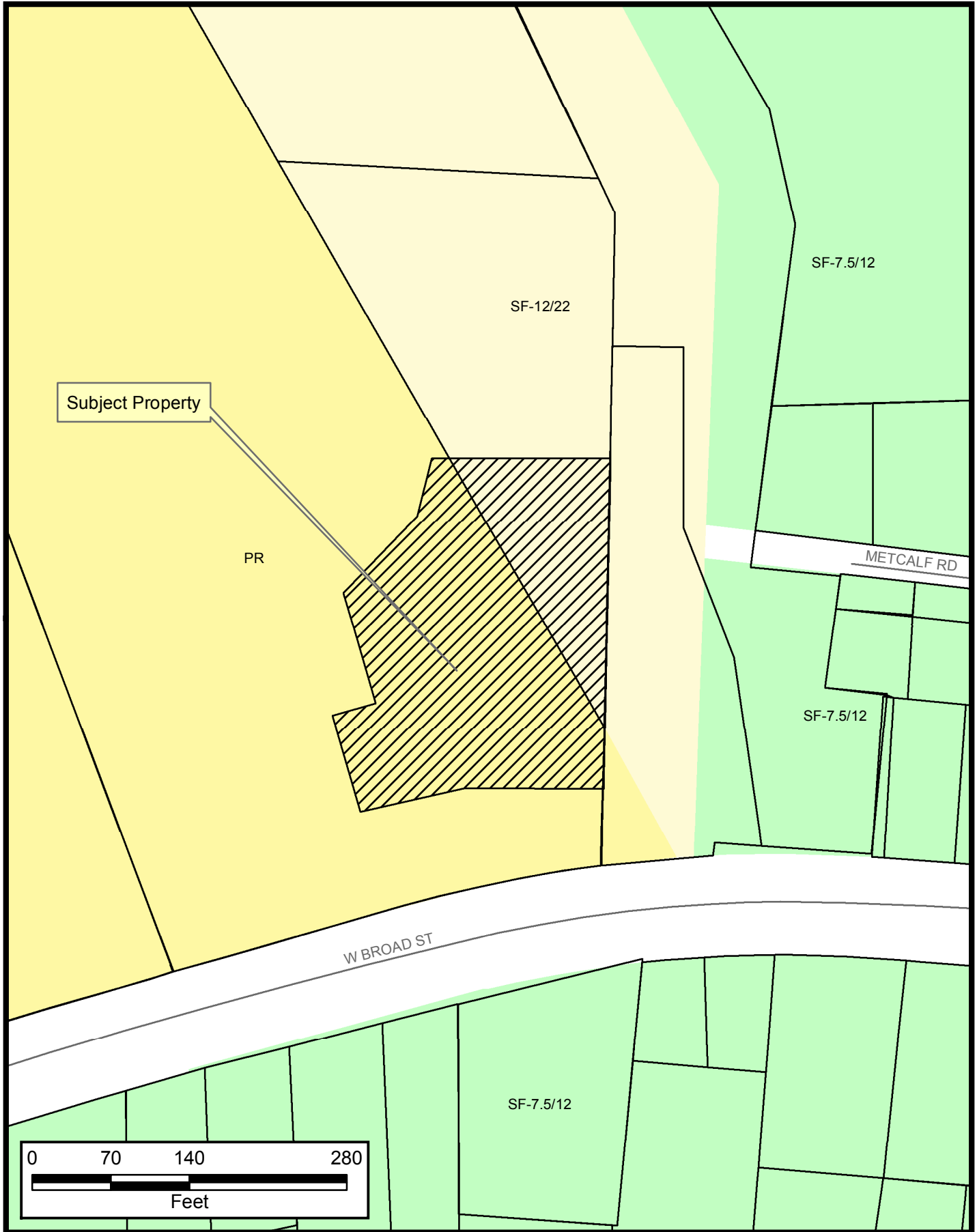
Subject Property



ZC#20-002

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.

2/14/2020



Property Owner Notification for ZC#20-002

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HANKS, THOMAS J SURVEY	A 644	ZETINA, DELORES	603 W BROAD ST	MANSFIELD, TX	76063-1616
HANKS, THOMAS J SURVEY	A 644	PORTILLO, FRANCISCA GARCIA	705 LATHAM BLVD	VENUS, TX	76084
MANSFIELD, CITY OF	BLK 39	ORONA, JESUS	109 N 4TH AVE	MANSFIELD, TX	76063-1679
MANSFIELD, CITY OF	BLK 39	FORSON, JOSH	113 CARLSBAD DR	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 39	MARTIN, MICHAEL	1510 INVERNESS RD	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 40	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MANSFIELD, CITY OF	BLK 40	PATTON, NELDA	PO BOX 186	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 40	PATTON, BILLY	313 ARNOLD AVE	BURLESON, TX	76028
PORTILLO-BROAD ADDITION	BLK 1	RENDON, NOEL	1812 EMPIRE CIR	ARLINGTON, TX	76002-6602
ZUCKERBROW ADDITION	BLK 1	LAKELAND CUSTOM HOMES LLC	752 N MAIN ST # 1513	MANSFIELD, TX	76063
ZUCKERBROW ADDITION	BLK 1	LAKELAND CUSTOM HOMES LLC	752 N MAIN ST # 1513	MANSFIELD, TX	76063

LEGAL DESCRIPTION

BEING 1.433 acres of land located in the THOMAS J. HANKS SURVEY, Abstract No. 644, City of Mansfield, Tarrant County, Texas, and being a portion of the tract of land conveyed to City of Mansfield, by the deed recorded in County Clerk's File No. D213242795, of the Deed Records of Tarrant County, Texas. Said 1.433 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the East boundary line of said City of Mansfield Tract, and said POINT OF BEGINNING being located N 01° 12' 12" E 68.76 feet, from a "60D" nail found at the Southeast corner of said City of Mansfield Tract;

THENCE N 89° 35' 47" W 122.98 feet, to a point;

THENCE S 77° 16' 12" W 95.63 feet, to a point in the proposed East edge (back) of a curb for a parking lot;

THENCE N 16° 13' 17" W 89.00 feet, along the East edge (back) of the proposed curb, to a point;

THENCE N 73° 46' 43" E 40.00 feet, to a point;

THENCE N 16° 13' 17" W 102.07 feet, to a point;

THENCE along a line 15.0 feet Southeast of and parallel to the centerline of a proposed 18" storm sewer pipe, as follows:

1. N 43° 49' 03" E 94.91 feet, to a point;

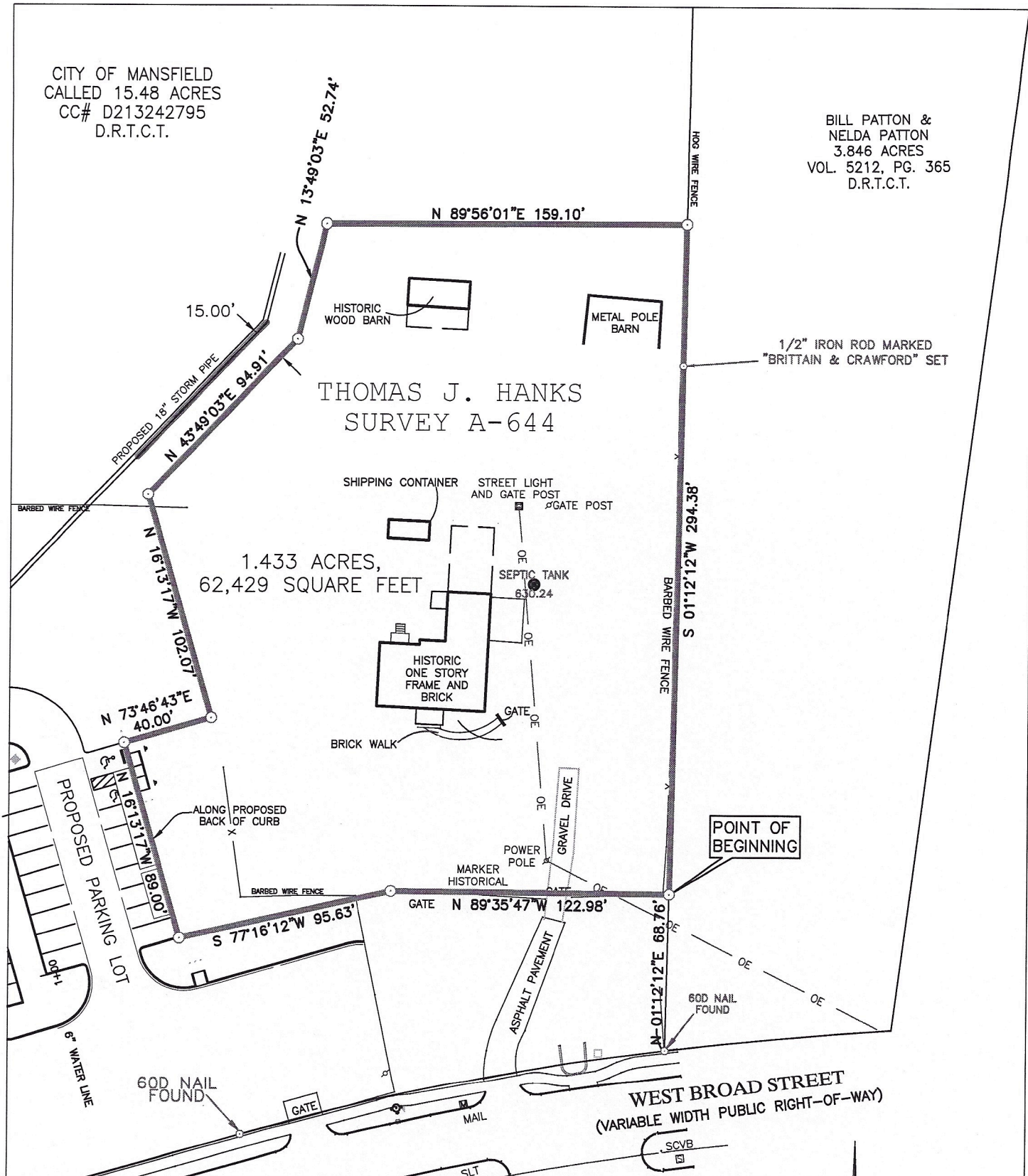
2. N 13° 49' 03" E 52.74 feet, to a point;

THENCE N 89° 56' 01" E 159.10 feet, to a point in the East boundary line of said City of Mansfield Tract;

THENCE S 01° 12' 12" W 294.38 feet, along the East boundary line of said City of Mansfield Tract, to the POINT OF BEGINNING containing 1.433 acres (62,429 square feet) of land.

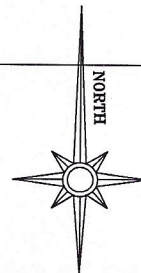
CITY OF MANSFIELD
 CALLED 15.48 ACRES
 CC# D213242795
 D.R.T.C.T.

BILL PATTON &
 NELDA PATTON
 3.846 ACRES
 VOL. 5212, PG. 365
 D.R.T.C.T.

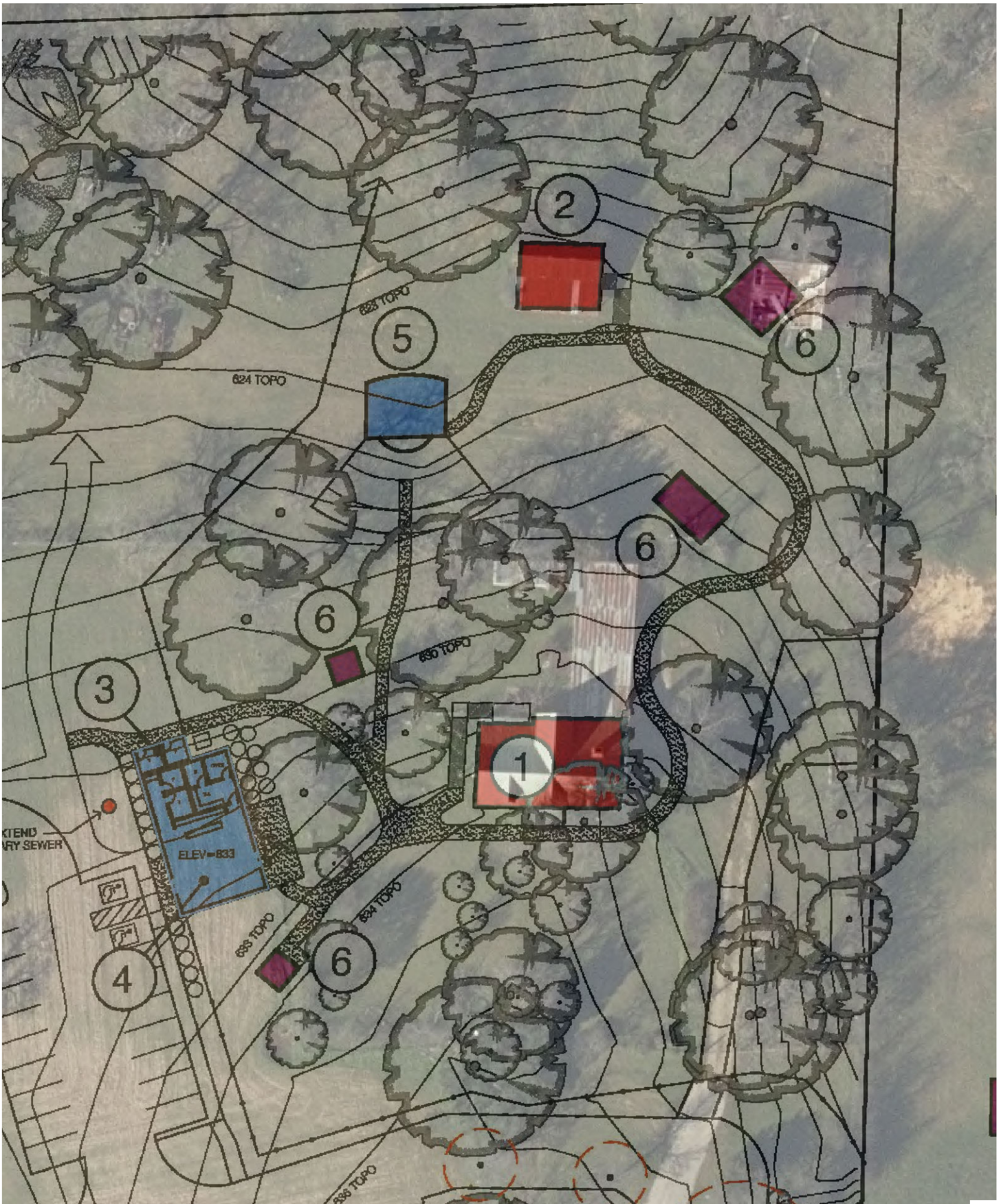


COPYRIGHTS:
BRITTAIN & CRAWFORD
 LAND SURVEYING &
 TOPOGRAPHIC MAPPING
 FIRM CERTIFICATION# 1019000
 TEL (817) 926-0211 - FAX (817) 926-9347
 P.O. BOX 11374 * 3908 SOUTH FREEWAY
 FORT WORTH, TEXAS 76110
 EMAIL: admin@brittain-crawford.com
 WEBSITE: www.brittain-crawford.com

EXHIBIT MAP
 OF
1.433 ACRES OF LAND
 LOCATED IN THE
THOMAS J. HANKS SURVEY
ABSTRACT No. 644
 THE CITY OF MANSFIELD
 TARRANT COUNTY, TEXAS
EXHIBIT PREPARED: JANUARY 17, 2020



SCALE 1" = 60'















CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 20-3490

Agenda Date: 3/16/2020

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Case

Planning & Zoning Communication

Agenda: March 16, 2020

Subject: ZC#20-003: Public hearing for a change of zoning from SF-8.4/16 Single-Family Residential District to PD Planned Development District for professional & medical office uses, boutique retail shops, and artist studio uses on approximately 0.379 acres known as a portion of Block 10, Original Town of Mansfield, located at 310 E. Broad St.; Ernst Realty Investment

GENERAL INFORMATION

Existing Use: Single-family residence

Existing Zoning: SF-8.4/16, Single-Family Residential District

Surrounding Land Use & Zoning:

North - E. Broad St.; professional office and church uses (PD) across the street

South - Single-family residential, SF-7.5/12

East - Professional office, OP

West - Single-family residential, SF-7.5/12

Thoroughfare Plan Specification:

E. Broad St. - major arterial (four-lane divided)

Comments and Considerations

The subject property consists of 0.379 acres currently improved with a 1,200 sq. ft. single-story house, garage, and shed. The applicant is requesting to rezone the property from SF-8.4/16 Single-Family Residential District to PD Planned Development District for professional & medical office uses, boutique retail shops, and artist studio uses.

Development Plan and Regulations

The existing 1,200 sq. ft. single-story house will remain, but the garage and shed in the rear of the property will be removed. The house, known as the Andrew “Cap” and Emma Doughty Bratton House is listed on the National Register of Historic Places, but has not yet been designated as a local historic landmark. The house includes yellow siding, green trim, a prominent bay window, a covered front porch, a pitched roof, and is 28’ in height.

Behind the house, a new 2,400 sq. ft. single-story building will be constructed. To match

the house, the new building will include yellow siding as the primary building material, with covered porches, bay windows, and a pitched roof design. In addition, the new building will be accentuated by red brick along the base, shake siding in the gables, white trim, and 3-D architectural shingles. The new building will also include abundant windows on the front elevation. While larger in size than the house, at 20'-6", the new building will be shorter in height than the house and will also be mostly concealed by the house or landscaping in order to not detract from or overshadow the historic house. During the staff review process, the applicant agreed to trim 10' off the western side of the new structure to assist in this regard, while still maintaining the bay window feature and providing for a vista at the end of the driveway.

It is noted in the development regulations that no expansion shall be made to the exiting building, any exterior construction and remodeling of the existing building must be compatible with the historic character of the building, and that the maximum height of the proposed building shall not exceed the height of the existing building.

It is also noted that the development deviates from the Zoning Ordinance as it relates to residential proximity requirements. A reduced building setback from the adjacent residential zoning shall be allowed as shown in the Development Plan. The typical setback from residential property for a 20'-tall OP-zoned building is 20', but there is only a 10' setback from the residential property to the south. However, the regulations specify that lighting shall be shielded or pointed away from adjacent residential properties as prescribed in Section 7400 of the Zoning Ordinance

Access and Parking

The existing driveway along the west side of the existing building will be expanded and re-worked to provide for a 12-space parking lot to serve the development. Most of the parking spaces will be arranged in a single-row along the western side of the property, with two of the spaces located on the opposite side behind the home, one of which will be an ADA-accessible space. The parking ratio for professional office uses (1 space per 300 sq. ft.) was applied; the development meets the requirements when calculated using this ratio. Due to space constraints, only a 22' two-way drive aisle will be provided, two feet below the typical 24' standard. In order to allow vehicles to safely maneuver out of spaces into the reduced-width drive aisle, several of the parking spaces are 1' wider than the typical 9'-wide space. To further enhance the appearance of the historic building, the existing pavement and second driveway opening directly in front of the historic building will be removed. A new sidewalk will connect the front entrance of the existing building to the sidewalk along E. Broad St. A new concrete walk and ramp will also connect the two buildings to each other and provide an accessible route to the parking lot.

Landscaping and Screening

Landscaping and screening will be provided as shown in the Development Plan. This includes the preservation of the existing landscape beds in front of the existing home, the preservation of nine trees and one shrub, and the planting of ten new shrubs and one crape myrtle tree. The new plantings are largely to accentuate the new building and parking lot. The existing wood fence along the rear property line will remain, while a new 3.5'-tall picket fence will be installed along the west property line adjacent to the parking

lot. The picket fence will not extend into the front yard forward of the existing building and provides for screening and separation of land uses in a manner that is consistent with the historic residential character of the neighborhood. The development regulations note that all equipment will be ground-mounted, located in the side yard or rear yard, and will be screened from the street or adjacent property by dense shrubs or low fencing that fully conceal the equipment. In addition, all trash containers will be screened in accordance with Section 7301.B of the Zoning Ordinance. In addition, no outside storage of materials or merchandise will be allowed on the property.

Signage

A new directory sign will be installed in front of the existing building along E. Broad St. The directory sign will be 6' tall, 10' wide, and will include a 2' tall brick base to match the building. The sign area will be limited to 32 sq. ft. The directory sign will be setback 5' from the front property line, which deviates from the typical 10' setback requirement, but is consistent with the location of many other signs along this section of E. Broad St. and prevents the encroachment of the sign into the existing landscape beds in front of the building. Name plate signs will also be allowed on the buildings as prescribed in Section 7100 of the Zoning Ordinance.

Recommendation

The proposed development will allow for the preservation of the existing historic structure, while also removing nonconforming accessory structures that do not match or complement the historic structure, and allowing for a new building that better matches and complements the existing structure while not detracting from or overshadowing it. In addition, the proposed change in use from single-family residential to office, studio, and boutique retail uses allows for a more productive use of the property that is consistent with the transition from residential to business uses that has been taking place along this part of E. Broad St. while also being sensitive to the historic residential character of the surrounding area. The development also preserves the existing trees and landscape beds, provides for additional landscaping, and provides for parking, screening, and signage in a manner that is limited to only what is truly necessary to support the development and which is also sensitive to surrounding properties and the historic character of the area. Staff recommends approval with the condition that the applicant revise the listed number of plantings to match the plan.



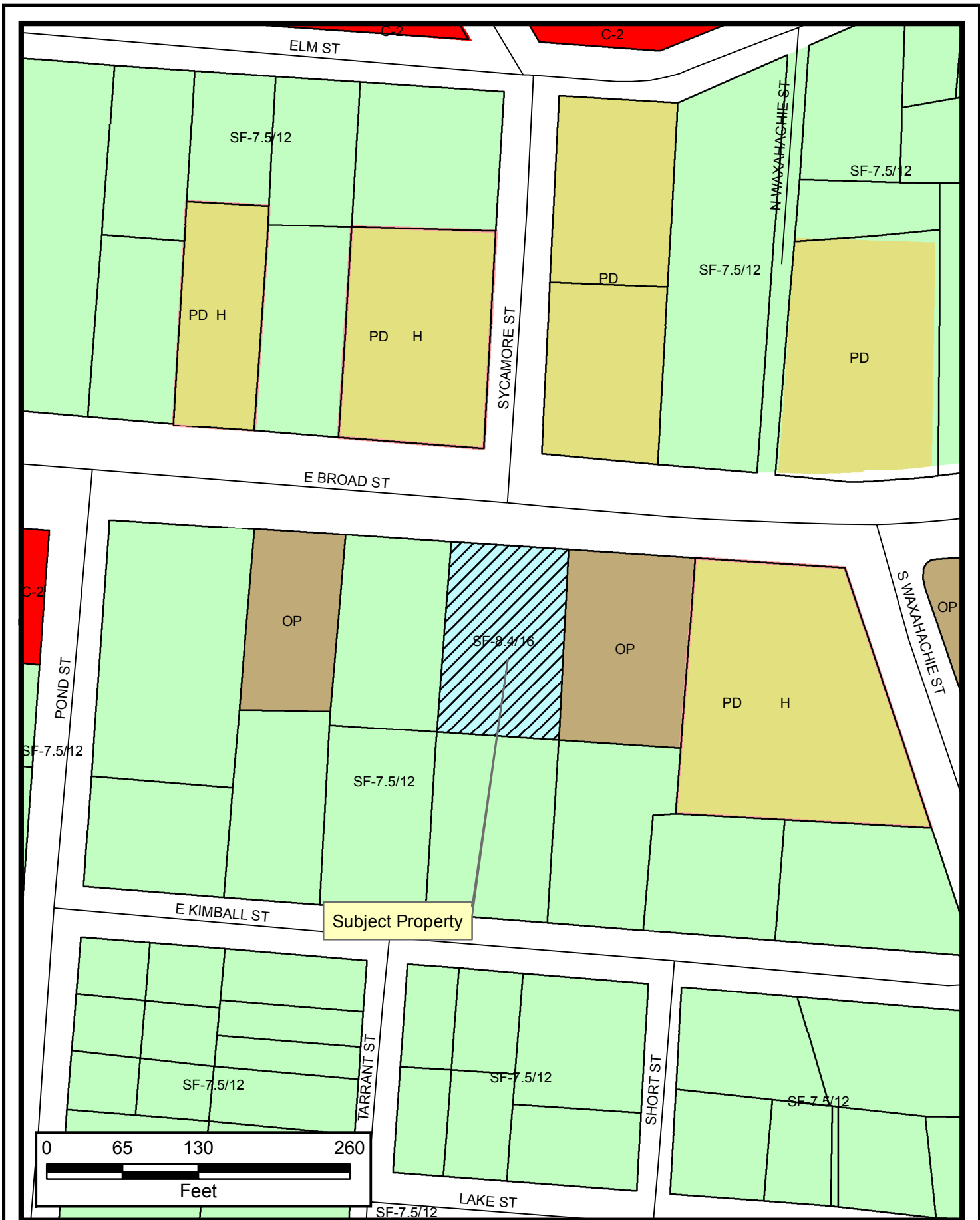
Subject Property



ZC#20-003

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.

3/5/2020



ZC#20-003

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.

3/5/2020

Property Owner Notification for ZC#20-003

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
		MANSFIELD TX MOB LP	5910 N CENTRAL EXPWY STE 1000	DALLAS, TX	75206
MANSFIELD, CITY OF	BLK 10	EUBANK, MARY ANN	306 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 10	ERNST REALTY INVESTMENTS LLC	101 N MAIN ST STE A	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 10	CASTILLO, LORENZO	403 E KIMBALL ST	MANSFIELD, TX	76063-3145
MANSFIELD, CITY OF	BLK 10	CASTILLO, LORENZO	403 E KIMBALL ST	MANSFIELD, TX	76063-3145
MANSFIELD, CITY OF	BLK 11	BARNETT, CELIA S EST	PO BOX 85	MANSFIELD, TX	76063-0085
MANSFIELD, CITY OF	BLK 11	TOUCAN PROPERTIES INC	1110 PEBBLE BEACH CT	MANSFIELD, TX	76063-2647
MANSFIELD, CITY OF	BLK 11	PERRY, BILLY M EST	307 E KIMBALL ST	MANSFIELD, TX	76063-3143
MANSFIELD, CITY OF	BLK 11	MONTEMAYOR, E	107 POND ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 14	ANCHORA PROPERTIES LLC	309 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 14	MANN, ANN WATSON	307 E BROAD ST	MANSFIELD, TX	76063-1705
MANSFIELD, CITY OF	BLK 14	ANCHORA PROPERTIES LLC	309 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 15	KALUPA, DALE R & LESLIE D	405 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 15	CENTRAL BAPT CH MANSFIELD	PO BOX 59	MANSFIELD, TX	76063-0059
MANSFIELD, CITY OF	BLK 7	RODRIGUEZ, ALEJANDRO	400 E KIMBALL ST	MANSFIELD, TX	76063-3144
MANSFIELD, CITY OF	BLK 9	PATTERSON INS AGENCY INC C/O FORD & DEBNEY FARRIS	321 LANDVIEW DR	BURLESON, TX	76028
MANSFIELD, CITY OF	BLK 9	MORALES, CHARLES	5880 NEWT PATTERSON RD	MANSFIELD, TX	76063-6152
MANSFIELD, CITY OF	BLK 9	HERNANDEZ, BALDEMAR & OFELI	407 E KIMBALL ST	MANSFIELD, TX	76063-3145
MANSFIELD, CITY OF	BLK 9	MORALES, CHARLES E	5880 NEWT PATTERSON RD	MANSFIELD, TX	76063-6152

EXHIBIT A
PROPERTY DESCRIPTION FOR ZC#20-003
310 E Broad St, being a portion of Block 10 of the Original Town of Mansfield

BEING a portion of Block 10, Original Town of Mansfield, an addition to the City of Mansfield, Texas according to the plat recorded in Volume 63, Page 53 of the Plat Records of Tarrant County, Texas and being all that certain tract of land described in deed to Ernst Realty Investments, LLC, recorded in Clerk's File No. D217114035 of the Official Public Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 3/8-inch iron rod found at the Northeast corner of said Block 10 and said Ernst Realty Tract, being the Northwest corner of Block 9, said Original Town of Mansfield, and that certain tract of land described in deed to Patterson Insurance Agency, Inc., recorded in Volume 15299, Page 217 of the Deed Records of Tarrant County, Texas and lying in the South right-of-way line of East Broad Street (a called 100-foot wide right-of-way);

THENCE S 05° 15' 17" W, 149.55 feet along the common boundary line between said Ernst Realty Tract and said Patterson Tract with the common line between said Blocks 9 and 10 to a point at the Southeast corner of said Ernst Tract, being the Northeast corner of that certain tract of land described in deed to Lorenzo Castillo and wife, Maria Castillo, recorded in Volume 12739, Page 585 of the Deed Records of Tarrant County, Texas;

THENCE N 85° 12' 33" W, 109.96 feet along the common boundary line between said Ernst Realty Tract and said Castillo Tract to a 5/8-inch iron rod found at the Southwest corner of said Ernst Realty Tract, lying in the East boundary line of that certain tract of land described in deed to Mary Ann Eubank, recorded in Volume 12605, Page 1309 of the Deed Records of Tarrant County, Texas;

THENCE N 04° 58' 37" E, 149.81 feet along the common boundary line between said Ernst Realty Tract and said Eubank Tract to an "X" cut in concrete found at the Northwest corner of said Ernst Realty Tract, lying in the aforesaid South right-of-way line of East Broad Street and lying S 85° 04' 26" E, 290.16 feet along said right-of-way line from an "X" cut on top of a concrete retaining wall at its intersection with the East right-of-way line of Pond Street;

THENCE S 85° 04' 26" E, 110.68 feet along the North boundary line of said Ernst Realty Tract with the said South right-of-way line of East Broad Street to the PLACE OF BEGINNING, containing 0.379 acre (16,511 square feet) of land.



SURVEYED ON THE GROUND
JANUARY 23, 2020

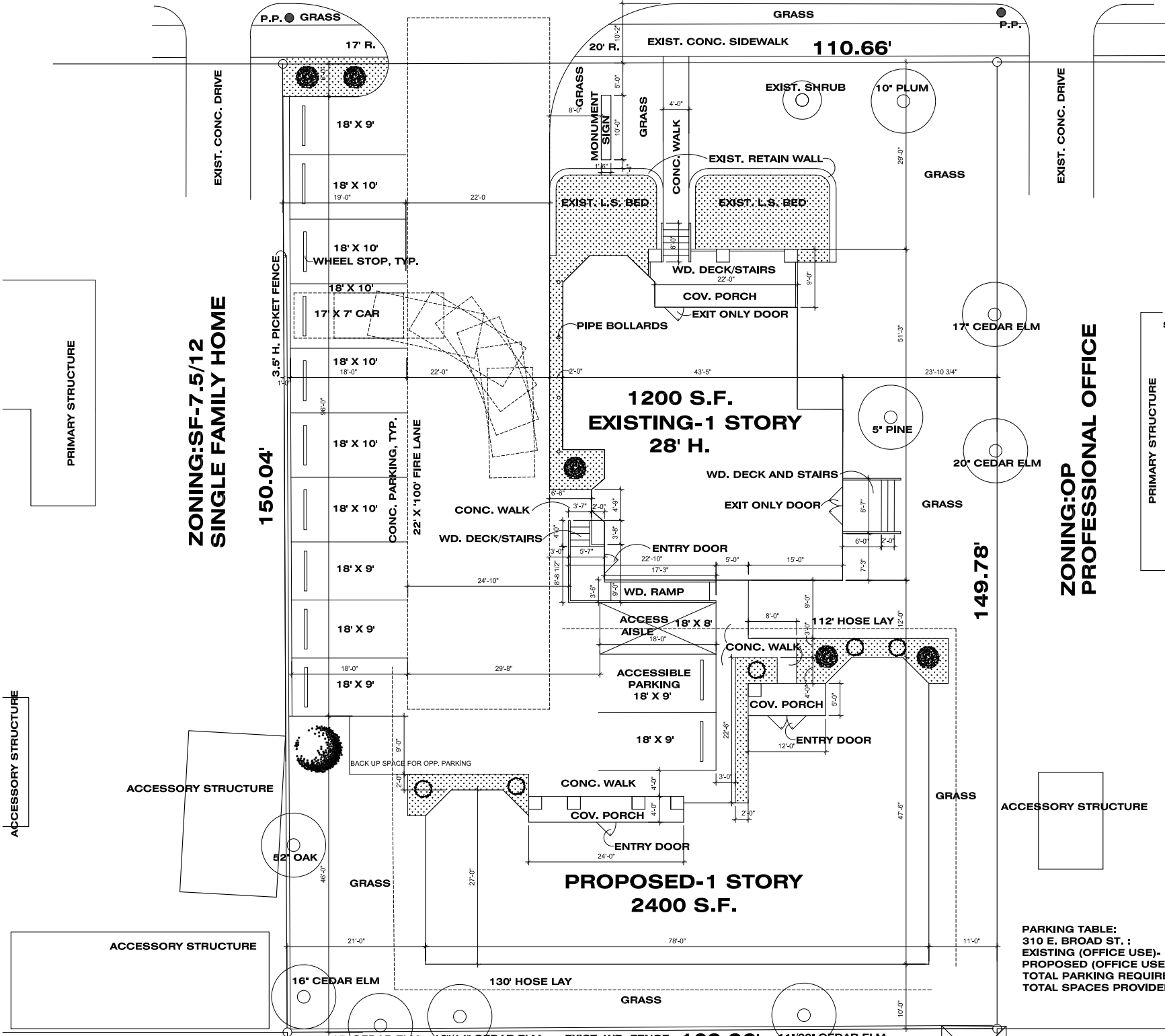
RONALD W. COOMBS, R.P.L.S.
STATE OF TEXAS No. 5294

310 E. BROAD ST.

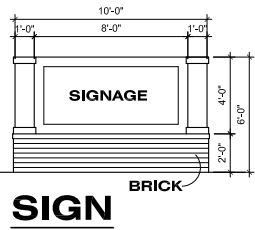


DESIGNER:
 SHERI BUMGARDNER
 900 N. WALNUT CREEK DR.
 SUITE 100 - PMB 366
 MANSFIELD, TX. 76063
 817-300-7052
 sherl@ssbdesigns.com

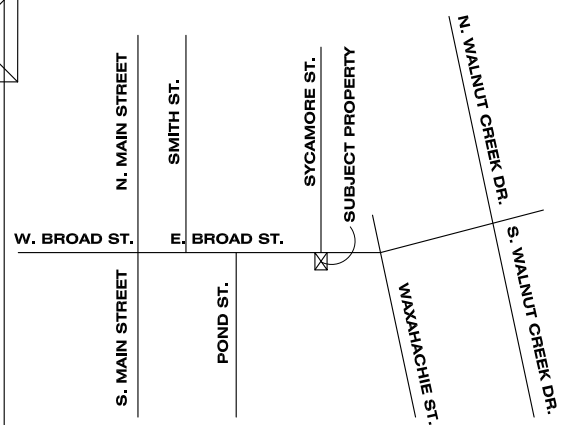
PROPERTY OWNER:
 STEVE ERNST
 ERNST REALTY INVESTMENT
 101 N. MAIN ST. - SUITE A
 MANSFIELD, TX. 76063
 817-473-6000
 steve.ernst.cunv@statefarm.com



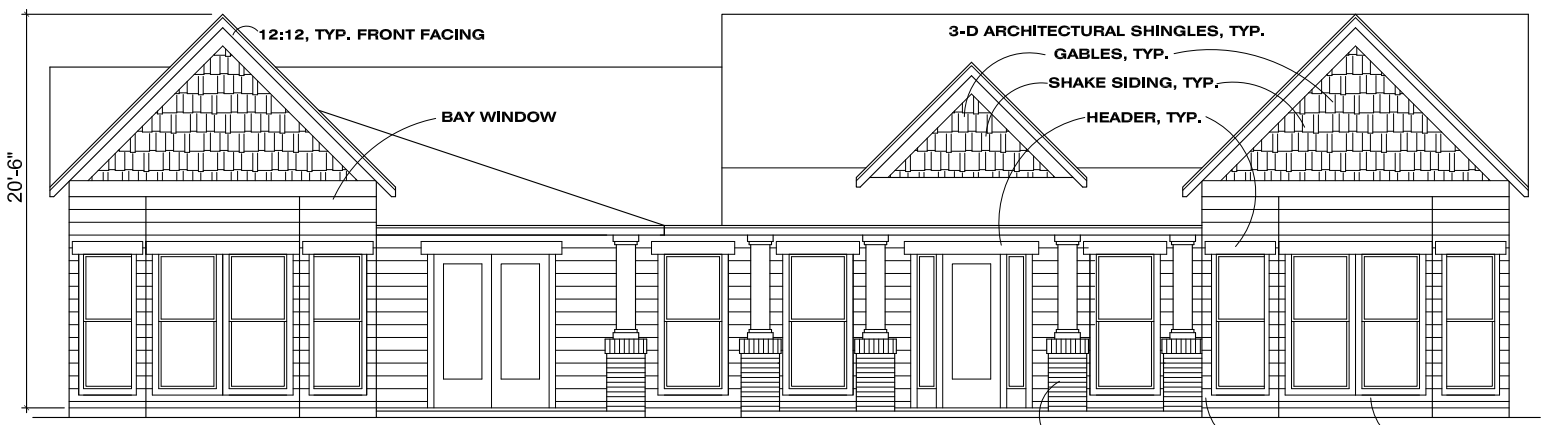
- PRIMARY STRUCTURE**
- EXISTING TREE TO REMAIN
 - WHITE DOGWOOD 3-1/2" CALIPER 2 TOTAL
 - CRAPE MYRTLE 3-1/2" CALIPER 7 TOTAL
 - DWARF BAYBERRY 15 TOTAL
 - DWARF WAX MYRTLE 10 TOTAL
 - LANDSCAPE BED



EXISTING BUILDING



ZONING: SF-7.5/12 SINGLE FAMILY HOME



COLORS:
 BODY- YELLOW (SW-PEACE YELLOW)
 TRIM WHITE (SW-SNOWBOUND)
 BRICK- RED

**EXHIBIT B FOR ZC#20-003
PLANNED DEVELOPMENT REGULATIONS**

Base Zoning: OP, Office Park District

Permitted Uses: Professional and medical office, boutique retail shops, artist studio.

Building Requirements:

- No expansion shall be made to the existing building.
- Exterior reconstruction and remodeling of the existing building must be compatible with the historic character of the building.
- Maximum height of the proposed building shall not exceed the height of the existing building.
- Exterior facade of the proposed building shall comprise of a combination of brick, cementitious fiber board and shake siding as depicted in the building elevation(s).
- Roof of the proposed building shall have a gable or hip form.

Parking Requirements:

- Minimum off-street parking shall be provided as shown in the Development Plan.
- The new parking and drive surface will be constructed of concrete.

Landscaping and Screening Requirements:

- Landscaping and screening shall be provided as shown in the Development Plan
- New landscaping must be irrigated with an irrigation system.
- All equipment shall be ground-mounted and located in the side or rear yard and shall require screening if visible from the street or adjacent property. Screening may comprise of dense shrubs or low fencing that fully conceal the equipment.

Sign Standards: Directory Sign and Name Plate Signs shall be permitted as prescribed in Section 7100, Sign Standards of the Zoning Ordinance with the exception that the Directory Sign will setback only 5' from the front property line.

Residential Proximity Requirements:

- Setback from Adjacent Residential Zoning - A reduced building setback from the adjacent residential zoning shall be permitted as shown in the Development plan.
- Lighting shall be shielded or pointed away from the adjacent residential properties as prescribed in Section 7400, Residential Proximity Standards of the Zoning Ordinance.

Trash Service: It shall be handled in a manner that is in compliance with the City's Solid Waste Ordinance and that all trash and recycling containers will be screened in accordance with Section 7301.B of the Zoning Ordinance

Outside Storage: There will be no outside storage of materials or merchandise on the property.

Compliance with PD Regulations

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



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 20-3492

Agenda Date: 3/16/2020

Version: 1

Status: Old Business

In Control: Planning and Zoning Commission

File Type: Informational Item

Agenda Number:

Summary of City Council Actions

February 24, 2020

Third and Final 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 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, John Arnold of Skorburg Company on behalf of Paul A. and Paula Sutton, Marilyn G. Richardson and Christopher Puempel (ZC#19-020)

Approved w/conditions 4 - 3 (Leyman, Moore and Broseh)