



CITY OF MANSFIELD

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

Meeting Agenda

Planning and Zoning Commission

Tuesday, September 8, 2020

6:00 PM

City Hall Council Chambers

PARTICIPATION IN THIS MEETING WILL BE AVAILABLE IN PERSON OR BY VIDEO CONFERENCING. To participate by video, please register at

https://mansfieldtexas.zoom.us/webinar/register/WN_onGC4n0pROi8T0QxZLIhvg

by 6:00 pm on Monday, September 8, 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: 994 8723 2513

Passcode: 104735

Citizen comments on any agenda item for the September 8, 2020 Planning and Zoning Commission meeting may be submitted by email at planning@mansfieldtexas.gov. All comments must be received by 12:00 noon, Monday, September 8, 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

[20-3719](#)

Minutes - Approval of the August 17, 2020 Planning and Zoning Commission Meeting Minutes

Attachments: [08-17-20 Meeting Minutes.pdf](#)

4. CITIZENS COMMENTS

Citizens wishing to address the Commission on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes. Please refrain from "personal criticisms".

In order to be recognized during the "Citizens Comments" or during a public hearing (applicants included), please complete a blue "Appearance Card" located at the entry to the Chambers and present it to the Planning Secretary.

5. **OTHER AGENDA ITEMS**

[20-3723](#) SD#19-046: Consideration of an extension of the expiration date for a Preliminary Plat of Dolce Vita at Mansfield; Jamie Hora of Terra Associates, Inc. on behalf of John Pierret and Dr. Bernardo Pana of Dolce Vita at Mansfield, LLC and Mark Grawe of Eagle Ridge Energy II, LLC

Attachments: [Letter of Request.pdf](#)
[Approved Preliminary Plat.pdf](#)

6. **PUBLIC HEARINGS**

[20-3721](#) ZC#20-012: Public hearing for a change of zoning from SF-7/5/12 Single-Family Residential District to PD Planned Development District for single-family residential and accessory dwelling uses on approximately 0.258 acres known as a portion of Lot 1, Block 29, Original Town of Mansfield, located at 106 S. 2nd Ave.; Sheri Bumgardner of SSB Designs, Inc. on behalf of Janell Pendergast and Brian Clettenberg

Attachments: [Maps and Supporting Information.pdf](#)
[Exhibit A - Metes & Bounds Legal Description.pdf](#)
[Exhibit B - Development Plan & Regulations.pdf](#)
[Exhibit C - Elevations & Floor Plan.pdf](#)

[20-3720](#) ZC#20-013: Public hearing for a zoning change from SF-7.5/12, Single-Family Residential District to PD, Planned Development District for Multi-family residential uses on approximately 0.535 acres located at 505 W. Kimball Street; Ben Hartman, owner/developer

Attachments: [Map and Supporting Documents.pdf](#)
[Exhibit A.pdf](#)
[Exhibits B-E.pdf](#)

[20-3718](#) SD#20-029: Public Hearing and Consideration of an Appeal of the Disapproval of Case No. SD#20-029: Lots 1 through 24, Block 1, Legacy Estates, Addressed at 2305 and 2306 Alicia Court, by Rockwater Developments, LLC, owner; DeOtte Inc., engineer; and Kaz Surveying, Inc., surveyor

Attachments: [Maps and Supporting Information.pdf](#)
[Applicant's Written Response \(Appeal\).pdf](#)
[Letters in Protest.pdf](#)
[Protest Map.pdf](#)
[Variance Request Letter.pdf](#)
[Previously Approved Plat.pdf](#)

[Final Plat.pdf](#)

[20-3722](#)

ZC#20-009: Public hearing for a change of zoning from C-2 Community Business District to PD Planned Development District for single-family residential attached townhome uses on approximately 12.638 acres out of the M. Rockerfellow Survey, Abstract No. 1267, Tarrant County, TX, located at 1675 N. Main St.; Brian Cotter of Cotter Associates, LLC on behalf of Adlai Pennington of MKP Associates, Inc. (developer) and Randy Hague of Valdar Properties #4, LLC (owner)

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

[Exhibit A - Property Description.pdf](#)

[Exhibit B - Development Plan.pdf](#)

[Exhibit C - Enhanced Entryway Plan.pdf](#)

[Exhibit D - Landscape Plan.pdf](#)

[Exhibit E - Elevations & Floor Plans.pdf](#)

7. COMMISSION ANNOUNCEMENTS

8. STAFF ANNOUNCEMENTS

9. ADJOURNMENT OF MEETING

10. NEXT MEETING DATE: Monday, September 21, 2020

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on September 3, 2020, in accordance with Chapter 551 of the Texas Government Code.

Art Wright, Planner II

* 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: 20-3719

Agenda Date: 9/8/2020

Version: 1

Status: Approval of Minutes

In Control: Planning and Zoning Commission

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the August 17, 2020 Planning and Zoning Commission Meeting
Minutes

Description/History

The minutes of the August 17, 2020 Planning and Zoning Commission Meeting are in DRAFT form and will not become effective until approved by the Commission at this meeting.



CITY OF MANSFIELD

1200 E. Broad St.
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Meeting Minutes - Draft

Planning and Zoning Commission

Monday, August 17, 2020

6:00 PM

Multi-Purpose Room

This meeting was open to the public and conducted by video conferencing with access to the public.

1. CALL TO ORDER

Chairman Knight called the meeting to order at 6:00 p.m. in the Multi-Purpose Room 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

Lisa Sudbury, Assistant Director of Planning

Art Wright, Planner II

Commissioners:

Present 6 - Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight; Stephen Groll and Justin Gilmore

2. APPROVAL OF MINUTES

[20-3678](#)

Minutes - Approval of the August 3, 2020 Planning and Zoning Commission Meeting Minutes

Commissioner Groll made a motion to approve the August 3, 2020 minutes as presented. Commissioner Weydeck seconded the motion which carried by the following vote:

Aye: 6 - Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight; Stephen Groll and Justin Gilmore

Nay: 0

Abstain: 0

3. CITIZENS COMMENTS

None.

4. CONSENT AGENDA

[20-3681](#)

SD#20-032: Final Plat of Lot 1, Block 1, SMBP, Phase 1, by Winkleman and Associates, engineering/surveyor and Straumann Manufacturing Inc., owner

Vice-Chairman Axen made a motion to approve the consent agenda as presented. Commissioner Gilmore seconded the motion which carried by the following vote:

[20-3695](#)

SD#20-040: Final Plat of Lots 1 and 2, Block 1, Long Estates; Bao-Long Quoc Huynh & Linh Phuong Tran

Vice-Chairman Axen removed this item from consent agenda.

Vice-Chairman Axen asked whether two driveways would be permitted on E. Broad Street. Mr. Wright stated there was a shared access easement for the two lots and they would share one driveway/curb cut off of E. Broad Street.

Vice-Chairman Axen made a motion to approve the plat as presented. Commissioner Klenzendorf seconded the motion which carried by the following vote:

Aye: 6 - Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight; Stephen Groll and Justin Gilmore

Nay: 0

Abstain: 0

5. PUBLIC HEARINGS

[20-3694](#)

SD#20-039: Public Hearing on a Replat to Create Lots 1R, 8, and 9, Block 1, Broad Street Marketplace; Josh Canafax of LG Broad Cannon, LLC

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

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

Commissioner Groll made a motion to approve the plat with the requested variance. Commissioner Weydeck seconded the motion which carried by the following vote:

Aye: 6 - Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight; Stephen Groll and Justin Gilmore

Nay: 0

Abstain: 0

[20-3682](#)

ZC#20-011: Public hearing to consider a Historic Landmark Overlay District classification for the 1924 High School and the 1940 Rock Gym at 605 E. Broad Street; Art Wright, City Historic Preservation Officer, on behalf of the Mansfield Independent School District, owner

Mr. Wright gave the Staff presentation and overview of the request and was available to answer questions. He stated that the Historic Landmark Commission approved the request at their August 13, 2020, meeting.

Joel Falcon, Assistant Superintendent with the Mansfield Independent School District, the applicant, was available to answer questions.

At 6:16 p.m. the Chairman opened the public hearing. Seeing no one come forward, he closed the public hearing and called for input from the Commissioners.

After a brief discussion, Commissioner Groll made a motion to approve the request as presented. Commissioner Gilmore seconded the motion which carried by the following vote:

6. COMMISSION ANNOUNCEMENTS

None.

7. STAFF ANNOUNCEMENTS

None.

8. ADJOURNMENT OF MEETING

With no further business, Chairman Knight adjourned the meeting at 6:22 p.m.

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

Kent Knight, Chairman

Lisa Sudbury, Assistant Director of Planning



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STAFF REPORT

File Number: 20-3723

Agenda Date: 9/8/2020

Version: 1

Status: Consideration

In Control: Planning and Zoning Commission

File Type: Plat

Agenda Number:

Title

SD#19-046: Consideration of an extension of the expiration date for a Preliminary Plat of Dolce Vita at Mansfield; Jamie Hora of Terra Associates, Inc. on behalf of John Pierret and Dr. Bernardo Pana of Dolce Vita at Mansfield, LLC and Mark Grawe of Eagle Ridge Energy II, LLC

Description/History

The preliminary plat for Dolce Vita at Mansfield was approved by the Planning and Zoning Commission on March 16, 2020. Under Section 3.12 (A) of the Subdivision Control Ordinance, a preliminary plat expires 6 months from the approval date unless a final plat of all or a portion of the property covered by the preliminary plat has been submitted to the City. The preliminary plat for Dolce Vita at Mansfield expires on September 16, 2020.

The Subdivision Control Ordinance allows the Commission to grant an extension of the plat for a period not to exceed 12 months. The applicant is requesting a 6-month extension of the plat for the reasons stated in the letter of request.

Dolce Vita at Mansfield is a subdivision with 277 residential lots and 24 open space lots.

Recommendation

Staff recommends approval.

Attachments:

Letter of Request

Approved Preliminary Plat

August 31, 2020

Mr. Andrew Bogda
City of Mansfield
1200 E. Broad St
Mansfield, Texas 76063

Re: Dolce Vita - Preliminary Plat Extension
SD #19-046
TAI Project No. 0284-1701
TAI TBPE Registration No.: F-003832

Dear Mr. Bogda,

Please accept this letter as a request for the extension of the preliminary plat case SD#19-046, which is set to expire September 16, 2020. We are requesting a 6-month extension. Below is a brief status for each of the items required for final plat.

- Civil Design drawings for Phase 1 covers approximately 52 of the 81-acre site. The plans are nearing 90% completion. The Phase 1 plan set will be submitted shortly to receive any comments from the City to finalize the Phase 1 plans.
- The owner of the property has had delays in finalizing builder contracts due to effects of Covid-19. A significant element in those negotiations is signoff by the Texas Railroad Commission of the Plugging and Abandonment of the wells. That process, now completed, was significantly delayed by the Covid-19 shutdown.
- The Community Improvement Plans will be designed and submitted in conjunction with builder negotiations.
- A submittal of the Drainage Analysis as per agreement with staff has been made by a subconsultant to City. After receiving comments, a meeting has been scheduled with City staff, and the analysis will be subsequently revised.

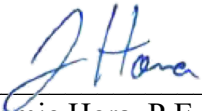
Additionally, two items were brought up at the time of Preliminary Plat approval as concerns to be addressed at time of final plat.

- A tree survey was performed near the north edge of the site, where a resident brought up the concern of removal of trees. An exhibit can be presented showing trees that will be able to be saved, must be removed, and are To-Be-Determined at time of construction if they can remain.
- Status of the Well Abandonment: The wells have been plugged and signed-off by the Railroad Commission as abandoned. At the time of road excavation, any additional capping revisions

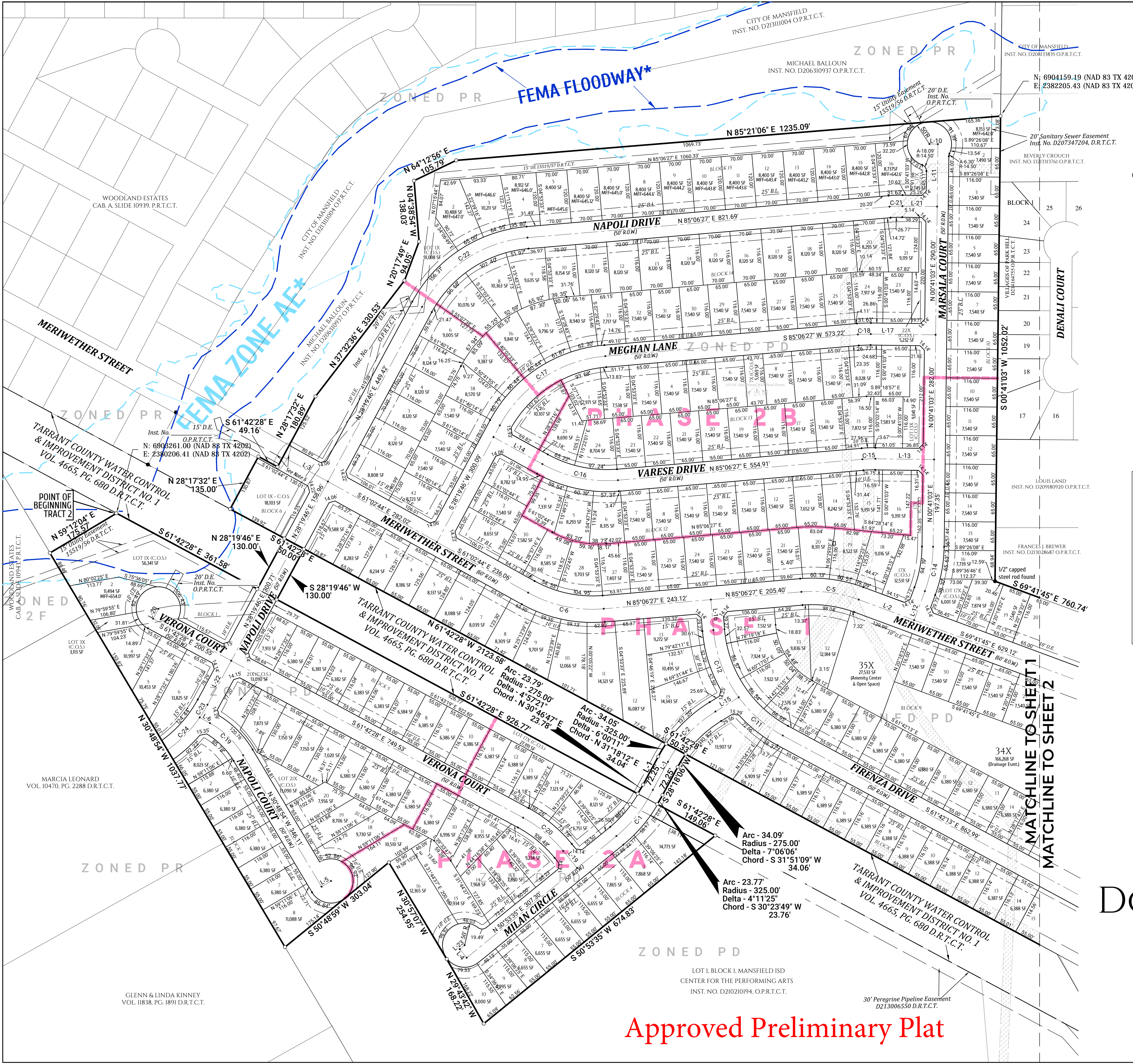
will be made. The Environmental Phase II study has had field samples and testing and is in process of the report being finalized.

Thank you for your consideration of this request. Should you have any questions, please contact me at 817-635-0066 or email me at JDH@terraassoc.com

Sincerely,
Terra Associates, Inc.

A handwritten signature in blue ink, appearing to read "J. Hora", is positioned above a horizontal line.

Jamie Hora, P.E.



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

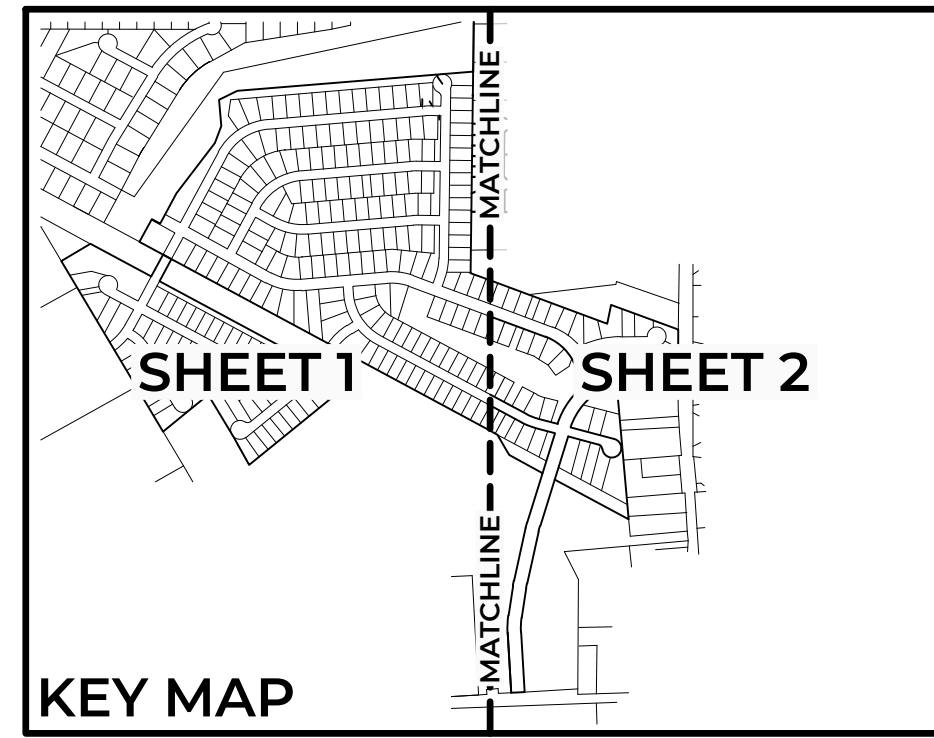
Line	Bearing	Distance
L-1	S 28°18'06" W	72.25'
L-2	S 69°41'45" E	133.62'
L-3	S 61°02'44" E	115.87'
L-4	S 39°06'25" E	25.00'
L-5	S 59°11'06" W	25.00'
L-6	S 61°03'42" E	26.50'
L-7	S 14°46'25" W	25.00'
L-8	S 75°13'35" E	141.27'
L-9	S 00°32'39" E	25.00'
L-10	N 89°18'57" W	19.00'
L-11	N 00°41'03" E	141.26'
L-12	N 20°18'15" E	69.75'
L-13	S 89°18'57" E	132.90'
L-14	S 61°02'44" E	126.34'
L-15	S 58°29'33" W	61.74'
L-16	S 04°53'33" E	69.27'
L-17	N 89°18'57" W	146.64'
L-18	N 50°53'35" E	129.01'
L-19	S 39°06'25" E	43.84'
L-20	S 28°17'32" W	25.00'
L-21	N 89°18'57" E	78.43'
L-22	N 28°19'46" E	113.30'
L-23	N 50°53'35" E	14.31'

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

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

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

Applicant/Engineer:
TERRA Associates, Inc.
2000 E. Lamar Blvd. Suite 150 - Arlington, TX 76006
Telephone: (817) 635-0066 ext. 305
Jamie Hora

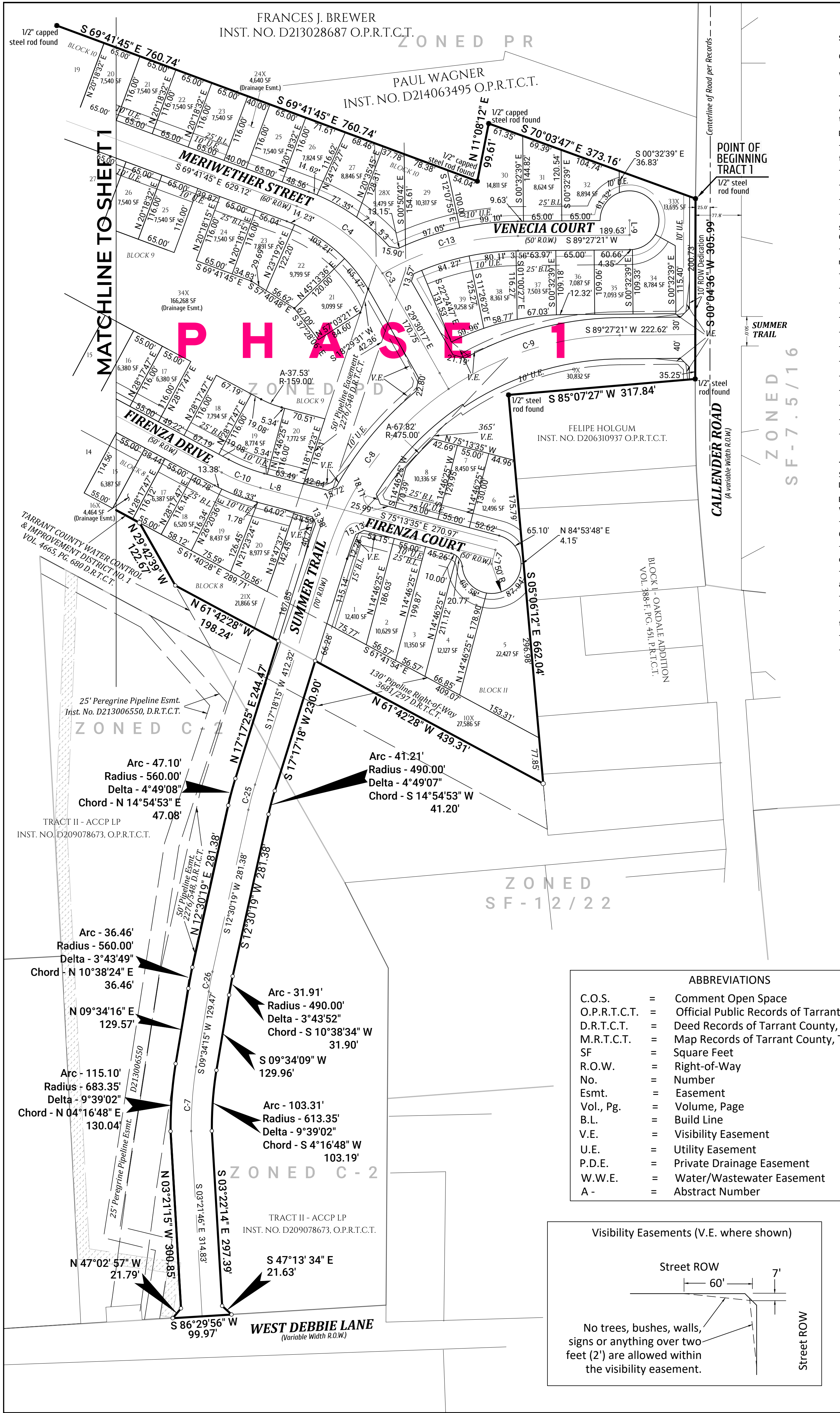


PRELIMINARY PLAT

DOLCE VITA AT MANSFIELD

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

Approved Preliminary Plat



STATE OF TEXAS:

COUNTY OF TARRANT:

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

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

Beginning at a 1/2 inch steel rod found for the most easterly northeast corner of "Tract 2" of said Balloun deed, said rod being in the westerly right-of-way line of Callender Road;

Thence South 00 degrees 04 minutes 36 seconds West with the easterly boundary line of said Tract 2 and with said right-of-way line a distance of 305.99 feet to a 1/2 inch steel rod found;

Thence South 85 degrees 07 minutes 27 seconds West with the southerly boundary line of said Tract 2 a distance of 317.84 feet to a 1/2 inch steel rod found;

Thence South 05 degrees 06 minutes 12 seconds East with the easterly boundary line of said Tract 2 a distance of 662.04 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 61 degrees 42 minutes 28 seconds West with the southerly boundary line of said Tract 2 a distance of 708.86 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 29 degrees 42 minutes 34 seconds West continuing with the southerly boundary line of said Tract 2 a distance of 122.67 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the northerly boundary line of the Tarrant County Water Control & Improvement District No. 1 Right-of-Way described in Volume 4665, Page 680 of the Deed Records of Tarrant County, Texas;

Thence North 61 degrees 42 minutes 28 seconds West with the northerly boundary line of said District 1 right-of-way a distance of 2123.58 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 28 degrees 17 minutes 32 seconds East a distance of 135.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 61 degrees 42 minutes 28 seconds East a distance of 49.16 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 28 degrees 17 minutes 32 seconds East a distance of 180.89 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 37 degrees 32 minutes 36 seconds East a distance of 330.53 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 20 degrees 17 minutes 49 seconds East a distance of 94.05 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 04 degrees 38 minutes 54 seconds West a distance of 138.03 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 64 degrees 12 minutes 56 seconds East a distance of 105.79 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 85 degrees 07 minutes 27 seconds East a distance of 1235.09 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the easterly boundary line of said Balloun tract;

Thence South 00 degrees 04 minutes 36 seconds West with said easterly boundary line a distance of 1052.02 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 69 degrees 41 minutes 45 seconds East continuing with said easterly boundary line a distance of 760.74 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 11 degrees 08 minutes 12 seconds East a distance of 99.61 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 70 degrees 03 minutes 47 seconds East a distance of 373.16 feet to the point of beginning and containing 65.2525 acres of land, more or less;

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

Beginning at a 1/2 inch "MILLER 5665" capped steel rod set for the most northerly northwest corner of said Tract 3, said rod being in the southerly boundary line of the Tarrant County Water Control & Improvement District No. 1 Right-of-Way described in Volume 4665, Page 680 of the Deed Records of Tarrant County, Texas;

Thence South 61 degrees 42 minutes 28 seconds East continuing with said northerly boundary line a distance of 1537.57 feet to the most northerly corner of Lot 1, Block 1, Mansfield ISD Center for the Performing Arts, an addition to the City of Mansfield, Tarrant County, Texas according to the plat thereof recorded as Instrument No. D210210194 of said Public Records;

Thence South 50 degrees 53 minutes 35 seconds West with the westerly boundary line of said Lot 1 a distance of 674.83 feet to a 1/2 inch "MILLER 5665" capped steel rod set for an inner corner of said Lot 1;

Thence North 29 degrees 43 minutes 42 seconds West with the northeasterly boundary line of said Lot 1 a distance of 168.22 feet to a 1/2 inch "MILLER 5665" capped steel rod set for an angle point therein;

Thence North 30 degrees 57 minutes 07 seconds West continuing with said northeasterly boundary line a distance of 254.95 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 50 degrees 48 minutes 59 seconds West with the northwesterly boundary line of said Lot 1 a distance of 303.04 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most westerly corner of said Lot 1;

Thence North 30 degrees 48 minutes 54 seconds West a distance of 1037.77 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 59 degrees 12 minutes 04 seconds East a distance of 175.57 feet to the point of beginning and containing 15.9256 acres of land, more or less.

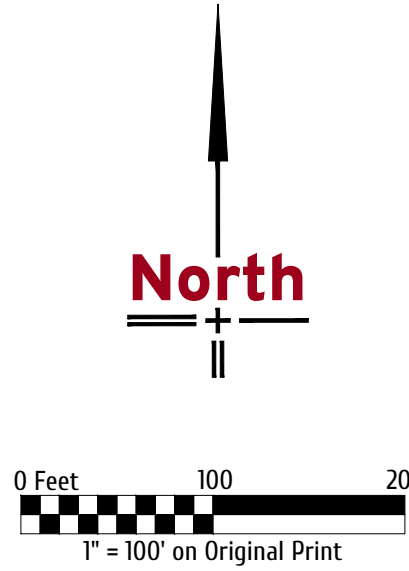
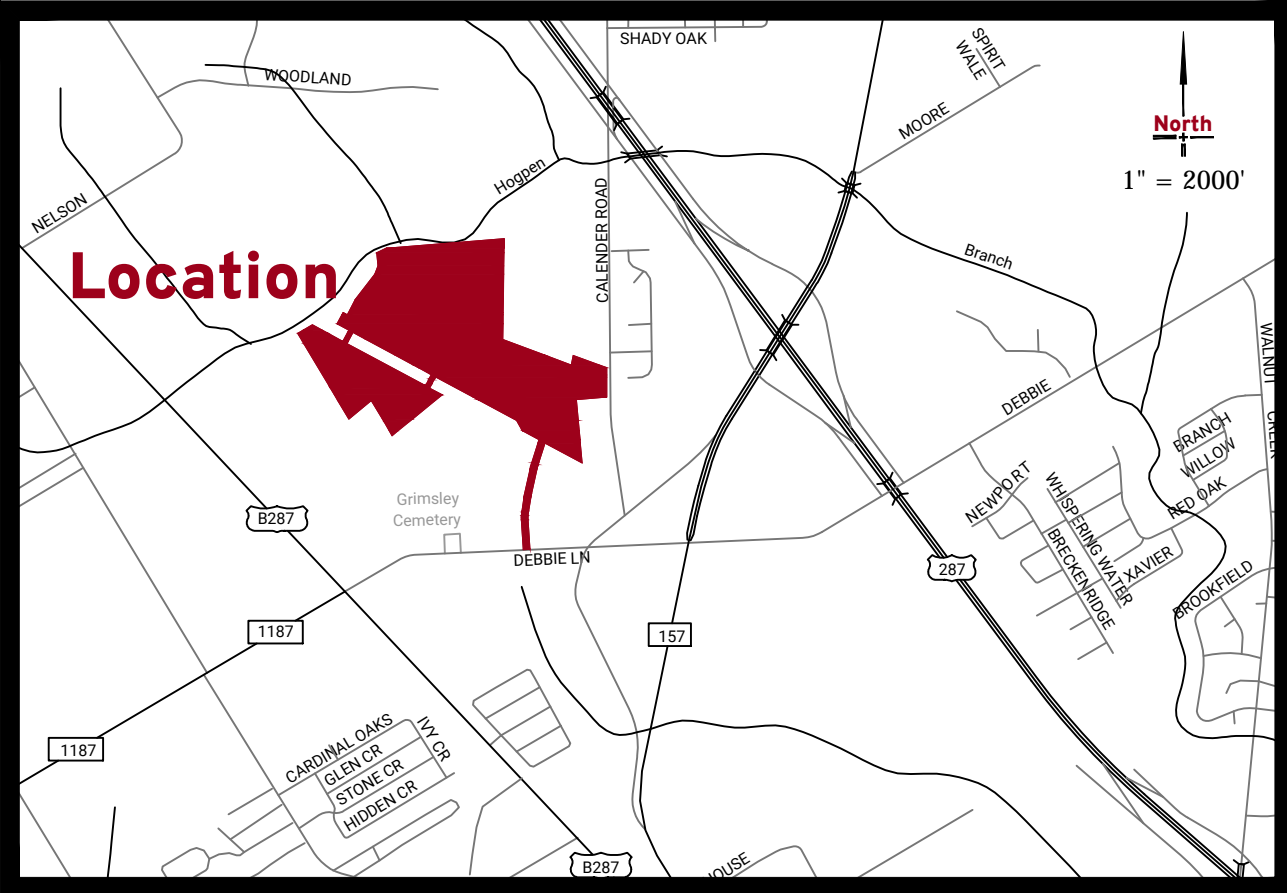
Curve	Arc	Radius	Central Angle	Chord Bearing	Chord Dist.
C-1	118.29	300.00	22°35'29"	N 39°35'51" E	117.52'
C-2	158.08	300.00	30°17'27"	S 43°23'50" W	156.26'
C-3	24.36	302.50	4°36'52"	N 31°48'43" W	24.36'
C-4	187.83	302.50	35°34'36"	N 51°54'27" W	184.83'
C-5	131.93	300.00	25°11'48"	N 82°17'39" W	130.87'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

Line	Bearing	Distance
L-1	S 28°18'06" W	72.25'
L-2	S 69°41'45" E	133.62'
L-3	S 61°02'44" E	115.87'
L-4	S 39°06'25" E	25.00'
L-5	S 59°11'06" W	25.00'
L-6	S 61°03'42" E	26.50'
L-7	S 14°46'25" W	25.00'
L-8	S 75°13'35" E	141.27'
L-9	S 00°32'39" E	25.00'
L-10	N 89°18'57" W	19.00'
L-11	N 00°41'03" E	141.26'
L-12	N 20°18'15" E	69.75'
L-13	S 89°18'57" E	132.90'
L-14	S 61°02'44" E	102.23'
L-15	S 58°29'33" W	61.74'
L-16	S 04°53'33" E	69.27'
L-17	N 89°18'57" W	146.64'
L-18	N 50°53'35" E	129.01'
L-19	S 39°06'25" E	43.84'
L-20	S 28°17'32" W	25.00'
L-21	S 89°18'57" E	78.43'
L-22	N 28°19'46" E	113.30'

MONUMENT LEGEND

○ = 1/2" capped steel rod stamped

● = found monument per description



NOTES:

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

THIS PLAT IS PROPOSED BY THE OWNERS OF THE 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 HEREON ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANSFIELD TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR RECOMMENDED OR REQUIRED MAINTENANCE OF ANY PRIVATE STORM WATER FACILITY LOCATED ON THE PROPERTY IN PROPER FUNCTIONING CAPACITY. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSES OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFOREMENTIONED RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEAN-UP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY (30) DAYS OF ITS MAILING.

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

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

Applicant/Engineer:
TERRA Associates, Inc.
2000 E. Lamar Blvd. Suite 150 - Arlington, TX 76006
Telephone: (817) 635-0066
Jamie Hora

I, Jason B. Rawlings, Registered Professional Land Surveyor No. 5665 in the State of Texas, certify that this plat represents an accurate survey made on the ground under my supervision on August 1, 2018 of the two tracts of land described hereon, and that the boundary lines, corners and dimensions shown hereon are as indicated.



Jason B. Rawlings, RPLS No. 5665

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

PRELIMINARY PLAT DOLCE VITA AT MANSFIELD

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

Approved Preliminary Plat



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 20-3721

Agenda Date: 9/8/2020

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Case

Title

ZC#20-012: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential and accessory dwelling uses on approximately 0.258 acres known as a portion of Lot 1, Block 29, Original Town of Mansfield, located at 106 S. 2nd Ave.; Sheri Bumgardner of SSB Designs, Inc. on behalf of Janell Pendergast and Brian Clettenberg

Description/History

Existing Use: Single-family residence

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

Surrounding Land Use & Zoning:

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

South - Alvarado St.; single-family residential uses (2F) across the street

East - S. 2nd Ave.; single-family residential uses (PD) across the street

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

Comments and Considerations

The subject property consists of 0.258 acres currently improved with a 1,500 sq. ft. single-story house with front and rear covered porches, detached carport, and shed. The applicant is requesting to rezone the property from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential and accessory dwelling uses on approximately 0.258 acres.

Development Plan and Regulations

The existing 1,500 sq. ft. single-story house with porches will remain, but the carport and shed will be removed. The house, which was built in 1880 and classified as a selected medium-priority house in the City's Historic Resources Survey, is a wood frame house in the massed plan pyramidal style with a pitched gabled roof. The house includes white vinyl siding with light blue trim. A low stone wall with shrubs was recently added to the front porch. The house is approximately 25' in height.

Behind the house, a new 1,700 sq. ft. two-story detached accessory structure will be constructed. The building will include a two-car garage on the first floor and two bedrooms and a bathroom on the second floor. The garage will be accessed via an existing drive approach on Alvarado Street.

The applicant proposes the following minimum lot standards:

Minimum Lot Area: 11,250 sq. ft.

Minimum Lot Width: 75'

Minimum Lot Depth: 150'

Minimum Front Setback (principal building): 25'*

Minimum Side Setback (principal building): 10' exterior*, 5' interior

Minimum Side Setback (accessory building): 5'

Minimum Rear Setback (principal building): 15'

Minimum Rear Setback (accessory building): 10'

Maximum Lot Coverage: 45%

Maximum Height: The height of the accessory building shall not exceed 25' or the height of the principal building

Maximum Height of Principal Building: 35'

Maximum Area of Accessory Structure: 1,100 sq. ft. foundation; 1700 sq. ft. under roof

Minimum Residential Floor Area of Primary Building: 1,500 sq. ft.

*Porches are allowed to encroach into the front and exterior side setbacks as shown on the Development Plan

Accessory Dwelling Requirements

In accordance with the standard Zoning Ordinance requirements applicable to accessory dwellings, the occupancy of the accessory dwelling will be limited to domestic servants or caretakers employed on the premises, temporary guests, or family members of the owner of the premises; guests may occupy such dwelling no more than 90 consecutive days in any twelve-month period. In addition, no additional accessory structures will be allowed on the property and the accessory dwelling will not be used as an apartment, separate domicile, or vacation rental/lodging. All utilities will be on the same meter as the main residential building.

Architectural Requirements

No significant changes are proposed for the existing house, however any exterior reconstruction or remodeling of the principal building must be compatible with its historic character. The exterior façade of the principal building is a wood frame structure with vinyl siding with cedar posts and a pitched gabled roof. The accessory structure will be designed in a similar manner to the primary structure, with cementitious siding and a hipped roof with gables on all four sides. The siding of the accessory structure will match the siding of the primary structure in terms of style and the exterior paint colors of the buildings will be compatible.

Access and Parking

The property will be served by an existing drive approach on Alvarado Street. A minimum of 2 off-street parking spaces will be provided per the development regulations, however the proposed 2-car garage and oversized driveway will likely be able to accommodate more than 2 vehicles.

As the City has a goal of adding sidewalks in the downtown area as development occurs and this development will increase the gross floor area on the property by more than 50%,

staff requested that the applicant add sidewalks along the public street frontages. The applicant is requesting to be excepted from this requirement since there are currently no other sidewalks on this block and this is only a 1-lot development to add an accessory dwelling.

Landscaping and Screening

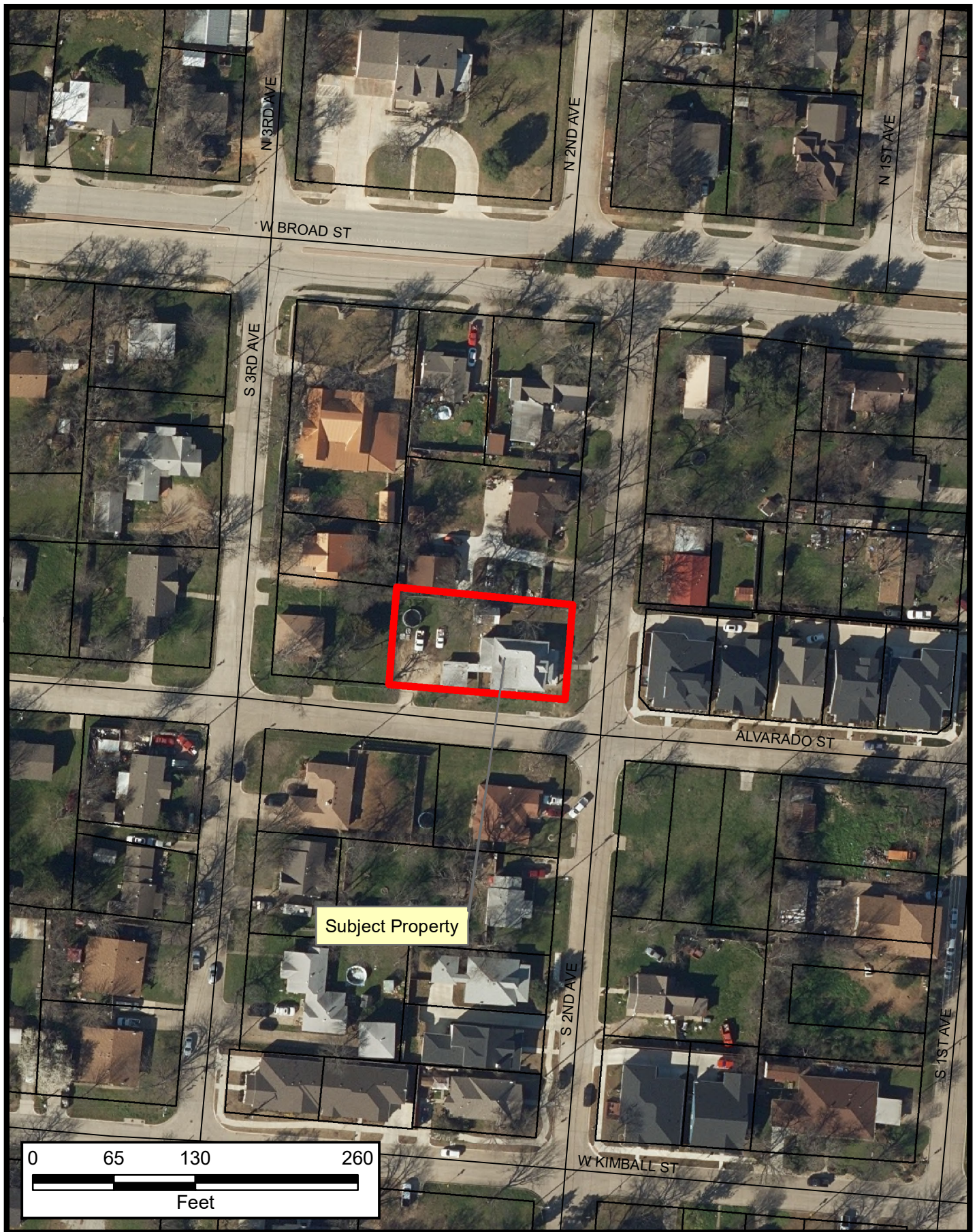
The three existing trees on the property will be retained and the 4" pecan tree near the driveway will be protected during construction. No additional trees will be planted. The 6' existing metal fence along the north side of the property and the 4' chain link fence along the west side of the property will also remain.

Recommendation

The proposed development will allow for the preservation of the existing historic structure, while also removing accessory structures that do not match or complement the historic structure. While the proposed accessory structure is larger, taller, and closer to property lines than what the Zoning Ordinance would allow, the new building better matches and complements the existing structure while not detracting from or overshadowing it. The new building will allow for enclosed parking and additional living space that could increase the functionality and value of the property, without making additions to the principal building that could affect its structural integrity or historical character. The development also preserves the existing trees and allows the existing drive approach to be utilized without major modifications. Furthermore, the Land Use Plan and Downtown Development Strategies encourage higher densities and multi-unit housing in this part of downtown; the increase in intensity by adding an accessory dwelling aligns with those goals. Staff recommends approval with the condition that sidewalks be added along S. 2nd Ave. and Alvarado St.

Attachments:

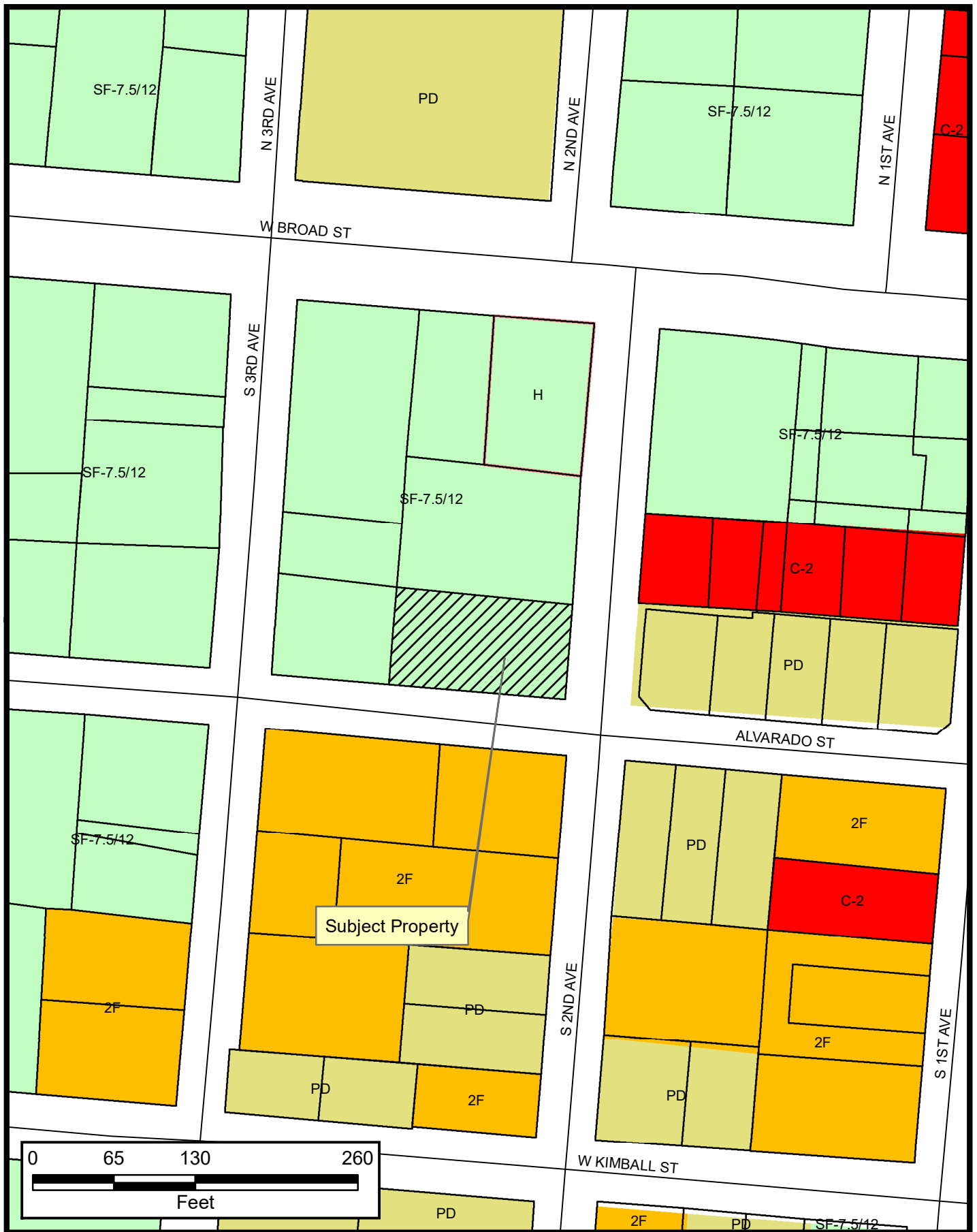
Maps and Supporting Information
Exhibit A - Metes & Bounds Legal Description
Exhibit B - Development Plan & Regulations
Exhibit C - Elevations & Floor Plan



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.

ZC#20-012

8/27/2020



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.

ZC#20-012

8/27/2020

Property Owner Notification for ZC#20-012

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 27	PINYAN, DANNY LEE	204 S 1ST AVE	MANSFIELD, TX	76063-1904
MANSFIELD, CITY OF	BLK 27	SOTO, ROSA & ANASTACIO	205 S 2ND AVE	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 27	BARMONT LP	PO BOX 171028	ARLINGTON, TX	76003-1028
MANSFIELD, CITY OF	BLK 27	BARMONT LP	PO BOX 171028	ARLINGTON, TX	76003-1028
MANSFIELD, CITY OF	BLK 27	BARMONT LP	PO BOX 171028	ARLINGTON, TX	76003-1028
MANSFIELD, CITY OF	BLK 28	GREEN, AMBER RENEE	1017 CLARENCE ST W	HALTOM CITY, TX	76117
MANSFIELD, CITY OF	BLK 28	RALL, DELIA G	103 S 2ND AVE	MANSFIELD, TX	76063-1906
MANSFIELD, CITY OF	BLK 28	RALL, DELIA G	103 S 2ND AVE	MANSFIELD, TX	76063-1906
MANSFIELD, CITY OF	BLK 28	LIRA, CANDELARIO	104 S 1ST AVE	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 28	LIRA, CANDELARIO	104 S 1ST AVE	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 28	LIRA, CANDELARIO	104 S 1ST AVE	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 28	ALEMAN, JUAN & LENDA MARGO	306 COTTON DR	MANSFIELD, TX	76063-4515
MANSFIELD, CITY OF	BLK 28	SHORT, COURTNEY E & SEAN K	216 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 28	ANZELMO, JOHN M & PATRICIA L	212 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 28	LEDDY, LINDA	208 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 29	WALKER, MARK F & BONNIE L	305 W BROAD ST	MANSFIELD, TX	76063-1610
MANSFIELD, CITY OF	BLK 29	GARCIA, LUIS M & OLIVIA	8101 N PRAIRIE HILL ST	ALVARADO, TX	76009-6602
MANSFIELD, CITY OF	BLK 29	HERNANDEZ, MANUEL & ELVA	301 W BROAD ST	MANSFIELD, TX	76063-1610
MANSFIELD, CITY OF	BLK 29	BALDERAS, JOSE & EMMA	102 S 2ND AVE	MANSFIELD, TX	76063-1907

Thursday, August 27, 2020

Page 1 of 2

Property Owner Notification for ZC#20-012

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 29	WALKER, MARK F & BONNIE L	305 W BROAD ST	MANSFIELD, TX	76063-1610
MANSFIELD, CITY OF	BLK 29	WHATLEY, JOHN C	209 CEDAR ST	MANSFIELD, TX	76063-1810
MANSFIELD, CITY OF	BLK 29	CLETTENBERG, BRIAN	106 S 2ND AVE	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 30	LARRABEE, DONALD & MADISON	201 S 3RD AVE	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 30	HERNANDEZ, ESTEBAN & DAENA	200 S 2ND AVE	MANSFIELD, TX	76063-1909
MANSFIELD, CITY OF	BLK 30	WATSON, JOHNNY R & JOYCE	203 S 3RD AVE	MANSFIELD, TX	76063-1922
MANSFIELD, CITY OF	BLK 30	WILLIAMS, DOROTHY JANINE	202 S 2ND AVE	MANSFIELD, TX	76063-1909
MANSFIELD, CITY OF	BLK 33	BARRON, RAMIRO C	200 S 3RD AVE	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 33	BARRON, RAMIRO C	200 S 3RD AVE	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 34	SCARBOROUGH, RONNIE	9611 KELLY LN	ALVARADO, TX	76009-7711
MANSFIELD, CITY OF	BLK 34	LIVINGSTON, GEORGE & GAIL	106 S 3RD AVE	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 34	SCARBOROUGH, RONNIE	9611 KELLY LN	ALVARADO, TX	76009-7711

LEGAL DESCRIPTION

BEING A PORTION OF LOT 1, BLOCK 29, OF THE ORIGINAL TOWN OF MANSFIELD, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, RECORDED IN VOLUME 63, PAGE 53, PLAT RECORDS OF TARRANT COUNTY, TEXAS, ALSO BEING A TRACT OF LAND CONVEY TO LINDA C LACY, RECORDED IN INSTRUMENT NUMBER D208174024, DEED RECORDS OF TARRANT COUNTY, TEXAS, (DRTCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SHOWN BELOW.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 4849C0460 R, dated September 25, 2001, this property does not lie within a 100-Year Flood Hazard Area.

Scale: 1" = 30'

ADDITIONAL BUILDING LINES/EASEMENTS PER CITY ZONING ORDINANCES & SUBDIVISION RESTRICTIONS/COVENANTS MAY AFFECT SUBJECT PROPERTY UNLESS OTHERWISE NOTED

PAGE 2 OF 2

METES AND BOUNDS DESCRIPTION

BEING A PORTION OF LOT 1, BLOCK 29, OF THE ORIGINAL TOWN OF MANSFIELD, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, RECORDED IN VOLUME 63, PAGE 53, PLAT RECORDS OF TARRANT COUNTY, TEXAS, ALSO BEING A TRACT OF LAND CONVEY TO LINDA C LACY, RECORDED IN INSTRUMENT NUMBER D208174024, DEED RECORDS OF TARRANT COUNTY, TEXAS, (DRTCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID IRON ROD ALSO BEING AT THE NORTHWEST INTERSECTION OF SOUTH 2ND AVENUE (50 FOOT ROW) AND ALVARADO STREET (50 FOOT ROW);

THENCE N 85° W, WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT OF LAND AND THE NORTH LINE OF SAID ALVARADO STREET, AT A DISTANCE OF 147.11 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE AND CONTINUING, IN ALL, A TOTAL DISTANCE OF 150.0 FEET TO A POINT FOR SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JOHN C. WHATLEY, RECORDED IN VOLUME 12572, PAGE 1140, DRTCT;

THENCE N 05° E, WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT OF LAND AND THE EAST LINE OF THE SAID WHATLEY TRACT, A DISTANCE OF 75.0 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND THE NORTHEAST CORNER OF THE SAID WHATLEY TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO MARK F. & BONNIE L. WALKER, RECORDED IN VOLUME 10032, PAGE 1623, DRTCT AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JOSE & EMMA BALDERAS, RECORDED IN VOLUME 7088, PAGE 336, DRTCT, FROM WHICH A 2" IRON PIPE FOUND BEARS S 29°37'52" W, 3.43 FEET;

THENCE S 85° E, WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT OF LAND AND THE SOUTH LINE OF THE SAID BALDERAS TRACT, A DISTANCE OF 150.0 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND THE SOUTHEAST CORNER OF THE SAID BALDERAS TRACT, SAID POINT ALSO BEING IN THE WEST LINE OF SAID SOUTH 2ND AVENUE;

THENCE S 05° W (BEARING BASIS), WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT OF LAND AND THE WEST LINE OF SAID SOUTH 2ND AVENUE, A DISTANCE OF 75.0 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.258 ACRES (11,250 SQUARE FEET) OF LAND, MORE OR LESS.

Address: 106 SOUTH 2ND AVENUE

G.F. No.: ATD-24A-6000251600063

Purchaser

Purchaser

106 S. 2nd AVE.

LEGEND OF ABBREVIATIONS AND SYMBOLS

B.L.	- Building Line	I.P.F.	- Iron Pipe Found	□	- Buried Cable Riser	—//—	- Wood Fence
C.M.	- Control Monument	I.R.F.	- Iron Rod Found	P.O.S.E.	- Public Open Space Easement	—O—	- Chain Link Fence
D.C.	- Drainage Easement	I.R.S.	- Capped Iron Rod Set	R.O.W.	- Right of Way	—□—	- Iron Fence
D.U.E.	- Drainage & Utility Easement	O.H.E.	- Overhead Electric	□	- Telephone Riser	—X—	- Wire Fence
M.E.	- Maintenance Easement ()	R.D.	- Record Data	U.E.	- Utility Easement	—m—	- Electric Meter
ET	- Electric Transformer ()	B.B.	- Bearing Basis	□m	- Gas Meter		

EXHIBIT A- ZC#20-012

**EXHIBIT B-PAGE 2 OF 2: FOR ZC#20-012
PLANNED DEVELOPMENT REGULATIONS**

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

Permitted Uses: Single family detached dwelling with detached garage/accessory dwelling.

Area, Setback and Height Regulations:

- Minimum Lot Width - 75'
- Minimum Lot Depth - 150'
- Minimum Lot Area – 11,250 s.f.
- Minimum Front Setback (principal building) - 25'*
- Minimum Side Setback (principal building) - 10'* exterior, 5' interior
- Minimum Rear Setback (principal building) - 15'
- Minimum Side Setback (detached garage) – 5'
- Minimum Rear Setback (detached garage) – 10'
- Maximum Lot Coverage - 45%
- Maximum Height - The height of detached garage and detached accessory dwelling shall not exceed 25' or the height of the principal building.
- Maximum Height of principal building – 35'.
- Maximum Area of the Accessory Structure – 1100 s.f. Foundation/1700 s.f. Under Roof.
- Minimum Residential Floor Area of Primary Building – 1500 s.f.

*Porches are allowed to encroach into the setbacks shown on the development plan

Architectural Requirements:

- Exterior reconstruction and remodel of the principal building must be compatible with the historic character of the building.
- Exterior facade of the principal building to be vinyl siding with cedar posts.
- Exterior façade of the proposed building shall be cementitious siding with cedar posts.
- Roof of the proposed building shall have a hip form – with dimensional asphalt shingles.
- Exterior paint colors of the proposed building and principal building will be compatible with each other.

Accessory Dwelling Requirements:

- Occupancy of the accessory dwelling shall be limited to domestic servants or caretakers employed on the premises, temporary guests, or family members of the owner of the premises. Guests may occupy such dwelling no more than 90 consecutive days in any twelve-month period.
- No additional accessory structures will be allowed on the property.
- The accessory dwelling shall not be rented as an apartment, used as a separate domicile, used as a vacation rental or other such lodging.
- All utilities must be on the same meter as the main residential building
- No separate driveway approach shall be permitted

Parking Requirements:

- Minimum off-street parking - 2 parking spaces

Landscaping Requirements:

- No additional trees or shrubs will be required for this lot with a pre-existing principal building

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



900 N. WALNUT CREEK DR.
SUITE 100, PMB 366
MANSFIELD TX. 76063
PH: (817)300-7052
FAX: (817)477-3397

PENDERGAST RESIDENCE
106 S. 2ND ST. MANSFIELD, TX
EXHIBIT C- ZC #20-012

PROJECT NUMBER
PENDERGAST

DATE: 8-26-20

REVISIONS:

PLAN NUMBER:
PENDERGAST

SQ. FOOTAGE

LIVING - 2ND FLR.	551
PORCHES	81
GARAGE	904
FOUNDATION	985
COVERED	1536

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INC.

SHEET

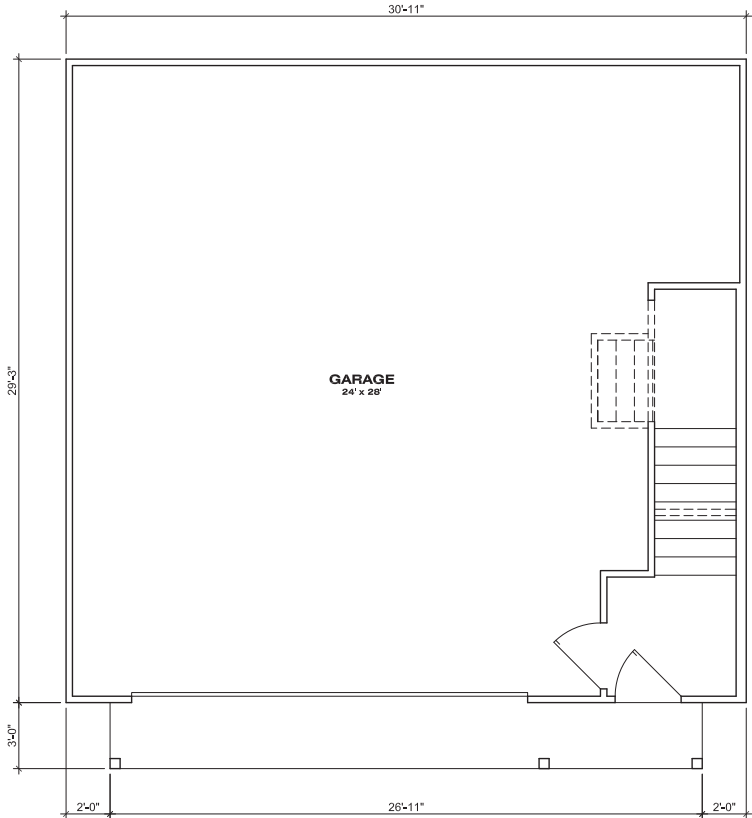
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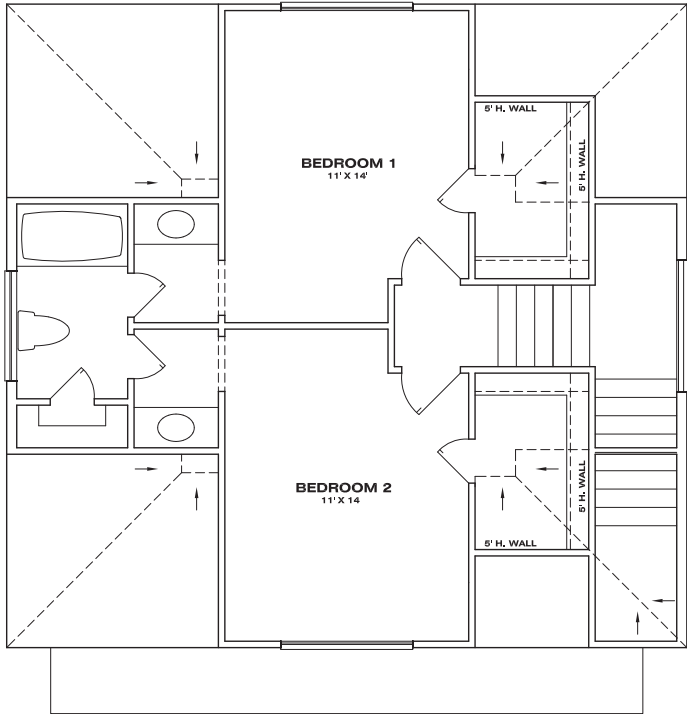
SIDE ELEVATION- PRIMARY RESIDENCE



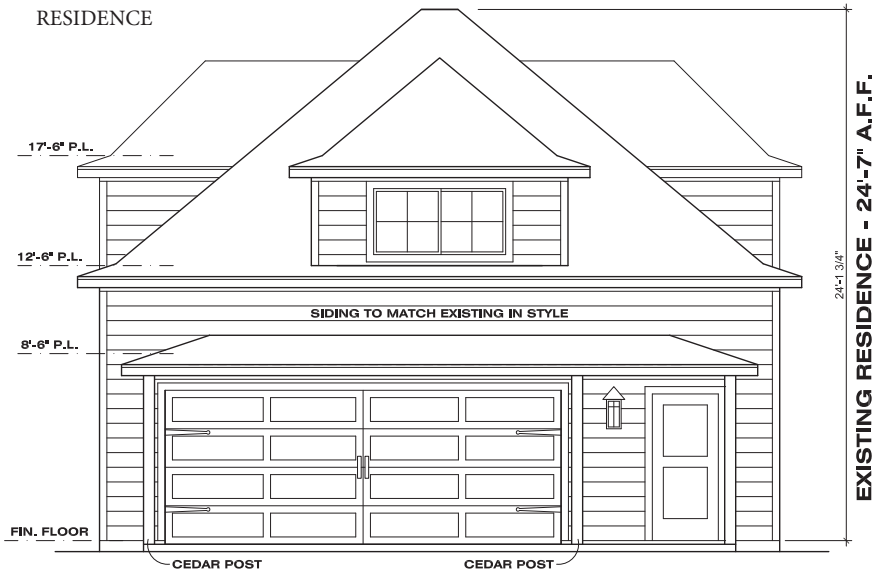
FRONT ELEVATION- PRIMARY
RESIDENCE



FIRST FLOOR PLAN
SCALE:1/4"=1'-0"



SECOND FLOOR PLAN
SCALE:1/4"=1'-0"



FRONT ELEVATION
SCALE:1/4"=1'-0" CEMENTITIOUS SIDING AND TRIM, TYP.



RIGHT ELEVATION
SCALE:1/4"=1'-0"



REAR ELEVATION
SCALE:1/4"=1'-0"



LEFT ELEVATION
SCALE:1/4"=1'-0"



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 20-3720

Agenda Date: 9/8/2020

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Case

Agenda Number:

Title

ZC#20-013: Public hearing for a zoning change from SF-7.5/12, Single-Family Residential District to PD, Planned Development District for Multi-family residential uses on approximately 0.535 acres located at 505 W. Kimball Street; Ben Hartman, owner/developer

Description/History

Existing Use: Single-family residence

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

Surrounding Land Use & Zoning:

North - Residential, PD for Residential Uses

South - Residential, PD for Residential Uses

East - Vacant and Residential, 2F - 2 Family Residential District

West -Residential, SF-7.5/12 and PD for Residential Uses

Official Land Use Plan:

The property is located in Sub-Area 3. The Land Use Plan recommends the following for Sub-Area 3:

- Emphasis should be on medium and higher (greater than 5 units per acre) density housing as infill projects, with appropriate buffers next to existing low density (under 5 acres per acre) single-family residential.
- Use the Residential Guidelines as a guide to any new residential development, where appropriate.

Comments and Considerations

The subject property consists of 0.535 acres which is currently occupied with a single family home which will be removed for this development. The applicant is requesting to re-zone the property from SF-7.5/12 Single-Family Residential District to PD Planned Development District for multi-family residential uses.

Development Plan

The applicant is proposing to build two residential buildings on one lot with a detached garage between them. Each residential building will have four 2 bedroom, 1 bathroom units.

The applicant is proposing the following development standards:

- Minimum Lot Area Per Dwelling Unit: 2750 sf
- Minimum Floor Area per Unit: 900 sf
- Maximum Lot Coverage: 50%
- Minimum Lot Width: 75'
- Minimum Lot Depth: 295'
- Minimum Front Yard: 10'
- Minimum Rear Yard: 20'
- Minimum Side Yard: 15' & 7.5'
- Maximum Height: 35'
- Minimum Building Separation: 45'
- Maximum Garage Size: 2000 sf
- Maximum Height of Garage: 26'
- Minimum Front Porch Area Under Roof (SF):300
- Minimum Garage Per Unit: 1
- Minimum Uncovered Parking Per Unit:1
- Maximum Density (units/acres):15

The exterior of the building will have a craftsman style look to match the surrounding area. The applicant has created a look that will appear to be two single family houses with large front porches and a single front door. There will be an atrium/common area inside each building to get to the individual units (Exhibit E) that will be maintained by a mandatory owners association.

The applicant is proposing the following architectural features as part of the PD:

- Siding with more than one pattern:
For example: Horizontal lap style siding on the first floor and board and batt style siding on the second floor.
- Stone or masonry accents on the front elevation.
- Craftsman elements utilized in the gables, such as knee braces or gable pediments.
- Craftsman style windows (characterized by a divided lite look on top with no lites on the bottom).
- Eight foot (8') tall front door.
- 30 year Architectural shingles.

All siding will be cementitious fiber board.

Landscaping and Screening

A Landscape Plan has been provided (Exhibit D), showing the landscaping, hardscaping, and screening to be provided throughout the site, as well as tables detailing the planting types and quantities.

An 8' board on board stained cedar fence will be constructed around the perimeter of the property to screen this development from the adjacent residential lots.

Dumpster

A dumpster will be provided for the residents to use towards the back of the property. The dumpster will be screened by a masonry enclosure to match the masonry accents on the main buildings. The gates across the front and a small side gate for residents to use will be constructed of the same stained cedar as the fence along the perimeter of the lot.

Parking

A total of 16 parking spaces will be provided for this development. Each unit will have one parking space in the garage and one uncovered parking space.

Recommendation

This development will provide eight housing units while maintaining the exterior appearance of two homes so that it will blend in well with the surrounding single family houses. It is a good alternative to traditional apartment while adding more housing in our Downtown Mansfield area. This development is within walking distance to all of the amenities that our downtown has to offer which will make it a desirable location.

Staff recommends approval.

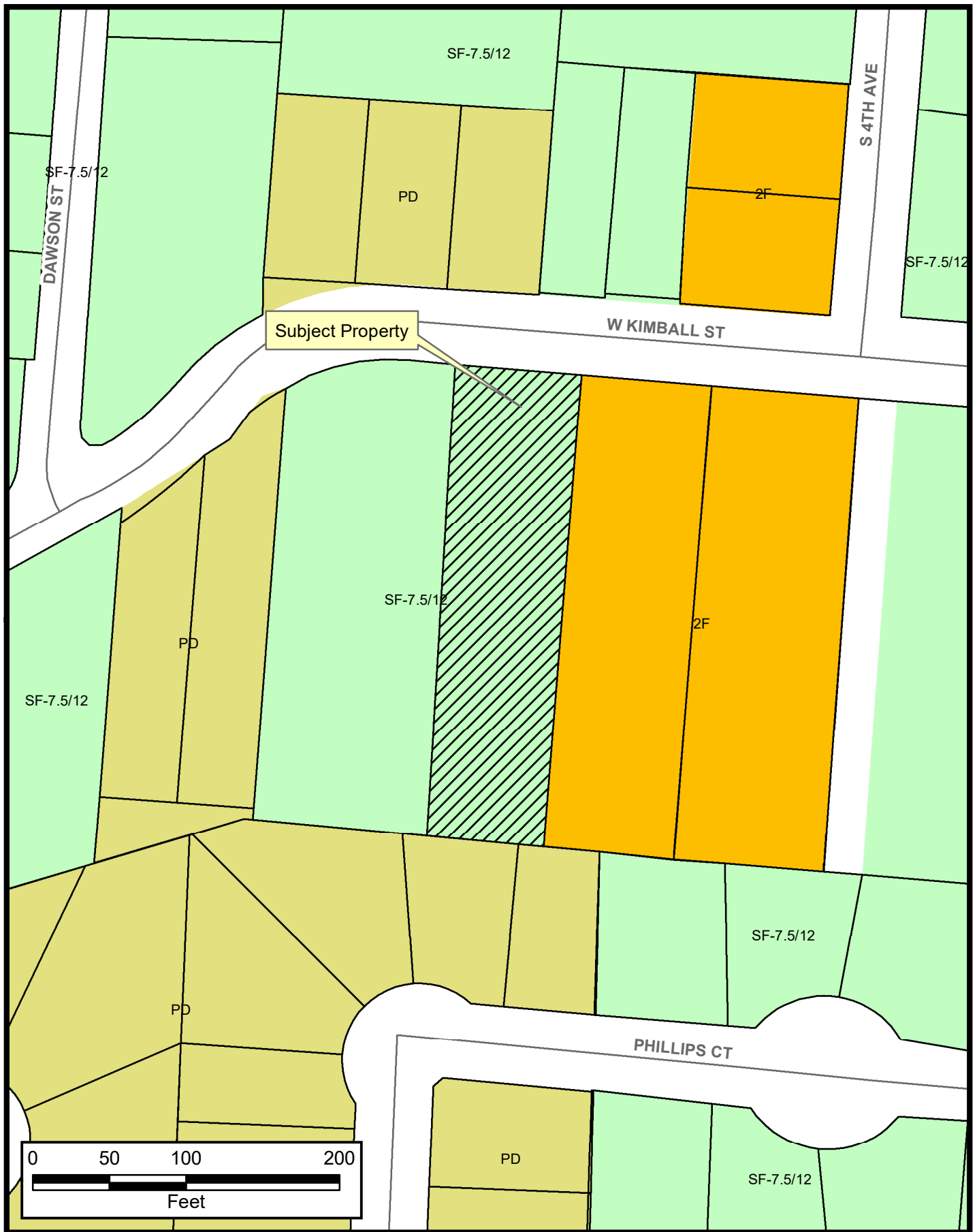
Attachments:

Maps and supporting information

Exhibit A

Exhibit B-E





Property Owner Notification for ZC#20-013

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
BASTIAN ADDITION	BLK 1	MANSFIELD CUSTOM HOMES LLC	1848 LONE STAR RD #308	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	GUPTON, DAVID	606 W KIMBALL ST	MANSFIELD, TX	76063-1962
MANCHESTER HEIGHTS	BLK 1	MC GEE, MATTHEW EDWARD	501 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	EVANS, JENNIFER D	101 EDDIE CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	PINKERTON, JESSE M	410 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	POWERS, SHANESSA	412 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	PARKEN, SCOTT	414 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	LARICCHIA, ASHLEY	500 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	FOSTER, ANITA	502 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	YATES, KAREN	504 PHILLIPS CT	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 32	POHLMAN, P A	405 W KIMBALL ST	MANSFIELD, TX	76063-1957
MANSFIELD, CITY OF	BLK 36	HARTMAN, BEN	500 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 36	HARTMAN, BEN	500 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 36	HARTMAN, BEN	500 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 36	WOOD, CURTIS D	504 W KIMBALL ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 36	VERA, FRANCISCO G	155 SOUTHWOOD DR	BURLESON, TX	76028-2831
MANSFIELD, CITY OF	BLK 36	LARA, LIDIA	204 S 4TH AVE	MANSFIELD, TX	76063

Monday, August 24, 2020

Page 1 of 2

Property Owner Notification for ZC#20-013

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 36	CIRCLE W HOME INVESTMENTS LLC	841 GREEN VALLEY CIR W	BURLESON, TX	76028-1365
MANSFIELD, CITY OF	BLK 36	OSMUS, MIKE	PO BOX 1807	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 37	MITCHELL, ROBERT D	203 HART CIRCLE	WAXAHACHIE, TX	75165
MANSFIELD, CITY OF	BLK 37	TAYLOR, CHARLES K	501 W KIMBALL ST APT A	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 37	TAYLOR, CHARLES K	501 W KIMBALL ST APT A	MANSFIELD, TX	76063-1996
MANSFIELD, CITY OF	BLK 37	TAYLOR, CHARLES K	501 W KIMBALL ST APT A	MANSFIELD, TX	76063-1996
MANSFIELD, CITY OF	BLK 37A	AVANTE PROCUREMENT LLC	3792 JOE WILSON RD	MIDLOTHIAN, TX	76065
WEBB ADDITION (MANSFIELD)	BLK 1	CHAWLA, KUMUD	2317 STARLIGHT CT	ARLINGTON, TX	76016-6425
WEBB ADDITION (MANSFIELD)	BLK 1	HANNUSH, NAN T	406 PHILLIPS CT	MANSFIELD, TX	76063-1969
WEBB ADDITION (MANSFIELD)	BLK 1	DESANTIAGO, EFREN	407 PHILLIPS CT	MANSFIELD, TX	76063-1990
WEBB ADDITION (MANSFIELD)	BLK 1	GUTIERREZ, EDUVIGES C	405 PHILLIPS CT	MANSFIELD, TX	76063-1990

EXHIBIT A
ZC#20-XXX
LEGAL DESCRIPTION

Commonly known as 505 W Kimball St, Mansfield Tx 76063

BEING a portion of Block 37, Original Town of Mansfield, an addition to the City of Mansfield, Texas according to the plat recorded in Volume 63, Page 53 of the Plat Records of Tarrant County, Texas and being all that certain tract of land described in deed to Robert Mitchell and wife, Cynthia Mitchell, recorded in Volume 7781, Page 1515 of the Deed Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the Southwest corner of said Mitchell Tract, being the Southeast corner of that certain tract of land described in deed to Avante Procurement LLC, recorded in Clerk's File No. D216292894 of the Official Public records of Tarrant County, Texas, lying by deed in the South boundary line of said Block 37, 12.5 feet from the Southwest corner thereof;

THENCE N 04" 29' 40" E, 300.00 feet along the common boundary line between said Mitchell Tract and said Avante Tract to a 1/2-inch iron rod found at the Northwest corner of said Mitchell Tract, lying in the South right-of-way line of West Kimball Street (a called 50-foot wide right-of-way);

THENCE S 85" 17' 00" E, 77.74 feet along the said South right-of-way line of West Kimball Street with the North boundary line of said Mitchell Tract to a 1/2-inch iron rod set with orange plastic cap stamped "R.

W. COOMBS RPLS 5294" at the Northeast corner thereof, being the Northwest corner of Lot 1R, Block 37, Original Town of Mansfield, an addition to the City of Mansfield, Texas according to the plat recorded in Volume 388-194, Page 86 of the Plat Records of Tarrant County, Texas;

THENCE S 04" 29' 40" W, 300.00 feet along the common boundary line between said Mitchell Tract and said Lot 1R to a 1/2-inch iron rod found at the Southeast corner of said Mitchell Tract, lying in the South boundary line of aforesaid Block 37;

THENCE N 85" 17' 00" W, 77.74 feet along the South boundary line of said Mitchell Tract and said Block 37 to the PLACE OF BEGINNING, containing 0.535 acre (23,322 square feet) of land.

Brooklyn Heights

Exhibit C.0

A missing middle housing addition to the Historic Original Town of Mansfield



ZC#20-013

DEVELOPMENT STANDARDS	
MINIMUM LOT AREA PER DWELLING UNIT (SF)	2750
MINIMUM FLOOR AREA PER UNIT (SF)	900
MAXIMUM LOT COVERAGE	50%
MINIMUM LOT WIDTH (FEET)	75
MINIMUM LOT DEPTH (FEET)	296
MINIMUM FRONT YARD (FEET)	10
MINIMUM REAR YARD (FEET)	20
MINIMUM SIDE YARD (FEET)	15 & 7.5
MAXIMUM HEIGHT (FEET)	35
MINIMUM BUILDING SEPARATION (FEET)	45
MAXIMUM GARAGE SIZE (SF)	2000
MAXIMUM GARAGE HEIGHT (FEET)	26
MINIMUM FRONT PORCH AREA UNDER ROOF (SF)	300
MINIMUM GARAGE PARKING PER UNIT	1
MINIMUM UNCOVERED PARKING PER UNIT	1
MAXIMUM DENSITY (UNITS/ACRE)	15

A. A mandatory owners association will be responsible for the maintenance of the perimeter and screening fences, the dumpster enclosure area, all site irrigation, and all site landscaping.

B. The mandatory owners association shall also be responsible for all interior common areas and any common areas on other areas of the building such as porches.

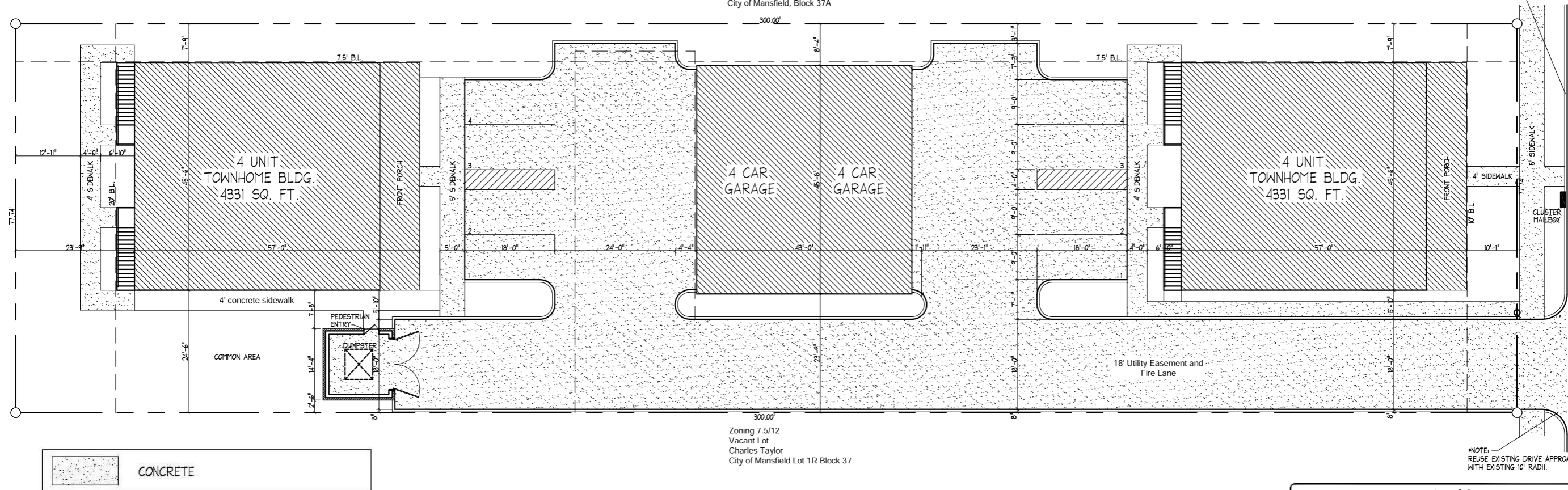
C. The Owners Association and associated documents shall be filed in accordance with the City of Mansfield policies. These documents must be reviewed by the City Attorney prior to filing the final plat. The documents shall be filed with the final plat at Tarrant County when deemed necessary by the attorney. The documents shall be submitted in a timely manner to allow for a minimum of 60 days review. Failure to submit the documents or incomplete documents may result in delay of construction, acceptance of the subdivision or delay in approval of a building permit. The City does not accept the responsibility for any delays in construction, approval or acceptance of the subdivision caused by the failure to submit the association documents or the inaccuracy of the documents.



Vicinity Map
Not to Scale



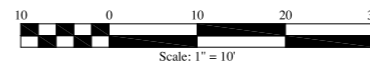
#NOTE:
REMOVE EXISTING DRIVEWAY AND REPLACE
CURB AND GUTTER FOR STRAIGHTWAYS



Zoning 7.5/12
Vacant Lot
Charles Taylor
City of Mansfield Lot 1R Block 37

*NOTE: REUSE EXISTING DRIVE APPROACH WITH EXISTING 10' RADII.

Note: The Director of Planning or his designee may allow minor changes of "form" and "site" but not uses so long as they are keeping with the spirit and intent of the ordinances and exhibits herein. The Administrative Official or designee may refer any suggested minor changes in question for any reason to the zoning commission for review and recommendation. This is not to be used or construed as a substitute for a substantive change to the "form" or "site" but the intent is to allow for minor issues that arise during the permitting/construction phase to be addressed in a timely manner.



ARCHITECTURAL SITE PLAN

SCALE 1" = 10'

EXHIBIT "B"
Development Plan
Brooklyn Heights

A PORTION OF BLOCK 37
ORIGINAL TOWN OF MANSFIELD
CITY OF MANSFIELD, TARRANT COUNTY, TX
1 Lot, 0.535 Acres
CURRENT ZONING - SF-7.5/12

BEN HARTMAN, 500 ALVARADO ST., MANSFIELD, TX 76063, 817-991-5628, - DEVELOPER/BUILDER - Email benhartman62@gmail.com
LINDBERGH DESIGNS, 100 KINGS ROW DR., MANSFIELD, TX 76063, 817-289-4800 - DESIGN FIRM

AUGUST 18, 2020

These plans are the property of Urdyberg Designs L.L.C., and are not to be reproduced, traced or reused for any purpose without the written permission of Urdyberg Designs L.L.C. These plans are intended to provide the construction information necessary to build this structure. Builder/Owner must verify and check all dimensions prior to construction. Limit of architectural consultant's responsibilities not to exceed the fee paid for plans. Structural Engineering

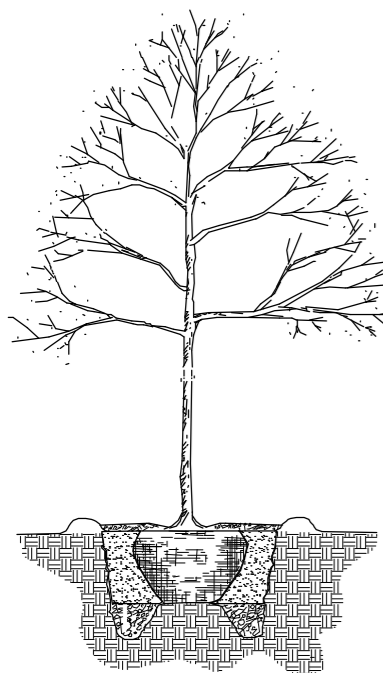
Job Location:
Hartman Project
505 W. Kimball St.
Mansfield, TX 76063
A Portion of Block 37
Original Town of Mansfield

Lindbergh Designs
Commercial & Residential Planning
www.lindberghdesigns.com
burb. (817) 283-4800

14

DATE: 29 JUN 20
REV. 17 AUG 20
PLAN: TH 4331
S1

Exhibit D - Landscape Plan



TREE PLANTING DETAIL

NOT TO SCALE

DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES.

STAKE TREE ONLY AT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.

4 INCH DEPTH OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH NEED FREE.

MULCH RING TO BE 6 INCH DIAMETER MIN., 8 INCH DIAMETER PREFERRED.

TAMP SOIL AROUND ROOT BALL FIRMLY WITH FOOT PRESSURE TO PREVENT SHIFTING.

TREE PIT TO BE 3X WIDER THAN ROOT BALL. SCARIFY AND ANGLE SIDES OF THE HOLE.

SET TOP OF ROOT BALL 1 INCH ABOVE FINISH GRADE.

PLACE BOTTOM OF ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.

REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.

BACKFILL HOLE WITH EXISTING SOIL.

AMENDMENTS SHALL BE ADDED TO SOIL BASED ON RESULTS OF SOIL TESTS.

THE TOP OF ROOT BALL SHALL NOT BE COVERED WITH SOIL.

PROVIDE DRAINAGE IN PLANTING PIT AS DEEMED NECESSARY BY A SOIL PERCOLATION TEST.

LANDSCAPE REQUIREMENT CALCULATIONS

REQUIRED PERCENTAGE OF TOTAL SITE LANDSCAPING	MIN. 15%
SITE AREA	23,322 SQ. FT.
PROPOSED LANDSCAPE AREA	5,521 SQ. FT.
PERCENTAGE OF SITE TO BE IN LIVING LANDSCAPE	23.67%

REQUIRED # OF MIN. 3" CAL. TREES ALONG STREET FRONTAGE (STREET NAME)	1 PER 50'
LENGTH OF STREET FRONTAGE	77.74'
NUMBER OF TREES REQUIRED	2
NUMBER OF TREES PROVIDED	2

NUMBER OF SITE PARKING SPACES	8
NUMBER OF TREES REQUIRED 1 PER 20 SPACES	1
NUMBER OF TREES PROVIDED	8

SYMBOL	KEY	CANOPY TREE Common Name (Botanical Name)	SIZE	SPACING
		EXISTING TREES (Labeled as noted)	3' Cal.	As Scaled
	LO	OAK, LIVE (<i>Quercus virginiana</i>)	3' Cal.	As Scaled
	CE	ELM, CEDAR(<i>Ulmus crassifolia</i>)	3' Cal.	As Scaled
	BC	CYPRESS, BALD (<i>Taxodium distichum</i>)	3' Cal.	As Scaled
	CM	GRAPE MYRTLE (<i>Lagerstroemia indica</i>)	6' Ht.	As Scaled

SYMBOL	KEY	CANOPY TREE Common Name (Botanical Name)	SIZE	SPACING
	DBH	HOLLY, DWARF BURFORD (<i>Ilex cornuta 'Dwarf Burford'</i>)	3 Gal./ 2' Ht.	36"
	DTH	HOLLY, DWARF YAUPON (<i>Ilex vomitoria 'Dwarf Nana'</i>)	3 Gal./ 2' Ht.	36"
	AS	SAGE, AUTUMN (<i>Salvia greggii</i>)	3 Gal./ 2' Ht.	36"
	HDN	NANDINA, Harbour Dwarf (<i>Nandina domestica 'Harbour Dwarf'</i>)	3 Gal.	24"
	ND	NANDINA (<i>Nandina domestica</i>)	3 Gal.	36"
	WM	WAX MYRTLE (<i>Myrica cerifera</i>)	7 Gal.	60"
	YL	LANTANA, YELLOW (<i>Lantana</i>)	1 Gal.	24"
		ANNUAL BED		
		Common Bermuda Grass		

Notes

No changes shall be made to the plans, including plant material type and location without approval from Landscape Architect or Owner.

All plant material shall be guaranteed for a period of 1 year from the date of installation completion. Wording to this effect shall be included in Contractor's proposal.

The Contractor shall notify the Landscape Architect in writing of discrepancies between the plans and actual site conditions prior to commencing work. Failure to do so shall be interpreted as the Contractor accepting such conditions and responsible at no additional cost to Owner, for any future adjustments that need to be made.

All work shall be in accordance to plans. Any defective work shall be corrected at no additional cost.

The quality of the plant material is subject to the approval of the Landscape Architect and may be rejected (ASNSG).

Minor field adjustments may be made to the location of plant materials by the Landscape Architect and shall be made by the Contractor at no additional cost.

All areas to be sodded shall first be tilled to a uniform depth of 4 inches in two, crossing directions. After the initial tilling operation, incorporate 1,500 pounds per acre of 10-20-10 Fertilizer or as specified by a soil test. Apply amendments as specified by a soil test.

Sod strips shall be pulled tightly together in a neat orderly manner. Do no overlap sod strips and to not use any strips that exhibit weak or thin soil.

Installed sod that turns yellow shall be given 7 days to recover before it will be rejected. Replace rejected sod by completely and uniformly cutting out area to make the repair.

After installation, the sod shall be rolled in two directions with a roller not weighing less than 100 lbs. per square foot.

Amendments shall be added to each planting pit and bed area.

All burlap material on balled and burlapped plants shall be the type that decomposes within two years. Synthetic or plastic type wrappings are not allowed.

After setting balled and burlapped plants, remove the top 1/3 of the burlap and completely remove all binder twine. No burlap shall show above the surface.

All planting areas shall be graded smooth, without the presence of low spots, depressions or irregular humps. Areas around planting beds shall be constructed to re-direct drainage around and away from planting areas. All planting areas shall be constructed and graded to ensure positive drainage away from structures.

Cedar mulch shall be applied within 24 hours of planting of new plant material. Mulch shall be spread evenly to a settled depth of 4" around all trees and shrubs to the limits of the planting beds as shown on plans.

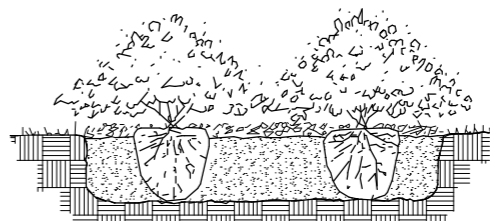
All plantings shall be "watered in" by flooding the backfield hole within the same working day upon which they were planted. All plants shall be adjusted as necessary to ensure correct depth of planting, vertical alignment and/or to compensate for settling. Soil shall be firmed around around each plant as final adjustments are made.

REMOVE ALL TAGS, TWINE OR OTHER NON-Biodegradable MATERIALS ATTACHED TO THE PLANT OR ROOT MASS.

PRUNE PLANT TO REMOVE DEAD OR BROKEN BRANCHES.

4 INCH DEPTH OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH PLANT TRUNK. MAINTAIN THE MULCH NEED FREE.

MULCH SHALL BE KEPT MIN. 2 INCHES AWAY FROM TRUNK OF PLANT.



SHRUB PLANTING DETAIL

NOT TO SCALE

PLANT PIT TO BE AT LEAST 2X WIDER THAN ROOT BALL. SCARIFY AND ANGLE SIDES OF THE HOLE.

REMOVE CONTAINER FROM ROOT MASS. LOOSEN ROOTS FROM POTBOUND PLANTS BY SCORING OR PULLING.

DAMPEN SOIL PRIOR TO PLANTING. BACKFILL HOLE WITH THOROUGH MIXTURE OF 1 PT. SAND, 1 PT. ORGANIC HUMUS, 1 PT. NATIVE TOPSOIL.

AMENDMENTS SHALL BE ADDED TO SOIL BASED ON RESULTS OF SOIL TESTS.

PLACE BOTTOM OF ROOT BALL ON TAMPED SOIL THAT HAS BEEN SETTLED WITH WATER.

PLANT SOIL LEVEL SHALL BE 1" HIGHER THAN SURROUNDING GRADE.

TAMP SOIL AROUND ROOT BALL LIGHTLY WITH FOOT OR HAND PRESSURE TO PREVENT SHIFTING.

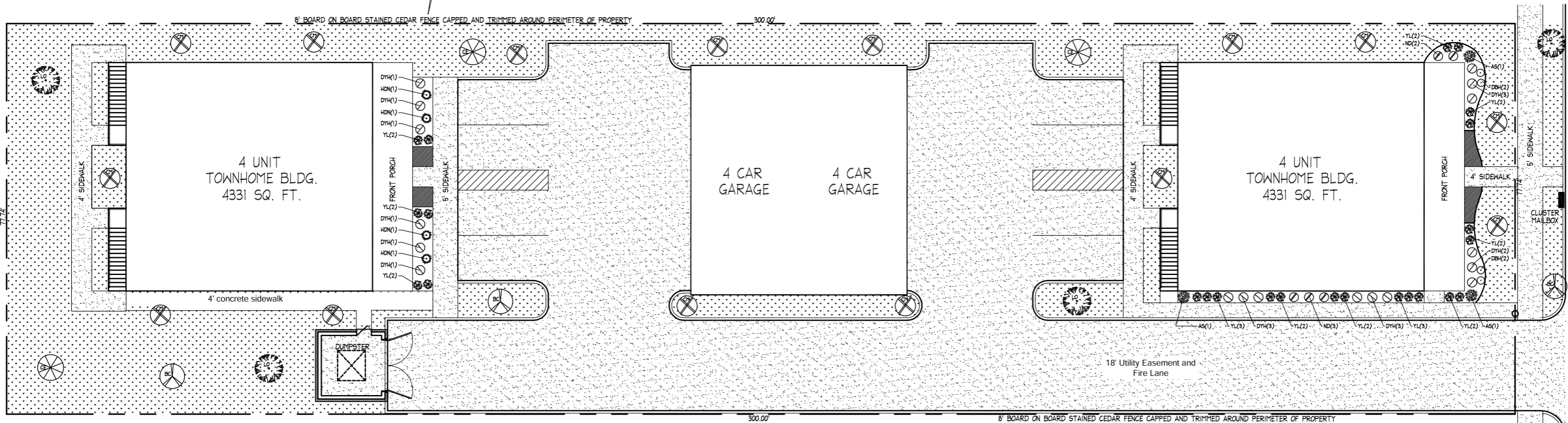
PROVIDE DRAINAGE IN PLANTING PIT AS DEEMED NECESSARY BY A SOIL PERCOLATION TEST.



NORTH

LANDSCAPE PLAN

SCALE 1" = 10'

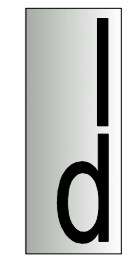


ZC#20-013

These plans are the property of Lindbergh Designs LLC, and are not to be reproduced, traced or used for construction without the written permission of Lindbergh Designs LLC. These plans are intended to provide the Owner with a general idea of the proposed landscape design. The Owner shall be responsible for obtaining all necessary permits and approvals from the local authorities. The Owner shall be responsible for the cost of construction. The Owner shall be responsible for the maintenance of the landscape. The Owner shall be responsible for the replacement of any plants that die or become diseased. The Owner shall be responsible for the removal of any plants that are no longer desired. The Owner shall be responsible for the removal of any plants that are no longer desired.

Job Location:
Hartman Project
505 W. Kimball St.
Mansfield, TX 76063
A Portion of Block 37
Original Town of Mansfield

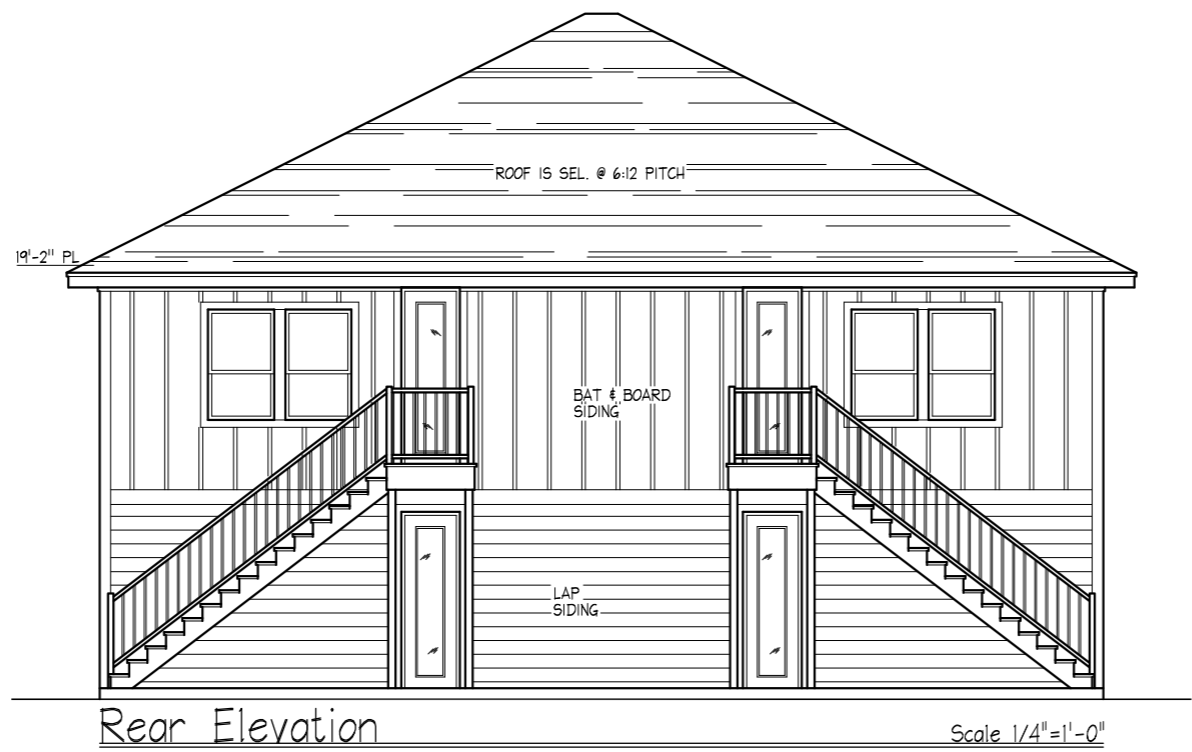
Lindbergh Designs
Commercial & Residential Planning
www.lindberghdesigns.com
bus. (817) 283-4800



DATE: 29 JUN 20
REV. 17 AUG 20

PLAN: TH 4331
L1

Exhibit C.1



EXTERIOR FACADE DATA		
EXTERIOR FACADE (BRICK)	64 SQ. FT.	2.1 %
EXTERIOR FACADE (SIDING)	2954 SQ. FT.	97.9 %
TOTAL FACADE AREA	3018 SQ. FT.	100.0 %

Note: All siding is cementitious fiber board

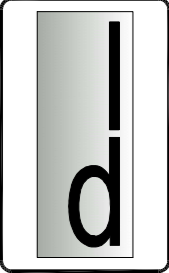
Required Architectural Features

1. Siding with more than one pattern:
Example - horizontal lap style siding on the first floor and board and batt style siding on the second floor.
2. Stone or masonry accents on the front elevation.
3. Craftsman elements utilized in the gables, such as knee braces or gable pediments.
4. Craftsman style windows (characterized by a divided lite look on top with no lites on the bottom)
5. Eight foot (8') tall front door.
6. 30 yr Architectural shingle

These plans are the property of Lindbergh Designs LLC, and are not to be reproduced, traced or reused for construction without the written permission of Lindbergh Designs LLC. These plans are intended to provide the construction information necessary to build the structure. Lindbergh Designs LLC is not responsible for any construction. Limit of architectural consultant responsibility not to exceed the fee paid for plans. Structural Engineering plans may be required in addition with these plans.

Job Location:
Hartman Project
505 W. Kimball St.
Mansfield, TX 76063
A Portion of Block 37
Original Town of Mansfield

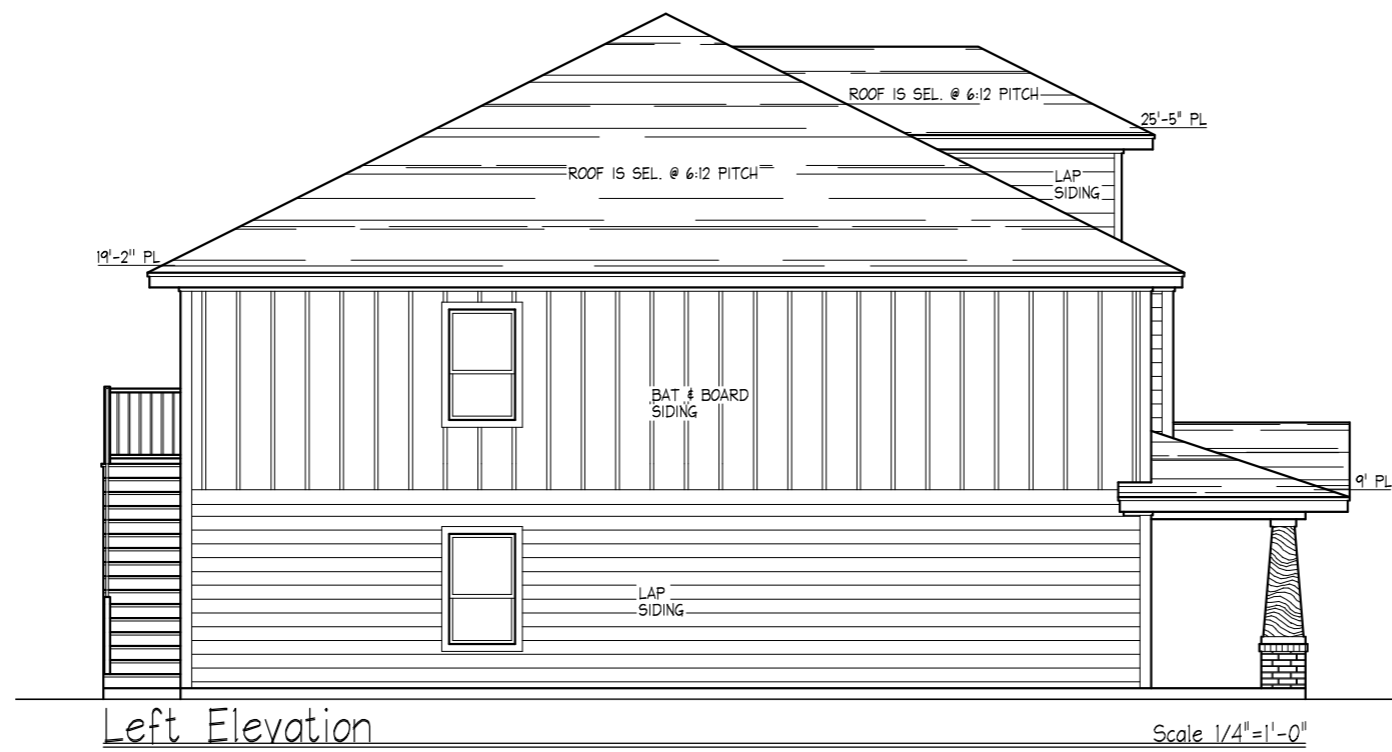
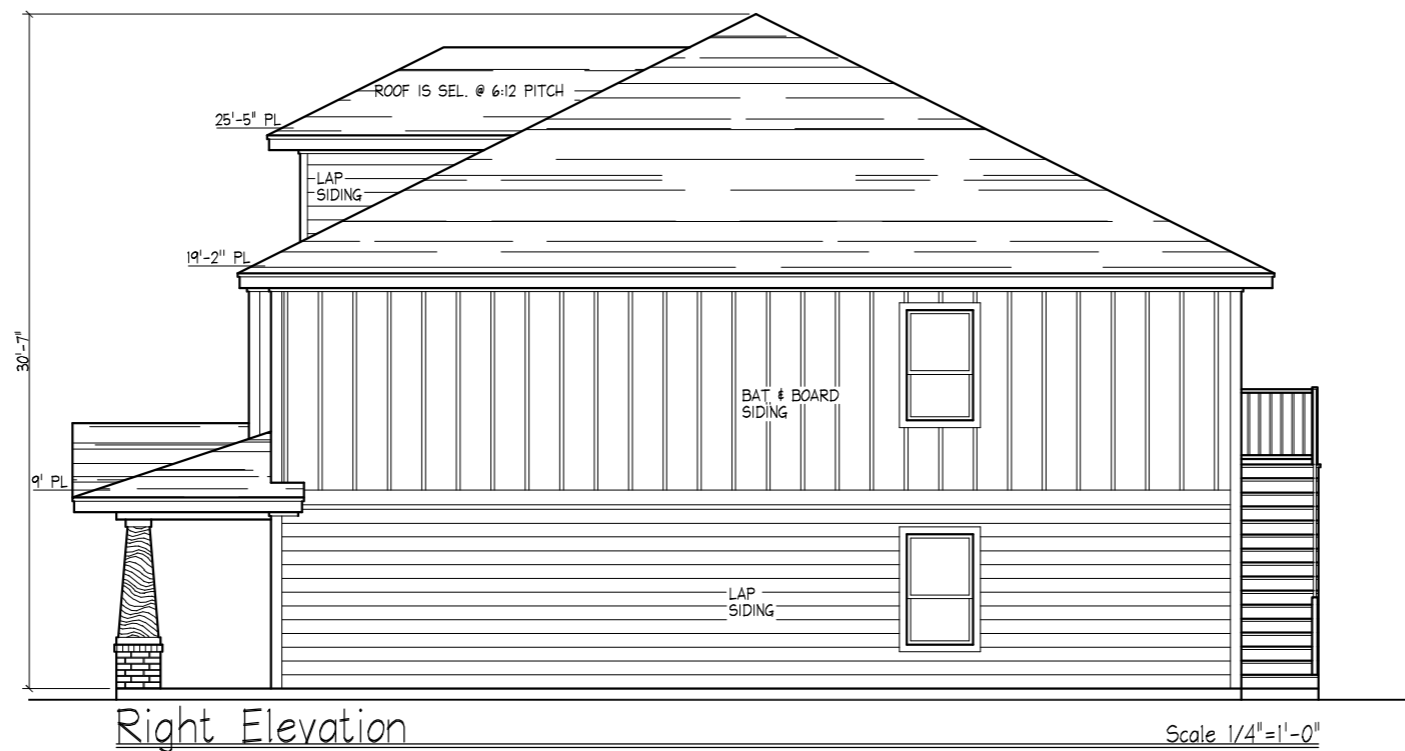
Lindbergh Designs
Commercial & Residential Planning
www.lindberghdesigns.com
b.u.s. (817) 283-4800



DATE: 29 JUN 20
REV. 17 AUG 20
PLAN: TH 4331
AT

ZC#20-013

Exhibit C.2



EXTERIOR FACADE DATA		
EXTERIOR FACADE (BRICK)	64 SQ. FT.	2.1 %
EXTERIOR FACADE (SIDING)	2954 SQ. FT.	97.9 %
TOTAL FACADE AREA	3018 SQ. FT.	100.0 %

Note: All siding is cementitious fiber board

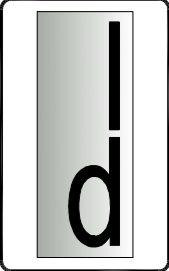
Required Architectural Features

- Siding with more than one pattern:
Example - horizontal lap style siding on the first floor and board and batt style siding on the second floor.
- Stone or masonry accents on the front elevation.
- Craftsman elements utilized in the gables, such as knee braces or gable pediments.
- Craftsman style windows (characterized by a divided lite look on top with no lites on the bottom)
- Eight foot (8') tall front door.
- 30 yr Architectural shingle

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Job Location:
Hartman Project
505 W. Kimball St.
Mansfield, TX 76063
A Portion of Block 37
Original Town of Mansfield

Lindbergh Designs
Commercial & Residential Planning
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DATE: 29 JUN 20
REV. 17 AUG 20
PLAN: TH 4331
A2

ZC#20-013

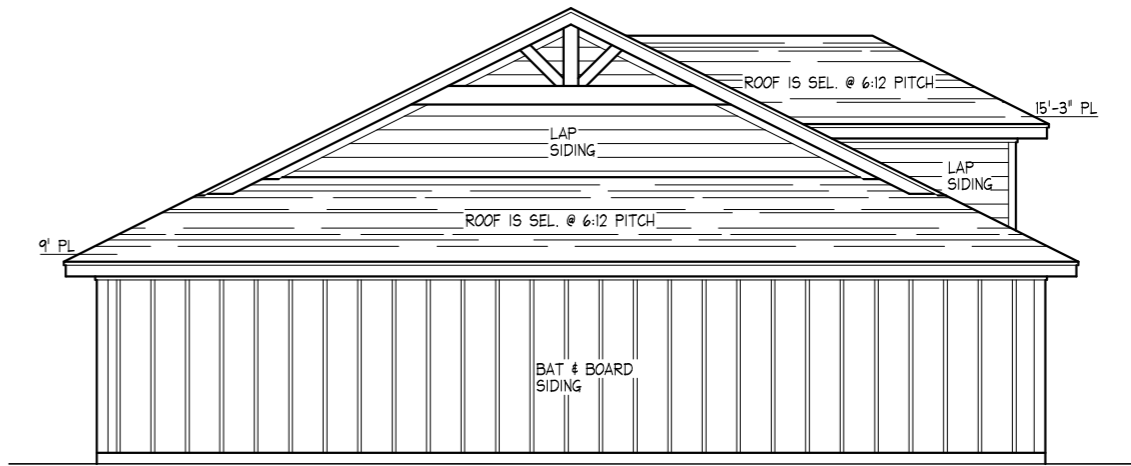
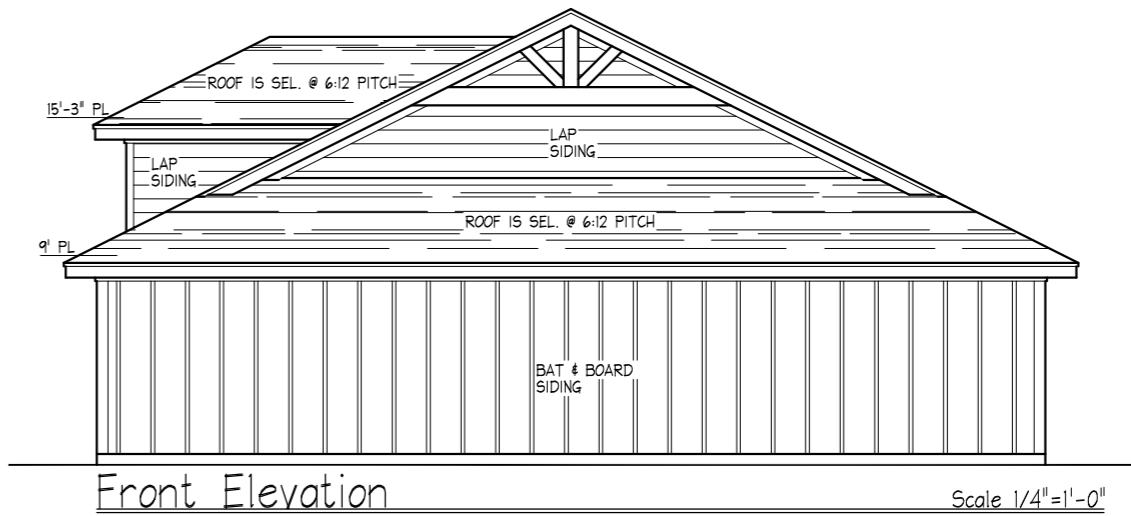
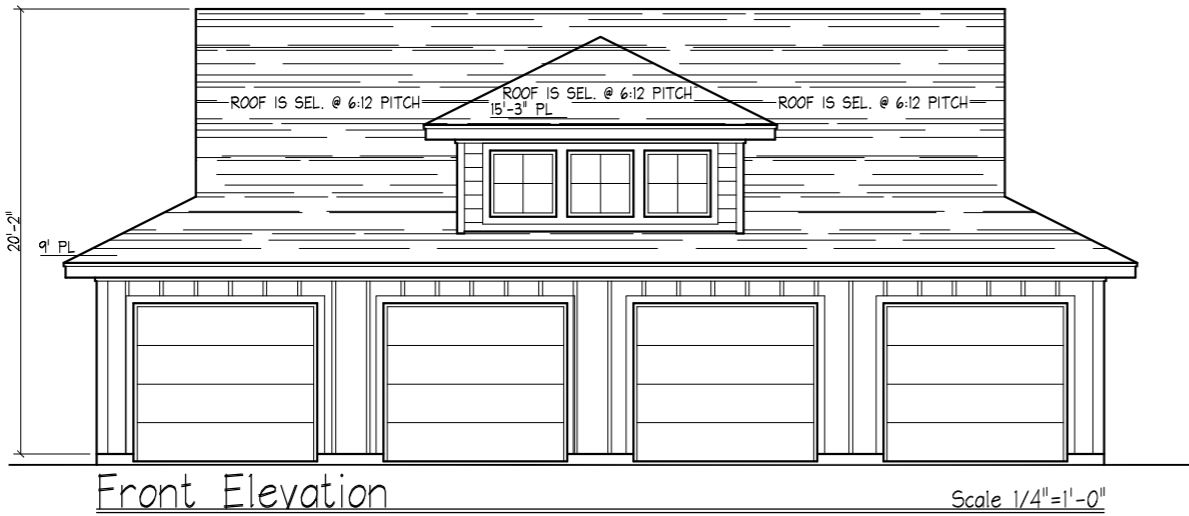
Exhibit C.3

EXTERIOR FACADE DATA		
EXTERIOR FACADE (BRICK)	0 SQ. FT.	0.0 %
EXTERIOR FACADE (SIDING)	977 SQ. FT.	100.0 %
TOTAL FACADE AREA	977 SQ. FT.	100.0 %

Note: All siding is cementitious fiber board

Required Architectural Features

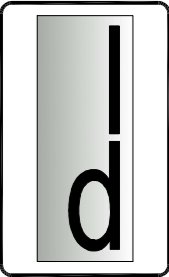
- Siding with more than one pattern:
Example - horizontal lap style siding on the first floor and board and batt style siding on the second floor.
- Stone or masonry accents on the front elevation.
- Craftsman elements utilized in the gables, such as knee braces or gable pediments.
- Craftsman style windows (characterized by a divided lite look on top with no lites on the bottom)
- Eight foot (8') tall front door.
- 30 yr Architectural shingle



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Job Location:
Hartman Project
505 W. Kimball St.
Marshall, TX 76063
A Portion of Block 37
Original Town of Marshall

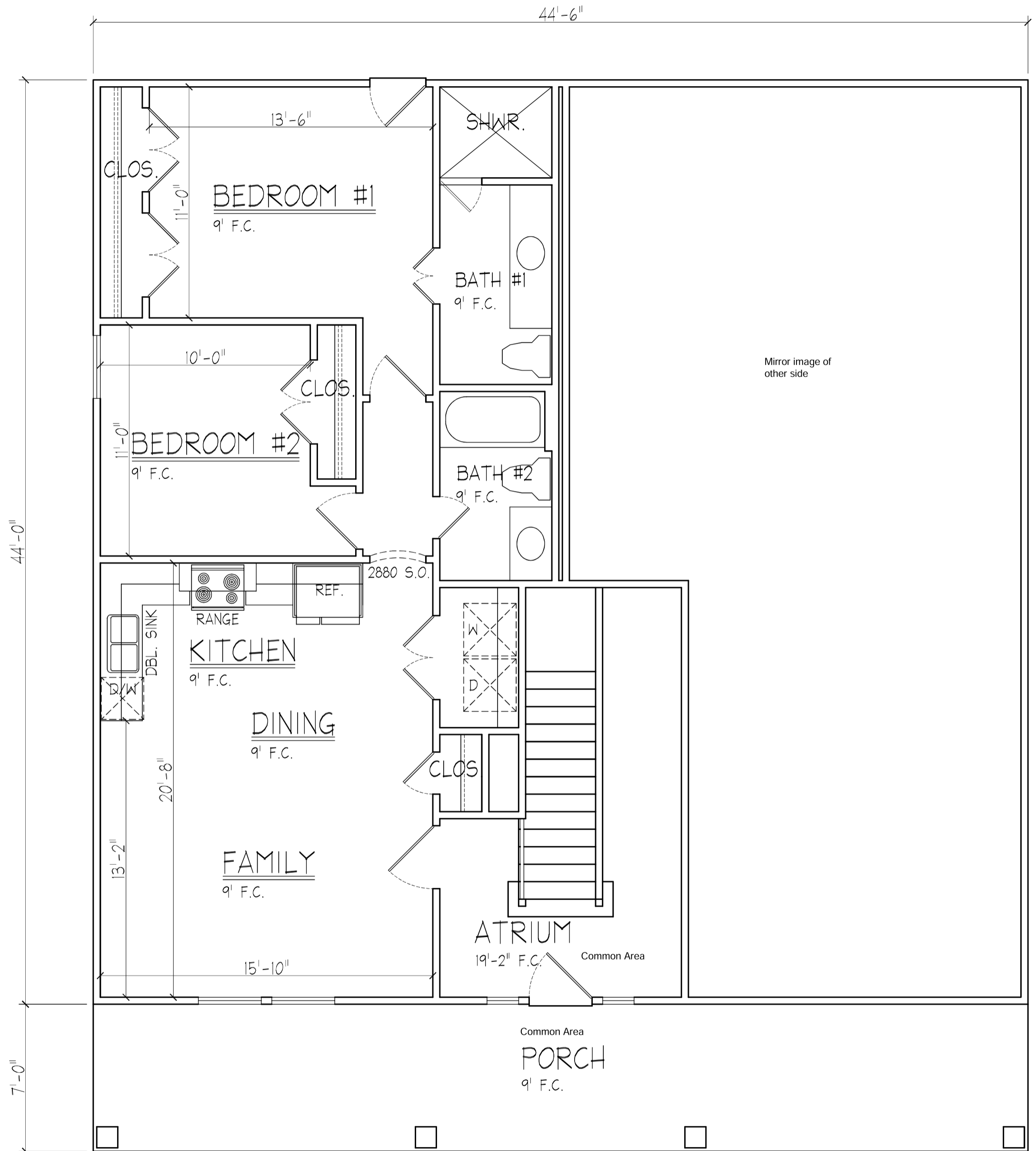
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b.u.s. (817) 283-4800



DATE: 29 JUN 20
REV. 17 AUG 20
PLAN: TH 4331
A3

ZC#20-013

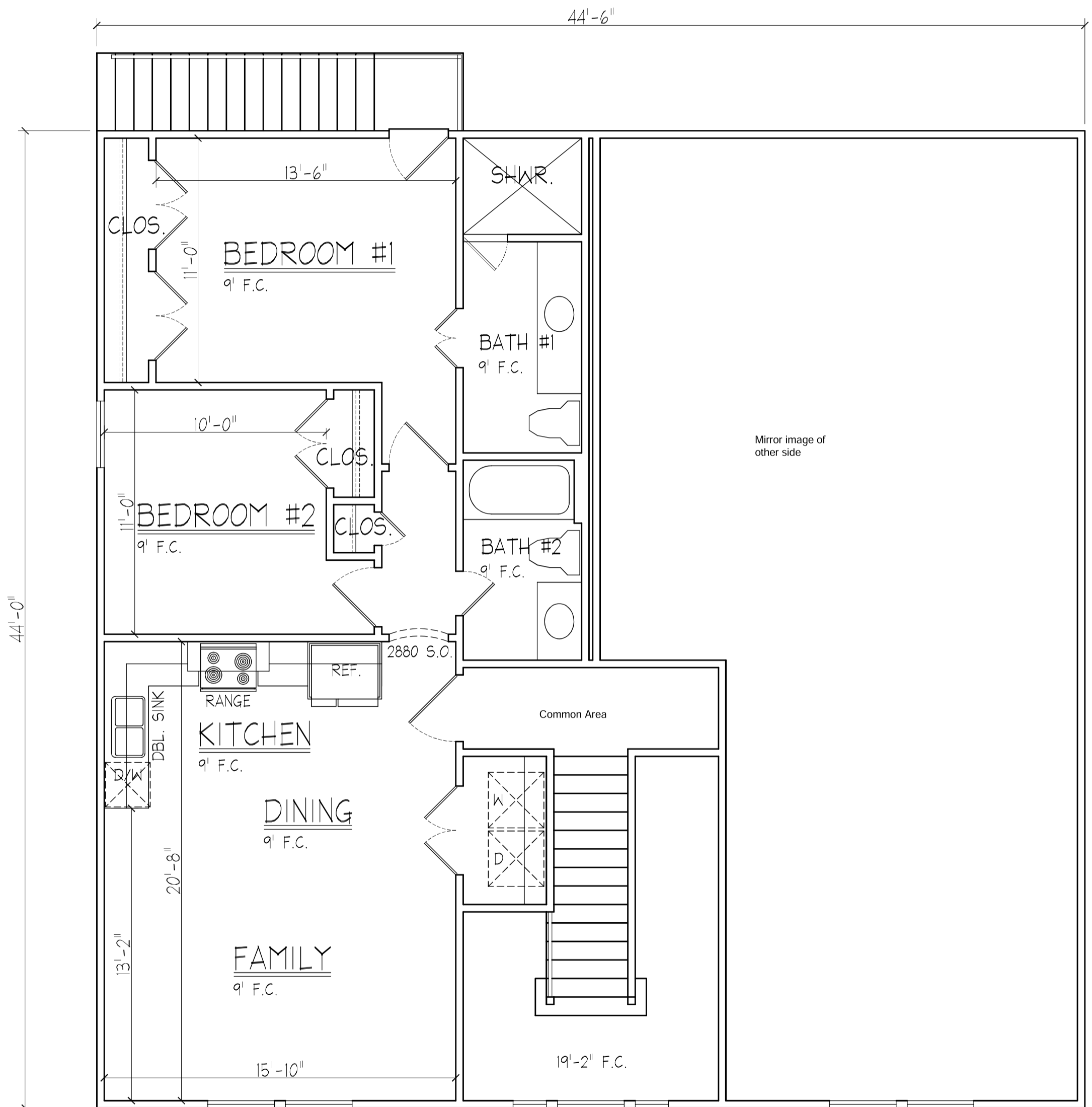
Exhibit E1
Floor Plan - 1st Floor



First Floor

Scale 1/4"=1'-0"

Exhibit E2
Floor Plan - 2nd Floor



Second Floor

Scale 1/4"=1'-0"



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 20-3718

Agenda Date: 9/8/2020

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Plat

Agenda Number:

Title

SD#20-029: Public Hearing and Consideration of an Appeal of the Disapproval of Case No. SD#20-029: Lots 1 through 24, Block 1, Legacy Estates, Addressed at 2305 and 2306 Alicia Court, by Rockwater Developments, LLC, owner; DeOtte Inc., engineer; and Kaz Surveying, Inc., surveyor

Description/History

On July 20, 2020, the Commission disapproved the replat for Legacy Estates based on the proposed street exceeding the maximum cul-de-sac length of 600 feet set by the Subdivision Control Ordinance. Under Section 212.0093 of the Texas Local Government Code, after the disapproval of a plat an applicant may submit a written response to the Commission that remedies each reason for disapproval provided.

The applicant has submitted a response under Section 212.0093 describing the reasons to approve the variance to the maximum cul-de-sac length. After considering the applicant's response, the Commission must approve, approve with conditions or disapprove the plat.

The purpose of the replat is to create 23 single-family residential lots and one open space lot. The property is zoned SF-8.4/16. For this District, the minimum lot width is 70 feet, minimum lot depth is 110 feet and minimum lot area is 8,400 square feet. All lots meet the minimum dimensions for this district.

The applicant proposes to extend the existing Alicia Court to the back of the property by approximately 875 feet. The existing cul-de-sac is approximately 330 feet in length. With the extension, Alicia Court will have a length of approximately 1,205 feet. The Subdivision Control Ordinance limits the maximum length of a cul-de-sac to 600 feet. The applicants are requesting a variance to maximum cul-de-sac length for the reasons stated in their letter.

Attachments:

Maps and Supporting Information
Applicant's written response (appeal)
Letters in Protest
Variance Request Letter
Previously Approved Plat
Final Plat



SD#20-029

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.

6/18/2020

Property Owner Notification for SD#20-029

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
NELMWOOD ESTATES	BLK 1	BAUGHMAN, ROBERT E	2307 RICKY CT	MANSFIELD, TX	76063-4895
NELMWOOD ESTATES	BLK 1	SIBILA, RODNEY S	2306 RICKY CT	MANSFIELD, TX	76063-4878
NELMWOOD ESTATES	BLK 1	GERIK, CALVIN	2305 RICKY CT	MANSFIELD, TX	76063-4895
NELMWOOD ESTATES	BLK 1	CARMICHAEL, WM D	2304 RICKY CT	MANSFIELD, TX	76063-4878
NELMWOOD ESTATES	BLK 1	HARVEY, KEITH	2302 RICKY CT	MANSFIELD, TX	76063-4878
NELMWOOD ESTATES	BLK 1	JEFFRIES, ERNEST	2303 RICKY CT	MANSFIELD, TX	76063-4895
NELMWOOD ESTATES	BLK 1	SPARKS, DALLAS W	2300 RICKY CT	MANSFIELD, TX	76063-4878
NELMWOOD ESTATES	BLK 3	NELMS, PETE S	2305 ALICIA CT	MANSFIELD, TX	76063-4832
NELMWOOD ESTATES	BLK 3	CAMPBELL, PAUL	2303 ALICIA CT	MANSFIELD, TX	76063-4832
NELMWOOD ESTATES	BLK 3	RODGIGUEZ, LEE R	2301 ALICIA CT	MANSFIELD, TX	76063-4832
NELMWOOD ESTATES	BLK 4	KILPATRICK, ROBERT	2302 ALICIA CT	MANSFIELD, TX	76063-4894
NELMWOOD ESTATES	BLK 4	COLBURN, BRIAN L	2303 VIVIAN CT	MANSFIELD, TX	76063-4893
NELMWOOD ESTATES	BLK 4	BELL, SAMMIE JO	2302 VIVIAN CT	MANSFIELD, TX	76063-4887
NELMWOOD ESTATES	BLK 4	ROBINSON, ROBERT L	2303 RONNIE CT	MANSFIELD, TX	76063-4892
NELMWOOD ESTATES	BLK 4	BELKEN, MARK E	2302 RONNIE CT	MANSFIELD, TX	76063-4879
NELMWOOD ESTATES	BLK 4	MUELLER, HAROLD A	2300 RONNIE CT	MANSFIELD, TX	76063-4879
NELMWOOD ESTATES	BLK 4	CARSON, JIMMIE K	2300 ALICIA CT	MANSFIELD, TX	76063-4894
NELMWOOD ESTATES	BLK 4	OSBORNE, JERRY R	2301 VIVIAN CT	MANSFIELD, TX	76063-4893
NELMWOOD ESTATES	BLK 4	LAMBERT, JUDY	2300 VIVIAN CT	MANSFIELD, TX	76063-4887

Thursday, June 18, 2020

Page 1 of 2

Property Owner Notification for SD#20-029

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
NELMWOOD ESTATES	BLK 4	MCCONNELL, BARRY G	2301 RONNIE CT	MANSFIELD, TX	76063-4892
WEST, SAMUEL SURVEY	A 1648	ROCKWATER DEVELOPMENTS LLC	PO BOX 6	ROANOKE, TX	76262
WEST, SAMUEL SURVEY	A 1648	ROCKWATER DEVELOPMENTS LLC	PO BOX 6	ROANOKE, TX	76262
WEST, SAMUEL SURVEY	A 1648	ROCKWATER DEVELOPMENTS LLC	PO BOX 6	ROANOKE, TX	76262



August 24, 2020

Re: Final Plat Decision
P&Z Meeting July 20, 2020

Mr. Matt Jones,

I received your P&Z Decision Letter dated July 21, 2020 regarding the Final Plat Application submitted for Legacy Estates, SD#20-029. While the letter stated the reason for denial as “the cul-de-sac on the proposed plat exceeds 600 feet in length,” I do not believe this reason to be an accurate representation of the reason the Commissioners voted to deny this project. After review of the meeting video and consultation with my project consultants, I would like to appeal this decision based on its arbitrary nature.

In the following pages I will outline the reasons I believe the ruling was incorrect, and I will also restate the major points my team presented at the meeting itself. Where possible, I will reference times in the video of the meeting to help support my comments herewithin. I look forward to the opportunity to discuss this further.

- I. Motion to Deny – (02:08:30)
 - a. Commissioner Groll made a “motion to disapprove the plat”
 - b. Commissioner Gilmore “seconded the motion”
 - c. After these motions, there was further Commissioner comments (02:09:30)
 - d. The motion did not state any concerns about the length of the cul-de-sac
 - e. The decision letter from the city stated the cul-de-sac length as the reason
- II. Important Discussion points during the meeting
 - a. Cul-de-sac length was discussed less than 5 minutes of the total time (00:24:30 thru 02:10:00) during the meeting, according to my review of the meeting video
 - b. Neighbors voiced concerns over traffic, fire department access, and safety
 - c. Director of Planning stated that all staff departments reviewed the project and that the application meets all requirements of zoning (SF8.4/16) with only one variance request (cul-de-sac length over 600LF)
 - d. Director of Planning and City Engineer stated the reason they believed that the cul-de-sac length ordinance was in place was to allow the city departments to review any projects over 600LF so they could insure proper traffic, safety, and fire requirements of any project submitting with this variance (1:33:00-1:35:30)

- e. Director of Planning restated before the vote that “Fire Marshall had no issues” and “staff does not take any objection to the extended cul-de-sac” (02:03:00-02:04:00)
 - f. A Commissioner asked the neighbors if they could support fewer lots, and the neighbor representative said yes... 12 lots was suggested and then asked direct to the developer
 - g. Developer stated this was not a zoning case, but a plat discussion with only one variance
- III. Public Hearing – Common Neighbor Comments (00:35:00-01:08:00)
- a. Concerns for:
 - i. Safety
 - ii. Drainage
 - iii. Traffic
 - iv. Valuation of current homes
 - b. Personal preferences requested:
 - i. Large building setbacks
 - ii. Large lots
 - iii. Fewer lots
 - iv. Maintain Character of Area
 - v. Control the Home Construction: Style / Design / 1-story only
 - c. Incorrect neighbor assumptions with correction statements:
 - i. Zero lot line homes – standard setbacks per zoning
 - ii. Track homes – cost of lots will dictate homes over \$400,000
 - iii. Lot sizes are small – the zoning allows 8400sf minimum... the application presented 10,400 avg lot size with only a few around 9,500sf due to the efforts to curve the road and save a specimen tree
- IV. Developer Comments
- i. Understandably, something new makes the neighbors fear the unknown
 - ii. Those living on Alicia Court will be the most directly affected
 - iii. There is no other option but a cul-de-sac on this site
 - iv. A Commissioner asked about a stub-out to a property north of the site for future development
 - 1. I suggested the neighbors would like it less
 - 2. I stated I would be happy to discuss it further if it was the desire of the Commission to do so (01:50:30)
 - v. There are three cul-de-sacs within ½ mile of this site with cul-de-sacs over 600LF
 - 1. Mystic Oaks Ct - @ 1200LF
 - 2. Oak Shadows Ct - @ 830 LF
 - 3. Devon Ct - @ 720 LF
 - vi. During the initial presentation, some cul-de-sacs over 600LF were identified on a map that were mistakenly in Arlington

1. the developer heard a comment about this while reviewing the meeting video
2. an updated map shows 17 other cul-de-sacs that range from 650-2800LF in the Mansfield City Limits
3. some of these serve 23 lots
- vii. The 5.7-acre portion of the project was a commercial nursery until Mr. Jinks passed away in 2018
- viii. Director of Planning stated the property has been zoned SF 8.4/16 since 1995
- ix. Mr. Nelms, the developer of Nelmswood Estates and Builder of many of the neighbors homes, will stay in his home and sell ½ acre for the project to help fund his retirement

V. Developer Presentation Overview (00:26:00-00:35:00)

- a. Presentation by Developer's Planner
 - i. Power Point Used to show maps
 - ii. Curvilinear Road to save specimen tree
 - iii. Meets Zoning with lot average over 10,000sf
 - iv. Multiple reviews with City Staff over previous months
- b. Presentation by Developer's Engineer
 - i. Explanation of drainage diagram
 - ii. Post development drainage will be better than current in his opinion
 - iii. Multiple reviews with City Staff over previous months
 - iv. Onsite visits were made and a collaborative review with staff of the actual infrastructure in the ground determined the final design
- c. Developer Follow Up to Public Hearing Comments (01:08:00-01:19:00)
 - i. Thorough review of the main benefits of the project
 - ii. Extensive effort made to address neighbor concerns
- d. Other Developer Engagement
 - i. Further questions fielded from Commission throughout the meeting
 - ii. Developer contacted numerous neighbors in February 2020 about offsite surveys needed for the property to evaluate drainage
 1. Site plan copies were left in person or at homes of numerous adjacent homes
 2. A couple neighbors voiced they did not like the plan
 3. Developer considered a meeting with the neighbors prior to the P&Z meeting after being notified by the City staff of the opposition letters... but decided it best to not call for a meeting due to COVID restrictions
 4. Developer contacted neighbors in August 2020 to schedule a follow up discussion about the project near the end of the month



July 20, 2020

**Final Plat Application
P&Z Meeting Notes**

LEGACY ESTATES

Project Site - Zoning and Lots

This site is zoned SF – 8.4/16

There are 22 new lots, 1 home remaining, and 1 open space lot

All lots meet the minimum zoning requirement

Only 4 lots are less than 9,000sf, and those are only due to the desire to save a large specimen tree and use a curvilinear designed street for character

9 lots are more than 10,000 sf, almost a ¼ acre

The average lot SF is:10,424

The developer is willing to require homes be a minimum square footage of 2000 sf

Building Construction will follow Mansfield standards for masonry %, landscaping, etc.

Neighboring Area Zoning and Lots

The immediately adjacent neighborhoods and others in close proximity fall within the boundaries of:

NORTH - Turner Warnell

EAST - FM 157 and commercial properties

WEST - Hwy 287

SOUTH - commercial properties

- The total acreage here is +/-200 acres
- +/-20 acres, or 10%, of the acreage in this area is not zoned 8.4/16
- 90% of the acreage is zoned SF 8.4/16
- The total number of developed lots is 525
- Only 30 lots in this area are zoned something other than SF 8.4/16 Zoning
- 494 lots are zoned SF 8.4/16 (94% of all lots)

Safety

Road design has been reviewed and approved by City of Mansfield Engineering

Access for fire safety has been reviewed and approved by City of Mansfield Fire Department

Traffic

City staff has reviewed the impact of the design

We acknowledge that, unfortunately, the neighbors on Alicia Court will be most affected

Drainage

As with any new construction, we understand that drainage is a serious concern

The City of Mansfield Engineering Department has reviewed this site extensively

Deotte Inc, the Developer's Engineer, has a long history and

record of success when it comes to designing successful storm sewer systems

All drainage that we accept from off of our property to the north will continue to be managed much the way it is now

The development to the east of this property was designed with drainage in mind; we are utilizing the underground storm drain pipe already in place to direct the flow from our property

Drainage on a stretch of our south property line will be reduced with the newly engineered design to direct drainage

The following section has been edited (Aug 24th) with correct cul-de-sac location references; during the July 20th meeting, references to streets in Arlington were made in error.

Examples of Streets with Variance to Cul-de-sac Length (see also updated Map Document)

3 of these are adjacent to our site:

Mystic Oaks Ct: +/- 1200 LF (northwest of Legacy Estates)

Oak Shadows Ct: +/- 830 LF (northwest of Legacy Estates)

Devon Ct: +/- 720 LF (east of Legacy Estates)

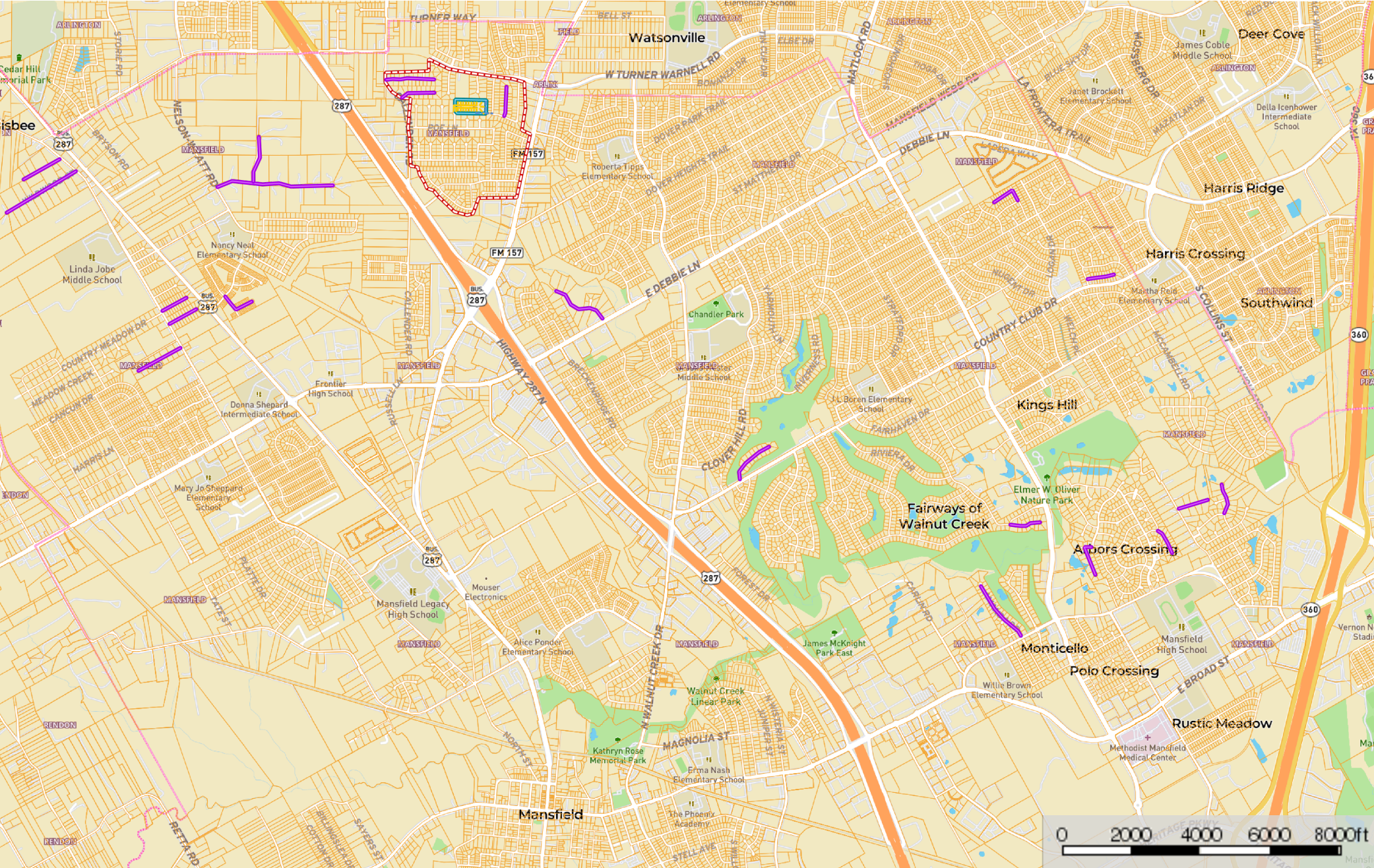
17 others have been identified, with the following being most relevant:

(Approximate lengths measured on Mapping GPS program)

Oakwood Ct	1927 LF
Wildwood Ct	990 LF
Country Meadow Ct	750 LF
Adventus Ct	650 LF
Mary Lou Ct	675 LF
Brook Arbor Ct	650 LF
Hidden Lake Ct	855 LF
Country Club Ct	1135 LF
Glen Abbey Ct	720 LF
Amanda Dr	1590 LF
Garrison Lane	1145 LF
Ravenwood	900 LF
Cains Lane	1430 LF

Mansfield Long Cul-de-Sac Map

Texas, AC +/-



Pipeline Road / Trail Primary Road Stream Boundary Boundary

Letters Received from Property Owners in Nelwood within 200 Feet of the Proposed Development

To: Art Wright

Re:

Notification for SD#20-029, a replat to create Lots 1 through 24, Block 1, Legacy Estates, addressed at 2305 and 2306 Alicia Court, being a revision of Lot 1, Block 3, Nelwood Estates, Section 2, and an adjacent tract of land out of the Samuel West Survey, Abstract 1648, Tarrant County, Texas

From: Judy Lambert
2300 Vivian Ct.
Mansfield TX 76063
Resident of Nelwood Estates
Since 1983

Concerns & Reasons I oppose this Plan:

1. Drainage onto Poe Lane

This has always been an issue. Heavy rains cause Poe Lane to flood curb to curb and at times the water is above curb line and in yards. At these times it is impossible to back out of my drive much less navigate Poe Lane

2. Resident Fire & Safety

Adding 23 Houses to our neighborhood with only one way in and out not only puts families at risk

but also our first responders.

3. Traffic

The addition of at least 46 additional cars with only one way in and out overloads Alicia Ct as well as Poe Lane. This does raise safety concerns involving this many additional vehicles.

4. House and Lot Size

The square foot house and lot size is not keeping with the restrictions of houses and lot size in Nelwood 1 or 2.

Less homes with larger lots and ^{more} sq ft would alleviate the traffic issue.

5. Conclusion

The planned neighborhood does not take the current ^{Nelwood} neighborhood into consideration and should not be approved as it stands. Therefore, I oppose the proposed plan.

Judy Lambert

7-10-20

Notification for SD # 20-089 a reptat
to create lots 1 through 24, Block 1 Legacy
Estates, addressed at 2305 and 2308
Alicia Court, being a revision of Lot 1, Block 3
Nelmwood Estates, Section 2 and an adjacent
tract of land out of Samuel West Survey, Abstract
1648, Tarrant County, Texas.

We protest the above proposed Change.
We live at 2304 Ricky Ct. We would have
2 houses on small lots behind our house.
If they are two story they both would
be looking into our back yard.

William & Jackie Carmichael
2304 Ricky Court
Mansfield, Texas 76063

William Carmichael 7-10-20
Jackie Carmichael 7-10-20

Letters Received from Property Owners in Nelwood more than 200 Feet from the Proposed Development

July 11, 2020

City of Mansfield-Planning Dept.

1200 E. Broad Street

Mansfield, TX 76063

Dear Planning and Zoning Committee:

Reference: notification for SD#20-029, a replat to create Lots 1 through 24, Block 1, Legacy Estates, addressed at 2305 and 2306 Alicia Court, being a revision of Lot 1, Block 3, Nelmwood Estates, Section 2, and an adjacent tract of land out of the Samuel West Survey, Abstract 1648, Tarrant County, Texas

We are opposed to the Legacy Estates Subdivision, SD#20-029 located within the Nelmwood Subdivision. The new subdivision as it is platted currently, does not adhere to the current housing structures for the neighborhood. A majority of the houses located on and off of Poe Lane sit on a third of an acre, if not more, of land. All but one of the houses in that area are one story homes. A majority of the homes on Shady Oak Trail are one story homes with larger lots, as well. The only "cookie cutter" houses in our neighborhood are the Centex Homes at the end of Poe and even these houses are on larger lots than the planned lots in Legacy Estates.

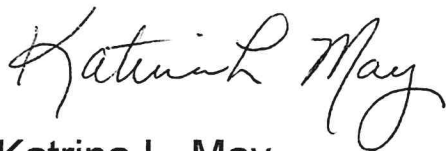
As residents on Shady Oak Trail, we are primarily concerned about the water drainage issue. We currently live close to the now empty lot of the condemned home that used to be on

Kimberly Court. In heavy rainstorms, we have massive amounts of water that flow from the houses on Poe into our yard. We cannot imagine what will happen if you approve 24 more houses with no yard to speak of, in our neighborhood.

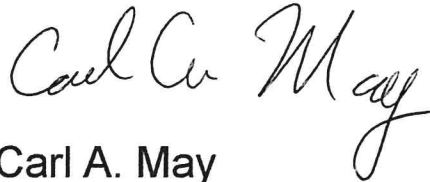
The other concern we have is the amount of traffic that will be added to Poe Lane. We are talking a bare minimum of 48 additional vehicles. Which leads to the other concern that they only have one way in and one way out which will be a nightmare for the fire department.

Please considering asking the developer to redraw the plat to contain half the amount of houses that they are currently considering. It is the right thing to do for our neighborhood.

Thank you for your time,



Katrina L. May



Carl A. May

1119 Shady Oak Trail, Mansfield

Letters Received from Property Owners in a Different Subdivision than Nelwood

DANNY AND KIMBERLY MCCLURE
1030 POE LANE
MANSFIELD, TX 76063

7/8/20

City of Mansfield
 Attn: Planning and Zoning Commission
 1200 E. Broad Street
 Mansfield, TX 76063

RE: New Housing Addition / Legacy Estates

Dear Mr. Knight and Fellow Commissioners:

This letter is to address concerns about a new housing development given the name Legacy Estates, inside the Nelmswood Estates subdivision. This property was a prior landscaping / greenhouse site located at the end of the cul-de-sac on Alicia Court.

There are two issues of concern: first that the builder / developer is wanting to construct two dozen homes in this small tract of land and that brings about traffic concerns from those entering and exiting that new subdivision onto an already busy street (Alicia Court and Poe Lane).

The second concern, and the greatest concern for us living at the end of Poe Lane is the woefully inadequate storm drainage that already exists on Poe Lane. Poe Lane crests just past Ricky Court and slopes eastward to the end until it turns the corner onto Suffolk Lane. In that long run of the street from the crest and off of the four cul-de-sacs that empty on to Poe Lane there are ZERO storm drains until you reach the end of Poe Lane, and those singular storm drains are in front of our home at the end of Poe Lane. In the most heaviest of rains, the runoff can bring a torrent and then pond two (2') feet deep and has on more than one occasion risen to within just a few feet from our front doorway and actually entered our next door neighbor's home. More than a couple of times the flooding washed out our landscape beds that were around our trees (we have since removed that landscaping for that reason). Before there should be any further home building or construction, please seriously consider new storm drains along Alicia Court and further down Poe Lane in hopes of curbing all of that storm runoff from potentially flooding our homes at the end of Poe Lane. Adding more streets and more homes will certainly add to the flooding problems on Poe Lane. It is indeed a serious concern and most certainly should be addressed by an engineer and planners before any additional construction should be considered.

I have attached a Google Maps photo showing the proposed home subdivision, as well as the cul-de-sacs leading onto Poe Lane, along with a map of the developer's layout for the now vacant property.

I respectfully request that this matter be viewed as a serious flood issue and that remedies are put forth to solve the flooding and potentially worse flooding from this new subdivision under consideration.

Please feel free to contact us at (817) 913-9066 or via email at: mk4ugal@gmail.com.

Most sincerely,



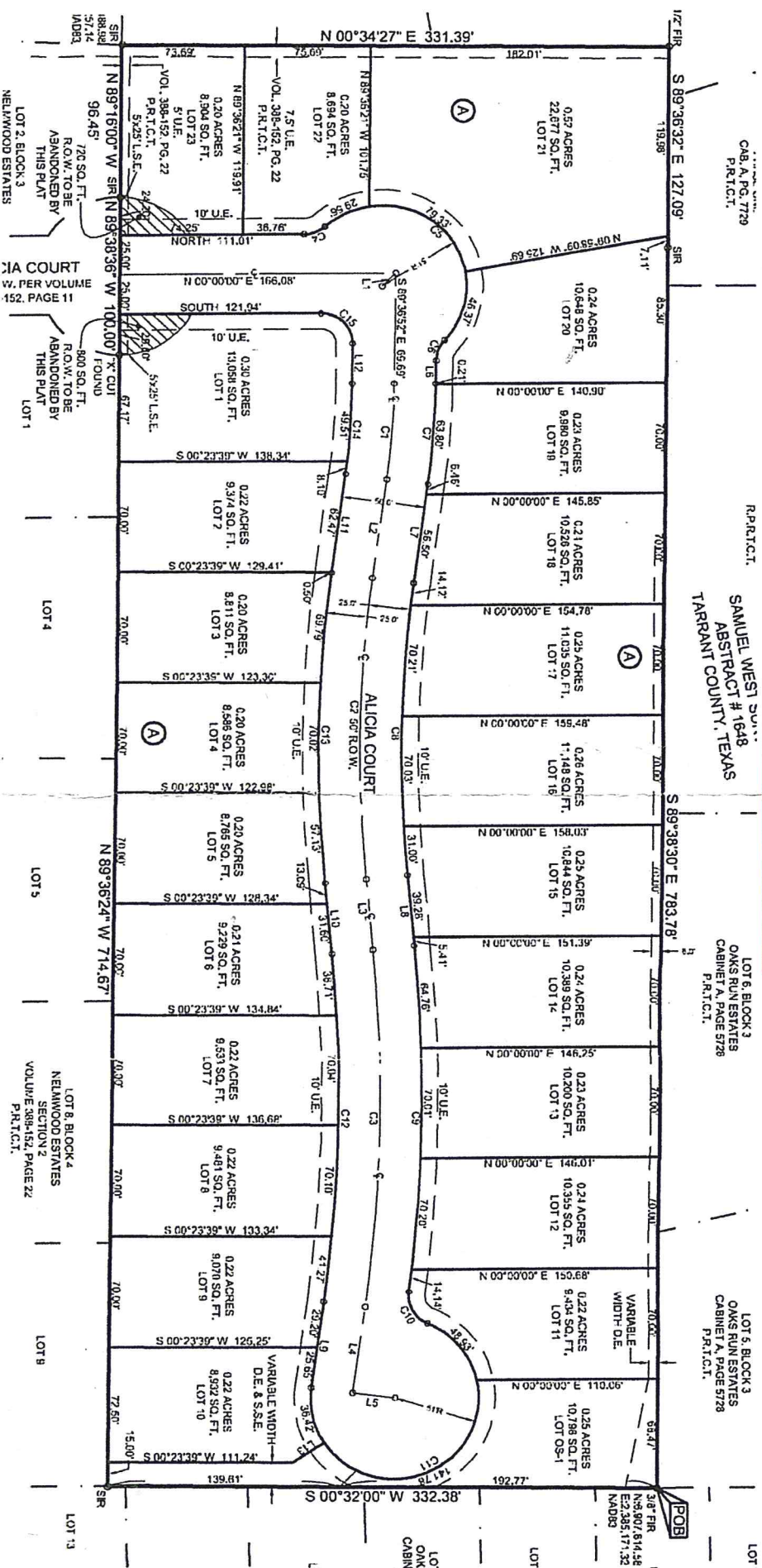
Danny and Kimberly McClure



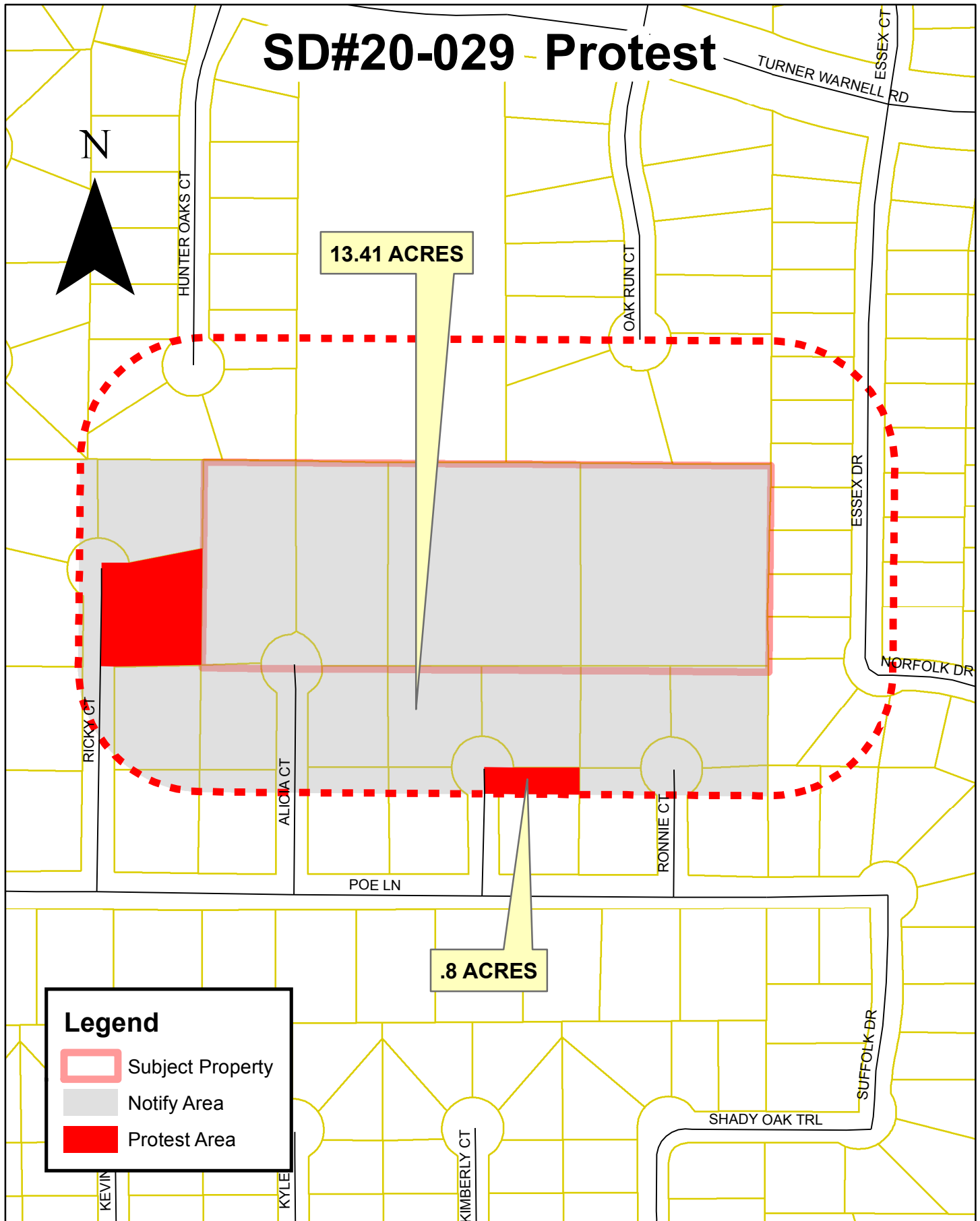
← THIS AREA 7 CROWN ADAMS






<https://mansfield.legistar.com/Calendar.aspx>



SD#20-029 - Protest



Legend

-  Subject Property
-  Notify Area
-  Protest Area



June 26, 2020
RD06-00

Mr. Art Wright
City of Mansfield
PLANNING DEPARTMENT

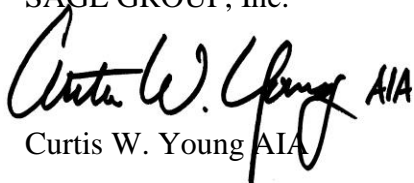
RE: Legacy Estates Final Plat- Variance Requests

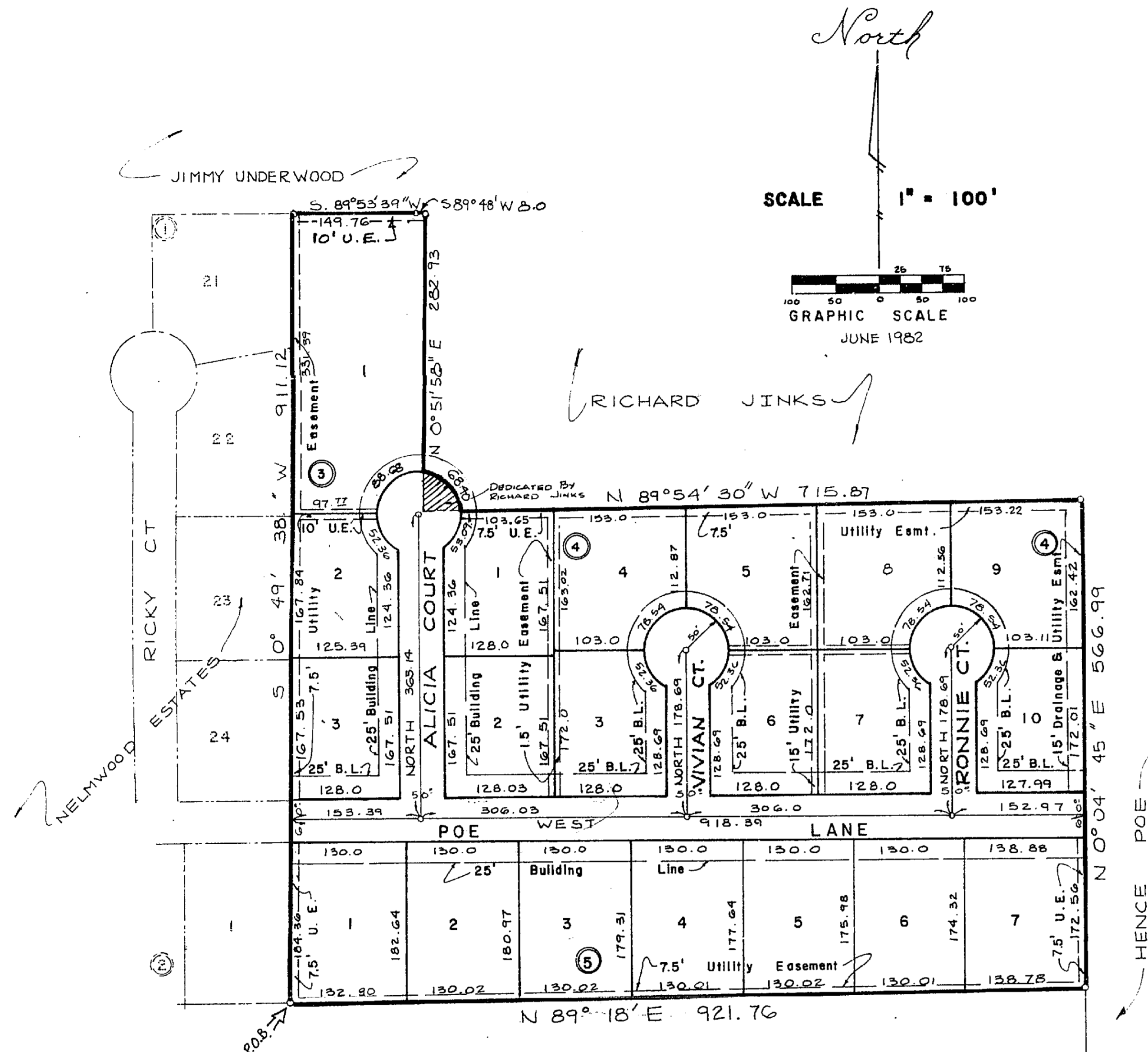
Regarding the submittal of Case No. (SD#20-029) Replat of Legacy Estates, we would respectfully like to ask for this variance request:

1. A variance to Section 154.1, Subdivision Ordinance of the City of Mansfield, regarding a cul-de-sac length exceeding the maximum length. We are requesting this variance in order to serve this area with a public street. As the surrounding area is already platted subdivisions, without any street ROW's available to connect to, there is no other practical option to provide access to these lots, which are consistent with the existing zoning of the property.

Thanks for your attention to this matter, and let us know if you need anything additional.

Respectively submitted,
SAGE GROUP, Inc.


Curtis W. Young AIA



STATE OF TEXAS X
COUNTY OF TARRANT X

WHEREAS, We, Pete Nelms Construction Co., Inc., and Richard Jinks and Patsy R. Jinks are all of the owners of a tract of land situated in the S. West Survey, Abstract No. 1648, Tarrant County, Texas, and more particularly described as follows:

BEGINNING at an iron rod found at the Southeast corner of Lot 1, Block 2, Nelmswood Estates, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-125, Page 69, Plat Records, Tarrant County, Texas;

THENCE North 89 degrees 18 minutes East 921.76 feet;

THENCE North 00 degrees 04 minutes 45 seconds East 566.99 feet;

THENCE North 89 degrees 54 minutes 30 seconds West 715.87 feet to a point lying in a curve from which point the center of the curve bears South 89 degrees 09 minutes 04 seconds West 50.0 feet;

THENCE counter-clockwise along the curve an arc distance of 68.40 feet to a point of intersection;

THENCE North 00 degrees 51 minutes 58 seconds East 282.43 feet;

THENCE South 89 degrees 48 minutes West 8.0 feet;

THENCE South 89 degrees 53 minutes 39 seconds West 149.76 feet to a point at the Northeast corner of Lot 21, Block 1 of the beforementioned Nelmswood Estates;

THENCE South 00 degrees 49 minutes 38 seconds West along the East Line of said Nelmswood Estates, 911.12 feet to the place of beginning.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, We, Pete Nelms Construction Co., Inc., and Richard Jinks and Patsy R. Jinks being all of the owners do hereby adopt this plat designating the hereinabove described real property as Corrected Plat Nelmswood Estates, Section 2, an addition to the City of Mansfield, Tarrant County, Texas, and we do hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS our hands at Arlington, Tarrant County, Texas, this the 2 day of June 1982.

PETE NELMS CONSTRUCTION CO., INC.

Pete Nelms
Pete Nelms, President
STATE OF TEXAS X
COUNTY OF TARRANT X
Richard Jinks
Richard Jinks
Patsy R. Jinks
Patsy R. Jinks

BEFORE ME, the undersigned authority, on this day personally appeared Pete Nelms, President of Pete Nelms Construction Co., Inc., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 2 day of June 1982.

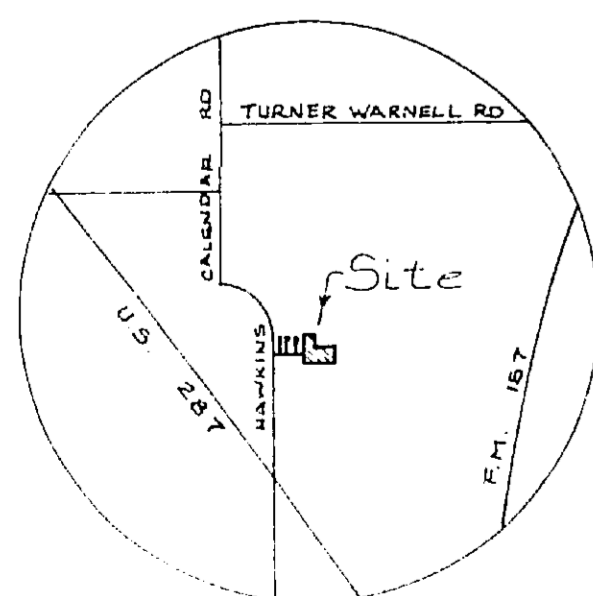
STATE OF TEXAS X
COUNTY OF TARRANT X

BEFORE ME, the undersigned authority, on this day personally appeared Richard and Patsy R. Jinks, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 2 day of June 1982.

THIS is to certify that I, Kenneth C. Groves, Registered Public Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and that this plat correctly represents that survey made by me.

Kenneth C. Groves
Kenneth C. Groves
Registered Public Surveyor
#2992, State of Texas
June 2, 1982



Location Map

CORRECTED PLAT OF
NELMWOOD ESTATES, SECTION 2
AN ADDITION TO
THE CITY OF MANSFIELD, TARRANT CO., TEXAS

DEVELOPER _____ PETE NELMS CONSTRUCTION CO., INC.
ENGINEER _____ 3804 BRIDLE PATH, ARLINGTON, TX. 76016
KEN GROVES
2205 WEST DIVISION A-9, ARLINGTON, TX 76012

Passed and Approved this 2th day of June A.D. 1982

Attest:

Signed:

Richard Jinks
Patsy R. Jinks

PREVIOUSLY APPROVED PLAT

KEN GROVES

SURVEYORS
2205 W. Division, Suite A-9 Arlington, Texas 76012

82-002



VICINITY MAP
N.T.S.

GENERAL NOTES

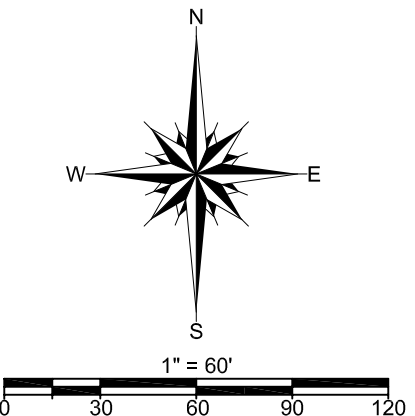
- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF MANSFIELD. COMMUNITY NUMBER 400606 EFFECTIVE DATE 09-25-2009 AND THAT MAP INDICATES AS SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 450 K OF SAID MAP
- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 24 LOTS FROM A TRACT AND A PREVIOUSLY PLATTED LOT.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
- A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR LOT 11X, BLOCK 1 AND ANY LANDSCAPING OR AMENITIES CONTAINED THEREON.
- SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°48'26" W	11.35'
L2	S 82°16'46" E	62.96'
L3	N 84°26'42" E	44.69'
L4	S 82°16'46" E	54.85'
L5	N 07°43'14" E	26.00'
L6	S 89°36'52" E	14.77'
L7	S 82°16'46" E	62.96'
L8	N 84°26'42" E	44.69'
L9	N 82°16'46" W	54.85'
L10	S 84°26'42" W	44.69'
L11	N 82°16'46" W	62.96'
L12	N 89°36'52" W	25.39'
L13	S 32°50'35" E	22.51'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	475.00'	60.81'	S 85°56'49" E	7°20'06"
C2	825.00'	191.15'	S 88°55'02" E	13°16'31"
C3	975.00'	225.91'	S 88°55'02" E	13°16'31"
C4	19.00'	13.94'	N 21°00'44" W	42°01'29"
C5	51.00'	155.27'	N 45°11'34" E	174°26'05"
C6	19.00'	13.94'	S 68°36'08" E	42°01'29"
C7	500.00'	64.01'	S 85°56'49" E	7°20'06"
C8	800.00'	185.36'	S 88°55'02" E	13°16'31"
C9	1000.00'	219.12'	S 89°16'39" E	12°33'18"
C10	19.00'	24.69'	N 59°46'35" E	74°26'50"
C11	51.00'	227.13'	S 29°51'48" E	255°100'03"
C12	950.00'	220.11'	N 88°55'02" W	13°16'31"
C13	850.00'	196.94'	N 88°55'02" W	13°16'31"
C14	450.00'	57.61'	N 85°56'49" W	7°20'06"
C15	19.00'	29.97'	S 45°11'34" W	90°23'08"
C16	19.00'	16.99'	S 25°36'59" E	51°13'58"
C17	50.00'	44.69'	S 25°37'35" E	51°12'46"
C18	50.00'	42.57'	N 25°07'33" E	48°47'07"
C19	19.00'	16.42'	N 24°45'33" E	49°31'06"

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

LEGEND
NAD 83 = NORTH AMERICAN DATUM 1983
POB = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
L.S.E. = LANDSCAPE EASEMENT
P.R.T.C.T. = PLAT RECORDS TARRANT COUNTY TEXAS
D.R.T.C.T. = DEED RECORDS TARRANT COUNTY TEXAS
R.P.R.D.C.T. = REAL PROPERTY RECORDS TARRANT COUNTY TEXAS
FIR = IRON ROD FOUND
SIR = CAPPED IRON ROD SET
— = CENTERLINE OF ROAD



SURVEYOR:
KAZ SURVEYING, INC.
420 JOHNSON ROAD, SUITE 303
DENTON, TEXAS 76205
PHONE: (940) 382-3446
FAX: (940) 283-3447
TBPLS FIRM #10002100

ENGINEER:
DEOTTO, INC.
420 JOHNSON ROAD, SUITE 303
KELLER, TEXAS 76248
CONTACT: CLAYTON REDINGER
PHONE: (817) 337-8899
FAX: (817) 337-5133

OWNER:
ROCKWATER DEVELOPMENTS, LLC
2305 ALICIA CT.
MANSFIELD, TEXAS 76063
CONTACT: TROY LEWIS
PHONE: (817) 602-0578
EMAIL: 14ROCKWATER@GMAIL.COM

OWNER:
PETE S. AND BARBARA S. NELMS
2305 ALICIA CT.
MANSFIELD, TEXAS 76063
PHONE: (469) 540-9281

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

This plat is proposed by the owners of properties described herein (hereinafter referred to as "property owners") and is approved by the City of Mansfield subject to the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns.

No obstruction to the flow of stormwater run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, or any other structure within the drainage easement shown herein on this plat, unless approved by the City of Mansfield. Provided, however, it is understood that in the event it becomes necessary for the City of Mansfield to erect drainage facilities in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Mansfield shall have the right to enter said drainage easement at any point or points to erect, construct and maintain any facility deemed necessary for drainage purposes.

The property owners will be responsible for maintaining said drainage easement. The property owners shall keep said drainage easement clean and free of debris, silt, high weeds, and any substance which would result in unsanitary or undesirable conditions. The property owners shall be responsible for recommended or required maintenance of any private storm water facility located on the property in proper functioning capacity. The City of Mansfield shall have the right of ingress and egress for the purpose of inspecting and supervising maintenance work done by the property owners. If at any time the property owners fail to satisfy any of their aforementioned responsibilities or obligations, the City of Mansfield, upon ten (10) days prior notice to the owners, may enter said drainage easement at any point or points to perform maintenance or clean-up, and bill the property owners the cost incurred, or place a lien on said properties if the bill is not paid within thirty (30) days of its mailing.

Said drainage easement, as in the case of all drainage easements, is subject to stormwater overflow and erosion to an extent which cannot be specifically defined. The City of Mansfield shall not be held liable for any damages resulting from the occurrence of these natural phenomena or the failure of any facilities within said drainage easement. Further, the City of Mansfield will not be responsible for erosion control or any damage to private properties or persons resulting from the flow of water within said drainage easement and properties.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

This is to certify that I, Kenneth A. Zollinger, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that this plat represents that survey made by me or under my direction and supervision.

KENNETH A. ZOLLINGER
Texas Registrar

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

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



1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446
JOB NUMBER: 190823-03
DRAWN BY: MLB/HCI
DATE: 07-01-2020
R.P.L.S.
KENNETH A. ZOLLINGER

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED PETE S. NELMS, 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 CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
_____ COUNTY

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BARBARA S. NELMS, 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 CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
_____ COUNTY

MY COMMISSION EXPIRES ON _____

FINAL PLAT LOTS 1 THROUGH 24, BLOCK 1 LEGACY ESTATES

BEING A REVISION OF LOT 1, BLOCK 3, NELMWOOD ESTATES SECTION 2
ACCORDING TO THE PLAT FILED IN VOLUME 388-152, PAGE 41, P.R.T.C.T.,
AND A 5.71 ACRE TRACT OUT OF THE
SAMUEL WEST SURVEY, ABSTRACT NUMBER 1648,
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
23 RESIDENTIAL LOTS
1 OPEN SPACE LOT
6.95 ACRES TOTAL
SD#20-029

This plat filed in Instrument No. _____ Date _____, 2020

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Rockwater Developments, LLC acting by and through the undersigned, its duly authorized agent, is the owner of a 5.71 acre tract of land located in the Samuel West Survey, Abstract Number 1648, City of Mansfield, Tarrant County, Texas, as recorded in Instrument Number D219230840, Official Public Records, Tarrant County, Texas, and Pete S. Nelms and Barbara S. Nelms are the owners of Lot 1, Block 3 of the Corrected Plat of Nelwood Estates Section 2 recorded in Volume 388-152, Page 41, Plat Records, Tarrant County, Texas, as recorded in Volume 8024, Page 1964 of the Deed Records of Tarrant County, Texas; the subject tract being more fully described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for the Northwest corner of said Rockwater tract, same being the Southeast corner of Lot 5, Block 3 of Oaks Run Estates recorded in Cabinet A, Page 5728, Plat Records, Tarrant County, Texas, and being in the West line of Lot 8, Block B of Oakview Estates recorded in Cabinet A, Page 2454, Plat Records, Tarrant County, Texas;

THENCE South 00 degrees 32 minutes 00 seconds West, along the East line of said Rockwater tract and the West line of said Block B of Oakview Estates, a distance of 332.38 feet to a capped 1/2 inch iron rod set stamped "KAZ";

THENCE North 89 degrees 36 minutes 24 seconds West, along the South line of said Rockwater tract and the North line of Block 4 of the Corrected Plat of Nelwood Estates Section 2 recorded in Volume 388-152, Page 41, Plat Records, Tarrant County, Texas, a distance of 714.67 feet to an "X" cut found for the Northwest corner of Lot 1 of said Block 4 of Nelwood Estates Section 2;

THENCE North 89 degrees 38 minutes 36 seconds West, continuing along said South line and said North line, a distance of 100.00 feet to a capped 1/2 inch iron rod set stamped "KAZ";

THENCE North 89 degrees 16 minutes 00 seconds West, continuing along said South line and said North line, a distance of 96.45 feet to a capped 1/2 inch iron rod set stamped "KAZ";

THENCE North 00 degrees 34 minutes 27 seconds East, departing said South line and said North line and along the West line of said Rockwater tract and the East line of Block 1 of Nelwood Estates, recorded in Volume 388-125, Page 69, Plat Records, Tarrant County, Texas, a distance of 331.39 feet to a 1/2 inch iron rod found for the Northwest corner of said Rockwater tract;

THENCE South 89 degrees 36 minutes 32 seconds East, along the North line of said Rockwater tract, a distance of 127.09 feet to a capped 1/2 inch iron rod stamped "KAZ";

THENCE South 89 degrees 38 minutes 30 seconds East, continuing along said North line, a distance of 783.78 feet to the POINT OF BEGINNING and containing 302,529 square feet or 6.95 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That ROCKWATER DEVELOPMENTS, LLC, being the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, and Pete S. and Barbara S. Nelms, being owners of the above described property, do hereby adopt the herein above described property as LOTS 1 THROUGH 24, BLOCK 1, LEGACY ESTATES, an addition to the City of Mansfield, Tarrant County Texas, and does dedicate to the public use the streets and easements as shown thereon.

ROCKWATER DEVELOPMENTS, LLC

BY: TROY LEWIS, PRESIDENT _____ DATE _____

BY: PETE S. NELMS _____ DATE _____

BY: BARBARA S. NELMS _____ DATE _____

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TROY LEWIS, 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 CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

_____ COUNTY

MY COMMISSION EXPIRES ON _____



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 20-3722

Agenda Date: 9/9/2020

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Case

Agenda Number:

Title

ZC#20-009: Public hearing for a change of zoning from C-2 Community Business District to PD Planned Development District for single-family residential attached townhome uses on approximately 12.638 acres out of the M. Rockerfellow Survey, Abstract No. 1267, Tarrant County, TX, located at 1675 N. Main St.; Brian Cotter of Cotter Associates, LLC on behalf of Adlai Pennington of MKP Associates, Inc. (developer) and Randy Hague of Valdar Properties #4, LLC (owner)

Description/History

Existing Use: Vacant land

Existing Zoning: C-2, Community Business District

Surrounding Land Use & Zoning:

North - Single-family residential, SF-6/12

South - Manufactured housing (MH)

East - N. Main St.; vacant land (C-2) and manufactured housing (MH) across the street

West - Single-family residential, PD

Thoroughfare Plan Specification:

N. Main St. - major arterial (four-lane divided)

Comments and Considerations

The subject property consists of 12.638 acres of vacant land. The applicant is requesting to rezone the property from C-2 Community Business District to PD Planned Development District for single-family residential attached townhome uses.

Development Plan and Regulations

The applicant plans to develop a residential neighborhood called The Charleston, containing 76 townhomes. Each residence will be on a separate lot and the units will be spread amongst 22 buildings, including a mix of 2, 3, and 4-unit buildings. A gas pipeline runs diagonally through the southern portion of the development and will require a curved street crossing to access 19 of the homes located south of the easement. The development will have a gross density of 6.01 dwelling units per acre and will have the following minimum standards:

Minimum Lot Area: 2,660 sq. ft.

Minimum Lot Width: 28'

Minimum Lot Depth: 95'

Minimum Front Yard: 10'; Front Porch Setback: 8' minimum
Minimum Rear Yard: 20'
Minimum Side Yard Abutting Street: 10'; Hidden Creek Drive Setback: 20'
Minimum Landscape Buffers: 20'; Minimum Setback to L.S. Buffers: 5'
Minimum Floor Area: 1,400 sq. ft. residence plus 2-car garage

While not specified in the minimum development standards, there will be a minimum of 15' in between buildings, with 5' on one lot and 10' on the other lot.

Access and Circulation

The development will be primarily served by a single access point on N. Main St. (Business U.S. 287). An additional access point from the west will allow for connection to the Cardinal Oaks Addition via an extension of Hidden Creek Drive. All of the homes will front on Charleston Circle, an interior street in a north-south configuration with cul-de-sacs on either-end; this street name will need to be changed since "Charleston" is already in use as a street name in the City. The development will not include sidewalks; staff recommends that sidewalks be provided to allow for pedestrian circulation and access to the amenities. In addition, in the current configuration, some additional off-street parking spaces will be required to accommodate guest parking and users of the amenities.

Enhanced Entryway Plan

Homeplace Drive will serve as the development's primary entrance and will include the enhanced entryway features. As indicated in the Enhanced Entryway Plan, the developer will be providing five enhanced entry features as required by the Zoning Ordinance. The five proposed elements are a boulevard section with median, enhanced pavers or stained concrete (stamped patterned colored concrete), decorative street lighting, enhanced architectural features (enhanced screening wall with signage and 8' architectural columns), and enhanced landscaping features (shrubs, ground cover, and ornamental trees).

Landscaping, Screening, and Amenities

The development will provide 20' landscape buffers on all sides of the property as well as a 20' landscape buffer along N. Main St. The buffers and landscape setback will allow for landscaping to enhance the property's frontage along N. Main St., as well as the preservation of trees along the west property line. While a 50' landscape buffer would typically be required between single-family homes and townhomes, staff feels the 20' buffer is adequate, particularly in combination with the proposed fencing, tree preservation, and additional rear yard setback for each unit, which will create a buffer area closer to 35-40' when you include the rear yards. 51 oak trees in the west landscape buffer will be preserved. Three oak trees will need to be removed due to a location too close to the building pad or located in the right-of-way for the street connection. A mix of oak, elm, and evergreen trees will be planted in the landscape setback along N. Main St. and evergreen trees will be planted along and near the northern landscape buffer. The south buffer will also not include landscaping due to a proposed water main easement encompassing this area. Crepe myrtle and desert willow ornamental trees will be planted along the neighborhood streets in front of the units, with oak, elm, and evergreen trees interspersed in select spaces, such as in the open space

areas and along the entrance drive. A 6' cedar fence with cap and galvanized post will be erected on the north, west, and south property lines adjacent to the single-family and manufactured home developments. In addition, a 6' masonry wall will be provided along N. Main St. Two retention ponds on the east side of the development will be enhanced with fountains. Additional neighborhood amenities include a gazebo with fireplace and grill, and a pickle ball court; the court will not include lighting in order to reduce impact to nearby properties.

Elevations and Floor Plans

The applicant has provided elevations and floor plans for the proposed units, which include predominantly brick and stone architecture, cementitious fiber board siding and shake as accent materials, a pitched roof design (predominantly 8:12), and front-loaded garages and front porches. The front elevations appear to be well articulated and the other elevations include numerous windows to break up the planes. Staff notes that the front porches appear to be designed too narrow to accommodate a sitting area without blocking the entrance; no rear covered porches are provided either. In addition, the masonry calculations are stated to be 100% and are not reflective of the cementitious fiber siding materials depicted.

Recommendation

The proposed development will provide for an infill development including attached single-family (townhome) uses. While the Land Use Plan recommends a density of 3 units or less, it also encourages cluster development that protects open space and preserves trees, which this development achieves. In addition, the City's housing stock currently includes very few townhomes and this development will provide for this type of housing. Furthermore, the density is fairly compatible with and serves as a good transitional buffer between the SF-6/12 densities to the north and west and the manufactured home uses to the south and east. The landscaping, ponds, neighborhood amenities, and entryway features will add value and interest to the development, while the preservation of trees, buffering, and screening help to reduce any impacts to surrounding properties. In addition, the street connection to the neighborhood to the west helps to promote neighborhood connectivity and provides for improved circulation and access.

However, staff does not support the front-loaded garages and the lack of front porches of adequate configuration, nor the lack of sidewalks. Staff would have preferred a previously-submitted product configuration that included rear-loaded garages with alleys with more space to accommodate front porches and opportunities for a more pedestrian-friendly design. Staff does not support the plan in its current form. In addition to revising the plan to provide for a rear-loaded product, staff recommends that any action be conditioned on the following comments being addressed:

1. Sidewalks are provided throughout the development.
2. Off-street parking areas are provided for guests and amenities.
3. Charleston Circle is changed to a name not already in use in the City.
4. The lots are re-numbered to eliminate any instances of residential lots and open space "X" lots having the same number in the same block.
5. The minimum side setback between buildings is indicated in the minimum

development standards: 5' on one side, 10' on the other side, for a total of 15'.

6. Detail renderings are provided for the masonry wall and cedar fence.
7. Larger front porches are provided to accommodate adequate sitting areas.
8. The masonry percentages are recalculated to include the cementitious fiber siding.
9. The architecture is indicated to comply with Section 4600 of the Zoning Ordinance.
10. Documentation is provided from the gas pipeline operator consenting to the street crossing as shown.
11. The preliminary drainage plan demonstrates that there is enough capacity to accommodate flow rates between the proposed berm and N. Main St.
12. A flood study is provided to confirm the capacity along N. Main St. and that there will be no rise or impacts outside of the development.

Attachments:

Maps and Supporting Information

Exhibit A - Metes & Bounds Legal Description

Exhibit B - Development Plan

Exhibit C - Enhanced Entryway Plan

Exhibit D - Landscape Plan

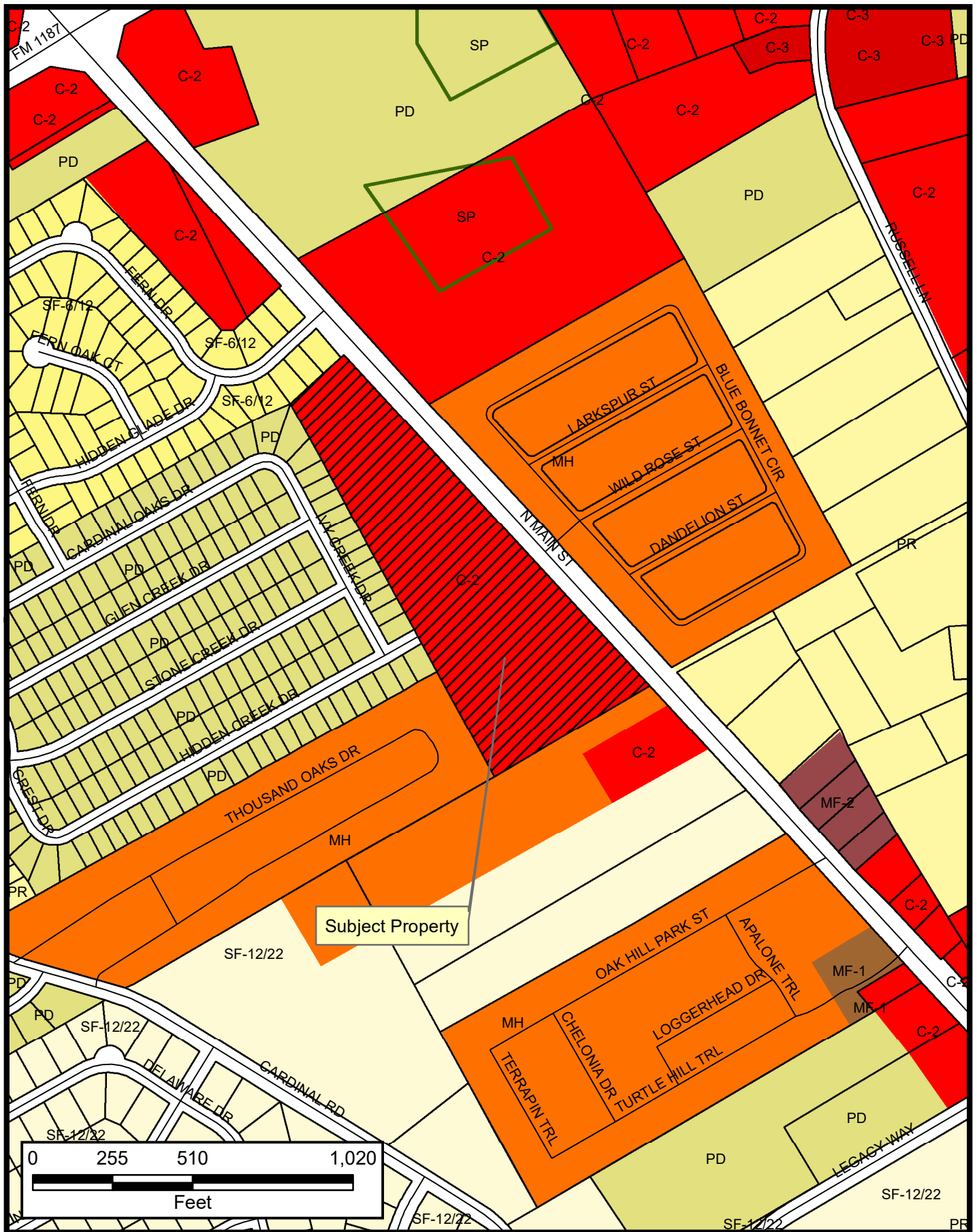
Exhibit E - Elevations



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.

ZC#20-009

8/27/2020



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ZC#20-009

8/27/2020

Property Owner Notification for ZC#20-009

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BEST MAID ADDITION	BLK 1	DALTON'S BEST MAID PRODUCTS INC	PO BOX 1809	FORT WORTH, TX	76101-1809
CARDINAL OAKS	BLK 3	TAH 2017-1 BORROWER LLC	PO BOX 15087	SANTA ANA, CA	92735-0087
CARDINAL OAKS	BLK 3	METROPLEX RENTALS-II LLC	121 N CREEKWOOD DR	MANSFIELD, TX	76063-5425
CARDINAL OAKS	BLK 3	EVANS, ROBERT & VIRGINIA	1101 HIDDEN CREEK DR	MANSFIELD, TX	76063-6212
CARDINAL OAKS	BLK 3	STEELE, JOSH & BRENDA	1103 HIDDEN CREEK DR	MANSFIELD, TX	76063
CARDINAL OAKS	BLK 4	ONEAL, KEITH	1101 CARDINAL OAKS DR	MANSFIELD, TX	76063
CARDINAL OAKS	BLK 4	BRANSON, DARRELL JR & BEVER	1100 GLEN CREEK DR	MANSFIELD, TX	76063-6204
CARDINAL OAKS	BLK 5	WITTE, JUSTIN & MICHELLE	1101 GLEN CREEK DR	MANSFIELD, TX	76063-6207
CARDINAL OAKS	BLK 5	SAFARI ONE ASSET COMPANY	5001 PLAZA ON THE LAKE SUITE 2	AUSTIN, TX	78746
CARDINAL OAKS	BLK 6	DE LA CRUZ, CARLOS VEGA, SOCORRO M	1100 CARDINAL OAKS DR	MANSFIELD, TX	76063
CARDINAL OAKS	BLK 6	BURK, BRIAN K	1408 IVY CREEK DR	MANSFIELD, TX	76063-6225
CARDINAL OAKS	BLK 6	FLORES BONILLA, JUAN M	1102 CARDINAL OAKS DR	MANSFIELD, TX	76063
CARDINAL OAKS	BLK 6	CERBERUS SFR HOLDINGS LP	1850 PARKWAY PL SUITE 900	MARIETTA, GA	30067
CARDINAL OAKS	BLK 6	NORTON, CHARLES	1404 IVY CREEK DR	MANSFIELD, TX	76063-6225
CARDINAL OAKS	BLK 6	MAN #1 LLC SERIES A	PO BOX 2016	MANSFIELD, TX	76063
CARDINAL OAKS	BLK 6	SMTIH, CHRISTIAN	1400 IVY CREEK DR	MANSFIELD, TX	76063
CARDINAL OAKS	BLK 6	PROGRESS RESIDENTIAL BORROWER I LLC	PO BOX 4090	SCOTTSDALE, AZ	85261
CARDINAL OAKS	BLK 6	TIMMONS, DONNA J	1314 IVY CREEK DR	MANSFIELD, TX	76063-6224
CARDINAL OAKS	BLK 6	HORTON, JAMES E	1312 IVY CREEK DR	MANSFIELD, TX	76063-6224

Property Owner Notification for ZC#20-009

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
CARDINAL OAKS	BLK 6	NEWMAN, EUGENE R & KAREN S	1310 IVY CREEK DR	MANSFIELD, TX	76063-6224
CARDINAL OAKS	BLK 6	GUERRA, AMADOR MARTINEZ	1308 IVY CREEK DR	MANSFIELD, TX	76063
CARDINAL OAKS	BLK 6	JONES, BOBBY DON	1306 IVY CREEK DR	MANSFIELD, TX	76063-6224
CARDINAL OAKS	BLK 6	KHAN, GHYAS UDDIN	1304 IVY CREEK DR	MANSFIELD, TX	76063-6224
CARDINAL OAKS	BLK 6	PIXLER, MARCUS ESPINOZA, GABRIELLA	1302 IVY CREEK DR	MANSFIELD, TX	76063
CARDINAL OAKS	BLK 6	MEEK, WILLIAM M	1300 IVY CREEK DR	MANSFIELD, TX	76063-6224
CARDINAL OAKS	BLK 7	BOFFARDI, LOUIS J III	1101 STONE CREEK DR	MANSFIELD, TX	76063-6240
CARDINAL OAKS	BLK 7	WINSTON, RICHARD E & CHRIS	1100 HIDDEN CREEK DR	MANSFIELD, TX	76063-6209
FERN OAK ADDITION	BLK 1	JOVIC, MARINKO & RUZICA	1000 FERN DR	MANSFIELD, TX	76063-6268
FERN OAK ADDITION	BLK 1	VELAZQUEZ, MARLO	1002 FERN DR	MANSFIELD, TX	76063
FERN OAK ADDITION	BLK 1	KAIR, MICHAEL	1004 FERN DR	MANSFIELD, TX	76063
FERN OAK ADDITION	BLK 1	BEAUFORD, DANIEL & NATALIE	1006 FERN DR	MANSFIELD, TX	76063-6268
FERN OAK ADDITION	BLK 3	MONIZ, JOSEPH	PO BOX 421	KENNEDALE, TX	76060
FERN OAK ADDITION	BLK 3	GUTIERREZ, DANIEL & MARIA C	1003 FERN DR	MANSFIELD, TX	76063-6269
FERN OAK ADDITION	BLK 3	SHAIKH, SAMIR & RAFIA	2502 MIDDLEFIELD RD	PALO ALTO, CA	94301
FERN OAK ADDITION	BLK 3	BAUSLEY, TRENT A	1007 FERN DR	MANSFIELD, TX	76063
FERN OAK ADDITION	BLK 3	CROMMEDY, BENJAMIN	1009 FERN DR	MANSFIELD, TX	76063-6269
FERN OAK ADDITION	BLK 3	CHOWDHURY, FARHAN S	1101 HIDDEN GLADE DR	MANSFIELD, TX	76063
FERN OAK ADDITION	BLK 3	YOUNG, JAMAAL & JENNIE	1103 HIDDEN GLADE DR	MANSFIELD, TX	76063

Thursday, August 27, 2020

Page 2 of 3

Property Owner Notification for ZC#20-009

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
ROCKERFELLOW ADDITION	BLK 1	SCHROEDEL, JOHN P	1504 N MAIN ST	MANSFIELD, TX	76063-3932
ROCKERFELLOW, MARGARET SURVEY	A 1267	VALDAR PROPERTIES #4 LLC	900 N WALNUT CREEK STE 100 PMB 243	MANSFIELD, TX	76063
ROCKERFELLOW, MARGARET SURVEY	A 1267	THOUSAND OAKS LLC	51 W CENTER ST STE 600	OREM, UT	84057
ROCKERFELLOW, MARGARET SURVEY	A 1267	MASSINGILL, GLADYS	1503 N MAIN ST	MANSFIELD, TX	76063-3963
SILVERLEAF MOBILE HOME PK SUB NO LEGAL LTR 8-06 WRG GRTR		YES COMPANIES #852	5050 S SYRACUSE ST STE 1200	DENVER, CO	80237

PROPERTY DESCRIPTION

BEING a 12.638 acre tract of land in the M. Rockerfellow Survey Abstract #1267 in the City of Mansfield, Tarrant County, Texas, conveyed to Valdar Properties #4, LLC by the deed recorded in Instrument D209146625, O.P.R.T.C.T. and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with a cap "Beasley RPLS 4050 at the northeast corner of Lot 15, Block 6 Cardinal Oaks Addition as shown on the plat recorded in Instrument # D189078565, O.P.R.T.C.T., said iron rod also being an angle point in the south line of Lot 4, Block 3 Fern Oaks Addition as shown on the plat recorded in Instrument # D200176663, O.P.R.T.C.T.;

THENCE North 47 deg. 21 min. 15 sec. East with the common line between the south line of said block 3 Fern Oaks Addition and the north line of the subject tract a distance of 227.65 feet to a 1/2 inch iron rod found with a cap "Beasley RPLS 4050 in the West ROW of N. Main Street (BUS287) with an existing ROW width of 100 feet;

THENCE South 42 deg. 35 min. 48 sec. East with the west ROW line of N. Main (BUS287) a distance of 1,442.78 feet to a 1/2" iron rod set with a cap "RPLS 5544" in the north line of a tract conveyed to Gladys Massingill by the deed recorded in Volume 12735, Page 93, D.R.T.C.T.;

THENCE South 59 deg. 53 min. 10 sec. West with the common line between said Gladys Massingill tract and the south line of the subject tract, a distance of 568.35 feet to a 1/2 inch iron rod found with a cap "Beasley RPLS 4050, said iron rod also being at the southeast corner of a tract of land known as Thousand Oaks Mobil Home Park conveyed to Laura Zamora by the deed recorded in Instrument # MH00795755, O.P.R.T.C.T.;

THENCE North 28 deg. 40 min. 10 sec. West with the common line between the west line of the subject tract and said Thousand Oaks Mobil Home Park and Block 3 and Block 6 of Cardinal Oaks Addition as shown on the plat recorded in Instrument # D189078565, O.P.R.T.C.T., a distance of 1,359.71 feet to 1/2 inch iron rod found with a cap "Beasley RPLS 4050 at the POINT OF BEGINNING and containing 550,493 square feet or 12.638 acres of land more or less.



Matt Powell, RPLS
Registered Professional Land Surveyor
Texas Registration No. 5544

Dated: April 28, 2020



MANDATORY OWNERS ASSOCIATION NOTES:

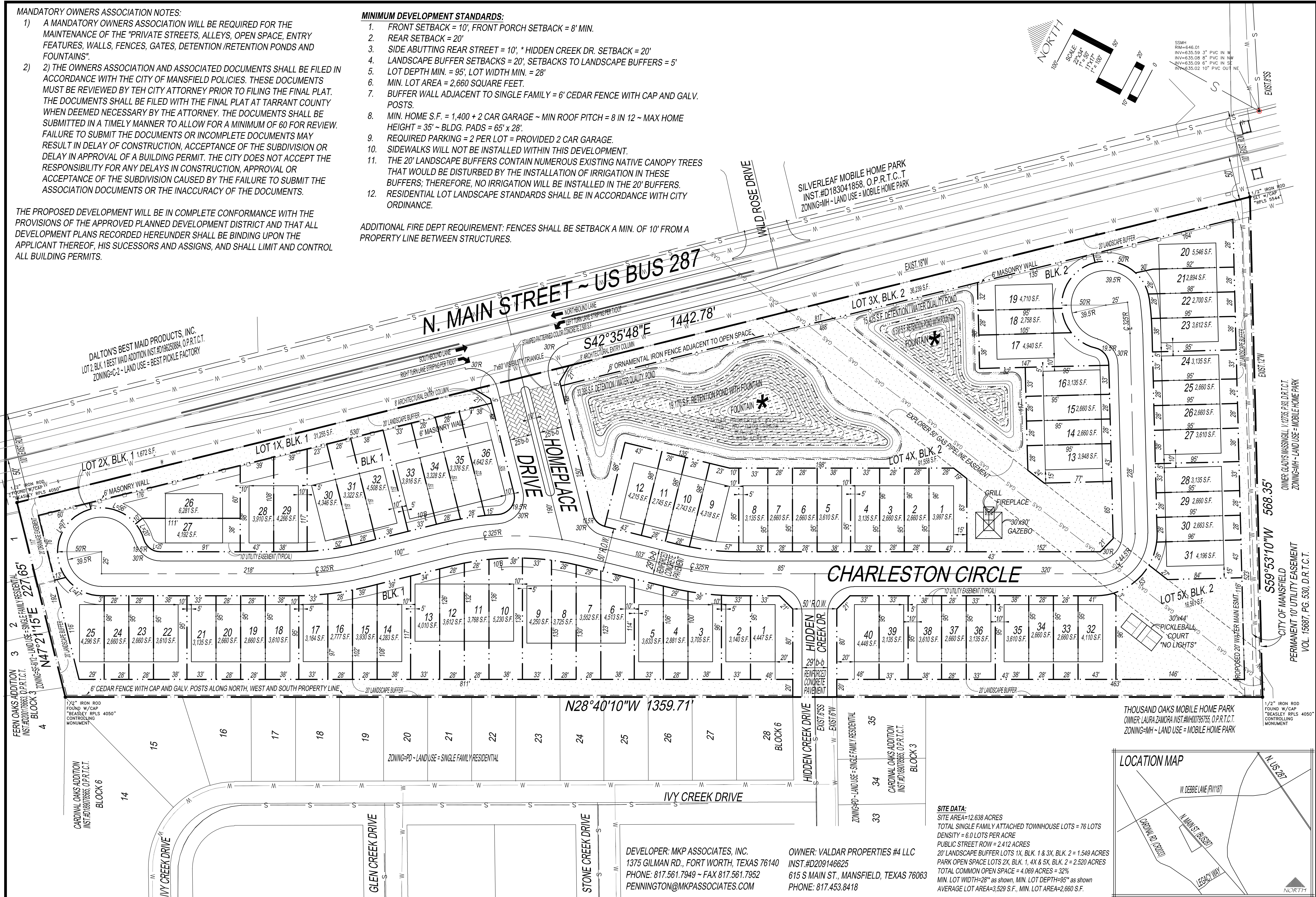
- 1) A MANDATORY OWNERS ASSOCIATION WILL BE REQUIRED FOR THE MAINTENANCE OF THE "PRIVATE STREETS, ALLEYS, OPEN SPACE, ENTRY FEATURES, WALLS, FENCES, GATES, DETENTION /RETENTION PONDS AND FOUNTAINS".
- 2) 2) THE OWNERS ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH THE CITY OF MANSFIELD POLICIES. THESE DOCUMENTS MUST BE REVIEWED BY THE CITY ATTORNEY PRIOR TO FILING THE FINAL PLAT. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT AT TARRANT COUNTY WHEN DEEMED NECESSARY BY THE ATTORNEY. THE DOCUMENTS SHALL BE SUBMITTED IN A TIMELY MANNER TO ALLOW FOR A MINIMUM OF 60 FOR REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN DELAY OF CONSTRUCTION, ACCEPTANCE OF THE SUBDIVISION OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS IN CONSTRUCTION, APPROVAL OR ACCEPTANCE OF THE SUBDIVISION CAUSED BY THE FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.

THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE CONFORMANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.

MINIMUM DEVELOPMENT STANDARDS:

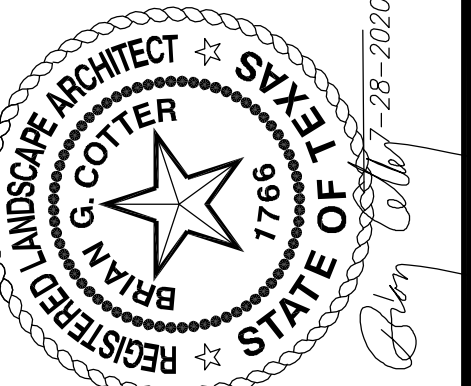
1. FRONT SETBACK = 10', FRONT PORCH SETBACK = 8' MIN.
2. REAR SETBACK = 20'
3. SIDE ABUTTING REAR STREET = 10', * HIDDEN CREEK DR. SETBACK = 20'
4. LANDSCAPE BUFFER SETBACKS = 20', SETBACKS TO LANDSCAPE BUFFERS = 5'
5. LOT DEPTH MIN. = 95', LOT WIDTH MIN. = 28'
6. MIN. LOT AREA = 2,660 SQUARE FEET.
7. BUFFER WALL ADJACENT TO SINGLE FAMILY = 6' CEDAR FENCE WITH CAP AND GALV. POSTS.
8. MIN. HOME S.F. = 1,400 + 2 CAR GARAGE ~ MIN ROOF PITCH = 8 IN 12 ~ MAX HOME HEIGHT = 35' ~ BLDG. PADS = 65' x 28'.
9. REQUIRED PARKING = 2 PER LOT = PROVIDED 2 CAR GARAGE.
10. SIDEWALKS WILL NOT BE INSTALLED WITHIN THIS DEVELOPMENT.
11. THE 20' LANDSCAPE BUFFERS CONTAIN NUMEROUS EXISTING NATIVE CANOPY TREES THAT WOULD BE DISTURBED BY THE INSTALLATION OF IRRIGATION IN THESE BUFFERS; THEREFORE, NO IRRIGATION WILL BE INSTALLED IN THE 20' BUFFERS.
12. RESIDENTIAL LOT LANDSCAPE STANDARDS SHALL BE IN ACCORDANCE WITH CITY ORDINANCE.

ADDITIONAL FIRE DEPT REQUIREMENT: FENCES SHALL BE SETBACK A MIN. OF 10' FROM A PROPERTY LINE BETWEEN STRUCTURES.



**G.A. DIXON
& ASSOCIATES**
CIVIL ENGINEERING • HYDROLOGY • FLOOD STUDIES
43005 Mossridge Court, Arlington, Texas 76016
Phone: (682) 808-3156 • Email: EGAD1258@gmail.com
TEXAS ENGINEERING FIRM REGISTRATION #: 158336

COTTER ASSOCIATES, LLC
LAND DEVELOPMENT DESIGN CONSULTANTS
LAND PLANNING • PROJECT MANAGEMENT • LANDSCAPE ARCHITECTURE
1705 North Peyco Drive, Suite C, Arlington, Texas 76001
Phone: (817) 913-4473 • Email: COTTER@SBSG31084.NET
Tx. Arch. Reg. Board FIRM REG. # BR-1373



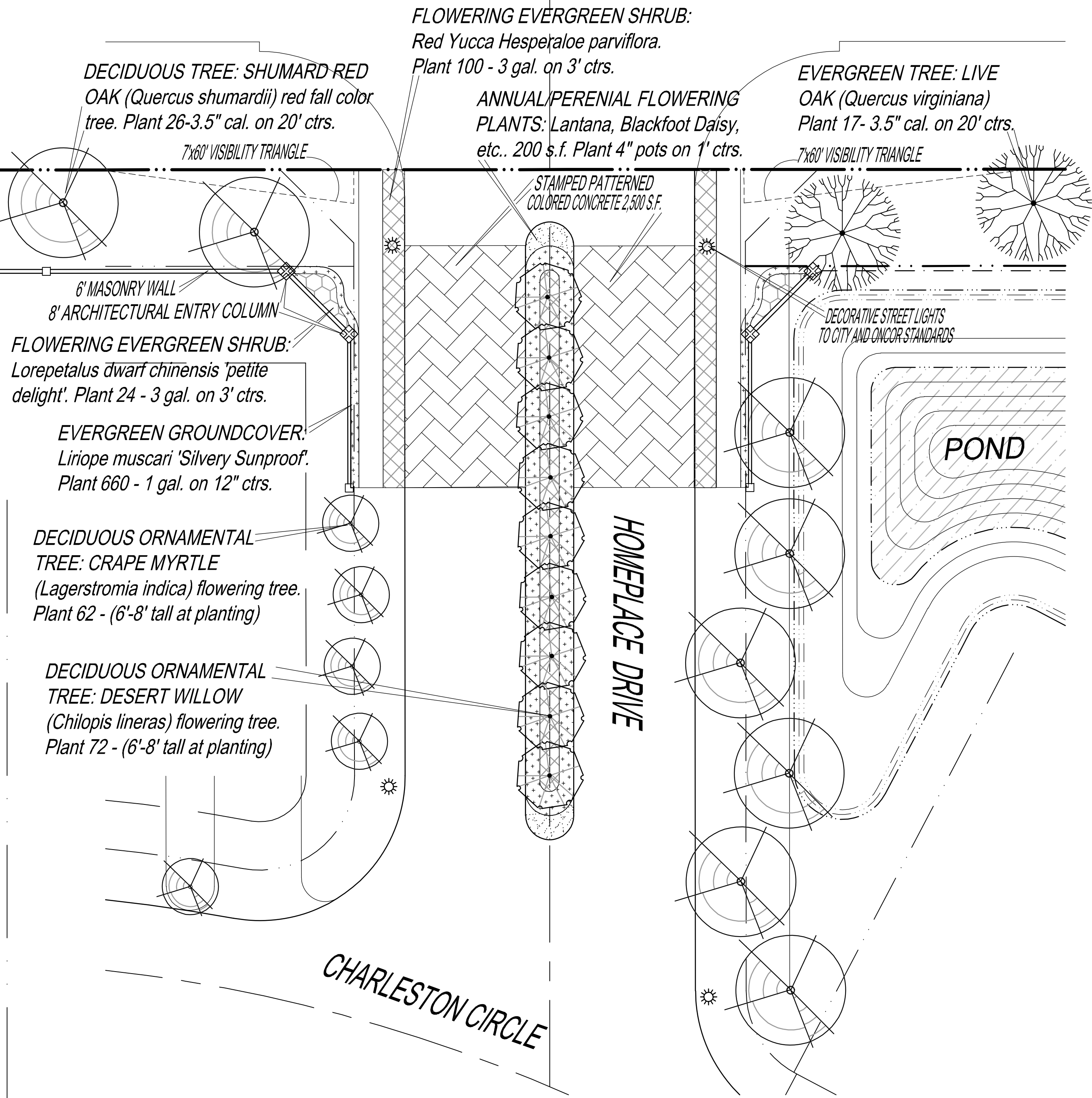
DESIGN: BGC
DRAWN: DJC
DATE: 5-26-2020
REV.: 7-28-2020
PROJECT: 932 PD.dwg

CHARLESTON
76 LOT SINGLE-FAMILY ATTACHED PD DEVELOPMENT PLAN
12.638 ACRES IN THE M. ROCKERFELLOW SURVEY ABSTRACT 1267
1675 N. MAIN ST., CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

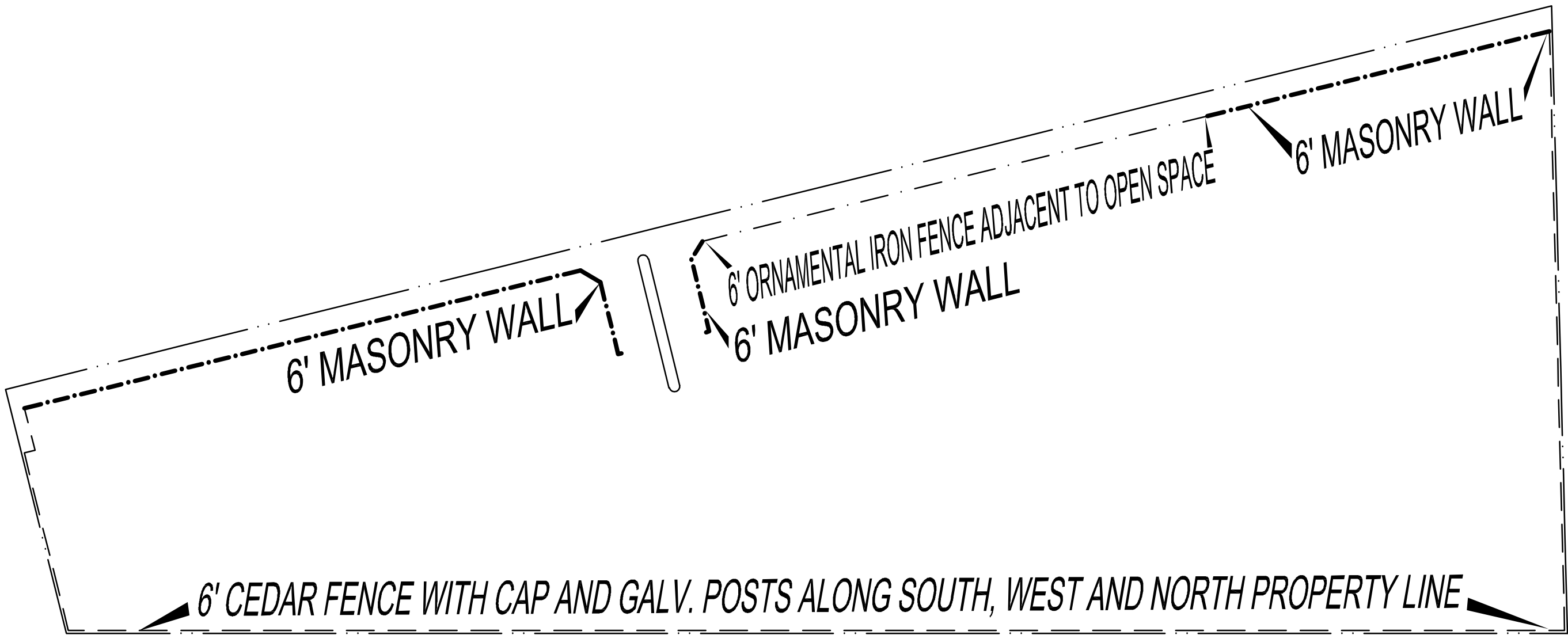
2 OF 3

ZC#20-009 EXHIBIT "B"

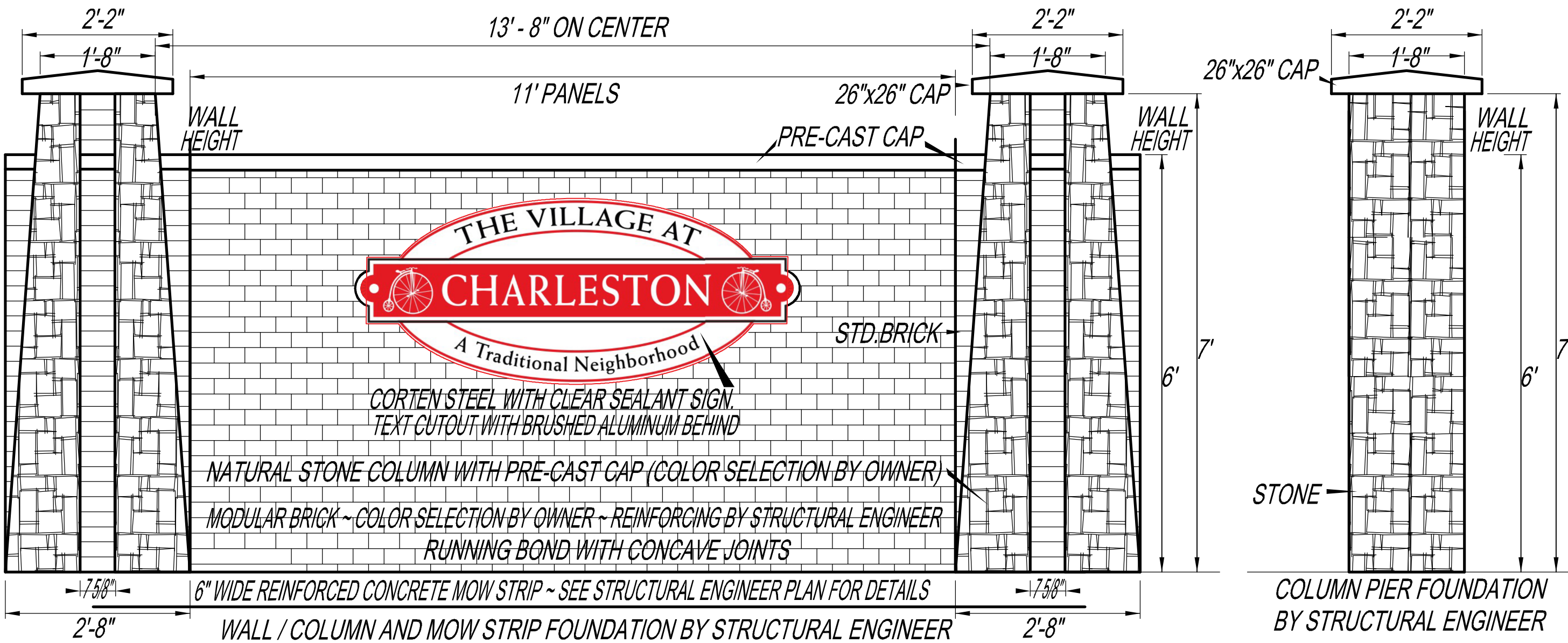
N. MAIN STREET ~ US BUS 287



ENHANCED ENTRYWAY PLAN

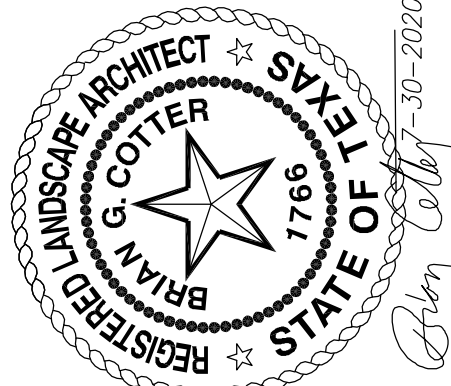


BRICK WALL, ORNAMENTAL IRON AND CEDAR FENCE PLAN



ARCHITECTURAL ENTRY COLUMNS AND SIGN ELEVATION

COLUMN FOR WALLS ON +/- 50' CTRS.

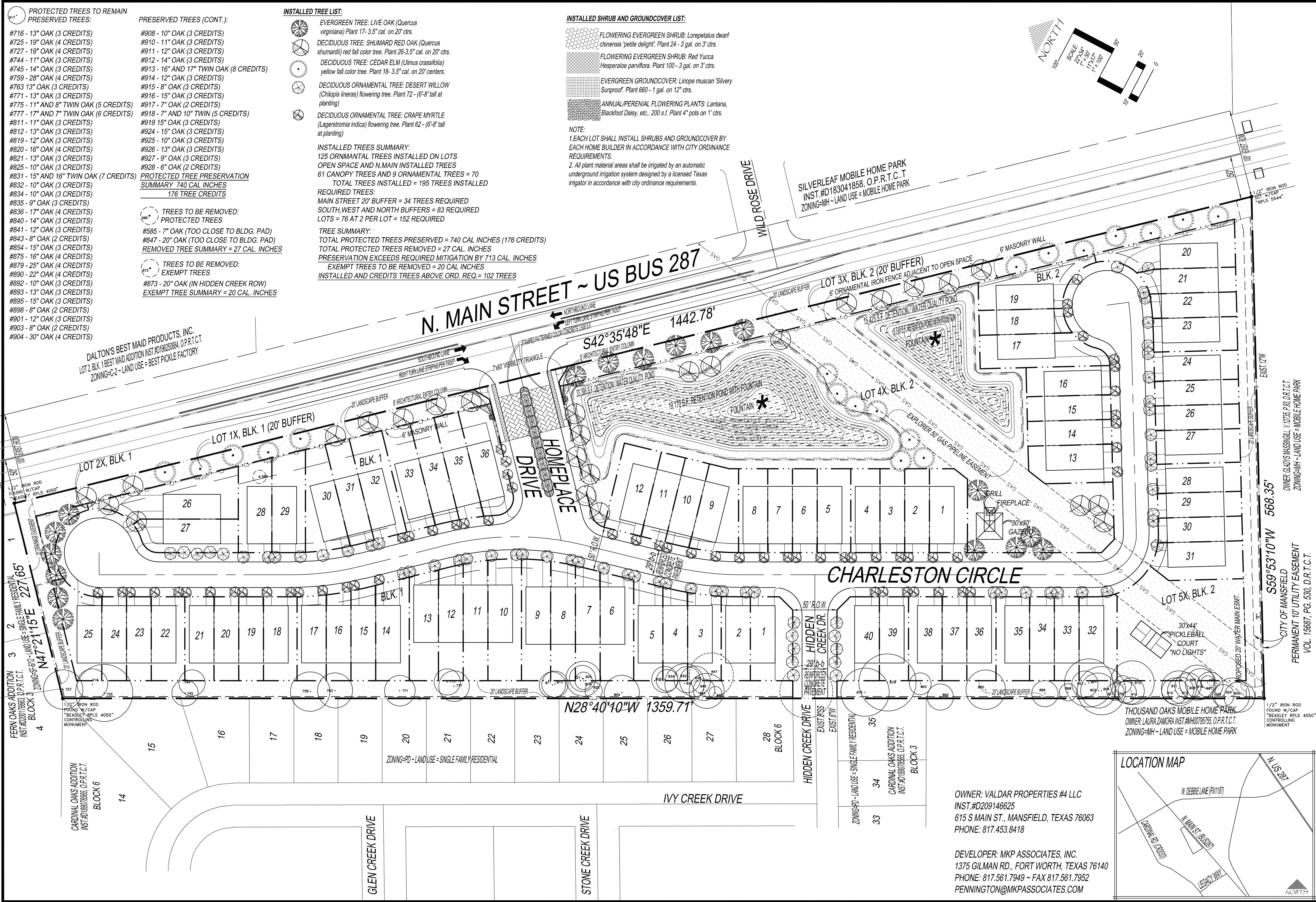


DESIGN: BGC	DRAWN: DJC
DATE: 5-26-2020	REV.: 7-30-2020
PROJECT: 932 PD.dwg	

CHARLESTON
PD DEVELOPMENT PLAN ~ ENHANCED ENTRYWAY PLAN
12.638 ACRES IN THE M. ROCKERFELLOW SURVEY ABSTRACT 1267
1675 N. MAIN ST., CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

COTTER G.A. DIXON & ASSOCIATES, LLC
LAND DEVELOPMENT DESIGN CONSULTANTS
LAND PLANNING PROJECT MANAGEMENT LANDSCAPE ARCHITECTURE
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Tx. Arch. Reg. Board FIRM REG. # BR-1373

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4305 Mossridge Court, Arlington, Texas 76016
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TEXAS ENGINEERING FIRM REGISTRATION #: 15336

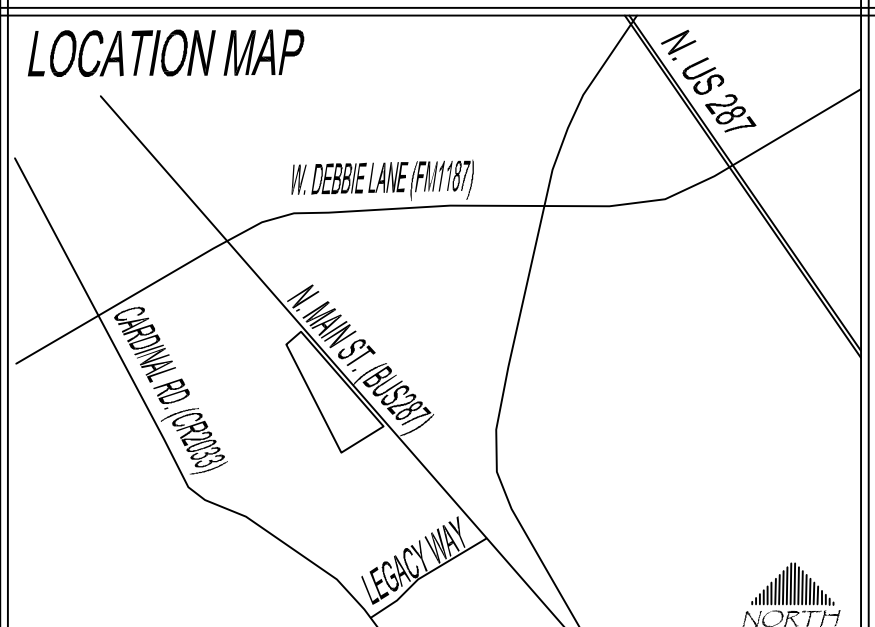


- PROTECTED TREES TO REMAIN PRESERVED TREES:**
- #716 - 13" OAK (3 CREDITS)
 - #725 - 19" OAK (4 CREDITS)
 - #727 - 19" OAK (4 CREDITS)
 - #744 - 11" OAK (3 CREDITS)
 - #745 - 14" OAK (3 CREDITS)
 - #759 - 28" OAK (4 CREDITS)
 - #763 13" OAK (3 CREDITS)
 - #771 - 13" OAK (3 CREDITS)
 - #775 - 11" AND 8" TWIN OAK (5 CREDITS)
 - #777 - 17" AND 7" TWIN OAK (6 CREDITS)
 - #811 - 11" OAK (3 CREDITS)
 - #812 - 13" OAK (3 CREDITS)
 - #819 - 12" OAK (3 CREDITS)
 - #820 - 16" OAK (4 CREDITS)
 - #821 - 13" OAK (3 CREDITS)
 - #825 - 10" OAK (3 CREDITS)
 - #831 - 15" AND 16" TWIN OAK (7 CREDITS)
 - #832 - 10" OAK (3 CREDITS)
 - #834 - 10" OAK (3 CREDITS)
 - #835 - 9" OAK (3 CREDITS)
 - #836 - 17" OAK (4 CREDITS)
 - #840 - 14" OAK (3 CREDITS)
 - #841 - 12" OAK (3 CREDITS)
 - #843 - 8" OAK (2 CREDITS)
 - #854 - 15" OAK (3 CREDITS)
 - #875 - 16" OAK (4 CREDITS)
 - #879 - 25" OAK (4 CREDITS)
 - #890 - 22" OAK (4 CREDITS)
 - #892 - 10" OAK (3 CREDITS)
 - #893 - 13" OAK (3 CREDITS)
 - #895 - 10" OAK (3 CREDITS)
 - #898 - 8" OAK (2 CREDITS)
 - #901 - 12" OAK (3 CREDITS)
 - #903 - 8" OAK (2 CREDITS)
 - #904 - 30" OAK (4 CREDITS)
- PRESERVED TREES (CONT.):**
- #908 - 10" OAK (3 CREDITS)
 - #910 - 11" OAK (3 CREDITS)
 - #911 - 12" OAK (3 CREDITS)
 - #912 - 14" OAK (3 CREDITS)
 - #913 - 16" AND 17" TWIN OAK (8 CREDITS)
 - #914 - 12" OAK (3 CREDITS)
 - #915 - 8" OAK (3 CREDITS)
 - #916 - 15" OAK (3 CREDITS)
 - #917 - 7" OAK (2 CREDITS)
 - #918 - 7" AND 10" TWIN (5 CREDITS)
 - #919 15" OAK (3 CREDITS)
 - #924 - 15" OAK (3 CREDITS)
 - #925 - 10" OAK (3 CREDITS)
 - #926 - 13" OAK (3 CREDITS)
 - #927 - 9" OAK (3 CREDITS)
 - #928 - 6" OAK (2 CREDITS)
- PROTECTED TREE PRESERVATION SUMMARY 740 CAL INCHES 176 TREE CREDITS**
- TREES TO BE REMOVED: PROTECTED TREES**
- #585 - 7" OAK (TOO CLOSE TO BLDG. PAD)
 - #847 - 20" OAK (TOO CLOSE TO BLDG. PAD)
- REMOVED TREE SUMMARY = 27 CAL. INCHES**
- TREES TO BE REMOVED: EXEMPT TREES**
- #873 - 20" OAK (IN HIDDEN CREEK ROW)
- EXEMPT TREE SUMMARY = 20 CAL. INCHES**

- INSTALLED TREE LIST:**
- EVERGREEN TREE: LIVE OAK (*Quercus virginiana*) Plant 17- 3.5" cal. on 20" ctrs.
 - DECIDUOUS TREE: SHUMARD RED OAK (*Quercus shumardii*) red fall color tree. Plant 26-3.5" cal. on 20" ctrs.
 - DECIDUOUS TREE: CEDAR ELM (*Ulmus crassifolia*) yellow fall color tree. Plant 18- 3.5" cal. on 20" centers.
 - DECIDUOUS ORNAMENTAL TREE: DESERT WILLOW (*Chilopsis linearis*) flowering tree. Plant 72 - (6'-8" tall at planting)
 - DECIDUOUS ORNAMENTAL TREE: CRAPE MYRTLE (*Lagerstromia indica*) flowering tree. Plant 62 - (6'-8" tall at planting)
- INSTALLED SHRUB AND GROUNDCOVER LIST:**
- FLOWERING EVERGREEN SHRUB: *Lorepetalus dwarf chinensis* 'petite delight'. Plant 24 - 3 gal. on 3" ctrs.
 - FLOWERING EVERGREEN SHRUB: Red Yucca *Hesperaloe parviflora*. Plant 100 - 3 gal. on 3" ctrs.
 - EVERGREEN GROUNDCOVER: *Liriope muscari* 'Silvery Sunproof'. Plant 660 - 1 gal. on 12" ctrs.
 - ANNUAL/PERENNIAL FLOWERING PLANTS: *Lantana*, *Blackfoot Daisy*, etc.. 200 s.f. Plant 4" pots on 1" ctrs.
- NOTE:**
- EACH LOT SHALL INSTALL SHRUBS AND GROUNDCOVER BY EACH HOME BUILDER IN ACCORDANCE WITH CITY ORDINANCE REQUIREMENTS.
 - All plant material areas shall be irrigated by an automatic underground irrigation system designed by a licensed Texas irrigator in accordance with city ordinance requirements.
- INSTALLED TREES SUMMARY:**
- 125 ORNAMENTAL TREES INSTALLED ON LOTS
OPEN SPACE AND N.MAIN INSTALLED TREES
61 CANOPY TREES AND 9 ORNAMENTAL TREES = 70
TOTAL TREES INSTALLED = 195 TREES INSTALLED
- REQUIRED TREES:**
- MAIN STREET 20' BUFFER = 34 TREES REQUIRED
SOUTH, WEST AND NORTH BUFFERS = 83 REQUIRED
LOTS = 76 AT 2 PER LOT = 152 REQUIRED
- TREE SUMMARY:**
- TOTAL PROTECTED TREES PRESERVED = 740 CAL INCHES (176 CREDITS)
TOTAL PROTECTED TREES REMOVED = 27 CAL. INCHES
PRESERVATION EXCEEDS REQUIRED MITIGATION BY 713 CAL. INCHES
EXEMPT TREES TO BE REMOVED = 20 CAL INCHES
INSTALLED AND CREDITS TREES ABOVE ORD. REQ. = 102 TREES

OWNER: VALDAR PROPERTIES #4 LLC
INST.#D209146625
615 S MAIN ST., MANSFIELD, TEXAS 76063
PHONE: 817.453.8418

DEVELOPER: MKP ASSOCIATES, INC.
1375 GILMAN RD., FORT WORTH, TEXAS 76140
PHONE: 817.561.7949 ~ FAX 817.561.7952
PENNINGTON@MKPASSOCIATES.COM



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Tx. Arch. Reg. Board FIRM REG. # BR-1373

DESIGN: BGC
DRAWN: DJC
DATE: 5-26-2020
REV: 7-28-2020
PROJECT: 932 PD LA.dwg

CHARLESTON
77 LOT SINGLE-FAMILY ATTACHED PD LANDSCAPE PLAN
12.638 ACRES IN THE M. ROCKERFELLOW SURVEY ABSTRACT 1267
1675 N. MAIN ST., CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

4 OF 5



SINGLE-FAMILY ATTACHED ELEVATION "A"



SINGLE-FAMILY ATTACHED ELEVATION "B"

COTTER & ASSOCIATES, LLC
 LAND DEVELOPMENT DESIGN CONSULTANTS
 LAND PLANNING PROJECT MANAGEMENT LANDSCAPE ARCHITECTURE
 1870 North Park Drive, Suite C, Arlington, Texas 76010
 Phone: (817) 499-8888 Email: EC@cotterllc.com
 Tl. Arch. Reg. Board FIRM REG. # BR-1373

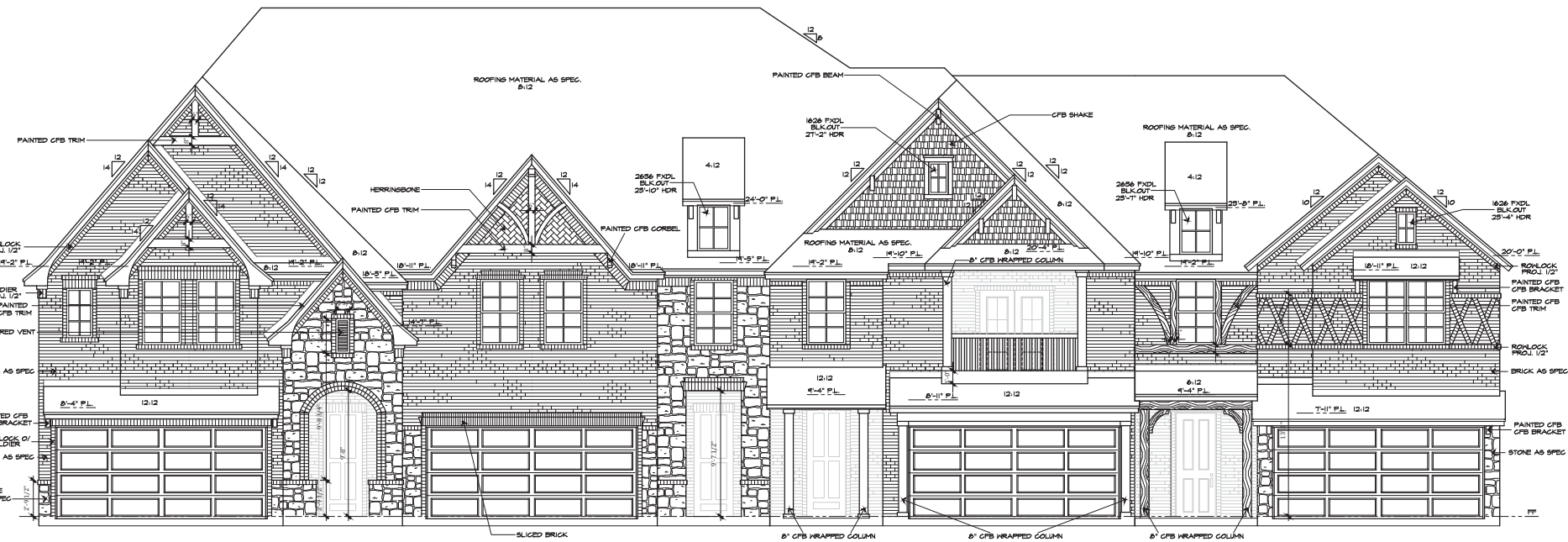
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DESIGN: BGC
 DRAWING: D/C
 DATE: 8-4-2020
 PROJECT:
 502 PLO/MD

CHARLESTON
 TOWNHOUSE ELEVATION RENDERINGS
 12.638 ACRES IN THE M. ROCKERFELLOW SURVEY/ABSTRACT 1267
 1675 N. MAIN ST., CITY OF MANSHIELD, TARRANT COUNTY, TEXAS

1 OF 1

ZC#20-009



1 | Front Elevation

1/8" = 1'-0"

*ALL DORMERS NOT TO PENETRATE ATTIC SPACE

*ROOF PENETRATIONS ARE PROHIBITED WITHIN 4' OF THE REQUIRED FIREWALL

*FOUNDATIONS EXPOSED MORE THAN 10" SHALL BE OF COMPLEMENTARY MATERIALS

*EAVES SHALL EXTEND AT LEAST 12" FROM WALL

ATTENTION
SCALE AS NOTED

24"x36" PRINTS ARE 1/4" = 1'-0"

11"x17" PRINTS ARE 1/8" = 1'-0"

*UNLESS SPECIFIED OTHERWISE

EXHIBIT "E" ZC#20-009

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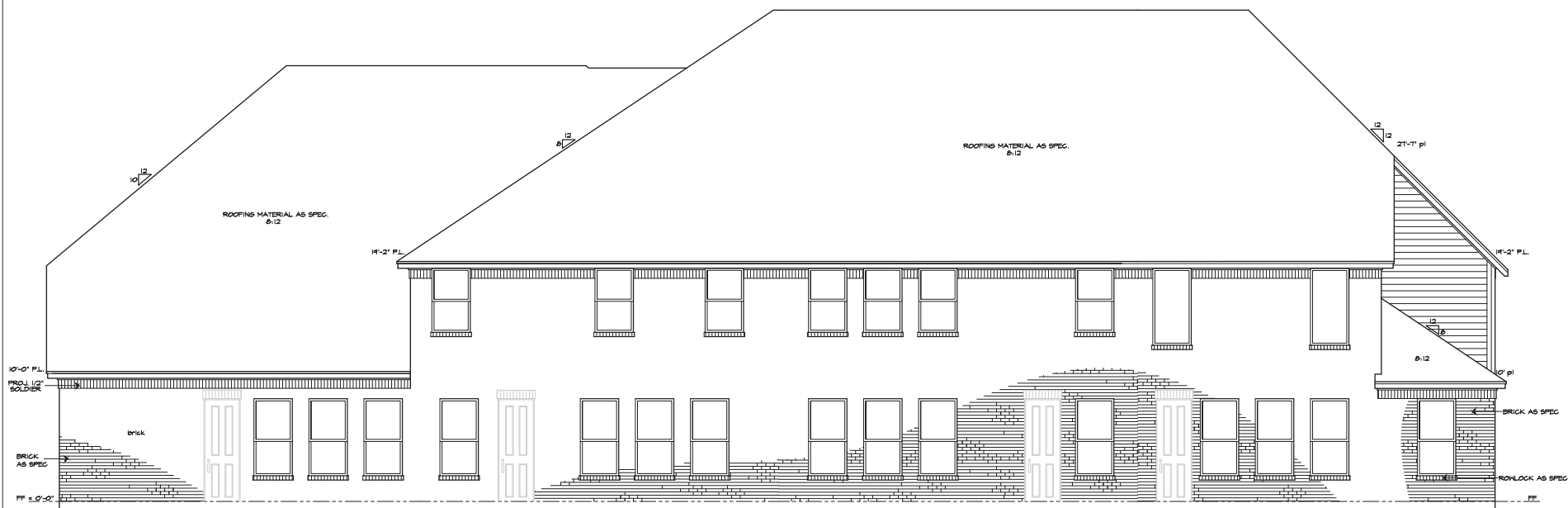
JOHN HOUSTON
CUSTOM HOMES

The Preserve at
Kelly Elliott
Lot: x Block: x

PLAN
BLDG 4
Front Entry

SHEET
5A OF 5

*EAVES SHALL EXTEND AT LEAST 12" FROM WALL



1 | Rear Elevation
1/8" = 1'-0"

ATTENTION
SCALE AS NOTED
24"X36" PRINTS ARE 1/4" = 1'-0"
11"X17" PRINTS ARE 1/8" = 1'-0"
*UNLESS SPECIFIED OTHERWISE

EXHIBIT "E" ZC#20-009

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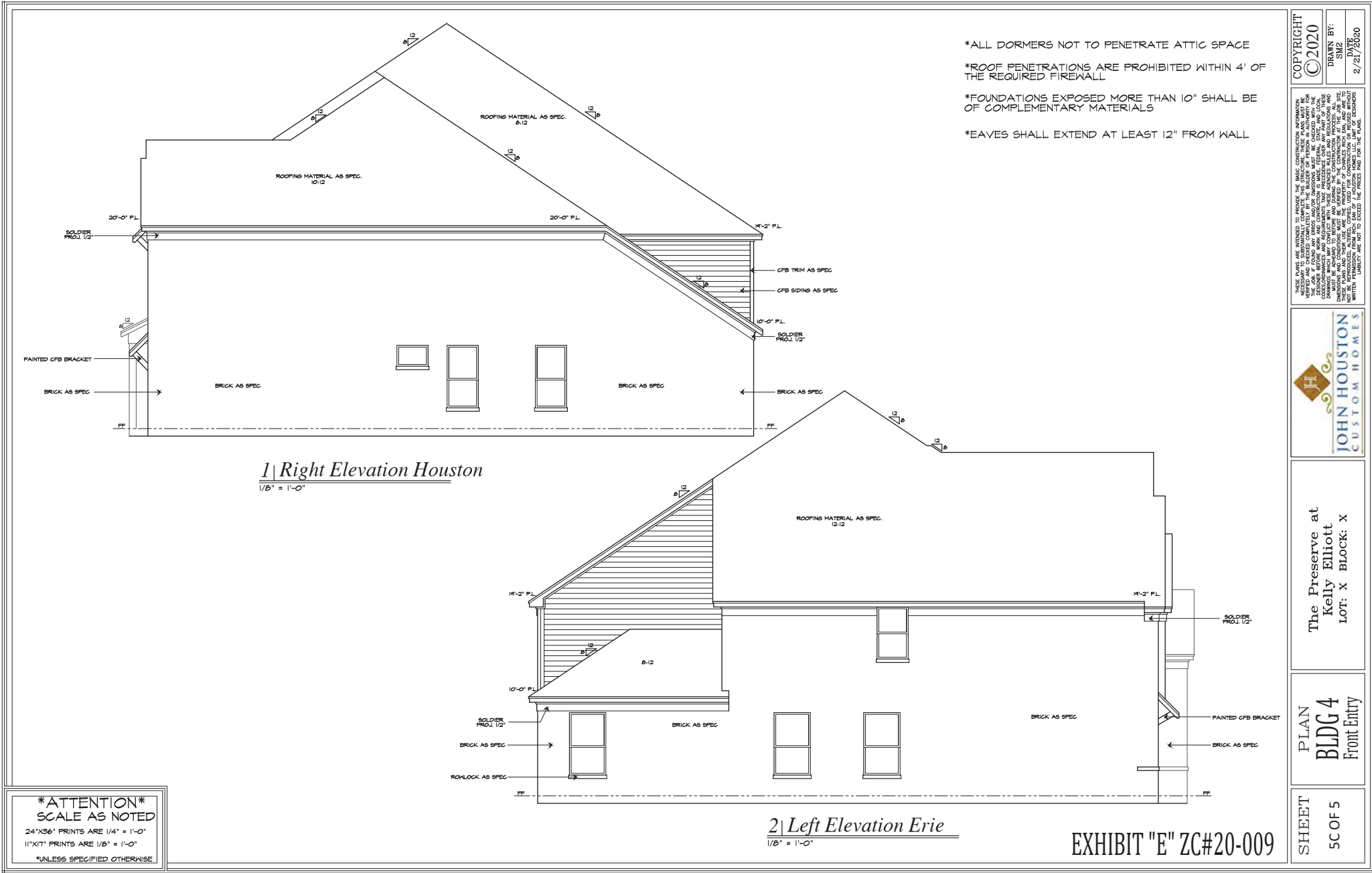


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CUSTOM HOMES

The Preserve at
Kelly Elliott
LOT: X BLOCK: X

PLAN
BLDG 4
Front Entry

SHEET
5B OF 5



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JOHN HOUSTON
CUSTOM HOMES

The Preserve at
Kelly Elliott
Lot: x Block: x

PLAN
BLDG 4
Front Entry

SHEET
5 OF 5

THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NEEDED AND COVERED COMPLETELY BY THE PERMIT OR LICENSE IN WHICH THEY ARE SUBMITTED. THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR CHECKING THE LOCAL REQUIREMENTS, CODES AND CONDITIONS OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES.

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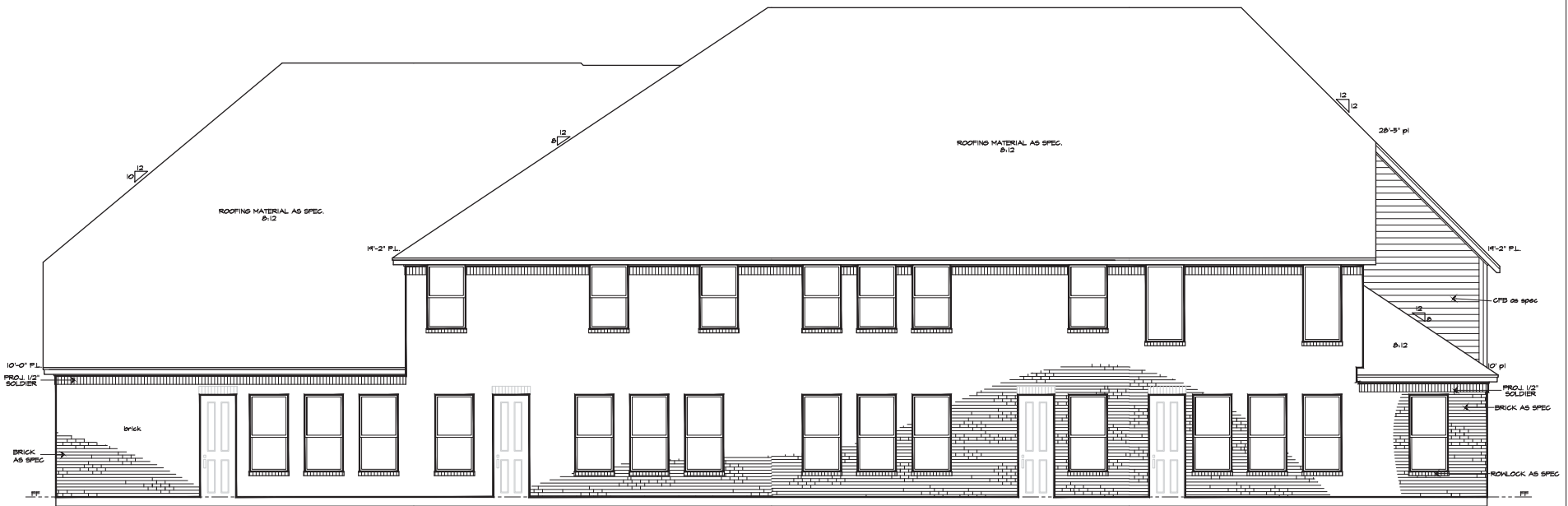
DATE:
2/21/2020



The Preserve at
Kelly Elliott
LOT: X BLOCK: X

$$\frac{1}{\partial''} = 1 - 0''$$

*EAVES SHALL EXTEND AT LEAST 12" FROM WALL


$$\overline{1/8''} = \overline{1'-0''}$$

*UNLESS SPECIFIED OTHERWISE

EXHIBIT "E" ZC#20-009

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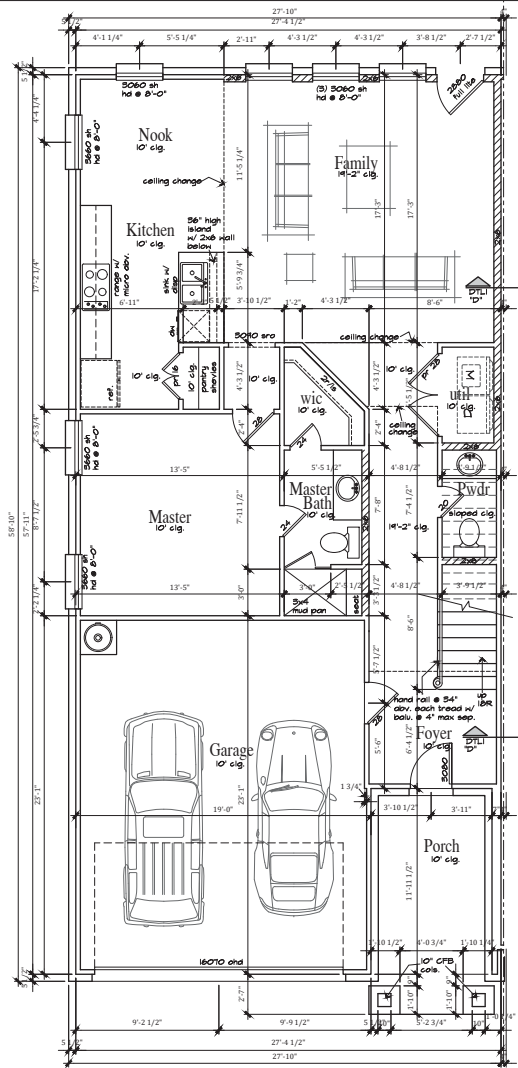
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PLAN
BLDG 3
Front Entry

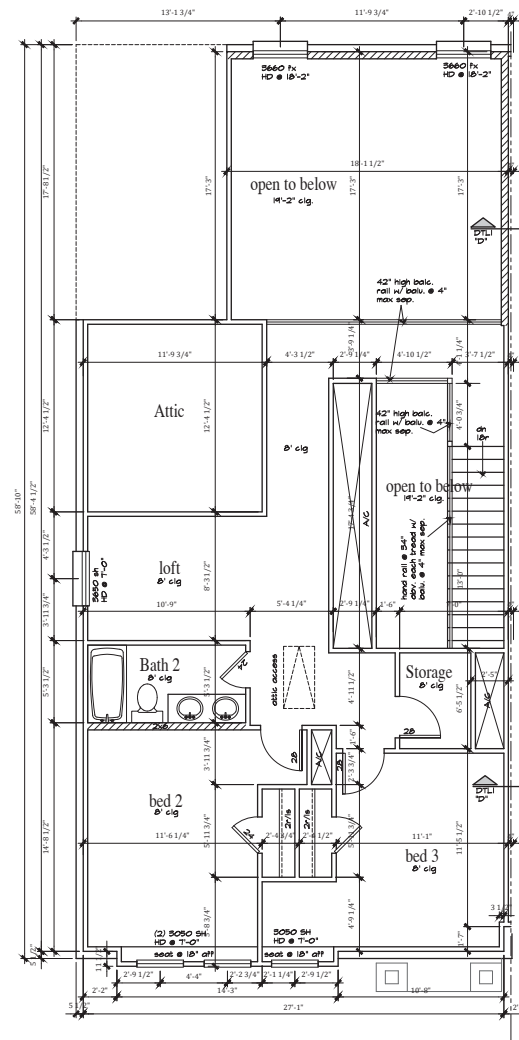
SHEET
5E OF 5



Arlington
unit "A"

1 | Unit A 1st Floor
1/8" = 1'-0"

SQUARE FOOTAGES	
FIRST FLOOR	1097 S.F.
SECOND FLOOR	808 S.F.
TOTAL AREA	1905 S.F.
GARAGE AND/OR STORAGE	453 S.F.
COVERED PATIO AND/OR PORCH	114 S.F.
TOTAL UNDER ROOF	2472 S.F.
SLAB AREA	1664 S.F.



Arlington
unit "A"

2 | Unit A 2nd Floor
1/8" = 1'-0"

ATTENTION
SCALE AS NOTED
24"x36" PRINTS ARE 1/4" = 1'-0"
11"x17" PRINTS ARE 1/8" = 1'-0"

*UNLESS SPECIFIED OTHERWISE

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JOHN HOUSTON
CUSTOM HOMES

The Preserve at
Kelly Elliott
Lot: x Block: x

PLAN
BLDG 3
Front Entry

SHEET
5G OF 5

EXHIBIT "E" ZC#20-009



1 | Unit E 1st Floor
1/8" = 1'-0"

SQUARE FOOTAGES	
FIRST FLOOR	1097 S.F.
SECOND FLOOR	846 S.F.
TOTAL AREA	1943 S.F.
<hr/>	
GARAGE AND/OR STORAGE	483 S.F.
COVERED PATIO AND/OR PORCH	128 S.F.
TOTAL UNDER ROOF	2554 S.F.
SLAB AREA	1708 S.F.



2 | Unit E 2nd Floor
|/8" = |'-0"

ATTENTION
SCALE AS NOTED

24"X36" PRINTS ARE 1/4" = 1'-0"

24"X36" PRINTS ARE 1/4" = 1'-0"

11"X17" PRINTS ARE 1/8" = 1'-0"

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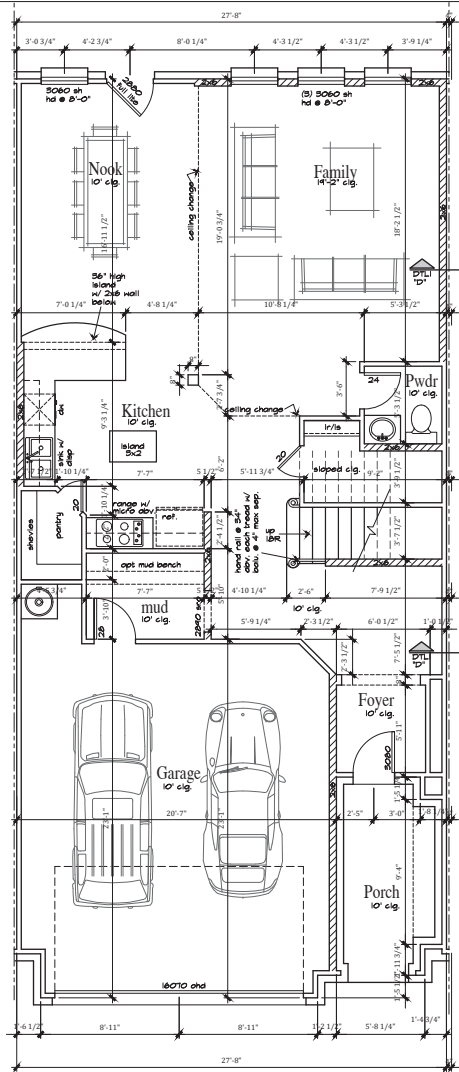
The Preserve at
Kelly Elliott
LOT: X BLOCK: X

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PLAN
BLDG 4
Front Entry

SHEET
 5H OF 5

EXHIBIT "E" ZC#20-009

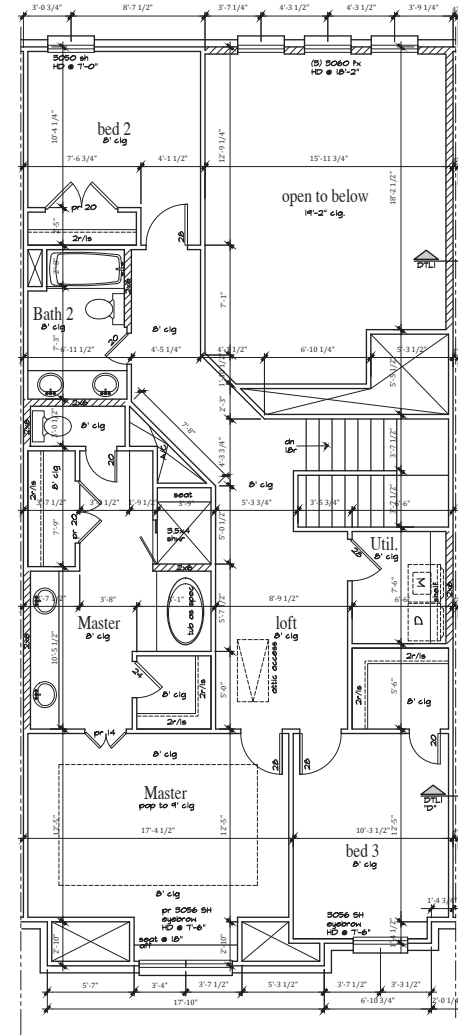


Brownwood
unit "B"

1 | Unit B 1st Floor
1/8" = 1'-0"

SQUARE FOOTAGES

FIRST FLOOR	1086 S.F.
SECOND FLOOR	1178 S.F.
TOTAL AREA	2264 S.F.
GARAGE AND/OR STORAGE	494 S.F.
COVERED PATIO AND/OR PORCH	85 S.F.
TOTAL UNDER ROOF	2843 S.F.
SLAB AREA	1665 S.F.



Brownwood
unit "B"

2 | Unit B 2nd Floor
1/8" = 1'-0"

ATTENTION
SCALE AS NOTED

24"x36" PRINTS ARE 1/4" = 1'-0"
11"x17" PRINTS ARE 1/8" = 1'-0"

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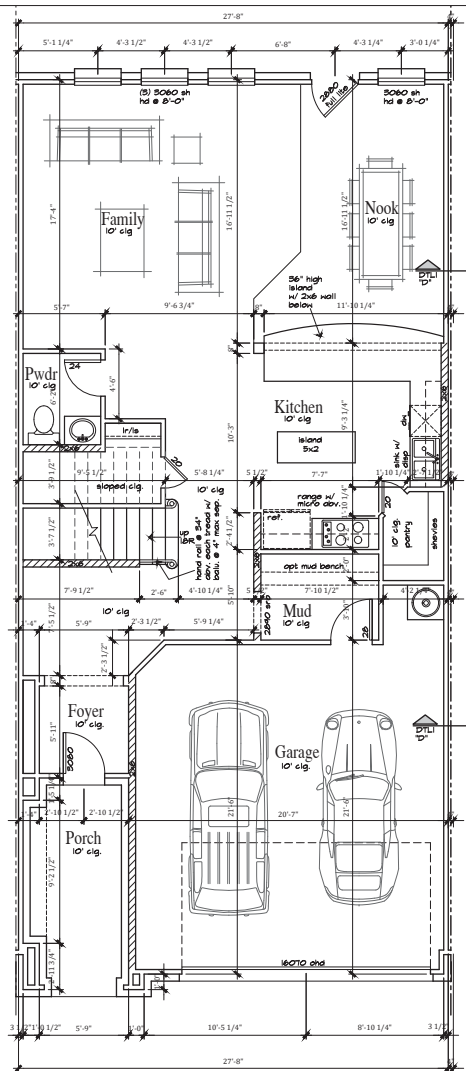
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The Preserve at
Kelly Elliott
Lot: x Block: x

PLAN
BLDG 3
Front Entry

SHEET
51 OF 5

EXHIBIT "E" ZC#20-009



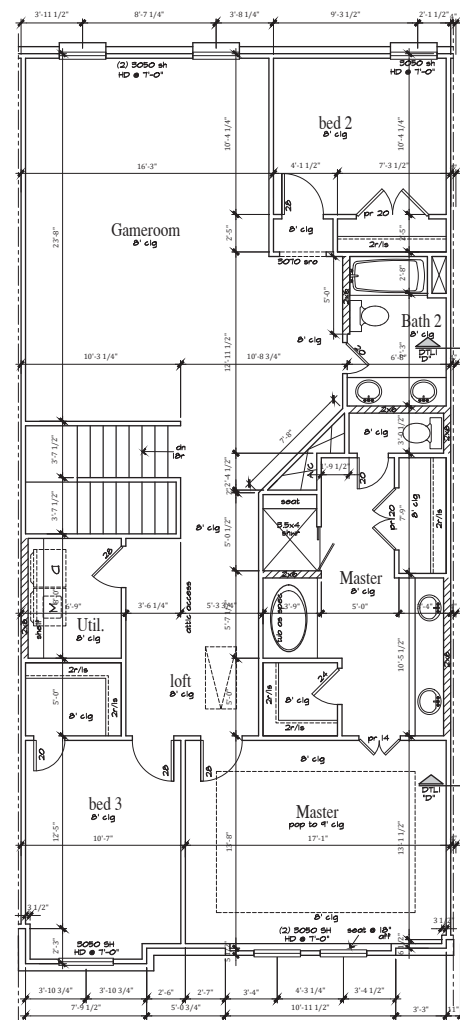
Coleman
unit "C"

1 | Unit C 1st Floor

1/8" = 1'-0"

SQUARE FOOTAGES

FIRST FLOOR	1086 S.F.
SECOND FLOOR	1578 S.F.
TOTAL AREA	2664 S.F.
GARAGE AND/OR STORAGE	466 S.F.
COVERED PATIO AND/OR PORCH	94 S.F.
TOTAL UNDER ROOF	3224 S.F.
SLAB AREA	1646 S.F.



Coleman
unit "C"

2 | Unit C 2nd Floor

1/8" = 1'-0"

ATTENTION
SCALE AS NOTED

24"x36" PRINTS ARE 1/4" = 1'-0"

11"x17" PRINTS ARE 1/8" = 1'-0"

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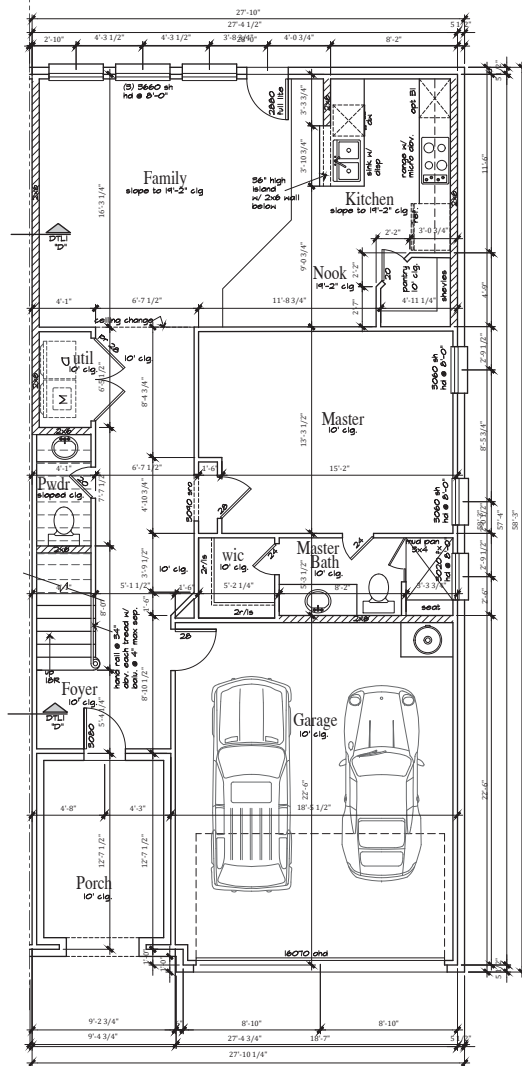


The Preserve at
Kelly Elliott
Lot: x Block: x

PLAN
BLDG 3
Front Entry

SHEET
5 OF 5

EXHIBIT "E" ZC#20-009

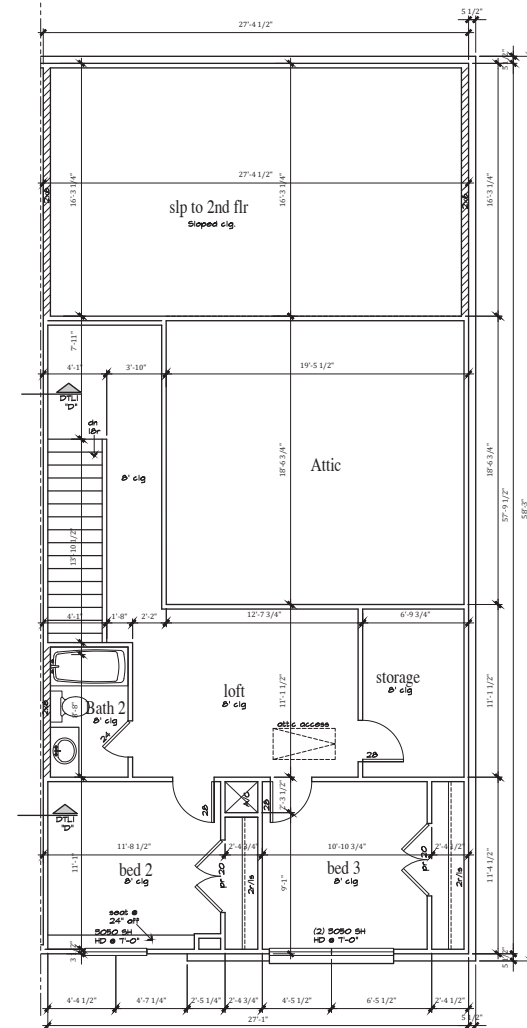


Dunlap
unit "D"

1 | Unit D 1st Floor
1/8" = 1'-0"

SQUARE FOOTAGES

FIRST FLOOR	1079 S.F.
SECOND FLOOR	734 S.F.
TOTAL AREA	1813 S.F.
GARAGE AND/OR STORAGE	
COVERED PATIO AND/OR PORCH	424 S.F.
TOTAL UNDER ROOF	260 S.F.
SLAB AREA	2497 S.F.
	1763 S.F.



Dunlap
unit "D"

2 | Unit D 2nd Floor
1/8" = 1'-0"

ATTENTION
SCALE AS NOTED

24"x36" PRINTS ARE 1/4" = 1'-0"

11"x17" PRINTS ARE 1/8" = 1'-0"

*UNLESS SPECIFIED OTHERWISE

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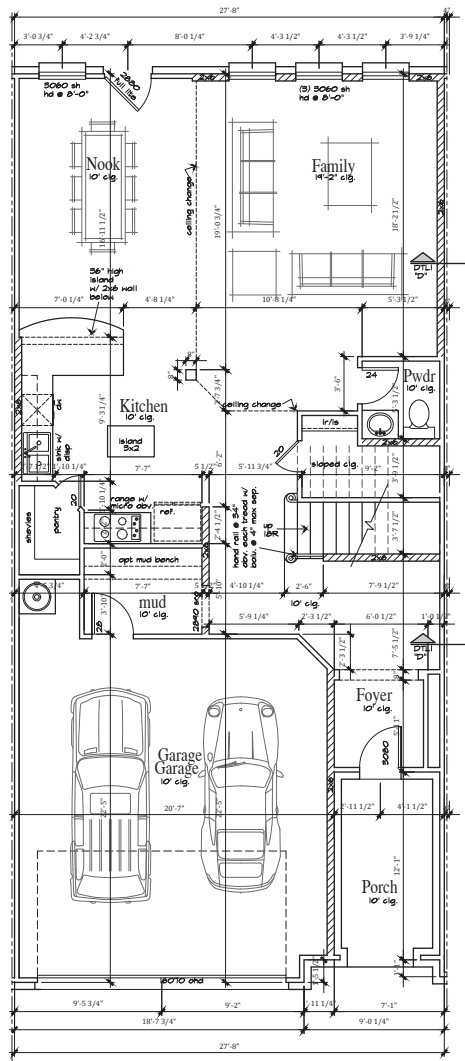
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Kelly Elliott
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PLAN
BLDG 3
Front Entry

SHEET
5K OF 5

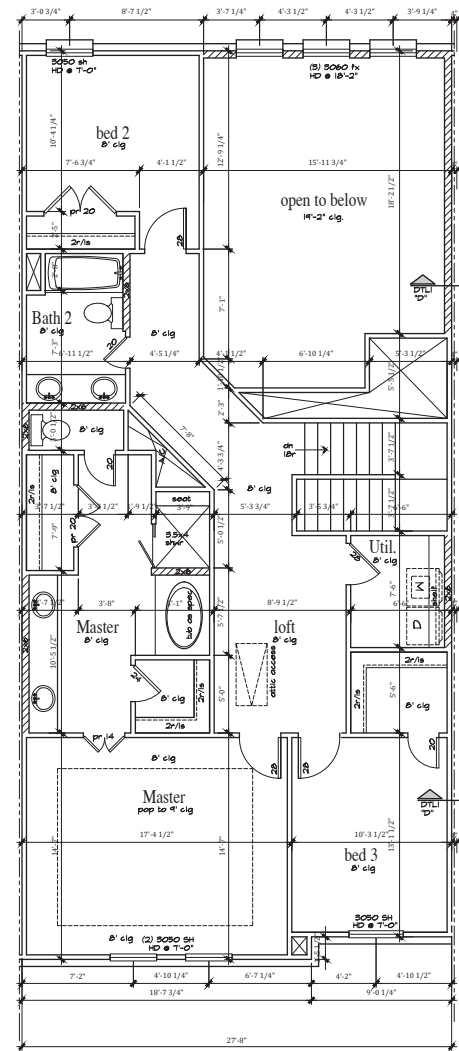


Findley
unit "F"

1 | Unit F 1st Floor
1/8" = 1'-0"

SQUARE FOOTAGES

FIRST FLOOR	1086 S.F.
SECOND FLOOR	1198 S.F.
TOTAL AREA	2284 S.F.
GARAGE AND/OR STORAGE	483 S.F.
COVERED PATIO AND/OR PORCH	83 S.F.
TOTAL UNDER ROOF	2860 S.F.
SLAB AREA	1652 S.F.



Findley
unit "F"

2 | Unit F 2nd Floor
1/8" = 1'-0"

ATTENTION
SCALE AS NOTED

24"x36" PRINTS ARE 1/4" = 1'-0"
11"x17" PRINTS ARE 1/8" = 1'-0"

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CUSTOM HOMES

The Preserve at
Kelly Elliott
LOT: x BLOCK: x

PLAN
BLDG 4
Front Entry

SHEET
5L OF 5

EXHIBIT "E" ZC#20-009

