



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, June 22, 2020

5:00 PM

Council Chambers

REGULAR MEETING AMENDED AGENDA

THIS MEETING WILL BE HELD BY VIDEO CONFERENCING. To participate, please register at https://mansfieldtexas.zoom.us/webinar/register/WN_UzxTIPOdQlagbA6aZXonoQ by 7:00 p.m. on Monday, June 22, 2020 or join by telephone at 1-888-788-0099 (Toll Free). If joining by phone, please provide the Webinar ID number and password below:

Webinar ID: 966-4110-9578

Password: 1234567

Citizen comments and public hearing comments may also be submitted through the city's website www.mansfieldtexas.gov or by sending an email to susana.marin@mansfieldtexas.gov. All comments must be submitted by 7:00 p.m. Monday, June 22, 2020. Comments received will be read into the record by the Mayor or the City Secretary.

1. 5:00 P.M. - CALL MEETING TO ORDER

2. RECESS INTO EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the Council 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.

**A. Pending or Contemplated Litigation or to Seek the Advice of the City Attorney
Pursuant to Section 551.071**

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 348-270155-14

Seek Advice of City Attorney Regarding Legal Issues Related to the Process of Amending the City Charter

Seek Advice of City Attorney Regarding Existing Public Safety Related Contracts and CO Funds

Seek Advice of City Attorney Regarding Options for Use of Hotel/Motel Occupancy Funds

Seek Advice of City Attorney Regarding Project #19-06

Seek Advice of City Attorney Regarding the Restructuring of Municipal Court and Related Services

Seek Advice of City Attorney Regarding the Use of the Request for Proposals Process by Local Governments (Addendum to Agenda)

B. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072

C. Personnel Matters Pursuant to Section 551.074

Board Appointments of Planning and Zoning Commission and Municipal Court Judge

D. Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087

Economic Development Project #20-04

3. 6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION

4. 7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

5. INVOCATION

6. PLEDGE OF ALLEGIANCE

7. TEXAS PLEDGE

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

8. PROCLAMATION

Equity and Justice Proclamation

9. CITIZEN COMMENTS

Citizens wishing to address the Council on non-public hearing agenda items and items not on the agenda may do so at this time. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Council as they are not able to

do so. THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK UNLESS YOU ARE SPEAKING ON A SCHEDULED PUBLIC HEARING ITEM. After the close of the citizen comments portion of the meeting only comments related to public hearings will be heard. All comments are limited to five (5) minutes.

In order to be recognized during the "Citizen Comments" or during a Public Hearing (applicants included), please complete a blue or yellow card located at the Assistant City Secretary's seating place. Please present the card to the Assistant City Secretary prior to the start of the meeting.

10. COUNCIL ANNOUNCEMENTS

11. STAFF COMMENTS

In addition to matters specifically listed below, Staff comments may include updates on ongoing or proposed projects and address of posted agenda items.

A. City Manager Report or Authorized Representative

Current Future Agenda Items

12. SUB-COMMITTEE REPORTS

13. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

14. CONSENT AGENDA

All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are considered to be routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Manager to implement each item in accordance with staff's recommendation.

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

[20-3589](#) Minutes - Approval of the June 2, 2020 Special City Council Meeting
Minutes

Presenters: Shelly Lanners and Susana Marin

Attachments: [6-2-20 DRAFT Meeting Minutes](#)

[20-3590](#) Minutes - Approval of the June 8, 2020 Regular City Council Meeting
Minutes

Presenters: Shelly Lanners and Susana Marin

Attachments: [6-8-20 DRAFT Meeting Minutes](#)

[20-3597](#) Minutes - Approval of the June 10, 2020 Special City Council Meeting
Minutes

Presenters: Shelly Lanners and Susana Marin

Attachments: [6-10-20 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA**15. PUBLIC HEARING**[20-3588](#)

Public Hearing and Consideration of a Request for a Specific Use Permit for Apartments on Approximately 8.08 Acres Known as Lot 3 and a Portion of Lot 2R, Block 1, THR RTC, Located at 269 N. SH 360; Davis S. Kulkarni of Guefen Development Partners, LLC on Behalf of Jon M. Sullivan, Jr. of Texas Health Resources (SUP#20-005)

Presenters: Joe Smolinski, Matt Jones and Andrew Bogda

Attachments: [Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - E](#)

[Conceptual approval of access points from TXDOT](#)

[Concurrence from Sweeney Tract for shared access](#)

[Correspondence with Summit Midstream regarding pipeline crossings](#)

[Live-Work Unit Floor Plans](#)

16. NEW BUSINESS[20-3594](#)

Discussion and Possible Action Regarding a Possible Homestead Exemption

Presenters: Joe Smolinski and Peter Phillis

[20-3596](#)

Discussion and Provide Direction to Staff Regarding a Temporary Parklet Program in Downtown Mansfield

Presenters: Joe Smolinski and Matt Jones

Attachments: [Parklet Renderings](#)

17. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the June 22, 2020 Regular City Council Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, mansfieldtexas.gov, on Friday, June 19, 2020 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Susana Marin, City Secretary

Approved as to form:

City Attorney

DATE OF POSTING: _____ TIME: _____ am/pm

DATE TAKEN DOWN: _____ TIME: _____ am/pm

This facility is ADA compliant. If you plan to attend this public meeting and have a disability that requires special arrangements, please call (817) 473-0211 at least 48 hours in advance. Reasonable accommodation will be made to assist your needs. PLEASE SILENCE ALL PAGERS, CELL PHONES & OTHER ELECTRONIC EQUIPMENT WHILE THE CITY COUNCIL MEETING IS IN SESSION.



CITY OF MANSFIELD

1200 E. Broad St.
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STAFF REPORT

File Number: 20-3589

Agenda Date: 6/22/2020

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Title

Minutes - Approval of the June 2, 2020 Special City Council Meeting Minutes

Requested Action

Action to be taken by the Council to approve the minutes.

Recommendation

Approval of the minutes by the Council.

Description/History

The minutes of the June 2, 2020 Special City Council Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

Susana Marin, TRMC, City Secretary
817-276-4203



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Tuesday, June 2, 2020

3:00 PM

Council Chambers

COUNCIL WORK SESSION

3:00 P.M. - CALL MEETING TO ORDER

Mayor Cook called the meeting to order at 3:00 p.m.

Present 7 - Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman; Casey Lewis and David Cook

RECESS INTO EXECUTIVE SESSION

In accordance with the Texas Government Code, Chapter 551, Mayor Cook recessed the meeting into executive session at 3:04 p.m. Mayor Cook called the executive session to order in the Council Conference Room at 3:07 p.m. Mayor Cook adjourned executive session at 5:39 p.m.

**Pending or Contemplated Litigation or to Seek the Advice of the City Attorney
Pursuant to Section 551.071**

**Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real
Property Pursuant to Section 551.072**

Personnel Matters Pursuant to Section 551.074

Discuss and Consider the Status of the City Manager

**Deliberation Regarding Commercial or Financial Information Received From or
the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking
to Locate, Stay or Expand in or Near the Territory of the City and with which the
City is Conducting Economic Development Negotiations Pursuant to Section
551.087**

IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Cook reconvened into regular business session at 6:00 p.m.

INVOCATION

Council Member Leyman gave the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Moore led the Pledge of Allegiance.

TEXAS PLEDGE

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

Mayor Pro Tem Short led the Texas Pledge.

CITIZEN COMMENTS

Mayor Cook recognized the following online speaker card submitted:

Jolene Marchant - 2633 Morgan Ann Avenue - Employee healthcare benefits and pensions

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

No action was taken by the Council.

WORK SESSION DISCUSSION ITEMS**Budget/Employee Health Insurance Program**

City Manager Clayton Chandler made brief comments and turned the work session over to Deputy City Manager Peter Phillis. Peter gave an overview of the health insurance process. Frost Insurance representative Jeff Anderson and Don Himes Insurance representative Don Himes made brief comments and answered Council questions. There was discussion regarding the number of employees on the plan, the number of retiree's, city paid portion of insurance, and employee paid portion. Director of Human Resources Shelley Everhart answered Council questions regarding open enrollment. There was Council consensus for Jeff Anderson to check with Cigna regarding the ability to extend the current plan year until the end of October or possibly the end of the year. Council requested a health insurance survey comparison comparing Mansfield to other surrounding cities. Various health plan options were discussed. City Attorney Allen Taylor gave a brief overview of SB2 and its effects on Public Safety Personnel.

Mayor Cook asked for any Council Announcements.

Mayor Cook made brief comments regarding the opening of Mans Best Field Dog Park. He asked staff to look into the possibility of scheduling a grand opening.

ADJOURN

A motion was made by Council Member Lewis to adjourn the meeting at 7:59 p.m. Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman; Casey Lewis and David Cook

Nay: 0

Abstain: 0

ATTEST: David L. Cook, Mayor

Susana Marin, City Secretary



CITY OF MANSFIELD

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STAFF REPORT

File Number: 20-3590

Agenda Date: 6/22/2020

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the June 8, 2020 Regular City Council Meeting Minutes

Requested Action

Action to be taken by the Council to approve the minutes.

Recommendation

Approval of the minutes by the Council.

Description/History

The minutes of the June 8, 2020 Regular City Council Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

Susana Marin, TRMC, City Secretary
817-276-4203



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Monday, June 8, 2020

5:00 PM

Council Chambers

REGULAR MEETING AMENDED AGENDA

5:00 P.M. - CALL MEETING TO ORDER

Mayor Cook called the meeting to order at 5:02 p.m.

Mayor Cook advised the public they could participate during the meeting by registering through the link provided on the posted agenda or by phone. He also advised the public could address the Council by submitting an online speaker card through the city's website or by direct email to City Secretary Susana Marin.

Present 7 - Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman; Casey Lewis and David Cook

WORK SESSION

Discussion Regarding Homestead Exemption

City Manager Clayton Chandler made brief comments and turned the work session over to Deputy City Manager Peter Phillis. Peter gave a brief overview of homestead exemption amount and answered Council questions. There was discussion regarding the debt service amounts. There was Council consensus to place an item on the next agenda for discussion and possible action on a homestead exemption.

RECESS INTO EXECUTIVE SESSION

In accordance with the Texas Government Code, Chapter 551, Mayor Cook recessed the meeting into executive session at 6:06 p.m. Mayor Cook called the executive session to order in the Council Conference Room at 6:19 p.m. Mayor Cook recessed executive session at 7:04 p.m.

**Pending or Contemplated Litigation or to Seek the Advice of the City Attorney
Pursuant to Section 551.071**

**Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real
Property Pursuant to Section 551.072**

Personnel Matters Pursuant to Section 551.074

Discuss and Consider the Status of the City Manager

Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087

7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Cook reconvened into regular business session at 7:14 p.m.

INVOCATION

Council Member Broseh gave the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Newsom led the Pledge of Allegiance.

TEXAS PLEDGE

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

Council Member Lewis led the Texas Pledge.

CITIZEN COMMENTS

Enrique Nava - 2811 Saint Mark Drive - Mr. Nava spoke in support of agenda item 20-3550.

Houston Mitchell - 605 St. Eric Drive - Mr. Mitchell spoke in opposition of agenda item 20-3550.

Dan Banks - 3318 Abbey Road - Mr. Banks spoke in support of agenda item 20-3550.

Karen Hoenig - 2206 Laura Elizabeth Trail - Ms. Hoenig spoke in opposition of agenda item 20-3550.

Randall Hoenig - 2206 Laura Elizabeth Trail - Mr. Hoenig spoke in opposition of agenda item 20-3550.

Brandy Fernandez - 1101 Fairhaven Drive - Ms. Fernandez spoke in support of agenda item 20-3550.

Timm Horton - 1108 Meadow Crest Lane - Mr. Horton spoke in support of agenda item 20-3550.

Mayor Cook recognized the following non-speakers:

Amanda Stukey - 333 Carlin Road - Support of agenda item 20-3550
Lance Irwin - 1205 Killian Drive - Opposed to agenda item 20-3550
Brandon Randall - 2602 Wood River Parkway - Opposed to agenda item 20-3550
Karen Self - 1600 Piccadilly Court - Support of agenda item 20-3550
Deena Walker - 1117 Saint Andrews Drive - Opposed to agenda item 20-3550
Gary Walker - 1117 Saint Andrews Drive - Opposed to agenda item 20-3550
Jolene Marchant - 2633 Morgan Ann Avenue - Opposed to agenda item 20-3550
Mary Ann Knight - 3112 Rustic Meadow Trail - Opposed to agenda item 20-3550

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Council Member Broseh to accept the retirement agreement of the City Manager and authorized the Mayor to sign the same. Seconded by Council Member Lewis. The motion CARRIED by the following vote:

Aye: 6 - Larry Broseh; Brent Newsom; Julie Short; Mike Leyman; Casey Lewis and David Cook

Nay: 1 - Terry Moore

Abstain: 0

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

City Manager Clayton Chandler announced his retirement and expressed his appreciation to all city employees. He thanked the many Councils he has worked with and touched on a couple of accomplishments.

COUNCIL ANNOUNCEMENTS

Mayor Cook thanked Mr. Chandler for his many years of dedicated service to the city. He expressed his appreciation to Mr. Chandler's family for being so giving of his time and understanding the commitment he had to this city.

Council Member Leyman thanked Mr. Chandler for his service.

Mayor Pro Tem Short thanked Mr. Chandler for his service.

Council Member Lewis thanked Mr. Chandler for his service.

Council Member Moore thanked Mr. Chandler for his service.

Council Member Newsom thanked Mr. Chandler for his service.

Council Member Broseh thanked Mr. Chandler for his service.

STAFF COMMENTS

Business Services Department Report

[20-3581](#) Presentation of Monthly Financial Report for the Period Ending March 31, 2020

There were no comments regarding the monthly financial.

SUB-COMMITTEE REPORTS

[20-3580](#) Minutes - Approval of the May 18, 2020 Budget Sub-Committee Meeting Minutes (vote will be only by the members of the sub-committee)

A motion was made by Council Member Moore to approve the minutes of the Budget Sub-Committee Meeting as presented. Seconded by Council Member. The motion CARRIED by the following vote:

Aye: 3 - Brent Newsom; Terry Moore and Casey Lewis

Nay: 0

Abstain: 0

Non-Voting: 4 - Larry Broseh; Julie Short; Mike Leyman and David Cook

CONSENT AGENDA**ITEMS TO BE REMOVED FROM THE CONSENT AGENDA**

[20-3557](#) Ordinance - Third and Final Reading of an Ordinance to Consider Proposed Changes to the Mansfield, Texas Code of Ordinances: Chapter 96 Parks and Recreation

City Secretary Susana Marin read the caption into the record.

A motion was made by Council Member Moore to approve the following ordinance:

AN ORDINANCE AMENDING CHAPTER 96, "PARKS AND RECREATION" OF THE CODE OF ORDINANCES OF THE CITY OF MANSFIELD, TEXAS BY CREATING A NEW SECTION 96.26, "FISHING" AND PROHIBITING FISHING IN PARK LAND AREAS NOT DESIGNATED BY THE CITY; PROHIBITING THE USE OF CERTAIN FISHING METHODS; PROHIBITING THE CLEANING OF FISH WITHIN PARK LANDS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

(Ordinance in its entirety located in the City Secretary's Office)

Seconded by Council Member Broseh. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman; Casey Lewis and David Cook

Nay: 0

Abstain: 0

Enactment No: OR-2177-20

[20-3579](#)

Minutes - Approval of the May 26, 2020 Regular City Council Meeting Minutes

A motion was made by Council Member Moore to approve the minutes of the May 26, 2020 Regular City Council Meeting as presented. Seconded by Council Member Broseh. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman; Casey Lewis and David Cook

Nay: 0

Abstain: 0

END OF CONSENT AGENDA

OLD BUSINESS

[20-3550](#)

Ordinance - Third and Final Reading of an Ordinance Approving a Zoning Change 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 (ZC#19-023)

Susana Marin read the caption into the record. Director of Planning Matt Jones made a brief presentation and answered Council questions. Living Church Pastor Triston Baba made brief comments and answered Council questions. Living Church representative Whitney Barth answered Council questions. Bannister Engineering representative Jeff Linder answered Council questions.

A motion was made by Mayor Pro Tem Short to suspend the rules for discussion. Seconded by Council Member Newsom. The motion CARRIED unanimously.

A motion was made by Mayor Pro Tem Short to approve the following ordinance with the following amendments: 70% masonry allowed to include glass and corten steel in that figure, excluding the west side; the 60 foot cross allowed to be built 200 feet from the property line at groundbreaking of Phase 2; the 15x13 sign with LED be 100 square feet; and, the base of the sign be allowed to be 16 feet:

A motion was made by Council Member Newsom to amend the main motion and reduce the height of the cross to 50 feet. Seconded by Council Member Lewis. The motion FAILED by the following vote:

Ayes: Brent Newsom, Casey Lewis, and Julie Short

Nays: David Cook, Larry Broseh, Mike Leyman, and Terry Moore

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR C-2 USES INCLUDING A CHURCH AND EATING PLACE WITH DRIVE-THROUGH SERVICE, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

(Ordinance in its entirety located in the City Secretary's Office)

Seconded by Council Member Broseh. The motion CARRIED by the following vote:

Aye: 5 - Larry Broseh; Brent Newsom; Julie Short; Casey Lewis and David Cook

Nay: 2 - Terry Moore and Mike Leyman

Abstain: 0

Enactment No: OR-2178-20

NEW BUSINESS

20-3572

Review and Consideration of a Detailed Site Plan for Active Adult Living (Senior Apartments) on 6.36 acres of the S.S. Callander Survey located at FM 157, North of House Road; Joe Lehman of Kimley-Horn & Associates on behalf of Graystar (DS#20-002)

Matt Jones made a brief presentation and answered Council questions. Greystar representative Andrew Ord made a brief presentation and answered Council questions.

A motion was made by Mayor Pro Tem Short to suspend the rules for discussion. Seconded by Council Member Lewis. The motion CARRIED unanimously.

A motion was made by Council Member Lewis to approve contingent on following the PD requirements previously, specifically regarding the Zone 2 commercial store frontage language along the spine road. Seconded by Mayor Pro Tem Short. The motion CARRIED by the following vote:

Aye: 6 - Larry Broseh; Brent Newsom; Julie Short; Mike Leyman; Casey Lewis and David Cook

Nay: 1 - Terry Moore

Abstain: 0

20-3582

Discuss, Consider, and Approve a Resolution Continuing Mayor Cook's Declaration of Public Health Emergency

A motion was made by Council Member Cook to approve the following resolution:

CONTINUATION OF EIGHTH AMENDED DECLARATION OF PUBLIC HEALTH EMERGENCY CITY OF MANSFIELD, TEXAS

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Lewis. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman; Casey Lewis and David Cook

Nay: 0

Abstain: 0

Enactment No: RE-3658-20

RECESS INTO EXECUTIVE SESSION

In accordance with the Texas Government Code, Chapter 551, Mayor Cook recessed the meeting into executive session at 10:22 p.m. Mayor Cook called the executive session to order in the Council Conference Room at 10:31 p.m. Mayor Cook recessed executive session at 10:57 p.m.

Personnel Matters Pursuant to Section 551.074

Discuss and Consider the Status of the City Manager

RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Cook reconvened into regular business session at 11:10 p.m.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

Mayor Cook made brief comments regarding the Council's goal on the City Manager hiring process.

A motion was made by Council Member Lewis to appoint Joe Smolinski as the Interim City Manager. Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman; Casey Lewis and David Cook

Nay: 0

Abstain: 0

ADJOURN

A motion was made by Council Member Newsom to adjourn the meeting at 11:13 p.m. Seconded by Council Member Lewis. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman; Casey Lewis and David Cook

Nay: 0

Abstain: 0

ATTEST: David L. Cook, Mayor

Susana Marin, City Secretary



CITY OF MANSFIELD

1200 E. Broad St.
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STAFF REPORT

File Number: 20-3597

Agenda Date: 6/22/2020

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the June 10, 2020 Special City Council Meeting Minutes

Requested Action

Action to be taken by the Council to approve the minutes.

Recommendation

Approval of the minutes by the Council.

Description/History

The minutes of the June 8, 2020 Special City Council Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

Susana Marin, TRMC, City Secretary
817-276-4203



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Wednesday, June 10, 2020

2:00 PM

Council Chambers

SPECIAL MEETING CITY COUNCIL WORK SESSION

2:00 P.M. - CALL MEETING TO ORDER

Mayor Cook called the meeting to order at 2:05 p.m.

Mayor Cook advised the public they could participate during the meeting by registering through the link provided on the posted agenda or by phone. He also advised the public could address the Council by submitting an online speaker card through the city's website or by direct email to City Secretary Susana Marin.

Present 7 - Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman; Casey Lewis and David Cook

INVOCATION

Mayor Pro Tem Short gave the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Moore led the Pledge of Allegiance.

TEXAS PLEDGE

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

Council Member Leyman led the Texas Pledge.

CITIZEN COMMENTS

Mayor Cook read comments into the record from the following city retirees:

*Tommy and Vicki Redmon - support of keeping retiree benefits the same
Eric Peterson - 2508 Elliot Avenue - support of keeping retiree benefits the same
Linda Johnson - support of keeping retiree benefits the same
Nelda Thompson - support of keeping retiree benefits the same
Rita Hudson - support of keeping retiree benefits the same*

COUNCIL ANNOUNCEMENTS

Council Member Leyman had no announcements.

Mayor Pro Tem Short had no announcements.

Council Member Lewis stated he understood the uncertainty of city employees and retirees regarding the benefit discussion. He addressed the vacation hours accruals and mentioned it was not the intent of the Council to take away the benefits earned but to look at a more sustainable policy moving forward.

Council Member Moore announced the opening of the Mansfield Dog Park and encouraged everyone to enjoy the park. He thanked the Parks Department for their hard work.

Council Member Newsom had no announcements.

Council Member Broseh had no announcements.

Mayor Cook echoed Council Member Lewis' comments regarding city employee and retirees benefits. He mentioned it was not the intent of the Council to take away benefits but to look at plans that are more reasonable and sustainable.

WORK SESSION DISCUSSION ITEM

Follow-up Discussion Regarding Budget/Employee Health Insurance Program

Interim City Manager Joe Smolinski made brief comments. He thanked the Council for their comments to the employees and retirees regarding benefits. He confirmed to the employee organization that the intent of the Council was not to change the benefit packet but to find a more sustainable way to provide the benefits. He made himself available to answer any question the employee organization and the retirees may have.

Frost Insurance Company representative Jeff Anderson made brief comments following up from the discussion held at the previous meeting of June 2, 2020 and answered Council questions. There was follow-up discussion regarding changing the health insurance plan year to calendar year versus fiscal year.

Director of Human Resources Shelley Everhart answered Council questions regarding health insurance benefits. She discussed and answered questions regarding potential open enrollment dates and possible plan options. There was discussion regarding possibly partnering with the Mansfield Independent School District and the employee health clinic they provide to their employees.

There was Council consensus to have Jeff Anderson request proposals from other insurance companies and bring back to the Council at a subsequent meeting.

Discussion was held regarding the benefits package to include; vacation, sick time, and, comp accruals; holidays; long term disability and short term disability. Deputy City Manager Peter Phillis answered Council questions regarding payments when employees either retire, resign, or terminate from the city. There was discussion regarding longevity pay.

There was Council consensus to have a follow-up meeting on Monday, June 15, 2020 at 9:00 a.m.

RECESS INTO EXECUTIVE SESSION

In accordance with the Texas Government Code, Chapter 551, Mayor Cook recessed the meeting into executive session at 5:31 p.m. Mayor Cook called the executive session to order in the Multi-Purpose Room at 5:43 p.m. Mayor Cook adjourned executive session at 7:05 p.m.

Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071

Seek Advice of City Attorney Regarding Legal Issues Relating to the Process on Amending the City Charter

Seek Advice of City Attorney Regarding Legal Issues Relating to the Opening of City Facilities Including City Hall, Municipal Court, and Recreation Facilities

Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072**Personnel Matters Pursuant to Section 551.074**

Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087

RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Cook reconvened into regular business session at 7:07 p.m.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

No action taken by the Council.

ADJOURN

A motion was made by Council Member Newsom to adjourn the meeting at 7:07 p.m. Seconded by Council Member Lewis. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman; Casey Lewis and David Cook

Nay: 0

Abstain: 0

ATTEST: David L. Cook, Mayor

Susana Marin, City Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 20-3588

Agenda Date: 6/22/2020

Version: 1

Status: Public Hearing

In Control: City Council

File Type: Consideration Item

Agenda Number:

Title

Public Hearing and Consideration of a Request for a Specific Use Permit for Apartments on Approximately 8.08 Acres Known as Lot 3 and a Portion of Lot 2R, Block 1, THR RTC, Located at 269 N. SH 360; Davis S. Kulkarni of Guefen Development Partners, LLC on Behalf of Jon M. Sullivan, Jr. of Texas Health Resources (SUP#20-005)

Requested Action

To consider the subject specific use permit request.

Recommendation

The Planning and Zoning Commission held a public hearing on June 1, 2020, and voted 5-0 (Klenzendorf absent) to recommend approval with the condition that 1) Exhibit A be updated to reflect the increase in acreage to 8.08 acres with the inclusion of a portion of Lot 2R; 2) the gas pipeline operators consent to the crossing and access points as shown; 3) the parking calculations be corrected to 1.32 spaces per unit and 1 space per bedroom; 4) the utility vehicle parking area be incorporated into the building envelope; 5) a detailed rendering be provided for the paseo canopy with materials to match the design of the buildings; and 6) a screening wall be provided for the trash compactor. In addition, there was discussion about unit sizes, expected rental rates, targeted demographics, and projected construction timeframes. The applicant also stated that one-eighth of the units will be live-work units. One person spoke in opposition to the request, stating a concern that there were too many apartments in the City and not enough retail in The Reserve and no retail as part of this particular development. The applicant has made changes to the plans to address the conditions and has also provided more information on the live-work units, including floor plans showing built-in working desks in each of the units. 15 live-work units will be provided, all of them in ground-floor units; 14 of the units will be one-bedroom and 1 of the units will be a two-bedroom. The live-work units will range from 12 - 60 sq. ft. larger than the base models in which they will be provided.

Description/History

The subject property consists of 8.08 acres of vacant land at 269 N. SH 360, approximately 450 feet northeast of Heritage Parkway. The property is located in the Business Campus Sub-District of The Reserve, which is intended to provide for a superior business park environment, focusing on a strong presentation of office buildings within a natural campus environment, as well as a focus on landscaping and building prominence from the highway. The district also allows for multi-family uses (apartments, lofts, townhouses, and brownstones) as well as supporting service-related uses such as retail and hotels.

The applicant is requesting a Specific Use Permit for 257 apartment units. The Business Campus Sub-District allows a maximum of 612 residential dwelling units. If approved, this development will comprise all of the remaining allowable units in this sub-district after The Sydney (located a quarter-mile north of this development) was approved in January 2020 for 355 apartments.

Site Plan

The applicant plans to develop an urban-style multi-family residential development called Haven at Mansfield. The development will be served by two access drives off SH 360, one on the east side of the development and one on the west side of the development, each of which will separate the development from future commercial uses to the east and west.

The Haven at Mansfield will include three four-story multi-family buildings. The units will be accessed by interior lobbies and hallways and each building will include elevators. In conformance with the intent of the Business Campus Sub-District, the development will include prominent building frontages, particularly along SH 360 and the access drives, with most of the parking being located within the building envelopes, in the interior of the development, and along the north side of the development adjacent to the Texas Health Recovery and Wellness Center. Buildings 1 and 2 will be located in the western half of the development, separated by a paseo (with fire pit, seating area, and planters), with a strong building frontage along the western access drive. Building 3 will be located in the eastern portion of the development, and will include the indoor amenities, leasing center, mail center, and adjacent outdoor amenity area with pool, arbors, patio, and grilling stations. Combined, the buildings will include 257 apartments over 8.08 acres for a density of 31.81 dwelling units per acre. Each building will be 62' in overall height (from grade to highest point), with a typical height of 54'-8" (from grade to typical parapet wall).

The number of units, floor area, and footprint size for each building is:

Building 1 (84 units): 98,024 sq. ft. floor area; 24,673 sq. ft. footprint

Building 2 (85 units): 103,938 sq. ft. floor area; 26,132 sq. ft. footprint

Building 3 (88 units): 104,106 sq. ft. floor area; 26,286 sq. ft. footprint

The lot coverage is 22% (minus paseo, arbors, etc.) and the floor area ratio is 0.87.

The applicant is proposing the following unit mix:

Efficiency (min. 638 sq. ft. floor area): 9 units (3.5%)

One-bedroom (min. 756 sq. ft. floor area): 170 units (66.15%)

Two-bedroom (min. 1,044 sq. ft. floor area): 78 units (30.35%)

The units are distributed in a fairly balanced manner amongst the buildings, with the exception that Building 3 will not contain any efficiency units. 15 of the ground-floor units will be live-work units, the sizes for which are provided in the unit tabulations; 14 of the live-work units will be one-bedroom, and one will be two-bedroom.

Access, Circulation, and Parking

Primary access to the development will be from SH 360 off of two main access driveways on the east and west sides of the development. From there, a drive along the north side

of the development provides access into the development; this northern drive will be gated on both sides and restrict vehicle access to the interior of the development. However, parking spaces on the east and west sides will not be restricted in order to accommodate visitors, guests, deliveries, and rideshare. A parallel parking configuration and paseo on the west side of the development will also create an urban streetscape and allow for a mix of uses and movement between uses when the vacant tract to the west develops.

The access point on the east will be shared between this development and the tract to the east (the Sweeney tract) as required by TXDOT and consented to by representatives for the owners of the Sweeney tract.

Both primary access points off SH 360 cross active gas pipelines. Despite numerous attempts by the applicant, the operator for the pipelines will not issue conceptual approval of the crossings and will only issue approval after review of the detailed civil/construction plans to ensure the crossings meet the clearance requirements.

Parking for the development includes a mix of surface parking lot spaces (some restricted and some not), parallel parking spaces along the western access drive (not restricted), and tuck-under garage spaces in the apartment buildings. The tuck-under spaces are all located on the interior of the development and do not directly face any public streets. There will not be any carports or freestanding garages. There are 42 garage spaces and 296 surface spaces. The development will provide for a total of 338 spaces and a ratio of 1 space per bedroom or 1.32 spaces per unit.

To serve pedestrians, sidewalks will be located along the perimeter of most building facades (except where tuck-under garages are located) and sidewalk and crosswalk connections will allow for connection between buildings and access to amenities and parking areas. Between Buildings 1 and 2, a widened sidewalk with enhanced paving will travel from the western end of the development to the interior of the development and will include a paseo with fire pit on one side and a plaza with a fountain on the other side. This sidewalk, paseo area, and plaza area will also include planters and benches and will allow for public access and interconnectivity, create outdoor gathering and recreational spaces, and encourage pedestrian movement throughout the development. Crosswalks and sidewalk connections will also connect this space to the outdoor pool amenity area and indoor amenities located in Building 3. The development sidewalk system will also connect to the existing sidewalk along SH 360 with connections located at the main access points.

Storage, Equipment/Service Area Screening, and Lighting

The applicant notes that there will be no outside storage or outside operations on the property, no parking of boats/trailers/recreational vehicles, all utilities with the exception of electric transmission lines will be placed underground, all service areas and mechanical equipment will be located and screened in accordance with the requirements of The Reserve, and adequate lighting will be provided in accordance with the requirements of The Reserve. A trash compactor will be located on the north side of the development adjacent to Building 1 and will be screened by a masonry enclosure and shrubs; a detail

for the trash enclosure has been provided. On-site utility vehicles will be stored in a tuck-under maintenance garage in Building 3.

Elevations and Perspectives

The applicant has provided elevations for all facades of each building, as well as many perspectives and aerials from different angles and directions. A few nighttime renderings have also been provided to illustrate how the development will be lighted and meet the illumination standards of The Reserve.

The building materials primarily include a mix of red and buff (beige) brick; off-white and taupe (tan) stucco; a black metal railing system; and metal garage doors that match the building colors. The tuck-under garage doors are paneled and residential in character, while the maintenance garage doors are more of a commercial design. The buildings are heavily articulated with wall plane and roof height recesses and projections, balconies, alternating building materials and colors, abundant windows and doors, and soldier coursing repeated throughout the buildings. The buildings will also include tower features at the building corners that rise to five stories and parapets to screen any rooftop equipment. Along SH 360, the ground floors of Buildings 2 and 3 are designed in a storefront condition with floor-to-ceiling window designs to provide the illusion of a commercial storefront to meet the intent of the Business Campus Sub-District of The Reserve.

The overall building materials percentages are as follows:

Building 1: 31.5% masonry; 39.2% stucco/trim; 29.3% fenestration (windows & doors)

Building 2: 31.6% masonry; 37.9% stucco/trim; 30.5% fenestration (windows & doors)

Building 3: 29.5% masonry; 39.6% stucco/trim; 31% fenestration (windows & doors)

It is noted that all elevations are 100% masonry or masonry-like (which includes stucco in The Reserve) excluding windows & doors. The percentage of glass on each building is no more than 31%.

The design of the site and the building architecture provides for prominent building frontages adjacent to SH 360 and the east and west access drives, consistent with the standards for the Business Campus Sub-District of The Reserve.

Landscaping, Screening, and Hardscaping

The applicant has provided a Landscape Plan showing the overall landscaping and hardscaping to be provided throughout the site, as well as tables specifying the different species, as well as details for the fencing, gates, and all hardscape elements, including arbors, fire pit, fountain, grilling stations, picnic tables, benches, bicycle racks, trash receptacles, light fixtures, and enhanced pavers.

The site includes a 50' landscape setback adjacent to SH 360; this setback will not include plantings due to the presence of the gas pipelines, however foundation plantings will be provided along the building facades, including ornamental trees and shrubs. There will also be a 10' landscape buffer with trees and shrubs along the north property line, as well as a 6' wrought iron fence to separate the property from the recovery and wellness center to the north. There will be a 15' buffer on the west side, however this area will not

include plantings since it is expected that commercial development will be built up to the sidewalk at this location. Live oaks will be planted along the east and west access drives, and ornamental trees and shrubs will also be planted along the building facades, except where tuck-under garages are located. The parking lot will also include live oaks and cedar elms in the tree islands, grasses interspersed at different locations, and shrubs to screen parking spaces. Shrubs will also screen the trash compactor and loading areas and will be located in the call box islands and the island at the main entrance off SH 360. The perimeter of the pool area will be heavily landscaped with shrubs, trees, and planters, and the paseo, plaza, and enhanced sidewalk will be lined with trees and include planter boxes with trees and groundcover as part of the design.

The pool area patio, paseo area, and plaza area will all include enhanced brick pavers. Screening and hardscape elements in the pool area include a 4' open-style perimeter fence, tables and chairs, grilling stations, trash receptacles, and arbors. Hardscape elements in the paseo area will include a canopy structure, open fire pit with seating area, and planter boxes. The widened sidewalk and plaza area will include benches, planter boxes, trash receptacles, lamp posts, tables and chairs, and a fountain. Bicycle racks will be located along the east and west access drives and decorative lights will be located throughout the development, particularly along the main access drives and the public spaces. Details have been provided for all hardscape elements.

Amenities

In addition to the outdoor paseo/plaza area with fountain, fire pit, planters, and seating areas (which acts as an outdoor amenity and gathering space), amenity centers will be provided in and around Building 3, including a 2,594 sq. ft. lobby and leasing center, a mail center, a 5,613 sq. ft. indoor amenity space, and the outdoor pool area with grilling stations, arbors, and seating areas.

Signage

A signage plan has been provided, showing limited signage consistent with the standards of The Reserve with blade signs similar to The Sydney, The Julian, and Bexley on Main. There will be a total of three blade signs: one on Building 2 at the intersection of SH 360 and the west access drive, one on Building 3 at the intersection of SH 360 and the east access drive, and one on Building 3 at the northeast corner of the building above the main leasing entrance. A wall sign will also be allowed over the main public entrance door to the leasing center in Building 3.

Summary

The subject property is located in the Business Campus Sub-District of The Reserve. This sub-district is intended to accommodate business park uses, as well as supporting retail/service and multi-family residential uses. The sub-district also calls for a focus on strong building prominence from the highway and quality site landscaping that create a campus setting. This development will bring the remaining available units to this sub-district and was designed in such a way to preserve land to the west and south for future commercial development.

The applicant has worked cooperatively with staff to design the development in such a

way to meet the intent of The Reserve Planned Development Regulations, including increasing the height of the buildings to four stories to provide for interior access to units as well as to increase density and preserve additional land for future commercial development, creating strong building frontages along SH 360 with ground floors designed in a storefront condition, creating an access drive along the western side of the property with strong building frontage and parallel parking to create an urban-style and pedestrian-friendly design and streetscape (similar to The Sydney and Urban Living Ph. 1), providing public pedestrian access to promote interconnectivity between land uses, providing shared access drives and stubs to allow for future connectivity and access to adjacent parcels, providing tuck-under garages and shielding open parking fields from public view with buildings and landscaping, breaking up parking areas with landscaping and pedestrian walkways, providing abundant amenities for residents, including elements that are also accessible to the public, providing strong building architecture with abundant articulation and a mix of colors and materials with a unified design, and providing abundant landscaping and hardscape elements throughout the development.

The apartments will also provide for convenient living options near the continued expansion of employment and commercial uses in this area, including the Broad Street and Heritage Parkway corridors and the City's growing medical, educational, and recreational facilities. The development will complement the existing multi-family land uses on the other side of SH 360 and the recently-approved Sydney development to the north and will help to support and attract additional employment-related uses in the future. The dense urban-style design in combination with the limits on the number of dwelling units established in The Reserve also allows for the continued careful stewardship of land resources in the City, including preservation of land for commercial and employment uses in the Business Campus Sub-District. Finally, the inclusion of 15 ground-floor live-work units supports the intent of the Business Campus Sub-District as a business and employment area and the intent of The Reserve as a mixed-use district.

Prepared By

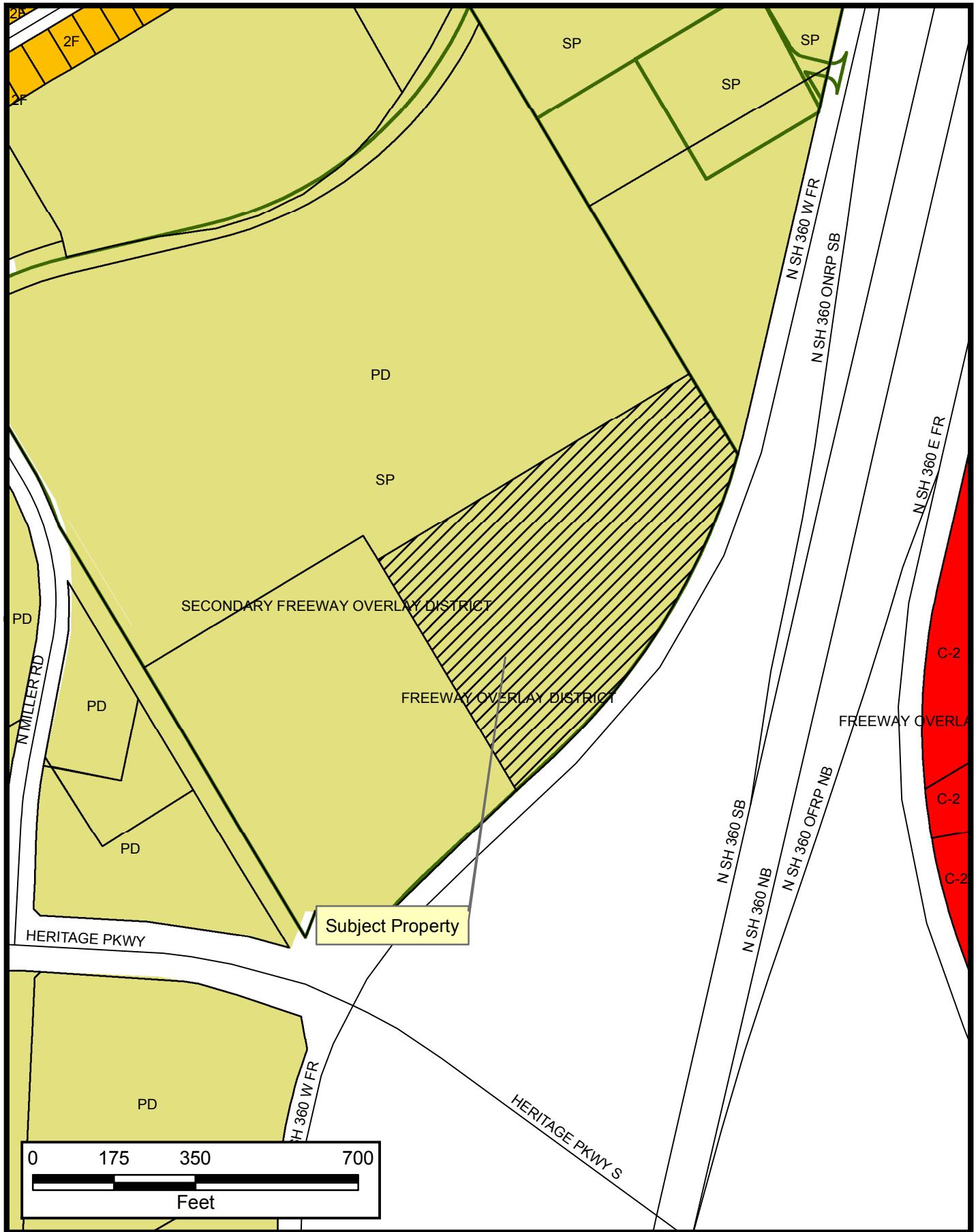
Andrew Bogda
Planner
817-276-4287



SUP#20-005

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

5/20/2020



Property Owner Notification for SUP#20-005

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BRATTON, RICHARD SURVEY	A 114	SWEENEY, C D ETAL	PO BOX 8720	FORT WORTH, TX	76124-0720
THE RTC	BLK 1	TEXAS HEALTH RESOURCES	612 E LAMAR BLVD STE 660	ARLINGTON, TX	76011-4142
THE RTC	BLK 1	TEXAS HEALTH RESOURCES	612 E LAMAR BLVD STE 660	ARLINGTON, TX	76011-4142
THE RTC	BLK 1	TEXAS HEALTH RESOURCES	612 E LAMAR BLVD STE 660	ARLINGTON, TX	76011-4142

EXHIBIT "A" – SUP#20-005
FIELD NOTES
PROPERTY BOUNDARY DESCRIPTION
TEXAS HEALTH RESOURCES

State of Texas
County of Tarrant

Being a tract of land located in the Richard Bratton Survey, Abstract No. 114, City of Mansfield, Tarrant County, Texas, being a portion of Lot 2R and all of Lot 3, Block 1, THR RTC, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument No. D217147196, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found with a cap stamped "Wier & Assoc Inc" in the west right-of-way line of State Highway 360 (a variable width right-of-way), said iron rod being the east corner of said Lot 3, the south corner of a tract of land described in a deed to Charles D. Sweeney, et al, recorded in Instrument No. D212000319, O.P.R.T.C.T., and being the beginning of a non-tangent curve to the right;

THENCE along the west right-of-way line of said State Highway 360 as follows:

- 1) Southwesterly, an arc length of 767.16 feet, along said non-tangent curve to the right, having a radius of 1402.39 feet, a delta angle of 31°20'34", and a chord bearing of S 31°26'35" W, a distance of 757.63 feet to a "X" cut set;
- 2) S 47°06'53" W, at a distance of 110.65 feet pass a 1/2" iron rod with a cap stamped "Wier & Assoc Inc" at the south corner of said Lot 3 and the east corner of Lot 2R of said Block 1, continuing in all 128.50 feet to a 1/2" iron rod set with a cap stamped "Wier & Assoc Inc";

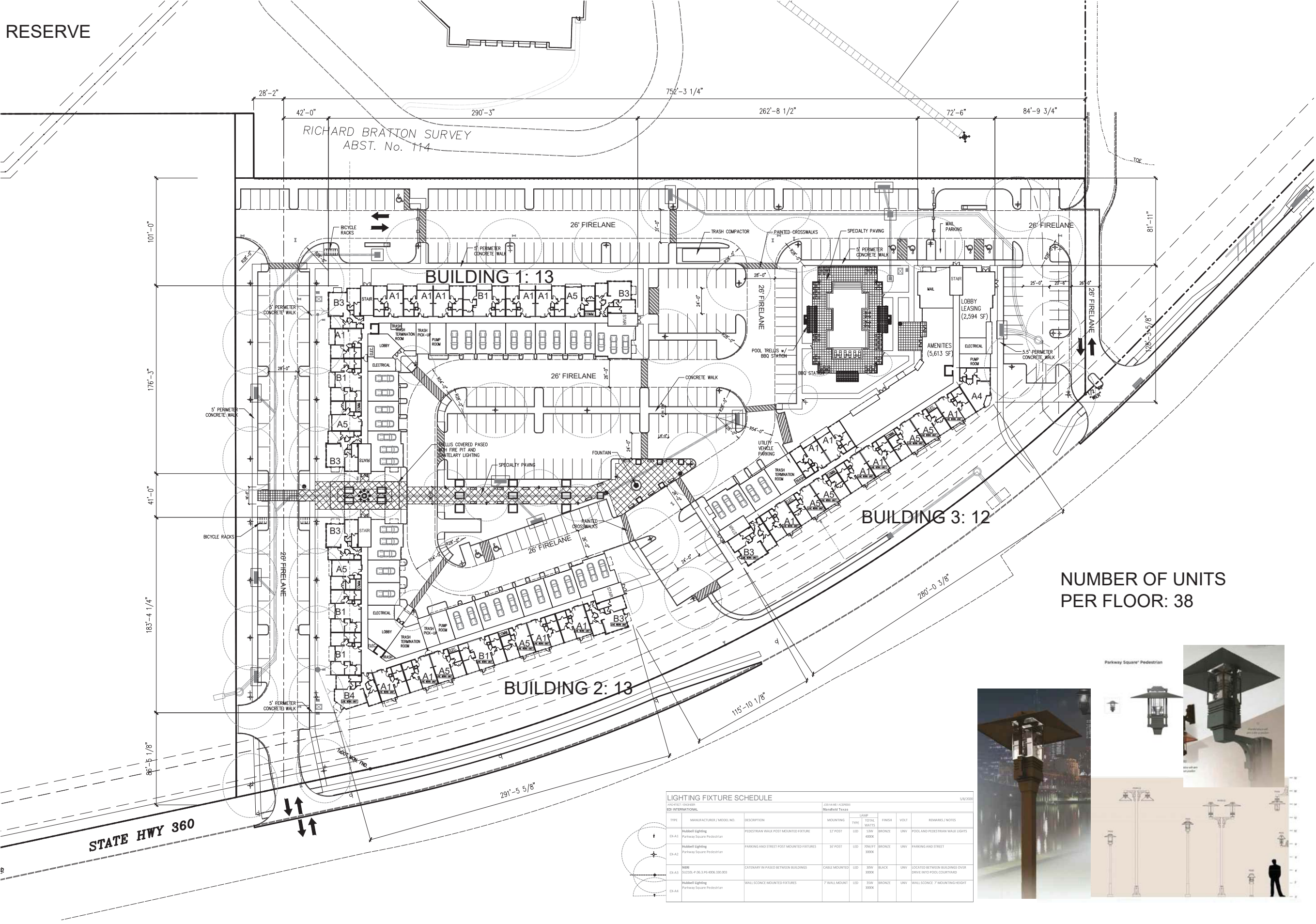
THENCE N 31°00'00" W, departing the west right-of-way line of said State Highway 360, a distance of 580.91 feet to a 1/2" iron rod set with a cap stamped "Wier & Assoc Inc";

THENCE N 59°06'21" E, at a distance of 17.47 feet pass a 1/2" iron rod set with a cap stamped "Wier & Assoc Inc" at the west corner of said Lot 3 and a corner of Lot 1R, Block 1, THR RTC addition, continuing along the northwest line of said Lot 3 and a southeast line of said Lot 1R, in all a distance of 797.79 feet to a 1/2" iron rod with a cap stamped "Wier & Assoc Inc", being the north corner of said Lot 3, the east corner of said Lot 1R, and in the southwest line of said Sweeney tract;

THENCE S 30°53'39" E, along the northeast line of said Lot 3 and the southwest line of said Sweeney tract, a distance of 202.47 feet to the place of beginning and containing 8.080 acres (351,957 square feet) of land, more or less.

ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE
TEXAS STATE PLANE COORDINATE SYSTEM, NORTH
CENTRAL ZONE 4202, NAD OF 1983.

RESERVE



International

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Email: dkulkarni@guefen.com



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Arlington, Texas 76010-2440
Phone Number: 817-467-7700 x114
Fax Number: 817-467-7713
Contact: Philip Graham, P.E.
Email: PhilG@wierassociates.com

LANDSCAPE:
GEORGE WOODWORTH
1807 Oakmeadow
Katy, TX 77450
Phone Number: 281-631-3714

MEP:

HAVEN AT MANSFIELD
HERITAGE PARKWAY AND US 287, MANSFIELD, TEXAS
GUEFEN DEVELOPMENT



05-20-2020
ARCHITECT: BRITTEN L. PERKINS
LICENSE NO.: 12130
COMPANY: EDI INTERNATIONAL PC
FIRM ID #: 445226-00

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NO.	DATE	ISSUE

Project Number: 20016
Issued: SUP RESUBMITTAL
Issue Date: 06-10-2020

SUP#20-005
EXHIBIT B
SCALE: 1"=40'-0"

DRAWING NUMBER

2 OF 6
SITE PLAN

20016 MANSFIELD SITE - UNIT MIX AND AREA TABULATIONS															
RESIDENTIAL UNITS															
UNIT TYPE	DESCRIPTION	UNIT NET (SF)	BALCONY (SF)	USABLE AREA GROSS (SF)		GF	2/F	3/F	4/F			TOTAL	%	TOTAL NET AREA (SF)	TOTAL USABLE AREA (SF)
UNIT S1	1BR/1BA	638.00	39.00	677.00	(MIN.EFF.)	0	3	3	3			9	3.50%	5,742.00	6,093.00
UNIT A1	1BR/1BA	752.00	83.00	835.00		8	33	33	33			107	41.63%	80,464.00	89,345.00
UNIT A1- LIVE WORK	1BR/1BA	812.00	0.00	812.00		8						8	3.11%	6,496.00	6,496.00
UNIT A2	1BR/1BA	750.00	75.00	825.00		0	2	2	2			6	2.33%	4,500.00	4,950.00
UNIT A3	1BR/1BA	867.00	137.00	1,004.00		0	2	2	2			6	2.33%	5,202.00	6,024.00
UNIT A4	1BR/1BA	924.00	51.00	975.00		1	1	1	1			4	1.56%	3,696.00	3,900.00
UNIT A5	1BR/1BA	750.00	35.00	785.00	(MIN. 1 BED)	3	10	10	10			33	12.84%	24,750.00	25,905.00
UNIT A5-LIVE WORK	1BR/1BA	762.00	0.00	762.00		6						6	2.33%	4,572.00	4,572.00
SUBTOTAL						26	51	51	51			179	69.65%	135,422.00	147,285.00
UNIT B1	2BR/2BA	1,104.00	77.00	1,181.00	(MIN. 2BED)	4	7	7	7			25	9.73%	27,600.00	29,525.00
UNIT B1-LIVE WORK	2BR/2BA	1,160.00	0.00	1,160.00		1						1	0.39%	1,160.00	1,160.00
UNIT B2	2BR/2BA	1,270.00	44.00	1,314.00		0	1	1	1			3	1.17%	3,810.00	3,942.00
UNIT B3	2BR/2BA	1,095.00	35.00	1,130.00		6	13	13	13			45	17.51%	49,275.00	50,850.00
UNIT B4	2BR/2BA	1,176.00	50.00	1,226.00		1	1	1	1			4	1.56%	4,704.00	4,904.00
SUBTOTAL						12	22	22	22			78	30.35%	86,549.00	90,381.00
TOTAL						38	73	73	73			257	100.00%	221,971.00	237,666.00
														863.70 AVG.	924.77 AVG.
TOTAL NET AREA PER FLOOR						33,580	62,797	62,797	62,797			221,971			
TOTAL BALCONY PER FLOOR						1,388	4,769	4,769	4,769			15,695			
TOTAL RESIDENTIAL SF												237,666			
GROSS SITE DENSITY															
GROSS SITE AREA IN S.F. (LOT 2R)	353,016 SF														
GROSS SITE AREA IN S.F. (LOT 3)	SF														
TOTAL GROSS SITE AREA IN SF	353,016 SF														
GROSS SITE AREA IN ACREAGE	8.104 ACRES														
FLOOR AREA RATIO	0.90														
NUMBER OF UNITS	257														
GROSS SITE DENSITY	31.71 DU/AC														
PARKING SUMMARY															
PARKING CALCULATIONS															
PARKING REQUIRED:	UNITS	PARKING RATIO												Total	
1-BEDROOM	179	1.00													179
2-BEDROOM	78	2.00													156
														TOTAL PARKING SPACES REQUIRED	335
PARKING PROVIDED							STND SURFACE	HC SURFACE						Total	
STREET PARKING & MAIN ENTRY VISITOR PARKING (EAST SIDE ONLY)							30	0							30
VISITOR PARKING							44	3							47
SURFACE PARKING							214	4							218
PRIVATE GARAGE							39	3							42
TOTAL							327	10							337
% of Each Type of Parking							97.03%	2.97%							
NUMBER OF SPACE PER UNIT															1.32
NUMBER OF SPACE PER BEDROOM															1.00



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Email: PhilipG@wierassociates.com

LANDSCAPE:
GEORGE WOODWORTH
1607 Odenough
Katy TX 77405
Phone Number: 281-631-3714

MEP:

HAVEN AT MANSFIELD
HERITAGE PARKWAY AND US 287, MANSFIELD, TEXAS
GUEFEN DEVELOPMENT



05-20-2020
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COMPANY: EDI INTERNATIONAL P.C.
FIRM ID #: 445226-00

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NO.	DATE	ISSUE

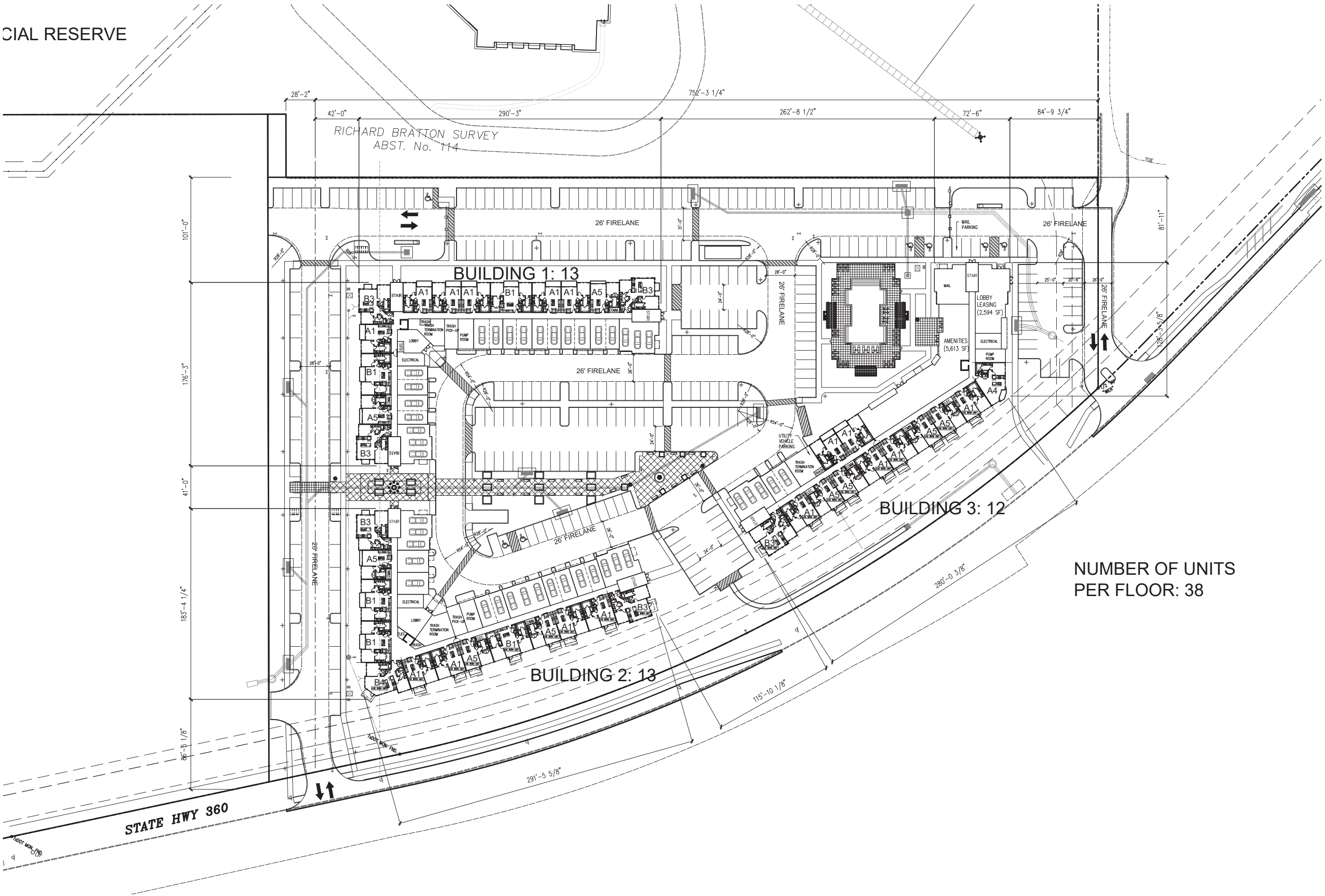
Project Number: 20016
Issued: SUP RESUBMITTAL
Issue Date: 06-10-2020

SUP#20-005
EXHIBIT B

DRAWING NUMBER

3 OF 6
TABULATIONS

CIAL RESERVE



NUMBER OF UNITS
PER FLOOR: 38



International

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Contact: Philip Graham, P.E.
Email: PhilG@wierassociates.com

LANDSCAPE:
GEORGE WOODWORTH
1807 Oakmeadow
Katy TX 77450
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MEP:

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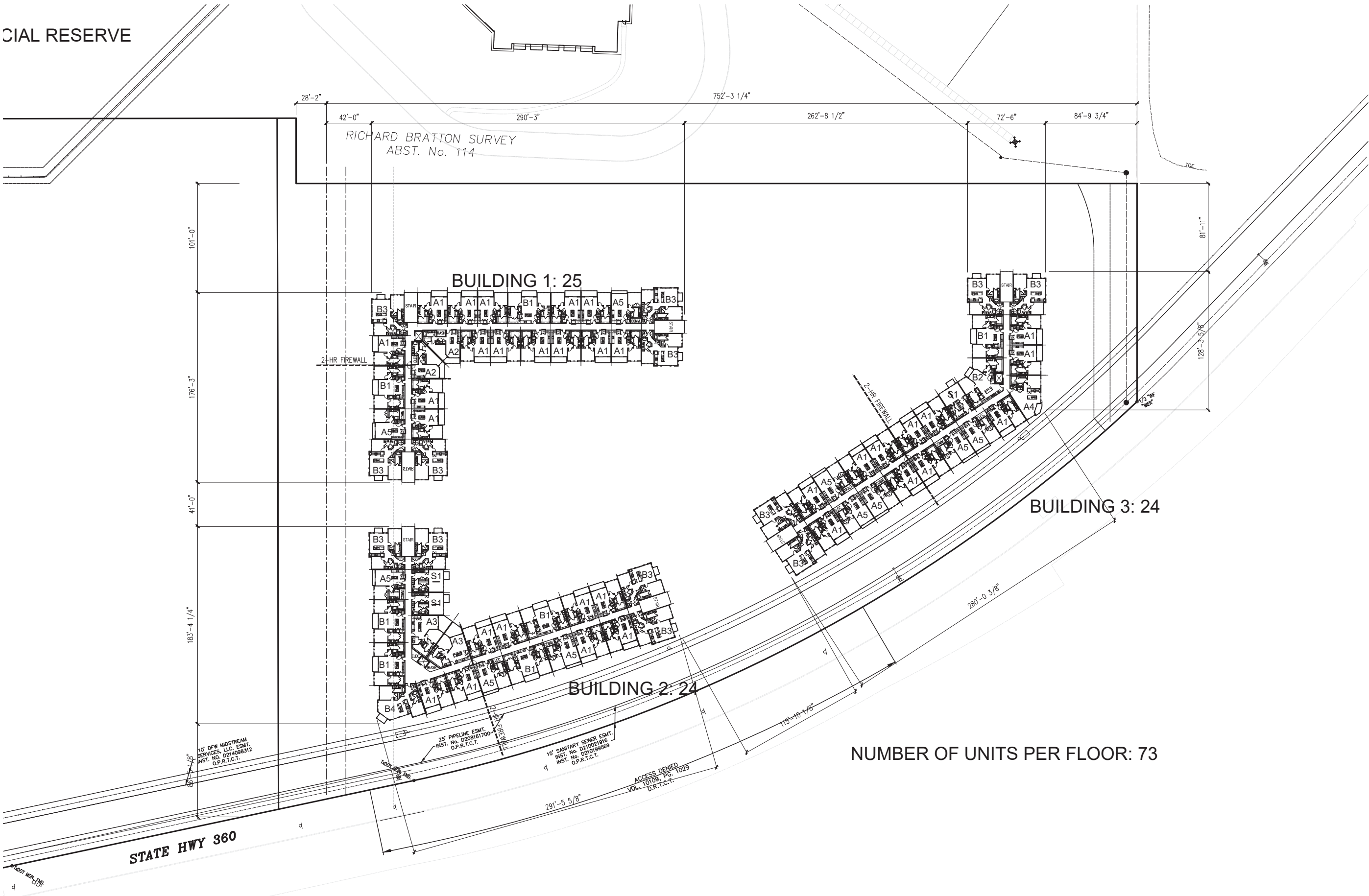
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EXHIBIT B
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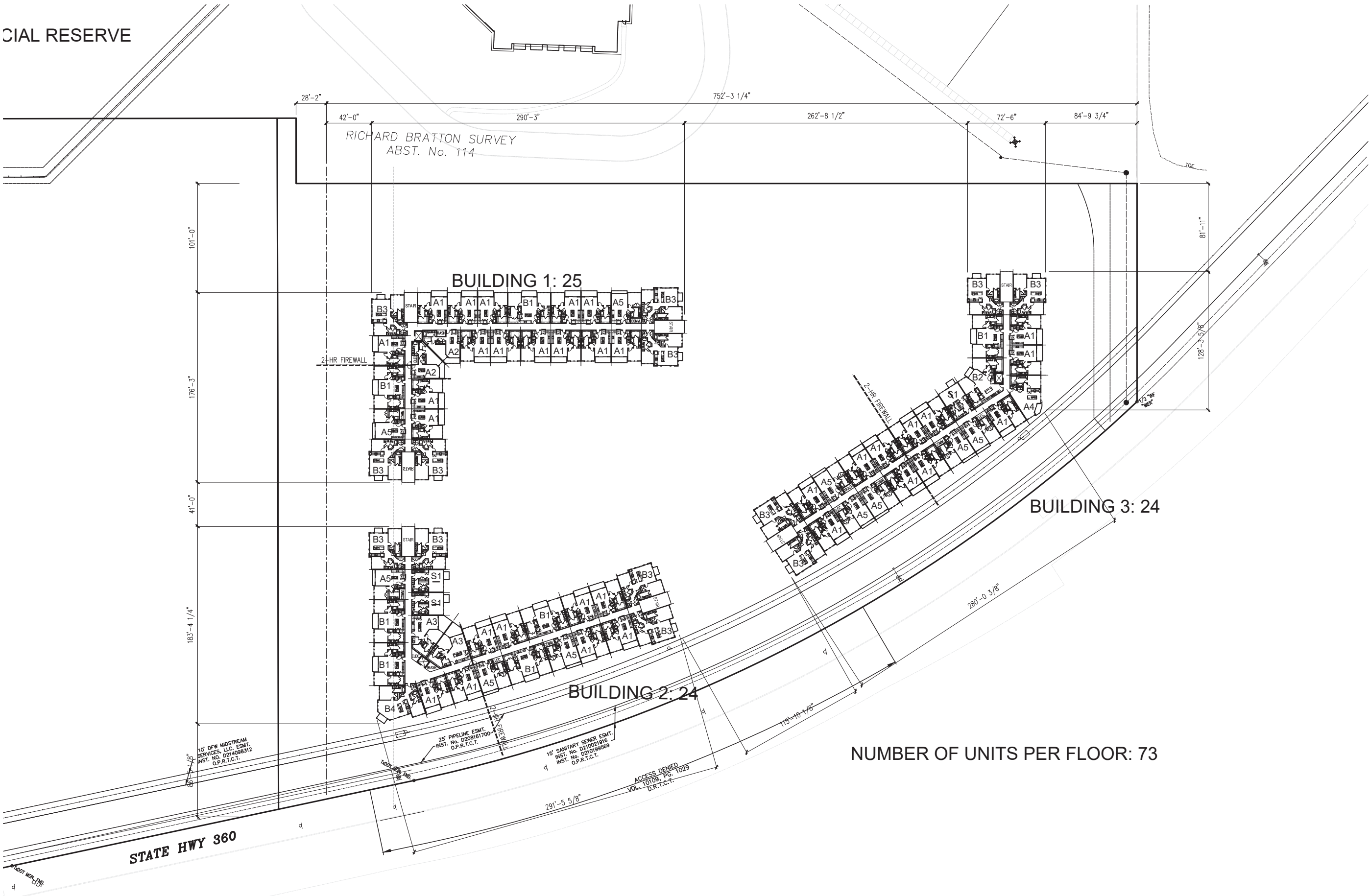
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HAVEN AT MANSFIELD

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Phone Number: 817-467-7700 x114
Fax Number: 817-467-7713
Contact: Philip Graham, P.E.
Email: PhilipG@wierassociates.com

LANDSCAPE:
GEORGE WOODWORTH
1607 Oakmeadow
Katy, TX 77450
Phone Number: 281-631-3714

MEP:

HAVEN AT MANSFIELD
HERITAGE PARKWAY AND US 287, MANSFIELD, TEXAS
GUEFEN DEVELOPMENT



05-20-2020
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AERIAL OF PASEO LOOKING EAST



PERSPECTIVE OF PASEO LOOKING EAST



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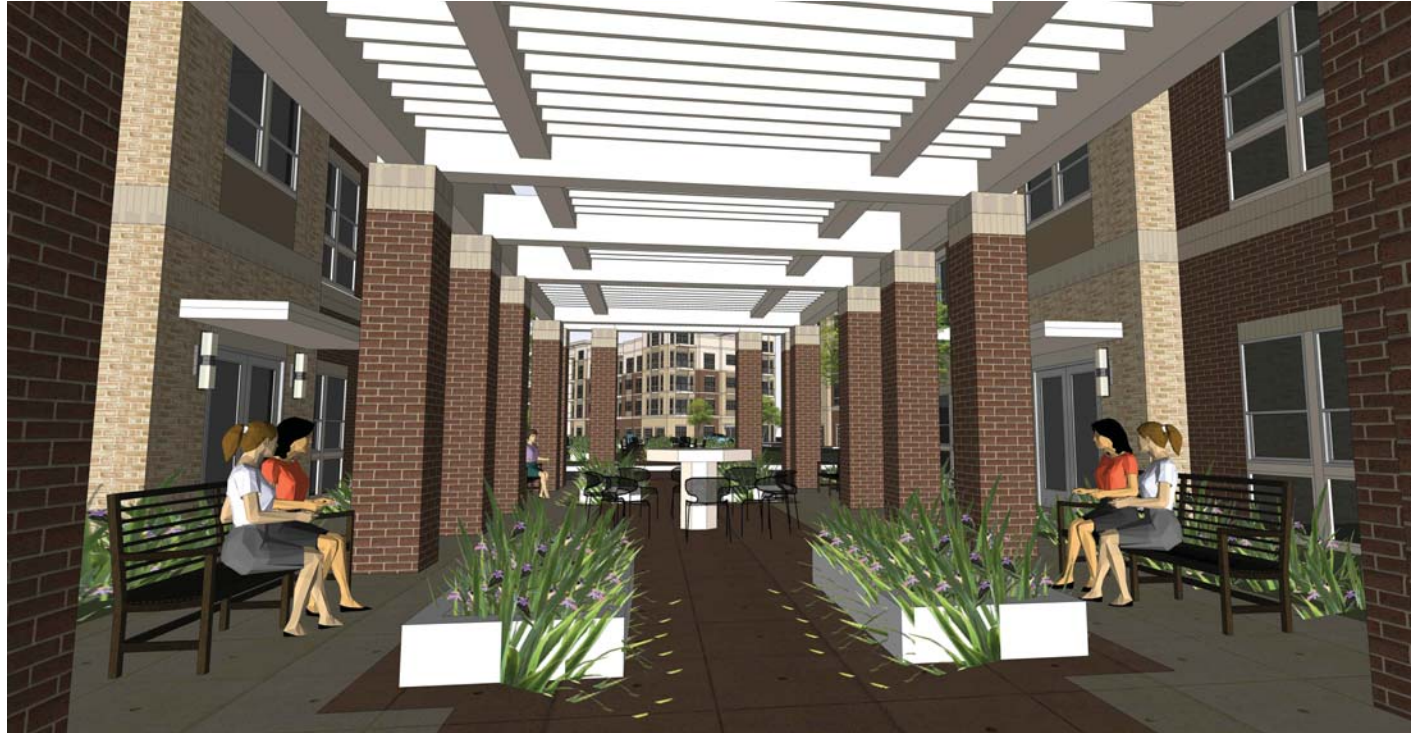
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PASEO PAVILION AERIAL VIEW #1 | 2



PASEO PAVILION PERSPECTIVE VIEW #2 | 2



PASEO PAVILION PERSPECTIVE VIEW #3 | 3



PASEO PAVILION PERSPECTIVE VIEW #1 | 1



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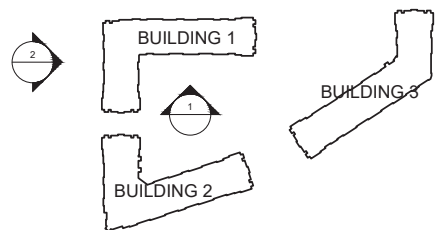
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BUILDING #1 - EXTERIOR BUILDING MATERIAL PERCENTAGES (BY EACH ELEVATION AND ENTIRE BUILDING)							
NOTE: ALL ELEVATIONS ARE 100% MASONRY PRODUCTS (BRICK AND STUCCO) EXCLUDING FENESTRATION							
ELEVATION	TOTAL AREA	FENESTRATION		MASONRY	STUCCO/TRIM		
	(SF)	AREA (SF)	PERCENTAGE	AREA (SF)	PERCENTAGE	AREA (SF)	PERCENTAGE
NORTH ELEVATION	15838	4448	28.1%	4553	28.7%	6837	43.2%
SOUTH ELEVATION	16175	4875	30.1%	5215	32.2%	6085	37.6%
EAST ELEVATION	9861	2872	29.1%	3345	33.9%	3644	37.0%
WEST ELEVATION	9406	2830	30.1%	3034	32.3%	3542	37.7%
BUILDING TOTAL	51280	15025	29.3%	16147	31.5%	2108	39.2%

KEYNOTES

- | | | | | | |
|---|---|----|--|----|--|
| 1 | BRICK VENEER - FIELD COLOR #1
TYPE: #### - (SHOWN IN RED TONE) | 6 | STUCCO FINISH - COLOR #1
TYPE: - MATCH BRICK TYPE #2
SIDEWALLS OF BALCONY TO MATCH
ADJACENT BRICK COLOR | 11 | SCHEDULED METAL OVERHEAD DOOR
TYPE - COMMERCIAL TYPE |
| 2 | BRICK VENEER - FIELD COLOR # 2
TYPE: #### - (SHOWN IN BUFF TONE) | 7 | SCHEDULED WINDOW | 12 | METAL RAILING - GUARD RAIL SYSTEM |
| 3 | STUCCO FINISH - COLOR #1
TYPE - OFF WHITE | 8 | SCHEDULED DOOR | 13 | SIGNAGE LOCATION - SIGN SCHEMATIC
IN DEVELOPMENT, FINAL SIZE, COLOR,
GRAPHIC DESIGN WILL VARY. |
| 4 | STUCCO FINISH - COLOR #2
TYPE - TAUPE | 9 | STOREFRONT - ALUMINIUM STOREFRONT | 14 | METAL AWNING / WITH SUSPENSION
MEMBERS |
| 5 | STUCCO FINISH - COLOR #3
TYPE - MATCH BRICK TYPE #1
SIDEWALLS OF BALCONY TO MATCH
ADJACENT BRICK COLOR | 10 | SCHEDULED METAL OVERHEAD DOOR
TYPE - RESIDENTIAL TYPE | 15 | SOLDIER COURSING BRICK DETAIL - ONE
OR TWO COURSES SEE ELEVATIONS -
BRICK TYPE #2- SEE NOTE TWO (2) ABOVE. |

ELEVATION NOTES

1. THESE ELEVATION ILLUSTRATIONS ARE SCHEMATIC IN DEVELOPMENT.
2. ALL ROOFTOP HVAC OR OTHER EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW, AS REQUIRED PER LOCAL REQUIREMENTS, SCREENING SHALL BE BY PARAPET WALLS AND/OR MECHANICAL UNIT SCREEN WALLS.
SCREEN WALLS SHALL BE A MINIMUM OF ONE (1) FOOT TALLER THAN THE EQUIPMENT IT SCREENS.



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KEYPLAN

EXTERIOR BUILDING MATERIAL PERCENTAGE

ELEVATION NOTES



BUILDING #1	—	WEST ELEVATION	2
-------------	---	----------------	---



BUILDING #1	—	SOUTH ELEVATION	1
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HERITAGE PARKWAY AND US 287, MANSFIELD, TEXAS

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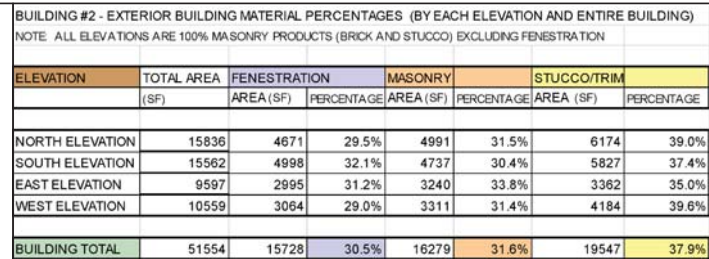
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ELEVATION NOTES

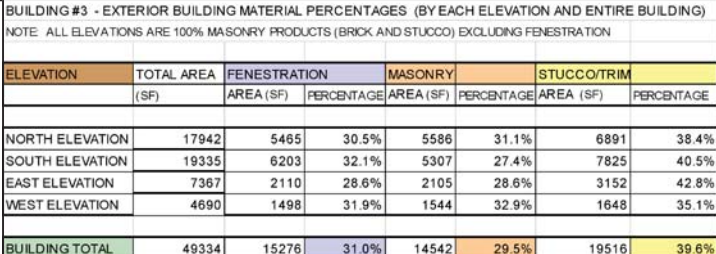
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|---|---|----|--|----|---|
| 1 | BRICK VENEER- FIELD COLOR #1
TYPE #### - (SHOWN IN RED TONE) | 6 | STUCCO FINISH- COLOR #4
TYPE - MATCH BRICK TYPE #2
SIDEWALLS OF BALCONY TO MATCH
ADJACENT BRICK COLOR | 11 | SCHEDULED METAL OVERHEAD DOOR
TYPE - COMMERCIAL TYPE |
| 2 | BRICK VENEER- FIELD COLOR #2
TYPE #### - (SHOWN IN BUFF TONE) | 7 | SCHEDULED WINDOW | 12 | METAL RAILING - GUARD RAIL SYSTEM |
| 3 | STUCCO FINISH- COLOR #1
TYPE - OFF WHITE | 8 | SCHEDULED DOOR | 13 | SIGNAGE LOCATION - SIGN SCHEMATIC
IN DEVELOPMENT, FINAL SIZE, COLOR,
GRAPHIC DESIGN WILL VARY. |
| 4 | STUCCO FINISH- COLOR #2
TYPE - TAUPE | 9 | STOREFRONT - ALUMINUM STOREFRONT | 14 | METAL AWNING / WITH SUSPENSION
MEMBERS |
| 5 | STUCCO FINISH - COLOR #3
TYPE - MATCH BRICK TYPE #1
SIDEWALLS OF BALCONY TO MATCH
ADJACENT BRICK COLOR | 10 | SCHEDULED METAL OVERHEAD DOOR
TYPE - RESIDENTIAL TYPE | 15 | SOLDIER COURSING BRICK DETAIL - ONE
OR TWO COURSES SEE ELEVATIONS -
BRICK TYPE #2 - SEE NOTE TWO (2) ABOVE. |

- ## KEYPLAN

EXTERIOR BUILDING MATERIAL PERCENTAGE

ELEVATION NOTES





- 1 BRICK VENEER - FIELD COLOR # 1
TYPE ##### - (SHOWN IN RED TONE)
- 2 BRICK VENEER - FIELD COLOR # 2
TYPE ##### - (SHOWN IN BUFF TONE)
- 3 STUCCO FINISH - COLOR #1
TYPE - OFF WHITE
- 4 STUCCO FINISH - COLOR #2
TYPE - TAUPE
- 5 STUCCO FINISH - COLOR #3
TYPE - MATCH BRICK TYPE #1
SIDEWALLS OF BALCONY TO MATCH
ADJACENT BRICK COLOR

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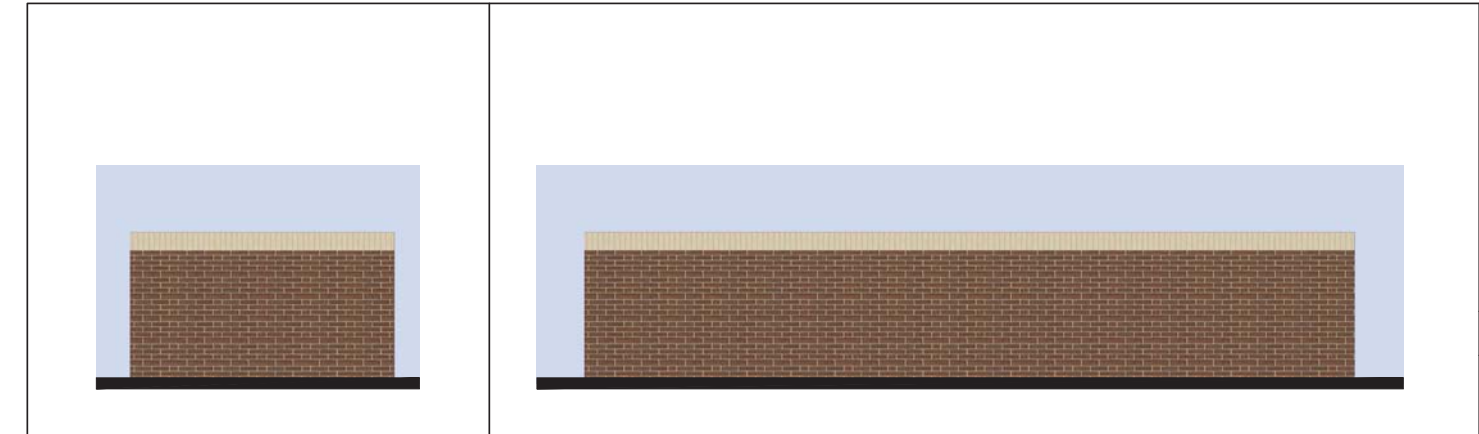
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Example: $3/32'' = 1'-0''$

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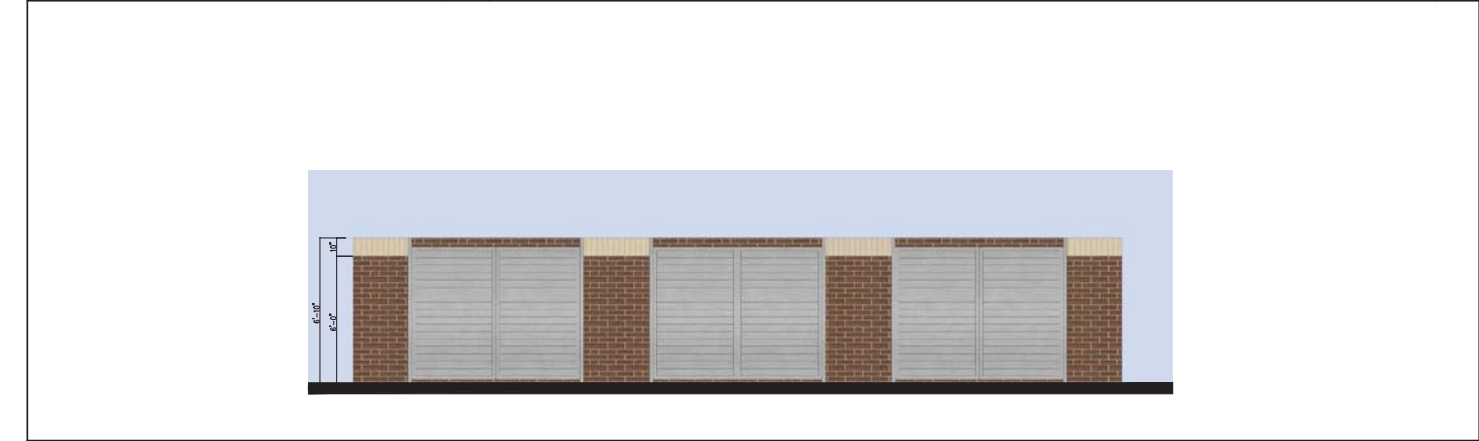


SIDE ELEVATION

7

TRASH COMPACTOR ENCLOSURE REAR ELEVATION

6



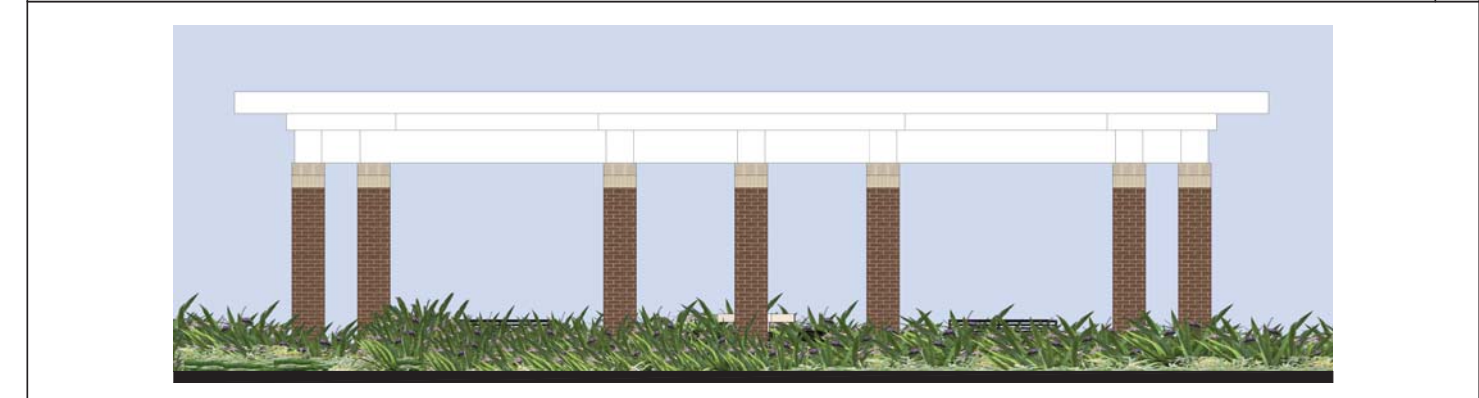
TRASH COMPACTOR ENCLOSURE FRONT ELEVATION

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PASEO PAVILION – EAST ELEVATION

4



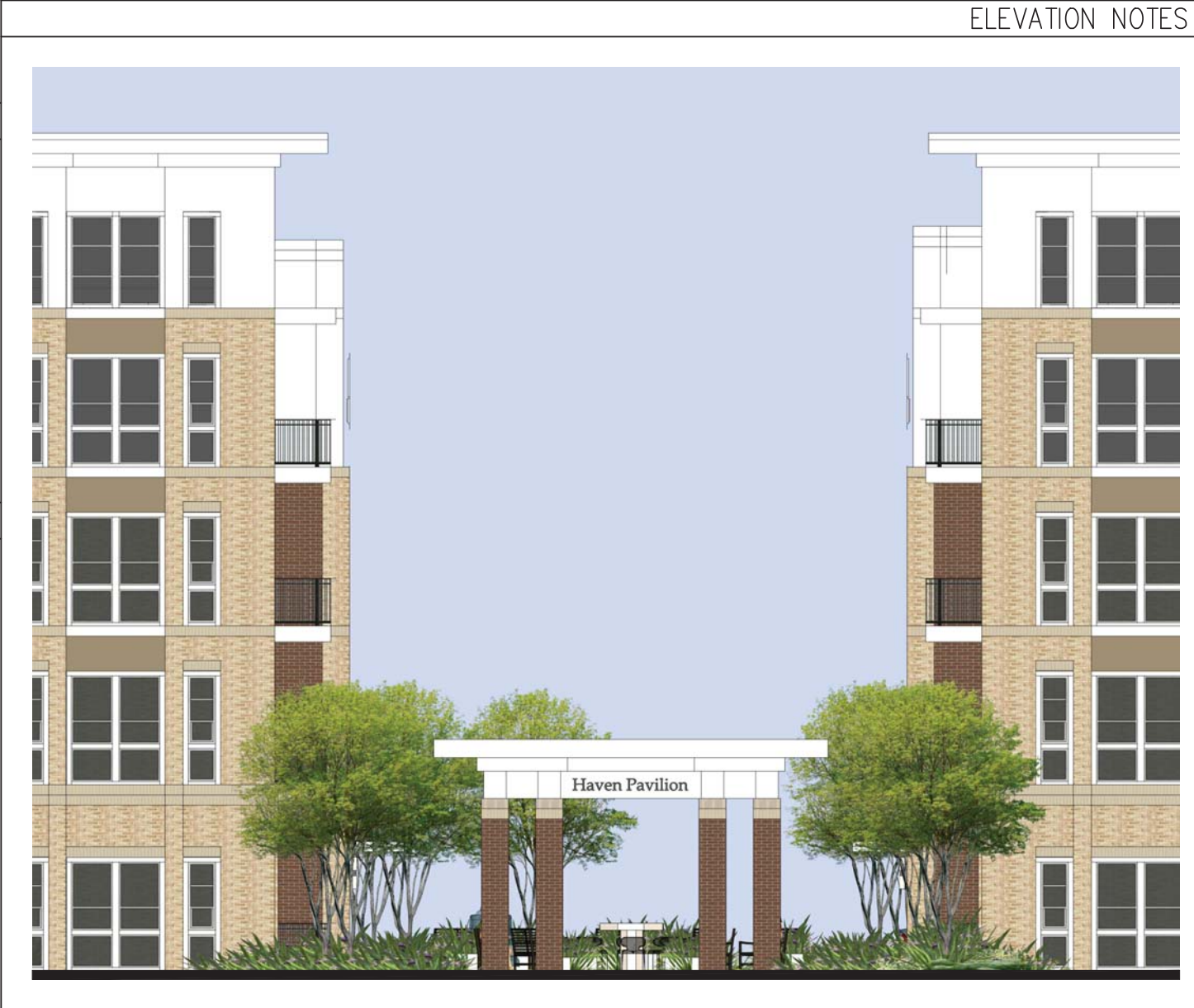
PASEO PAVILION – SOUTH ELEVATION

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ELEVATION NOTES

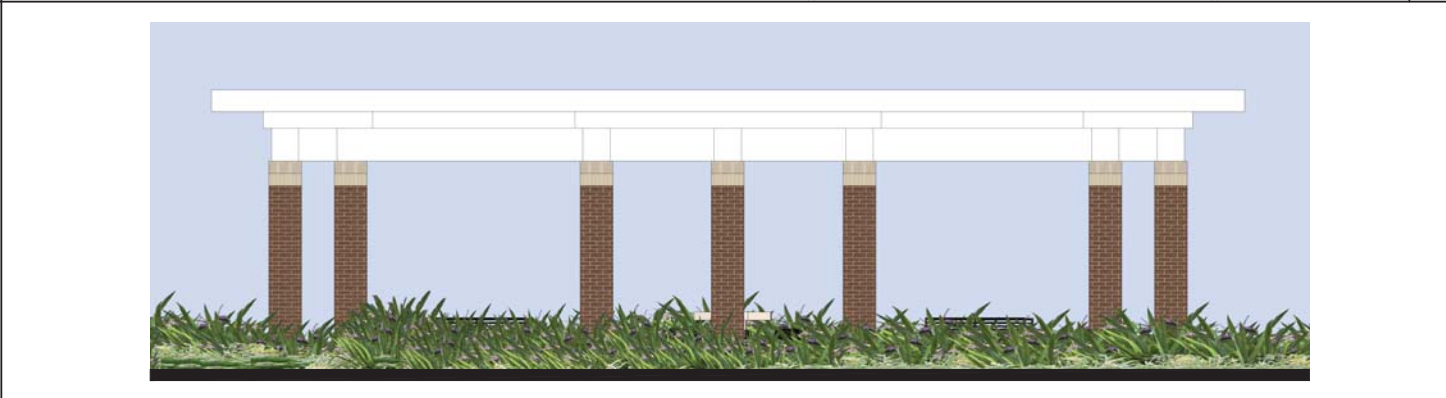
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PASEO PAVILION – WEST ELEVATION WITH BUILDING #1 ON LEFT AND BUILDING #2 ON RIGHT

2



PASEO PAVILION – NORTH ELEVATION

1

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REGISTERED ARCHITECT
EDITH L. PERKINS
1910
STATE OF TEXAS

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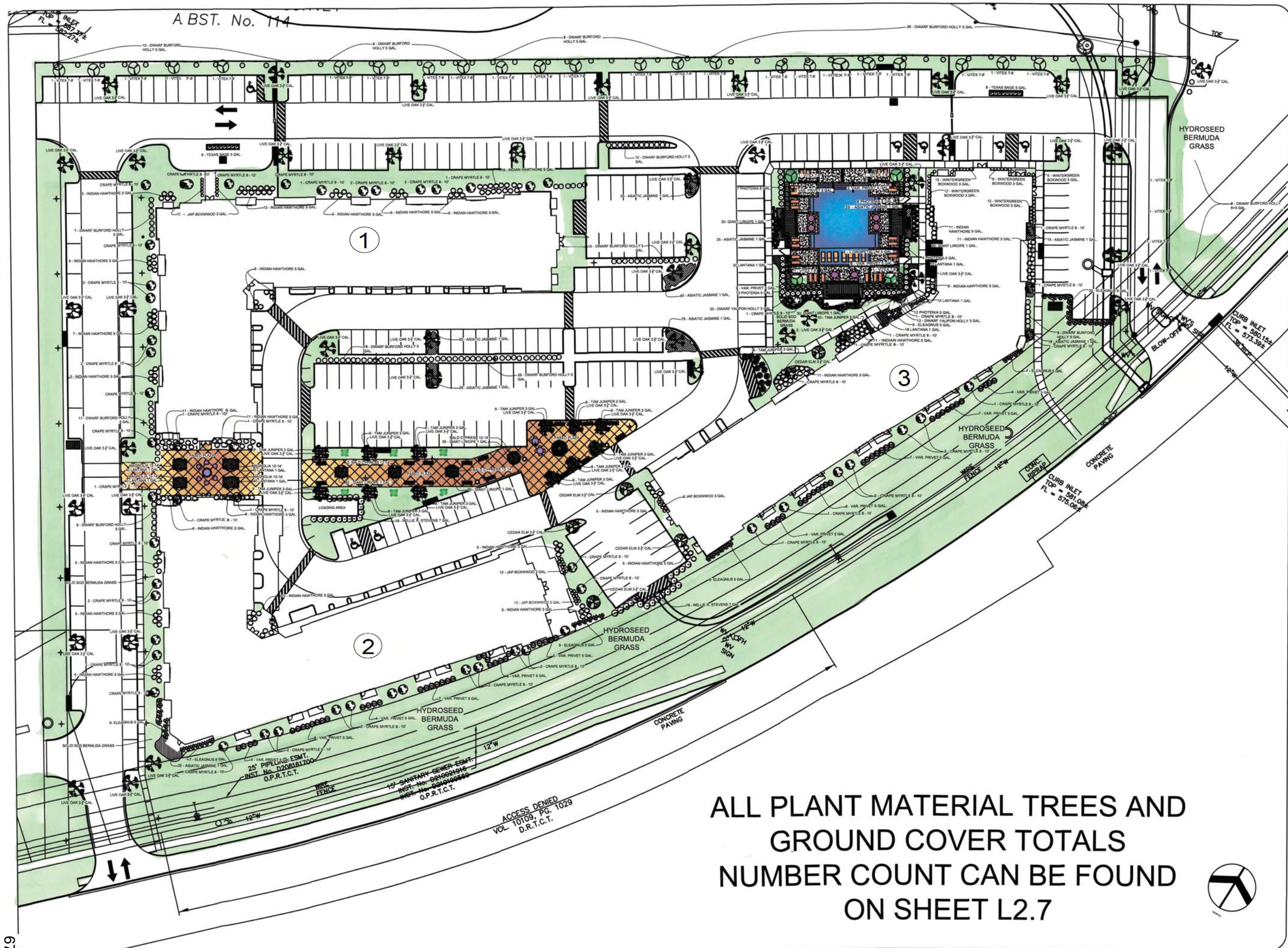
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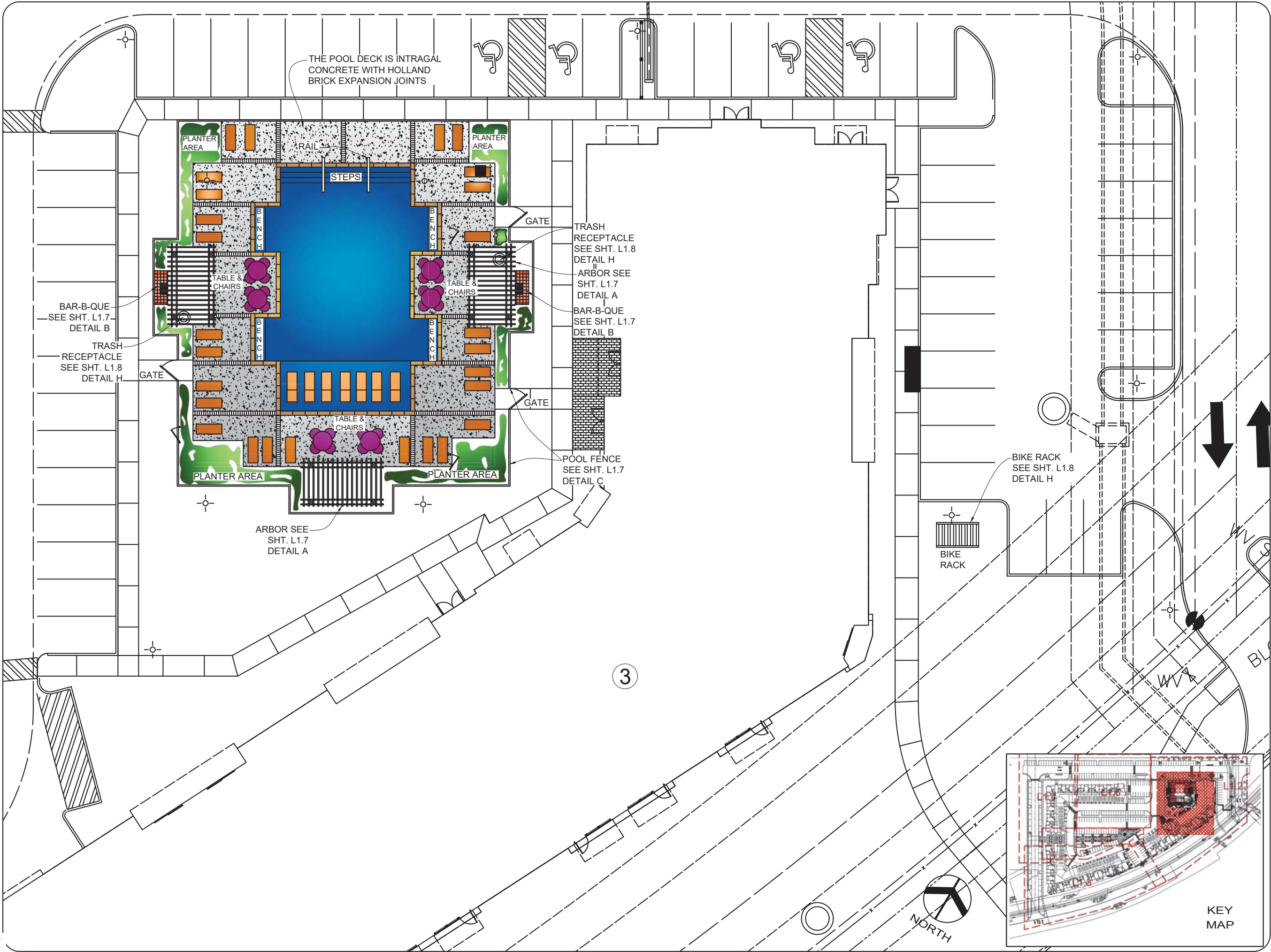


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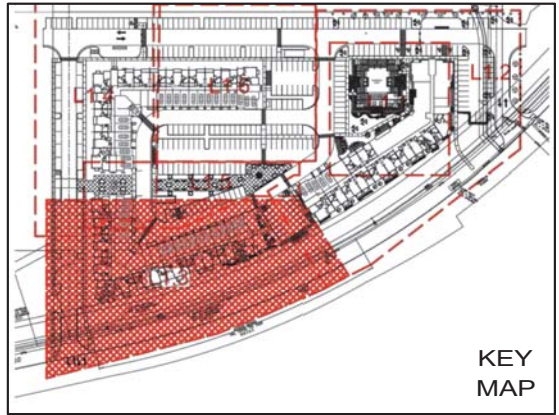
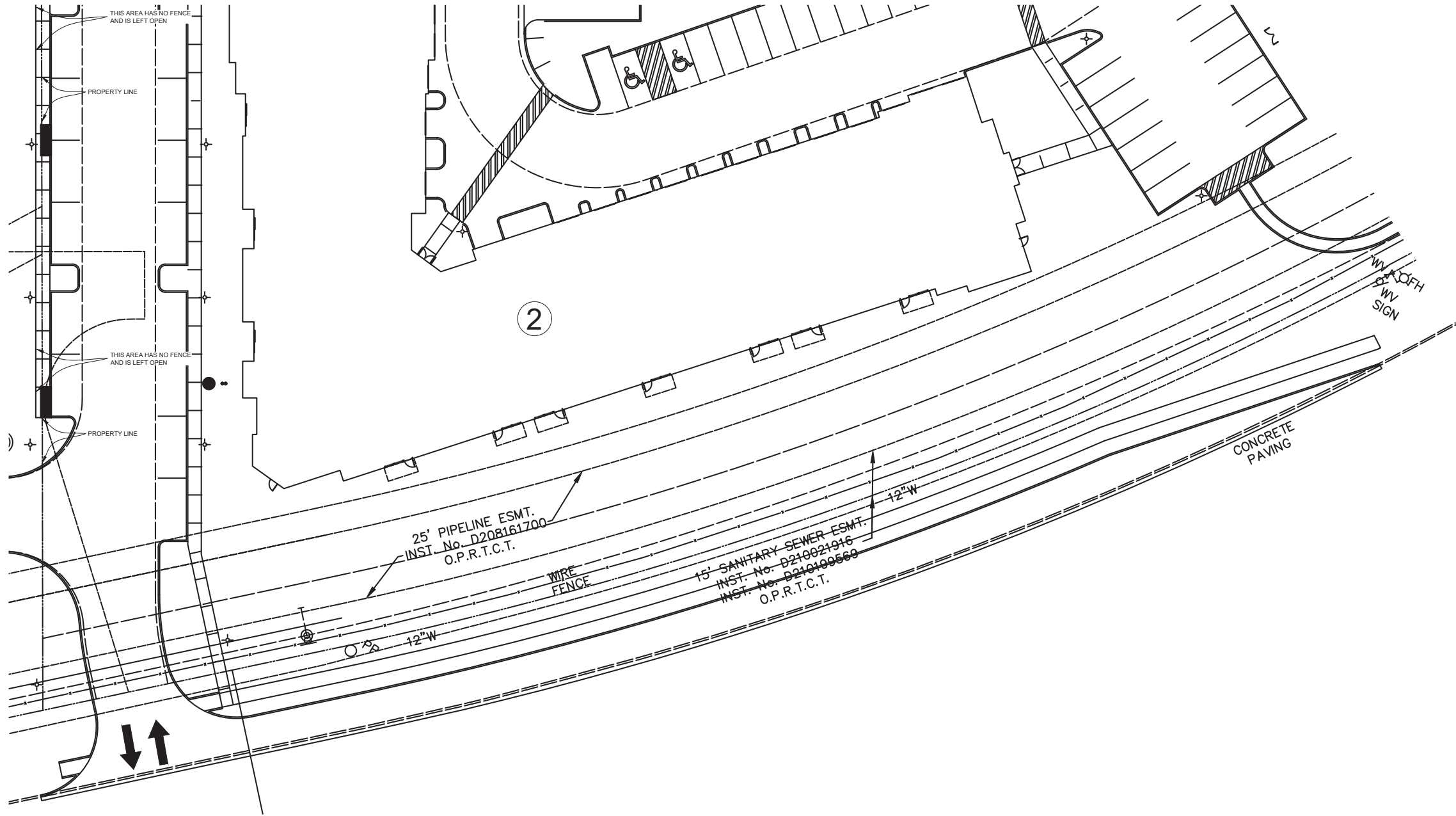


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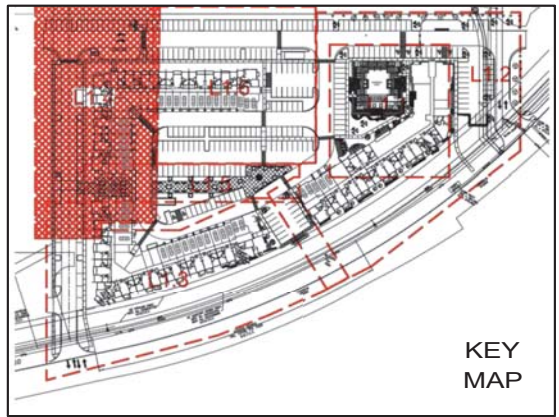
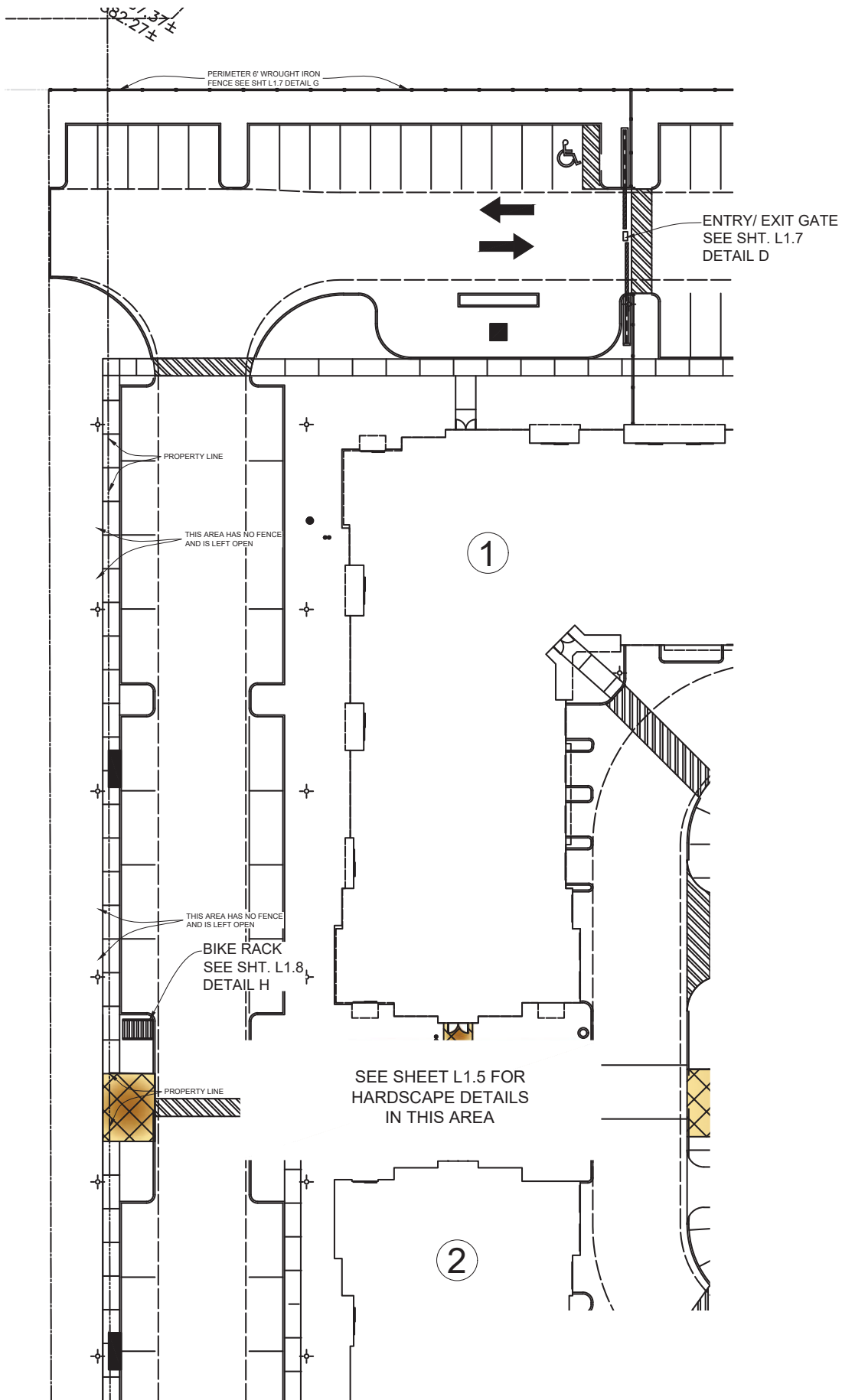


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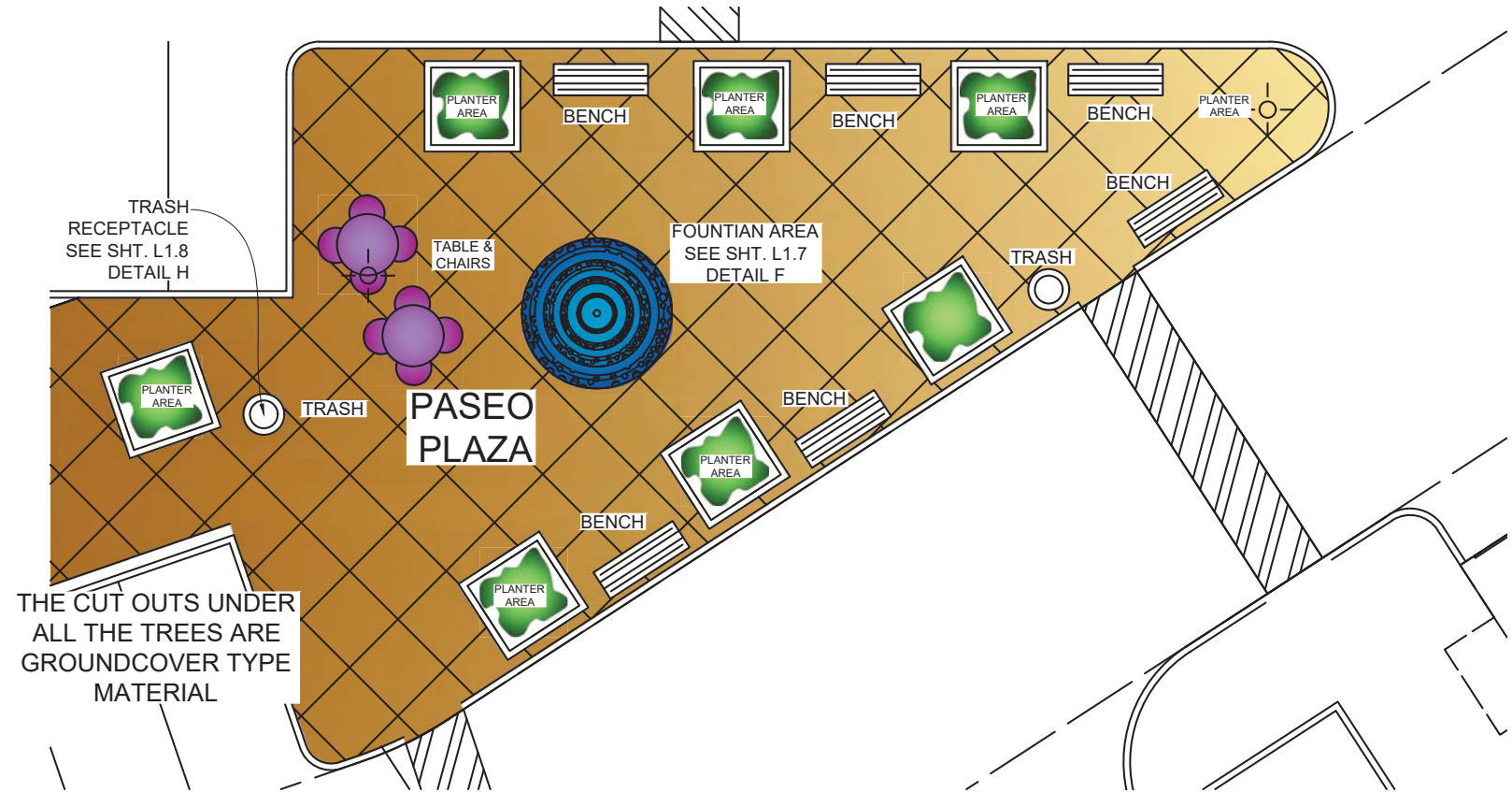
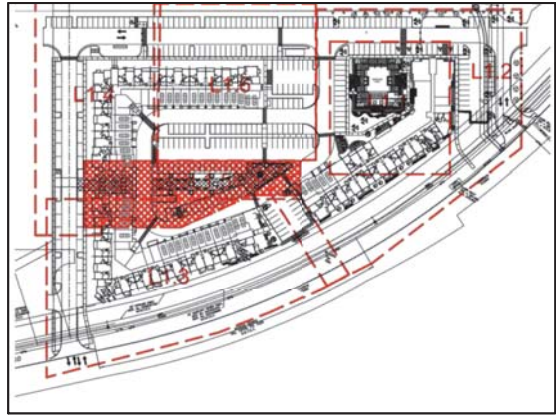


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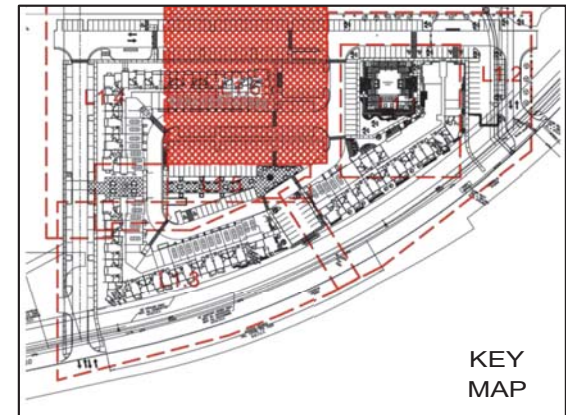
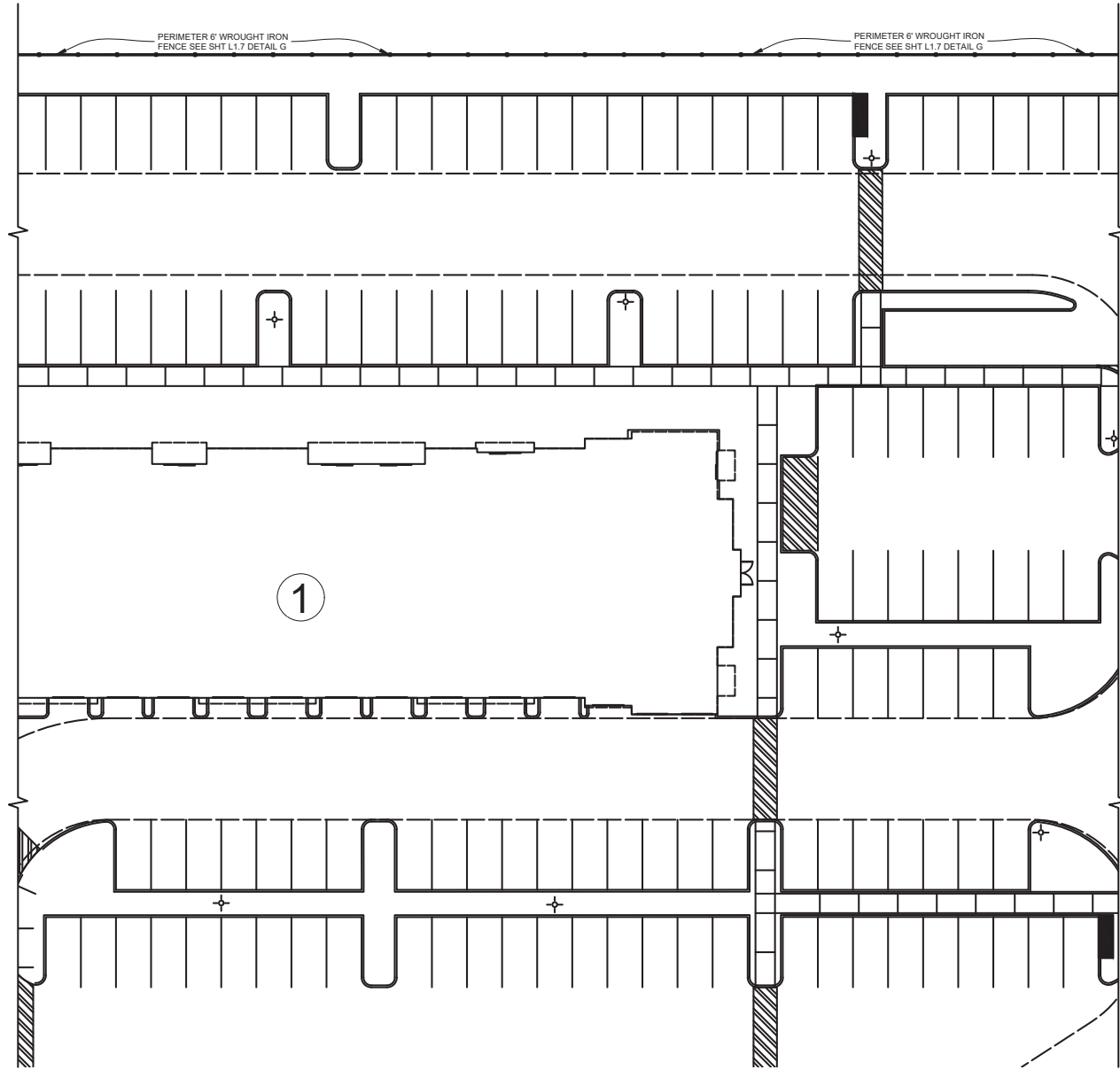
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HAVEN AT MANSFIELD
MANSFIELD, TEXAS

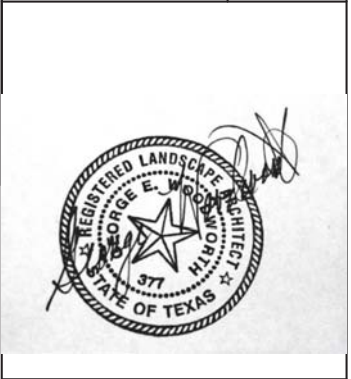
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Date	4/23/2020
Job Name	
Job No.	SUP#20-005-EXHIBIT-D
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Sheet	HARDSCAPE L1.5 OF 16



KEY
MAP

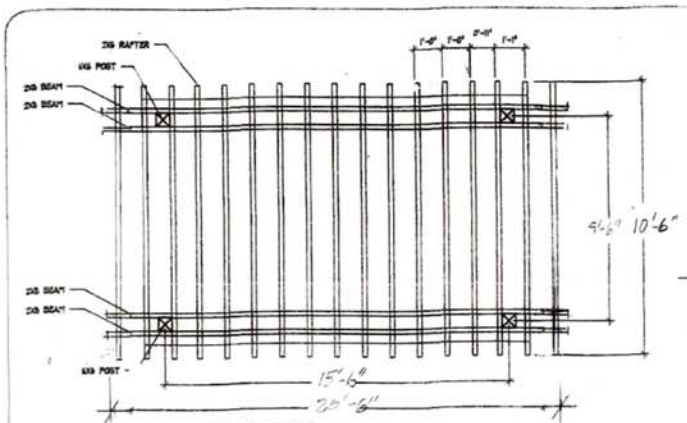


Revision	By

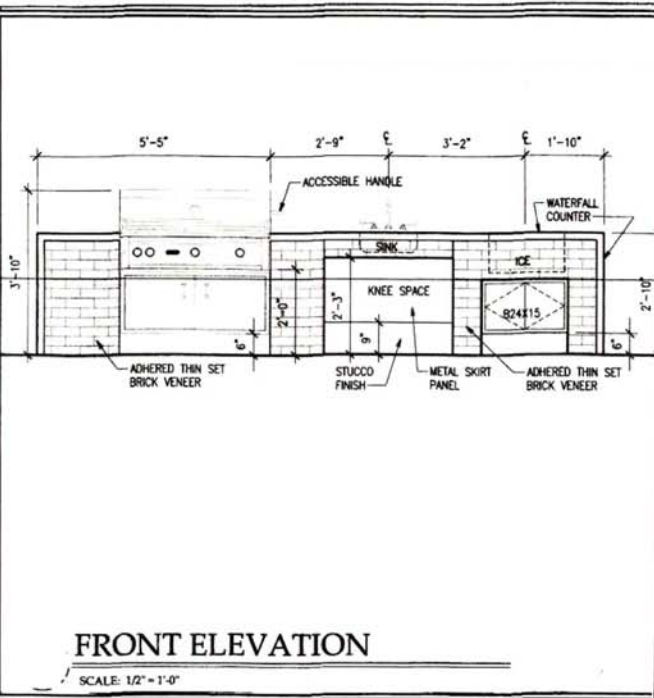
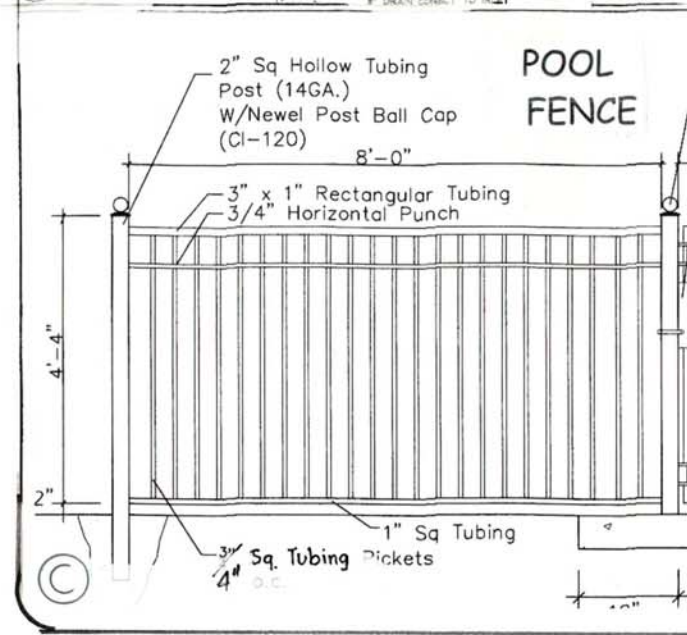
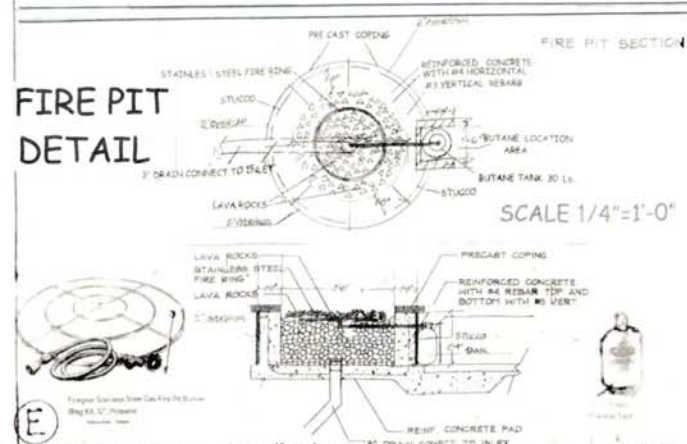
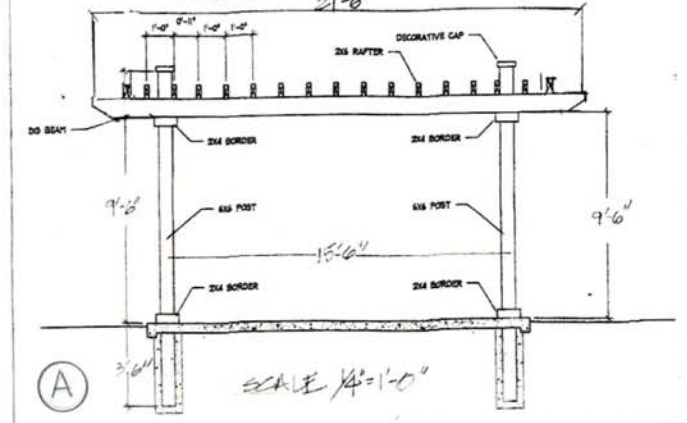


HAVEN AT MANSFIELD
MANSFIELD, TEXAS

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Job Name	
Job No.	SUP#20-005-EXHIBIT-D
Scale	1" = 20'-0"
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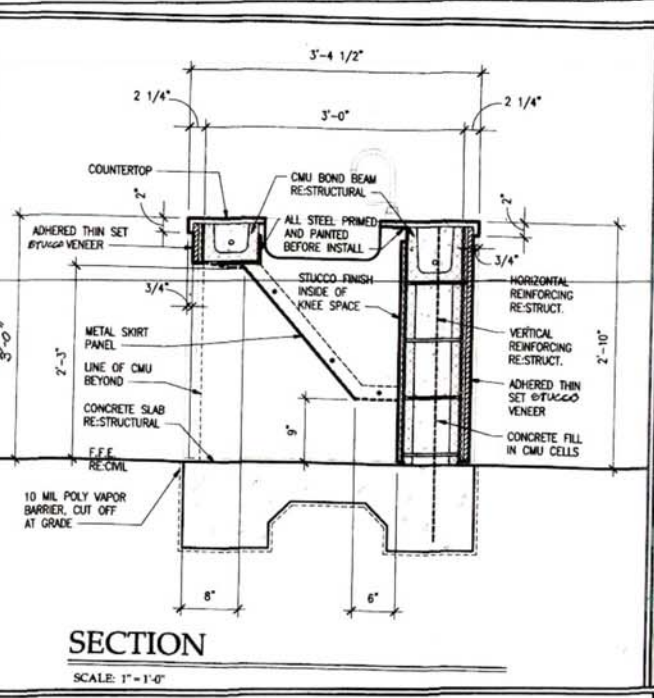
ARBOR
DETAIL



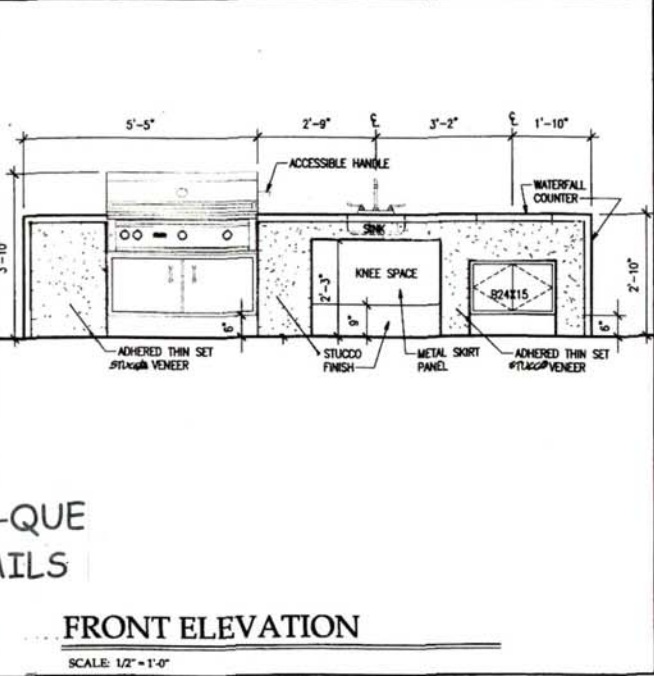
FRONT ELEVATION



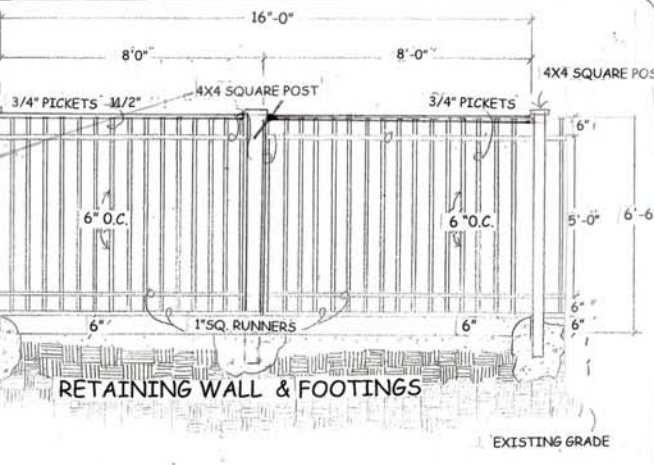
BBQ STATION
COUNTERTOP PLAN



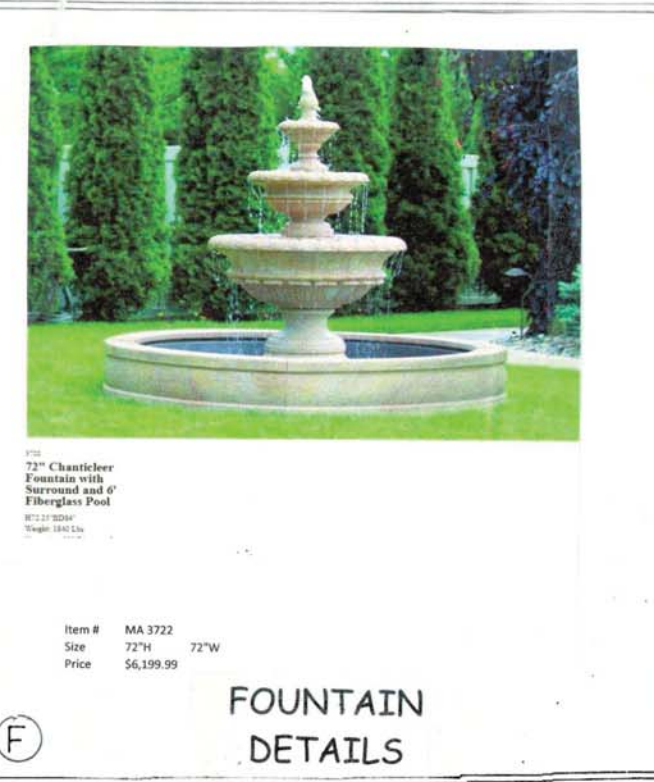
SECTION



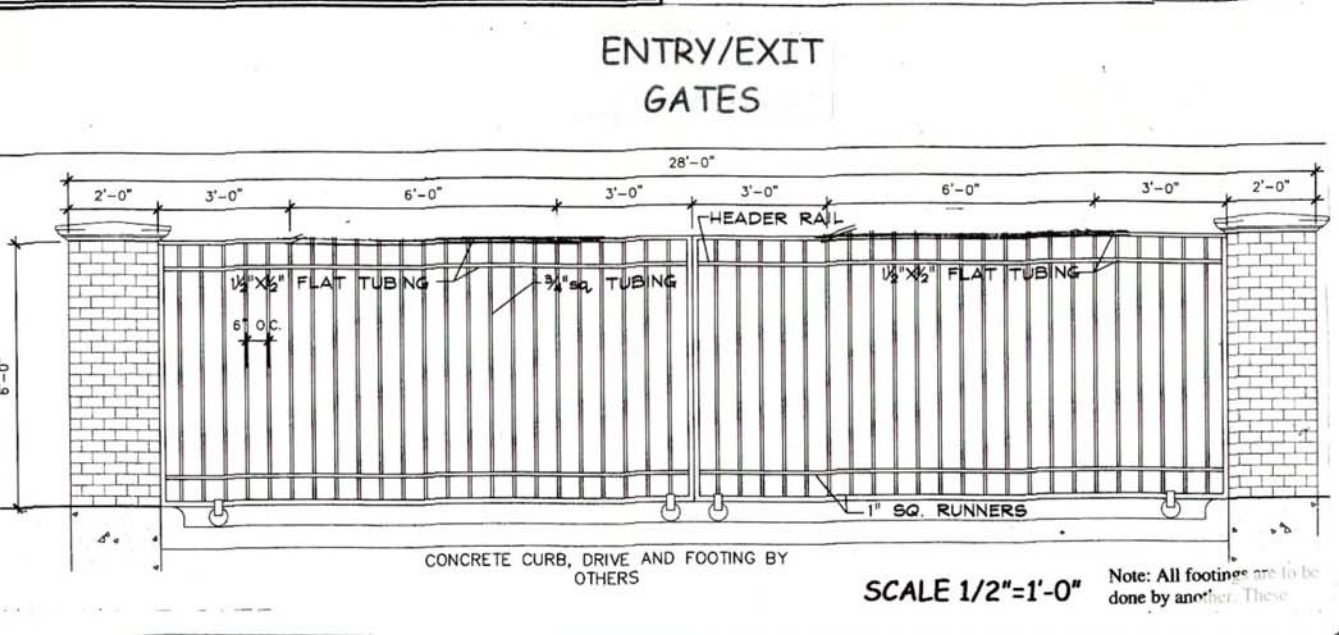
FRONT ELEVATION



RETAINING WALL & FOOTINGS



FOUNTAIN
DETAILS



ENTRY/EXIT
GATES

Revisions By

George Woodworth
Registered Landscape Architect
1007 OXBOROUGH
Katy, TX 77450
Phone: (281) 631-3714



HAVEN AT MANSFIELD
MANSFIELD, TEXAS

Drawn:
Date: 4-23-2020
Job Name:
Job No.: SUP#20-005-Exhibit D
Scale:
Sheet:

L1.7
OF
16



ROUND ADA PICNIC TABLE
W/ 3 SEATS, SINGLE ADA ACCESS
ST-X310 46" Round Expanded Table



CLASSIC
RECEPTACLE
SR-C100
Classic Waste Receptacle

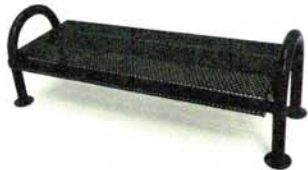


PLASTIC DOME
TOP W/ DOOR
SRL-D100
Plastic Dome Top Lid

ALL OF THE SITE AMENITIES
ARE TO BE IN EARTHTONE COLORS



10' FULL BIKE RACK
47210



MOD STANDARD
BACKLESS
SRR-M600 6' Mod Backless

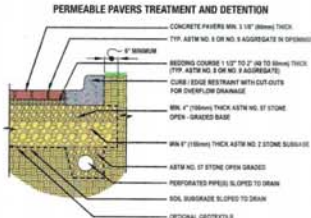
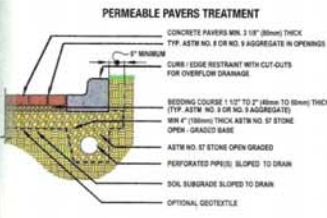


HOLLAND STONE

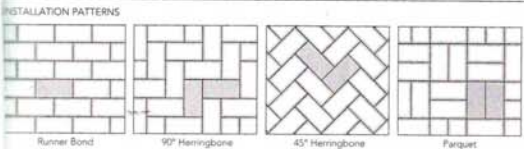
With the renowned durability of interlocking pavers, Holland Stone offers the Old World charm of a simple paver shape. The rectangular shape of Holland Stone can be installed in a number of fascinating patterns to produce simple or intricate designs. Mix these patterns with any of the available standard colors or combination of colors to maximize almost unlimited design potential.



SPECIFICATIONS		HEIGHT	DIMENSIONS	WEIGHT	STONES/PALLET	PALLET WT.	STONES/SQ. FT.	SQ. FT./PALLET	PRODUCT NO.
4x8	50mm	4" W x 8" L x 3 1/4" H	12.9 lbs	480	2,880 lbs	4.5	107	107	#314
5x10	80mm	5" W x 10" L x 3 1/4" H	12.9 lbs	280	3,612 lbs	2.88	97	97	#315



AVAILABLE COLORS				
Antique Buff	Antique Pewter	Antique Red	Antique Tan	Antique Terra Cotta
Buff	Charcoal	Dark Brown	Georgia Blend	Limestone
Old Town Blend	Pewter	River Red	Tan	Terra Cotta



SPECIFICATIONS		HEIGHT	DIMENSIONS	WEIGHT	STONES/PALLET	PALLET WT.	STONES/SQ. FT.	SQ. FT./PALLET	PRODUCT NO.
Holland Stone	80mm	3 1/4" W x 7 1/4" L x 2 1/4" H	8 lbs	480	2,880 lbs	4.56	103	103	#317

Revisions By

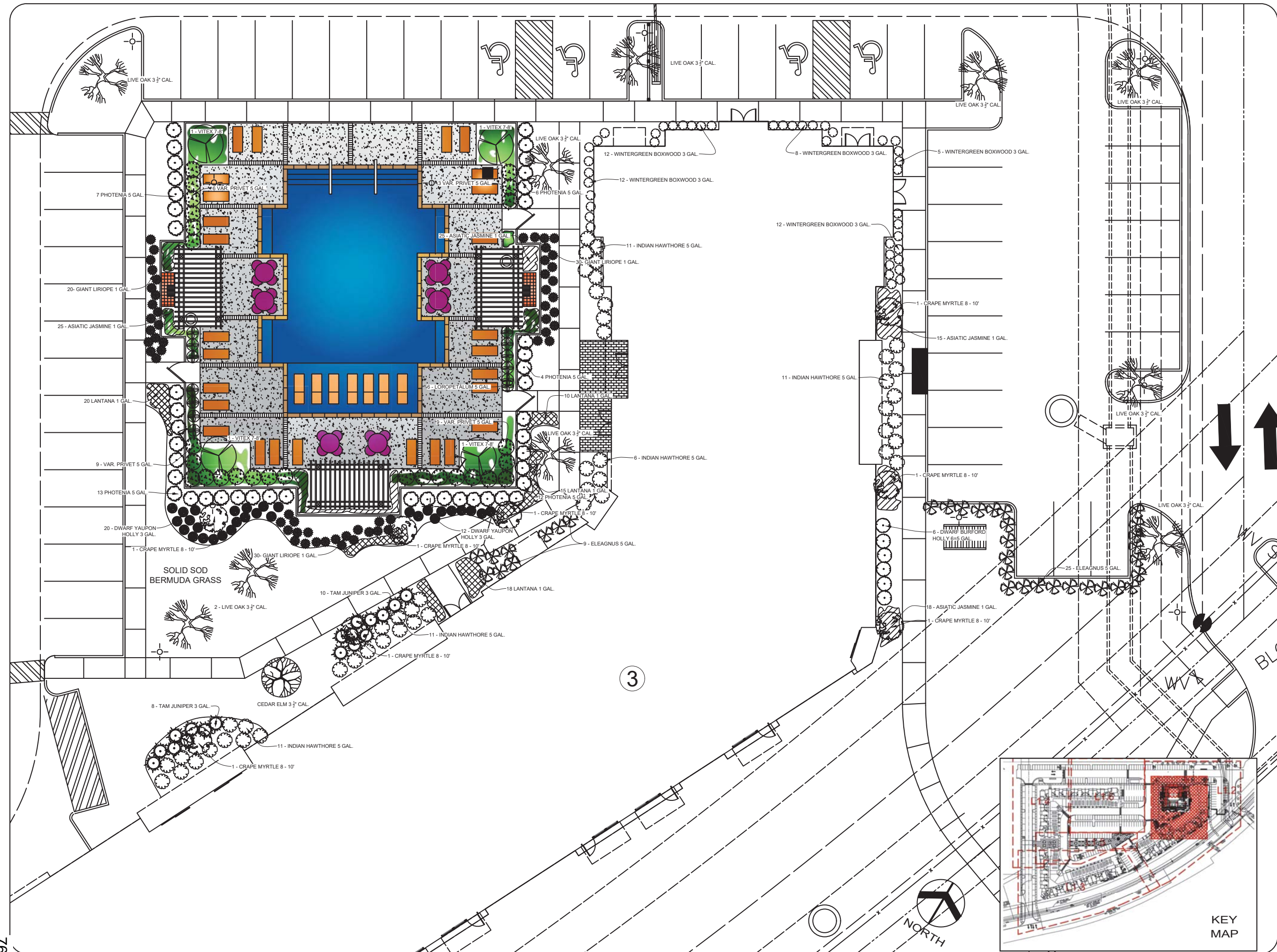
George Woodworth
Registered Landscape Architect
1007 OXBOROUGH
Katy, TX 77450
Phone: (281) 831-3714




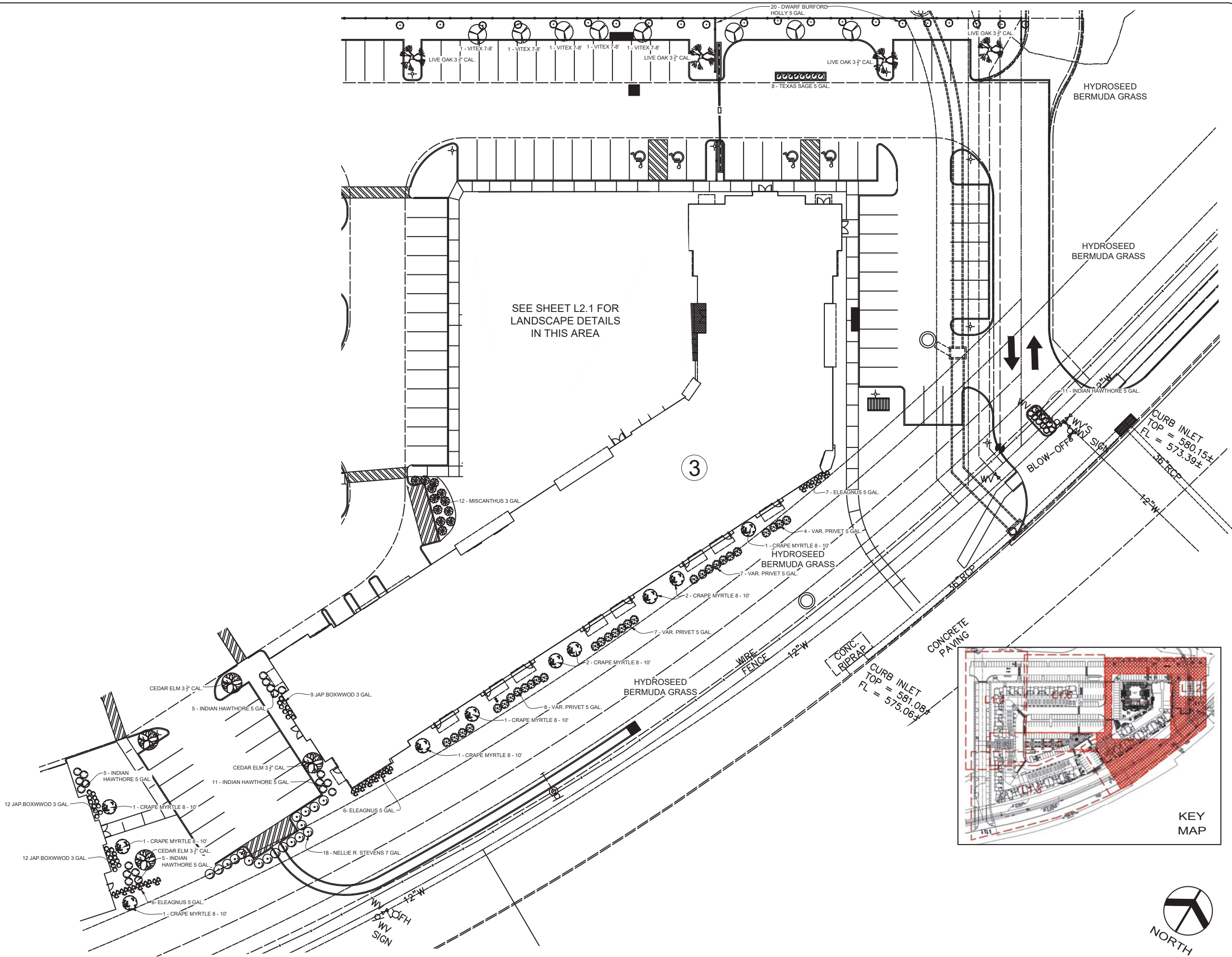
HAVEN AT MANSFIELD
MASFIELD, TEXAS

Drawn
Date 4-23-2020
Job Name
Job No. SUP#20-005-Exhibit D
Scale Scale Varies
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L1.8
OF
16



Revision	By
	
<p>HAVEN AT MANSFIELD MASFIELD, TEXAS</p>	
Drawn	
Date 4/23/2020	
Job Name	
Job No. SUP#20-005-EXHIBIT-D	
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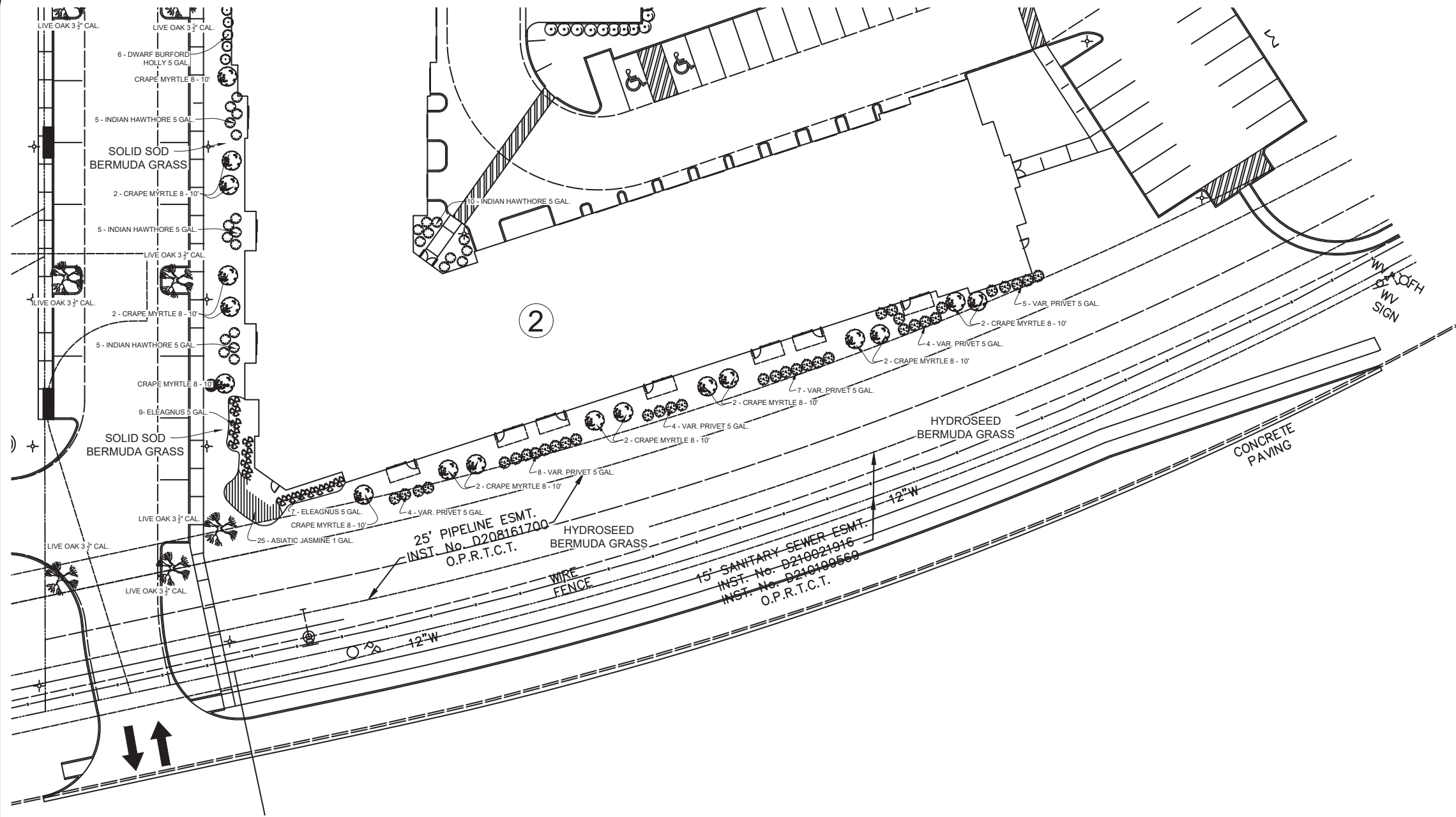


Revision	By



HAVEN AT MANSFIELD
MASFIELD, TEXAS

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Date	4/23/2020
Job Name	
Job No.	SUP#20-005-EXHIBIT-D
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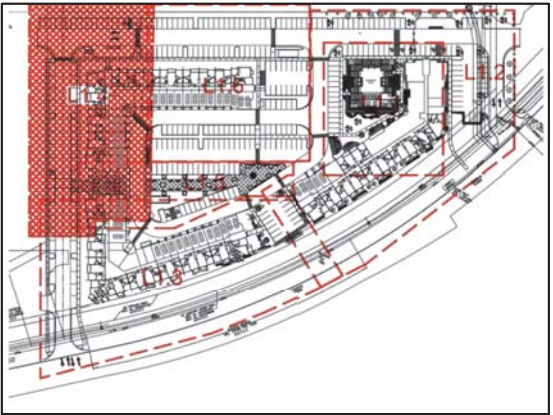
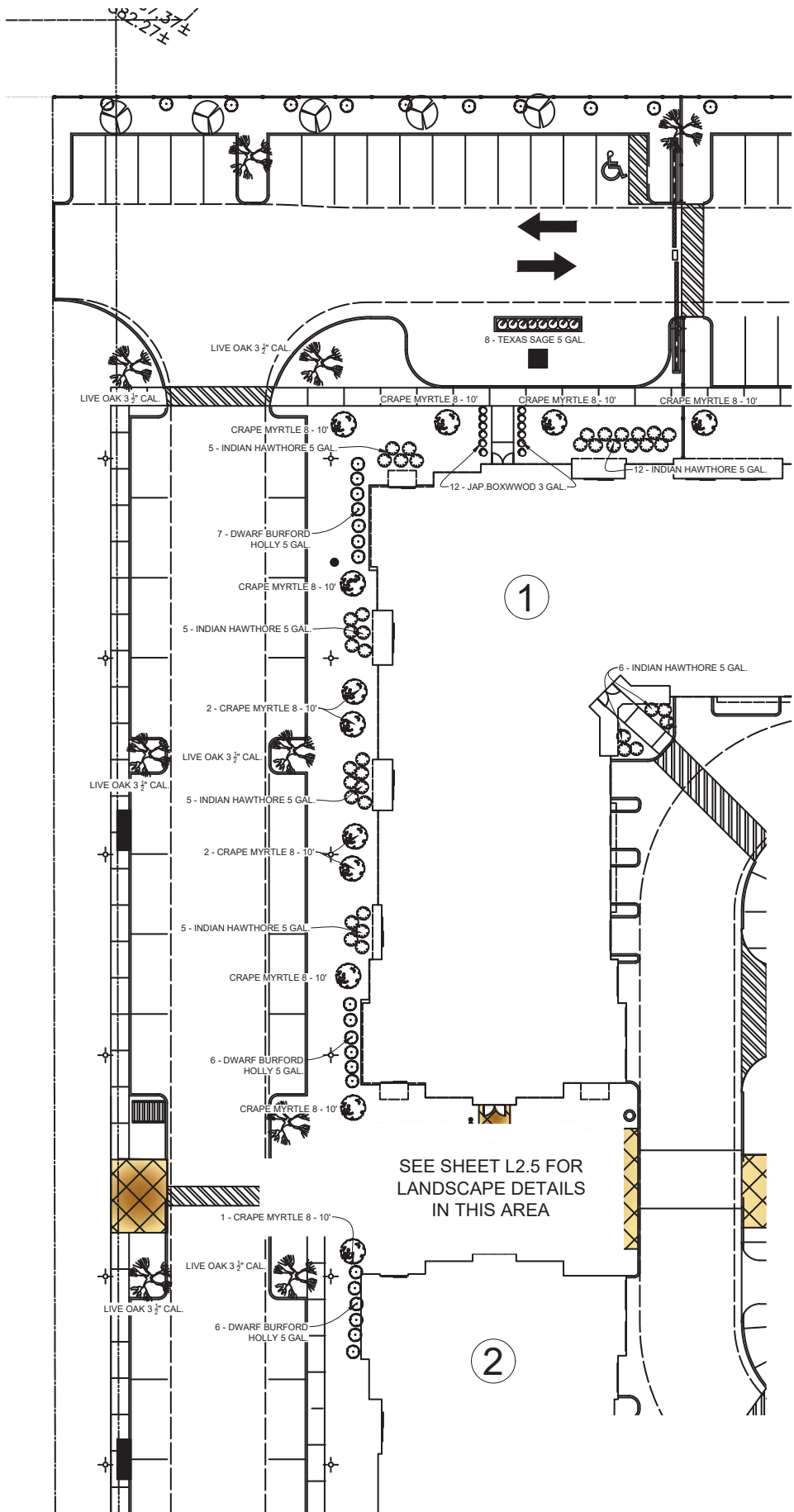


Revision	By




HAVEN AT MANSFIELD
MASFIELD, TEXAS

Drawn	
Date	4/23/2020
Job Name	
Job No.	SUP#20-005-EXHIBIT-D
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Sheet	LANDSCAPE L2.3 OF 16



Revision	By



HAVEN AT MANSFIELD
MANSFIELD, TEXAS

Drawn

Date 4/23/2020

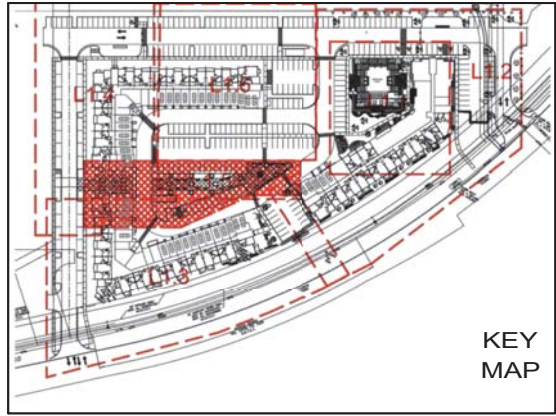
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Job No. SUP#20-005-EXHIBIT-D

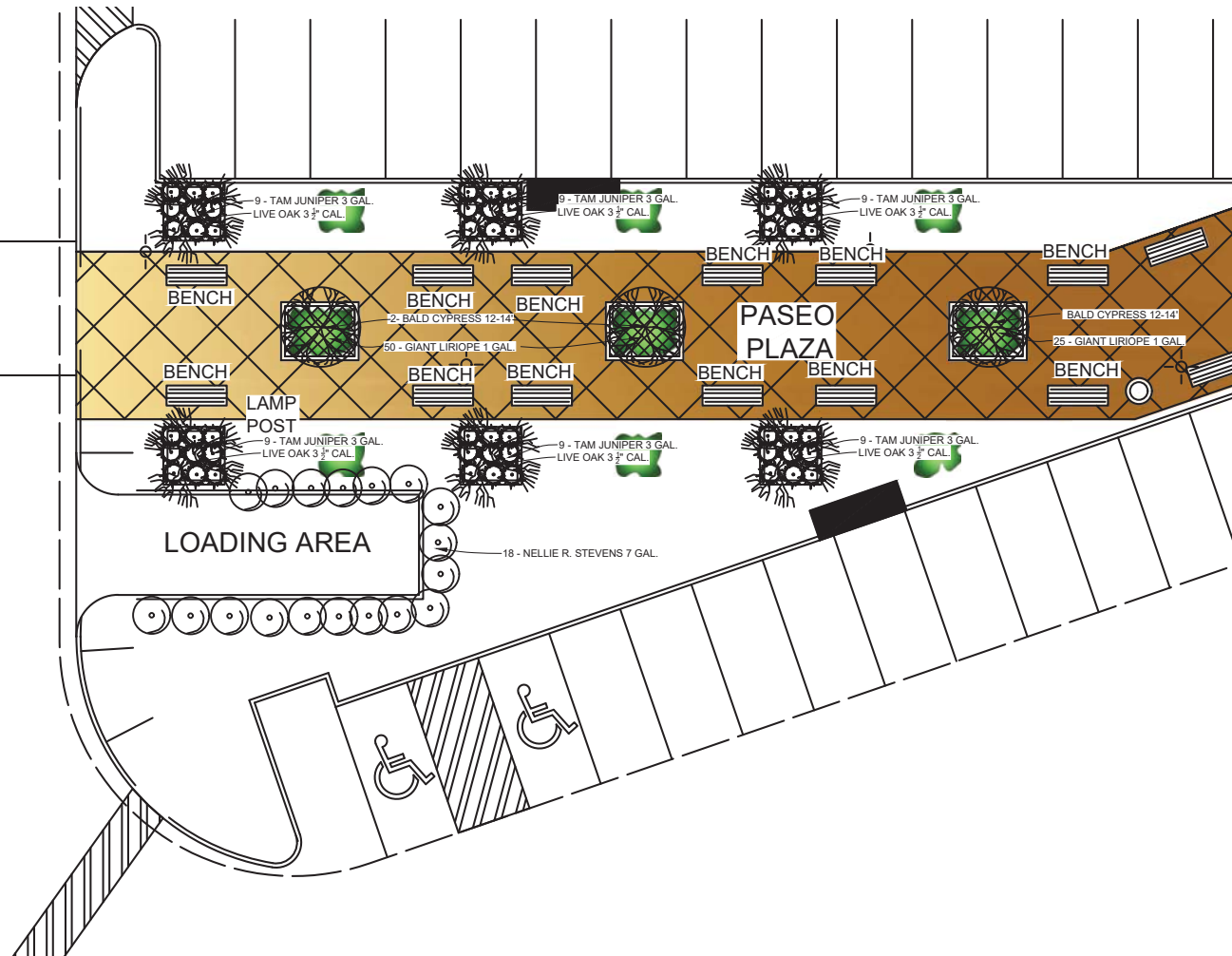
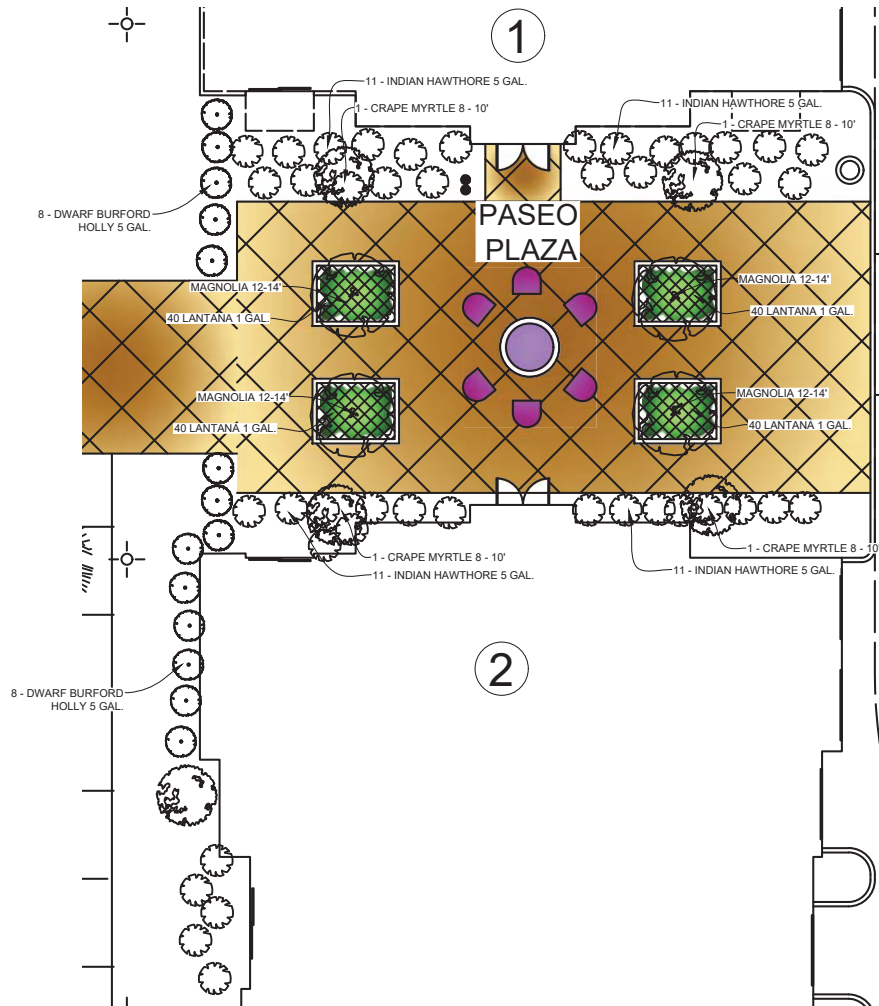
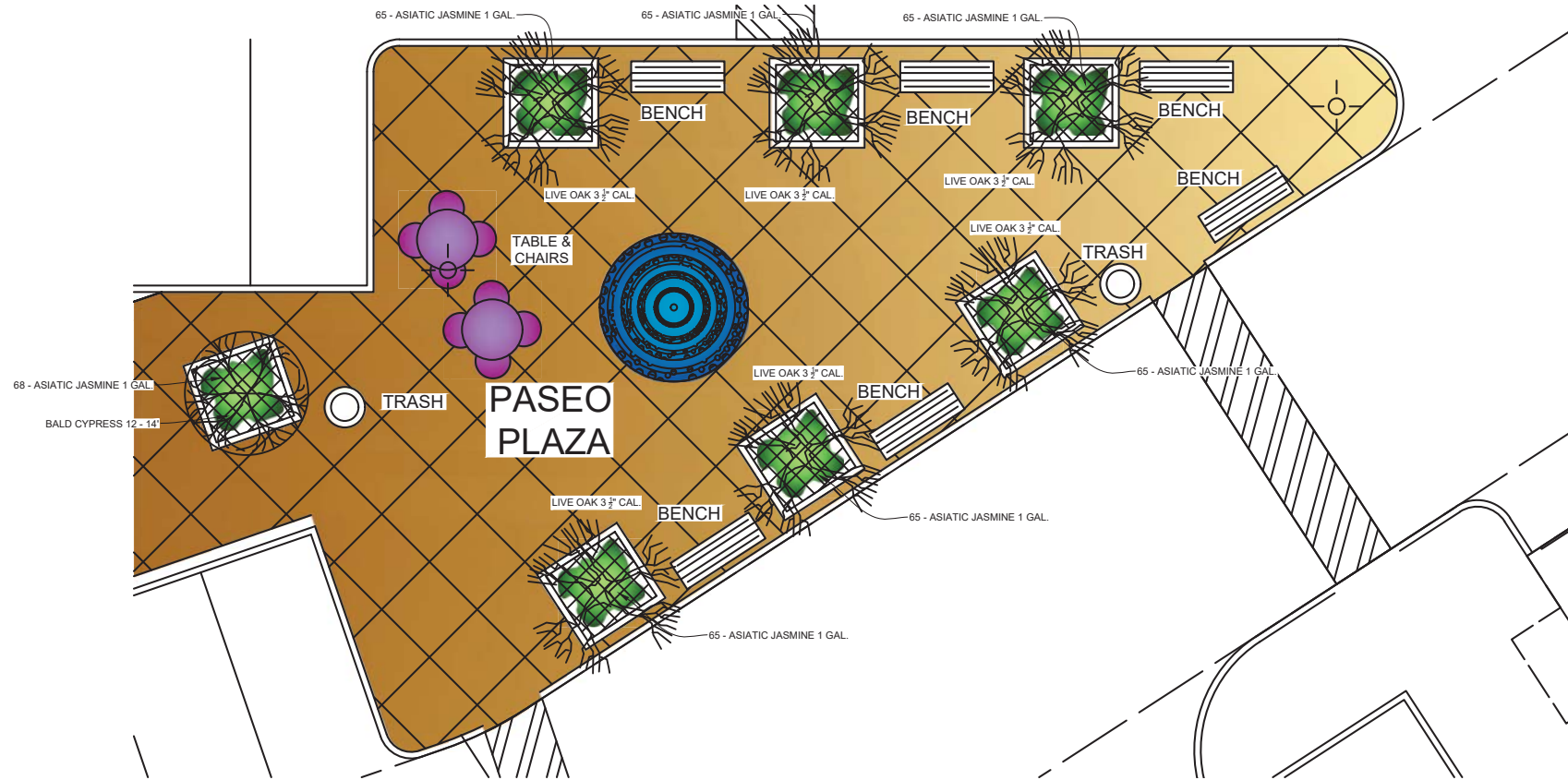
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LANDSCAPE
L2.4
OF 16



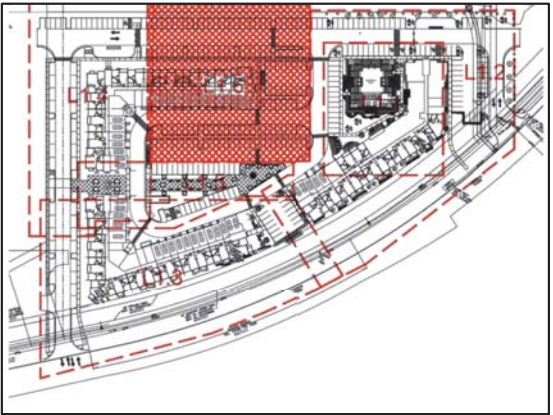
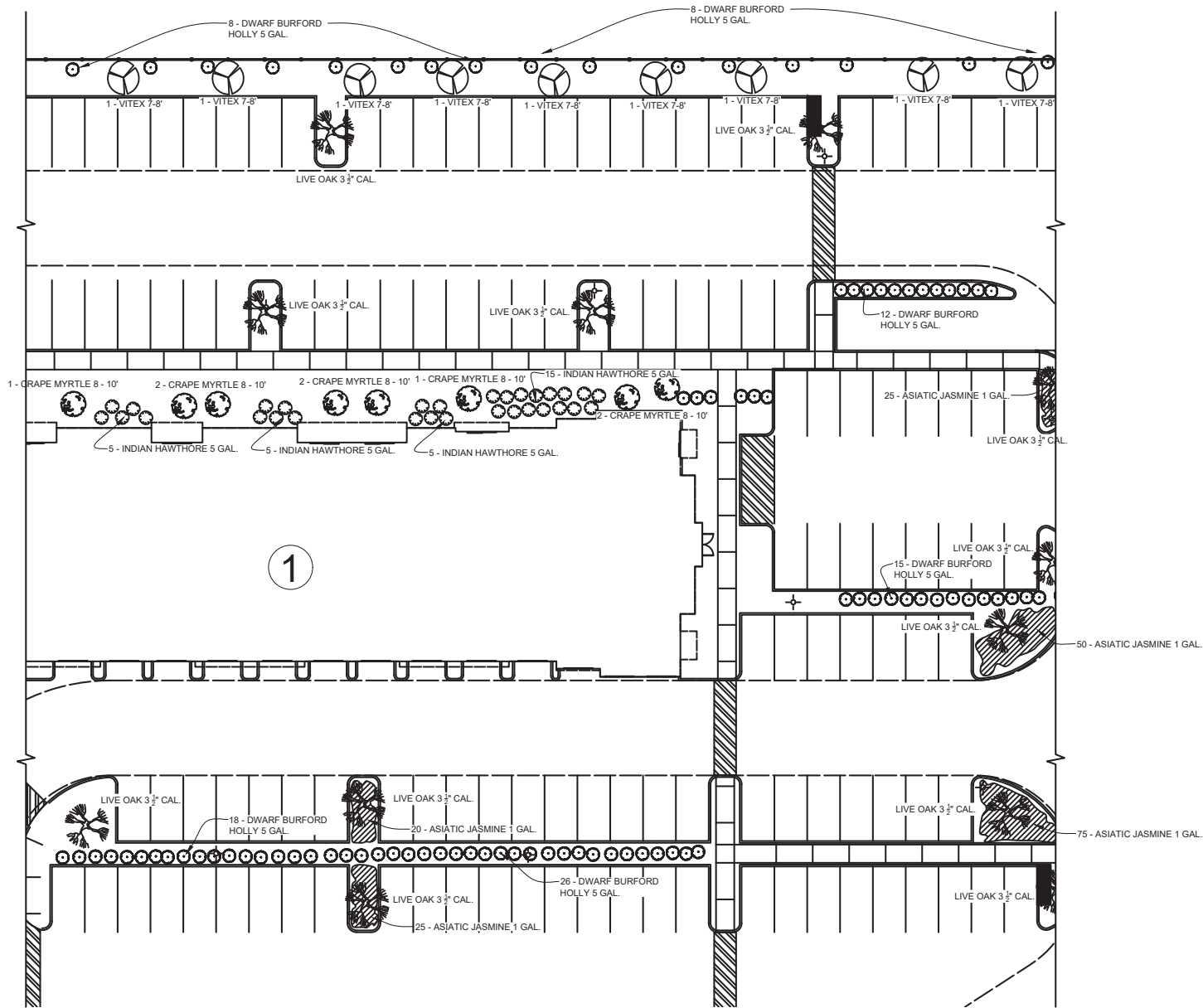
KEY
MAP




Revision	By

HAVEN AT MANSFIELD
MASFIELD, TEXAS

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Date	4/23/2020
Job Name	
Job No.	SUP#20-005-EXHIBIT-D
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Sheet	LANDSCAPE L2.5 OF 16



Revision	By






















HAVEN AT MANSFIELD
MANSFIELD, TEXAS







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Job No.	SUP#20-005-EXHIBIT-D
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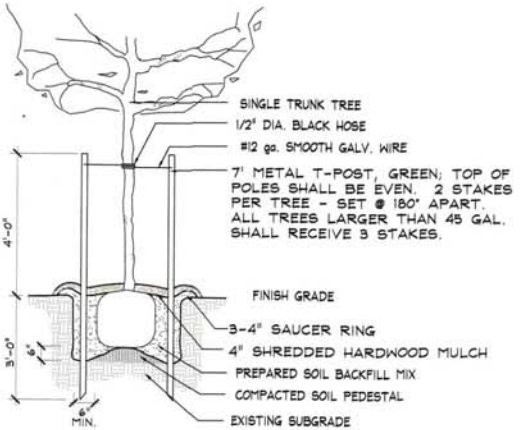
NOTES:

1. CONTRACTOR SHALL APPLY FOR AND PROCURE ALL REQUIRED PERMITS PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. CONTACT ALL UTILITY COMPANIES MINIMUM 48 HOURS PRIOR TO ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, ETC. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
3. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN FORESEEN IN THE DESIGN. SUCH CONDITIONS SHALL BE BROUGHT UP TO THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY CHANGES DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
4. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER SUBCONTRACTORS ON THE JOBSITE AS REQUIRED TO COMPLETE CONSTRUCTION.
5. CONTRACTOR TO PROVIDE SAMPLES OF EACH SHRUB AND GROUNDCOVER SPECIES OR NURSERY SOURCE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL PLANTS ARE TO BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. SHRUBS SHALL BE FULL TO GROUND. PLANT MATERIAL OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME SOURCE.
6. PLANT LIST QUANTITIES ARE FOR CONTRACTOR CONVENIENCE. CONTRACTOR SHALL VERIFY ALL PLANT SYMBOL QUANTITIES PER THE PLAN.

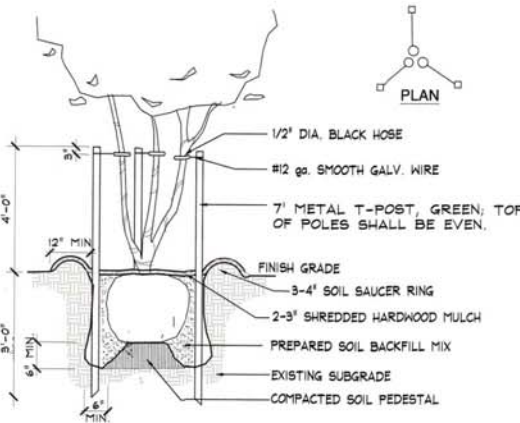
Trees :				
Sym.	Common Name	Scientific Name	Size	Qty.
	LIVE OAK	Quercus virginiana (Specimen)	4" cal.	
	LIVE OAK	Quercus virginiana (Specimen)	3.5" Cal.	58
	Cedar Elm	Ulmus crassifolia	3.5" Cal.	5
	BALD CYPRESS	Taxodium distichum (Specimen)	12-14'	3
	Crape Myrtle	Lagerstroemia indica	8-10'	55
	Magnolia	Magnolia grandiflora	12-14'	4
	Chaste Tree	Vitex (multi-stem)	7-8'	31

Shrubs :				
Sym.	Common Name	Scientific Name	Size	Qty.
	Var. Privet	Ligustrum japonicum	5 Gal. 30" H	106
	Wintergreen Boxwood	Buxus microphylla 'Wintergreen'	3 Gal. 18"H/15"W	76
	Dwarf Yaupon Holly	Ilex Vomitoria	3 Gal. 18"H/20"W	3
	Photinia	Photinia x fraseri	5 Gal. 30"H	34
	Loropetalum	Loropetalum chinense	5 Gal. 24"Ht 24" Spread	13
	Indian Hawthorne	Raphiolepis indica	5 Gal. 24"Ht 24" Spread	192
	Texas Sage	Leucophyllum frutescens	5 Gal. 24"Ht 24" Spread	16
	Miscanthus (Maiden Grass)	Miscanthus sinensis	3 Gal. 24" Ht 24" Spread	12
	Tam Juniper	Juniperus sabina	3 Gal. 18" H 24" W	72
	Eleagnus	Eleagnus x ebbingei	5 Gal. 24" Ht 24" Spread	61
	Dwarf Burford Holly	Ilex cornuta	5 Gal. 36" H 26" Spread	109
	Nellie R Stevens	Ilex x 'Nellie R Stevens'	7 Gal. 4.5' H 36" W	36

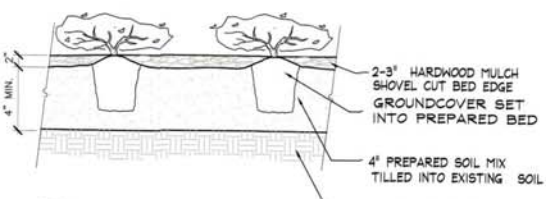
Groundcover, Vines, etc :				
Sym.	Common Name	Scientific Name	Size	Qty.
	Asian Jasmine	Trachelospermum asiaticum (Rooted)	1 gal. 6" Ht 12" sprd	1,026
	Lantana	Lantana camara	1 Gal. 12"H/12"W	281
	Dianella	Dianella caerulea	3 Gal. 10"Ht 14" Spread	
	Giant Liriope	Liriope muscari	1 Gal. 10" Ht 14" Spread	145
	Annual Color	Seasonally appropriate	20 4" pots per Tray	
	Bermuda Grass	Cynodon dactylon		



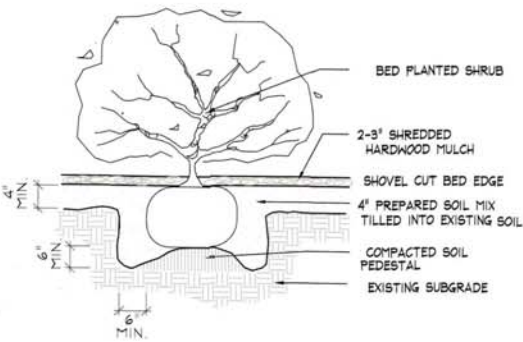
A — TREE PLANTING
SCALE: NTS



B — MULTI-STEM TREE PLANTING
SCALE: NTS



D — GROUNDCOVER PLANTING
SCALE: NTS



C — SHRUB PLANTING
SCALE: NTS

Issue	Date

George Woodworth
Registered Landscape Architect

1007 OXBOROUGH
Katy, TX 77450
Phone: (281) 831-3714



Haven at Mansfield
Mansfield, Texas

Drawn
Job No.
Scale
Sheet Title
Planting List & Details
Sheet



BLADE SIGN #3 – VIEW LOOKING NORTHEAST

NOTE: ALL SIGNAGE WILL ADHERE TO THE DESIGN REGULATIONS AND INTENT OF THE RESERVE PLANNED DEVELOPMENT



BLADE SIGN #2 (FOREGROUND) BLADE SIGN #1 (BACKGROUND) VIEW LOOKING NORTH



BLADE SIGN #1 – VIEW LOOKING WEST



BUILDING SIGNAGE KEY PLAN – NO SCALE



BUILDING BLADE SIGN – NO SCALE
NOTE: THE ILLUSTRATION ABOVE DEPICTS THE BLADE SIGN DESIGN BASIS. THE SIGN DIMENSIONS, TEXT, AND GRAPHICS ARE SCHEMATIC. FINAL SIGN DIMENSIONS, TEXT, TEXT SIZE, AND GRAPHIC DESIGN MAY VARY.



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3200 Southwest Freeway, Suite 1870
Houston, TX 77057
Phone: 713-706-1510
Contact: David Kulkarni
Email: dkulkarni@guefen.com



CIVIL:
WIER & ASSOCIATES, INC.
2001 E. Lamar Blvd., Suite 200E
Arlington, Texas 76010-2440
Phone Number: 817-467-7700 x114
Fax Number: 817-467-7713
Contact: Philip Graham, P.E.
Email: PhilG@wierassociates.com

LANDSCAPE:
GEORGE WOODWORTH
1607 Oakmeadow
Katy, TX 77450
Phone Number: 281-631-3714

MEP:

HAVEN AT MANSFIELD
HERITAGE PARKWAY AND US 287, MANSFIELD, TEXAS
GUEFEN DEVELOPMENT



05-20-2020
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NO.	DATE	ISSUE

Project Number: 20016
Issued: SUP RESUBMITTAL
Issue Date: 06-10-2020

SUP#20-005
EXHIBIT E

DRAWING NUMBER
1 OF 1
BLDG. SIGNAGE

Philip Graham

From: Mark Price <Mark.Price@txdot.gov>
Sent: Wednesday, May 6, 2020 9:42 AM
To: Philip Graham
Cc: david.boski@mansfieldtexas.gov; Trace Hilton (trace.hilton@mansfieldtexas.gov); raymond.coffman@mansfieldtexas.gov; Bart VanAmburgh (bart.vanamburgh@mansfieldtexas.gov); kreimer@venturedfw.com; matt.jones@mansfieldtexas.gov
Subject: RE: CITY OF MANSFIELD - Haven at Mansfield - OLD TEXAS HEALTH APPROVED PERMIT. REF# 03-121-17 & Sweeney Track. 5-6-2020
Attachments: Concept-Plan-TxDOT-05056.03.pdf; doc20200424151405.pdf

Philip Graham P.E.

The revised new concept with cross access for the Haven at Mansfield and Sweeney Property and two driveway with Deceleration lanes on SH 360 for the new Haven at Mansfield is Approved for Concept revised updated plan. This office will now be reviewing plan for the permit. For planning please use this email as approval of the concept. Permit will follow soon to this project.



From: Philip Graham [mailto:PhilipG@wierassociates.com]
Sent: Wednesday, May 06, 2020 9:24 AM
To: Mark Price <Mark.Price@txdot.gov>
Cc: david.boski@mansfieldtexas.gov; Trace Hilton (trace.hilton@mansfieldtexas.gov) <trace.hilton@mansfieldtexas.gov>; raymond.coffman@mansfieldtexas.gov; Bart VanAmburgh (bart.vanamburgh@mansfieldtexas.gov) <bart.vanamburgh@mansfieldtexas.gov>
Subject: RE: CITY OF MANSFIELD - Haven at Mansfield - OLD TEXAS HEALTH APPROVED PERMIT. REF# 03-121-17

Sorry about that.

Philip Graham, P.E. , Senior Associate
WIER & ASSOCIATES, INC.
Engineers / Surveyors / Land Planners
Celebrating 42 Years of Serving Clients, Employees & Community



Andrew Bogda <andrew.bogda@mansfieldtexas.gov>

Fwd: CITY OF MANSFIELD - Haven at Mansfield - OLD TEXAS HEALTH APPROVED PERMIT. REF# 03-121-17 & Sweeney Track. 5-6-2020

David Boski <david.boski@mansfieldtexas.gov>
To: Andrew Bogda <andrew.bogda@mansfieldtexas.gov>

Fri, May 8, 2020 at 7:38 AM

FYI

----- Forwarded message -----

From: **Ken Reimer** <kreimer@venturedfw.com>

Date: Thu, May 7, 2020 at 1:55 PM

Subject: CITY OF MANSFIELD - Haven at Mansfield - OLD TEXAS HEALTH APPROVED PERMIT. REF# 03-121-17 & Sweeney Track. 5-6-2020

To: David Boski <david.boski@mansfieldtexas.gov>

Cc: Keith Smith <ksmith@venturedfw.com>, Anne Bryan <abryan@venturedfw.com>

5-7-20

David Bosky

City of Mansfield

We are fine with the attached Guefen Site Plan attached labeled "Concept-Plan-TXDOT-05056.03".

Mark Price with TXDOT has advised that TXDOT is also fine in concept with this plan.

We understand that a Common Access easement will have to be executed between the Sweeney's and Guefen Development Partners.

We also understand that the city of Mansfield is fine with the attached concept plan labeled "Guefen-Site Plan with proposed access expansion for Sweeney tract 5-7-20" with the proposed extension of the access drive into the Sweeney property in order to accommodate access needs for future development.

Based on this understanding, we will move forward to prepare the necessary Common Access Easement Agreement and Development Agreement with Guefen Development Partners.

Thank you very much for your assistance with this site plan.

Best regards,

Ken Reimer | Founding Principal | Managing Partner | **Venture Commercial Real Estate, LLC**
8235 Douglas Avenue | Suite 720 | Dallas, Texas 75225 | p 214.378.1212 | f 214.378.1213 | vCard | LinkedIn

Member of **X TEAM**

LAND TEAM



Ken Reimer



Anne Bryan



Felix Saenz



Hank Autrey

This message and any attachments may be privileged, confidential or proprietary. If you are not the intended recipient of this email or believe that you have received this correspondence in error, please contact the sender through the information provided above and permanently delete this message.

--

David Boski, P.E.
Asst. Director of Public Works - Transportation

City of Mansfield
mansfieldtexas.gov
[1200 E. Broad Street](#)
[Mansfield, TX 76063](#)
817-276-4208
817-453-8176 (fax)

2 attachments



Concept-Plan-TxDOT-05056.03.pdf
878K



Guefen- Site Plan with proposed access expansion for Sweeney tract 5-7-20.pdf
101K

Philip Graham

From: Chris Coleman <chris.coleman@summitmidstream.com>
Sent: Wednesday, May 6, 2020 12:09 PM
To: Ben McAnally; Patrick J. Murray
Cc: Megan Johnson; Philip Graham
Subject: RE: [EXTERNAL] WA05056.03-Haven at Mansfield gas crossing

Hello Ben, great to speak with you guys today! We appreciate the discussion. At this time we cannot approve the proposed plans until we get further along in the final design process.

Thank you and we look forward to discussing again in the future.

Have a great day!

Thanks,
CC

Chris Coleman
Land Manager

Summit Midstream Partners, LLC

910 Louisiana Street | 41st Floor | Houston, TX 77002

Office: 832.413.4767 Cell: 832.302.6863

chris.coleman@summitmidstream.com



From: Ben McAnally <BenM@wierassociates.com>
Sent: Monday, May 4, 2020 12:56 PM
To: Chris Coleman <chris.coleman@summitmidstream.com>; Patrick J. Murray <pmurray@summitmidstream.com>
Cc: Megan Johnson <megan.johnson@summitmidstream.com>; Philip Graham <PhilipG@wierassociates.com>
Subject: RE: [EXTERNAL] WA05056.03-Haven at Mansfield gas crossing

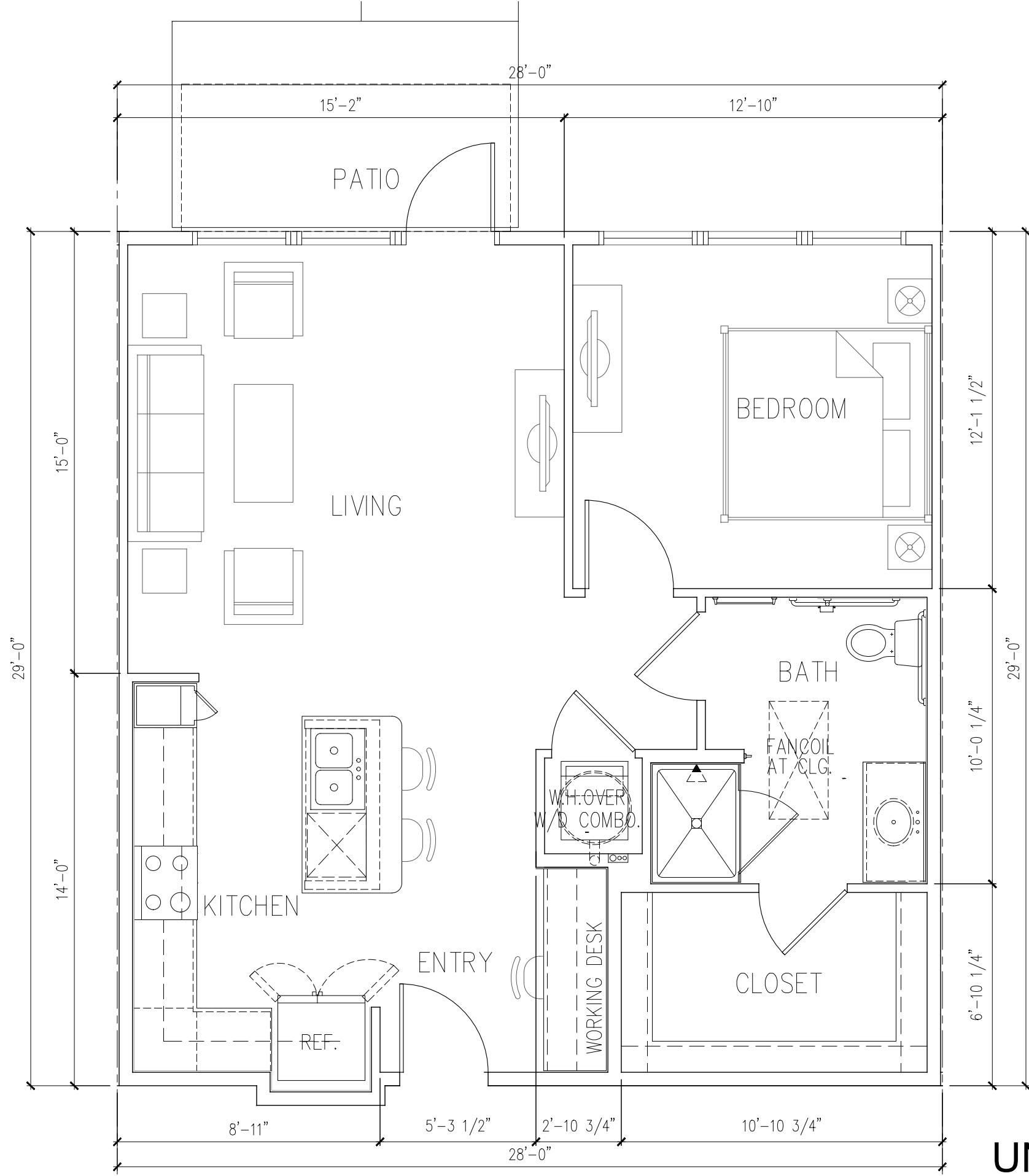
Hi Chris. We are working out the meeting details now and I'll send everyone an invite shortly. Just to confirm, the meeting will be for 10:30AM this Wednesday, May 6th and I'll schedule it to last an hour.

Thank you,

Ben McAnally, E.I.T.

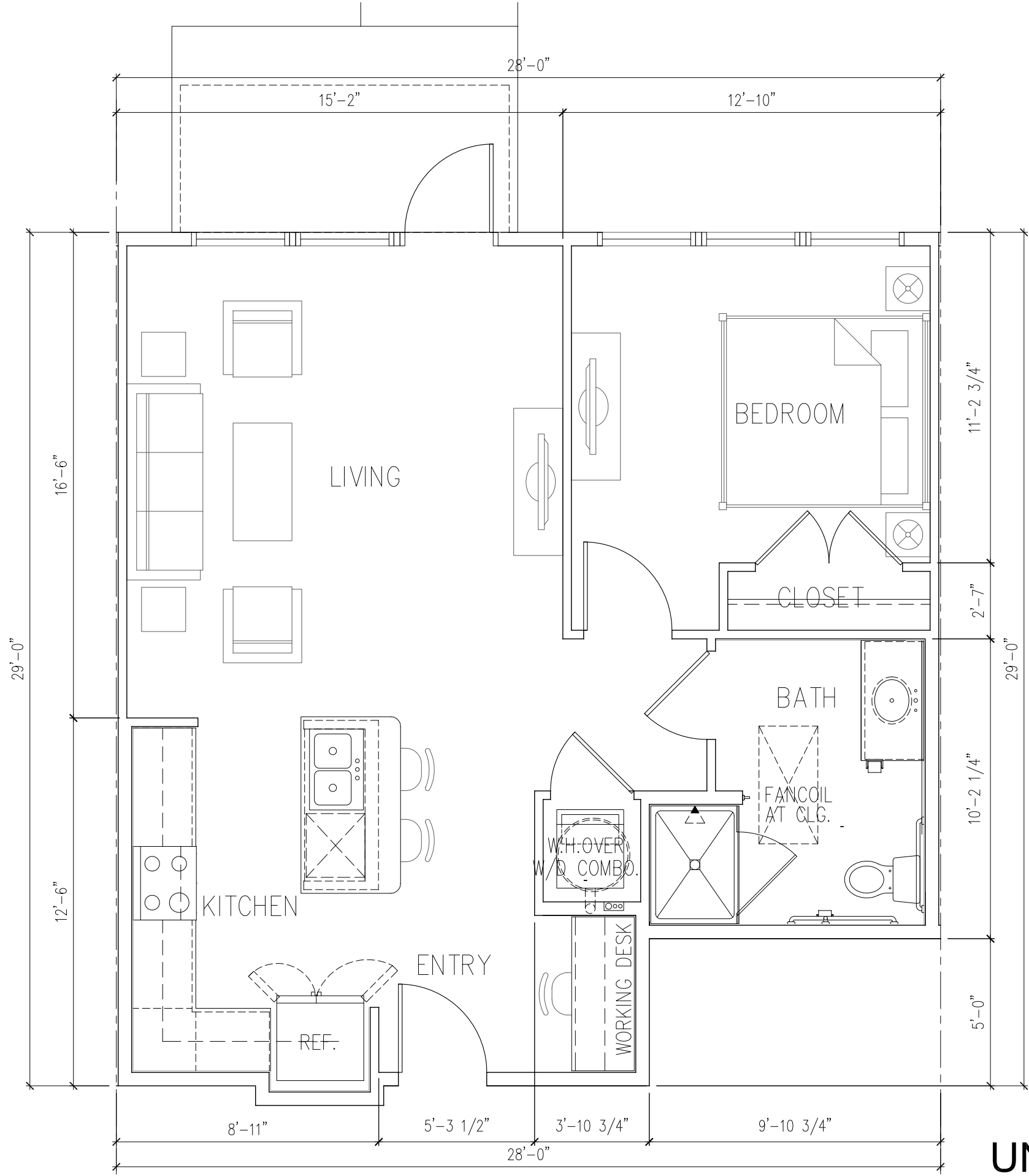
WIER & ASSOCIATES, INC.
Engineers / Surveyors / Land Planners

From: Chris Coleman <chris.coleman@summitmidstream.com>
Sent: Monday, May 4, 2020 9:33 AM
To: Ben McAnally <BenM@wierassociates.com>; Patrick J. Murray <pmurray@summitmidstream.com>



UNIT A1-LW (752 SF)

HAVEN AT MANSFIELD



UNIT A5-LW (752 SF)

HAVEN AT MANSFIELD

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

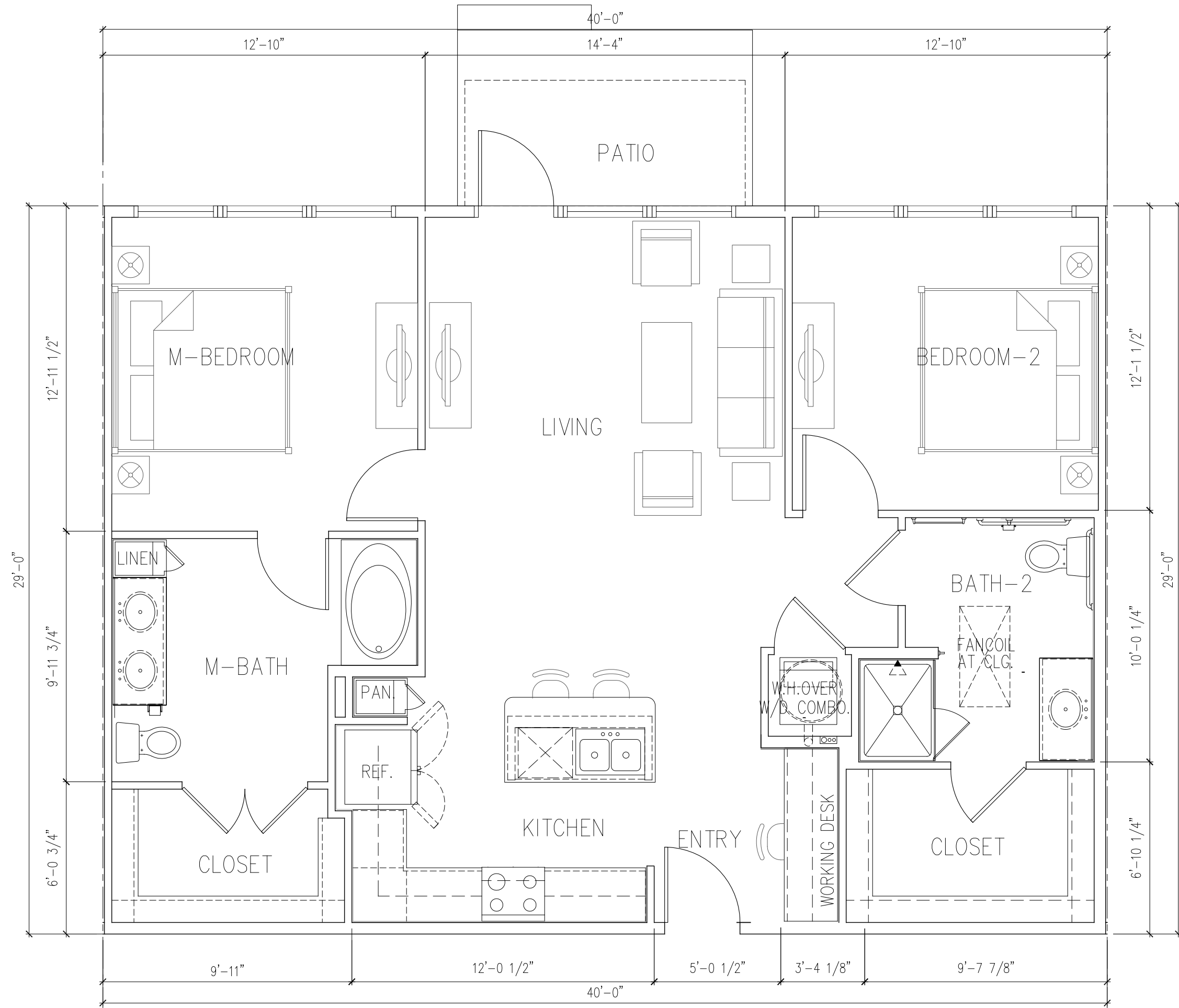
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1/4"=1'-0"

20016

HOUSTON, TX
GUEFEN DEVELOPMENT



UNIT B1-LW (1,104 SF)

HAVEN AT MANSFIELD

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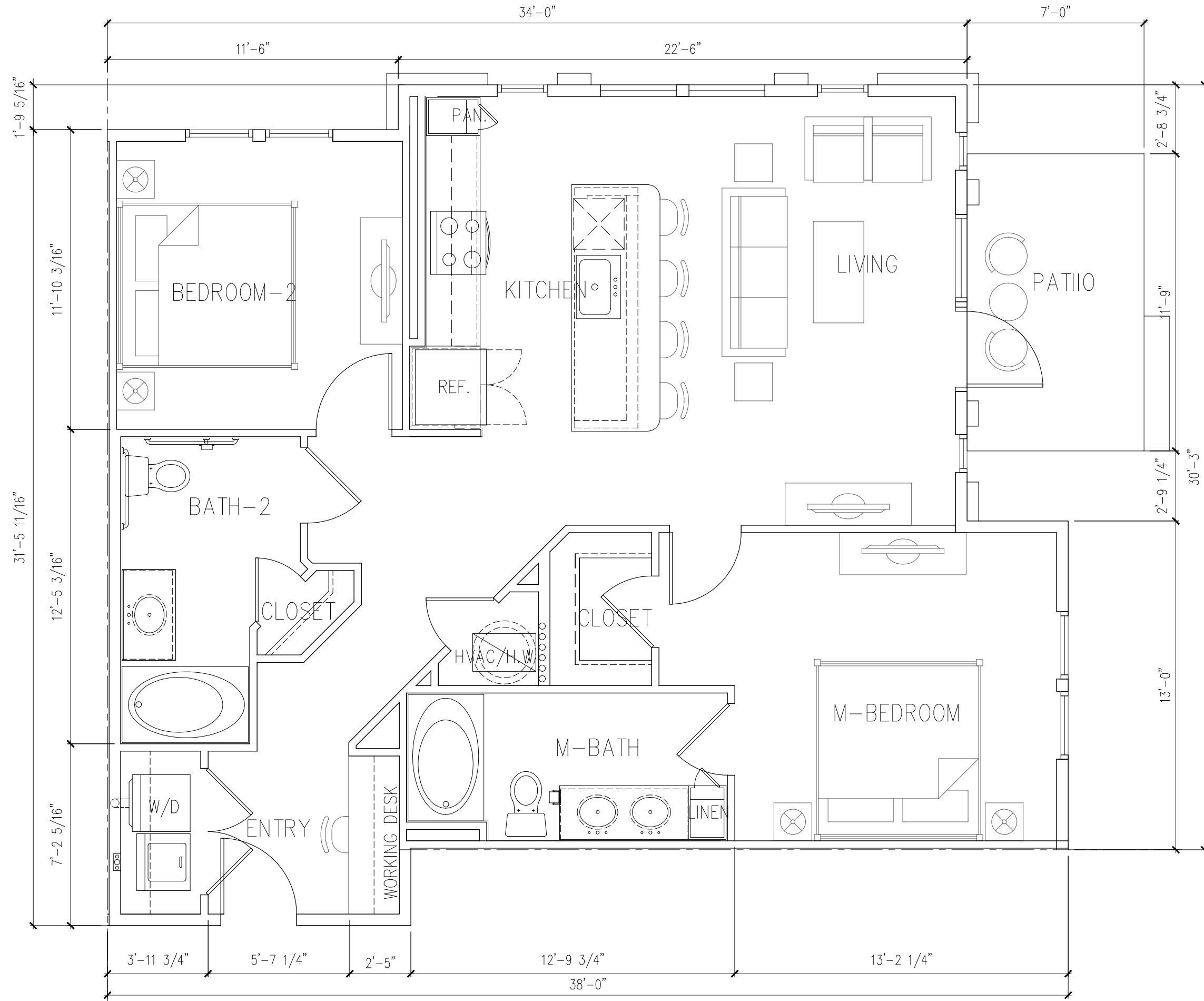
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1/4"=1'-0"

HOUSTON, TX

20016



UNIT B3-LW (1,090 SF)

HAVEN AT MANSFIELD

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06/16/2020

HOUSTON, TX
GUEFEN DEVELOPMENT



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 20-3594

Agenda Date: 6/22/2020

Version: 1

Status: New Business

In Control: City Council

File Type: Consideration Item

Agenda Number:

Title

Discussion and Possible Action Regarding a Possible Homestead Exemption

Requested Action

Council discussion.

Recommendation

Defer to Council.

Description/History

City Council to discuss a possible homestead exemption.

Justification

N/A

Funding Source

N/A

Prepared By

Susana Marin, TRMC, City Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 20-3596

Agenda Date: 6/22/2020

Version: 1

Status: New Business

In Control: City Council

File Type: Consideration Item

Title

Discussion and Provide Direction to Staff Regarding a Temporary Parklet Program in Downtown Mansfield

Requested Action

Council discussion and give direction to staff

Recommendation

Defer to Council

Description/History

A parklet is intended to repurpose part of the street into a public space for people. They serve as aesthetic enhancements to the streetscape, providing an economical solution to the need for increased open public space. Parklets provide amenities like seating, plantings, bike parking, and art. Parklets can increase interest and activity in commercial districts. They support local business communities by encouraging pedestrians to spend additional time in commercial areas. Parklets can serve as neighborhood anchors and destination points--providing spaces for the community to gather and enjoy public spaces. Collectively, parklets broaden the potential for the community to engage the public realm while adding much needed open space to commercial corridors.

Prepared By

Matt Jones
Director of Planning and Development Services
817-276-4228





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