



# CITY OF MANSFIELD

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

## Meeting Agenda

### Planning and Zoning Commission

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Monday, October 5, 2020

5:30 PM

City Hall Council Chambers

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**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\\_zBXW78zUQGGrROpludG5Q](https://mansfieldtexas.zoom.us/webinar/register/WN_zBXW78zUQGGrROpludG5Q)**

**by 5:30 pm on Monday, October 5, 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: 939 8820 8997**

**Passcode: 611606**

**Citizen comments on any agenda item for the October 5, 2020, Planning and Zoning Commission meeting may be submitted by email at [planning@mansfieldtexas.gov](mailto:planning@mansfieldtexas.gov). All comments must be received by 12:00 noon, Monday, October 5, 2020, for presentation to the Commissioners prior to the meeting.**

**1. CALL TO ORDER**

**2. WORKSESSION**

Discussion and Presentation on the 2020 Parks, Recreation, Open Space and Trails Master Plan

**3. 6:00 PM OR IMMEDIATELY FOLLOWING WORKSESSION - RECONVENE INTO REGULAR BUSINESS SESSION**

**4. APPROVAL OF MINUTES**

**[20-3799](#)**

Minutes - Approval of the September 21, 2020 Planning and Zoning Commission Meeting Minutes

**Attachments:** [09-21-20 Meeting Minutes.pdf](#)

**5. 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.*

**6. PUBLIC HEARINGS**

[20-3791](#)

ZC#20-009: Public hearing continuation 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.pdf](#)

**7. DISCUSSION ITEMS**

Discussion and Presentation on the Role and Responsibilities of the Planning and Zoning Commissioners

**8. COMMISSION ANNOUNCEMENTS**

**9. STAFF ANNOUNCEMENTS**

**10. ADJOURNMENT OF MEETING**

**11. NEXT MEETING DATE: Monday, October 19, 2020**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on October 1, 2020, in accordance with Chapter 551 of the Texas Government Code.

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Lisa Sudbury, Assistant Director of Planning

\* 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: 20-3799

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**Agenda Date:** 10/5/2020

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Planning and Zoning Commission

**File Type:** Meeting Minutes

**Agenda Number:**

**Title**

Minutes - Approval of the September 21, 2020 Planning and Zoning Commission Meeting Minutes

**Description/History**

The minutes of the September 21, 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.  
Mansfield, TX 76063  
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## Meeting Minutes - Draft

### Planning and Zoning Commission

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Monday, September 21, 2020

6:00 PM

City Hall Council Chambers

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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 City Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.*

*Staff Present:*

*Matt Jones, Director of Planning*

*Lisa Sudbury, Assistant Director of Planning*

*Andrew Bogda, Planner*

*Commissioners:*

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

#### 2. APPROVAL OF MINUTES

[20-3765](#)

Minutes - Approval of the September 8, 2020 Planning and Zoning Commission Meeting Minutes

**Commissioner Gilmore made a motion to approve the September 8, 2020 minutes as presented. Commissioner Klenezendorf seconded the motion which carried by the following vote:**

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

**Nay:** 0

**Abstain:** 0

#### 3. CITIZENS COMMENTS

*Keith Harvey had questions for the Commission regarding their recessing into executive session at the September 8, 2020 meeting.*

#### 4. CONSENT AGENDA

[20-3752](#)

SD#19-060: Final Plat of Birdsong Addition, Phase 1; JBI Partners, Inc, surveyor/engineer, and First Texas Homes, Inc., owner

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

## **5. PUBLIC HEARINGS**

[20-3762](#)

SD#20-043: Public hearing on a replat to create Lots 5R, 6, and 7, Block 1, Brentwood Park, Section Two on 3.195 acres located at 733 N US 287; Bannister Engineering, engineer/surveyor; Jim Tally, owner

*Mr. Jones made a few comments about the plat as presented.*

*Chairman Knight opened the public hearing at 6:06 p.m. and called for anyone wishing to speak to come forward. Seeing no one come forward, Chairman Knight closed the public hearing.*

**Commissioner Weydeck made a motion to approve the plat as presented. Commissioner Gilmore 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

[20-3763](#)

ZC#20-009: Public hearing continuation on 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)  
*(Tabled from the September 7, 2020, Planning and Zoning Commission meeting)*

*Chairman Knight stated the applicant had requested tabling the case to the next P&Z meeting.*

*Chairman Knight opened the public hearing at 6:08 p.m. and called for anyone wishing to speak to come forward. Seeing no one come forward, Chairman Knight continued the public hearing.*

**Commissioner Groll made a motion that the request be tabled to the October 5th, 2020, Planning and Zoning Commission meeting. Commissioner Klenzendorf seconded the motion which carried by the following vote:**

**Aye:** 5 - Anne Weydeck; Bob Klenzendorf; Kent Knight; Stephen Groll and Justin Gilmore

**Nay:** 1 - Blake Axen

**Abstain:** 0

[20-3764](#)

SUP#20-014: Public hearing for a request for a Specific Use Permit for a crematorium on approximately 1.478 acres known as Lot 4R1, Block C, Hillcrest Business Park, located at 1556 Heritage Pkwy.; Christie Moore of Mansfield Funeral Home & Cremations

*Mr. Bogda gave the Staff presentation and overview of the request and was available to answer questions.*

*Christie Moore, the applicant made a presentation and was available for questions.*

*At 6:20 p.m. Chairman Knight opened the public hearing and called for anyone wishing to speak to come forward. Seeing no one come forward, Chairman Knight closed the public hearing.*

**Vice Chairman Axen made a motion to approve the case subject to providing the manufacturers reports to Council and updating the site plan with any lighting that would be added to the site. 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

[20-3753](#)

OA#20-001: Public hearing to consider proposed amendments of Sections 2200B, 4400.B Table G and 7800.B.38 of the Zoning Ordinance to create a Body Art & Piercing Studio Use; to permit such use in the I-1 and I-2 zoning districts; to require a Specific Use Permit in C-2 and C-3 zoning districts; and to establish separation criteria from such use from certain other land uses

*At this time, Chairman Knight saw that he had a card for Donna Timmons who requested to speak at the public hearing for case ZC#20-009. Ms. Timmons came forward and offered the following questions and concerns regarding the Charleston Townhomes Planned Development:*

- *Drainage*
- *Provide a 7 foot tall fence with concrete mow edge in lieu of the proposed 6 foot fence*
- *Concerned about trees being removed and a family of hawks that lives there*
- *Possible rentals of the units*
- *HOA responsibilities*

*Chairman Knight called case OA#20-001.*

*Mr. Jones gave a brief presentation and was available to answer questions.*

*Chairman Knight opened the public hearing at 6:37 p.m. and called for anyone to come forward. Seeing no one come forward, Chairman Knight closed the public hearing.*

*Following discussion, Commissioner Groll made a motion to approve the ordinance amendment as presented. Chairman Knight seconded the motion which failed by the following votes:*

Ayes: 2 – Knight and Groll  
Nays: 4 – Axen, Klenzendorf, Weydeck, and Gilmore,  
Abstain: 0

*Following discussion, Commissioner Gilmore made a motion to remove paragraph “C” in its entirety. Commissioner Weydeck seconded this motion.*

*Vice Chairman Axen asked to amend the motion to require an SUP in the I-1 and I-2 districts, as well. Commissioner Weydeck seconded this motion.*

*The motion to amend was voted on by the Commissioners and approved as follows:*

Ayes: 6 – Knight, Axen, Klenzendorf, Weydeck, Gilmore, and Groll  
Nays: 0  
Abstain: 0

**The Commission voted on the amended main motion to approve the proposed ordinance with the following conditions: 1) remove Paragraph C removed, and 2) require a Specific Use Permit for Body Art and Piercing Studios in the C-2, C-3, I-1 and I-2 Districts. The motion carried by the following vote:**

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

**Nay:** 0

**Abstain:** 0

#### [20-3761](#)

OA#20-002: Public hearing to consider proposed amendments of Sections 5100.E.7, 5100.F.19, 6100.D.8 and 6400.D.8 to revise the submittal requirements for applications for Concept Plans, Planned Developments, Specific Use Permits and Industrial Use Permits.

*Chairman Knight briefed the Commission on this amendment. Mr. Jones was available for questions. Chairman Knight opened the public hearing at 6:53 p.m. Seeing no one come forward he closed the public hearing.*

**Vice Chairman Axen made a motion to approve as written. Commissioner Klenzendorf seconded the motion. The item was approved by the following vote:**

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

**Nay:** 0

**Abstain:** 0

## **6. COMMISSION ANNOUNCEMENTS**

*Commissioner Klenzendorf informed the Commissioners that this was his last meeting and he would be returning to the Historic Landmark Commission.*

**7. STAFF ANNOUNCEMENTS**

*None.*

**8. ADJOURNMENT OF MEETING**

*With no further business, Chairman Knight adjourned the meeting at 6:57 p.m.*

**Commissioner Gilmore made a motion to adjourn the meeting. 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

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Kent Knight, Chairman

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Lisa Sudbury, Assistant Director of Planning



# CITY OF MANSFIELD

1200 E. Broad St.  
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## STAFF REPORT

File Number: 20-3791

**Agenda Date:** 10/5/2020

**Version:** 1

**Status:** Public Hearing

**In Control:** Planning and Zoning Commission

**File Type:** Zoning Case

### Title

ZC#20-009: Public hearing continuation 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)

### Continuation to October 5, 2020

The Planning & Zoning Commission continued the public hearing to September 21, 2020 and voted 5-1 (Vice Chairman Axen voting no) to table consideration until October 5, 2020 to allow the applicant more time to work with staff to make changes to the plans. During the public hearing, one neighboring resident spoke, expressing concern about privacy, drainage, tree loss (as it relates to habitat for wildlife, as well as shade), the long-term maintenance of HOA improvements, and the possible rental of the townhomes; the resident also requested that the height of the fence be increased to at least 7' to provide for additional screening and privacy.

The applicant has provided revised plans. As requested by staff, the new plans provide for some alley-loaded garages, to be located on the west and south sides of the property. However, the lots that back up to North Main Street and the ponds will remain as front-loaded garages. In order to accommodate the alley-loaded garages, the applicant eliminated the 20' landscape buffer on the west side of the property, which will cause the removal of 38 trees. However, 17 trees near the pickle ball court will be preserved. In addition, the connection to Hidden Creek Drive will be removed and the community will be

gated, with an additional access point provided on North Main Street (for emergency access only).

### **Continuation to September 21, 2020**

The Planning & Zoning Commission held a public hearing on September 8, 2020 and voted 5-1 (Vice-Chairman Axen voting no) to table consideration until September 21, 2020 to allow the applicant time to address the outstanding staff comments and to revise the plans to provide for some alley-loaded garages. The applicant is actively working with staff on making changes to the plans and requests additional time to do so. The applicant requests to table consideration until October 5, 2020, which staff fully supports.

### **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 75 townhomes. Each residence will be on a separate lot and the units will be spread amongst 21 buildings, including a mix of 2, 3, and 4-unit buildings. 45 of the units will be alley-loaded and 30 of the units will be front-loaded. A gas pipeline runs diagonally through the southern portion of the development and will require a curved street crossing to access 17 of the homes located south of the easement. The development will have a gross density of 5.93 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 Between Building Breaks: 5' on one lot, 10' on the other lot

Minimum Side Yard Abutting Street: 10'

Minimum Side Yard in all other areas: 5'

Minimum Floor Area: 1,400 sq. ft. residence plus 2-car garage

Maximum Height: 35'

The standards specify a minimum roof pitch of 8:12, but do not specify any other architectural standards. Staff recommends that the architecture adhere to Section 4600 of the Zoning Ordinance.

### **Access and Circulation**

The development will be primarily served by a single access point at Homeplace Drive and North Main Street (Business U.S. 287), with a secondary emergency access point at Homeplace Circle and North Main Street. Access into the development will be gated. The homes on the east and north sides of Homeplace Circle (that back up to Main and the retention ponds) will include front-loaded garages, while the homes on the west and

south sides of Homeplace Circle will include rear-loaded garages with alleys. Due to the gated design, the development will not include a street connection to Hidden Creek Drive. The development will not include sidewalks; staff recommends that sidewalks be provided to allow for pedestrian circulation and access to 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

Due to the dimensional site constraints and the inclusion of alley-loaded homes as requested by staff, there will not be landscape buffers on the north, west, and south sides of the property. However, the development will provide a 20' landscape buffer along North Main Street, which will include a mix of oak, elm, and evergreen trees; evergreen trees will also be planted along the north side of the property. 38 oak trees will be removed from the west side of the property, while 17 oak trees near the pickle ball court in the southwest corner of the property will be preserved. 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, along the entrance drive, and in front of the homes that face the main entrance. Oak trees and evergreen ornamental trees will also be provided in the rear of lots along the west side of the property. Staff recommends that some trees also be planted in the rear of lots along the south side of the property.

A 6' cedar fence with cap and galvanized posts will be provided on the north, west, and south property lines adjacent to the single-family and manufactured home developments. In addition, along North Main Street, a 6' masonry wall will be provided adjacent to residential units and a 6' ornamental iron fence will be provided adjacent to the open space with retention ponds. 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

The applicant has provided front elevations for the proposed units, which include predominantly brick and stone architecture and a pitched roof design (predominantly 8:12). The front elevations appear to be well articulated, with numerous façade recesses and projections, roof variations, windows, materials changes, and some covered entryways and porch-like features. Staff recommends that elevations be provided for the other sides of the buildings and that the architecture adheres to Section 4600 of the Zoning Ordinance.



## **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 screening helps to reduce any impacts to surrounding properties.

While staff would have preferred the preservation of more trees and the connection to Hidden Creek Drive, staff understands the site is constrained and that in order to achieve a mix of front-loaded and alley-loaded garages to enhance the architectural aesthetics and reduce monotony, some elements needed to be compromised in order to achieve a desirable development layout. Staff recommends approval with the following conditions:

1. Sidewalks are provided throughout the development.
2. The number of units is corrected to 75.
3. The lots are re-numbered such that the open space lots are numbered as X lots.
4. The private streets and alleys are designated as common access easements and HOA X lots.
5. The architecture is indicated to comply with Section 4600 of the Zoning Ordinance.
6. Trees are planted in the rear of lots along the south side of the property.
7. Detail renderings are provided for the masonry wall and cedar fence.
8. Architectural renderings are provided for the side and rear elevations.
9. Documentation is provided from the gas pipeline operator consenting to the street crossing as shown.

## **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



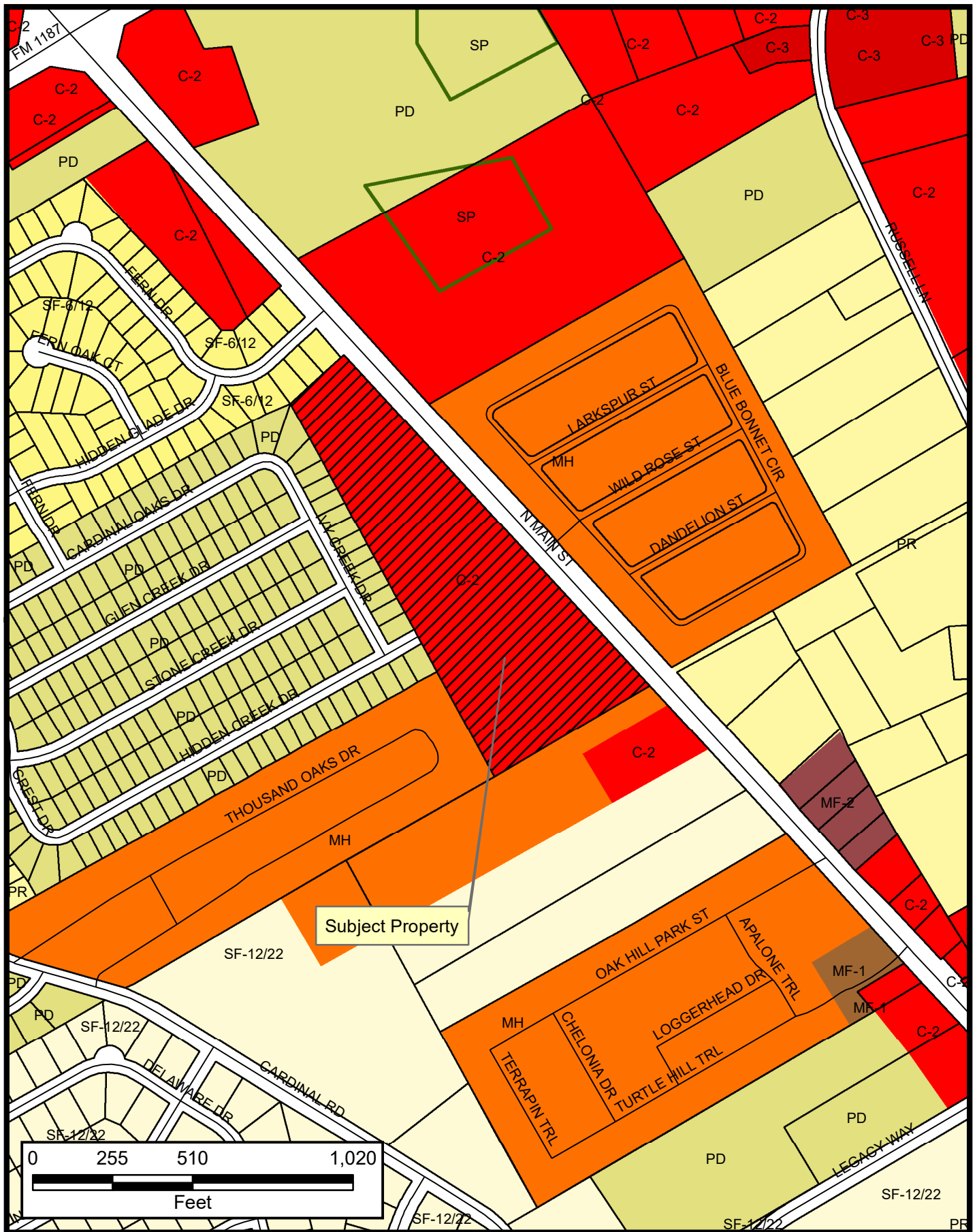


This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy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

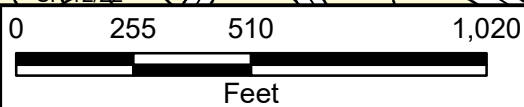
**ZC#20-009**

8/27/2020





Subject Property



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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

Thursday, August 27, 2020

Page 1 of 3

## 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:

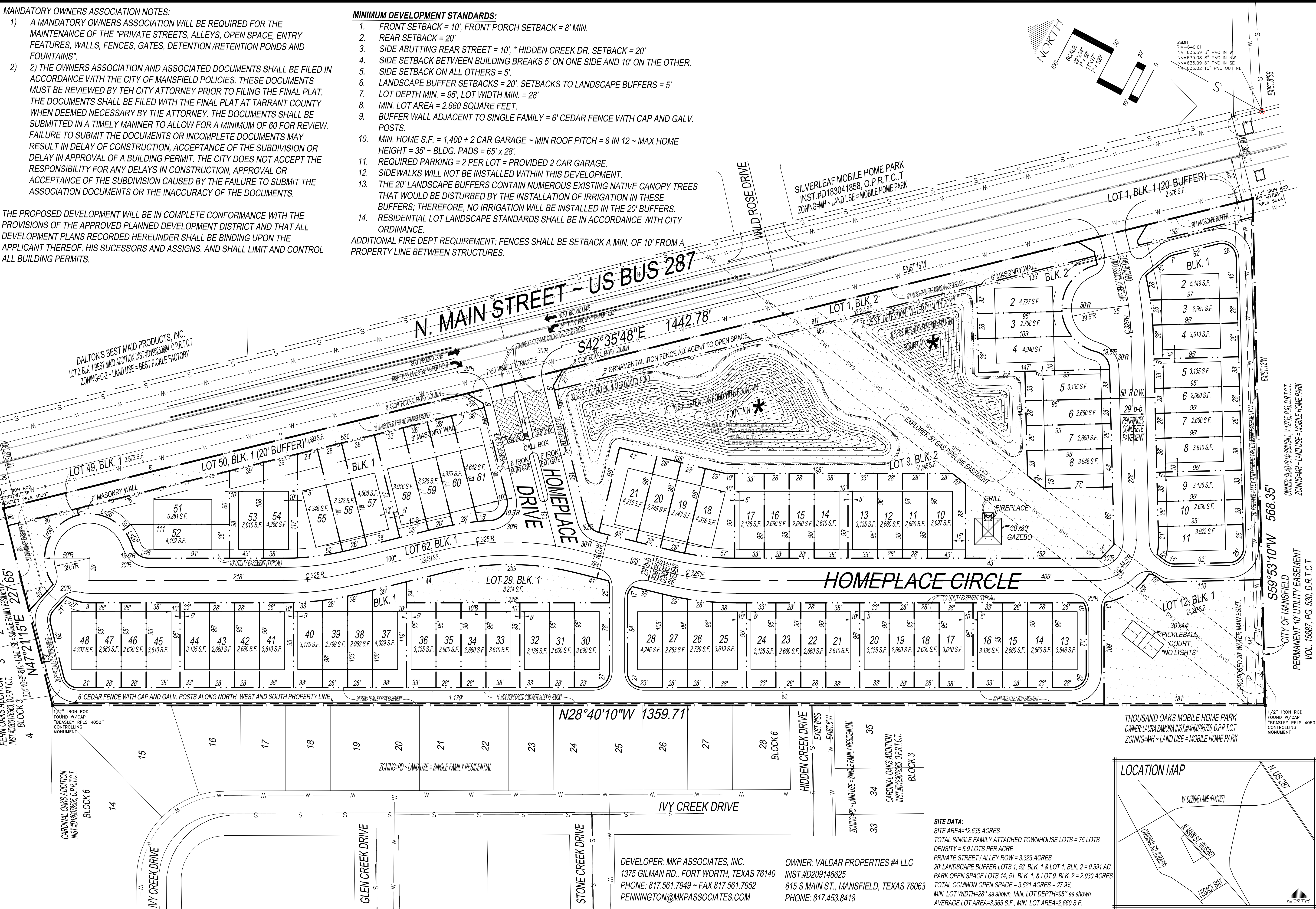
- 1) A MANDATORY OWNERS ASSOCIATION WILL BE REQUIRED FOR THE MAINTENANCE OF THE "PRIVATE STREETS, ALLEYS, OPEN SPACE, ENTRY FEATURES, WALLS, FENCES, GATES, DETENTION /RETENTION PONDS AND FOUNTAINS".
- 2) THE OWNERS ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH THE CITY OF MANSFIELD 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 SUCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.

MINIMUM DEVELOPMENT STANDARDS:

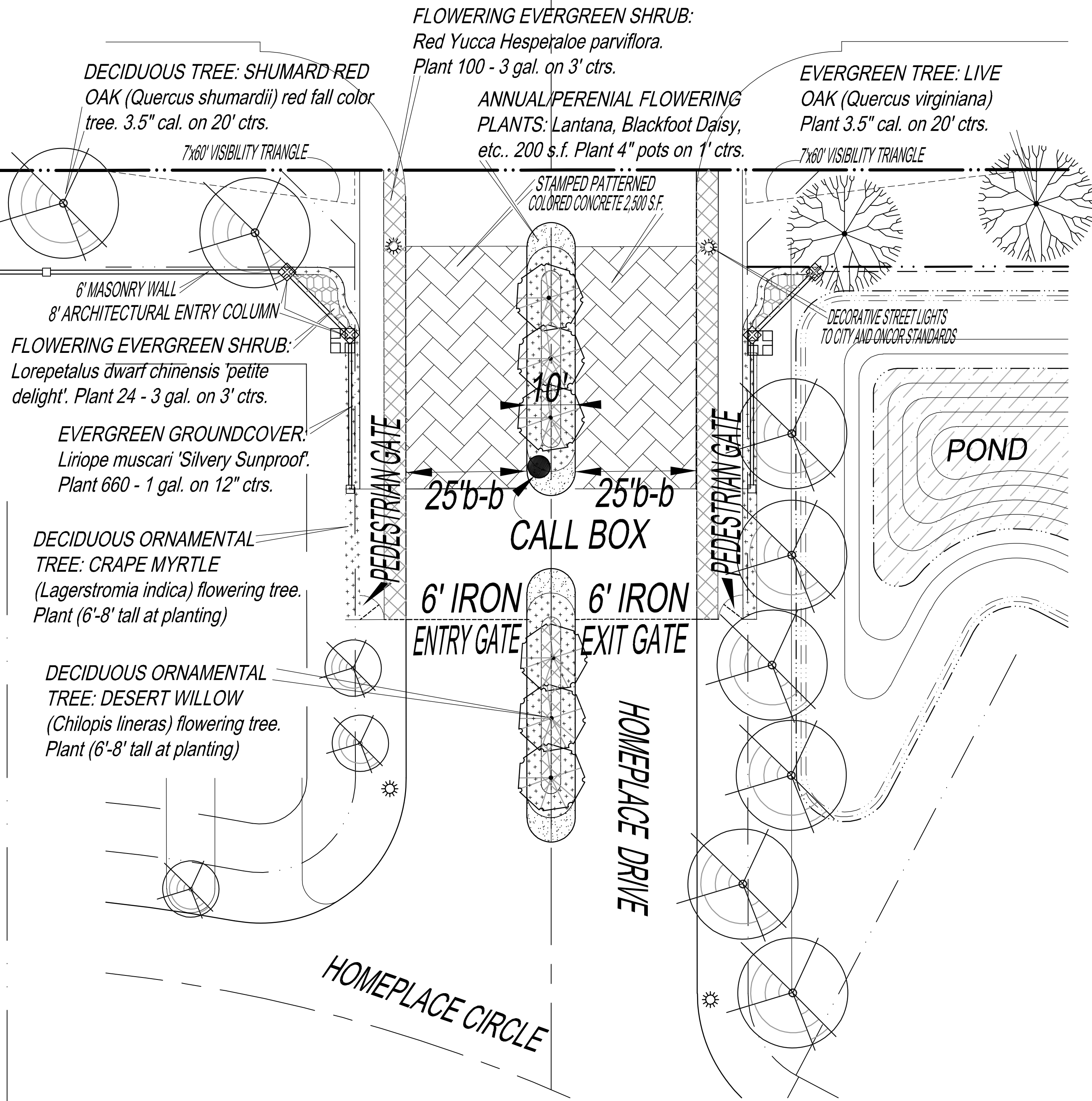
1. FRONT SETBACK = 10', FRONT PORCH SETBACK = 8' MIN.
2. REAR SETBACK = 20'
3. SIDE ABUTTING REAR STREET = 10', \* HIDDEN CREEK DR. SETBACK = 20'
4. SIDE SETBACK BETWEEN BUILDING BREAKS 5' ON ONE SIDE AND 10' ON THE OTHER.
5. SIDE SETBACK ON ALL OTHERS = 5'
6. LANDSCAPE BUFFER SETBACKS = 20', SETBACKS TO LANDSCAPE BUFFERS = 5'
7. LOT DEPTH MIN. = 95', LOT WIDTH MIN. = 28'
8. MIN. LOT AREA = 2,660 SQUARE FEET.
9. BUFFER WALL ADJACENT TO SINGLE FAMILY = 6' CEDAR FENCE WITH CAP AND GALV. POSTS.
10. MIN. HOME S.F. = 1,400 + 2 CAR GARAGE ~ MIN ROOF PITCH = 8 IN 12 ~ MAX HOME HEIGHT = 35' ~ BLDG. PADS = 65' x 28'.
11. REQUIRED PARKING = 2 PER LOT = PROVIDED 2 CAR GARAGE.
12. SIDEWALKS WILL NOT BE INSTALLED WITHIN THIS DEVELOPMENT.
13. 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. RESIDENTIAL LOT LANDSCAPE STANDARDS SHALL BE IN ACCORDANCE WITH CITY ORDINANCE.
14. ADDITIONAL FIRE DEPT REQUIREMENT: FENCES SHALL BE SETBACK A MIN. OF 10' FROM A PROPERTY LINE BETWEEN STRUCTURES.

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

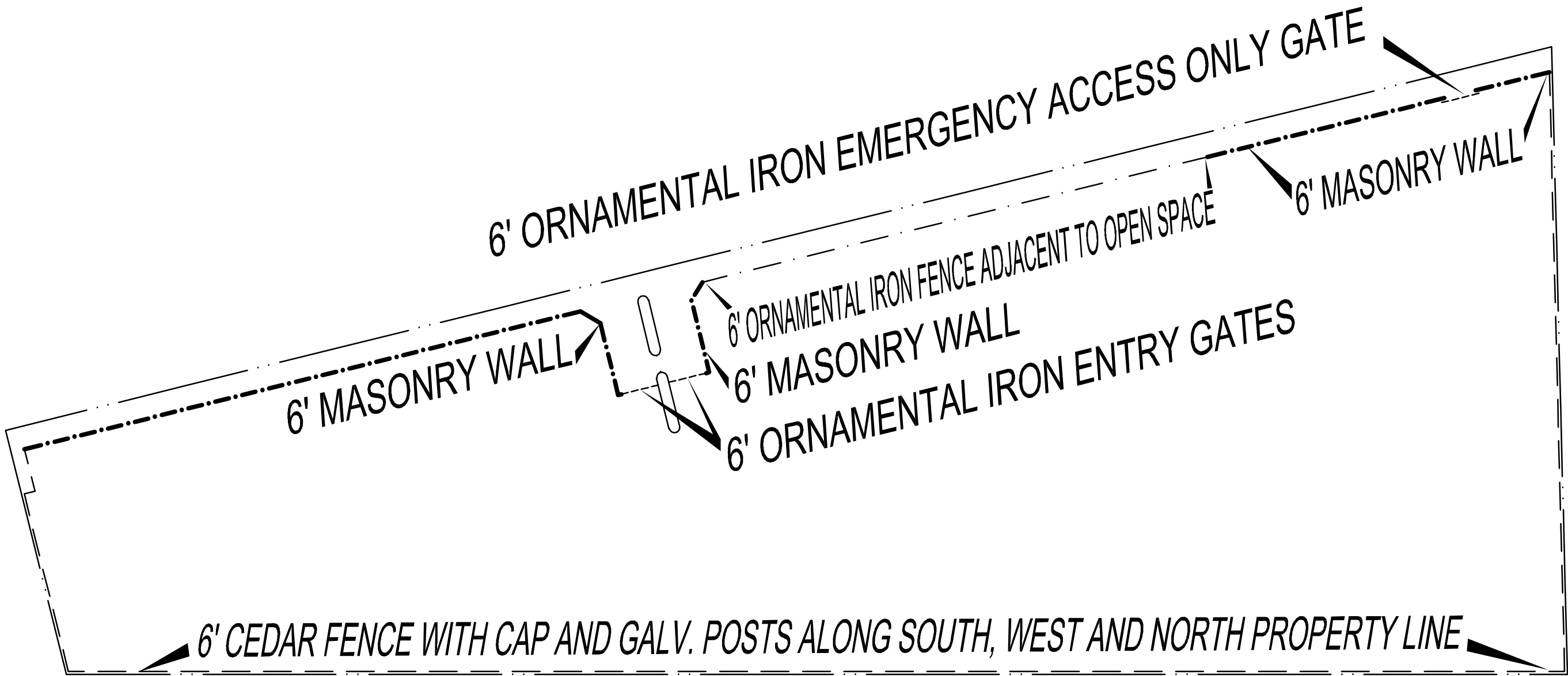




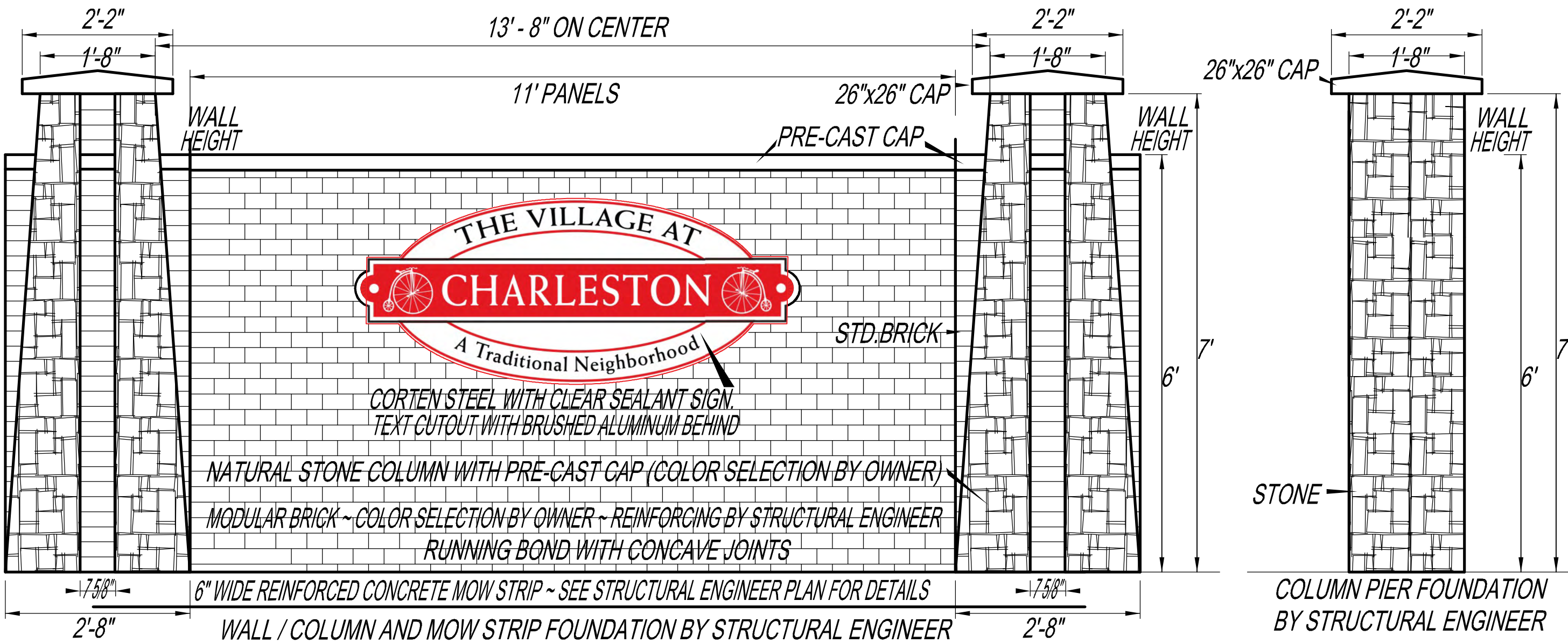
N. MAIN STREET ~ US BUS 287



ENHANCED ENTRYWAY PLAN

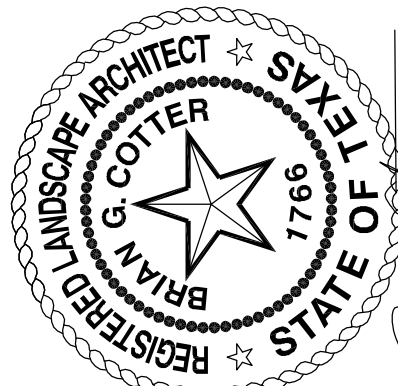


BRICK WALL, ORNAMENTAL IRON AND CEDAR FENCE PLAN



ARCHITECTURAL ENTRY COLUMNS AND SIGN ELEVATION

COLUMN FOR WALLS ON +/- 50' CTRS.



DESIGN: BGC	DRAWN: DJC
DATE: 5-26-2020	REV: 9-23-2020
PROJECT: 932 PD.dwg	

CHARLESTON PD DEVELOPMENT PLAN ~ ENHANCED ENTRYWAY PLAN

12.638 ACRES IN THE M. ROCKEFELLOW SURVEY ABSTRACT 1267

1675 N. MAIN ST., CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

COTTER G.A. DIXON ASSOCIATES, LLC & ASSOCIATES

LAND DEVELOPMENT DESIGN CONSULTANTS

LAND PLANNING PROJECT MANAGEMENT LANDSCAPE ARCHITECTURE

1703 North Peyco Drive, Suite Q, Arlington, Texas 76001

Phone: (817) 919-4415 ~ Email: CALLCOTTER@SBCGLOBAL.NET

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

CIVIL ENGINEERING \* HYDROLOGY \* FLOOD STUDIES

4305 Mossridge Court, Arlington, Texas 76016

Phone: (862) 808-3156 ~ Email: EGAD1258@gmail.com

TEXAS ENGINEERING FIRM REGISTRATION #: 15836



TREES TO BE REMOVED:  
WITHIN EASEMENTS (EXEMPT)

TREES TO BE REMOVED:  
WITHIN EASEMENTS (EXEMPT)

PROTECTED TREES TO REMAIN (PRESERVED TREES):

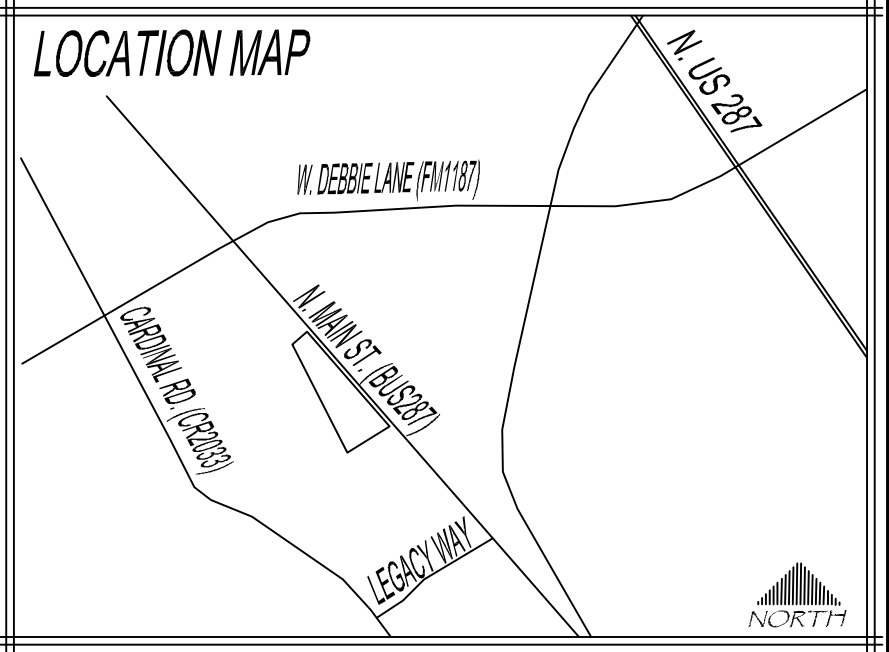
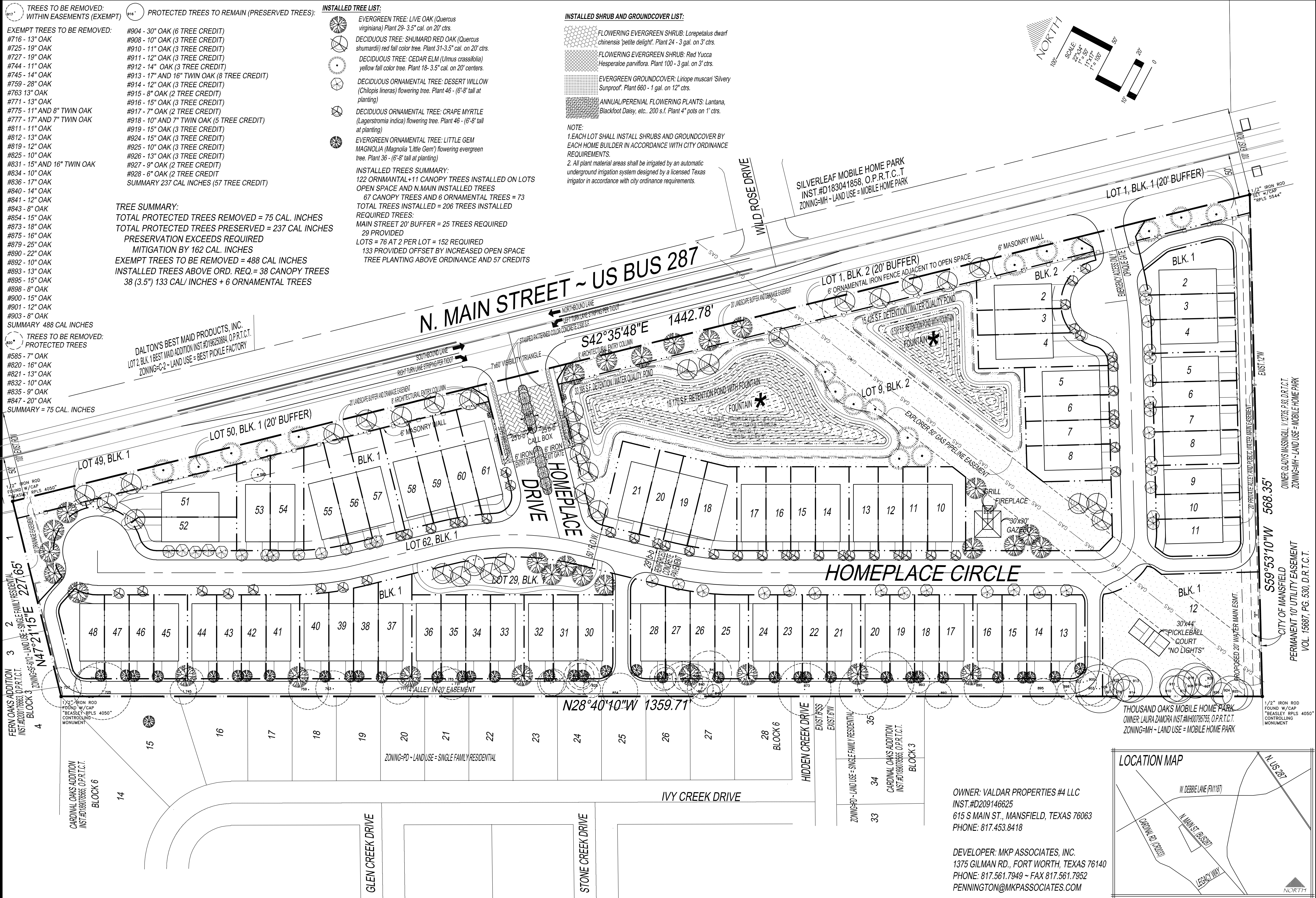
- EXEMPT TREES TO BE REMOVED:
- #716 - 13" OAK
  - #725 - 19" OAK
  - #727 - 19" OAK
  - #744 - 11" OAK
  - #745 - 14" OAK
  - #759 - 28" OAK
  - #763 13" OAK
  - #771 - 13" OAK
  - #775 - 11" AND 8" TWIN OAK
  - #777 - 17" AND 7" TWIN OAK
  - #811 - 11" OAK
  - #812 - 13" OAK
  - #819 - 12" OAK
  - #825 - 10" OAK
  - #831 - 15" AND 16" TWIN OAK
  - #834 - 10" OAK
  - #836 - 17" OAK
  - #840 - 14" OAK
  - #841 - 12" OAK
  - #843 - 8" OAK
  - #854 - 15" OAK
  - #873 - 18" OAK
  - #875 - 16" OAK
  - #879 - 25" OAK
  - #890 - 22" OAK
  - #892 - 10" OAK
  - #893 - 13" OAK
  - #895 - 15" OAK
  - #898 - 8" OAK
  - #900 - 15" OAK
  - #901 - 12" OAK
  - #903 - 8" OAK
- SUMMARY 488 CAL INCHES
- TREES TO BE REMOVED:  
PROTECTED TREES
- #585 - 7" OAK
  - #820 - 16" OAK
  - #821 - 13" OAK
  - #832 - 10" OAK
  - #835 - 9" OAK
  - #847 - 20" OAK
- SUMMARY = 75 CAL. INCHES
- TREES TO BE REMOVED:  
WITHIN EASEMENTS (EXEMPT)
- #904 - 30" OAK (6 TREE CREDIT)
  - #908 - 10" OAK (3 TREE CREDIT)
  - #910 - 11" OAK (3 TREE CREDIT)
  - #911 - 12" OAK (3 TREE CREDIT)
  - #912 - 14" OAK (3 TREE CREDIT)
  - #913 - 17" AND 16" TWIN OAK (8 TREE CREDIT)
  - #914 - 12" OAK (3 TREE CREDIT)
  - #915 - 8" OAK (2 TREE CREDIT)
  - #916 - 15" OAK (3 TREE CREDIT)
  - #917 - 7" OAK (2 TREE CREDIT)
  - #918 - 10" AND 7" TWIN OAK (5 TREE CREDIT)
  - #919 - 15" OAK (3 TREE CREDIT)
  - #924 - 15" OAK (3 TREE CREDIT)
  - #925 - 10" OAK (3 TREE CREDIT)
  - #926 - 13" OAK (3 TREE CREDIT)
  - #927 - 9" OAK (2 TREE CREDIT)
  - #928 - 6" OAK (2 TREE CREDIT)
- SUMMARY 237 CAL INCHES (57 TREE CREDIT)

- INSTALLED TREE LIST:
- EVERGREEN TREE: LIVE OAK (*Quercus virginiana*) Plant 29- 3.5" cal. on 20' ctrs.
  - DECIDUOUS TREE: SHUMARD RED OAK (*Quercus shumardii*) red fall color tree. Plant 31-3.5" 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 46 - (6'-8" tall at planting)
  - DECIDUOUS ORNAMENTAL TREE: GRAPE MYRTLE (*Lagerstromia indica*) flowering tree. Plant 46 - (6'-8" tall at planting)
  - EVERGREEN ORNAMENTAL TREE: LITTLE GEM MAGNOLIA (*Magnolia* "Little Gem") flowering evergreen tree. Plant 36 - (6'-8" tall at planting)
- INSTALLED TREES SUMMARY:
- 122 ORNAMENTAL+11 CANOPY TREES INSTALLED ON LOTS
  - OPEN SPACE AND N.MAIN INSTALLED TREES
  - 67 CANOPY TREES AND 6 ORNAMENTAL TREES = 73
  - TOTAL TREES INSTALLED = 206 TREES INSTALLED
  - REQUIRED TREES:
  - MAIN STREET 20' BUFFER = 25 TREES REQUIRED
  - 29 PROVIDED
  - LOTS = 76 AT 2 PER LOT = 152 REQUIRED
  - 133 PROVIDED OFFSET BY INCREASED OPEN SPACE
  - TREE PLANTING ABOVE ORDINANCE AND 57 CREDITS

- 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:

- 1.EACH LOT SHALL INSTALL SHRUBS AND GROUNDCOVER BY EACH HOME BUILDER IN ACCORDANCE WITH CITY ORDINANCE REQUIREMENTS.
2. 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.

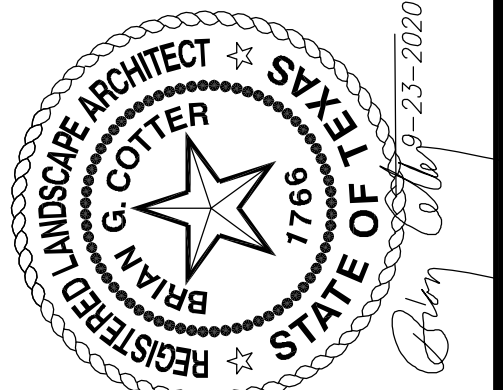


OWNER: VALDAR PROPERTIES #4 LLC  
INST.#D209146625  
615 S MAIN ST., MANSFIELD, TEXAS 76063  
PHONE: 817.453.8418

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

**COTTER G.A. DIXON & ASSOCIATES, LLC**

LAND DEVELOPMENT DESIGN CONSULTANTS  
LAND PLANNING PROJECT MANAGEMENT LANDSCAPE ARCHITECTURE  
1703 North Peyco Drive, Arlington, Texas 76001  
Phone: (817) 919-4475 ~ Email: CALLCOTTER@SBCGLOBA.NET  
Tx. Arch. Reg. Board FIRM REG. # BR-1373



DESIGN: BGC	DRAWN: DJC
DATE: 5-26-2020	REV: 9-23-2020
PROJECT: 932 PD LA.dwg	

**CHARLESTON**

76 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





*SINGLE-FAMILY ATTACHED ELEVATION "A" REAR ENTRY*



*SINGLE-FAMILY ATTACHED ELEVATION "B" REAR ENTRY*

<p><b>CHARLESTON</b> TOWNHOUSE ELEVATION RENDERINGS</p>	DESIGN: BGC	<p><b>COTTER</b> ASSOCIATES, LLC</p>	<p><b>G.A. DIXON</b> &amp; ASSOCIATES</p>
	DRAWN: DJC		
<p>12.638 ACRES IN THE M. ROCKEFELLOW SURVEY ABSTRACT 1267 1675 N. MAIN ST., CITY OF MANSFIELD, TARRANT COUNTY, TEXAS</p>	DATE: 9-23-2020	<p>NOTE: THE BUILDING ELEVATIONS SHOWN ARE SUBJECT TO CHANGE UPON FINAL DESIGN AND BUILDING PERMIT REVIEW AND APPROVAL FOR CONSTRUCTION.</p>	
<p>1 OF 2</p>	PROJECT: 932 P.D.dwg		





SINGLE-FAMILY ATTACHED ELEVATION "A" FRONT ENTRY



SINGLE-FAMILY ATTACHED ELEVATION "B" FRONT ENTRY

**COTTER ASSOCIATES, LLC**  
LAND DEVELOPMENT DESIGN CONSULTANTS  
LAND PLANNING \* PROJECT MANAGEMENT \* LANDSCAPE ARCHITECTURE  
1703 North Peyco Drive, Suite Q, Arlington, Texas 76001  
Phone: (817) 916-4415 ~ Email: CALLCOTTER@SCGCI.ORG, NET  
Tx. Arch. Reg. Board FIRM REG. # BR-1373

**G.A. DIXON & ASSOCIATES**  
CIVIL ENGINEERING \* HYDROLOGY \* FLOOD STUDIES  
4305 Mossridge Court, Arlington, Texas 76016  
Phone: (862) 808-3156 ~ Email: EGAD1258@gmail.com  
TEXAS ENGINEERING FIRM REGISTRATION #: 15836

NOTE: THE BUILDING ELEVATIONS SHOWN ARE SUBJECT TO CHANGE UPON FINAL DESIGN AND BUILDING PERMIT REVIEW AND APPROVAL FOR CONSTRUCTION.

DESIGN: BGC	DRAWN: DJC	DATE: 9-23-2020	PROJECT: 932 PD.dwg
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**CHARLESTON**  
TOWNHOUSE ELEVATION RENDERINGS  
12.638 ACRES IN THE M. ROCKEFELLOW SURVEY ABSTRACT 1267  
1675 N. MAIN ST., CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

2 OF 2