



# CITY OF MANSFIELD

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

## Meeting Agenda Planning and Zoning Commission

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Monday, May 4, 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://mansfieldtexas.zoom.us/webinar/register/WN\\_\\_SDwrb2FSHW1U3-RDpjbaw](https://mansfieldtexas.zoom.us/webinar/register/WN__SDwrb2FSHW1U3-RDpjbaw)**

**by 6:00 pm on Monday, May 4, 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: 951 2910 6579**

**Password: 1234567**

**Citizen comments on any agenda item for the May 4, 2020 Planning and  
Zoning Commission meeting may also be submitted by email at  
[planning@mansfieldtexas.gov](mailto:planning@mansfieldtexas.gov). All comments must be received by 12:00  
noon, Monday, May 4, 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**

**[20-3548](#)**

Minutes - Approval of the April 20, 2020 Planning and Zoning Commission  
Meeting Minutes

**Attachments:** [04-20-20 Meeting 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**

[20-3547](#) SD#19-041: Final Plat of Silver Oak Addition, Phase 1 on 36.677 acres by JBI Partners, engineer; Forestar Real Estate Group, owner; and D.R. Horton - DFW West, Inc., developer

**Attachments:** [Location Map](#)  
[Approved Preliminary Plat](#)  
[Final Plat](#)

**6. OTHER AGENDA ITEMS**

[20-3539](#) ZC#19-023: Consideration of 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-Through 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 (*Tabled from the April 20, 2020, Planning and Zoning Commission meeting*)

**Attachments:** [Maps and Supporting Information.pdf](#)  
[Exhibit A](#)  
[Revised Exhibits B through D](#)  
[Color Site Plan](#)

**7. COMMISSION ANNOUNCEMENTS**

**8. STAFF ANNOUNCEMENTS**

**9. ADJOURNMENT OF MEETING**

**10. NEXT MEETING DATE: Monday, May 18, 2020**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on April 30, 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.



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## STAFF REPORT

File Number: 20-3548

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**Agenda Date:** 5/4/2020

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Planning and Zoning Commission

**File Type:** Meeting Minutes

**Agenda Number:**

**Title**

Minutes - Approval of the April 20, 2020 Planning and Zoning Commission Meeting Minutes

**Description/History**

The minutes of the April 20, 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

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## Meeting Minutes - Draft

### 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 was conducted by video conferencing with access to the public.**

#### 1. CALL TO ORDER

*Chairman Wilshire called the meeting to order at 6:04 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*

*Delia Jones, Planning & Zoning Secretary*

**Present** 6 - Wayne Wilshire; Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight and Stephen Groll

#### 2. RECESS INTO EXECUTIVE SESSION

*The Commission did not recess into Executive Session.*

#### 3. APPROVAL OF MINUTES

[20-3541](#)

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

**Chairman Wilshire called for approval of the April 6, 2020, minutes with a minor correction. 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

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

#### 4. CITIZENS COMMENTS

*None.*

## 5. CONSENT AGENDA

Commissioner Axen made a motion to approve the plats on the Consent Agenda. Commissioner Groll seconded the motion which carried by the following vote:

**Aye:** 6 - Wayne Wilshire; Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight and Stephen Groll

**Nay:** 0

**Abstain:** 0

### 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

### 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.

## 6. PUBLIC HEARINGS

### 20-3539

ZC#19-023: Consideration of 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-Through 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 (*Tabled from the April 20, 2020, Planning and Zoning Commission meeting*)

*Mr. Jones gave the Staff Presentation, power point presentation, and overview of the request. Truston Baba, Living Church Pastor and Jeff Linder, Project Engineer, gave an overview of the request and were 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.*

*Commissioners supported the following recommendations of Staff: 1) increase the standards for the buildings to include more masonry and architectural details, 2) reduce some of the parking to increase landscaping and community space, 3) revise the signage as recommended in the staff report to bring it more in line with the standards of The Reserve and other similar institutional uses and 4) eliminate the screening fence on the south property line as proposed.*

**After discussion, Commissioner Axen made a motion to table the request in order to give the applicant an opportunity to address Staff comments and bring back to the Commission on May 4th. Commissioner Weydeck seconded the motion which carried by the following vote:**

**Aye:** 6 - Wayne Wilshire; Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight and Stephen Groll

**Nay:** 0

**Abstain:** 0

**7. COMMISSION ANNOUNCEMENTS**

*Commissioner Groll stated that the first virtual meeting went well. Commissioner Axen stated that he is glad Commissioners voted to follow the zoning restrictions and Vice-Chairman Knight stated that there were too many variances requested.*

**8. STAFF ANNOUNCEMENTS**

*None.*

**9. ADJOURNMENT OF MEETING**

**Commissioner Weydeck made a motion to adjourn the meeting.  
Commissioner Klenzendorf seconded the motion which carried by the  
following vote:**

**Aye:** 6 - Wayne Wilshire; Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight and Stephen Groll

**Nay:** 0

**Abstain:** 0

*With no further business, Chairman Wilshire adjourned the meeting at 7:23 p.m.*

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Wayne Wilshire, Chairman

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Delia Jones, Planning & Zoning Secretary



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## STAFF REPORT

File Number: 20-3547

**Agenda Date:** 5/4/2020

**Version:** 1

**Status:** Consent

**In Control:** Planning and Zoning Commission

**File Type:** Plat

### Title

SD#19-041: Final Plat of Silver Oak Addition, Phase 1 on 36.677 acres by JBI Partners, engineer; Forestar Real Estate Group, owner; and D.R. Horton - DFW West, Inc., developer

### Description/History

The purpose of this plat is to create 113 residential lots and 6 open space lots (119 lots total) as Phase 1 of the Silver Oak Addition. The property is zoned PD for single-family residential use. The applicant will be dedicating 100' of right-of-way for Retta Road and right-of-way for internal residential streets.

The plat substantially conforms to the approved preliminary plat with a minor change on Block 5 to remove a lot to accommodate some larger lot widths. The plat meets the requirements of the Subdivision Control Ordinance.

Staff recommends approval.

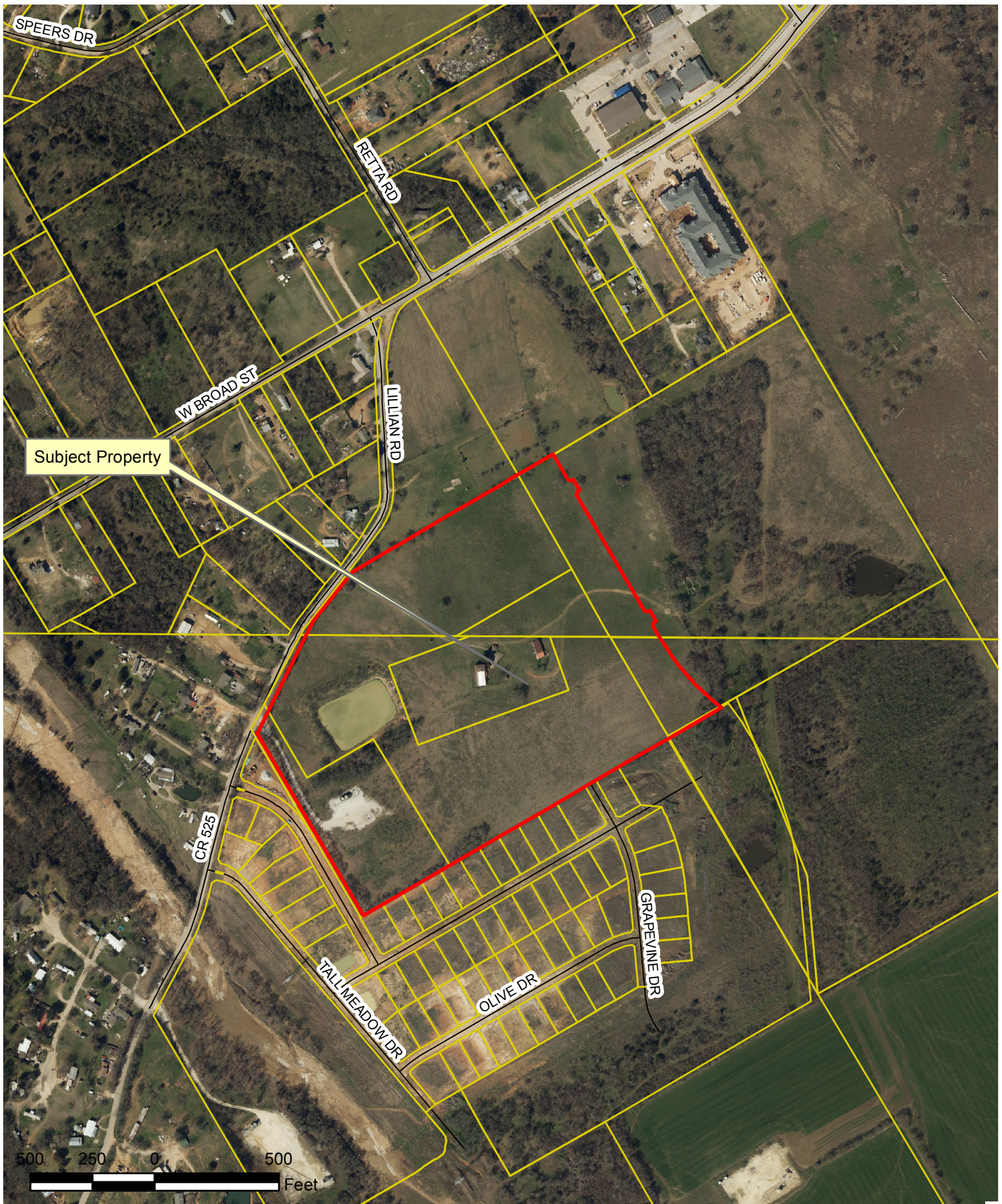
### Attachments:

Location Map

Approved Preliminary Plat

Final Plat







NOTE:

1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

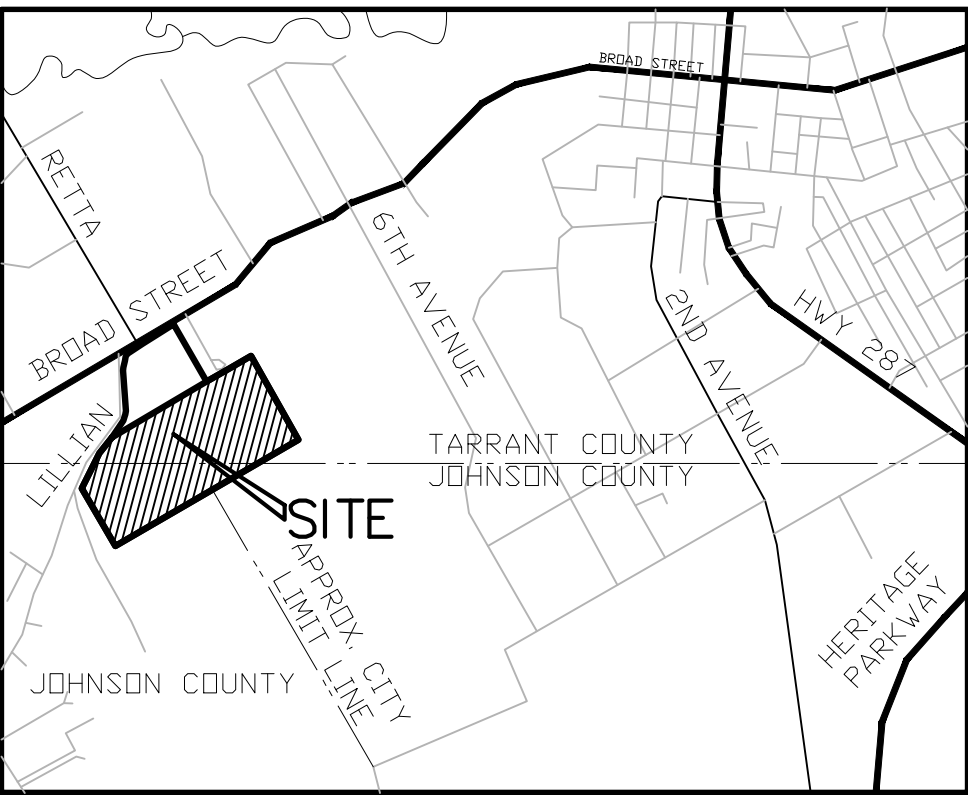
2. A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES, OPEN SPACES AND COMMON AREAS, INCLUDING BUT NOT LIMITED TO SCREENING WALLS AND FENCES AND THE PARKWAY BETWEEN A SCREENING WALL OR FENCE AND THE STREET; SUBDIVISION LANDSCAPING; MEDIANS; AMENITY CENTERS; AND ENHANCED ENTRYWAY FEATURES INCLUDING ENHANCED SCREENING WALLS, LANDSCAPING MONUMENTS, SIGNAGE AND ANY NON-STANDARD PAVEMENT.

3. LOTS ADJACENT TO PONDS AND CHANNELS WILL HAVE A FINISHED FLOOR ELEVATION TWO FEET ABOVE THE 100 YEAR WATER SURFACE ELEVATION. ELEVATIONS WILL BE DESIGNATED AT TIME OF FINAL PLATTING.

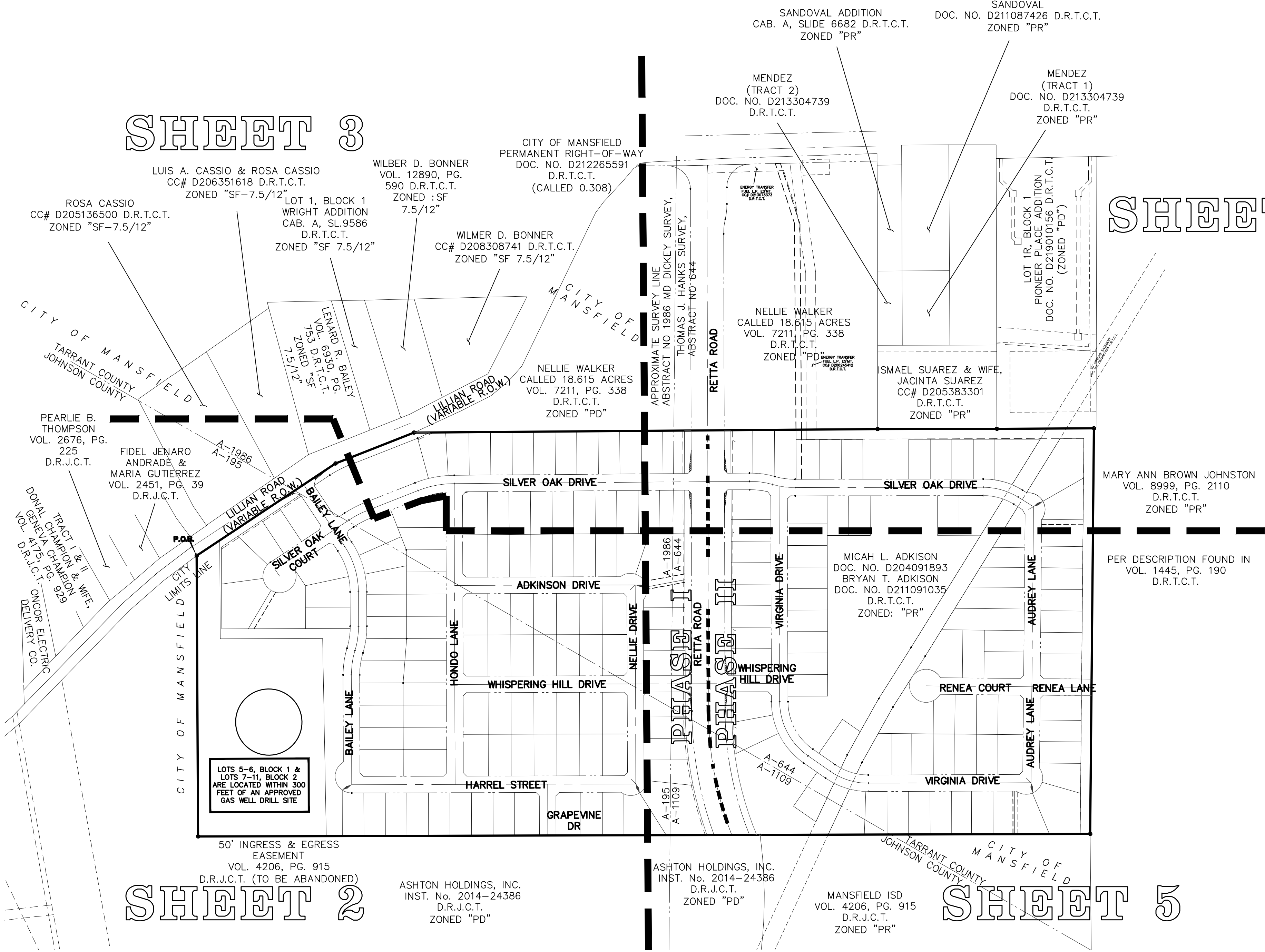
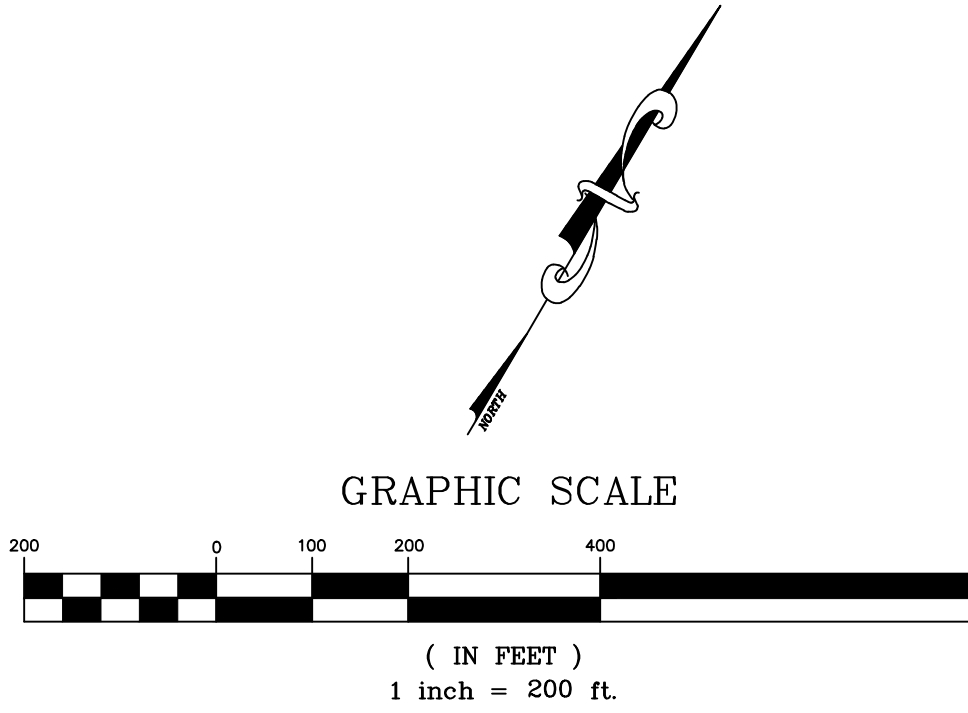
4. THE BEARINGS AND COORDINATES SHOWN HEREON FOR THE PLAT ARE CREATED FROM OUR ACTUAL FIELD SURVEY, RELATED TO THE TEXAS COORDINATE SYSTEM. TEXAS NORTH CENTRAL ZONE (4202), NAD83 GRID VALUES.

5. NO TREES, BUSHES, WALLS, SIGNS OR ANYTHING OVER 2' IS ALLOWED WITHIN THE VISIBILITY EASEMENTS.

FLOOD STATEMENT: ACCORDING TO TARRANT COUNTY COMMUNITY PANEL NO. 48439C0470K, DATED SEPTEMBER 25, 2009 AND JOHNSON COUNTY COMMUNITY PANEL NO. 48251C0100J, DATED DECEMBER 4, 2012 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



LOCATION MAP  
NOT TO SCALE



LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD SET
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
UE	DRAINAGE EASEMENT
DE	SANITARY SEWER EASEMENT
SSE	UTILITY EASEMENT
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WME	WALL MAINTENANCE EASEMENT
BL	BUILDING LINE
CO RD	COUNTY ROAD
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DOC.	DOCUMENT
NO.	NUMBER
D.R.J.C.T.	DEED RECORDS JOHNSON COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
◆	STREET NAME CHANGE INDICATOR
*	REDUCED SIZE LOT

PRELIMINARY PLAT

SILVER OAK

BEING 67.566 ACRES OUT OF THE  
THOMAS J. HANKS SURVEY,  
ABSTRACT NO. 644 (TARRANT COUNTY)  
& ABSTRACT NO. 1109 (JOHNSON COUNTY)  
AND  
M.D. DICKEY SURVEY,  
ABSTRACT NO. 1986 (TARRANT COUNTY)  
& ABSTRACT NO. 195 (JOHNSON COUNTY)  
CITY OF MANSFIELD, TARRANT AND JOHNSON COUNTIES, TEXAS  
192 RESIDENTIAL LOTS & 14 OPEN SPACE LOTS  
MAY 10, 2019

**MICAH ADKISON** **OWNER**  
Braniff Building  
324 N. Robinson Ave., Suite 100  
Oklahoma City, OK 73102  
Phone: (405) 235-798  
micah.adkison@rowdunlevy.com

**BRYAN T. ADKISON** **OWNER**  
3201 Bairde Lane  
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Phone: (817) 713-4413  
brytad@gmail.com

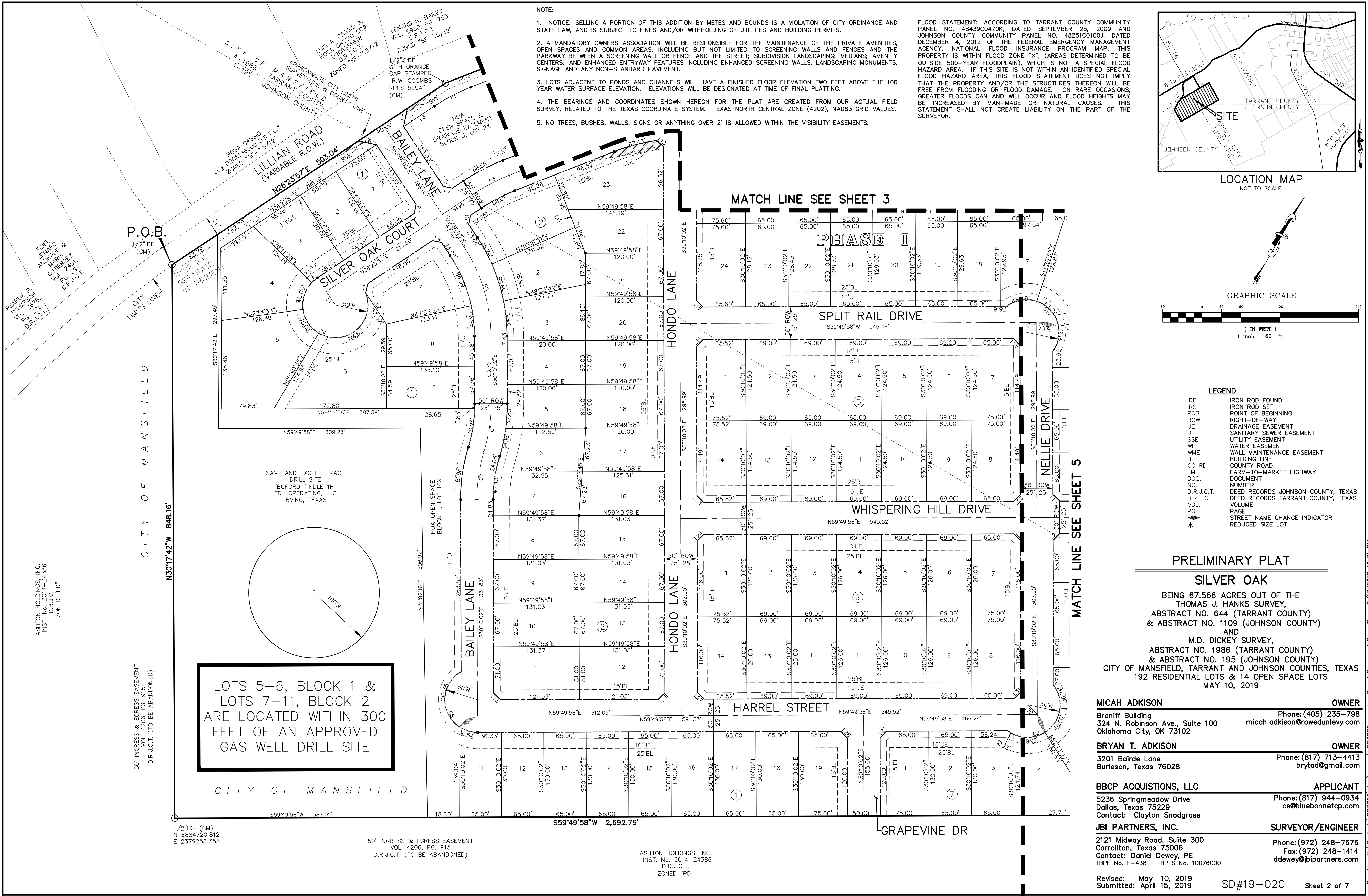
**BBGP ACQUISITIONS, LLC** **APPLICANT**  
5236 Springmeadow Drive  
Dallas, Texas 75229  
Contact: Clayton Snodgrass  
Phone: (817) 944-0934  
cs@bluebonnetcp.com

**JB PARTNERS, INC.** **SURVEYOR/ENGINEER**  
2121 Midway Road, Suite 300  
Carrollton, Texas 75006  
Contact: Daniel Dewey, PE  
TBPE No. F-438 TBPLS No. 10076000  
Phone: (972) 248-7676  
Fax: (972) 248-1414  
ddewey@jbparkers.com

Revised: May 10, 2019  
Submitted: April 15, 2019  
SD#19-020  
Sheet 1 of 7

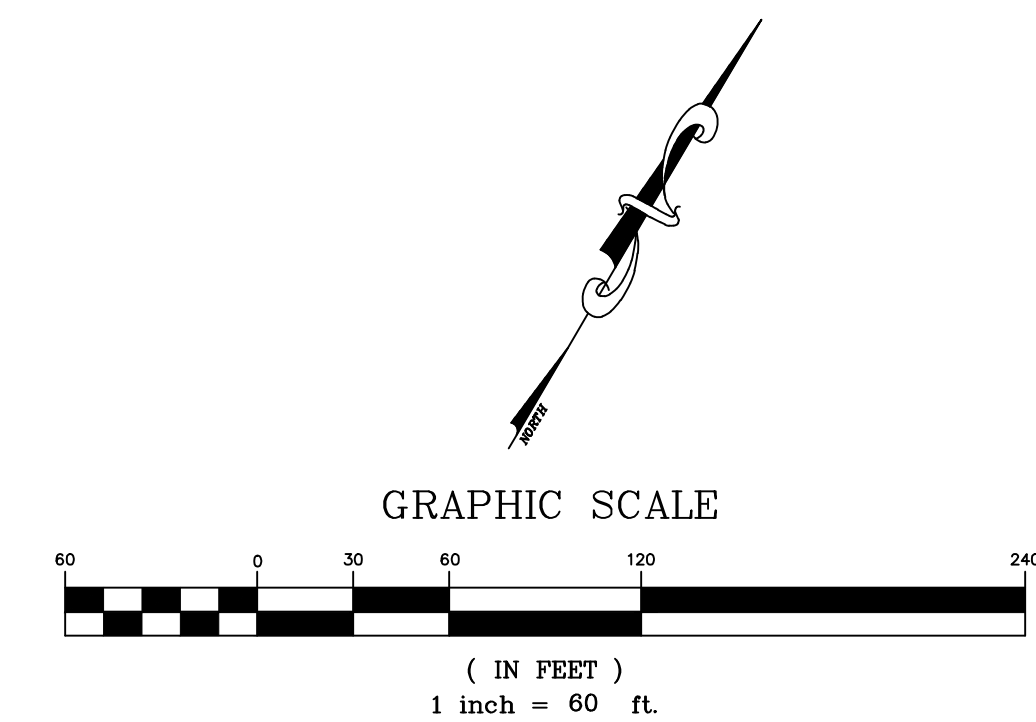
APPROVED PRELIMINARY PLAT





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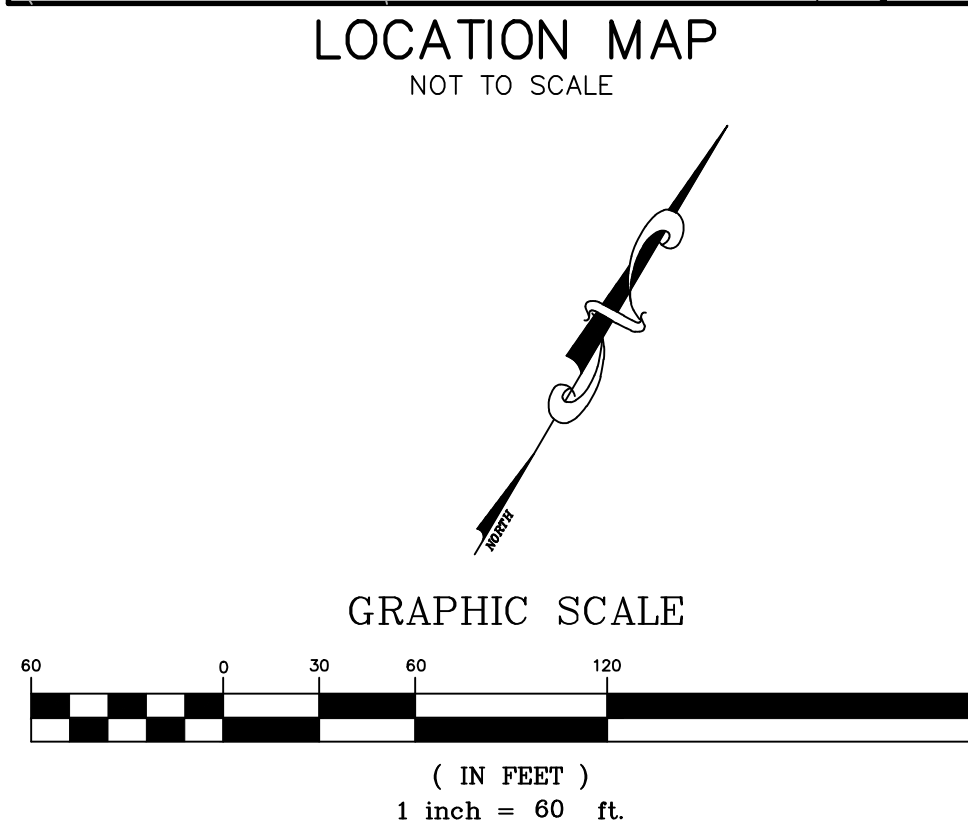
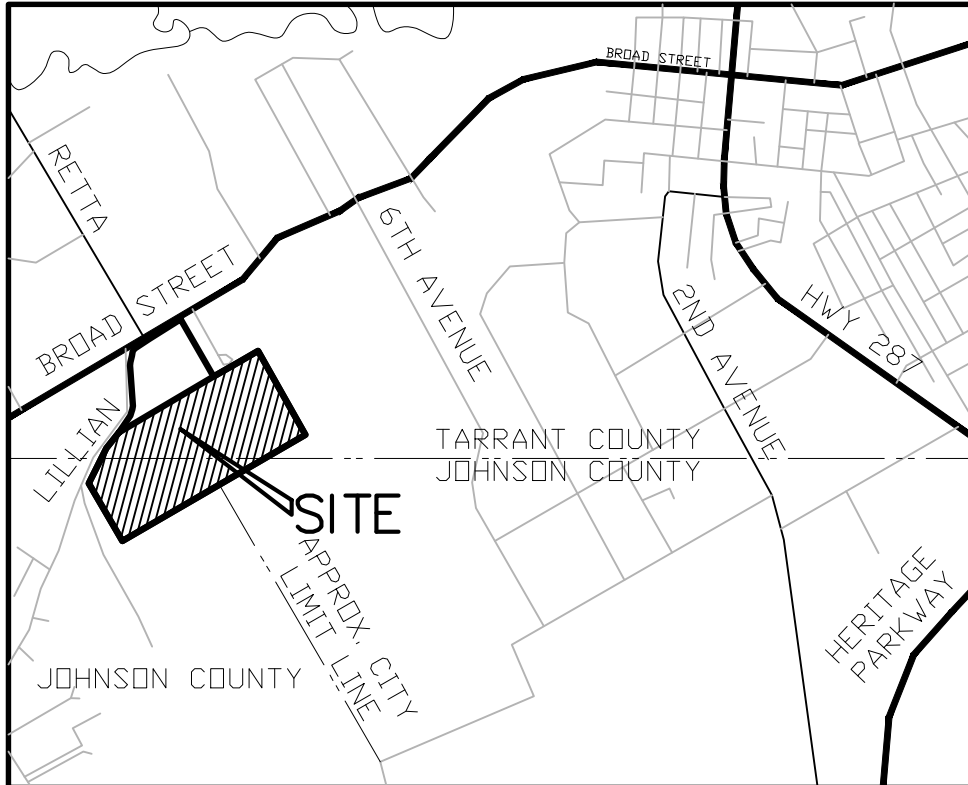
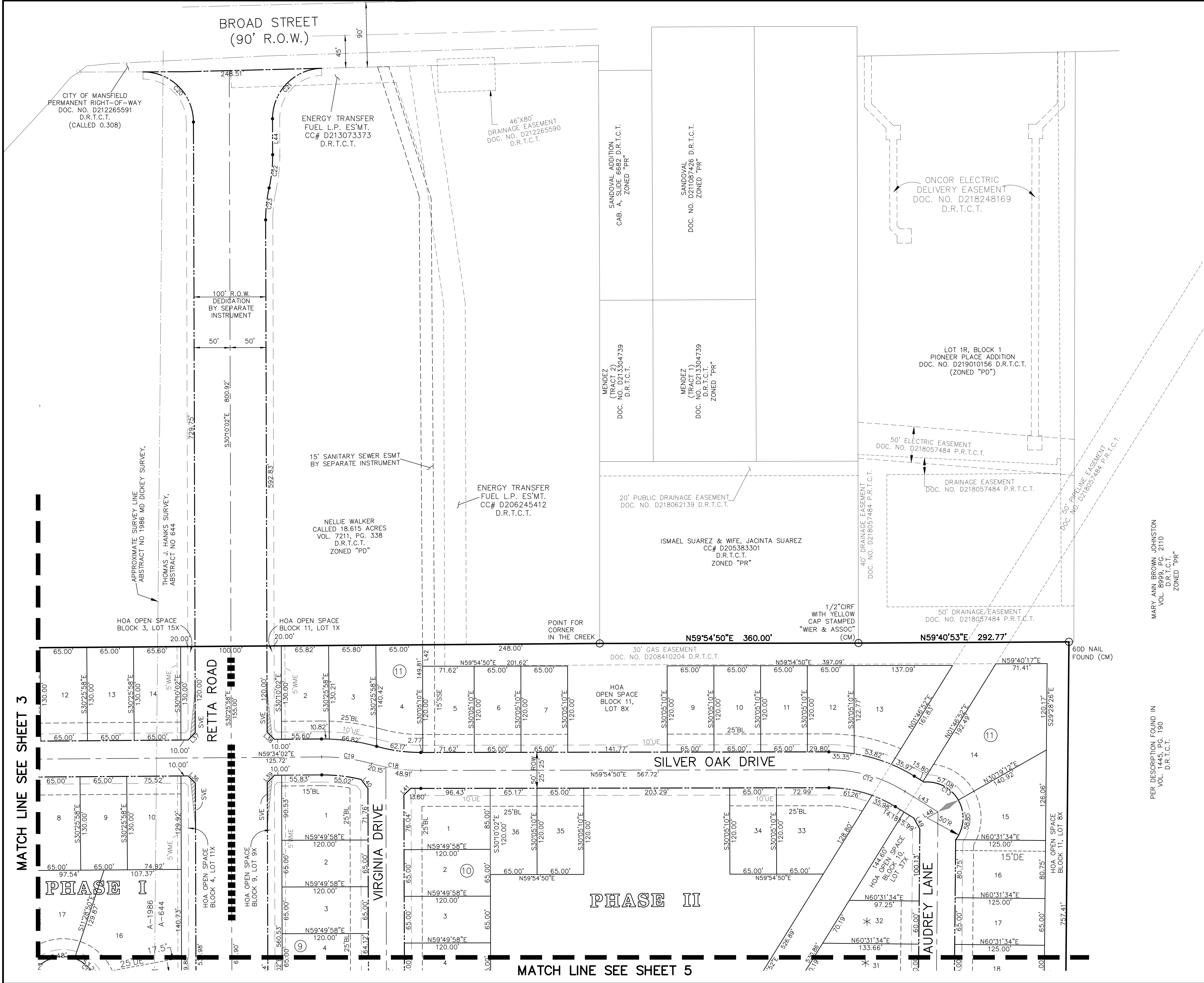
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Sheet 3 of 7

SD#19-020 Sheet 3 of 7

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LEGEND	
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MATCH LINE SEE SHEET 3

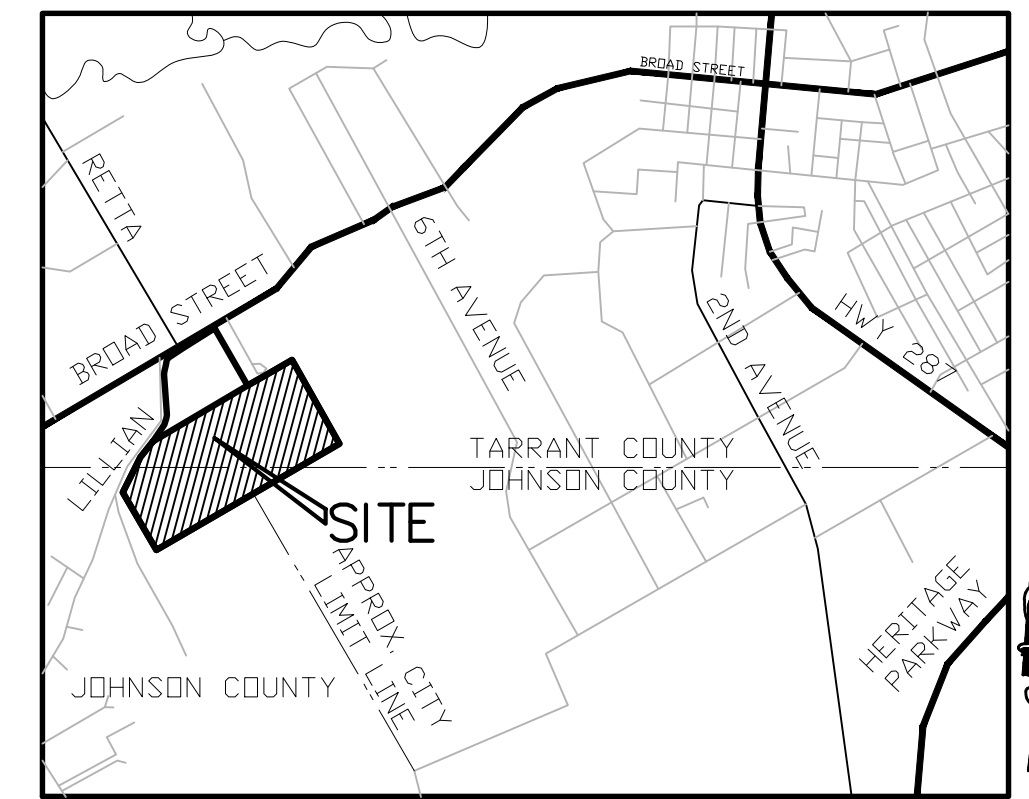
MATCH LINE SEE SHEET 5

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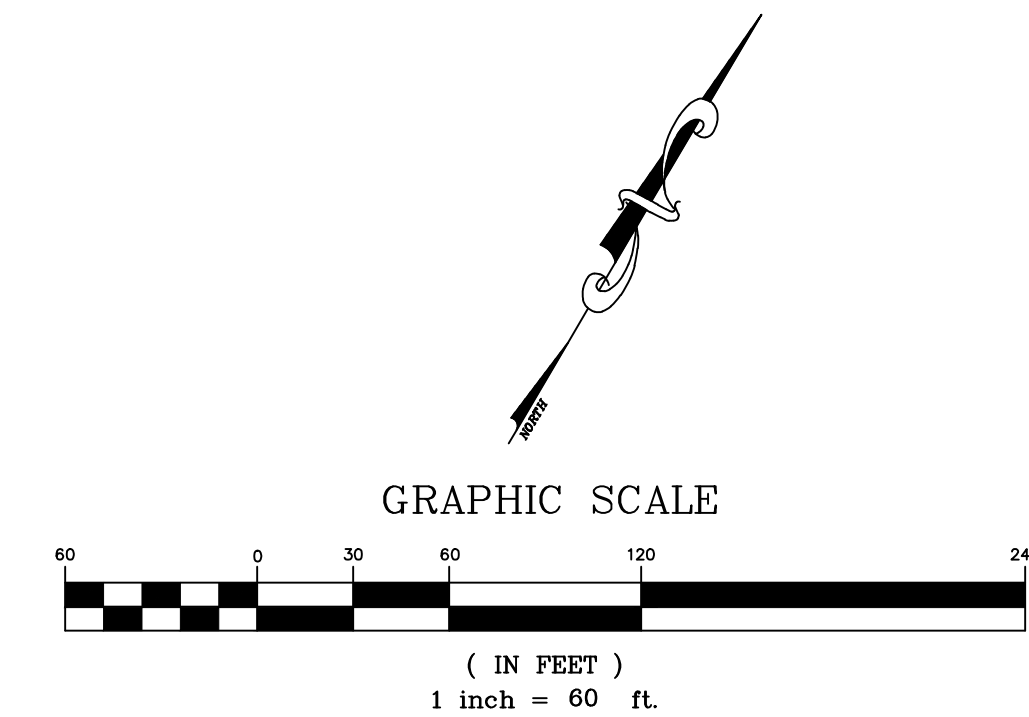
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LOCATION MAP  
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SSE	UTILITY EASEMENT
WE	WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
BL	BUILDING LINE
CO RD	COUNTY ROAD
FM	FARM-TO-MARKET HIGHWAY
DOC.	DOCUMENT
NO.	NUMBER
D.R.J.C.T.	DEED RECORDS JOHNSON COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY, TEXAS
PG.	PAGE
◆	STREET NAME CHANGE INDICATOR
*	REDUCED SIZE LOT

## PRELIMINARY PLAT

## SILVER OAK

BEING 67.566 ACRES OUT OF THE  
THOMAS J. HANKS SURVEY,  
ABSTRACT NO. 644 (TARRANT COUNTY)  
& ABSTRACT NO. 1109 (JOHNSON COUNTY)  
AND  
M.D. DICKEY SURVEY,  
ABSTRACT NO. 1986 (TARRANT COUNTY)  
& ABSTRACT NO. 195 (JOHNSON COUNTY)  
CITY OF MANSFIELD, TARRANT AND JOHNSON COUNTIES, TEXAS  
192 RESIDENTIAL LOTS & 14 OPEN SPACE LOTS  
MAY 10, 2019

## MICAH ADKISON

## OWNER

Braniff Building  
324 N. Robinson Ave., Suite 100  
Oklahoma City, OK 73102

Phone: (405) 235-798  
micah.adkison@rowdunlevy.com

## BRYAN T. ADKISON

## OWNER

3201 Bairde Lane  
Burleson, Texas 76028

Phone: (817) 713-4413  
brytad@gmail.com

## BBCP ACQUISITIONS, LLC

## APPLICANT

5236 Springmeadow Drive  
Dallas, Texas 75229  
Contact: Clayton Snodgrass

Phone: (817) 944-0934  
cs@bluebonnetcp.com

## JBI PARTNERS, INC.

## SURVEYOR/ENGINEER

2121 Midway Road, Suite 300  
Carrollton, Texas 75006  
Contact: Daniel Dewey, PE  
TBPE No. F-438 TBPLS No. 10076000

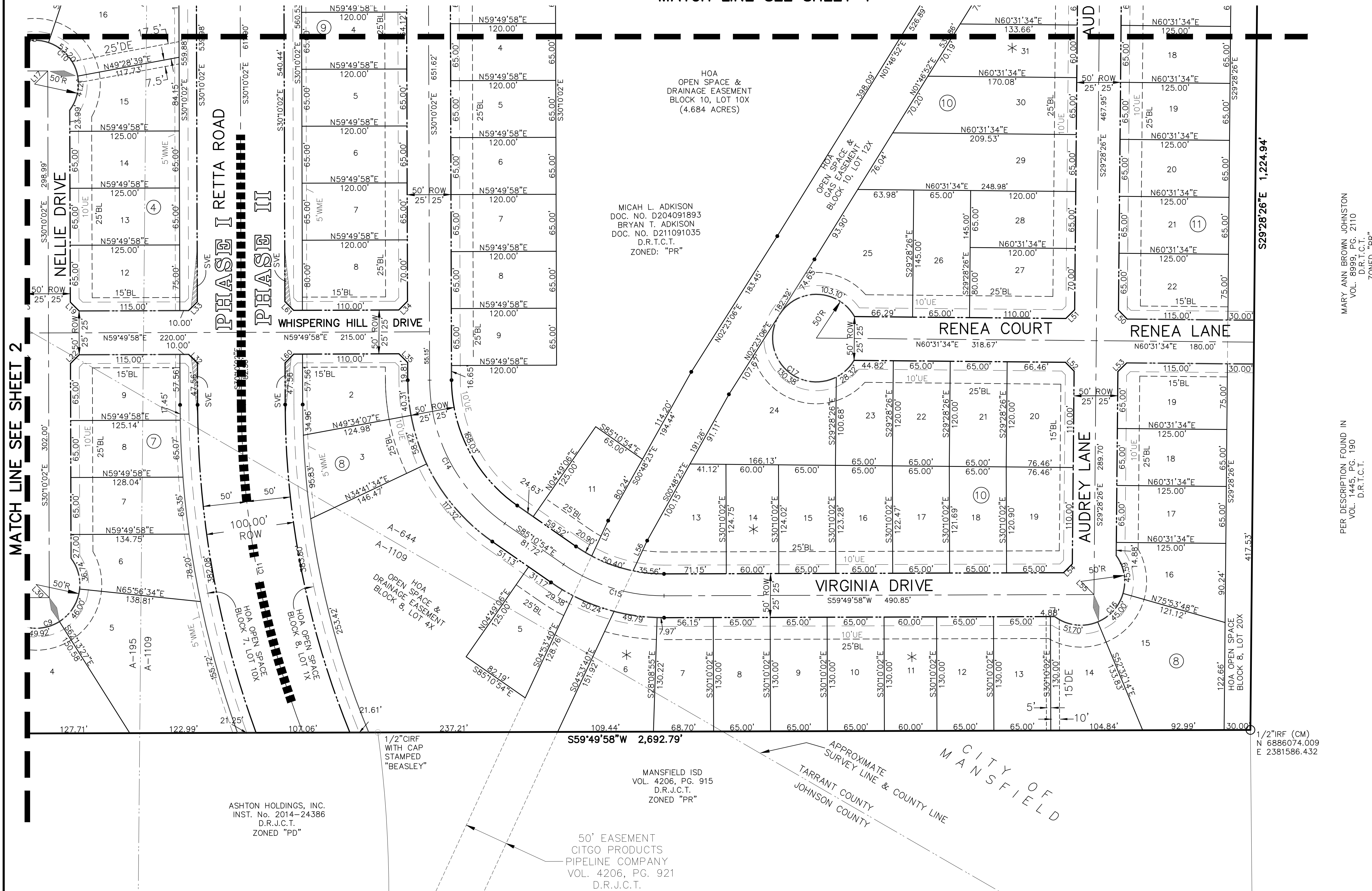
Phone: (972) 248-7676  
Fax: (972) 248-1414  
ddewey@jbipartners.com

Revised: May 10, 2019  
Submitted: April 15, 2019

SD#19-020

Sheet 5 of 7

MATCH LINE SEE SHEET 4



ASHTON HOLDINGS, INC.  
INST. No. 2014-24386  
D.R.J.C.T.  
ZONED "PD"

MANSFIELD ISD  
VOL. 4206, PG. 915  
D.R.J.C.T.  
ZONED "PR"

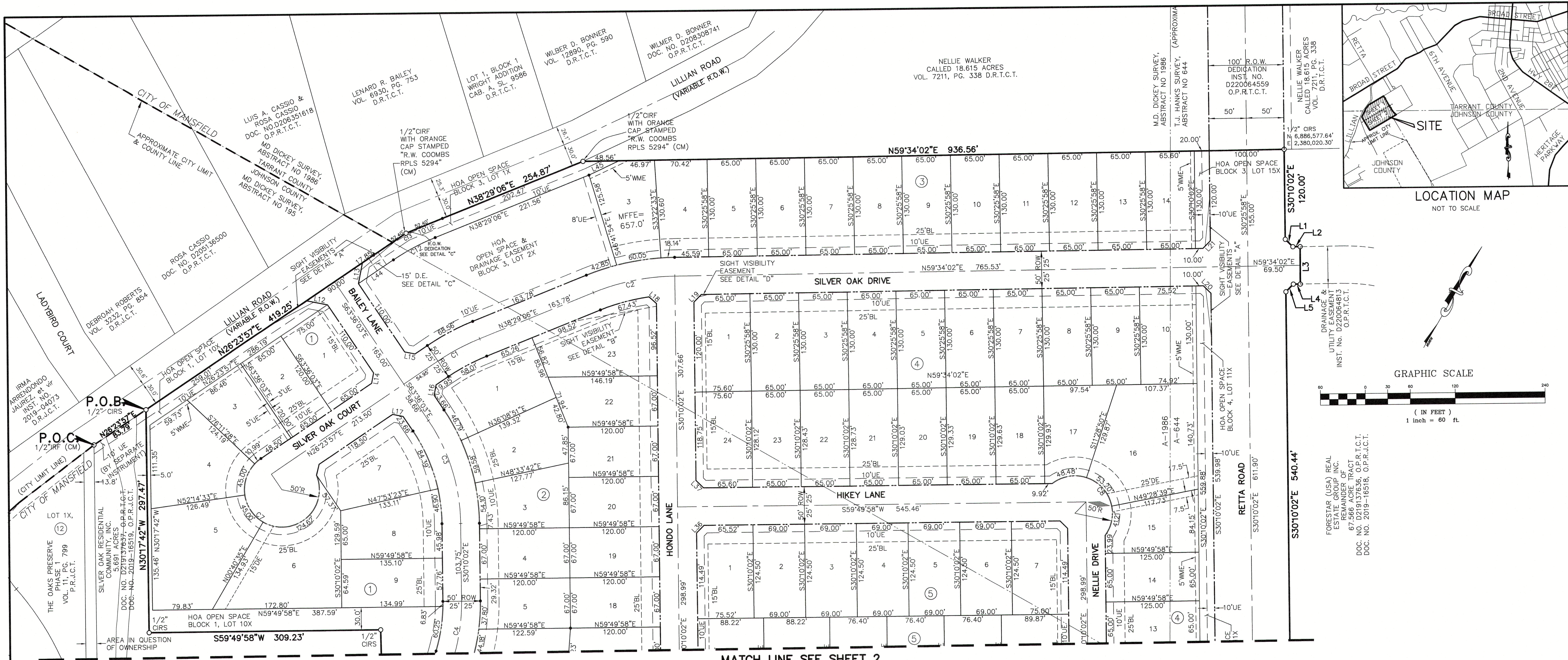
50' EASEMENT  
CITGO PRODUCTS  
PIPELINE COMPANY  
VOL. 4206, PG. 921  
D.R.J.C.T.

MARY ANN BROWN JOHNSTON  
VOL. 8999, PG. 2110  
D.R.T.C.T.  
ZONED "PR"

PER DESCRIPTION FOUND IN  
VOL. 1445, PG. 190  
D.R.T.C.T.

1/2" IRF (CM)  
N 6886074.009  
E 2381586.432

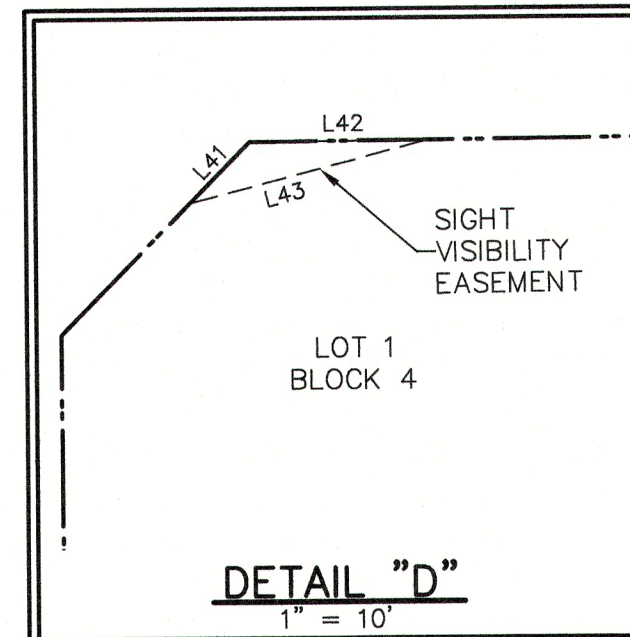
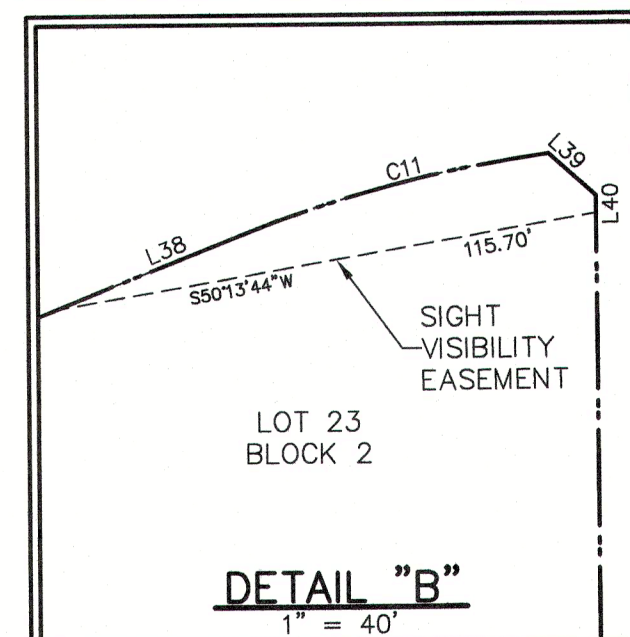
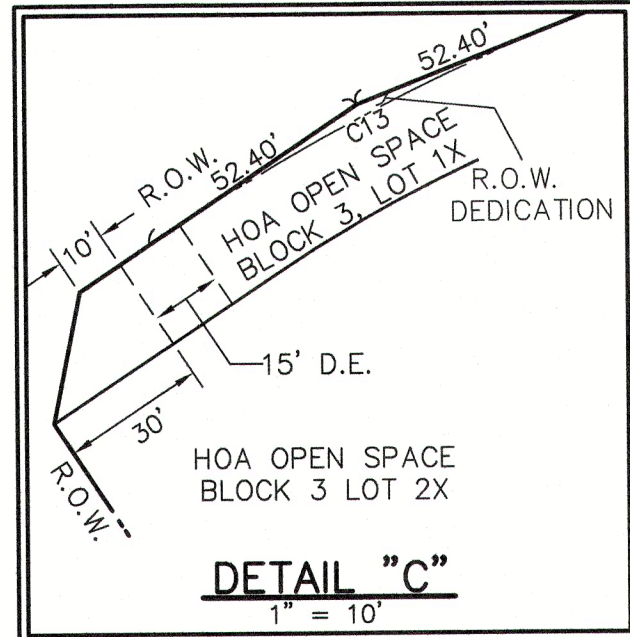
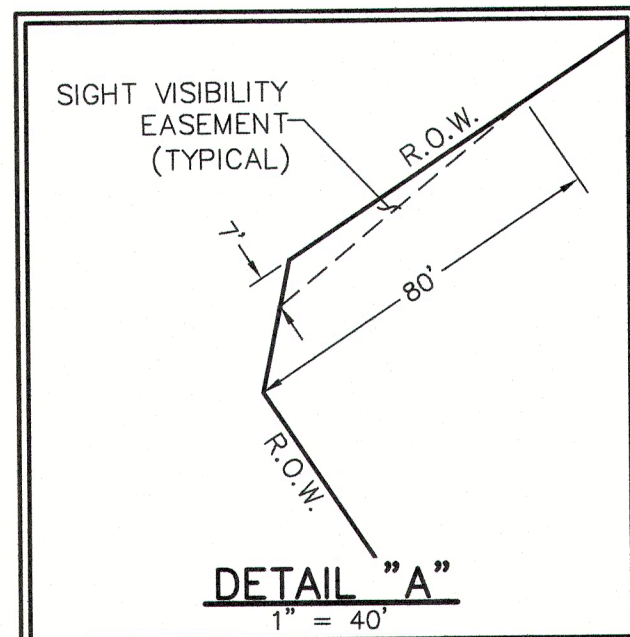




- NOTES:
1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  2. A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES, OPEN SPACES AND COMMON AREAS, INCLUDING BUT NOT LIMITED TO SCREENING WALLS AND FENCES AND THE PARKWAY BETWEEN A SCREENING WALL OR FENCE AND THE STREET, SUBDIVISION LANDSCAPING, MEDIANS, AMENITY CENTERS, AND ENHANCED ENTRYWAY FEATURES INCLUDING ENHANCED SCREENING WALLS, LANDSCAPING MONUMENTS, SIGNAGE AND ANY NON-STANDARD PAVEMENT.
  3. THE 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.
  4. NO TREES, BUSHES, WALLS, SIGNS OR ANYTHING OVER 2' IS ALLOWED WITHIN THE VISIBILITY EASEMENTS.
  5. 1/2" IRON ROD WITH CAP STAMPED "JBI" SET AT ALL PROPERTY CORNERS, UNLESS NOTED OTHERWISE.

FLOOD STATEMENT:

ACCORDING TO TARRANT COUNTY COMMUNITY PANEL NO. 48439C0470K, DATED SEPTEMBER 25, 2009 AND JOHNSON COUNTY COMMUNITY PANEL NO. 48251C0100J, DATED DECEMBER 4, 2012 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



- LEGEND
- IRF IRON ROD FOUND
  - IRS IRON ROD SET
  - POB POINT OF BEGINNING
  - ROW RIGHT-OF-WAY
  - UE UTILITY EASEMENT
  - DE DRAINAGE EASEMENT
  - SSE SANITARY SEWER EASEMENT
  - WE WATER EASEMENT
  - WME WALL MAINTENANCE EASEMENT
  - BL BUILDING LINE
  - MFEE MINIMUM FINISH FLOOR ELEVATION
  - CO RD COUNTY ROAD
  - FM FARM-TO-MARKET HIGHWAY
  - DOC DOCUMENT
  - NO NUMBER
  - D.R.J.C.T. DEED RECORDS JOHNSON COUNTY, TEXAS
  - D.R.T.C.T. DEED RECORDS TARRANT COUNTY, TEXAS
  - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
  - O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
  - VOL VOLUME
  - PG PAGE
  - STREET NAME CHANGE INDICATOR

NOTICE:  
LOTS 5-6, 8-9, 11-12 BLOCK 1  
& LOTS 5-11, BLOCK 2  
ARE LOCATED WITHIN 300 FEET  
OF AN APPROVED GAS WELL  
DRILL SITE

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

FINAL PLAT  
SILVER OAK ADDITION, PHASE 1

BEING 36.677 ACRES OUT OF THE  
THOMAS J. HANKS SURVEY,  
ABSTRACT NO. 644 (TARRANT COUNTY)  
& ABSTRACT NO. 1109 (JOHNSON COUNTY)  
AND  
M.D. DICKEY SURVEY,  
ABSTRACT NO. 1986 (TARRANT COUNTY)  
& ABSTRACT NO. 195 (JOHNSON COUNTY)  
CITY OF MANSFIELD, TARRANT AND JOHNSON COUNTIES, TEXAS  
113 RESIDENTIAL LOTS & 6 OPEN SPACE LOTS

D.R. HORTON-DFW WEST, INC. DEVELOPER  
6751 North Freeway Phone: 817-230-0800  
Fort Worth, Texas 76131 (jbosworth@drhorton.com)  
Contact: Justin Bosworth

FORESTAR (USA) REAL ESTATE GROUP, INC. OWNER  
2221 E. Lamar Blvd., Suite 790 Phone: 972-741-7292  
Arlington, Texas 76006 (KevinLazares@forestar.com)  
Contact: Kevin Lazares

JBI PARTNERS, INC. SURVEYOR/ENGINEER  
2121 Midway Road, Suite 300 Phone: (972) 248-7676  
Carrollton, Texas 75006 Fax: (972) 248-1414  
Contact: Daniel Dewey, PE (ddewey@jbipartners.com)  
TBPE No. F-438 TBPLS No. 10076000

AFTER RECORDING, RETURN TO:  
CITY OF MANSFIELD  
1200 E. BROAD STREET  
MANSFIELD, TX 46063

THIS PLAT FILED IN INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_  
2020, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

March 23, 2020

SD#19-041 Sheet 1 of 3

Drawing: H:\Projects\BGC002.dwg Survey\BGC002-pPHI.dwg Saved By: bjohnson Save Time: 3/26/2020 12:06 PM







OWNERS CERTIFICATE-

STATE OF TEXAS -

COUNTIES OF TARRANT AND JOHNSON -

WHEREAS, Forestar (USA) Real Estate Group Inc., a Delaware corporation, acting by and through its duly authorized agent, is the sole owner of a 36.677 acre tract of land located in the City of Mansfield, Tarrant County and Johnson County, Texas, a part of the Thomas J. Hanks Survey, Abstract No. 644 (Tarrant County) - Abstract No. 1109 (Johnson County) the M.D. Dickey Survey, Abstract No. 1986, (Tarrant County) - Abstract No. 195 (Johnson County), being part of that called 67.566 acre tract of land described in deed to Forestar (USA) Real Estate Group, Inc. recorded as Document No. D219137636, Official Public Records, Tarrant County, Texas and as Document No. 2019-16518, Official Public Records, Johnson County, Texas, and being more particularly described as follows:

COMMENCING at a one-half inch iron rod found at the west corner of a called 5.691 acre tract of land described in deed to Silver Oak Residential Community, Inc. recorded as Document No. D219134637, Official Public Records, Tarrant County, Texas and as Document No. 2019-16519, Official Public Records, Johnson County, Texas, said point also being in the southeasterly right-of-way line of Lillian Road (a variable width right-of-way);

THENCE along the southeasterly right-of-way line of Lillian Road and the northwesterly line of said 5.691 acre tract, North 26 degrees 23 minutes 57 seconds East, a distance of 83.79 feet to a one-half inch iron rod with yellow cap stamped "JBI" set at the west corner of said 67.566 acre tract and the POINT OF BEGINNING of the herein described tract;

THENCE continuing along the southeasterly right-of-way line of Lillian Road as follows and the northwesterly line of said 67.566 acre tract as follows:

North 26 degrees 23 minutes 57 seconds East, a distance of 419.25 feet to a one-half inch iron rod with orange cap stamped "R.W. COOMBS RPLS 5294" found for corner;

North 38 degrees 29 minutes 06 seconds East, a distance of 254.87 feet to a one-half inch iron rod with orange cap stamped "R.W. COOMBS RPLS 5294" found for corner, said point being the south corner of that called 18.615 acre tract of land described in deed to Nellie Walker as recorded in Volume 7211, Page 338, Deed Records of Tarrant County, Texas;

THENCE departing said easterly right-of-way, along the southeasterly line of said 18.615 acre tract, North 59 degrees 34 minutes 02 seconds East, a distance of 936.56 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

THENCE departing the southeasterly line of said 18.615 acre tract, over and across said 67.566 acre tract as follows:

South 30 degrees 10 minutes 02 seconds East, a distance of 120.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 75 degrees 18 minutes 00 seconds East, a distance of 14.14 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 59 degrees 34 minutes 02 seconds East, a distance of 9.66 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 29 degrees 48 minutes 04 seconds East, a distance of 50.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 59 degrees 34 minutes 02 seconds West, a distance of 9.34 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 14 degrees 42 minutes 00 seconds West, a distance of 14.17 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 30 degrees 10 minutes 02 seconds East, a distance of 540.44 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 75 degrees 10 minutes 02 seconds East, a distance of 14.14 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 59 degrees 49 minutes 58 seconds West, a distance of 9.50 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 30 degrees 10 minutes 02 seconds East, a distance of 50.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 59 degrees 49 minutes 58 seconds West, a distance of 9.50 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 14 degrees 49 minutes 58 seconds West, a distance of 14.14 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 30 degrees 10 minutes 02 seconds East, a distance of 47.56 feet to a one-half inch iron rod with cap stamped "JBI" set for corner, the beginning of a curve to the left;

Along said curve to the left having a radius of 1,000.00 feet, a central angle of 21 degrees 59 minutes 24 seconds, an arc length of 363.80 feet, tangent of 194.29 feet, and a chord bearing and distance of South 41 degrees 09 minutes 44 seconds East, 381.45 feet to a one-half inch iron rod with cap stamped "JBI" set for corner, being in the southeast line of said 67.566 acre tract, being in the northwest line of a called 157.940 acre tract of land described in deed to Ashton Holdings, Inc. recorded as Document No. 2014-24386, Official Public Records, Johnson County, Texas;

THENCE along the southeast line of said 67.566 acre tract and the northwest line of said 157.940 acre tract, South 59 degrees 49 minutes 58 seconds West, a distance of 1,277.59 feet to a one-half inch iron rod set for corner, being the south corner of said 67.566 acre tract and the east corner of said 5.691 acre tract, from which a one-half inch iron rod found for the south corner of said 5.691 acre tract bears South 59 degrees 49 minutes 58 seconds West, a distance of 387.01 feet;

THENCE along the common line of said 67.566 and 5.691 acre tracts as follows:

North 31 degrees 02 minutes 16 seconds West, 596.92 feet to a one-half inch iron rod set for corner;

South 59 degrees 49 minutes 58 seconds West, a distance of 309.23 feet to a one-half inch iron rod set for corner;

North 30 degrees 17 minutes 42 seconds West, a distance of 297.47 feet to the POINT OF BEGINNING and containing 1,597,629 square feet or 36.677 acres of land.

BASIS OF BEARING:

The basis of bearing is derived from GPS observations using the City of Mansfield geodetic monuments. (Coordinate System: North Central Zone 4202 State Plane Coordinates, NAD83)

SURVEYOR'S CERTIFICATE

This is to certify that I, William J. Johnson, 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.

Dated this 23rd day of MARCH, 2020.

William J. Johnson, R.P.L.S. No. 5426

STATE OF TEXAS §

COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of MARCH, 2020.

Rosa M. Garcia  
Notary Public, State of Texas



CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

This plat is proposed by the Owners of properties described herein (hereinafter referred to as "property owners") and is approved by the City of Mansfield subject to the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns. No obstruction to the flow of stormwater run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, or any other structure within the drainage easement shown herein on this plat, unless approved by the City of Mansfield. provided, however, it is understood that in the event it becomes necessary for the city of mansfield to erect drainage facilities in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Mansfield shall have the right to enter said drainage easement at any point or points to erect, construct and maintain any facility deemed necessary for drainage purposes.

The property owners will be responsible for maintaining said drainage easement. The property owners shall keep said drainage easement clean and free of debris, silt, high weeds, and any substance which would result in unsanitary or undesirable conditions. The City of Mansfield shall have the right of ingress and egress for the purpose of inspecting and supervising maintenance work done by the property owners. If at any time the property owners fail to satisfy any of their aforementioned responsibilities or obligations, the City of Mansfield, upon ten (10) days prior notice to the owners, may enter said drainage easement at any point or points to perform maintenance or clean-up, and bill the property owners the cost incurred, or place a lien on said properties if the bill is not paid within thirty (30) days of its mailing. Said drainage easement, as in the case of all drainage easements, is subject to stormwater overflow and erosion to an extent which cannot be specifically defined. The City of Mansfield shall not be held liable for any damages resulting from the occurrence of these natural phenomena or the failure of any facilities within said drainage easement. Further, the City of Mansfield will not be responsible for erosion control or any damage to private properties or persons resulting from the flow of water within said drainage easement and properties.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation, is the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above describe property as SILVER OAK ADDITION, PHASE 1, an addition to the City of Mansfield, Tarrant and Johnson County, Texas and does dedicate to the public use the streets and easements shown thereon.

WITNESS, my hand this the 25th day of March, 2020.

Kevin Lazares  
Investment Director  
Forestar (USA) Real Estate Group Inc., a Delaware corporation

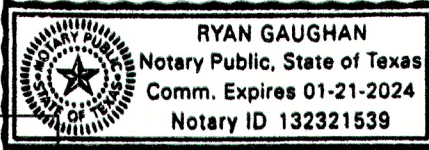
STATE OF TEXAS -

COUNTY OF Tarrant

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Kevin Lazares, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Arlington, Texas, this 25 day of March, 2020.

Notary Public in and for the State of Texas



APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: \_\_\_\_\_, 2020 P & Z COMMISSION CHAIRMAN

ATTEST: \_\_\_\_\_, 2020 PLANNING & ZONING SECRETARY

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

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

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

FINAL PLAT

SILVER OAK ADDITION, PHASE 1

BEING 36.677 ACRES OUT OF THE  
THOMAS J. HANKS SURVEY,  
ABSTRACT NO. 644 (TARRANT COUNTY)  
& ABSTRACT NO. 1109 (JOHNSON COUNTY)  
AND  
M.D. DICKEY SURVEY,  
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CITY OF MANSFIELD, TARRANT AND JOHNSON COUNTIES, TEXAS  
113 RESIDENTIAL LOTS & 6 OPEN SPACE LOTS

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Contact: Justin Bosworth

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Arlington, Texas 76006 (KevinLazares@forestar.com)  
Contact: Kevin Lazares

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Contact: Daniel Dewey, PE (ddewey@jbpartners.com)  
TBPE No. F-438 TBPLS No. 10076000

March 23, 2020

SD#19-041 Sheet 3 of 3

AFTER RECORDING, RETURN TO:  
CITY OF MANSFIELD  
1200 E. BROAD STREET  
MANSFIELD, TX 46063

Plotted by: bjohnson Plot Date: 3/23/2020 2:05 PM

Drawing: H:\Projects\BBOC002.dwg Survey\BBOC002-plp1.dwg Saved By: bjohnson Save Time: 3/23/2020 1:28 PM





# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 20-3539

Agenda Date: 5/4/2020

Version: 1

Status: Consideration

In Control: Planning and Zoning Commission

File Type: Zoning Case

### Title

ZC#19-023: Consideration of 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-Through 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 (*Tabled from the April 20, 2020, Planning and Zoning Commission meeting*)

### Description/History

This case was tabled from the Commission's April 20, 2020, meeting to allow the applicant time to address the Commission's comments. The applicant has resubmitted the development plan with the following changes:

- Increased the masonry on the building from 7% to 21% and a new medium grey brick veneer has been added as a building material.
  - North elevation (facing the floodway) - Brick veneer has been added to the lower half of the façade in place of ribbed steel siding.
  - East elevation (facing S. Mitchell Road) - Brick veneer has been added to the far right of the façade for a span of 34 feet in place of ribbed steel siding.
  - South elevation (facing Mitchell Farms) - Brick veneer has been added to an 11-foot span on the far left of the façade in place of ribbed steel siding and as a projecting surround for the central overhead door. Other changes to this façade include two new metal canopies over the personnel doors flanking the overhead door and the removal of the third personnel door on the right side of the façade.
  - West elevation (facing US 287) - Brick veneer has been added to a 90-foot span on the far left in place of ribbed steel siding.
- Removed the banner signs from the development plan.
- Replaced the pylons on the 30-foot sign on US 287 with a monolithic base of corten steel and the sign area has been increased from 80 square feet to approximately 150 square feet for the LED sign.



No changes have been made to the crosses, the monument signs on S. Mitchell Road, the parking, or the landscape plan.

#### Recommendation Based on Revised Plan

In keeping with the Land Use Plan, the intent and goals of The Reserve PD 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 previously recommended that the monument sign at the south driveway be relocated in front of the coffee shop and not be constructed until Phase 2. The sign

may block visibility on the curve of S. Mitchell Road unless properly located. As a result, Staff recommends that the monument sign not be constructed until Phase 2 and that the location be determined at detailed site plan review.

- 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.

**Information from the April 20, 2020, Staff Report**

*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.

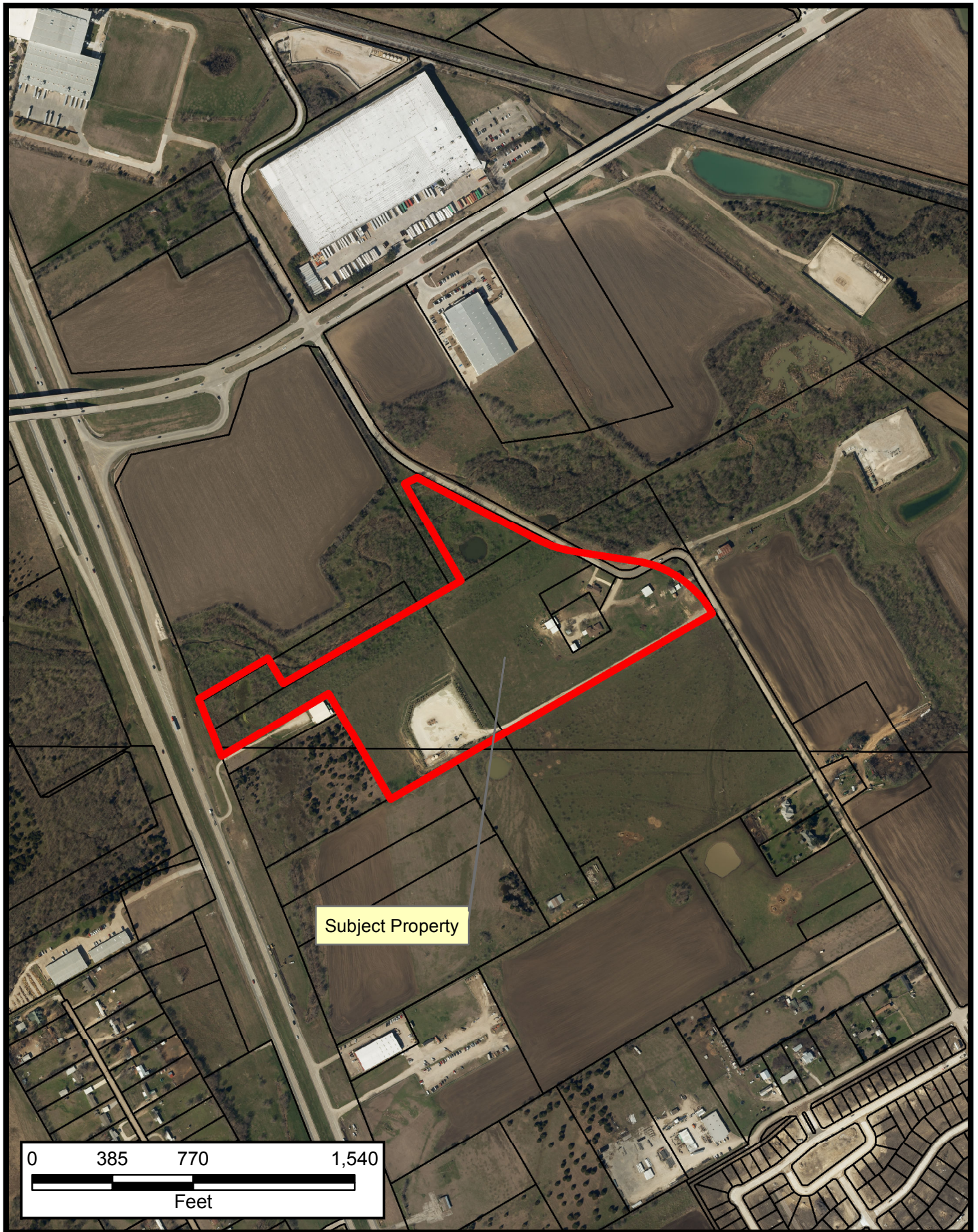
**Attachments:**

Maps and supporting information

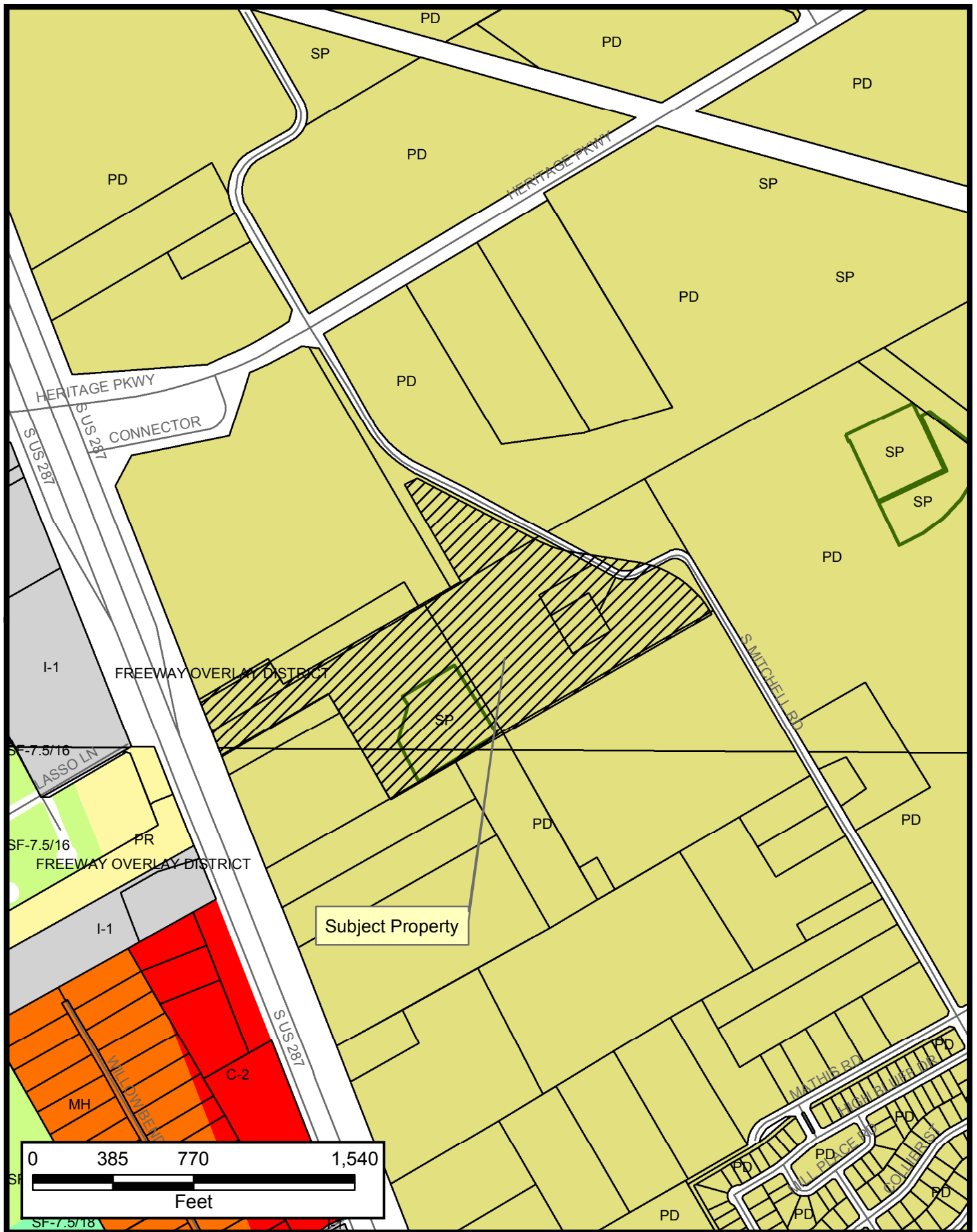
Exhibits A through D

Color Site Plan









**ZC#19-023**

## 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:**

Project No. 999-19-056 | Date: 12/13/2019 | Page 1 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



**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;

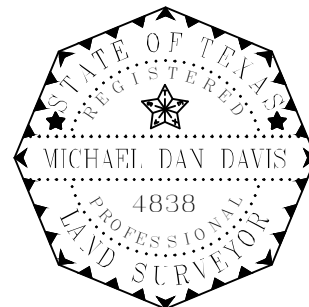
**THENCE** South 30 degrees 00 minutes 00 seconds East, continue crossing said Living Church tract, a distance of 11.86 feet to the Southeasterly line of said Living Church tract, same being the Northwesterly line of that certain tract of land described in a Warranty Deed to Bobby Floyd Havens and wife, 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

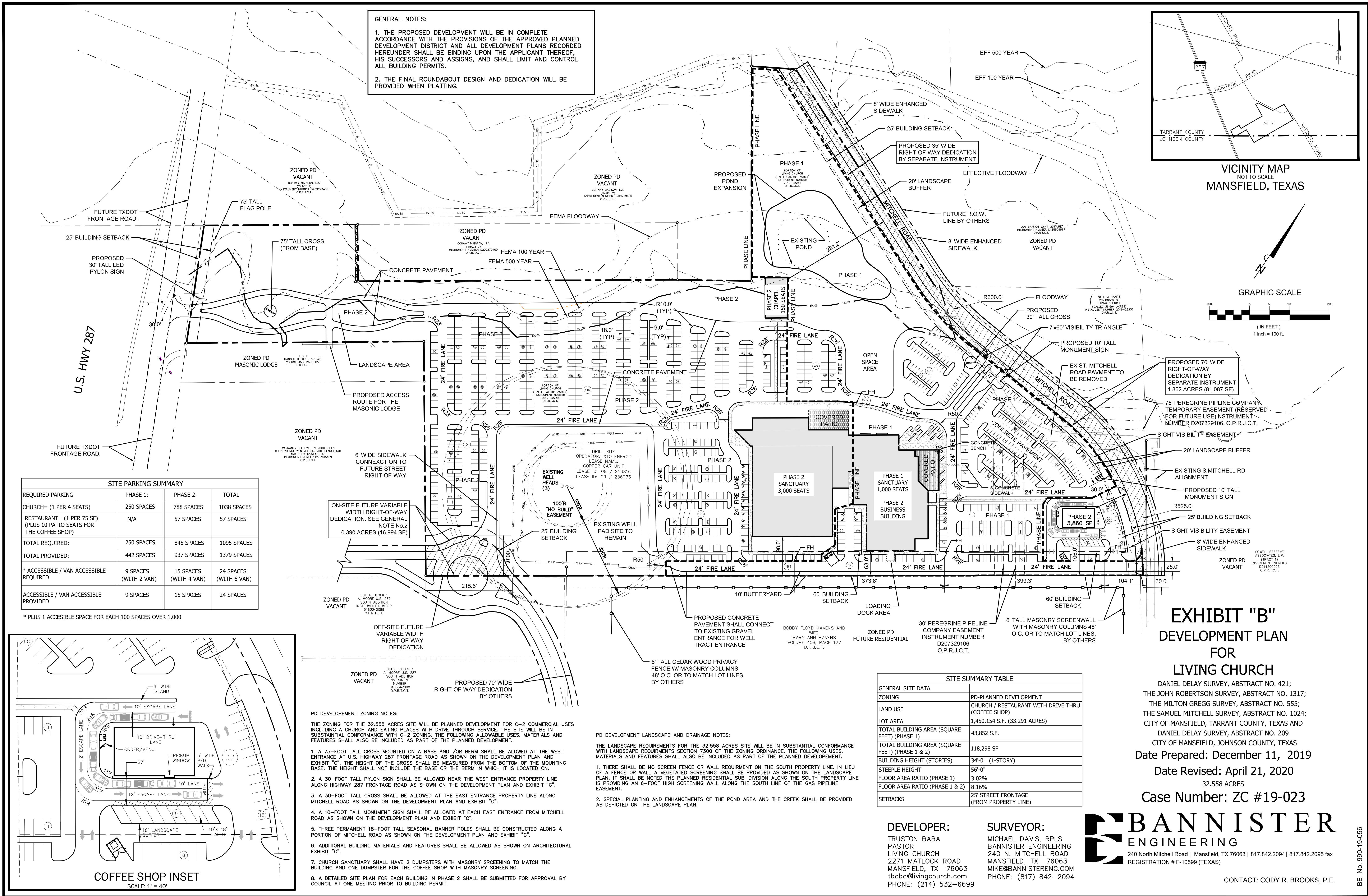
Project No. 999-19-056 | Date: 12/13/2019 | Page 2 of 2 | Drawn by: SA | Checked by: MD2

**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** <sup>32</sup>  
**ENGINEERING**  
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
 TBPLS REGISTRATION NO. 10193823







CASE NO.  
ZC#19-023





192647 LIVING CHURCH

LIVING  
CHURCH

LOT --- BLOCK ---  
COUNTY

DATE: 10-8-18 PD1  
10-8-18 PD2  
10-16-18 PD3  
10-18-18 PD4  
10-28-18 PD5  
3-11-20 REV  
4-8-20 REV  
4-16-20 REV  
4-21-20 REV  
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SHEET Title:



JANAL PAULANT CREDIT DR. HANFORD TEXAS 76063  
27417124 METER ARCHITECTS

© COPYRIGHT 2010 NO. 10 DESIGN GROUP

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
18	BRICK VENEER

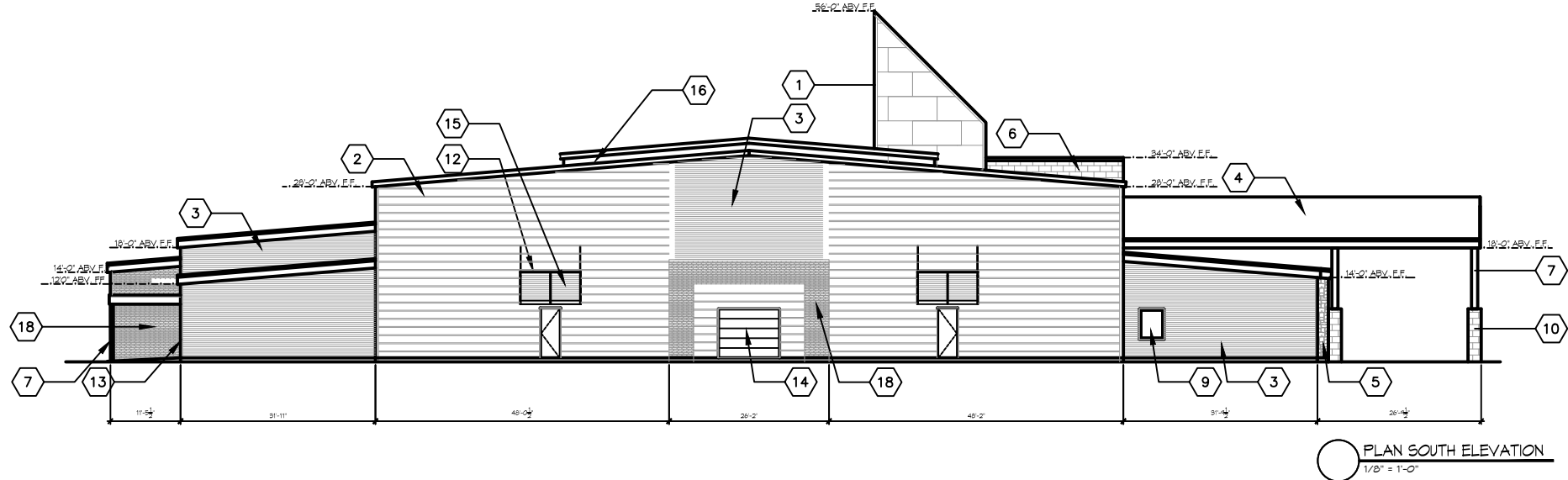
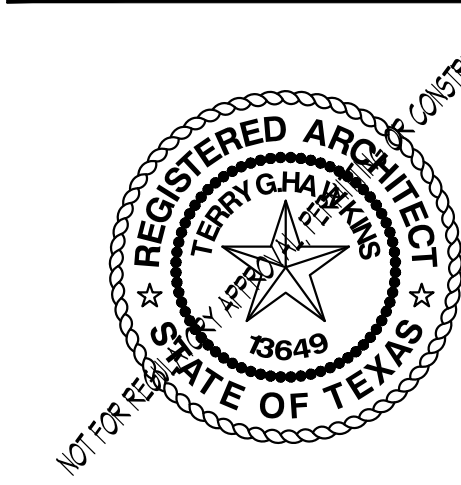


EXHIBIT 'C'

CASE NO.  
ZC#19-023



192647 LIVING CHURCH

LIVING CHURCH



LOT --- BLOCK ---  
COUNTY

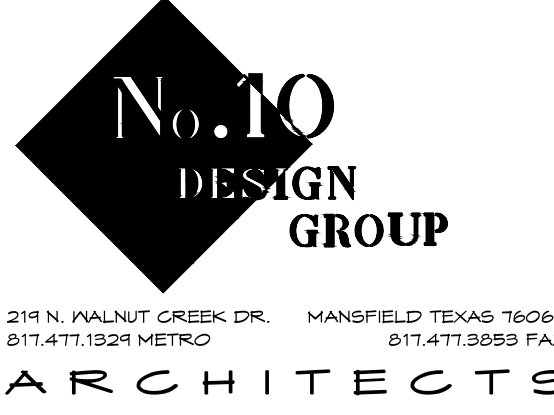
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10-8-19 PD2  
10-16-19 PD3  
10-18-19 PD4  
10-28-19 PD5  
3-11-20 REV  
4-8-20 REV  
4-16-20 REV  
4-21-20 REV

SHEET Title:

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EXHIBIT 'C'

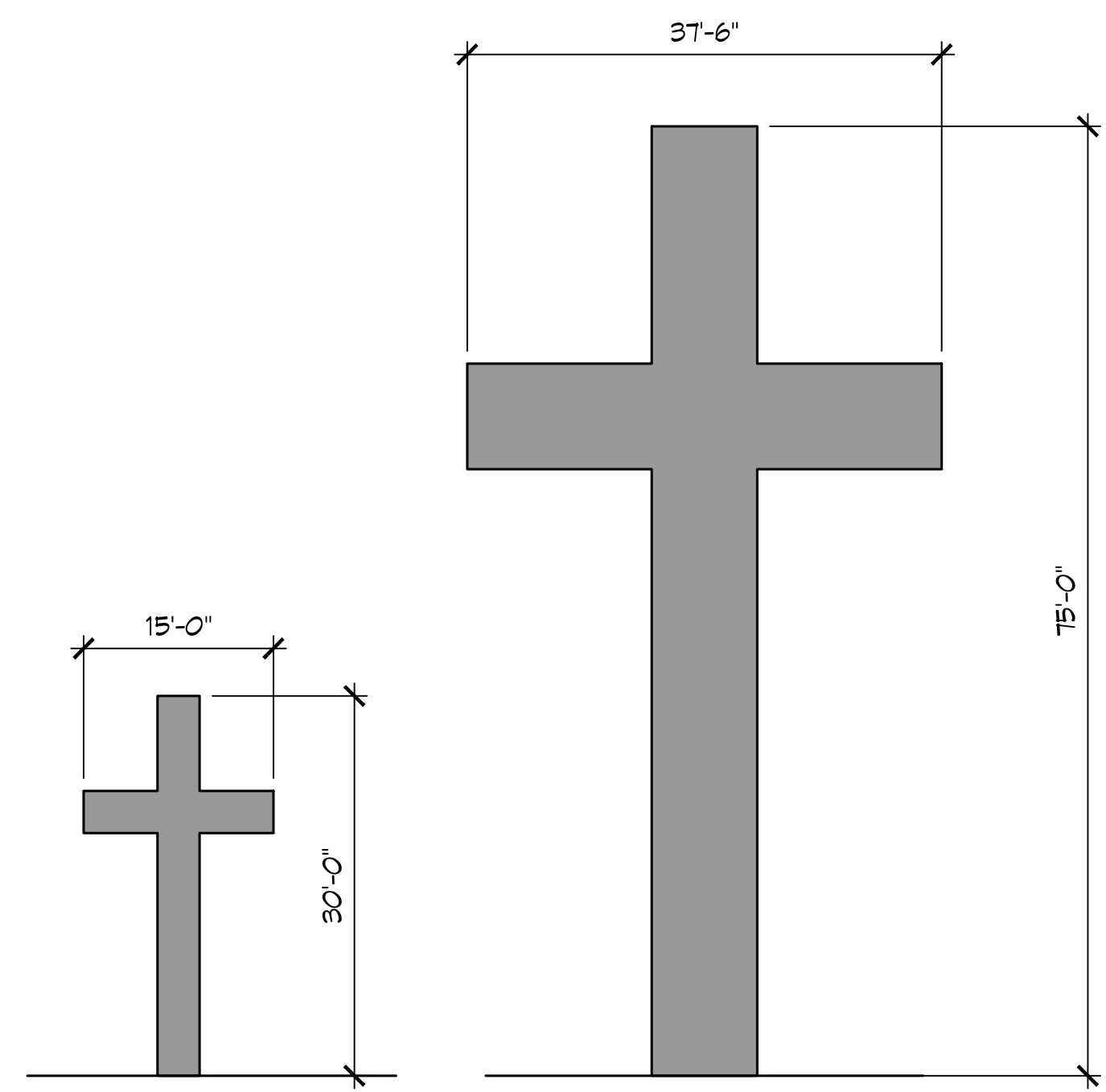
CASE NO.  
ZC#19-023



214 N. PALMIST CREEK DR. HANFORD TEXAS 76066  
817.471.1024 METRO 817.471.1025 FAX  
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SHEET No.: A2-3 36





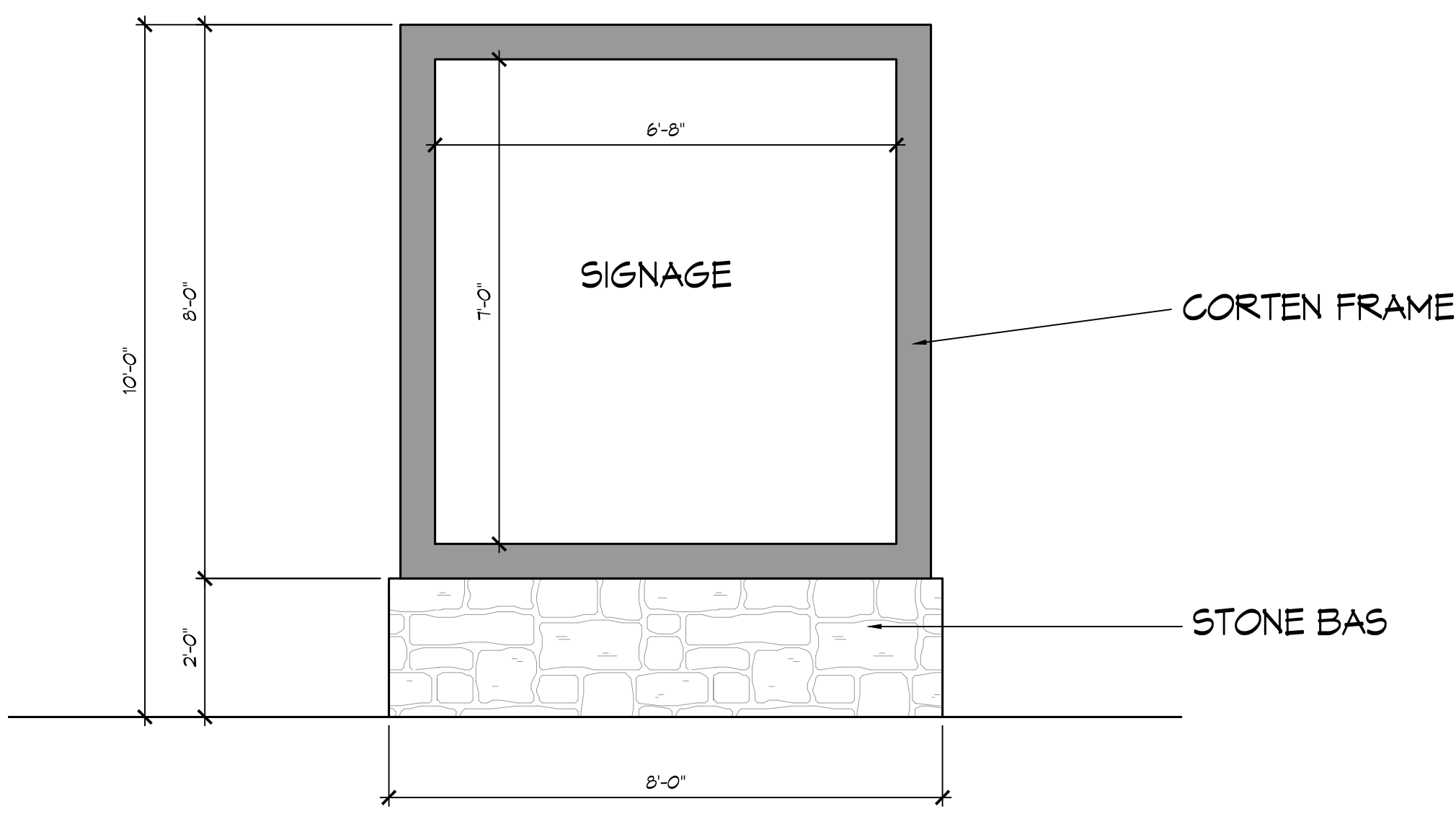
CORTEN STEEL CROSSES



CORTEN STEEL VENEER



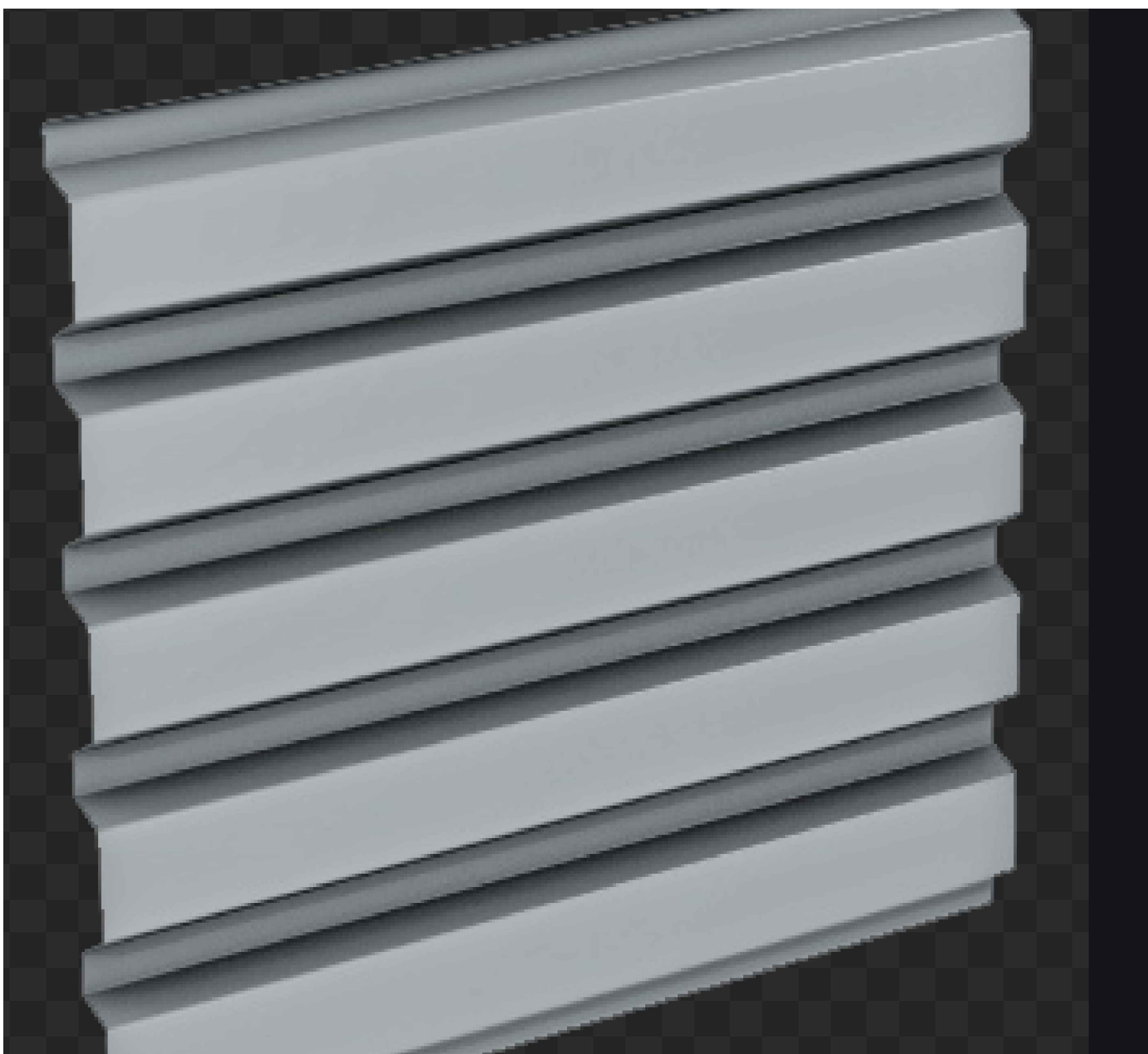
ROUGH CUT STONE VENEER



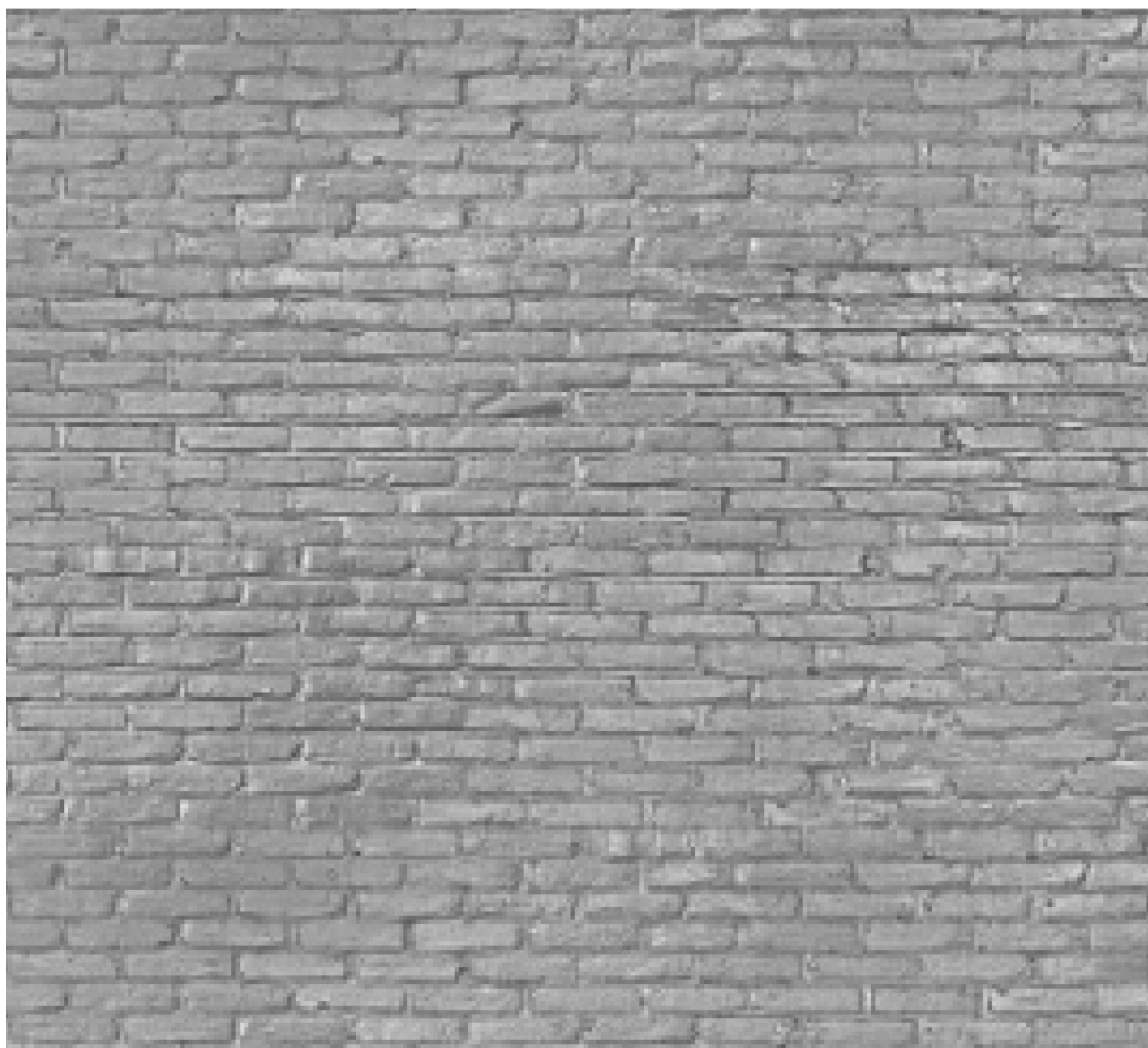
MONUMENT SIGN



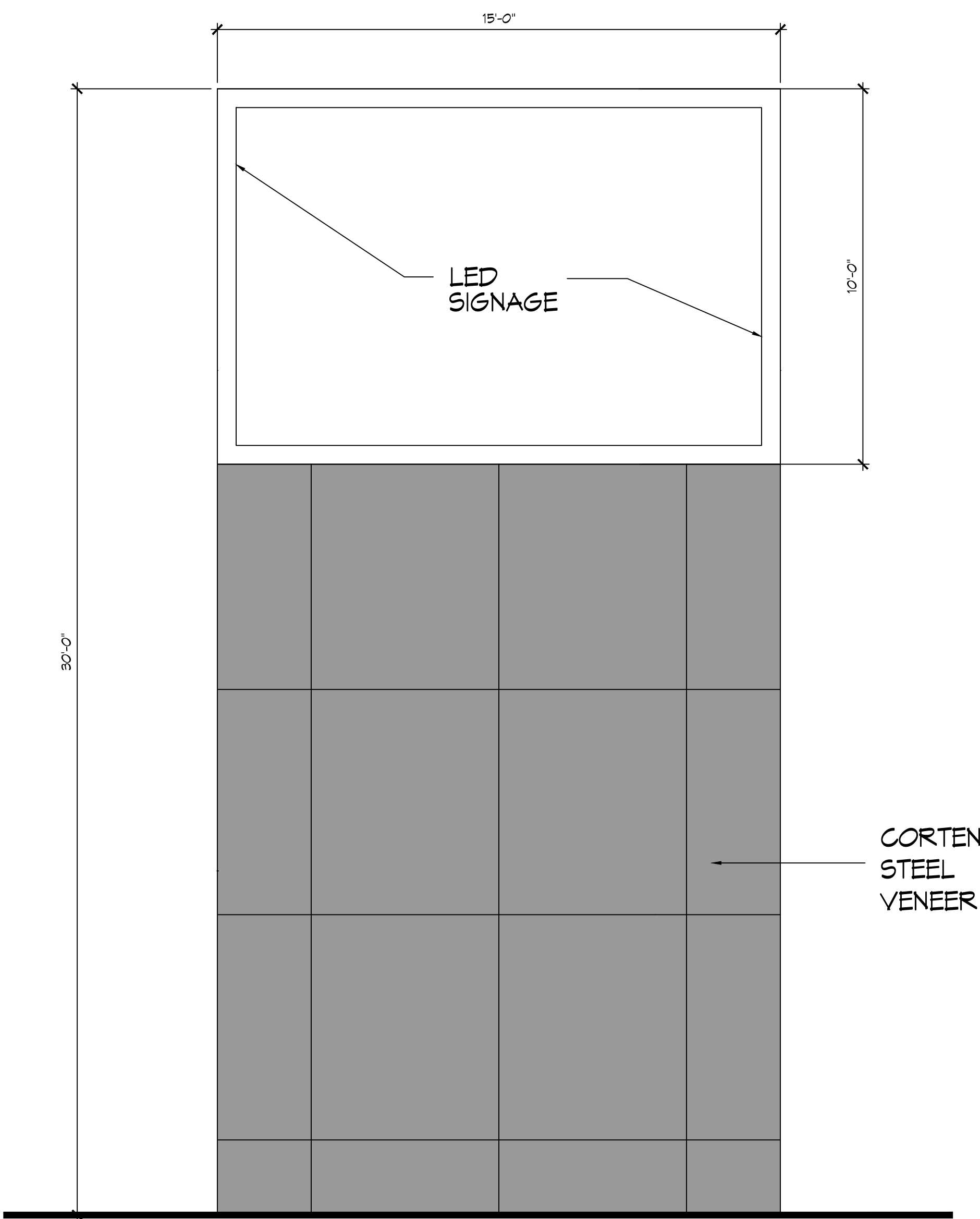
HORIZ. RIB STEEL SIDING- PATTERN 1



HORIZ. RIB STEEL SIDING- PATTERN 2



MEDIUM GREY BRICK VENEER



30' LED PYLON SIGN



2" CUT STONE VENEER

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: 4/21/2020 3:51 PM | Plotted By: drew

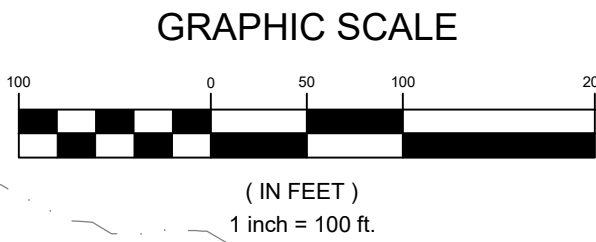
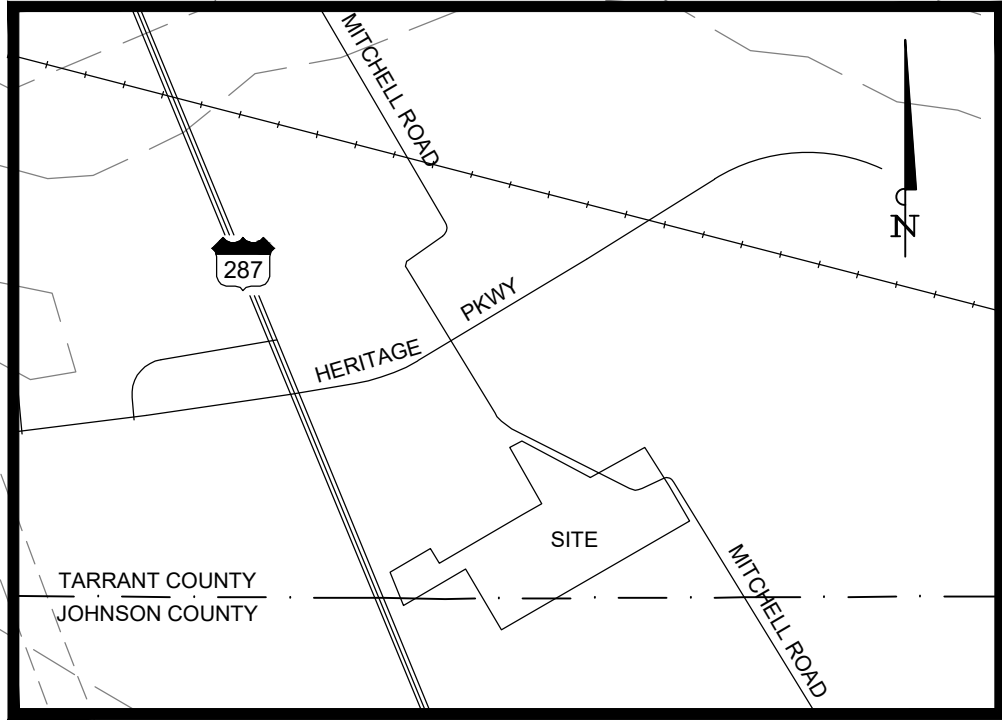
SUMMARY CHART - BUFFERYARDS / SETBACKS						
PARCEL	LOCATION OF BUFFERYARD OR SETBACK	BUFFERYARD OR SETBACK WIDTH / TYPE	LENGTH (IN FEET)	TREES REQD	TREES PROVD	SCREEN WALL / DEVICE HEIGHT AND MATERIAL
LOT 1	NORTH	N/A	-	-	-	-
LOT 1	EAST	25' SETBACK	1,311	32	32	-
LOT 1	SOUTH	10' BUFFERYARD	1,196	47	47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

ON-SITE FUTURE VARIABLE WIDTH RIGHT-OF-WAY DEDICATION. SEE GENERAL NOTE No.2 0.390 ACRES (16,994 SF)

OFF-SITE FUTURE VARIABLE WIDTH RIGHT-OF-WAY DEDICATION

ZONED PD



PROPOSED 70' WIDE RIGHT-OF-WAY DEDICATION BY SEPARATE INSTRUMENT 1.862 ACRES (81,087 SF)

75' PEREGRINE PIPELINE COMPANY, TEMPORARY EASEMENT (RESERVED FOR FUTURE USE) INSTRUMENT NUMBER D207329106, O.P.R.J.C.T.

## 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 23, 2020

32.558 ACRES

Case Number: ZC #19-023

**BANNISTER**  
ENGINEERING

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04/23/2020

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