



# CITY OF MANSFIELD

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

## Meeting Agenda

### Planning and Zoning Commission

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Monday, April 20, 2020

6:00 PM

City Hall Council Chambers

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**THIS MEETING WILL BE HELD BY VIDEO CONFERENCING. To participate, please register at [https://zoom.us/webinar/register/WN\\_fvMbzXVxT0CSrEN0q\\_HHEQ](https://zoom.us/webinar/register/WN_fvMbzXVxT0CSrEN0q_HHEQ) by 6:00 pm on Monday, April 20, 2020 or join by telephone at 1-888-788-0099 (Toll Free). When you call into the meeting, provide the Webinar ID number and password below:**

**Webinar ID: 986 1676 0945**

**Password: 12345678**

**Citizen comments on any agenda item for the April 20, 2020 Planning and Zoning Commission meeting may be submitted by email at [planning@mansfieldtexas.gov](mailto:planning@mansfieldtexas.gov). All comments must be received by 12:00 noon, Monday, April 20, 2020, for presentation to the Commissioners prior to the meeting.**

**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**

[20-3541](#)

Minutes - Approval of the April 6, 2020 Planning and Zoning Commission Meeting Minutes

**Attachments:** [04-06-20.pdf](#)

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

**5. CONSENT AGENDA**

[20-3537](#) SD#20-008: Preliminary Plat of Lots 1 Thru 3, Block 1, Long Estates, being 6.716 acres located at 4517 E. Broad Street; Baird, Hampton & Brown, engineer, and Linh Phuong Tran, owner

**Attachments:** [Preliminary Plat](#)

[20-3538](#) SD#19-045: Final Plat of Matlock Road Phase 2 on 1.068 acres by Graham & Associates, Inc., engineer; Ruby - 07-SPMTGE, LLC and North Rock Real Estate, LLC, owners.

**Attachments:** [Location Map](#)

[Final Plat](#)

**6. PUBLIC HEARINGS**

[20-3539](#) ZC#19-023: Public hearing for a change of zoning from PD, Planned Development District to PD, Planned Development District for C-2 uses including a Church and Eating Place with Drive-Thru Service on approximately 32.558 acres located at 748, 756 and 764 S. Mitchell Road and 1001 S. US 287; Bannister Engineering, surveyor/engineer and Living Church, owner/developer.

**Attachments:** [Maps and Supporting Information.pdf](#)

[Exhibits A through D.pdf](#)

**7. COMMISSION ANNOUNCEMENTS**

**8. STAFF ANNOUNCEMENTS**

**9. ADJOURNMENT OF MEETING**

**10. NEXT MEETING DATE: Monday, May 4, 2020**

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

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Delia Jones, Planning and Zoning Secretary

\* This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817 473-0211 or TDD 1-800-RELAY TX,

\* 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

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## STAFF REPORT

File Number: 20-3541

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**Agenda Date:** 4/20/2020

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Planning and Zoning Commission

**File Type:** Meeting Minutes

### Title

Minutes - Approval of the April 6, 2020 Planning and Zoning Commission Meeting Minutes

### Description/History

The minutes of the April 6, 2020 Planning and Zoning Commission Meeting are in DRAFT form and will not become effective until approved by the Commission at this meeting.





# CITY OF MANSFIELD

1200 E. Broad St.  
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## Meeting Minutes - Draft

### Planning and Zoning Commission

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Monday, April 6, 2020

6:00 PM

City Hall Council Chambers

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**Citizen comments for this meeting may be submitted by email through the city's website at [www.mansfieldtexas.gov/Planning](http://www.mansfieldtexas.gov/Planning). All comments must be received by 12:00 noon, Friday, April 3, 2020, for presentation to the Commissioners during the meeting.**

#### 1. CALL TO ORDER

*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.*

*Staff Present:*

*Matt Jones, Director of Planning*

*Andrew Bogda, Planner I*

*Delia Jones, Planning & Zoning Secretary*

**Commissioners:**

**Absent** 2 - Anne Weydeck and Bob Klenzendorf

**Present** 4 - Wayne Wilshire; Blake Axen; Kent Knight and Stephen Groll

#### 2. RECESS INTO EXECUTIVE SESSION

*The Commission did not recess into Executive Session.*

#### 3. APPROVAL OF MINUTES

[20-3517](#)

Minutes - Approval of the March 16, 2020 Planning and Zoning Commission Meeting Minutes

**Chairman Wilshire called for approval of the March 16, 2020, minutes.**

**Commissioner Groll made a motion to approve the minutes. Vice-Chairman Knight seconded the motion which carried by the following vote:**

**Aye:** 4 - Wayne Wilshire; Blake Axen; Kent Knight and Stephen Groll

**Nay:** 0

**Absent:** 2 - Anne Weydeck and Bob Klenzendorf

**Abstain:** 0

**4. CITIZENS COMMENTS**

*None.*

**5. CONSENT AGENDA****20-3520**

SD#17-060: Final Plat of Dove Chase Phase 2 on 45.136 acres by Goodwin & Marshall Inc., engineer; First Texas Homes, owner/developer; and Bloomfield Homes, owner/developer

*Commissioner Axen had questions regarding the private drainage easement for Lots 88-92. Mr. Jones stated that the drainage easement will be maintained by the HOA. Commissioner Axen also had questions regarding the number of homes that are on the radius of an existing gas pad site and how many wells are permitted on this site. Mr. Jones stated that four homes are allowed and distances are shown on the plat.*

**After discussion, Commissioner Groll made a motion to approve the plat. Commissioner Groll seconded the motion which carried by the following vote:**

**Aye:** 3 - Wayne Wilshire; Kent Knight and Stephen Groll

**Nay:** 0

**Absent:** 2 - Anne Weydeck and Bob Klenzendorf

**Abstain:** 1 - Blake Axen

**20-3521**

SD#20-014: Preliminary Plat of Mansfield 360 MF Addition; John Allums of Capstar Real Estate Advisors on behalf of Charles Sweeney of Sweeney C D, et. al.

*At the request of Commissioner Axen, Chairman Wilshire removed the plat from the consent agenda for discussion.*

*Commissioner Axen stated that continued discussion with TxDOT regarding Emily Lane access for Fire Station #3 is imperative for this area.*

**Commissioner Axen made a motion to approve the plat with his comments. Vice-Chairman Knight seconded the motion which carried by the following vote:**

**Aye:** 4 - Wayne Wilshire; Blake Axen; Kent Knight and Stephen Groll

**Nay:** 0

**Absent:** 2 - Anne Weydeck and Bob Klenzendorf

**Abstain:** 0

**6. PUBLIC HEARINGS****20-3522**

SD#20-013: Public hearing on a replat to create Lots 1R2R, 1R3, 1R4, 1R5, and 1R6, Block 1, New Intermediate School South Addition; Kris Ramji of Neighborhood Shops by Slate, LLC on behalf of Rajesh Gogia

of OSK Investments, LLC

*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.*

*Chairman Wilshire had a question regarding entry and right-of-way access. Mr. Jones stated that the plat will meet all of the required Reserve PD regulations.*

**Commissioner Axen made a motion to approve the replat. Vice-Chairman Knight seconded the motion which carried by the following vote:**

**Aye:** 4 - Wayne Wilshire; Blake Axen; Kent Knight and Stephen Groll

**Nay:** 0

**Absent:** 2 - Anne Weydeck and Bob Klenzendorf

**Abstain:** 0

## **7. COMMISSION ANNOUNCEMENTS**

*Commissioner Groll asked about the next meeting being a Zoom conference. Mr. Jones stated that Staff is looking into the best approach for that meeting at this time and he will let them know.*

## **8. STAFF ANNOUNCEMENTS**

*None.*

## **9. ADJOURNMENT OF MEETING**

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

**Aye:** 4 - Wayne Wilshire; Blake Axen; Kent Knight and Stephen Groll

**Nay:** 0

**Absent:** 2 - Anne Weydeck and Bob Klenzendorf

**Abstain:** 0



# CITY OF MANSFIELD

1200 E. Broad St.  
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## STAFF REPORT

File Number: 20-3537

**Agenda Date:** 4/20/2020

**Version:** 1

**Status:** Consent

**In Control:** Planning and Zoning Commission

**File Type:** Plat

### Title

SD#20-008: Preliminary Plat of Lots 1 Thru 3, Block 1, Long Estates, being 6.716 acres located at 4517 E. Broad Street; Baird, Hampton & Brown, engineer, and Linh Phuong Tran, owner

### Description/History

The purpose of this plat is to create 3 lots for single-family residential use. The property is zoned PR. All lots meet the minimum lot area, width and depth for lots in the PR District.

To limit access to a major thoroughfare, Lots 1 and 2 will share a common access easement to E. Broad Street. Lot 3 will have access from Karen Drive in the Bankston Meadows subdivision.

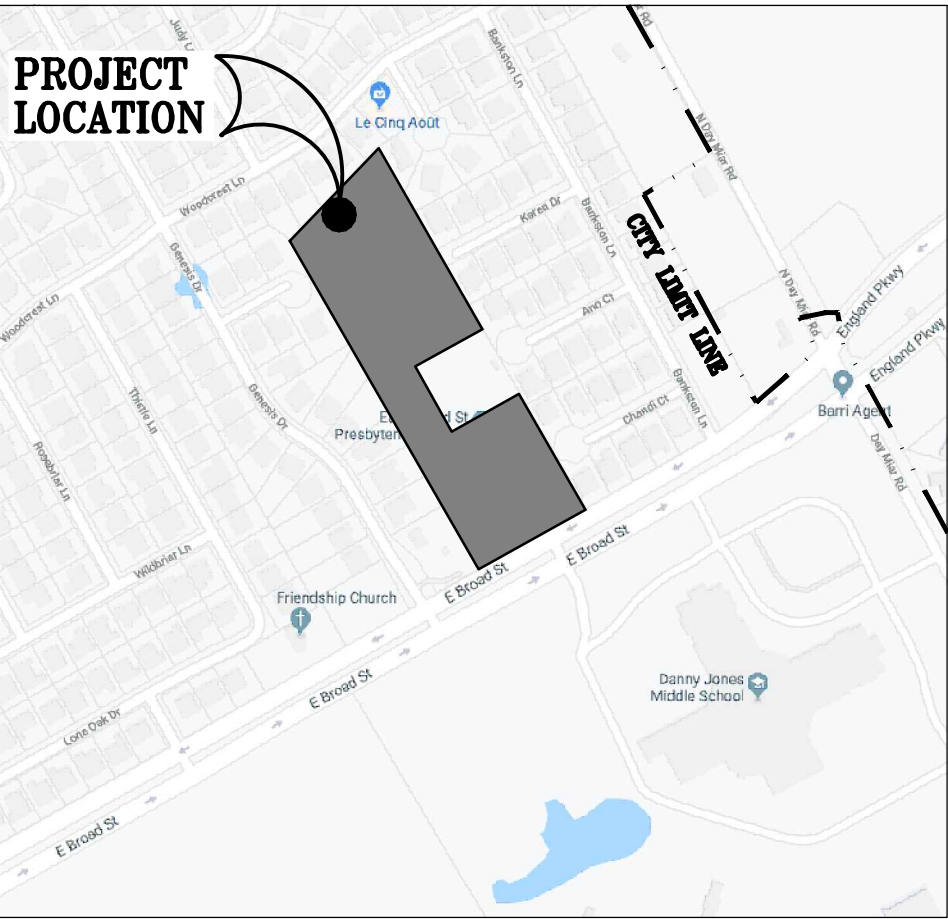
As a condition of access established by the Bankston Meadows plat, the temporary cul-de-sac on Karen Drive must be permanently relocated to Lot 3 when Lot 3 is final platted. The owner has shown right-of-way dedication for a 100-foot diameter cul-de-sac on Lot 3. Lot 3 also accommodates an existing access easement for the telecommunications tower located on the adjacent Botard property.

The plat meets the requirements of the Subdivision Control Ordinance. Staff recommends approval.

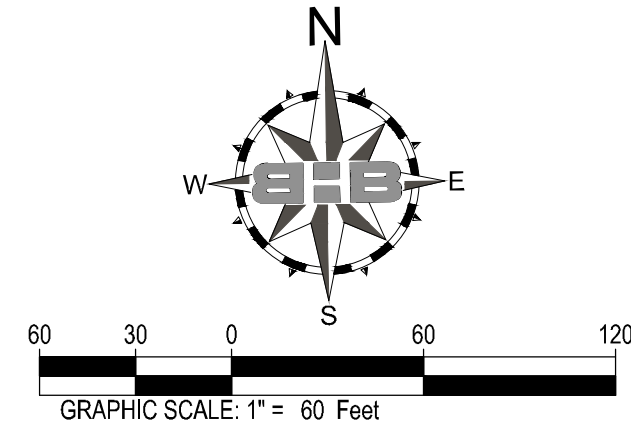
### Attachment:

Preliminary Plat





VICINITY MAP - N.T.S.



LEGEND

D.R.T.C.T.....Deed Records, Tarrant County, Texas  
O.P.R.T.C.T.....Official Public Records, Tarrant County, Texas  
P.O.B.....Point Of Beginning  
CIRF.....1/2 Inch Capped Iron Rod Found Marked "Area Surveying"  
IRF.....Iron Rod Found  
IRS.....5/8 Inch Capped Iron Rod Set Marked "BHB INC"  
BHB.....5/8 Inch Capped Iron Rod Found Marked "BHB INC"  
PFC.....Point for Corner  
P.R.T.C.T.....Plat Records, Tarrant County, Texas

GENERAL NOTES

- Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
- Unless otherwise noted all property corners are set 5/8-inch capped iron rods marked "BHB INC".
- The common access easement is for the use of Lots 1 and 2, Block 1. No improvements shall be made that impeded ingress and egress along this easement.
- The common access easement shall be maintained by the property owners.
- Unless otherwise noted all property corners are set 5/8-inch capped iron rods marked "BHB INC".
- The property served by the 30' Ingress & Egress Easement connects to Karen Drive and serves the property of Ernest John Botard, Jr.

FLOOD ZONE NOTE

The subject property lies within Zone X - Areas determined to be outside 0.2% annual chance floodplain per (FIRM), Flood Insurance Rate Map, Community-Panel No. 48439C0480K, Effective Date: September 25, 2009.

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, THEIR HEIRS, GRANTEES, SUCCESSORS, AND ASSIGNS.

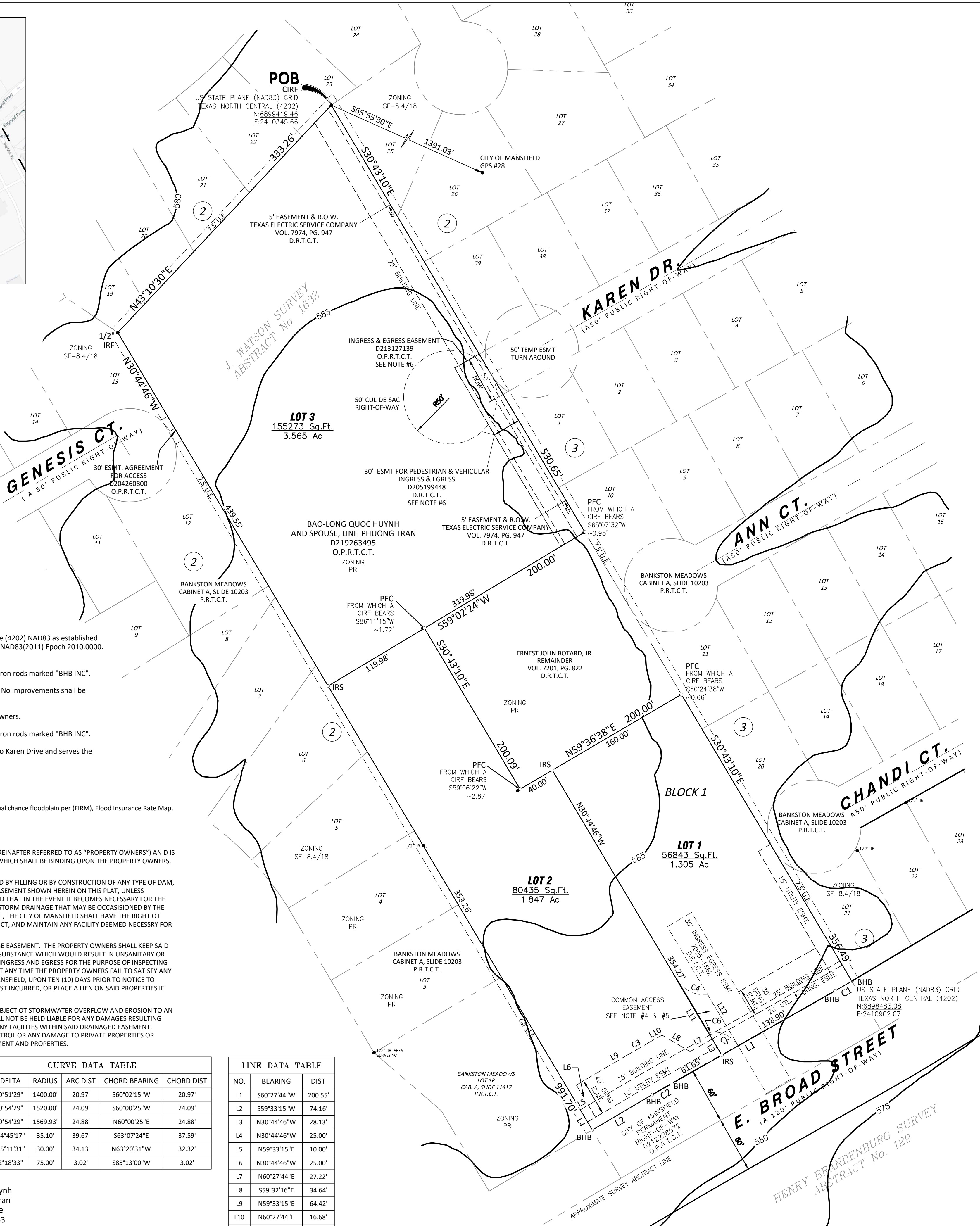
NO OBSTRUCTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREIN ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANSFIELD TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT, AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO 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 TO NOTICE 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 DEFINE. 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 DRAINAGED 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 PRIVATE PROPERTIES.

CURVE DATA TABLE				
NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING
C1	0°51'29"	1400.00'	20.97'	S60°02'15"W
C2	0°54'29"	1520.00'	24.09'	S60°00'25"W
C3	0°54'29"	1569.93'	24.88'	N60°00'25"E
C4	64°45'17"	35.10'	39.67'	S63°07'24"E
C5	65°11'31"	30.00'	34.13'	N63°20'31"W
C6	2°18'33"	75.00'	3.02'	S85°13'00"W

LINE DATA TABLE		
NO.	BEARING	DIST
L1	S60°27'44"W	200.55'
L2	S59°33'15"W	74.16'
L3	N30°44'46"W	28.13'
L4	N30°44'46"W	25.00'
L5	N59°33'15"E	10.00'
L6	N30°44'46"W	25.00'
L7	N60°27'44"E	27.22'
L8	S59°32'16"E	34.64'
L9	N59°33'15"E	64.42'
L10	N60°27'44"E	16.68'
L11	N30°44'46"W	66.62'
L12	S30°44'46"E	63.43'



STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS Bao-Long Quoc Huynh and Linh Phuong Tran are the sole owners of a 6.716 acre tract of land located in the Joab Watson Survey, Abstract No. 1632, City of Mansfield, Tarrant County, Texas, being more particularly described as follows:

BEING a tract of land situated in the Joab Watson Survey, Abstract No. 1632, City of Mansfield, Tarrant County, Texas, and being all of a tract of land as described in the deed to Bao-Long Quoc Huynh and spouse, Linh Phuong Tran, as recorded in Document Number D219263495, Official Public Records, Tarrant County, Texas (OPRTCT), and being more particularly described by metes and bounds as follows: (Basis of Bearing being State Plane Grid - Texas North Central Zone (4202) NAD 83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD 83(2011) Epoch 2010.00. Distances shown are U.S. Survey feet displayed in surface values.

BEGINNING at a 1/2 inch capped iron rod found marked "Area Surveying" (CIRF) for the northeast corner of said Bao-Long tract and the northwest corner of Lot 25, Block 2, Bankston Meadows, an addition to the City of Mansfield, Tarrant County, Texas as shown on plat recorded in Cabinet A, Slide 10203, Plat Records, Tarrant County, Texas (PRTCT);

THENCE South 30°43'10" East, with the common line of said Bao-Long tract and said Bankston Meadows Addition, a distance of 530.65 feet to a point for an ell corner of said Bao-Long tract and the northeast corner of a remainder tract of land as described in the deed to Ernest John Botard, Jr., as recorded in Volume 7201, Page 822, Deed Records, Tarrant County, Texas (DRTCT), from which a CIRF bears South 65°07'32" West, a distance of 0.95 feet;

THENCE with the common line of said Bao-Long tract and said Botard tract the following courses and distances:

South 59°02'24" West, a distance of 200.00 feet to a point for corner from which a CIRF bears South 86°11'15" West, a distance of 1.72 feet;

South 30°43'10" East, a distance of 200.09 feet to a point for corner from which a CIRF bears South 59°06'22" West, a distance of 2.87 feet;

North 59°36'38" East, a distance of 200.00 feet to a point in the east line of said Bao-Long tract and the southeast corner of said Botard tract, also being in the west line of Lot 11, Block 3, of said Bankston Meadows, from which a CIRF bears South 60°24'38" West, a distance of 0.66 feet;

THENCE South 30°43'10" East, with the common line of said Bao-Long tract and Block 3 of said Bankston Meadows, a distance of 356.49 feet to a 5/8 inch capped iron rod set marked "BHB INC" (IRS) for the southeast corner of said Bao-Long tract and the southwest corner of said Block 3 of Bankston Meadows, also being in the northern right-of-way line of East Broad Street (a 120 feet wide public right-of-way), and being the beginning of a curve to the right with a radius of 1400.00 feet and a chord which bears South 60°02'15" West, a distance of 20.97 feet;

THENCE with the common line of said Bao-Long tract and the north right-of-way line of said East Broad street the following courses and distances:

With said curve to the right, through a central angle of 00°51'29", an arc distance of 20.97 feet to an IRS;

South 60°27'44" West, a distance of 200.55 feet to an IRS for the beginning of a curve to the left with a radius of 1520.00 feet and a chord which bears South 60°00'25" West, a distance of 24.09 feet;

With said curve to the left, through a central angle of 00°54'29", an arc distance of 24.09 feet to an IRS;

South 59°33'15" West, a distance of 74.16 feet to an IRS for the southwest corner of said Bao-Long tract and the eastern most corner of Lot 1, Block 2, of said Bankston Meadows;

THENCE North 30°44'46" West, with the common line of said Bao-Long tract and Block 2 of said Bankston Meadows, a distance of 991.70 feet to a 1/2 inch iron rod found for the northwest corner of said Bao-Long tract and the southernmost corner of Lot 19, Block 2, of said Bankston Meadows;

THENCE North 43°10'30" East, with the common line of said Bao-Long tract and Block 2 of said Bankston Meadows, a distance of 333.26 feet to the POINT OF BEGINNING and containing 292,551 Square Feet or 6.716 Acres of Land.

SURVEYOR'S CERTIFICATION

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

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Purpose of Document: Review

Toby G. Stock

State of Texas Registered Professional Land Surveyor

RPLS No. 6412

April 9, 2020

LOT SUMMARY TABLE	
TOTAL GROSS ACREAGE	6.716 ACRES
TOTAL NUMBER OF LOTS	3
TOTAL COMMON AREAS	0

PRELIMINARY PLAT

LOTS 1 THRU 3, BLOCK 1

LONG ESTATES

6.716 ACRES OUT OF THE

JOAB WATSON SURVEY, ABSTRACT NO. 1632

CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

(3 LOTS)

MARCH 2020

SD#20-008

**BHB**  
BAIRD, HAMPTON & BROWN  
building partners

Owner/Developer:  
Bao-Long Quoc Huynh  
and Linh Phuong Tran  
5108 Westshire Drive  
Mansfield, TX 76063  
214-552-0087  
linhphtran2@gmail.com  
lsh5664@gmail.com

949 Hilltop Drive, Weatherford, TX 76086  
tstock@bhinc.com • 817.596.7575 • bhinc.com  
TBPE Firm #44 • TBPLS FIRM #10194146





# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 20-3538

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**Agenda Date:** 4/20/2020

**Version:** 1

**Status:** Consent

**In Control:** Planning and Zoning Commission

**File Type:** Plat

### Title

SD#19-045: Final Plat of Matlock Road Phase 2 on 1.068 acres by Graham & Associates, Inc., engineer; Ruby - 07-SPMTGE, LLC and North Rock Real Estate, LLC, owners.

### Description/History

The purpose of this plat is to dedicate right-of-way for S. Matlock Road to serve the southern phases of the Southpointe development and the two schools on Connerton Road. The owner is dedicating approximately 1.068 acres (50 feet from the centerline) the street.

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

This plat meets the requirements of the Subdivision Control Ordinance. Staff recommends approval.

### Attachments

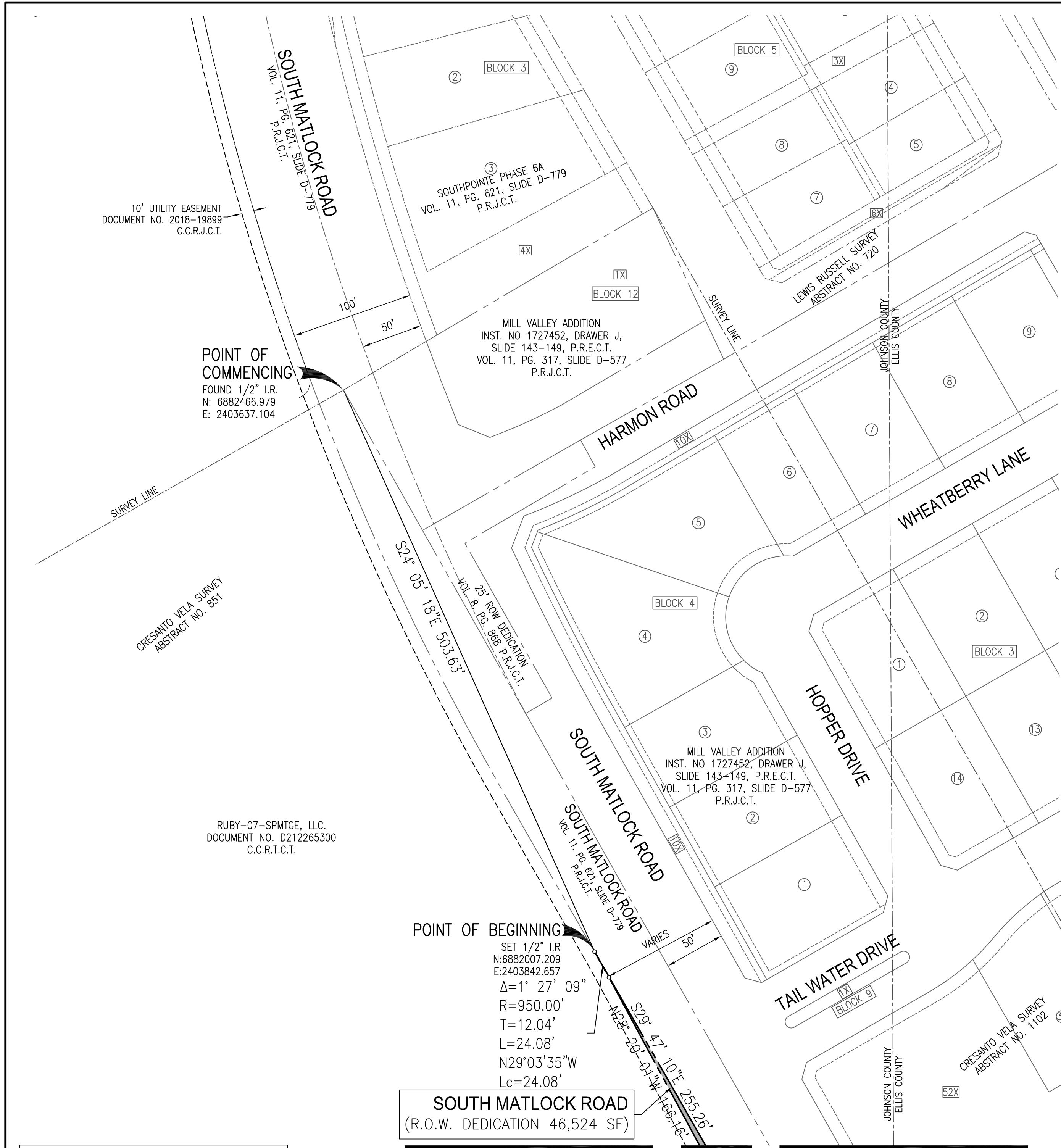
Location Map

Final Plat



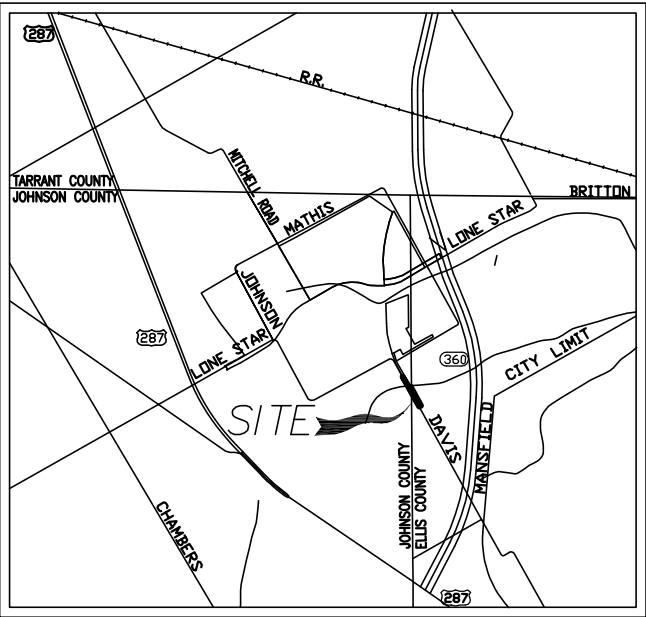






NOTES:

- 1. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FEMA DESIGNATED FLOODPLAIN OR FLOOD PRONE AREA, ACCORDING TO JOHNSON COUNTY FLOOD INSURANCE RATE MAP No. 48439C0490K, EFFECTIVE DATE SEPTEMBER 25, 2009.
- 2. NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
- 3. ALL PROPERTY CORNERS SHALL BE MONUMENTED WITH 1/2 INCH IRON ROD SET WITH A CAP STAMPED "GRAHAM ASSOC INC" UNLESS OTHERWISE SHOWN HEREON.
- 4. THE BEARINGS SHOWN HEREON ARE CREATED FROM ACTUAL FIELD SURVEYS, RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (1983-2011) GRID BEARINGS.
- 5. SCALE FACTOR OF 0.9999113748 TO ADJUST TO GRID.



VICINITY MAP  
(NOT TO SCALE)

FILED FOR RECORD \_\_\_\_\_, 2020

PLAT RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, DRAWER \_\_\_\_\_

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: \_\_\_\_\_, 20 \_\_\_\_\_  
PLANNING & ZONING COMMISSION CHAIRMAN

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

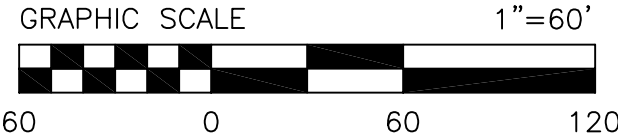
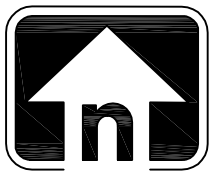
PLAT RECORDED IN AS INSTRUMENT NO. \_\_\_\_\_

DRAWER \_\_\_\_\_ AND SLIDE \_\_\_\_\_

DATE \_\_\_\_\_, 2020.

LEGEND

C.C.R.T.C.T. = COUNTY CLERK RECORDS, TARRANT COUNTY, TEXAS  
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS  
C.C.R.J.C.T. = COUNTY CLERK RECORDS, JOHNSON COUNTY, TEXAS  
D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS  
D.R.E.C.T. = DEED RECORDS, ELLIS COUNTY, TEXAS  
B.T.L. = BUILD TO LINE  
B.L. = BUILDING LINE



FINAL PLAT  
SOUTHPOINTE  
MATLOCK ROAD PHASE 2

1.068 ACRES LOCATED IN THE  
CRESANTO VELA SURVEY, ABSTRACT NO. 851  
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS  
CRESANTO VELA SURVEY, ABSTRACT NO. 1102  
CITY OF MANSFIELD, ELLIS COUNTY, TEXAS

MARCH 10, 2020

PREPARED BY

Graham Associates, Inc.  
CONSULTING ENGINEERS & PLANNERS  
600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00



OWNER:  
RUBY-07-SPMTGE, LLC  
NORTH ROCK REAL ESTATE, LLC  
6723 WEAVER ROAD, SUITE 108  
ROCKFORD, IL 61114  
TEL: (815) 387-3183  
DAVIDBRANCH@NROCKE.COM

ENGINEER:  
GRAHAM ASSOCIATES, INC. CONSULTING  
ENGINEERS & PLANNERS  
600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011  
TEL: (817) 640-8535  
FAX: (817) 633-5240

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

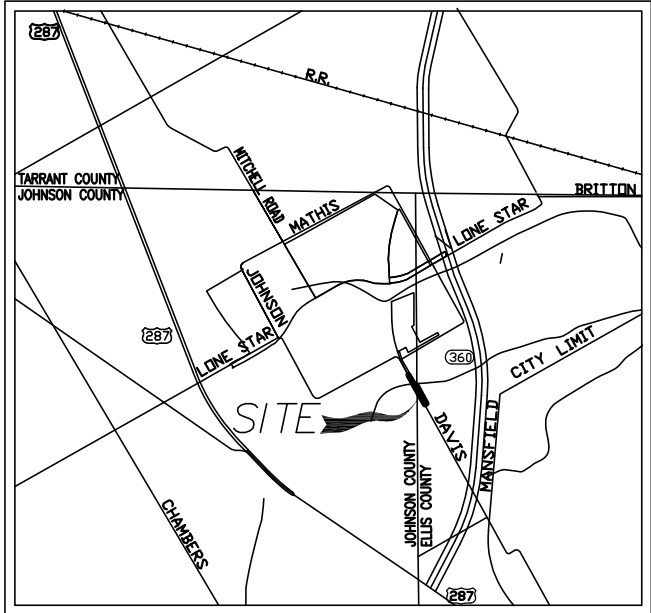
SEE SHEET 2 OF 3



SEE SHEET 1 OF 3

NOTES:

1. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FEMA DESIGNATED FLOODPLAIN OR FLOOD PRONE AREA, ACCORDING TO JOHNSON COUNTY FLOOD INSURANCE RATE MAP No. 48439C0490K, EFFECTIVE DATE SEPTEMBER 25, 2009.
2. NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
3. ALL PROPERTY CORNERS SHALL BE MONUMENTED WITH 1/2 INCH IRON ROD SET WITH A CAP STAMPED "GRAHAM ASSOC INC" UNLESS OTHERWISE SHOWN HEREON.
4. THE BEARINGS SHOWN HEREON ARE CREATED FROM ACTUAL FIELD SURVEYS, RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (1983-2011) GRID BEARINGS.
5. SCALE FACTOR OF 0.9999113748 TO ADJUST TO GRID.



VICINITY MAP  
(NOT TO SCALE)

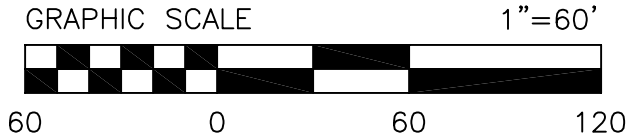
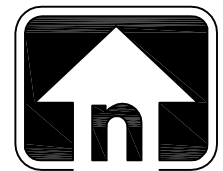
FILED FOR RECORD _____, 2020.
PLAT RECORDED IN VOLUME _____, PAGE _____, DRAWER _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK

APPROVED BY THE CITY OF MANSFIELD	
20	PLANNING & ZONING COMMISSION CHAIRMAN
20	PLANNING & ZONING SECRETARY

PLAT RECORDED IN AS INSTRUMENT NO. _____
DRAWER _____ AND SLIDE _____
DATE _____, 2020.

LEGEND

C.C.R.T.C.T. = COUNTY CLERK RECORDS, TARRANT COUNTY, TEXAS  
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS  
C.C.R.J.C.T. = COUNTY CLERK RECORDS, JOHNSON COUNTY, TEXAS  
D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS  
D.R.E.C.T. = DEED RECORDS, ELLIS COUNTY, TEXAS  
B.T.L. = BUILD TO LINE  
B.L. = BUILDING LINE



FINAL PLAT  
SOUTHPOINTE  
MATLOCK ROAD PHASE 2

1.068 ACRES LOCATED IN THE  
CRESANTO VELA SURVEY, ABSTRACT NO. 851  
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS  
CRESANTO VELA SURVEY, ABSTRACT NO. 1102  
CITY OF MANSFIELD, ELLIS COUNTY, TEXAS

MARCH 10, 2020

PREPARED BY

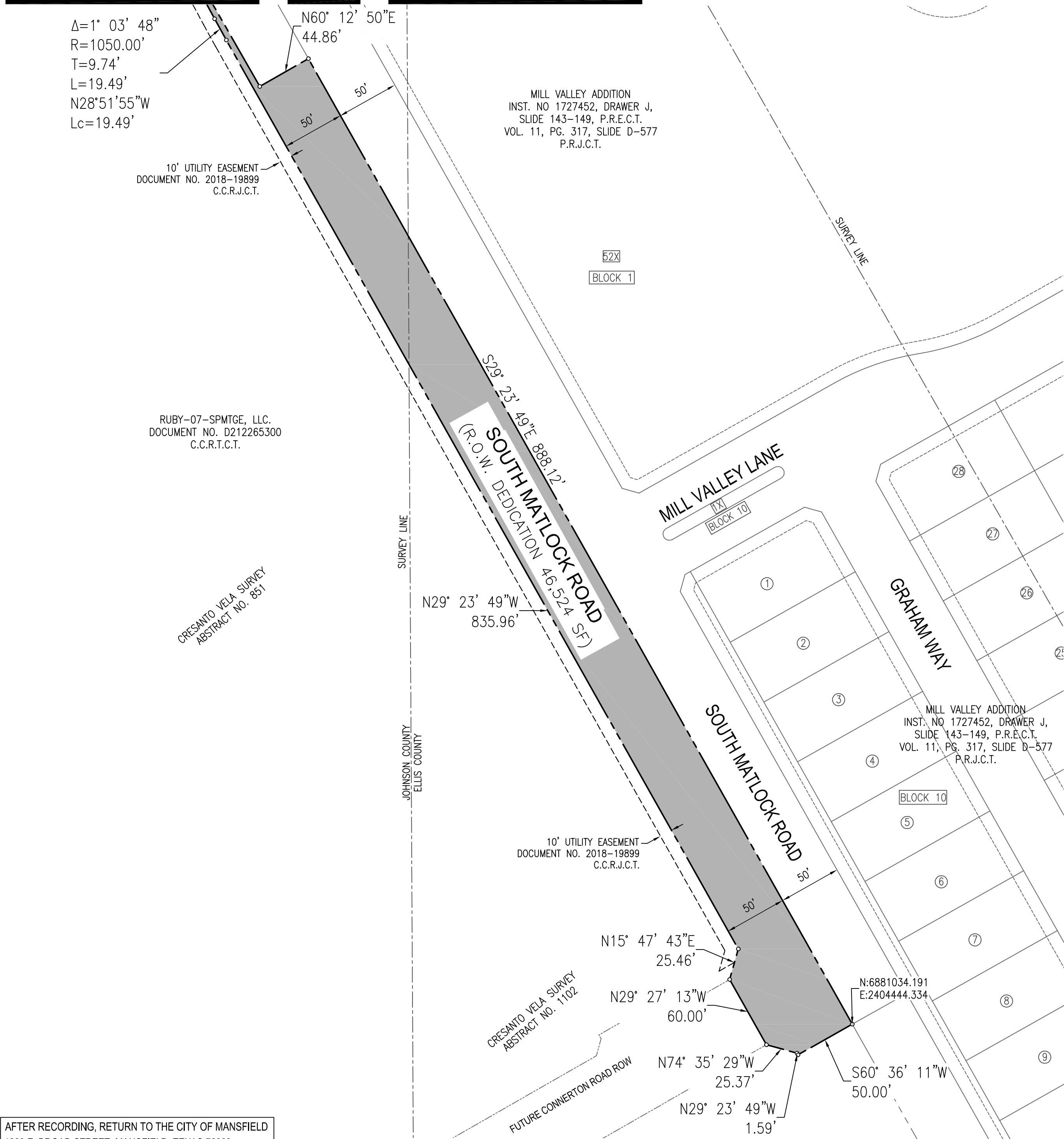
**Graham Associates, Inc.**  
CONSULTING ENGINEERS & PLANNERS  
600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00



CASE NO. SD#19-045

SHEET 2 OF 3

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



STATE OF TEXAS  
COUNTY OF ELLIS  
COUNTY OF JOHNSON

WHEREAS, Ruby-07-SPMTGE, LLC., acting by and through the undersigned, its duty authorized agent, is the sole owner of a 1.068 acre tract of land situated in the Cresanto Vela Survey, Abstract No. 851, Johnson County, Texas, and in the Cresanto Vela Survey, Abstract No. 1102, Ellis County, Texas, and being a portion of a called 873.29 acre tract, as recorded Document No. D212265300, County Clerk Records, Tarrant County, Texas.

BEING 1.068 acre tract of land situated in the Cresanto Vela Survey, Abstract No. 851, Johnson County, Texas, and in the Cresanto Vela Survey, Abstract No. 1102, Ellis County, Texas, and being a portion of a called 873.29 acre tract, as recorded Document No. D212265300, County Clerk Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod, said point being the northwest corner of the Mill Valley Addition, an addition to the City of Mansfield, as recorded in Instrument No. 1727452, Drawer J, Slide 143-149, Plat Records, Ellis County, Texas, and Volume 11, Page 317, Slide D-577, Plat Records, Johnson County, Texas, said point also being the same northwest corner of the Terry B. Harmon tract, as recorded in Volume 2249, Page 541 Deed Records, Johnson County, Texas;

THENCE South 24°05'18" East, leaving said northwest corner, a distance of 503.63 feet to a set 1/2 inch iron rod with a "Graham Assoc. Inc."(GAI) cap for the POINT OF BEGINNING;

THENCE South 29°47'10" East, a distance of 255.26 feet to a set 1/2 inch iron rod with (GAI) cap for corner;

THENCE North 60°12'50" East, a distance of 44.86 feet to a set 1/2 inch iron rod with (GAI) cap for corner;

THENCE South 29°23'49" East, a distance of 888.12 feet to a set 1/2 inch iron rod with (GAI) cap for corner;

THENCE South 60°36'11" West, a distance of 50.00 feet to a set 1/2 inch iron rod with (GAI) cap for corner;

THENCE North 29°23'49" West, a distance of 1.59 feet to a set 1/2 inch iron rod with (GAI) cap for corner;

THENCE North 74°35'29" West, a distance of 25.37 feet to a set 1/2 inch iron rod with (GAI) cap for corner;

THENCE North 29°27'13" West, a distance of 60.00 feet to a set 1/2 inch iron rod with (GAI) cap for corner;

THENCE North 15°47'43" East, a distance of 25.46 feet to a set 1/2 inch iron rod with (GAI) cap for corner;

THENCE North 29°23'49" West, a distance of 835.96 feet to a set 1/2 inch iron rod with (GAI) cap for corner, for the beginning of a tangent curve to the right having a radius of 1050.00 feet, a central angle of 1°03'48", and a long chord which bears North 28°51'55" West, 19.49 feet;

THENCE along said tangent curve to the right, an arc distance of 19.49 feet to a set 1/2 inch iron rod with (GAI) cap for corner;

THENCE North 28°20'01" West, a distance of 166.16 feet to a set 1/2 inch iron rod with (GAI) cap for corner, for the beginning of a tangent curve to the left having a radius of 950.00 feet, a central angle of 1°27'09", and a long chord which bears North 29°03'35" West, 24.08 feet;

THENCE along said tangent curve to the left, an arc distance of 24.08 feet to the POINT OF BEGINNING and CONTAINING 46,524 square feet, 1.068 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Ruby-07-SPMTGE, LLC., being the sole owner of the above described parcel, acting by and through the undersigned, it's duly authorized agent, does hereby adopt the herein above described property as Southpointe Matlock Road Phase 2, an addition to the City of Mansfield, Johnson and Ellis Counties, Texas and does dedicate to the public use the streets and easements as shown thereon.

Ruby-07-SPMTGE, LLC.,

Signature

Name, Title

STATE OF \_\_\_\_\_:  
COUNTY OF \_\_\_\_\_:

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ know to me the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2020

Notary Public in and for the State of Texas

My commission expires \_\_\_\_\_

Surveyor's Certificate

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



Wesley K. Betterton  
Texas Registration No. 5999

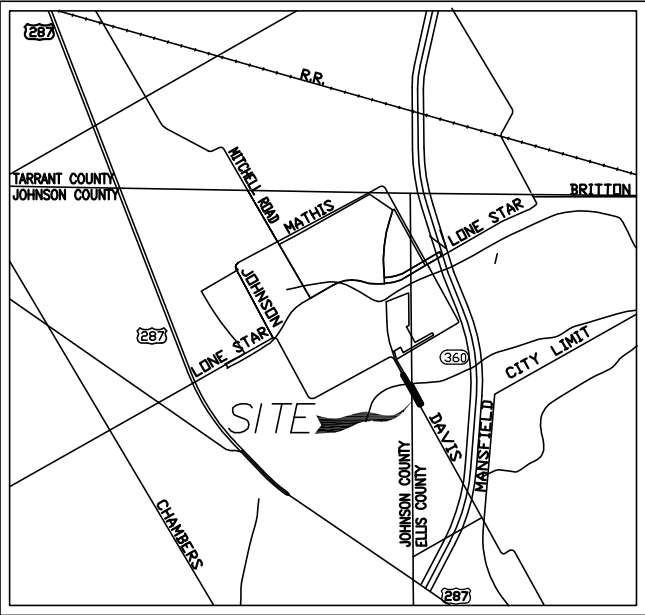
STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael L. Peterson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same in and 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 in and for the State of Texas

My commission expires \_\_\_\_\_



VICINITY MAP  
(NOT TO SCALE)

NOTES:

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FILED FOR RECORD _____, 2020.
PLAT RECORDED IN VOLUME _____, PAGE _____, DRAWER _____
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DEPUTY CLERK

APPROVED BY THE CITY OF MANSFIELD	
_____ 20	PLANNING & ZONING COMMISSION CHAIRMAN
_____ 20	PLANNING & ZONING SECRETARY

PLAT RECORDED IN AS INSTRUMENT NO. _____
DRAWER _____ AND SLIDE _____
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FINAL PLAT  
SOUTHPOINTE  
MATLOCK ROAD PHASE 2

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CRESANTO VELA SURVEY, ABSTRACT NO. 851  
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MARCH 10, 2020

PREPARED BY

Graham Associates, Inc.  
CONSULTING ENGINEERS & PLANNERS  
600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00



OWNER:  
RUBY-07-SPMTGE, LLC  
NORTH ROCK REAL ESTATE, LLC  
6723 WEAVER ROAD, SUITE 108  
ROCKFORD, IL 61114  
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AFTER RECORDING, RETURN TO THE CITY OF MANSFIELD  
1200 E. BROAD STREET, MANSFIELD, TEXAS 76063



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 20-3539

**Agenda Date:** 4/20/2020

**Version:** 1

**Status:** Public Hearing

**In Control:** Planning and Zoning Commission

**File Type:** Zoning Case

### Title

ZC#19-023: Public hearing for a change of zoning from PD, Planned Development District to PD, Planned Development District for C-2 uses including a Church and Eating Place with Drive-Thru Service on approximately 32.558 acres located at 748, 756 and 764 S. Mitchell Road and 1001 S. US 287; Bannister Engineering, surveyor/engineer and Living Church, owner/developer.

### Description/History

*Existing Use:* Single-family residences and agricultural

*Existing Zoning:* PD

#### *Surrounding Land Use & Zoning:*

North - Vacant and floodway, PD

South - Mitchell Farms (single-family residential), PD

East - View at the Reserve (single-family residential) and floodplain, PD

West - Masonic Lodge and vacant, PD; and Vacant (west side of US 287), PR and I-1

#### *Thoroughfare Plan Specification:*

S. Mitchell Road - 3-lane undivided minor collector

Future street, southwest corner - 3-lane undivided minor collector with round-about

#### *Official Land Use Plan:*

The property is located in Sub-Area 7. According to the Land Use Plan, development proposals that do not completely fit within the existing zoning may be considered where the development meets the intent and goals of The Reserve Planned Development District.

### Comments and Considerations

The subject property consists of 32.558 acres on the west side of S. Mitchell Road and the east side of US 287, approximately 800 feet south of Heritage Parkway. The property is currently occupied by three single-family homes and several sheds and storage barns.

The property is currently zoned PD for The Reserve, in the South Pointe Expansion and Highway 287 Sub-Districts. The applicant is requesting to re-zone the property to PD, Planned Development District for C-2 uses including a Church and Eating Place with Drive-Through Service.

The immediate area is predominantly single-family residential, with the recently approved

Mitchell Farms subdivision directly south of the church property and the View at the Reserve development across S. Mitchell to the east. Further south on S. Mitchell Road leads to Ladera in the Reserve and Southpointe. To the north is vacant land and floodway with commercial uses along Heritage Parkway.

The existing pavement of S. Mitchell Road is located on this property and will become part of the parking lot. The development plan indicates that the property owner will dedicate 70 feet of right-of-way for the new S. Mitchell alignment.

The property contains the existing XTO Copper Car drill site, located at the southwest corner of the property. Access to the drill site will be through the fire lane on the south side of the church property to S. Mitchell Road. There is also a natural gas pipeline easement through the parking lot at the front of the property. Changes to the parking lot and landscaping around this easement may be necessary at time of building permit to accommodate the gas well operator's requirements.

#### Development Plan (Exhibit B)

The applicant proposes a 1000-seat sanctuary with a 3000-seat addition, a 150-seat chapel and a coffee shop with drive-through service, to be developed in two phases. Phase 1 includes a 43,852 square foot sanctuary. The Phase 2 buildings will add 74,446 square feet for a larger sanctuary, a chapel and a coffee shop. The property will be platted as one lot.

The applicant is using C-2 as the base zoning. As presented, the PD will require deviations from the C-2 regulations for architecture, landscaping and signage as described in the following sections.

Elevations have been provided for the Phase 1 sanctuary. The PD proposes that a Detailed Site Plan for each Phase 2 building be submitted for the City Council's approval at one meeting prior to the issuance of a building permit.

There are three trash dumpsters proposed for the property: 2 dumpsters at the sanctuary building and 1 dumpster for the coffee shop. The development plan states that the dumpsters will be screened with masonry screening.

#### Access and Parking (Exhibit B)

The development plan proposes three driveways from S. Mitchell Road, one driveway from US 287 and a driveway from the future street in the southwest corner of the property. Because of minimum spacing requirements between driveways on US 287, the applicant proposes to stub the US 287 driveway to the Masonic Lodge property to the south. The Texas Department of Transportation must approve any drive approach on the future frontage road of US 287.

For churches, parking must be provided at a ratio of 1 space for every 4 seats in the sanctuary. For the coffee shop, parking must be provided at 1 space for every 75 square feet, including the patio. For this development, the required parking is as follows:

- Phase 1, 250 spaces for the 1,000-seat sanctuary
- Phase 2, 788 spaces for the 3000-seat sanctuary and 150-seat chapel
- Phase 2, 57 spaces for the coffee shop

The total number of required parking spaces is 1,095. The development plan indicates that 1,379 parking spaces will be provided.

#### Coffee Shop (Exhibit B)

The coffee shop will be located at the southeast corner of the property on S. Mitchell Road. The building will be located on the same lot as the church. The coffee shop will include drive-through service.

Eating places with drive-through service generally require a Specific Use Permit. As presented, this PD allows the coffee shop as a permitted use. The coffee shop must comply with the special requirements of Section 7800.B.36 related to site layout, landscaping and traffic circulation for businesses with drive-through service. As shown on Exhibit B, the coffee shop substantially conforms to the SUP requirements.

#### Building Standards (Exhibit C)

Elevations for the Phase 1 sanctuary are shown on Exhibit C, including a color rendering of the north and east elevations. The development plan indicates that the buildings will be a 1-story with a maximum height of 34 feet and a steeple with a height of 56 feet.

The primary cladding is horizontal rib metal siding in two patterns as shown on Sheet A2-4 of Exhibit C. The standard masonry requirement in Section 4600.A for structures in the C-2 District is a minimum of 70% masonry materials. On the Phase 1 sanctuary, the applicant proposes 7% masonry (the rough cut stone and cut stone veneers) materials. The remainder of the building will have two styles of horizontal rib steel siding and corten steel. Section 4600.A lists corrugated, ribbed or standing-seamed metal panels as prohibited materials.

The entryway has a metal canopy with cut stone veneer on the bases. The end of the canopy has a corten steel screen panel. The prominent square tower at the entryway is clad in cut stone and the steeple structure features corten steel. Two projections on the front (north) façade are clad in rough stone. The east elevation shows what appears to be rough stone on the pilasters on either side of the triple window bays on the left side, although the material is not labeled. The south and west elevations are entirely horizontal rib metal siding. The proposed materials are shown on Sheet A2-4 of Exhibit C.

The color rendering does not appear to exactly match the elevation sheets for the east elevation around the triple window bays noted above. This will need to be reconciled prior to approval of the PD.

Section 4600.E requires certain architectural attributes for buildings in the C-2 District to address the visual impact of long uninterrupted walls or rooflines by providing a minimum amount of variations according to the size of the structure. Non-residential buildings must be architecturally finished on all four sides with the same materials, detailing and features.

The south and west facades do not have any masonry materials or features such as the projected windows that the north and east facades utilize.

Staff is concerned particularly with the south façades of the Phase 1 and Phase 2 sanctuaries. These elevations face Mitchell Farms, and the view from the future residential lots will be that of an industrial building. The building materials are also not in keeping with the other construction standards of The Reserve.

#### Signage (Exhibit C)

The applicant is requesting substantial deviations from the sign regulations. Section 7100 of the Zoning Ordinance allows a church to have one sign per street frontage plus one wall sign on the principal building. With frontage on US 287 and S. Mitchell Road, three signs would be permitted by Section 7100. The applicant is requesting the following:

- 2 monument signs on S. Mitchell Road. These signs will have a masonry base with a corten steel frame, and will comply with the maximum height, width and sign area for institutional monument signs.
- 3 banner poles on S. Mitchell Road with a height of 18 feet. Under Section 7100, banners are prohibited signs except when used as promotional signage for 14-day periods, three times a year. The proposed banners could be used all year long.
- 1 pylon sign on US 287 constructed of corten steel with a height of 30 feet and a width of 15 feet, sign area of 80 square feet and space for 3 additional banners. Although Section 7100 prohibits pole and pylon signs altogether, a larger monument sign is permitted on US 287 with a maximum height of 15 feet, a maximum width of 10 feet and a maximum sign area of 75 square feet, with a base that incorporates the masonry materials used on the building.
- 1 flagpole on US 287 with a height of 75 feet. Section 7100 limits the maximum height of a flagpole to 35 feet.
- 1 cross on US 287 constructed of corten steel with a height of 75 feet sitting on a base or berm of undetermined height. As proposed, the overall height can exceed 75 feet, as there is no limit on the height of the base or berm.
- 1 cross on S. Mitchell Road constructed of corten steel with a height of 30 feet;
- A wall sign split between two facades on the sanctuary. A wall sign may have a width not to exceed 75% of a building on a single façade. The proposed wall sign is split at the corner of the north and east facades of the Phase 1 sanctuary.
- The PD standards do not address additional signage for the buildings in Phase 2, including any wall sign and/or monument sign for the coffee shop, and any additional signs for the new sanctuary or chapel building.

Under the normal regulations, this development would be allowed three signs. The applicant is proposing 13 signs of various types and sizes. When the signage is reviewed in a content-neutral analysis, Staff believes the proposed sign package is in some respects excessive for a single-tenant user. The signage is not consistent with The Reserve PD regulations, the C-2 regulations and the size, materials and style of non-residential signage on along US 287 for single tenants.

#### Landscaping and Screening (Exhibit D)

Landscaping and screening will be provided as shown on Exhibit D. The landscaping for the parking lots and buffer yards generally complies with the requirements of the Zoning Ordinance. There is floodway at the north property line with trees. No additional landscaping is proposed in this area.

The applicant is requesting a deviation from Section 7300.O.7 related to a 6-foot screening fence between a church and residentially zoned property. The church property is adjacent to Mitchell Farms, a single-family neighborhood. There is a 30-foot wide pipeline easement along the northern boundary of Mitchell Farms. Since Mitchell Farms is installing a 6-foot masonry wall on the south side of the easement, the applicant has requested that the church be excused from a fence on the north side of the easement.

Some of the labeling on Exhibit D below the graphic have been cut off. This may be corrected on the next submittal. The labels are the same as shown on Exhibit B.

#### Recommendation

A church is an appropriate land use for this property and is already a permitted use under the Reserve PD zoning. However, the applicant is proposing a different style of architecture and sign package that does not comply with the current requirements. One of the purposes of Planned Development zoning is to permit flexibility and encourage a more creative, efficient and aesthetically desirable design and placement of buildings, open spaces, circulation patterns and parking facilities in order to best utilize special site features of topography, size or shape. Additionally, any proposed change in this area should be in keeping with the intent and goals of The Reserve. To allow drastically different standards in a master-planned area of the City may be contrary to the character of the established developments.

In keeping with the Land Use Plan and development in the surrounding areas, Staff recommends approval of the proposed PD with the following conditions:

#### *Building Standards:*

- Staff recommends that all sides of the Phase 1 building and future buildings be finished with the same materials and details, including the use of masonry on the south and west elevations to break up the walls. In particular, the southern facades facing the residential lots should incorporate masonry as the material change instead of switching between horizontal rib metal patterns one and two. The south elevation of the Phase 1 sanctuary uses two rib metal siding patterns around the overhead door. The Pattern Two rib metal siding could be masonry instead,

offering a less barn-like appearance to the adjacent residential lots.

*Parking:*

- The applicant is proposing 284 parking spaces more than required. Staff recommends that some of this excess parking be eliminated along S. Mitchell Road (such as the circular parking lot between the main driveway and the pond) to allow for additional landscaping and usable community space.

*Signage:*

- Under Section 7100.C.2, a sign is any object, device, structure, or part thereof, visible from outdoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means. The 75-foot and 30-crosses fall within this provision. Staff recommends that these structures be eliminated but also recommends that the cross at the church's current N. Matlock Road sanctuary be relocated to this site and displayed on either along S. Mitchell Road or US 287.
- Staff recommends that the proposed pylon sign on US 287 follow the requirements in Section 7100.D.1 for a monument sign for institutional uses. This allows lots with direct frontage along U.S. 287 to have a monument sign with a maximum height of 15 feet, a maximum width of 10 feet, and a maximum sign area of 75 square feet.
- There are two monument signs proposed for the S. Mitchell Road frontage. Staff recommends that the monument sign at the south driveway be relocated in front of the coffee shop and that not be constructed until Phase 2.
- Staff recommends the removal of the 3 banner poles on S. Mitchell Road and the banners on the 30-foot pylon sign on US 287. These can be displayed under the promotional signage regulations for 14-day periods three times a year.
- Staff recommends that the flagpole on US 287 comply with the maximum flagpole height of 35 feet.

*Landscaping:*

- Staff supports the request to eliminate the screening fence on the south side of the property as Mitchell Farms will have its own screening wall.

Corrections needed prior to first reading at Council:

- The color rendering should be revised to match the black and white elevations.
- The labels on Exhibit D should be corrected.

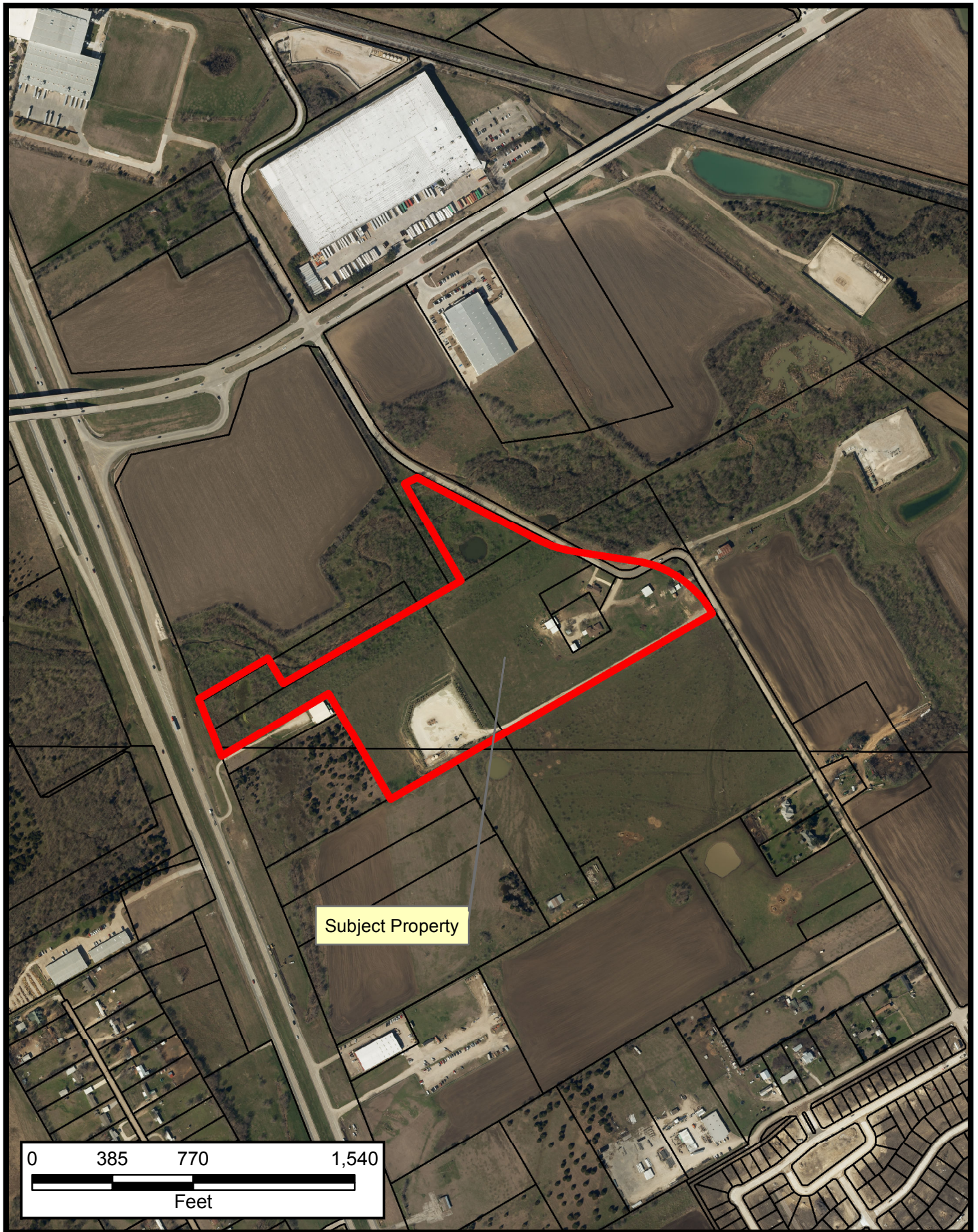


**Attachments:**

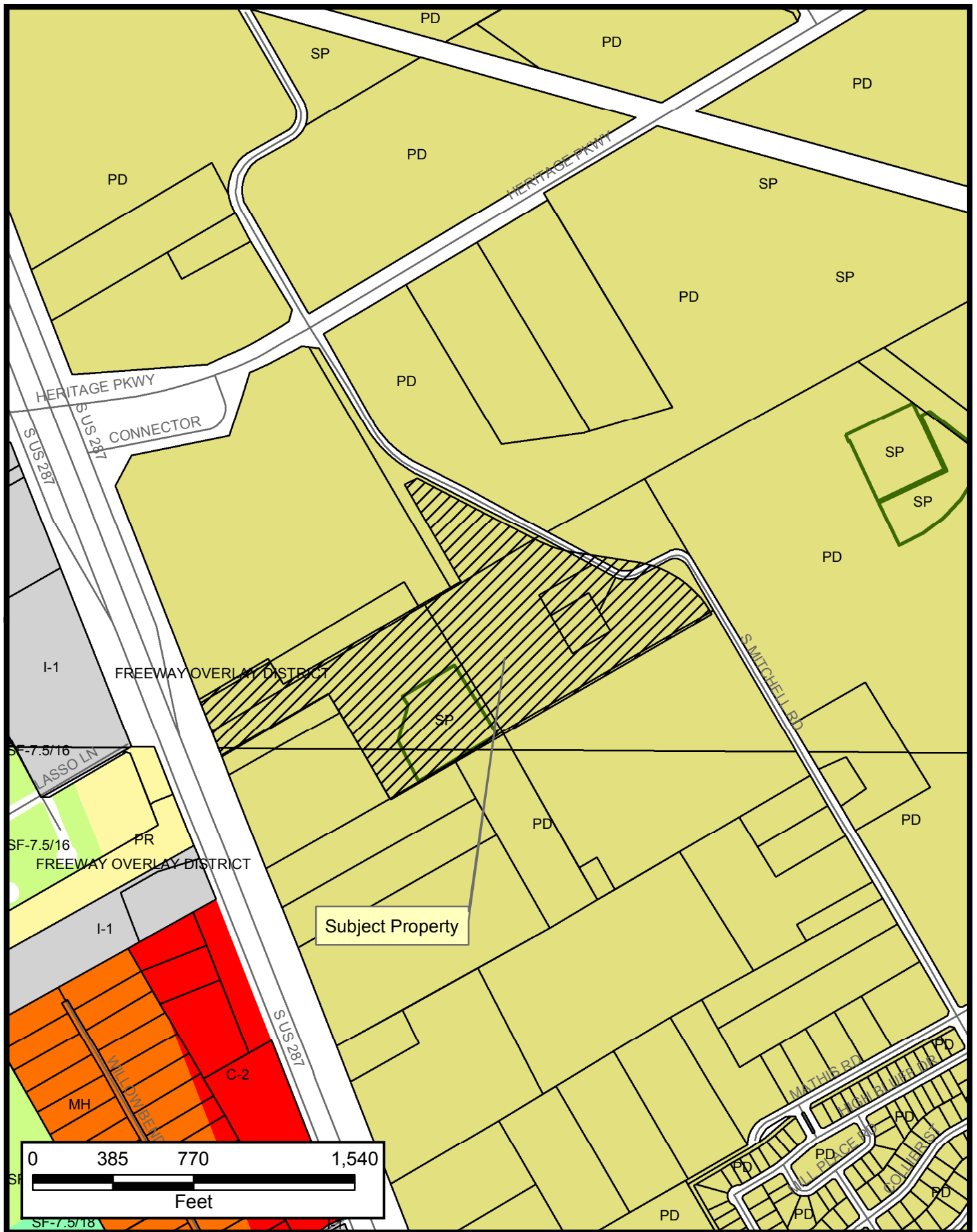
Maps and supporting information

Exhibits A through D









## Property Owner Notification for ZC#19-023

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
A MOORE ADDITION	BLK 1	SMITHEY REBECCA GAIL	4828 BRYCE AVE	FORT WORTH, TX	76107-4145
A MOORE ADDITION	BLK 1	SMITHEY REBECCA GAIL	4828 BRYCE AVE	FORT WORTH, TX	76107-4145
D DELAY	TR 16	MANSFIELD LODGE #331	P O BOX 518	MANSFIELD, TX	76063
D DELAY	TR 17	LIVING CHURCH	2271 MATLOCK RD	MANSFIELD, TX	76063
D DELAY	TR 7	NIU CHUN YU ETAL	2039 VIA MARIPOSA E UNIT C	LAGUNA WOODS, CA	92637-0508
D DELAY	TR 8	LIVING CHURCH	2271 MATLOCK RD	MANSFIELD, TX	76063
D DELAY	TR 9	HAVENS BOBBY F ETUX MARY A	874 ONE MILE LN	RIESEL, TX	76682-2725
DELAY, DANIEL SURVEY	A 421	LIVING CHURCH	2271 MATLOCK RD	MANSFIELD, TX	76063-3856
DELAY, DANIEL SURVEY	A 421	NIU, CHUN YU ETAL	2039 VIA MARIPOSA E UNIT C	LAGUNA WOODS, CA	92637
DELAY, DANIEL SURVEY	A 421	HAVENS, BOBBY FLOYD	874 ONE MILE LN	RIESEL, TX	76682
GREGG, MILTON SURVEY	A 555	MANSFIELD ECONOMIC DEV CORP	301 S MAIN ST	MANSFIELD, TX	76063-3106
GREGG, MILTON SURVEY	A 555	LIVING CHURCH	2271 MATLOCK RD	MANSFIELD, TX	76063-3856
MANSFIELD LODGE #331 SUB	LOT 1	MANSFIELD LODGE #331	PO BOX 518	MANSFIELD, TX	76063-0518
MITCHELL, SAMUEL SURVEY	A 1024	SOWELL RESERVE ASSOC LP	1601 ELM ST STE 3500	DALLAS, TX	75201
MITCHELL, SAMUEL SURVEY	A 1024	LIVING CHURCH	2271 MATLOCK RD	MANSFIELD, TX	76063-3856
MITCHELL, SAMUEL SURVEY	A 1024	LIVING CHURCH	2271 MATLOCK RD	MANSFIELD, TX	76063-3856
MITCHELL, SAMUEL SURVEY	A 1024	LIVING CHURCH	2271 MATLOCK RD	MANSFIELD, TX	76063-3856
MITCHELL, SAMUEL SURVEY	A 1024	HAVENS, BOBBY FLOYD	874 ONE MILE LN	RIESEL, TX	76682
MITCHELL, SAMUEL SURVEY	A 1024	LIVING CHURCH	2271 MATLOCK RD	MANSFIELD, TX	76063-3856

Property Owner Notification for ZC#19-023

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
PERRY, R H ADDITION	LOT 1	LIVING CHURCH	2271 MATLOCK RD	MANSFIELD, TX	76063-3856
ROBERTSON, JOHN SURVEY	A 1317	CONWAY MADISON LLC	PO BOX 671327	DALLAS, TX	75367-1327
ROBERTSON, JOHN SURVEY	A 1317	LIVING CHURCH	2271 MATLOCK RD	MANSFIELD, TX	76063-3856
S MITCHELL	TR 1	HAVENS BOBBY F ETUX MARY A	874 ONE MILE LN	RIESEL, TX	76682-2725

## ZONING LIMITS

## LEGAL LAND DESCRIPTION

BEING 32.558 acres (1,418,212 square feet) of land in the Daniel Delay Survey, Abstract Number 421, the John Robertson Survey, Abstract Number 1317, the Milton Gregg Survey Abstract Number 555, and the Samuel Mitchell Survey, Abstract Number 1024, City of Mansfield, Tarrant County, Texas, the Daniel Delay Survey, Abstract Number 209, City of Mansfield, Johnson County, Texas; said 32.558 acres (1,418,212 square feet) of land is a portion of land described in a Corrected Deed to Living Church (hereinafter referred to as Living Church tract), Instrument Number 2019-22232, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.) and containing all of that certain tract of land described as Lot 1, R.H. Perry Addition, City of Mansfield, Tarrant County, Texas as recorded in Cabinet B, Slide 1139, Plat Records, Tarrant County, Texas (P.R.T.C.T.); said 32.558 acres (1,418,212 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a Southwesterly corner of said Living Church tract, same being a Northwesterly corner of that certain tract of land described as Lot 1, Mansfield Lodge Number 331 (hereinafter referred to as the Mansfield Lodge tract), as recorded in Volume 458, Page 127, P.R.T.C.T., same also being the existing Northeasterly right-of-way line of South U.S. Highway 287 (400' right-of-way), as recorded in Volume 5773, Page 917, Deed Records, Tarrant County, Texas;

THENCE North 21 degrees 33 minutes 02 seconds West with the common line between said Living Church tract and the existing Northeasterly right-of-way line of said South U.S. Highway 287, a distance of 296.25 feet to the Westerly Northwest corner of said Living Church tract, same being the Westerly Southwest corner of that certain tract of land described Tract 2 in a General Warranty Deed to Conway Madison, LLC (hereinafter referred to as Madison tract), Instrument number D209279400, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), from which a five-eighths inch capped iron rod stamped "SEMPCO" bears South 63 degrees 52 minutes 46 seconds West, a distance of 0.82 feet;

THENCE North 59 degrees 38 minutes 46 seconds East with the common line between said Living Church tract and Madison tract, a distance of 382.54 feet to an angle point in the Northwesterly line of said Living Church tract, same being an angle point in the Southeasterly line of said Madison tract;

THENCE South 30 degrees 29 minutes 11 seconds East, continue with the common line between said Living Church tract and said Madison tract, a distance of 141.40 feet to a one-inch iron rod found for corner;

THENCE North 59 degrees 44 minutes 41 seconds East, continue with the common line between said Living Church tract and said Madison tract, a distance of 795.69 feet to a one-half inch iron rod found for corner;

THENCE North 60 degrees 51 minutes 45 seconds East, continue with the common line between said Living Church tract and said Madison tract, a distance of 183.75 feet to a one-half inch capped iron rod stamped "Wier & Assoc." found for corner;

THENCE North 29 degrees 57 minutes 31 seconds West, continue with the common line between said Living Church tract and said Madison tract, a distance of 535.03 feet to a one-half inch capped iron rod stamped "Wier & Assoc." found for corner in the existing Southwesterly right-of-way line of South Mitchell Road (variable width right-of-way);

THENCE North 64 degrees 04 minutes 26 seconds East with the common line between said Living Church tract and the existing Southwesterly right-of-way line of South Mitchell Road, a distance of 67.03 feet;

THENCE South 62 degrees 34 minutes 06 seconds East, crossing said Living Church tract, a distance of 633.39 feet to the beginning of a curve to the left, whose long chord bears South 71 degrees 50 minutes 28 seconds East, a distance of 204.64 feet;

THENCE Easterly, continue crossing said Living Church tract and with said curve to the left having a radius of 635.00 feet, through a central angle of 18 degrees 32 minutes 45 seconds, for an arc distance of 205.54 feet;

THENCE South 81 degrees 06 minutes 50 seconds East, continue crossing said Living Church tract, a distance of 298.80 feet to the beginning of a curve to the right, whose long chord bears South 55 degrees 44 minutes 21 seconds East, a distance of 419.97 feet;

Continued on Page 2:

## ZONING LIMITS EXHIBIT

PORTION OF LIVING CHURCH OUT OF THE  
DANIEL DELAY SURVEY, ABSTRACT NUMBER 421,  
JOHN ROBERTSON SURVEY, ABSTRACT NUMBER 1317,  
MILTON GREGG SURVEY, ABSTRACT NUMBER 555,  
SAMUEL MITCHELL SURVEY, ABSTRACT NUMBER 1024  
CITY OF MANSFIELD, TARRANT COUNTY AND  
DANIEL DELAY SURVEY, ABSTRACT NUMBER 209  
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS

ZONING LIMITS  
LEGAL LAND DESCRIPTION

Continued from Page 1:

THENCE Southeasterly, continue crossing said Living Church tract and with said curve to the right having a radius of 490.00 feet, through a central angle of 50 degrees 44 minutes 59 seconds, for an arc distance of 434.02 feet;

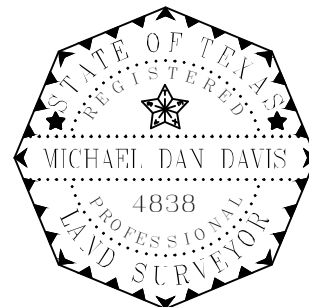
THENCE South 30 degrees 00 minutes 00 seconds East, continue crossing said Living Church tract, a distance of 11.86 feet to the Southeasterly line of said Living Church tract, same being the Northwesterly line of that certain tract of land described in a Warranty Deed to Bobby Floyd Havens and wife, Mary Ann Havens, (hereinafter referred to as Havens tract), Volume 458, Page 127, Deed Records, Johnson County, Texas;

THENCE South 59 degrees 57 minutes 54 seconds West with the common line between said Living Church tract and said Havens tract, a distance of 1419.86 feet to the Northeasterly corner of that certain tract of land described as Lot A, Block 1, A. Moore U.S. 287 South Additions (hereinafter referred to as Lot A), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D183342088, O.P.R.T.C.T., from which a one-half inch iron rod found bears North 30 degrees 17 minutes 41 seconds West, a distance of 3.73 feet;

THENCE North 59 degrees 58 minutes 05 seconds West with the common line between said Living Church tract and said Lot A, a distance of 350.50 feet to a Southerly corner in the South line of said Living Church tract, same being the Southeasterly corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Chun Yu Niu, Wen Mei Niu, Mike Penmu Kao and Ruby Tzumiao Kao (hereinafter referred to as the Niu and Kao tract), as recorded in Instrument Number D187615409, O.P.R.T.C.T.;

THENCE North 30 degrees 30 minutes 35 seconds West with the common line between said Living Church tract and said Niu and Kao tract, passing at a distance of 485.03 feet a three-eighths inch iron rod found for the Northerly corner of said Niu and Kao tract, same being the Southeasterly corner of said Mansfield Lodge tract, and continuing with said course for a total distance of 583.90 feet to a one-half inch iron rod found for a Southwesterly corner of said Living Church tract, same also being the Northeasterly corner of said Mansfield Lodge tract;

THENCE South 59 degrees 37 minutes 24 seconds West with the common line between said Living Church tract and said Mansfield Lodge tract, a distance of 590.81 feet to the PLACE OF BEGINNING, and containing a calculated area of 32.558 acres (1,418,212 square feet) of land.



*[Signature]* 12/13/19

Project No. 999-19-056 | Date: 12/13/2019 | Page 2 of 2 | Drawn by: SA | Checked by: MD2

**ZONING LIMITS EXHIBIT**

PORTION OF LIVING CHURCH OUT OF THE  
DANIEL DELAY SURVEY, ABSTRACT NUMBER 421,  
JOHN ROBERTSON SURVEY, ABSTRACT NUMBER 1317,  
MILTON GREGG SURVEY, ABSTRACT NUMBER 555,  
SAMUEL MITCHELL SURVEY, ABSTRACT NUMBER 1024  
CITY OF MANSFIELD, TARRANT COUNTY AND  
DANIEL DELAY SURVEY, ABSTRACT NUMBER 209  
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS

**BANNISTER** 27  
**ENGINEERING**  
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
TBPLS REGISTRATION NO. 10193823







## SHEET KEYNOTES

- 1 CORTEN STEEL VENEER
- 2 HORIZ. RIB STEEL SIDING- PATTERN 1
- 3 HORIZ. RIB STEEL SIDING- PATTERN 2
- 4 R PANEL METAL ROOFING
- 5 ROUGH STONE VENEER
- 6 2" CUT STONE VENEER
- 7 STEEL COLUMN- PAINT
- 8 CHURCH LOGO
- 9 STOREFRONT GLAZING
- 10 STONE BASE
- 11 LOGO CORTEN STEEL SCREEN PANEL
- 12 METAL CANOPY
- 13 METAL CORNER TRIM
- 14 OVERHEAD DOOR
- 15 T&G WOOD SOFFIT
- 16 ROOF PROJECTION
- 17 4'-0" PROJECTION WITH ROOF

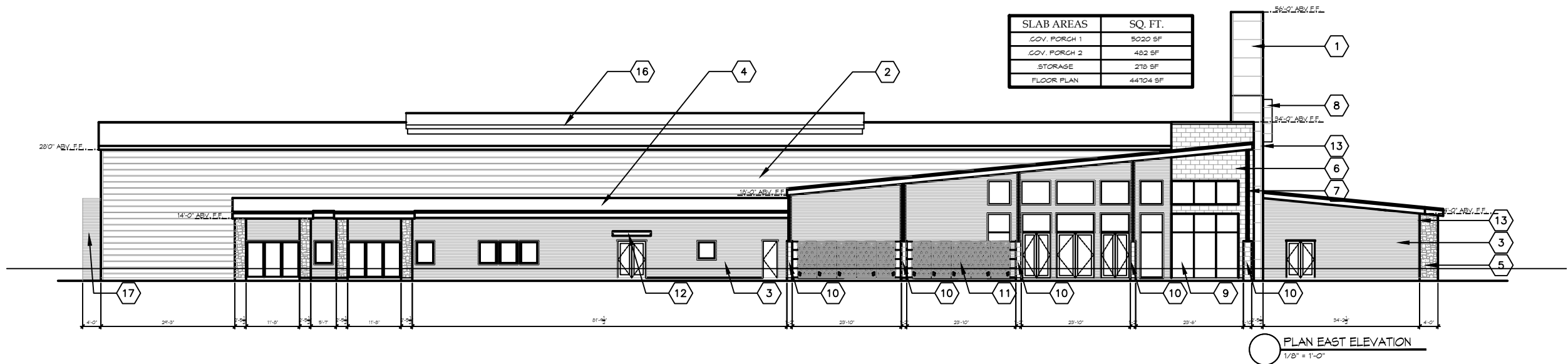
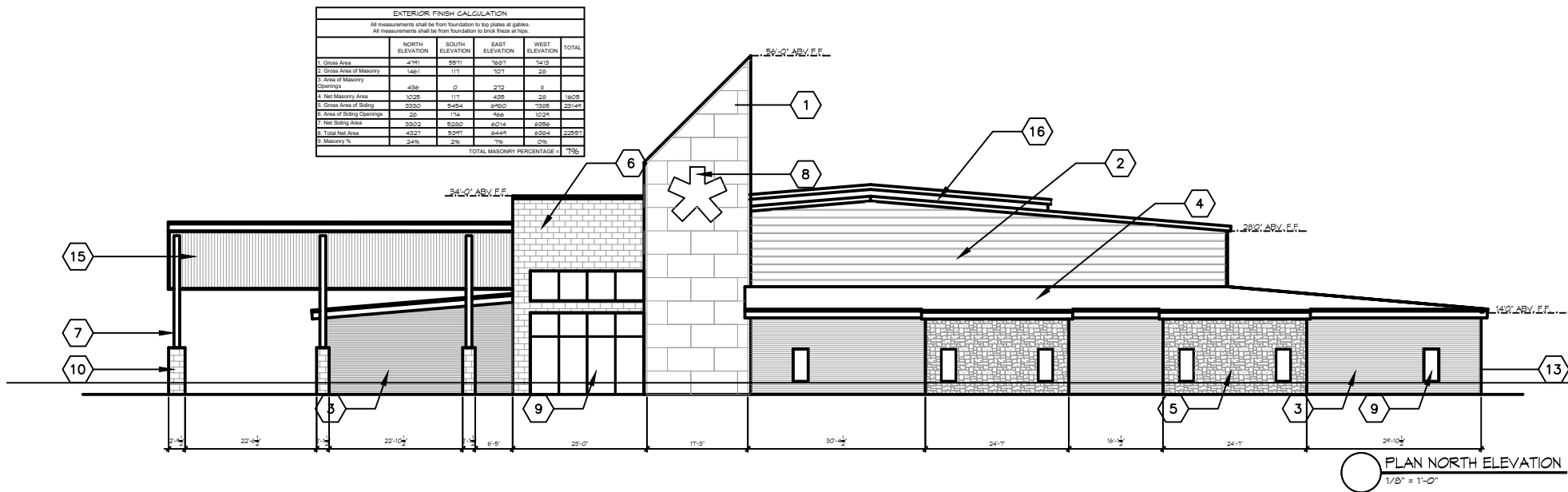


EXHIBIT 'C'

CASE NO.  
ZC#19-023



192647 LIVING CHURCH

LIVING  
CHURCH

LOT --- BLOCK ---  
COUNTY

DATE: 10-8-14 PD1  
10-8-14 PD2  
10-16-14 PD3  
10-18-14 PD4  
10-28-14 PD5

SHEET Title:



224 N. PAULINE STREET, DALLAS, TEXAS 75201  
817.471.1234 METRO  
ARCHITECTS

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SHEET No.:

A2-2

# SHEET KEYNOTES

1	CORTEN STEEL VENEER
2	HORIZ. RIB STEEL SIDING- PATTERN 1
3	HORIZ. RIB STEEL SIDING- PATTERN 2
4	R PANEL METAL ROOFING
5	ROUGH STONE VENEER
6	2" CUT STONE VENEER
7	STEEL COLUMN- PAINT
8	CHURCH LOGO
9	STOREFRONT GLAZING
10	STONE BASE
11	LOGO CORTEN STEEL SCREEN PANEL
12	METAL CANOPY
13	METAL CORNER TRIM
14	OVERHEAD DOOR
15	T&G WOOD SOFFIT
16	ROOF PROJECTION
17	4'-0" PROJECTION WITH ROOF

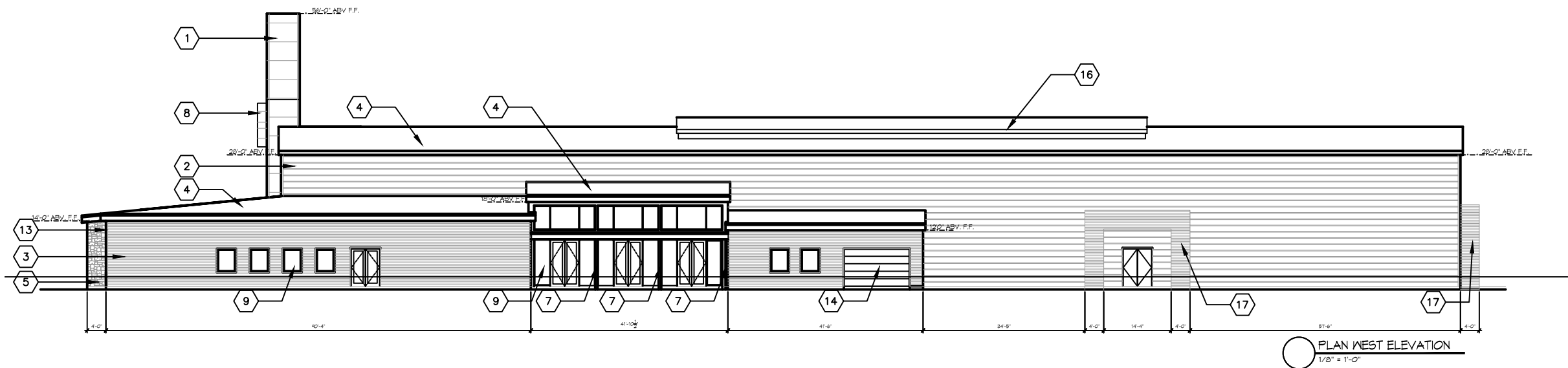
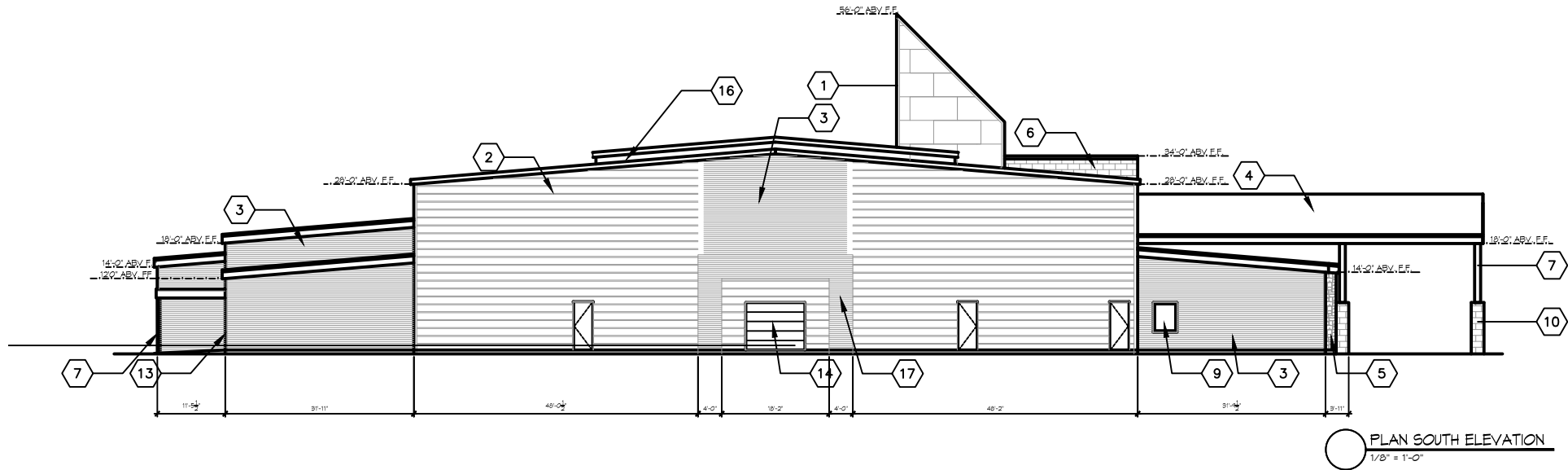
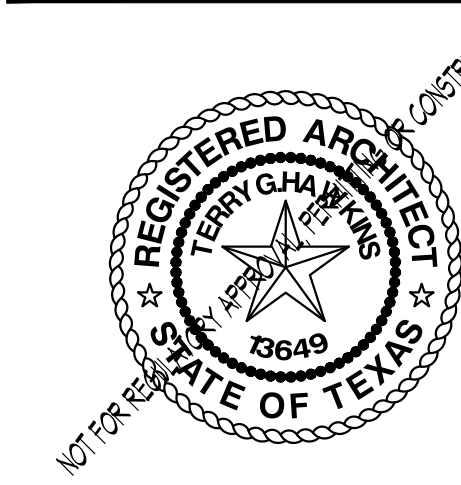


EXHIBIT 'C'

CASE NO.  
ZC#19-023



192647 LIVING CHURCH

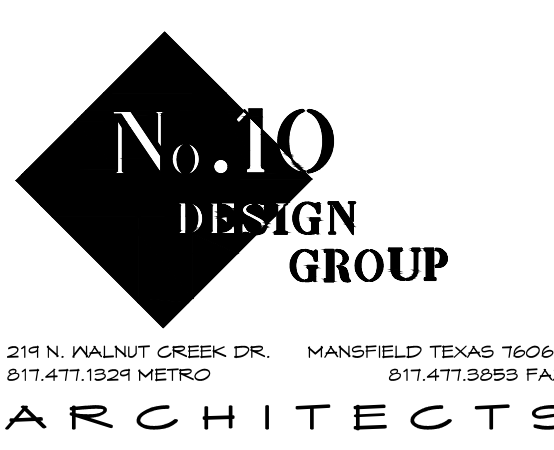
LIVING  
CHURCH

LOT --- BLOCK ---  
COUNTY

DATE: 10-3-19 PD1  
10-8-19 PD2  
10-16-19 PD3  
10-18-19 PD4  
10-28-19 PD5

SHEET Title:

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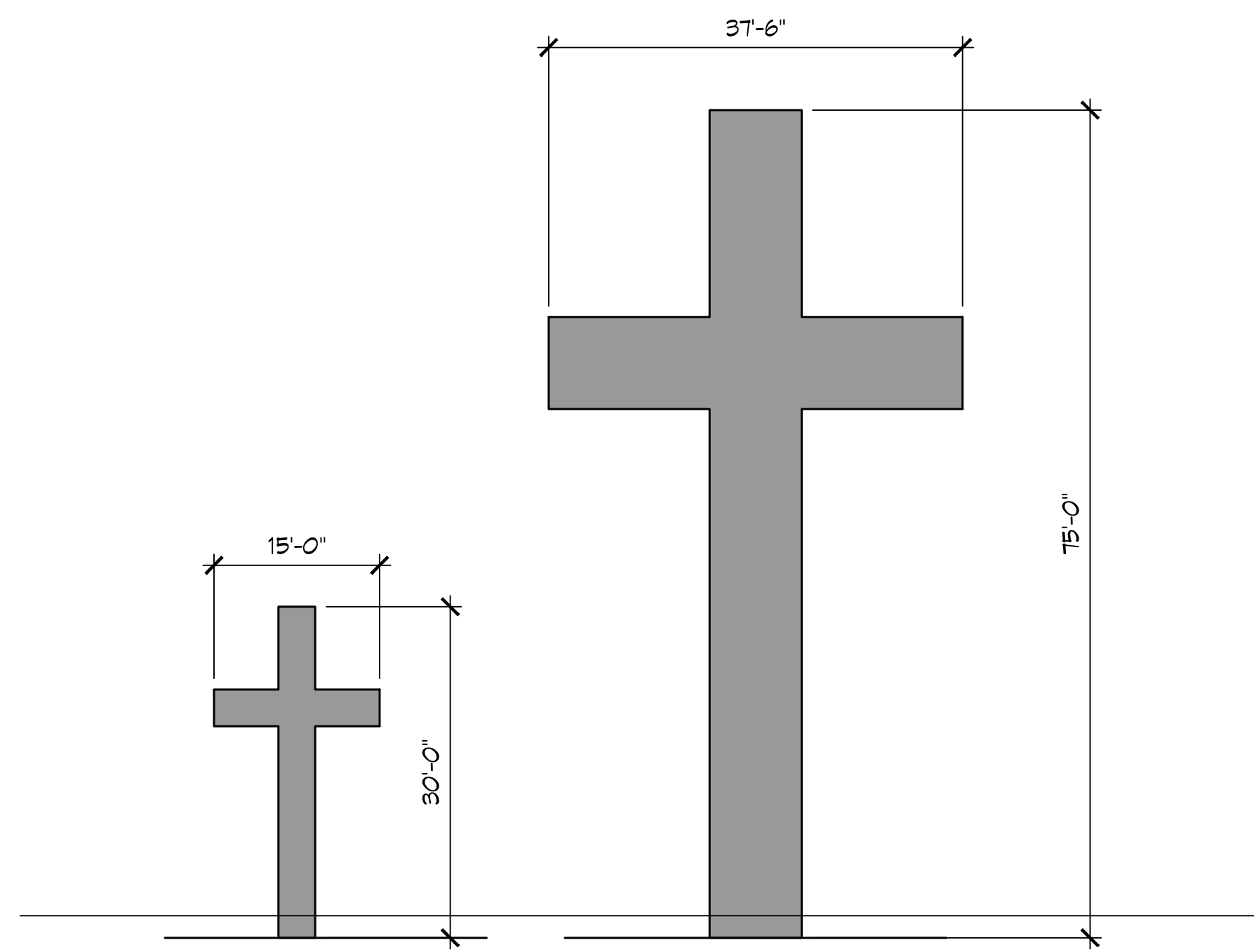
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SHEET No.:



EXHIBIT 'C'

CASE NO.  
ZC#19-023





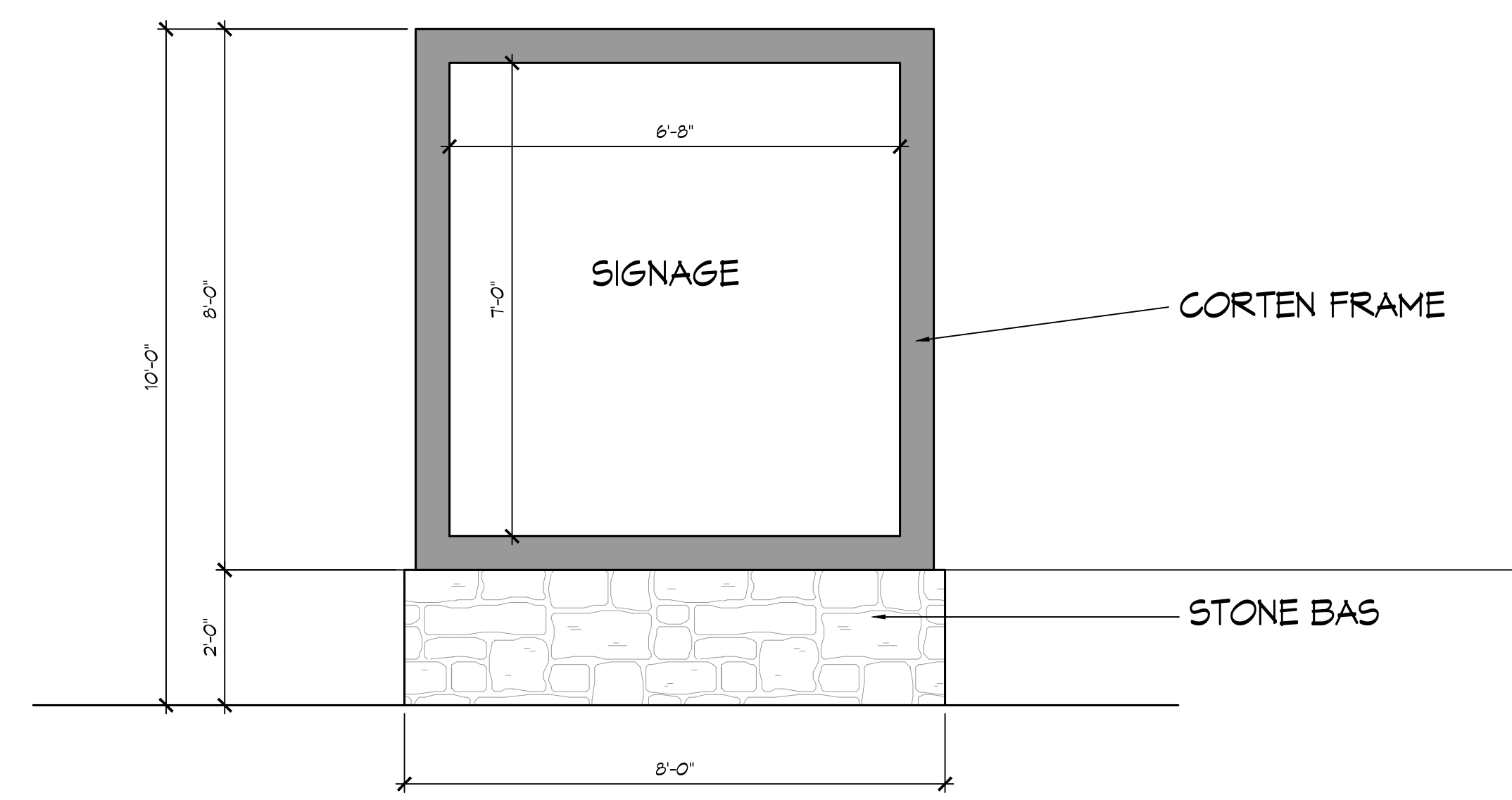
CORTEN STEEL CROSSES



CORTEN STEEL VENEER



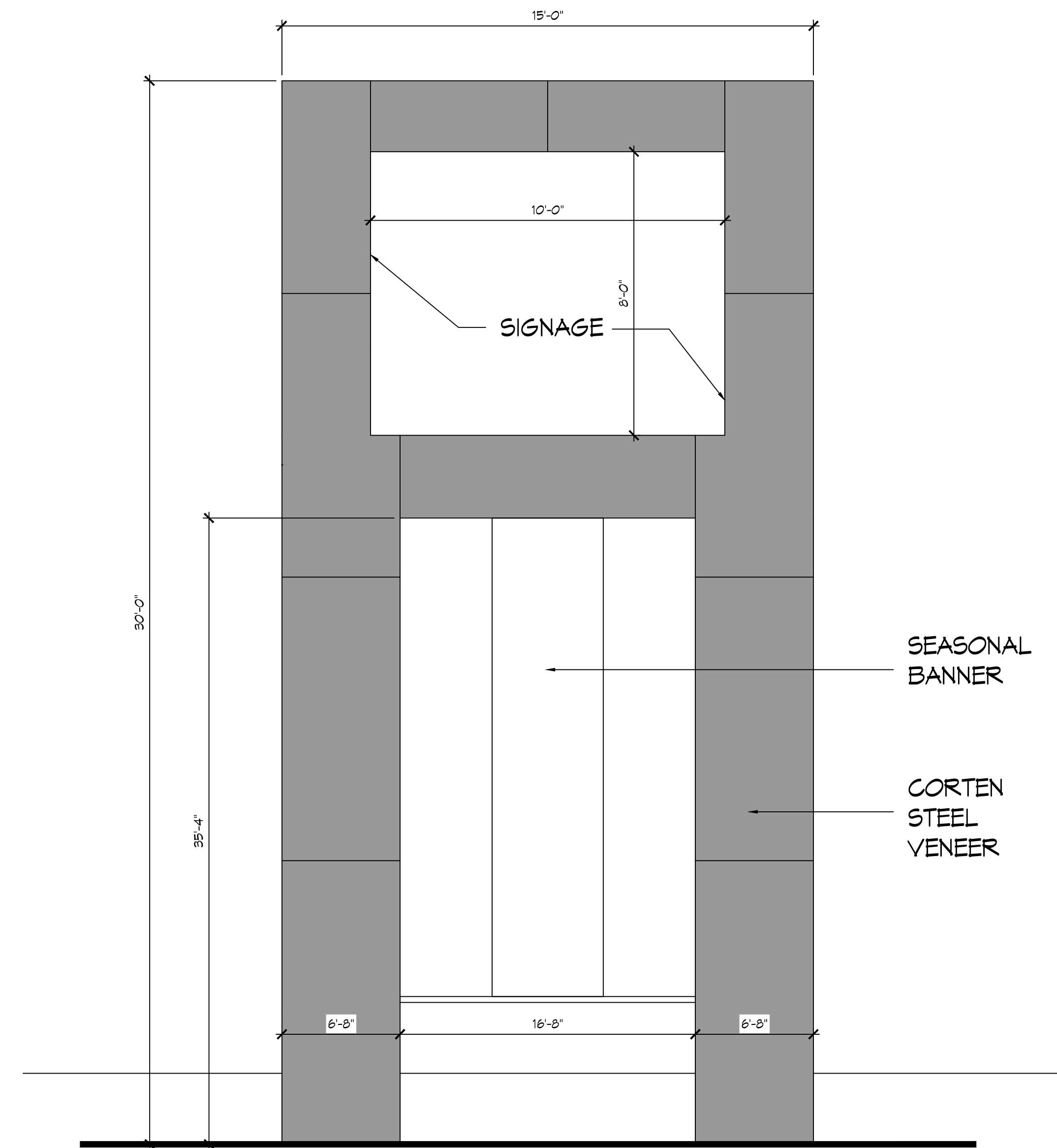
ROUGH CUT STONE VENEER



MONUMENT SIGN



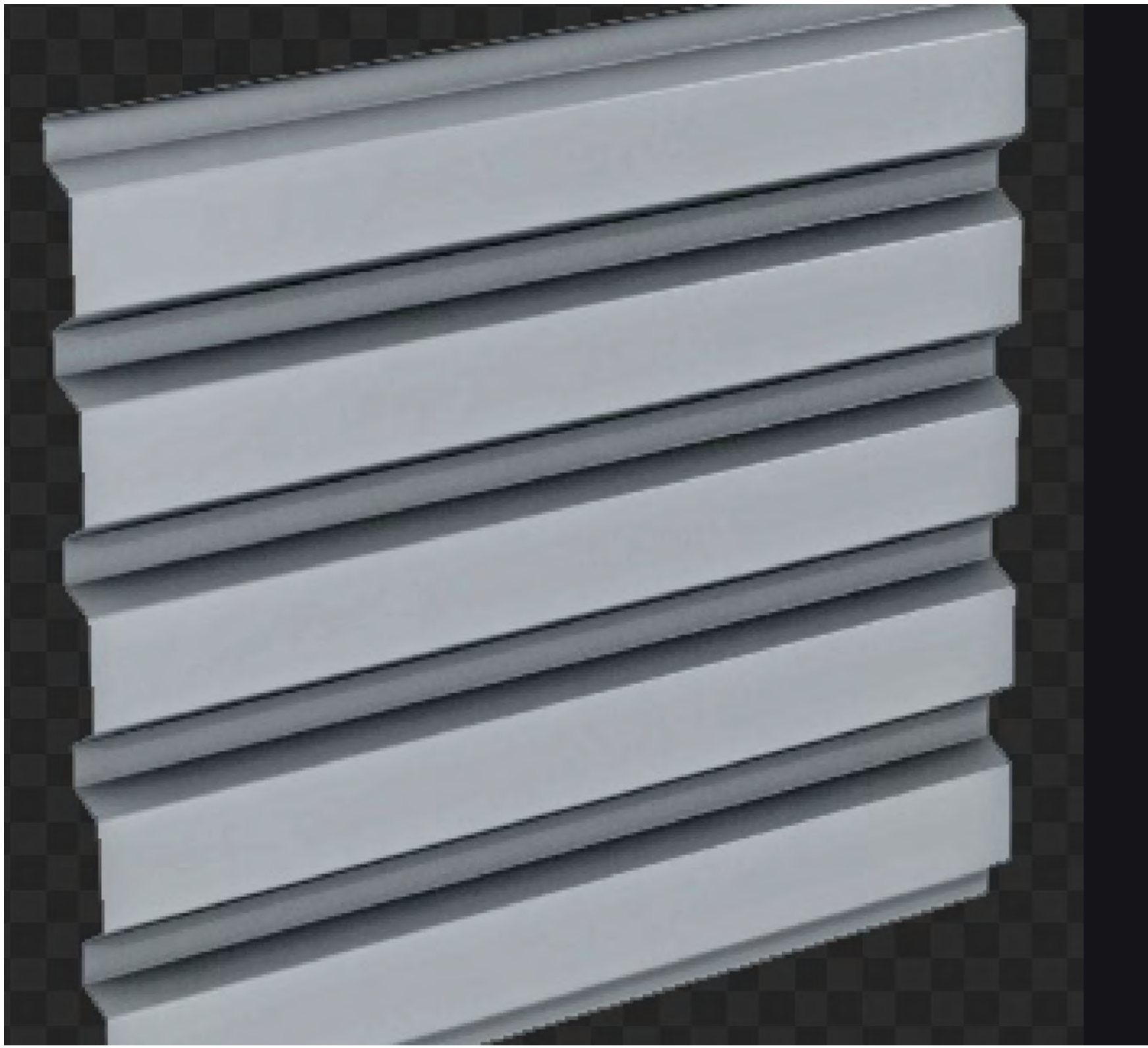
2" CUT STONE VENEER



30' PYLON SIGN



HORIZ. RIB STEEL SIDING- PATTERN 1



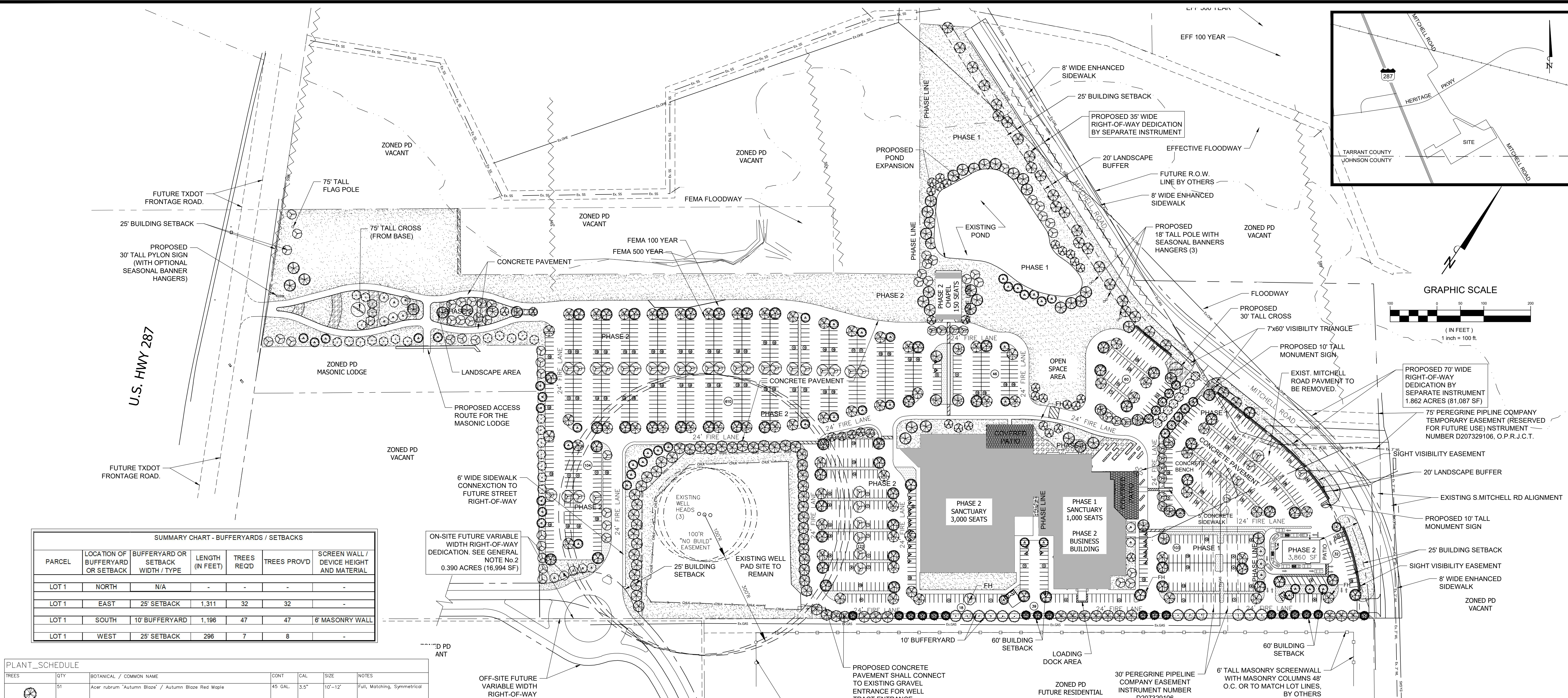
HORIZ. RIB STEEL SIDING- PATTERN 2

EXHIBIT 'C'

CASE NO.  
ZC#19-023



File: B:\Clients\959 Misc Projects\19-025 Living Church - Mansfield\Civil\Exhibits\Landscape Plan - Exhibit D.dwg | Date Plotted: 4/9/2020 10:41 AM | Plotted By: drew



SUMMARY CHART - BUFFERYARDS / SETBACKS						
PARCEL	LOCATION OF BUFFERYARD OR SETBACK	BUFFERYARD OR SETBACK WIDTH / TYPE	LENGTH (IN FEET)	TREES REQD	TREES PROVD	SCREEN WALL / DEVICE HEIGHT AND MATERIAL
LOT 1	NORTH	N/A	-	-	-	-
LOT 1	EAST	25' SETBACK	1,311	32	32	-
LOT 1	SOUTH	10' BUFFERYARD	1,196	47	47	6' MASONRY WALL
LOT 1	WEST	25' SETBACK	296	7	8	-

PLANT_SCHEDULE						
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	51	Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple	45 GAL.	3.5"	10'-12'	Full, Matching, Symmetrical
	12	Cedrus deodara / Deodar Cedar	45 GAL.	3.5"	10'-12'	Full, Matching, Symmetrical
	62	Cercis reniformis 'Oklahoma' / Oklahoma Red Bud	30 GAL.	3.5"	6'-8'	Full, Matching, Symmetrical
	33	Chilopsis linearis / Desert Willow	30 GAL.	3.5"	6'-8'	Full, Matching, Symmetrical
	32	Ginkgo biloba / Maidenhair Tree	30 GAL.	3.5"	6'-8'	Full, Matching, Symmetrical
	60	Juniperus virginiana / Eastern Red Cedar	45 GAL.	3.5"	10'-12'	Full, Matching, Symmetrical
	57	Lagerstroemia indica 'Tuscarora' / Crape Myrtle	30 GAL.	3.5"	6'-8'	Full, Matching, Symmetrical
	18	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	30 GAL.	3.5"	6'-8'	Full, Matching, Symmetrical
	37	Pistacia chinensis / Chinese Pistache	45 GAL.	3.5"	10'-12'	Full, Matching, Symmetrical
	56	Quercus shumardii / Shumard Red Oak	45 GAL.	3.5"	10'-12'	Full, Matching, Symmetrical
	93	Quercus virginiana / Southern Live Oak	45 GAL.	3.5"	10'-12'	Full, Matching, Symmetrical
	16	Vitex agnus-castus / Chaste Tree	30 GAL.	3.5"	6'-8'	Full, Matching, Symmetrical
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
	140	Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger	3 GAL.	24" HT	PER PLAN	Full, Matching, Symmetrical, plants within visibility easements shall be maintained at a max 2' ht.
SHRUB AREAS	QTY	NOTES				
		3 gallon and 1 gallon shrubs. Typical Species (Texas Sage, Loropetalum, Red Yucca, Soft Leaf Yucca, Gulf Muhly, Mexican Feather Grass, Hamden Grass, Salvia Greggii, Lindheimer Muhly, Sunshine Ligustrum)				
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	NOTES			
	Per Plan	Cynodon dactylon 'Tif 419' / Bermuda Grass	Sod or Seed Per City Allowance			
	Per Plan	Decomposed Granite	3" Compacted depth w/ permeable weed mat staked to grade			

EXHIBIT "D"

LANDSCAPE PLAN

FOR

LIVING CHURCH

DANIEL DELAY SURVEY, ABSTRACT NO. 421;  
THE JOHN ROBERTSON SURVEY, ABSTRACT NO. 1317;  
THE MILTON GREGG SURVEY, ABSTRACT NO. 555;  
THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 1024;  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS AND  
DANIEL DELAY SURVEY, ABSTRACT NO. 209  
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS  
Date Prepared: December 11, 2019  
Date Revised: April 9, 2020  
32.558 ACRES  
Case Number: ZC #19-023

BANNISTER

ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)

CONTACT: CODY R. BROOKS, P.E.

PRELIMINARY  
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Drew J. Dubocq  
L.A.#3141  
04/08/2020