



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, November 23, 2020

5:00 PM

Council Chambers

REGULAR MEETING

THIS MEETING WILL BE HELD BY VIDEO CONFERENCING. To participate, please register at

https://mansfieldtexas.zoom.us/webinar/register/WN_ajTDXJIPTmmK3AOnYgPYeg by 7:00 p.m. on Monday, November 23, 2020 or join by telephone at 1-888-788-0099 (Toll Free). If joining by phone, please provide the Webinar ID number and password below:

Webinar ID: 979-5202-3076

Passcode: 1234567

Citizen comments and public hearing comments may also be submitted through the city's website www.mansfieldtexas.gov or by sending an email to susana.marin@mansfieldtexas.gov. All comments must be submitted by 5:00 p.m. Monday, November 23, 2020. Comments received will be read into the record by the Mayor or the City Secretary.

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

2. WORK SESSION

Discussion Regarding the Park Chapter of the City's Code of Ordinances

3. RECESS INTO EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

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

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

Seek Advice of City Attorney Regarding Zoning Case ZC#05-021

Seek Advice of City Attorney Regarding Legal Process for Implementing Charter Revision Changes

Seek Advice of City Attorney Regarding Public Art Policy

Seek Advice of City Attorney Regarding Project 15-20

- B. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072**
- C. Personnel Matters Pursuant to Section 551.074**
- D. Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087**

Economic Development Project 20-07

- 4. 6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION**
- 5. 7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**
- 6. INVOCATION**
- 7. PLEDGE OF ALLEGIANCE**
- 8. TEXAS PLEDGE**

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

- 9. ACKNOWLEDGEMENT OF SERVICE**

Councilman Terry Moore

- 10. OATH OF OFFICE**

Councilman-Elect Todd Tonore

Councilman Larry Broseh

11. PRESENTATION

Texas Police Chief's Association Best Practices Recognition Program

12. CITIZEN COMMENTS

Citizens wishing to address the Council on non-public hearing agenda items and items not on the agenda may do so at this time. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Council as they are not able to do so. THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK UNLESS YOU ARE SPEAKING ON A SCHEDULED PUBLIC HEARING ITEM. After the close of the citizen comments portion of the meeting only comments related to public hearings will be heard. All comments are limited to five (5) minutes.

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

13. COUNCIL ANNOUNCEMENTS**14. SUB-COMMITTEE REPORTS**

Revitalization of Historic Downtown Mansfield Sub-Committee Meeting of November 9, 2020 Report (Brent Newson, Chair; David Cook; Casey Lewis)

[20-3881](#)

Minutes - Approval of the November 9, 2020 Revitalization of Historic Downtown Sub-Committee Meeting Minutes

Presenters: Susana Marin

Attachments: [11-9-20 DRAFT Meeting Minutes](#)

15. STAFF COMMENTS

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

A. City Manager Report or Authorized Representative

Current/Future Agenda Items

16. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**17. CONSENT AGENDA**

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

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

[20-3857](#) Resolution - A Resolution to Consider Awarding a Construction Contract to L.J. Design & Construction, LLC of Fort Worth, Texas in the Amount of \$1,042,147.63 for Construction of Phase 3A of the Walnut Creek Linear Park Trail

Presenters: Matt Young

Attachments: [Resolution](#)
[Bid Tabulation](#)

[20-3883](#) Resolution - Authorization of Funding in an Amount Not to Exceed \$58,700 and Approval of a Contract For Design and Survey Services with Westra Consultants, to Prepare Shadow Oaks Drainage Improvements for Public Bidding and Construction (Drainage Utility Fund)

Presenters: Bart VanAmburgh

Attachments: [Resolution](#)
[Map](#)
[Letter Agreement](#)

[20-3885](#) Resolution - A Resolution Amending Resolution No. RE-3710-20 which Called for a Runoff Election to be Held on December 8, 2020; by Amending the Polling Location for Johnson County; and by Adding Weekend Voting Hours for Ellis and Johnson County; and Providing an Effective Date

Presenters: Susana Marin

Attachments: [Resolution](#)

[20-3886](#) Resolution - A Resolution of the City of Mansfield, Texas, Approving the Method for Making Written Requests for Public Information

Presenters: Erin Onyon

Attachments: [Resolution](#)

[20-3874](#) Request For Special Event Permit: Toys for Tots 2020

Presenters: Matt Jones

Attachments: [MISD Toys for Tots](#)

[20-3880](#) Minutes - Approval of the November 9, 2020 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [11-9-20 DRAFT Meeting Minutes](#)

[20-3882](#) Minutes - Approval of the November 13, 2020 Special City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [11-13-20 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA**18. OLD BUSINESS**[20-3767](#)

Ordinance - Third and Final Reading of an Ordinance Approving 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) (ZC#20-009)

Presenters: Matt Jones and Andrew Bogda

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Revised Exhibits B - E](#)

19. ADJOURN**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the November 23, 2020 Regular City Council Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, mansfieldtexas.gov, on Thursday, November 19, 2020 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Susana Marin, City Secretary

Approved as to form:

City Attorney

DATE OF POSTING: _____ TIME: _____ am/pm

DATE TAKEN DOWN: _____ TIME: _____ am/pm

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



CITY OF MANSFIELD

1200 E. Broad St.
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STAFF REPORT

File Number: 20-3881

Agenda Date: 11/23/2020

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the November 9, 2020 Revitalization of Historic Downtown
Sub-Committee Meeting Minutes

Requested Action

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

Recommendation

Approval of the minutes by the Council.

Description/History

The minutes of the November 9, 2020 Revitalization of Historic Downtown Mansfield
Sub-Committee Meeting are in DRAFT form and will not become effective until approved by the
Council at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

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Meeting Minutes - Draft

City Council - Revitalization of Historic Downtown Mansfield Sub-Committee

Monday, November 9, 2020

4:00 PM

City Hall

CALL TO ORDER

Chairman Newsom called the meeting to order at 4:03 p.m.

Staff Present: Deputy City Manager, Shelly Lanners; Director of Planning, Matt Jones; Director of Public Works, Bart VanAmburgh; Downtown Coordinator, Nicolette Allen; Special Projects Manager, Bernadette McCranie, Director of the Convention and Visitors Bureau, Theresa Cohagen; City Secretary, Susana Marin; and Assistant City Secretary, Keera Seiger

CITIZEN COMMENTS

There were no citizen comments.

DISCUSSION ITEMS

Discussion Regarding Downtown Building Outline Lighting Study

Downtown Coordinator Nicolette Allen presented revised downtown lighting options prepared by Yaggi Engineering and compared them to the initial options presented at the last meeting. She reviewed the updated associated costs and showed comparisons of different downtown lighting options in other cities. Nicolette answered sub-committee questions regarding project timelines, service connections, and the various lighting options. Director of Public Works, Bart VanAmburgh, answered sub-committee questions regarding the engineering aspect of the project.

The sub-committee discussed the number of light poles on the street, the types of poles, and the different lighting options with staff. Staff will work with Yaggi Engineering to fine tune a portion of option 3 and will email the sub-committee with information and new cost estimates.

ADJOURNMENT

Chairman Newsom adjourned the meeting at 4:45 p.m.

ATTEST: Brent Newsom, Chairman

Susana Marin, City Secretary



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STAFF REPORT

File Number: 20-3857

Agenda Date: 11/23/2020

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution to Consider Awarding a Construction Contract to L.J. Design & Construction, LLC of Fort Worth, Texas in the Amount of \$1,042,147.63 for Construction of Phase 3A of the Walnut Creek Linear Park Trail

Requested Action

Discuss and Consider Resolution

Recommendation

Approve Resolution

Description/History

The 2010 Parks, Recreation, Open Space and Trails Master Plan included a spine trail phasing and prioritization plan. Trail segment "M" represents phase 3 of the Walnut Creek Linear Park system from James McKnight Park East to Elmer W. Oliver Nature Park. For planning and implementation purposes, this 2.25-mile segment was broken into two phases. Phase 3A will connect James McKnight Park East to Carlin Road as it winds through the Shops at Broad development. Phase 3B will begin at Carlin Road and run along Cannon Drive and Matlock Road into Elmer W. Oliver Nature Park.

Kimley Horn and Associates Inc., was retained in December 2019 to formulate the conceptual trail plan, analyze the street adjacency on Cannon Drive and Matlock Road and then develop the construction documents for advertisement and bidding for phase 3A trail development. Following site survey work and base data collection, construction and bidding documents were completed in September 2020. Kimley Horn also completed feasibility analysis for phase 3B for future development.

On November 5, 2020, nine bids were received and publicly opened. L.J. Design & Construction, LLC was selected as the lowest qualified and responsive bidder. The bid tab is attached. After analyzing the bids, meeting with the apparent low bidder and checking references, staff recommends awarding the construction contract to L.J. Design & Construction, LLC in the amount of \$1,042,147.63. This contract amount includes \$94,740.69 (10%) in project contingency costs to be able to address any changes in site conditions, existing site drainage and possible utility relocation. Construction is scheduled to begin in January with completion expected in the summer of 2021.

Justification

This project will extend the city's linear trail system from the James McKnight Park East to Cannon Drive. A future phase will extend the trail system to the Elmer W. Oliver Nature Park.

Funding Source

Repurposed General Obligation Bond Funding

Prepared By

Matt Young, Director of Parks and Recreation

Matt.Young@mansfieldtexas.gov

817-728-3397

RESOLUTION NO. _____**RESOLUTION TO CONSIDER AWARDING A CONSTRUCTION CONTRACT TO L.J. DESIGN & CONSTRUCTION, LLC OF FORT WORTH, TEXAS IN THE AMOUNT OF \$1,042,147.63 FOR CONSTRUCTION OF PHASE 3A OF THE WALNUT CREEK LINEAR PARK TRAIL**

WHEREAS, the City Council and Mansfield Park Facilities Development Corporation (MPFDC) approved the Parks, Recreation, Open Space & Trails Master Plan in 2020; and

WHEREAS, the Master Plan determined the need for trails and linear parks that connect residents with key destinations throughout the community; and

WHEREAS, the City Council and MPFDC determined that constructing Phase 3A improvements of the Walnut Creek Linear Park will fulfill the need as indicated in the Master Plan for a park of this type; and

WHEREAS, the City Council allocated funds for construction of Phase 3A of the Walnut Creek Linear Park Trail in the FY2020-2021 budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS:

SECTION 1.

That the City Council approves awarding a construction contract to L.J. Design & Construction, LLC for construction of Phase 3A of the Walnut Creek Linear Park Trail in the amount of One Million Forty-Two Thousand One Hundred Forty-Seven Dollars and 63/100 (\$1,042,147.63).

PASSED AND APPROVED THIS THE 23RD DAY OF NOVEMBER, 2020.

David L. Cook, Mayor

ATTEST:

Keera Seiger, Assistant City Secretary

BID OPENING FORM

Owner: City of Mansfield

Bid No.: 2020-23-01-01

Project: Walnut Creek Linear Park Phase 3A Project

Date: 11/5/2020 @ 2:00 p.m.

Name of Bidder	Bid Type	Bid Bond Attached	Bid Amount	Comments
L.J. Design & Construction, LLC	CIQ and Addendum	<input checked="" type="checkbox"/> Yes	\$ 1,042.147.63	Received 11/5/2020 @ 12:34 p.m. by SR
6548 Peden Road		<input type="checkbox"/> No		
Fort Worth, TX 76179				
MSB Constructors, Inc.	CIQ and Addendum	<input checked="" type="checkbox"/> Yes	\$1,435.000.00	Received 11/5/2020 @ 1:21 p.m. by SR
103 Oak Grove Ln,		<input type="checkbox"/> No		
Boyd, Texas 76023				
MHB Construction	CIQ and Addendum	<input checked="" type="checkbox"/> Yes	\$1,097,733.28	Received 11/5/2020 @ 1:25 p.m. by SR
2908 W. Fafford St.		<input type="checkbox"/> No		
Fort Worth, TX 76110				
Klutz Construction L.L.C	CIQ and Addendum	<input checked="" type="checkbox"/> Yes	\$1,326.141.39	Received 11/5/2020 @ 1:31 p.m. by SR
P.O. Box 185		<input type="checkbox"/> No		
Kennedale, TX 76060				
C. Green Scaping. LP	CIQ and Addendum	<input checked="" type="checkbox"/> Yes	\$1,393.059.00	Received 11/5/2020 @ 1:40 p.m. by SR
2401 Handley Ederville Rd.		<input type="checkbox"/> No		
Ft Worth, TX 76118				
Cole Construction INC.	CIQ and Addendum	<input checked="" type="checkbox"/> Yes	\$1,390.696.38	Received 11/5/2020 @ 1:45 p.m. by SR
10315 Alta Vista Road		<input type="checkbox"/> No		
Keller, TX 76244				
Home Run Construction LLC	CIQ and Addendum	<input checked="" type="checkbox"/> Yes	\$1,190.354.22	Received 11/5/2020 @ 1:52 p.m. by SR
P.O. Box 1479		<input type="checkbox"/> No		
Midlothian, TX 76065				
Northstar Construction, LLC	CIQ and Addendum	<input checked="" type="checkbox"/> Yes	\$1,398.280.73	Received 11/5/2020 @ 1:53 p.m. by SR
2112 Solona Street		<input type="checkbox"/> No		
Fort Worth, TX 76117				
Ratliff Hardscape	CIQ and Addendum	<input checked="" type="checkbox"/> Yes	\$1,159.161.61	Received 11/5/2020 @ 2:00 p.m. by SR
1740 Midway Road		<input type="checkbox"/> No		
Lewisville, TX 75056				



CITY OF MANSFIELD

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STAFF REPORT

File Number: 20-3883

Agenda Date: 11/23/2020

Version: 3

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - Authorization of Funding in an Amount Not to Exceed \$58,700 and Approval of a Contract For Design and Survey Services with Westra Consultants, to Prepare Shadow Oaks Drainage Improvements for Public Bidding and Construction (Drainage Utility Fund).

Recommendation

The authorization of funding in an amount not to exceed \$58,700 and approval of contract, including design services with Westra Consultants, to prepare Shadow Oaks Drainage Improvements for public bidding and construction.

Description/History

Shadow Oaks is a residential subdivision off of Callendar Rd north of US 287 consisting of two cul-de-sacs. A resident reported to the City of a drainage issue during reconstruction of Callendar Rd. During the investigation of this complaint, the Turner Warnell extension design was underway and the decision was made to include a partial solution with that project.

As the Turner Warnell extension project was nearing completion, adjacent property owners (indicated by the light blue parcels outlined in the map) notified the City they also have been experiencing drainage issues. Further investigation revealed an offsite drainage area (the dark blue area outlined in the map) to the north of the homes that was the contributing issue. The subdivision was constructed without adequate overflow paths, and the homes were built without accommodating the offsite flow.

The requested funds are for design services with Westra Consultants in the amount of \$58,700, to explore options to convey the water from the offsite area to the existing storm drain system on Majestic Oaks in a safe manner, to include survey services, easement preparation, and other miscellaneous services.

Justification

The severity of the problem is beyond what homeowners should be expected to address through simple on-site solutions. This project is included in the Drainage Utility Fund.

The Director of Public Works will be in attendance at the meeting to answer Council's questions regarding the proposed funding and contracts.

Funding Source

Drainage Utility Fund

Prepared By

Howard Redfearm, Environmental Manager, 817-276-4240

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING FUNDING IN AN AMOUNT NOT TO EXCEED \$58,700 AND APPROVAL OF A CONTRACT FOR DESIGN SERVICES WITH CONSULTANT AND SURVEYING SERVICES WITH BRITAIN WESTRA CONSULTANTS TO PREPARE SHADOW OAKS DRAINAGE IMPROVEMENTS FOR PUBLIC BIDDING AND CONSTRUCTION (DRAINAGE UTILITY FUND)

WHEREAS, the City Council recognizes the need to proceed forward with design of Shadow Oaks Drainage Improvements for the benefit of the citizens of the City of Mansfield; and,

WHEREAS, the City Staff has reviewed the proposal for the design of Shadow Oaks Drainage Improvements; and,

WHEREAS, the City Council has received the recommendation of Staff to contract with Westra Consultants for design services; and,

WHEREAS, it is necessary to authorize and secure funds from the Drainage Utility Fund.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

Funding is hereby authorized in the amount of Fifty Eight Thousand Seven Hundred and 0/100 Dollars (\$58,700) to prepare this project for public bidding and construction.

SECTION 2.

The City Manager or his designee is hereby authorized and directed to execute a contract to prepare this project for public bidding and construction with Westra Consultants for design services for an amount not to exceed Fifty Eight Thousand Seven Hundred and 0/100 Dollars (\$58,700).

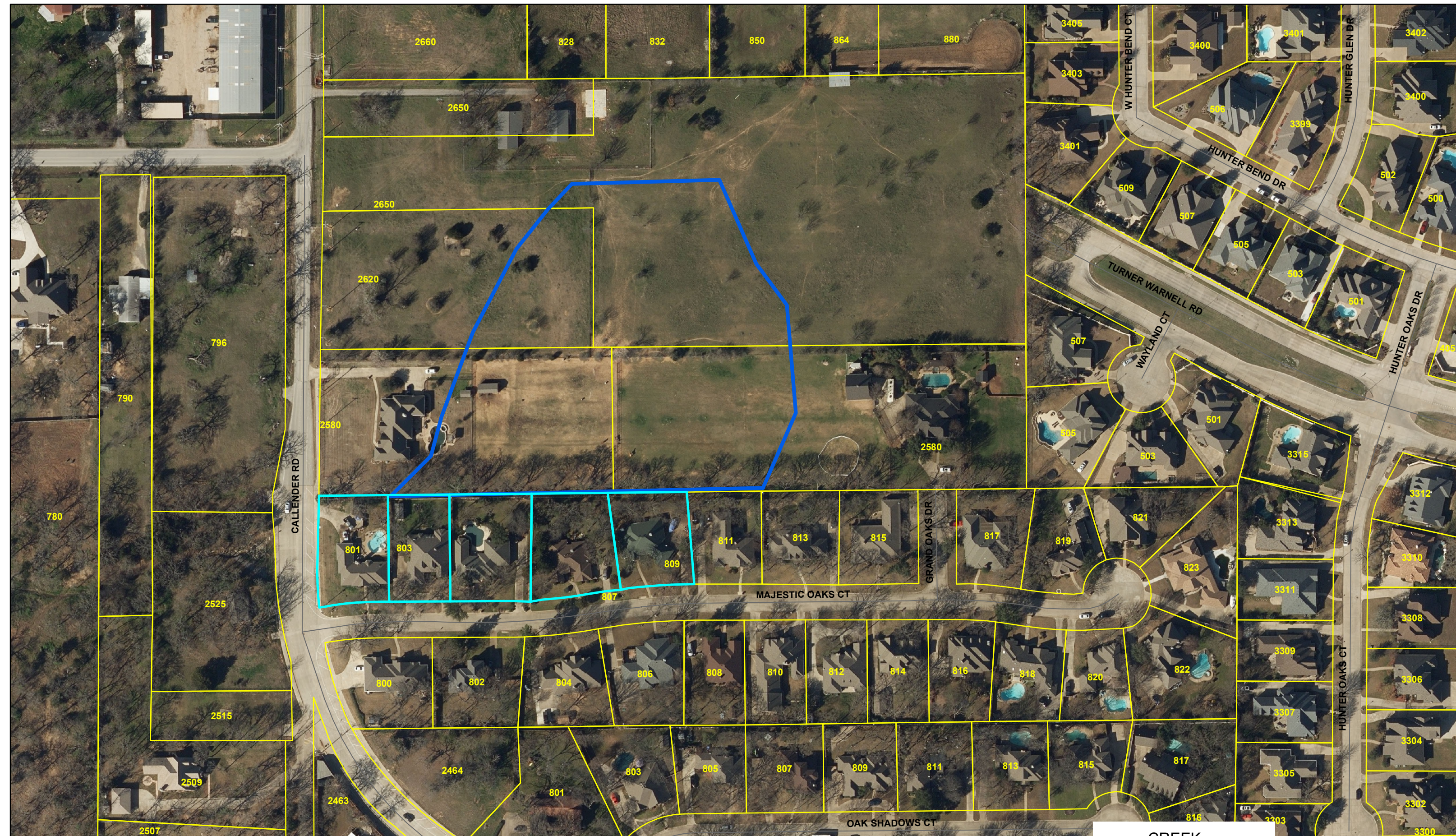
PASSED AND APPROVED THIS THE 23RD DAY OF NOVEMBER, 2020.

David L. Cook, Mayor

ATTEST:

Keera Seiger, Assistant City Secretary

Shadow Oaks Offsite Drainage Area



0 62.5 125 250 Feet

- CREEK
- PROPERTY BND
- STREETS

November 6, 2020

Via Email: howard.redfearn@mansfieldtexas.gov

Mr. Howard Redfearn
Environmental Manager
City of Mansfield
1200 E. Broad Street
Mansfield, Texas 76063

**Re: Shadow Oaks Drainage Improvements
Westra No. MAN20038**

Dear Mr. Redfearn:

Westra Consultants is pleased to submit this Letter Agreement to provide professional services for the above referenced project. This letter, when countersigned below, shall serve as our agreement and Notice to Proceed. Our project understanding, scope of services, schedule, and fee are listed below.

Project Understanding

Westra Consultants will provide professional engineering and surveying services to the City of Mansfield for design of a drainage system to collect and convey flows between the homes located at 801, 803, 805, 807, and 809 Majestic Oaks Court. Up to four (4) side yard flumes or drainage pipes will be considered for the design. It is understood the drainage system is needed to capture stormwater runoff from an offsite drainage area north of these homes. Attachment A shows the proposed project limits.

Scope of Services

Westra shall provide the City with professional services summarized in the following tasks:

Task A – Topographic Survey

Consultant shall provide a topographic survey for the project areas including horizontal control points and vertical benchmarks, 1-foot contour topographic contours, trees larger than 6" in diameter, ties to adjoining houses, driveways, landscaping, structures, streets and visible utilities such as power poles, manholes, valves, fire hydrants, etc. Property lines identified by plat and/or deed sketch data will be incorporated into the survey, as well as property data as required to prepare easements. Client to provide for right-of-entry to all private property. Consultant will locate or set two benchmarks and the survey be in Surface Coordinates, located at Grid based on NAD 83.

Task B – Easements

The Consultant will provide up to six (6) easement documents to include a metes and bounds description and easement exhibit. The Client will provide the dedication instruments and will file the easements at the County for the project. It is assumed the Client will secure the easements necessary for the project, including all coordination and negotiation with property owners.

Task C – Concept Alternatives Analysis

The Consultant will prepare conceptual exhibits using GIS and cost opinions for up to two (2) drainage design alternative options to include a side yard flume system and a side yard piped system between the homes located at 801, 803, 805, 807, and 809 Majestic Oaks Court. Consultant will evaluate the record

drawings and available project information from the Client and submit the concept design alternatives with recommendations for design. Client shall select the preferred alternative for design.

Task D – Engineering Design

Engineering services will include the preparation of plans, details, specifications, and cost opinions for the design of up to four (4) drainage flumes or underground pipe systems between the homes at 801, 803, 805, 807 and 809 Majestic Oaks Court. The flume systems would begin at the rear lot line and end at the curb. A piped system would begin at the rear lot line and will connect to the existing storm system in Majestic Oaks Court. The drainage systems will be designed in accordance with City drainage criteria. Consultant will attend an on-site kickoff meeting with the City prior to design to discuss the project and the drainage concerns within the properties.

Plan submittals will be included at preliminary design (75%) and final design (100%) for Client review. An opinion of probable construction cost will be included with each submittal. Project contract documents and specifications will be prepared and included with the final design submittal.

Construction plans will include a cover sheet, location map, drainage calculations and a drainage area map, flume or storm drain plan and profiles, erosion control plan, and construction details. Paving improvements will include pavement trench repairs. No pavement design or utility relocations are included with the project scope.

Task E - Bidding and Construction Phase Assistance:

The Consultant will provide assistance during the bidding process and may include distribution of documents and addenda, attending one (1) bid opening, tabulating bids, recommendation for award, and preparation of contract documents. The Consultant may provide assistance during construction including attendance at one (1) preconstruction meeting, up to two (2) site visits as requested, and preparation of record drawings in AutoCAD and PDF format.

Deliverables: - Preliminary Plans/Specifications/Cost Opinion Review Sets (4 – 11x17 sets)
- Final Plans/Specifications/Cost Opinion Review Sets (4 – 11x17 sets)

Meetings: - Kickoff Meeting and Site Visit
- Preliminary Plan Review
- Final Plan Review
- Bid Opening
- Preconstruction Meeting

Additional Services

Services not specifically identified in the Scope of Services above shall be considered additional and shall be performed on an individual basis upon authorization by the Client. Compensation for Additional Services shall be based on the hourly rates in effect at the time services are performed or on a pre-negotiated fee. Such services shall include, but not be limited to the following items.

1. Phasing of the project. Scope assumes project is designed and bid as a single phase.
2. Additional alternative options.
3. Property boundary determinations.
4. Easement acquisition and/or negotiation.
5. Subsurface utility engineering.

6. Construction inspection or management.
7. Construction staking.
8. Geotechnical or materials testing services.

Information Provided by Client

1. Right of entry to all private property
2. Record Drawings
3. GIS data including aerials, etc.

Fee, Billing and Schedule

The Consultant will perform the work described in the Scope of Services for a lump sum fee of **\$58,700**. All permitting, application, and similar project fees will be paid directly by the Client. Fees will be invoiced monthly based upon the percentage of services completed as of the invoice date. Payment is due within 30 days of the receipt of the invoice.

A breakdown of the tasks, fees and expected timeframes for completion are provided in the table below. Each task will be authorized by the Client prior to beginning these services.

Task	Fee	Expected Timeframe to Complete
A. Topographic Survey	\$5,500	15 working days
B. 6 Easements (\$1,350 per easement)	\$8,100	As requested
C. Concept Alternatives Analysis	\$8,200	20 working days
D. Engineering	\$31,900	40 working days
E. Bidding and Construction Phase Assistance	\$5,000	As requested
TOTAL	\$58,700	

Closure

In addition to the matters set forth herein, this Agreement shall include and be exclusively subject to the terms and conditions in the attached Standard Provisions. The terms “Client” and “Consultant” as used in the Standard Provisions are defined in the signature block below.

Please sign both copies of this letter, retain one original for your files, and return the second copy to us. The fee and schedule stated in this Agreement are valid for 30 days from the date of this letter. We appreciate the opportunity to work with you on this project and look forward to a long relationship. Please do not hesitate to contact us if you have any questions.

Sincerely,

Sol Stigall, PE, CFM, CPESC

ACKNOWLEDGED AND AGREED:

Westra Consultants, LLC
(Consultant)


Signature _____ Date 11.06.2020

Sol Stigall _____ Principal
Printed Title

City of Mansfield
(Client)

Signature Date

Printed Title

Westra Consultants, LLC Standard Provisions

- (1) **Basic Agreement.** Consultant shall provide or furnish the Services set forth in this Agreement. If authorized by Client, or if required because of changes in the Project, Consultant shall furnish services in addition to those set forth in this Agreement as "Additional Services". Unless otherwise agreed to in writing, the Client shall pay the Consultant for any Additional Services an amount based upon the Consultant's then-current hourly rates schedule.
- (2) **Period of Service.** Consultant shall complete its Services in a timely manner after receipt of a fully executed Agreement, any required retainer, and within the specific time period stipulated in the agreement. If no specific time period is stipulated, Consultant shall complete its Services within a reasonable period of time. If, through no fault of Consultant, such periods of time or dates are changed, or the orderly and continuous progress of Consultant's Services is impaired, or Consultant's Services are delayed or suspended, then the time for completion of Consultant's Services, and the rates and amounts of Consultant's compensation, shall be adjusted equitably.
- (3) **Client's Responsibilities.** In addition to other responsibilities described herein or imposed by law, the Client shall:
- (a) Provide all information and criteria as to the Client's requirements, objectives, and expectations for the project including all numerical criteria that are to be met and all standards of development, design, or construction.
 - (b) Provide to the Consultant all previous studies, plans, or other documents pertaining to the project and all new data reasonably necessary in the Consultant's opinion, such as site survey and engineering data, environmental impact assessments or statements, upon all of which the Consultant may rely.
 - (c) Arrange for access to the site and other private or public property as required for the Consultant to provide its services.
 - (d) Review all documents or oral reports presented by the Consultant and render in writing decisions pertaining thereto within a reasonable time so as not to delay the services of the Consultant.
 - (e) Furnish approvals and permits from governmental authorities having jurisdiction over the project and approvals and consents from other parties as may be necessary for completion of the Consultant's services.
 - (f) Give prompt written notice to the Consultant whenever the Client becomes aware of any development that affects the scope, timing, or payment of the Consultant's services or any defect or noncompliance in any aspect of the project.
- (4) **Payment Procedures.** Consultant shall be compensated in accordance with the following provisions:
- (a) Consultant shall prepare and submit invoices periodically and in accordance with Consultant's standard invoicing practices. Payment of each invoice shall be due and payable within 30 days of receipt. Any retainer held by the Consultant shall be held for the duration of the project and applied to the final invoice. Interest will be added to accounts not paid within 30 days at the rate of 1.0% per month beginning on the 31st day. If the Client fails to make any payment due to the Consultant under this or any other agreement within 30 days, the Consultant may, after giving seven days written notice to Client, suspend Services and withhold deliverables under this Agreement until Consultant has been paid in full all amounts due for Services. Consultant may also initiate legal proceedings, including filing liens, to secure its rights under this Agreement.
 - (b) If Client disputes an invoice, either as to amount or entitlement, then Client shall promptly advise Consultant in writing of the specific basis for doing so, may withhold only that portion so disputed, and must pay the undisputed portion.
 - (c) If the Consultant initiates legal proceedings, including filing a lien, to collect payment, it may recover, in addition to all amounts due, its reasonable attorneys' fees, reasonable experts' fees, and other expenses related to the proceedings. Such expenses shall include the cost, at the Consultant's normal hourly billing rates, of the time devoted to such proceedings by its employees.
- (5) **Termination.** The obligation to continue performance under this Agreement may be terminated in accordance with the following provisions:
- (a) For cause by either party upon seven days written notice in the event of substantial failure by the other party to perform in accordance with the Agreement's terms through no fault of the terminating party. Failure to pay Consultant for services is a substantial failure to perform and a basis for termination.
 - (b) For cause by Consultant upon seven days written notice if Client demands that Consultant furnish or perform services contrary to Consultant's responsibilities as a licensed professional; or if the Consultant's Services are delayed for more than 90 days for reasons beyond Consultant's control.
 - (c) For convenience by Client effective upon Consultant's receipt of written notice.
 - (d) In the event of any termination, Consultant will be entitled to invoice Client and to receive full payment for all Services and Additional Services performed in accordance with this Agreement, plus reimbursement of expenses incurred through the effective date of termination in connection with providing the Services and Additional Services.
- (6) **Successors, Assigns, and Beneficiaries.** This Agreement gives no rights or benefits to anyone other than the Client and the Consultant, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and the Consultant. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance of services by Consultant, without the written consent of the Consultant. The Consultant reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If the Consultant exercises this right, the Consultant will maintain the agreed-upon billing rates for services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.
- (7) **Use of Documents.** All documents prepared or furnished by Consultant are instruments of service, and Consultant retains an ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the Project is completed. Client shall have a limited license to use the documents on the Project, extensions of the Project, and for related uses of the Client, subject to receipt by Consultant of full payment due and owing for all Services and Additional Services relating to preparation of the documents and subject to the following limitations:
- (a) Client acknowledges that such documents are not intended or represented to be suitable for use on the Project unless completed by Consultant, or for use or reuse by Client or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification or adaptation by Consultant;
 - (b) any such use or reuse, or any modification of the documents, without written verification, completion, or adaptation by Consultant, as appropriate for the specific purpose intended, will be at Client's sole risk and without liability or legal exposure to Consultant or to its officers, directors, members, partners, agents, employees, and consultants;
 - (c) Client shall indemnify and hold harmless Consultant and its officers, directors, members, partners, agents, employees, and consultants from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification of the documents without written verification, completion, or adaptation by Consultant; and
 - (d) such limited license to Client shall not create any rights in third parties.
- (8) **Opinions of Cost.** Consultant's opinions (if any) of probable construction cost are to be made on the basis of Consultant's experience, qualifications, and general familiarity with the construction industry. However, because Consultant has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Consultant cannot and does not guarantee that proposals, bids,

or actual construction cost will not vary from opinions of probable construction cost prepared by Consultant. If Client requires greater assurance as to probable construction cost, it shall employ an independent cost estimate. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

(9) **Insurance.** The Consultant carries Workers' Compensation insurance, professional liability insurance, and general liability insurance. If the Client directs the Consultant to obtain increased insurance coverage, the Consultant will take out such additional insurance, if obtainable, at the Client's expense.

(10) **Standard of Care.** The standard of care for all professional engineering and related services performed or furnished by Consultant under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. No warranties, express or implied, are made or intended by the Consultant under this Agreement or otherwise, in connection with any services performed or furnished by Consultant.

(11) **LIMITATION OF LIABILITY.**

(a) In recognition of the relative risks and benefits of the Project to both the Client and the Consultant, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of the Consultant and Consultants officers, directors, partners, employees, shareholders, owners and subconsultants for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert-witness fees and costs, so that the total aggregate liability of the Consultant and Consultants officers, directors, partners, employees, shareholders, owners and subconsultants, shall not exceed the greater of \$250,000 or three times the total compensation received by the Consultant under this Agreement.

(b) Higher limits of liability may be negotiated for additional fee.

(c) Under no circumstances shall the Consultant be liable for extra costs or other consequences due to changed conditions, or for costs related to the failure of contractors to perform work in accordance with the plans and specifications.

(d) This Section is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this Section shall require the Client to indemnify the Consultant.

(12) **THIRD-PARTY BENEFICIARIES.** Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or the Consultant. The Consultant's services under this Agreement are being performed solely for the Client's benefit, and no other party or entity shall have any claim against the Consultant because of this Agreement or the performance or nonperformance of services hereunder. The Client and Consultant agree to require a similar provision in all contracts with contractors, subconsultants, vendors and other entities involved in this Project to carry out the intent of this provision.

(13) **Mutual Waiver of Consequential Damages.** Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the Client nor the Consultant, their respective officers, directors, partners, employees, contractors or subconsultants shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the Project or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation and any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of strict or implied warranty. Both the Client and the Consultant shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in this project.

(14) **Dispute Resolution.** Client and Consultant agree to negotiate all claims and disputes arising out of this agreement in good faith during the 30 days after notice of such claim or dispute. If negotiations are

unsuccessful, then said claim or dispute shall be mediated in accordance with the Construction Industry Mediation Procedures of the American Arbitration Association as a condition precedent to litigation. Any mediation or civil action by Client must be commenced within one year of the accrual of the cause of action asserted but in no event later than allowed by applicable statutes.

(15) **Hazardous Substances and Conditions.** The parties acknowledge that Consultant's Services with respect to hazardous substances and/or conditions shall be strictly limited to providing professional analysis, recommendations, and reporting only when specifically agreed to in the Consultant's scope of services. In no event shall Consultant be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. If the Consultant or any other party encounters, uncovers, reveals, or otherwise becomes aware of a hazardous substance or condition not contemplated in the scope of services the client shall be notified. Upon notification, the Consultant may, at its option and without liability for consequential or any other damages, suspend performance of Services on the portion of the Project affected until such portion of the Project is no longer affected, or terminate this Agreement for cause if it is not practical to continue providing Services.

(16) **Construction Phase Services.**

(a) If the Consultant's services include the preparation of documents to be used for construction and the Consultant is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against the Consultant in any way connected thereto.

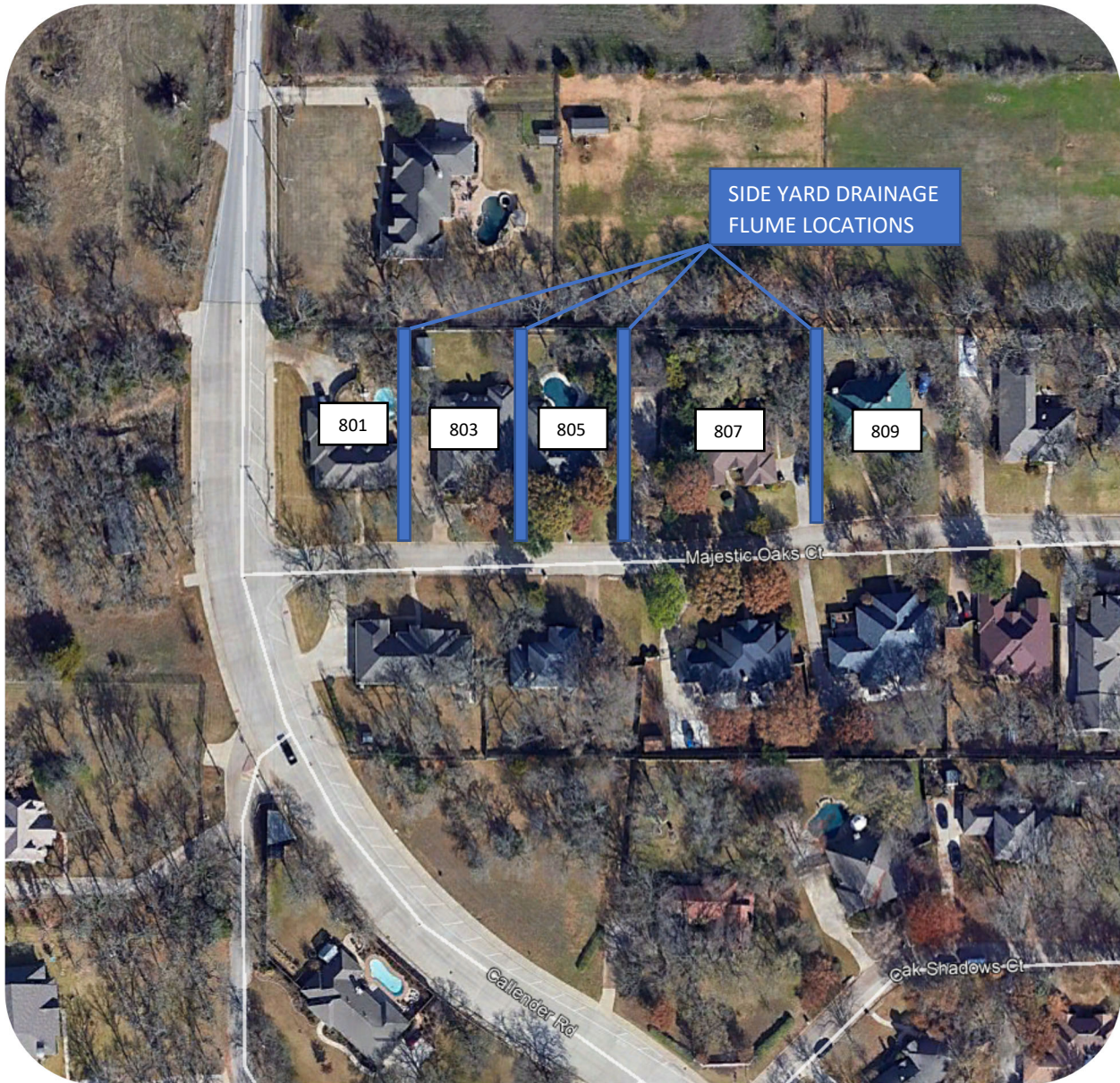
(b) If the Consultant is retained to provide construction phase services Consultant shall not at any time supervise, direct, control, or have authority over any Constructor's work, nor shall Consultant have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, or the safety precautions and programs incident thereto, for security or safety at the Project site, nor for any failure of a Constructor to comply with laws and regulations applicable to such Constructor's furnishing and performing of its work. Furthermore, Consultant shall not be responsible for the acts or omissions of any Constructor and Consultant neither guarantees the performance of any Constructor nor assumes responsibility for any Constructor's failure to furnish and perform its work.

(c) The Consultant is not responsible for any duties assigned to the design professional in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and for its means and methods; that the contractor shall indemnify the Client and the Consultant for all claims and liability arising out of job site accidents; and that the Client and the Consultant shall be made additional insureds under the contractor's general liability insurance policy.

(17) **Confidentiality.** The Client consents to the use and dissemination by the Consultant of photographs of the project and to the use by the Consultant of facts, data and information obtained by the Consultant in the performance of its services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, the Consultant shall use reasonable care to maintain the confidentiality of that material.

(18) **Miscellaneous Provisions.** This Agreement is to be governed by the law of the State of Texas. This Agreement (including any expressly incorporated attachments), constitutes the entire agreement between Owner and Engineer and supersedes all prior written or oral understandings. Except as provided in Section 1, this Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument. Any provision in this Agreement that is unenforceable shall not affect the enforceability of the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

ATTACHMENT A
PROJECT LOCATION





CITY OF MANSFIELD

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

STAFF REPORT

File Number: 20-3885

Agenda Date: 11/23/2020

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution Amending Resolution No. RE-3710-20 which Called for a Runoff Election to be Held on December 8, 2020; by Amending the Polling Location for Johnson County; and by Adding Weekend Voting Hours for Ellis and Johnson County; and Providing an Effective Date

Requested Action

Approval of Resolution.

Recommendation

Approval of Resolution

Description/History

Resolution No. RE-3710-20 calling for a runoff election was approved by the City Council on November 13, 2020. Council asked staff to work with Johnson and Ellis County to provide weekend early voting hours to accommodate our Ellis and Johnson County residents. Staff reached out to each County and requested such. Each county agreed to provide an additional early voting date on Saturday, November 28, 2020 from 8:00 a.m. to 4:00 p.m.

Johnson County changed the polling location to the Lillian Baptist Church for early voting and Election Day. The amended resolution states the revised polling location.

Justification

To accommodate Ellis and Johnson County residents.

Funding Source

Funds are allocated in the City Council budget (01-8806-11-01) for this expenditure.

Prepared By

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

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, AMENDING RESOLUTION NO. RE-3710-20 WHICH CALLED FOR A RUNOFF ELECTION TO BE HELD ON DECEMBER 8, 2020; BY AMENDING THE POLLING LOCATION FOR JOHNSON COUNTY; AND BY ADDING WEEKEND VOTING HOURS FOR ELLIS COUNTY AND JOHNSON COUNTY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council approved Resolution Number RE-3710-20 on November 13, 2020 calling for a Runoff Election to be held on December 8, 2020.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

Section 4 (b) of Resolution No. RE-3710-20 is hereby amended to read as follows:

- (b) **ELECTION DAY POLLING PLACE – JOHNSON COUNTY:** The polling places for Election Day in Johnson County (Precincts 8 and 35) shall be as follows:

Lillian Baptist Church
10544 CR 519
Lillian, TX 76061

SECTION 2.

Section 7 (b) and (c) of Resolution No. RE-3710-20 is hereby amended to read as follows:

- (b) **EARLY VOTING – JOHNSON COUNTY:** Patty Bourgeois, Elections Administrator, is designated the Early Voting Clerk. Additional Deputy Early Voting Clerks may be appointed, as provided in the Agreement.

Early Voting by personal appearance shall be conducted beginning on November 23, 2020 and continuing through December 4, 2020 in Lillian at the Lillian Baptist Church, 10544 CR 519, Lillian, TX 76061 at the following times:

Monday, November 23, 2020	8:00 a.m. – 5:00 p.m.
Tuesday, November 24, 2020	8:00 a.m. – 5:00 p.m.
Wednesday, November 25, 2020	8:00 a.m. – 5:00 p.m.
Thursday, November 26, 2020	CLOSED
Friday, November 27, 2020	CLOSED
Saturday, November 28, 2020	8:00 a.m. – 4:00 p.m.
Sunday, November 29, 2020	CLOSED
Monday, November 30, 2020	8:00 a.m. – 5:00 p.m.
Tuesday, December 1, 2020	8:00 a.m. – 5:00 p.m.
Wednesday, December 2, 2020	8:00 a.m. – 5:00 p.m.
Thursday, December 3, 2020	7:00 a.m. – 7:00 p.m.

Friday, December 4, 2020

7:00 a.m. – 7:00 p.m.

- (c) **EARLY VOTING – ELLIS COUNTY:** Jana Onyon, Elections Administrator, is designated the Early Voting Clerk. Additional Deputy Early Voting Clerks may be appointed, as provided in the Agreement.

Early Voting by personal appearance shall be conducted beginning on November 23, 2020 and continuing through December 4, 2020 in Midlothian at the Midlothian Conference Center (Foyer), 1 Community Circle Dr., Midlothian, TX 76065 at the following times:

Monday, November 23, 2020	8:00 a.m. – 5:00 p.m.
Tuesday, November 24, 2020	8:00 a.m. – 5:00 p.m.
Wednesday, November 25, 2020	8:00 a.m. – 5:00 p.m.
Thursday, November 26, 2020	CLOSED
Friday, November 27, 2020	CLOSED
Saturday, November 28, 2020	8:00 a.m. – 4:00 p.m.
Sunday, November 29, 2020	CLOSED
Monday, November 30, 2020	8:00 a.m. – 5:00 p.m.
Tuesday, December 1, 2020	8:00 a.m. – 5:00 p.m.
Wednesday, December 2, 2020	8:00 a.m. – 5:00 p.m.
Thursday, December 3, 2020	7:00 a.m. – 7:00 p.m.
Friday, December 4, 2020	7:00 a.m. – 7:00 p.m.

SECTION 4.

This Resolution is effective upon approval by the City Council.

PASSED AND APPROVED THIS THE 23RD DAY OF NOVEMBER, 2020.

David L. Cook, Mayor, on behalf of City Council

ATTEST:

Keera Seiger, Assistant City Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 20-3886

Agenda Date: 11/23/2020

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution of the City of Mansfield, Texas, Approving the Method for Making Written Requests for Public Information

Requested Action

Approval of Resolution

Recommendation

Approval of Resolution

Description/History

Currently an individual can submit a public record request via hand delivery, mail, or fax to any City Department or by email to any City staff, officer or Council Member. In 2019, SB 944 passed which allows a City to designate one physical / electronic location to receive public record requests. SB 944 sets out the requirements that a City must follow in order to facilitate this designation, such as postings at City Hall, as well as on the City's website and including a resolution.

Justification

By designating one physical location and one email address to receive public record requests, this will allow departments flexibility in responding to requests for information that do need to follow the stringent requirements of the Public Information Act. It will allow for uniformity and consistency of the public records program. It will eliminate the potential for missed deadlines in responding to a request that was submitted directly to a staff member, office, or Council Member who may be unavailable at the time a request is submitted, or who may not recognize that the submission is a request that is subject to the Public Information Act.

Funding Source

None Required

Prepared By

Erin J. Onyon
Director of Public Records
817-276-4206

RESOLUTION NO. _____**A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, APPROVING THE METHOD FOR MAKING WRITTEN REQUESTS FOR PUBLIC INFORMATION**

WHEREAS, the City of Mansfield is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, SB 944, which added Section 552.234 to Chapter 522 of the Government Code, became law effective September 1, 2019 and allows governmental bodies to adopt methods by which requests for public information shall be made; and

WHEREAS, the City desires to designate approved methods for submitting public information requests to the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The City Council designates the following methods by which requests for Public Information can be made:

General and Police Records:

1. By mail or in person to: City of Mansfield, City Secretary's Office, 1200 E. Broad St. Mansfield, Texas 76063;
2. By electronic email to: openrecords@mansfieldtexas.gov;
3. By internet to: <https://www.mansfieldtexas.gov/197/Public-Record-Requests>; and
4. By fax to: 817-473-2925.

SECTION 2.

The City website and the Open Records Poster displayed at City Hall will be updated to reflect these designated methods in accordance to Government Code Sections 552.205 and 522.234(d).

SECTION 3.

This Resolution shall become effective from and after its passage.

PASSED AND APPROVED THIS THE 23RD DAY OF NOVEMBER, 2020.

David L. Cook, Mayor

ATTEST:

Keera Seiger, Assistant City Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 20-3874

Agenda Date: 11/23/2020

Version: 1

Status: Consent

In Control: City Council

File Type: Special Event

Agenda Number:

Title

Request For Special Event Permit: Toys for Tots 2020

Requested Action

Approval of the Special Event Permit for Toys for Tots 2020

Recommendation

Staff has reviewed the application and recommends approval with the following comment:

Fire Department:

We strongly encourage the use of masks, social distancing, and sanitization.

Description/History

The annual Toys for Tots toy drive hosted by MISD will be held at the Performing Arts Center, 1110 W. Debbie Lane, on December 2, 2020 from 5:00 to 10:30 p.m. This year the event will include drive-in holiday video screens and holiday light displays. MISD will not offer any food for sale at this event due to Covid-19 restrictions. Visitors must remain in their cars during the event except to use the restroom.

Justification

N/A

Funding Source

N/A

Prepared By

Shirley Emerson, Planner

Planning Department

817-276-4259



1200 East Broad Street, Mansfield, TX 76063
www.mansfieldtexas.gov Email: Shirley.emerson@mansfieldtexas.gov

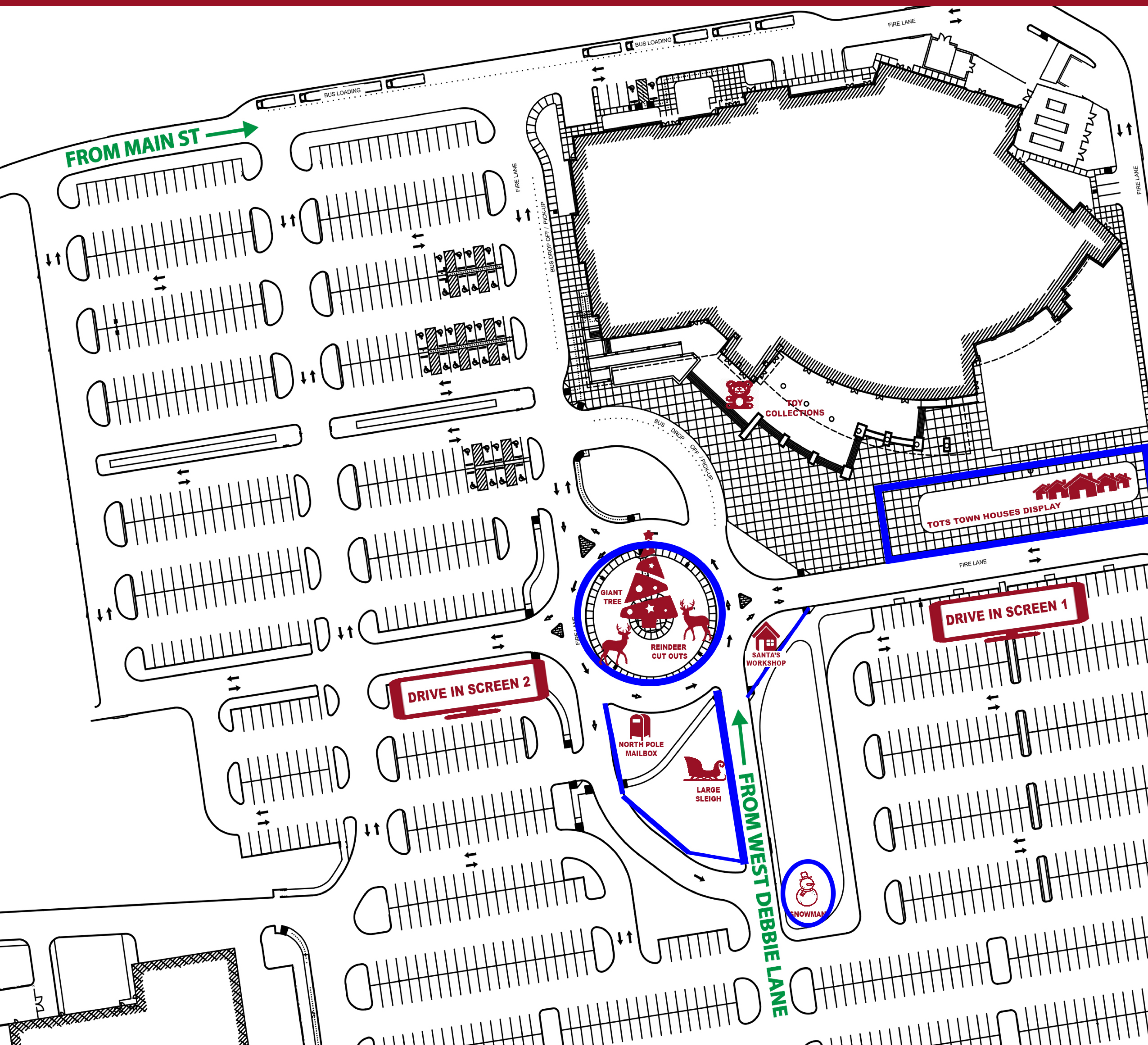
Special Event Application

Organization/Group: Mansfield ISD for the Performing Arts	Date: 10 - 25 - 2020
Applicant: Melissa Iverson (Coordinator of Events, MISD Center for the Performing Arts)	
Applicant's Address: 1110 W Debbie Lane	Phone No. 817-299-1250
* Will be called or emailed for more information needed and/or when the permit is ready for pick-up	Email: melissaiverson@misdmail.org
Address of Event: 1110 W Debbie Lane, Mansfield, TX, 76063	
Description & Activities: Annual Toys for Tots toy drive and community event. Will feature FOX4 News and include drive-in holiday screens, holiday light displays, and pre-packaged food	
Date of Event: 12 - 2 - 2020	Hours of Event: 5:00pm - 10:30pm
Public Invited or Private Party? Open to public	Estimated Number of Attendees 2500
Is the event in a Mansfield Park? No	<input type="checkbox"/> If yes, Insurance is required
Do you plan to Temporarily Close a Public Street? No	<input type="checkbox"/> If yes, Insurance is required
Is the event on Private Property other than your own? No	<input type="checkbox"/> If yes, signed permission is required
Will there be any new or temporary electric lines installed? No	
* If yes, a registered Electrician must obtain a permit. Indicate the line locations on the site plan.	
Will you be using generators? Yes, light towers (see attached)	<input type="checkbox"/> If yes, show location on the site plan
Do you plan to have any Tents? No	<input type="checkbox"/> If yes, a separate permit is required.
Do you plan to have any pop-up canopies? Possibly (vendors)	
Do you plan to have any Promotional Signs? (banners, streamers, balloons) No	<input type="checkbox"/> If yes, a separate permit is required
City of Mansfield Assistance Requested:	
Barricades/ Street Closure? No	<input type="checkbox"/> If yes, show on site plan where you want to have barricades. A resident roster must be submitted for a block party.
Police/Traffic Control/Security? No (MISD PD on site)	<input type="checkbox"/> If yes, attach an explanation and the name of the person you are working with
<p>Please Read and Include the Following Information With This Application</p> <ul style="list-style-type: none"> For all outdoor activities, a site plan must be attached. One can be provided if requested. You need to show where all items will be located on the site plan. If Insurance is required, the City of Mansfield must be listed as "Additional Insured". All documents must be turned in at the same time. Please allow enough time for review and approval before the date of your event. 	
Applicant's Printed Name:	Applicant's Signature:
Melissa Iverson	

10/26/2020



TOYS FOR TOTS 2020 EVENT LAYOUT



EVENT NOTES:

Guests to remain in vehicles except for restroom breaks
Photo opps barricaded and all food is brought by guests



TOYS FOR TOTS 2020

PARKING LOT TOWER LIGHT PLOT





CITY OF MANSFIELD

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

STAFF REPORT

File Number: 20-3880

Agenda Date: 11/23/2020

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the November 9, 2020 Regular City Council Meeting Minutes

Requested Action

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

Recommendation

Approval of the minutes by the Council.

Description/History

The minutes of the November 9, 2020 Regular City Council Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Monday, November 9, 2020

5:00 PM

Council Chambers

REGULAR MEETING

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

Mayor Cook called the meeting to order at 5:00 p.m.

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

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

RECESS INTO EXECUTIVE SESSION

In accordance with the Texas Government Code, Chapter 551, Mayor Cook recessed the meeting into executive session at 5:01 p.m. Mayor Cook called the executive session to order in the Council Conference Room at 5:08 p.m. Mayor Cook adjourned executive session at 6:38 p.m.

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

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

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. DC-20-16161

Seek Advice of City Attorney Regarding Proposed Tarrant Regional Water District General Ordinance Revisions

Seek Advice of City Attorney Regarding Potential Annexation

Seek Advice of City Attorney Regarding City Owned Public/Private Partnership Agreements

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

Personnel Matters Pursuant to Section 551.074

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

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

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

Mayor Cook reconvened into regular business session at 7:02 p.m.

INVOCATION

Living Church representative Timm Horton gave the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Moore led the Pledge of Allegiance.

TEXAS PLEDGE

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

Council Member Lewis led the Texas Pledge.

PROCLAMATION

[20-3863](#)

Small Business Saturday

Mayor Cook proclaimed November 28, 2020 as Small Business Saturday in Mansfield and presented a proclamation to Historic Downtown Mansfield small business owners.

PRESENTATION

Presentation of the Jarrod Brodnax Distinguished Service Award

Fire Chief Michael Ross presented the award to Firefighter Daniel Bell for his lifesaving efforts to rescue a driver pinned inside a truck in a tractor-trailer accident.

Parks Master Plan Appreciation

Director of Parks and Recreation Matt Young presented mementos to Council and recognized the members of the Mansfield Park Facilities Development Corporation and the Park Master Plan Advisory Committee for their work in the adoption of the Master

Plan.

Veterans Day Recognition Presentation

Mayor Cook presented a flag and plaque to Christal Moore in honor of her late husband, Staff Sergeant Bradley Moore.

Director of Communications and Marketing Belinda Willis gave a brief overview of the city's efforts to recognize Mansfield veterans. She explained there are over 650 veterans in the city's database, and showed highlights from a video thanking Mansfield veterans.

CITIZEN COMMENTS

There were no citizen comments.

COUNCIL ANNOUNCEMENTS

Council Member Leyman thanked everyone involved in the Veteran's Day Recognition Event.

Mayor Pro Tem Short recognized all veterans and congratulated Mayor Cook on his Texas House of Representatives seat win.

Council Member Lewis echoed Council Member Leyman and Mayor Pro Tem Short's Veteran's Day recognition comments, noted the Christmas lights and decorations are being put up downtown, and thanked Downtown Coordinator Nicolette Allen for her work with downtown Mansfield.

Council Member Moore noted on Saturday, November 14, 2020, from 10 a.m. to 1:00 p.m., the Mansfield Veterans Memorial Committee will be giving tours of the site at Julian Field Park.

Council Member Newsom had no announcements.

Council Member Broseh stated he was proud of our country for what we stand for in regard to the respect and goodwill we have for veterans.

Mayor Cook commented he was impressed with the number of veterans who have registered with the city and is proud of staff for their hard work.

SUB-COMMITTEE REPORTS

There were no sub-committee reports.

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

Park Chapter Code of Ordinance Review

Matt Young provided Council with proposed changes to the Park's chapter in the city's Code of Ordinances.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

No action was taken by the Council.

CONSENT AGENDA**ITEMS TO BE REMOVED FROM THE CONSENT AGENDA**[20-3801](#)

Ordinance - Third and Final Reading of an Ordinance Amending Title XV of the Mansfield Code of Ordinances, "Land Usage" to provide regulations for Vacant Buildings and Properties (OA#20-003)

Susana Marin read the caption into the record.

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

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING TITLE XV OF THE MANSFIELD CODE OF ORDINANCES, "LAND USAGE," PERTAINING TO REGULATIONS FOR VACANT BUILDINGS AND PROPERTIES; PROVIDING THAT THIS ORDINANCE BE CUMULATIVE OF ALL OTHER ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE

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

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

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

Nay: 0

Abstain: 0

Enactment No: OR-2194-20

[20-3802](#)

Ordinance - Third and Final Reading of an Ordinance Amending Title VII of the Mansfield Code of Ordinances, "Traffic Code" to Provide Regulations for Historic Downtown No Parking Zones (OA#20-004)

Susana Marin read the caption into the record.

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

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING CHAPTER 72 OF THE MANSFIELD CODE OF ORDINANCES, "STOPPING, STANDING AND PARKING," BY AMENDING SECTION 72.18 AND ADDING NEW SECTIONS 72.22 THROUGH 72.23, TO ESTABLISH REGULATIONS RELATED TO PARKING IN THE DOWNTOWN AREA AND PARKING DURING SPECIAL EVENTS; PROVIDING THAT THIS ORDINANCE BE CUMULATIVE OF ALL OTHER ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE

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

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

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

Nay: 0

Abstain: 0

Enactment No: OR-2195-20

[20-3842](#)

Resolution - A Resolution Authorizing the City Manager and the Police Department to Make Application, Receive, and Expend Grant Funding from Firehouse Subs Safety Foundation Program to Purchase Mass Casualty/Active Shooter Response Kits for the Police Department

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

A RESOLUTION AUTHORIZING THE CITY MANAGER AND THE POLICE DEPARTMENT TO MAKE APPLICATION, RECEIVE, AND EXPEND GRANT FUNDING FROM FIREHOUSE SUBS TO PURCHASE MASS CASUALTY/ACTIVE SHOOTER RESPONSE KITS FOR THE POLICE DEPARTMENT. THE AMOUNT OF THE AWARD WILL NOT EXCEED \$6,500.00 AND DOES NOT REQUIRE A MATCH

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-3705-20

[20-3851](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Approving the Selection of Komatsu Architects, of Fort Worth, TX, to Provide

Architectural and Engineering Services for the Police and Fire Strategic Training Project and Interior Remodel of the Law Enforcement Center, and authorizing the City Manager to Execute an Agreement on Behalf of the City

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

A RESOLUTION OF THE CITY COUNCIL OF MANSFIELD, TEXAS, APPROVING THE SELECTION OF KOMATSU ARCHITECTS, OF FORT WORTH, TX, TO PROVIDE ARCHITECTURAL AND ENGINEERING SERVICES FOR THE POLICE AND FIRE STRATEGIC TRAINING PROJECT AND INTERIOR REMODEL OF THE LAW ENFORCEMENT CENTER, AND; AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT ON BEHALF OF THE CITY IN THE AMOUNT OF \$259,332.00, SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ATTORNEY

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-3706-20

[20-3853](#)

Resolution - A Resolution Approving an Amendment to the Contract for Design Services with Wier & Associates for the Heritage Parkway (S. Main St. to Commerce Dr.) Westbound Lanes Reconstruction Project for an Amount Not to Exceed \$14,400.00 (Street Bond Fund)

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

A RESOLUTION APPROVING AN AMENDMENT TO THE CONTRACT FOR DESIGN SERVICES WITH WIER & ASSOCIATES FOR THE HERITAGE PARKWAY (S. MAIN ST. TO COMMERCE DR.) WESTBOUND LANES RECONSTRUCTION PROJECT FOR AN AMOUNT NOT TO EXCEED \$14,000.00

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-3707-20

[20-3859](#)

Resolution - A Resolution Approving an Interlocal Agreement with Tarrant County for Construction of Roadway and Parking Lot Improvements at the Michael L. Skinner Sports Complex in the Amount of \$7,500 and Approving the Purchase of Materials Through a Cooperative Purchasing Agreement with Tarrant County in the Amount of \$565,000.

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

A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT WITH TARRANT COUNTY FOR CONSTRUCTION OF ROADWAY AND PARKING LOT IMPROVEMENTS AT THE MICHAEL L. SKINNER SPORTS COMPLEX IN THE AMOUNT OF \$7,500 AND APPROVING THE PURCHASE OF MATERIALS THROUGH A COOPERATIVE PURCHASING AGREEMENT WITH TARRANT COUNTY IN THE AMOUNT OF \$565,000

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-3708-20

[20-3840](#)

Request for Special Event Permit: "Hometown Holidays" for Friday, December 4, 2020 and Saturday, December 5, 2020

A motion was made by Council Member Lewis to approve the request for the special event permit. Seconded by Council Member Broseh. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

[20-3862](#)

Request For Special Event Permit: Mansfield Turkey Trot

A motion was made by Council Member Lewis to approve the request for the special event permit. Seconded by Council Member Broseh. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

[20-3852](#)

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

Minutes

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

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

Nay: 0

Abstain: 0

[20-3865](#)

Minutes - Approval of the October 19, 2020 Special City Council Meeting Minutes

A motion was made by Council Member Lewis to approve the minutes of the October 19, 2020 Special City Council Meeting as presented. Seconded by Council Member Broseh. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

END OF CONSENT AGENDA

PUBLIC HEARING CONTINUATION AND SECOND READING

[20-3767](#)

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving 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) (ZC#20-009)

Director of Planning and Development Matt Jones made a brief presentation and answered Council questions. Cotter Associates, LLC representative Brian Cotter answered Council questions. MKP Associates, Inc. representative Adlai Pennington answered Council questions. Mayor Cook opened the public hearing at 8:33 p.m. The following person spoke:

Donna Timmons - 1314 Ivy Creek Drive - Opposed

With no others wishing to speak, Mayor cook closed the public hearing at 8:36 p.m.

A motion was made by Council Member Lewis to approve the second reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT

DISTRICT FOR SINGLE-FAMILY RESIDENTIAL ATTACHED TOWNHOME USES, PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE," with the conditions that the rear lighting on any of the properties is directional so it doesn't lead into adjacent properties, that there are enhanced garage door features such as carriage lights and wood clad (specifics to be determined by the developer and presented at the next meeting), that there is a rear patio on the front entry garage properties and the setbacks can be modified as needed or to encroach, that the rental language include a request to limit ownership of the units to no more than one unit per owner or entity, and that there be stone columns on the ornamental fence on Main Street. Seconded by Council Member Moore. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

NEW BUSINESS

20-3841

Consideration and Possible Action to Suspend the Procedural Rules of Council and Reschedule the Regular Scheduled City Council Meeting of December 28, 2020 to December 14, 2020

A motion was made by Mayor Pro Tem Short to approve this agenda item. Seconded by Council Member Moore. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

ADJOURN

A motion was made by Council Member Newsom to adjourn the meeting at 8:42 p.m. Seconded by Council Member Moore. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

ATTEST: David L. Cook, Mayor

Susana Marin, City Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 20-3882

Agenda Date:

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the November 13, 2020 Special City Council Meeting Minutes

Requested Action

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

Recommendation

Approval of the minutes by the Council.

Description/History

The minutes of the November 13, 2020 Special City Council Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Friday, November 13, 2020

11:00 AM

Council Chambers

SPECIAL MEETING

11:00 A.M. - CALL MEETING TO ORDER

Mayor Cook called the meeting to order at 11:02 a.m.

Absent 1 - Larry Broseh

Present 6 - Brent Newsom; Terry Moore; Julie Short; Mike Leyman; Casey Lewis and David Cook

INVOCATION

Mayor Pro Tem Short gave the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Lewis led the Pledge of Allegiance.

TEXAS PLEDGE

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

Council Member Leyman led the Texas Pledge.

CITIZEN COMMENTS

There were no citizen comments.

COUNCIL ANNOUNCEMENTS

Council Member Leyman had no announcements.

Council Member Short had no announcements.

Council Member Lewis had no announcements.

Council Member Moore announced the Mansfield Veterans Memorial and Tribute Foundation will be giving tours of the Veterans Memorial site at Julian Feild Park on Saturday, November 14, 2020, from 10:00 a.m. to 1:00 p.m.

Council Member Newsom had no announcements.

Council Member Broseh was absent.

Mayor Cook had no announcements.

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

There were no staff comments.

NEW BUSINESS

[20-3869](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Canvassing the Returns of the November 3, 2020 General and Special Elections and Declaring that the Amendments to the Charter are Adopted; and Providing an Effective Date

Mayor Cook recessed the meeting at 11:05 a.m. and reconvened the meeting at 11:06 a.m.

City Secretary Susana Marin gave the official canvass report, advised the elected members would be sworn in at the next regular scheduled meeting of November 23, 2020, and answered Council questions.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, CANVASSING THE RETURNS OF THE GENERAL ELECTION HELD IN THE CITY OF MANSFIELD, TEXAS ON NOVEMBER 3, 2020, FOR THE PURPOSE OF ELECTING A COUNCIL MEMBER, PLACE 6; AND A COUNCIL MEMBER, PLACE 7; AND CANVASSING THE RETURNS OF THE SPECIAL ELECTION HELD FOR THE PURPOSE OF ELECTING A MAYOR, PLACE 1; AND A COUNCIL MEMBER, PLACE 2 AND DECLARING THAT THE AMENDMENTS TO THE CHARTER ARE ADOPTED; AND PROVIDING AN EFFECTIVE DATE

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

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

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

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

Enactment No: RE-3709-20

[20-3870](#)

Resolution - A Resolution of the City of Mansfield, Texas, Calling for a Runoff Election to be held on December 8, 2020; Designating Polling Places; Establishing Election Precincts Within the City; Appointing an Election Judge and an Alternate Judge; Establishing Other Procedures for Conduct of the Election; and Providing an Effective Date

Susana Marin answered Council questions.

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

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, CALLING FOR A RUNOFF ELECTION TO BE HELD ON DECEMBER 8, 2020; DESIGNATING POLLING PLACES; ESTABLISHING ELECTION PRECINCTS WITHIN THE CITY; APPOINTING AN ELECTION JUDGE AND AN ALTERNATE JUDGE; ESTABLISHING OTHER PROCEDURES FOR CONDUCT OF THE ELECTION; AND PROVIDING AN EFFECTIVE DATE

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

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

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

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

Enactment No: RE-3710-20

ADJOURN

A motion was made by Council Member Newsom to adjourn the meeting at 11:25 a.m. Seconded by Council Member Lewis. The motion CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

ATTEST: David L. Cook, Mayor

Susana Marin, City Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 20-3767

Agenda Date: 11/23/2020

Version: 3

Status: Third and Final Reading

In Control: City Council

File Type: Ordinance

Agenda Number:

Title

Ordinance - Third and Final Reading of an Ordinance Approving 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) (ZC#20-009)

Requested Action

To consider the subject zoning change request.

Recommendation:

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 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. The changes to the plans included converting the homes along the west and south sides of the property to alley-loaded homes in order to reduce monotony and enhance the community design aesthetics, which necessitated the removal of the 20' landscape buffers and several existing trees, as well as the removal of the connection to Hidden Creek Drive and the conversion of the development to gated access.

The Planning & Zoning Commission continued the public hearing to October 5, 2020. Two neighboring residents spoke, expressing concerns regarding privacy, drainage, tree loss (as it relates to habitat for wildlife, as well as shade), the long-term maintenance of HOA improvements, the possible rental of the townhomes, estimated time of completion, construction hours, price ranges of the townhomes, property values, noise, crime, lighting, traffic, on-street parking, and the close proximity of the alleys to the single-family homes. There was also discussion regarding home sizes, HOA fees, expected new home prices, increasing the height of the fence and possible design modifications, the water main easement along the south property line and whether new tree plantings would impact it, sidewalks, trash service, school bus access, long-term plans for North Main Street, road design standards, and architecture.

A motion to recommend approval was made, which failed by a vote of 3-3-1 (Chariman Knight, Vice Chairman Axen, and Commissioner Mainer voting no; Commissioner Goodwin abstaining). The motion included the condition that all staff comments be addressed and that an 8' board-on-board, cedar wood fence with cap be provided along the north, west, and south property lines. The applicant has made changes to the plans that address the outstanding staff comments and the condition in the P&Z motion and also increased the minimum residential floor area to 1,800 sq. ft. and provided standards for individual back and side yard fencing.

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 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: 1,800 sq. ft. residence plus 2-car garage
Maximum Height: 35'

The standards specify a minimum roof pitch of 8:12, with the exception that dormers may have a minimum roof pitch of 4:12. The development will adhere to the architectural and community design standards applicable to townhomes as specified in Section 4600 of the Zoning Ordinance, with the exception of subsections D.2 (well-defined and proportional front entries), D.9 (variation in facades within every 10 houses), D.14 (J-swing requirements), and D.17 (reduced setbacks for J-swing garages).

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 include sidewalks adjacent to the interior streets, with direct access connections 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 setback 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 and desert willow and crepe myrtle trees will be provided in the rear of lots along the south side of the property.

An 8' 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 the residential lots and a 6' ornamental iron fence will be provided adjacent to the open space lots. Any side and back yard fencing on the individual lots shall be a maximum height of 6' and shall be an ornamental iron design in the same style as the perimeter ornamental fencing. The 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 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. The side elevations include a mix of brick and siding and several windows. Staff recommends that the provided right elevation be revised to include some additional windows or other enhancement to break up the plane of the upper portion of the elevation.

Summary

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 that any action by City Council be conditioned on the following items being addressed:

1. Lot 1X, Block A (the private street and alley system) is re-numbered as Lot 1, Block A in accordance with the City's standards for subdivisions with private streets.
2. The upper portion of the right side elevation is enhanced with windows or other elements to break up this portion of the plane.
3. Documentation is provided from the gas pipeline operator consenting to the street crossing as shown.

2nd Reading:

The City Council held a public hearing and first reading on October 26, 2020 and voted 7-0 to approve with the condition that:

1. Lot 1X, Block A (the private street and alley system) is re-numbered as Lot 1, Block A in accordance with the City's standards for subdivisions with private streets.
2. The upper portion of the right side elevation is enhanced with windows or other elements to break up this portion of the plane.
3. Documentation is provided from the gas pipeline operator consenting to the street crossing as shown.
4. The developer work with adjacent property owners to replace any existing fences with the 8' board-on-board cedar fence wherever possible.
5. Provisions restricting the ownership of multiple units by the same entity and limiting the duration of rental periods shall be incorporated into the planned development zoning requirements; these requirements shall also be incorporated into the neighborhood covenants and shall include a requirement that these provisions cannot be amended without City Council approval.

Two neighboring residents spoke, expressing concerns regarding privacy, drainage, erosion, tree loss (as it relates to habitat for wildlife, as well as shade and oxygen), pollution, traffic, property values, and the close proximity of the alleys to the single-family homes.

There was also discussion about landscaping, irrigation, screening, architecture, driveway enhancements, amenities, rentals, security, possible reconfiguration of the development to achieve more rear-loaded units, and drainage. In order to address the conditions of approval as well as several requests made by members of City Council, the following changes have been made to the plans:

- The private street and alley system has been re-numbered as Lot 1, Block A.
- References to Hidden Creek Drive have been removed from the Development Standards and typos were corrected.
- A note was added requiring cameras at the entrances to the development.
- A note was added requiring that amenities be completed before any homes are permitted.
- A note was added requiring all A/C units to be screened from public view.
- A note was added requiring all home driveways to have either a salt or aggregate finish.
- A note was added requiring all roofs to be enhanced (GAF Timberline or equivalent).
- A note was added requiring all landscape areas (including landscape buffers, setback areas, open space lots, and front yards) to be irrigated.
- A note was added requiring all irrigation of open space lots to be maintained by the HOA.
- A note was added limiting rentals to terms of not less than four (4) months and no more than six (6) months unless approved by the HOA Board in writing; the HOA Board may not approve any extension that would cause the aggregate term of the lease to exceed twelve (12) months; no subleasing or overnight/short-term rentals shall be allowed.
- A note was added to the Enhanced Entryway and Screening Plan requiring that the

developer attempt to work with the adjacent property owners to replace any existing fences with the 8' board-on-board cedar fence; if any request to replace the fencing is denied, the 8' fence will be installed on the development's property line.

- A note was added to the Landscape Plan requiring the trees in rear yards adjacent to the alleys along the west and south boundary lines to be evergreen; the plantings list has also been revised.
- A note was added to the Elevations requiring building materials, color, and roof lines to vary between buildings to provide differentiation in architecture and avoid repetitive front facades.
- A note was added to the right side elevation requiring it to be enhanced with additional windows or other elements to break up the façade prior to permitting.

The following requested items were not included in the revisions:

- A request to limit ownership of the units to no more than one unit per owner or entity was not included. In addition, it was not specified that amending these restrictions would require City Council approval. Furthermore, the section of the Covenants pertaining to restrictions on rentals was not provided.
- A request to modify more of the units to alley-served was not included. The applicant has indicated they would lose additional lots and have to install more pavement in order to achieve this, which would make the development unfeasible to pursue.
- A request to require lighting for the pickle ball court was not included due to the potential negative impact of night time activity and lighting in close proximity to existing and proposed homes.
- A request to change the front yard / street trees from ornamental trees to canopy trees was not included as the applicant believes the planting area is too narrow and the larger roots of canopy trees would cause foundation damage to the homes.

Staff notes that canopy trees can thrive in narrow planting areas without causing damage to building foundations if the trees are planted properly and the right species is chosen.

The applicant has indicated they have been working with the gas pipeline operator regarding the crossing of the easement and that the operator will not be able to issue approval until review of the final construction plans, which will be provided at the time of platting.

Staff recommends that any Council action is conditioned on the following items being addressed:

1. The front yard / street trees be changed from ornamental trees to canopy trees; the applicant shall choose a species that is suitable for narrower planting areas and unlikely to cause foundation damage to homes.
2. At the time of platting, documentation is provided from the gas pipeline operator consenting to the street crossing as shown.

3rd Reading:

The City Council held a public hearing and second reading on November 9, 2020 and voted 7-0 to approve with the condition that:

1. The lighting on the rear of the alley-loaded homes shall be shielded or directed downward to avoid light trespass and glare for the adjacent single-family homes.
2. The garages shall be enhanced with wood-clad or carriage-style doors and carriage or sconce light fixtures.
3. The homes in Blocks 6 & 7 shall be required to have rear porches; these porches shall be allowed to encroach the rear setback by up to 10'.
4. The ornamental fences along N. Main St. shall include masonry columns.
5. Ownership of units shall be limited to no more than 1 unit per individual or entity.

The applicant has added notes to the Development Plan to address conditions 1, 2, 3, and 5; these are listed as notes 19, 22, 23, and the last sentence in note 24. To address condition 4, the applicant has revised the screening plan in Exhibit C to require masonry columns every 50' for the section of ornamental fencing adjacent to the ponds.

To address a resident concern regarding the timing of construction of the perimeter screening, note 13 has been revised to state that "The site amenities and perimeter screening shall be completed prior to home building permits."

To address the outstanding staff recommendation to provide street trees, the applicant has revised the Landscape Plan to provide for street trees as shown and has also moved the sidewalk approximately 5' off the curb to provide for a planting location closer to the street. To avoid monotony, the home builder may select from a list of seven species, but no more than five of the same species in a row.

Staff recommends that any Council action is conditioned on the following item:

At the time of platting, documentation is provided from the gas pipeline operator consenting to the street crossing as shown.

Prepared By

Andrew Bogda, Planner
817-276-4287

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR SINGLE-FAMILY RESIDENTIAL ATTACHED TOWNHOME USES, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Mansfield, Texas, in compliance with the laws of the State of Texas with reference to the amendment of the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing opportunity to all property owners generally and to owners of the affected properties, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS:

SECTION 1.

That the Comprehensive Zoning Ordinance of the City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a new zoning district classification of PD, Planned Development; said property being described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2.

That the use and development of the hereinabove described property shall be in accordance with the development plan shown on Exhibits "B – E" attached hereto and made a part hereof for all purposes.

SECTION 3.

That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4.

That the above described properties shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

SECTION 5.

Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6.

Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of Mansfield, Texas, shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7.

This ordinance shall take effect immediately from and after its passage on third and final reading and the publication of the caption, as the law and charter in such cases provide.

FIRST READING APPROVED ON THE 26TH DAY OF OCTOBER, 2020.

SECOND READING APPROVED ON THE 9TH DAY OF NOVEMBER, 2020.

DULY PASSED ON THE THIRD AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 23RD DAY OF NOVEMBER, 2020.

David L. Cook, Mayor

ATTEST:

Keera Seiger, Assistant City Secretary

APPROVED AS TO FORM AND LEGALITY:

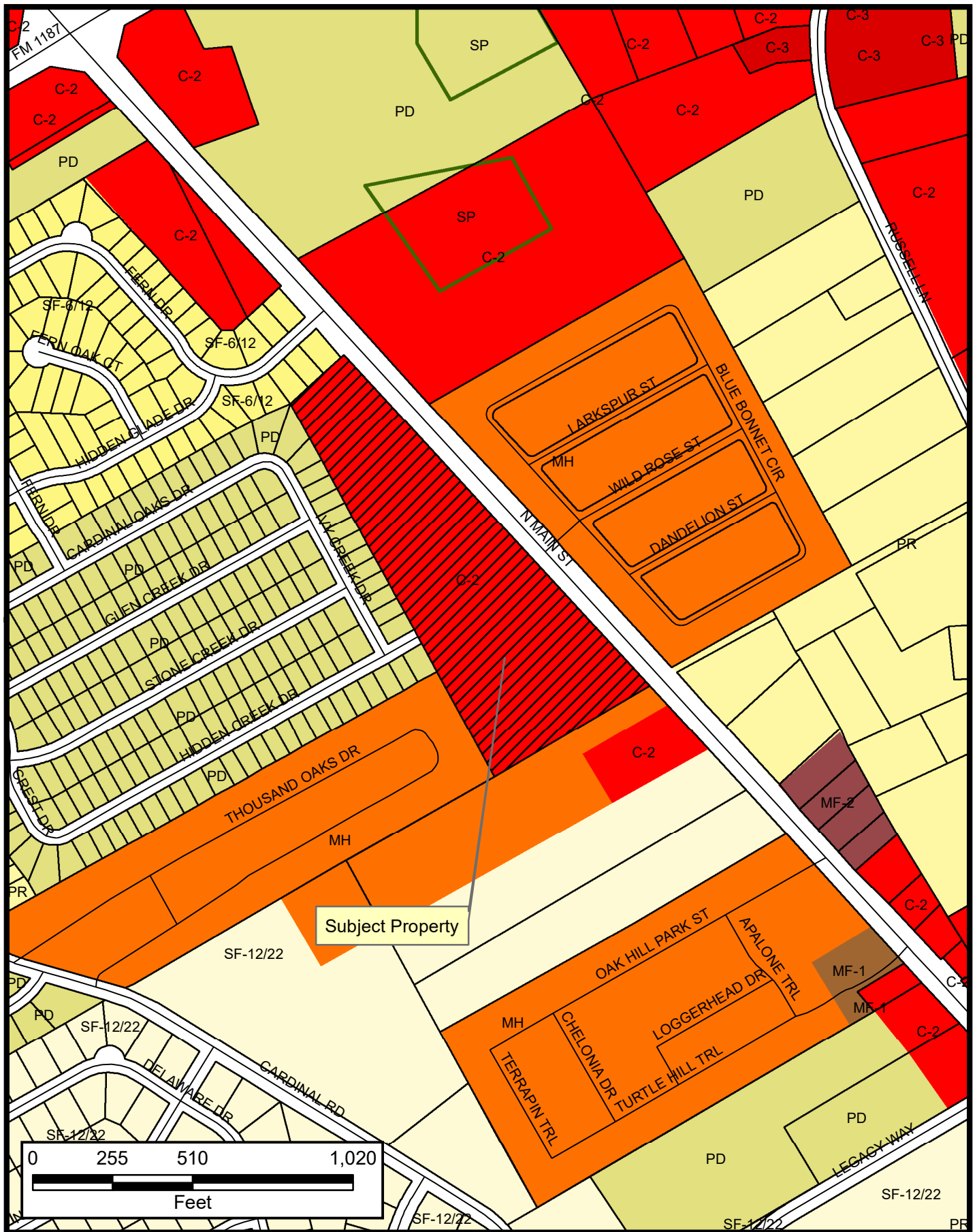
Allen Taylor, City Attorney



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



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

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.

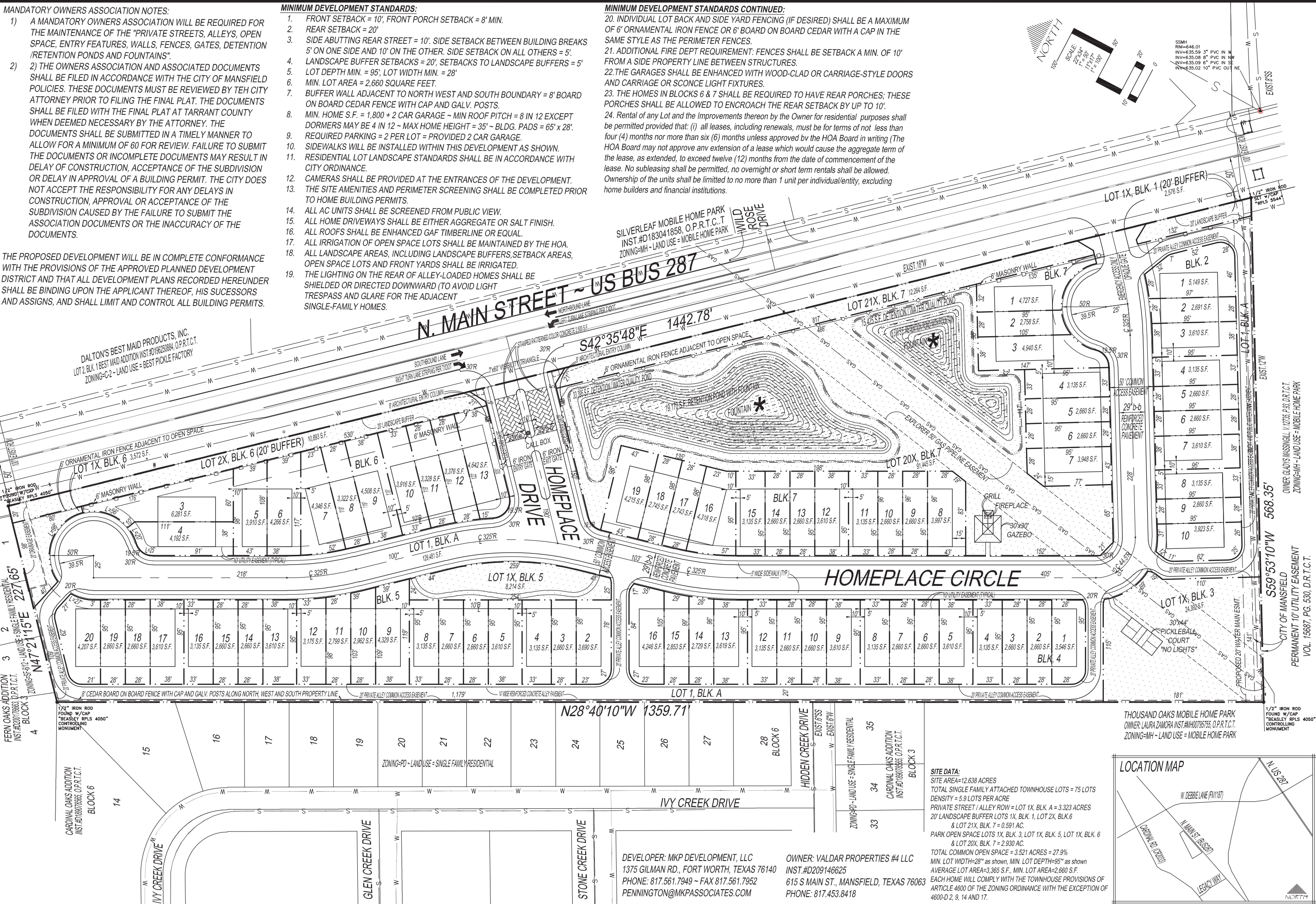
THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE CONFORMANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.

MINIMUM DEVELOPMENT STANDARDS:

1. FRONT SETBACK = 10', FRONT PORCH SETBACK = 8' MIN.
2. REAR SETBACK = 20'
3. SIDE ABUTTING REAR STREET = 10'. SIDE SETBACK BETWEEN BUILDING BREAKS 5' ON ONE SIDE AND 10' ON THE OTHER. SIDE SETBACK ON ALL OTHERS = 5'.
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 NORTH WEST AND SOUTH BOUNDARY = 8' BOARD ON BOARD CEDAR FENCE WITH CAP AND GALV. POSTS.
8. MIN. HOME S.F. = 1,800 + 2 CAR GARAGE ~ MIN ROOF PITCH = 8 IN 12 EXCEPT DORMERS MAY BE 4 IN 12 ~ MAX HOME HEIGHT = 35' ~ BLDG. PADS = 65' x 28'.
9. REQUIRED PARKING = 2 PER LOT = PROVIDED 2 CAR GARAGE.
10. SIDEWALKS WILL BE INSTALLED WITHIN THIS DEVELOPMENT AS SHOWN.
11. RESIDENTIAL LOT LANDSCAPE STANDARDS SHALL BE IN ACCORDANCE WITH CITY ORDINANCE.
12. CAMERAS SHALL BE PROVIDED AT THE ENTRANCES OF THE DEVELOPMENT.
13. THE SITE AMENITIES AND PERIMETER SCREENING SHALL BE COMPLETED PRIOR TO HOME BUILDING PERMITS.
14. ALL AC UNITS SHALL BE SCREENED FROM PUBLIC VIEW.
15. ALL HOME DRIVEWAYS SHALL BE EITHER AGGREGATE OR SALT FINISH.
16. ALL ROOFS SHALL BE ENHANCED GAF TIMBERLINE OR EQUAL.
17. ALL IRRIGATION OF OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
18. ALL LANDSCAPE AREAS, INCLUDING LANDSCAPE BUFFERS, SETBACK AREAS, OPEN SPACE LOTS AND FRONT YARDS SHALL BE IRRIGATED.
19. THE LIGHTING ON THE REAR OF ALLEY-LOADED HOMES SHALL BE SHIELDED OR DIRECTED DOWNWARD (TO AVOID LIGHT TRESPASS AND GLARE FOR THE ADJACENT SINGLE-FAMILY HOMES.

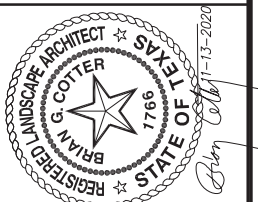
MINIMUM DEVELOPMENT STANDARDS CONTINUED:

20. INDIVIDUAL LOT BACK AND SIDE YARD FENCING (IF DESIRED) SHALL BE A MAXIMUM OF 6' ORNAMENTAL IRON FENCE OR 6' BOARD ON BOARD CEDAR WITH A CAP IN THE SAME STYLE AS THE PERIMETER FENCES.
21. ADDITIONAL FIRE DEPT REQUIREMENT: FENCES SHALL BE SETBACK A MIN. OF 10' FROM A SIDE PROPERTY LINE BETWEEN STRUCTURES.
22. THE GARAGES SHALL BE ENHANCED WITH WOOD-CLAD OR CARRIAGE-STYLE DOORS AND CARRIAGE OR SCENCE LIGHT FIXTURES.
23. THE HOMES IN BLOCKS 6 & 7 SHALL BE REQUIRED TO HAVE REAR PORCHES; THESE PORCHES SHALL BE ALLOWED TO ENCROACH THE REAR SETBACK BY UP TO 10'.
24. Rental of any Lot and the Improvements thereon by the Owner for residential purposes shall be permitted provided that: (i) all leases, including renewals, must be for terms of not less than four (4) months nor more than six (6) months unless approved by the HOA Board in writing (The HOA Board may not approve any extension of a lease which would cause the aggregate term of the lease, as extended, to exceed twelve (12) months from the date of commencement of the lease. No subleasing shall be permitted, no overnight or short term rentals shall be allowed. Ownership of the units shall be limited to no more than 1 unit per individual/entity, excluding home builders and financial institutions.



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

COTTER ASSOCIATES, LLC
LAND DEVELOPMENT DESIGN CONSULTANTS
LAND PLANNING / PROJECT MANAGEMENT / LANDSCAPE ARCHITECTURE
1703 North Payco Drive, Suite Q, Arlington, Texas 76010
Phone: (817) 914-4415 - Email: CALLCOTTER@SBCGLOBAL.NET
Tx. Arch. Reg. Board FIRM REG. # BR-1373



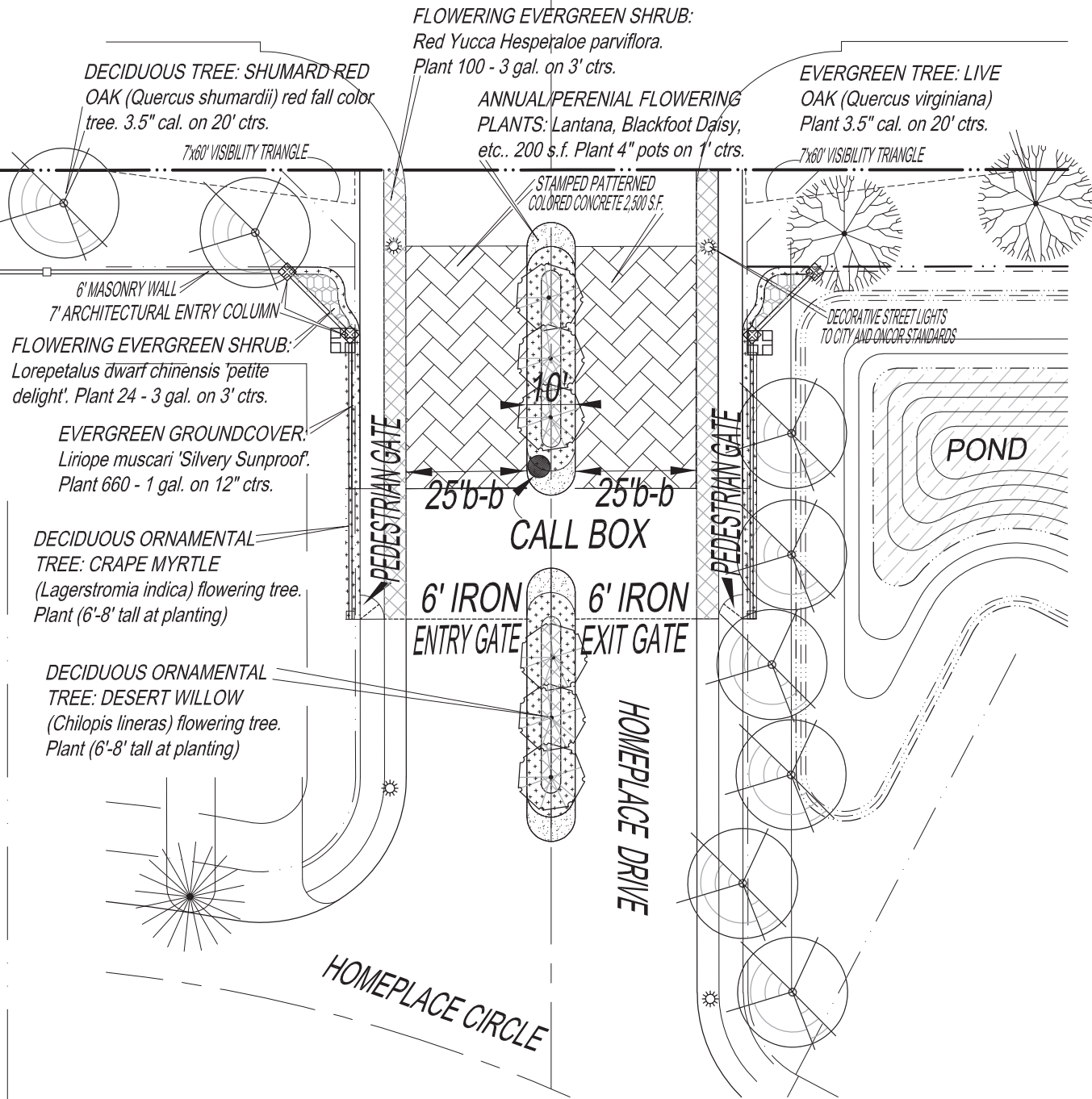
DESIGN: BGC
DRAWN: DJC
DATE: 5-26-2020
REV: 11-13-2020
PROJECT: 932 PD.dwg

CHARLESTON
75 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

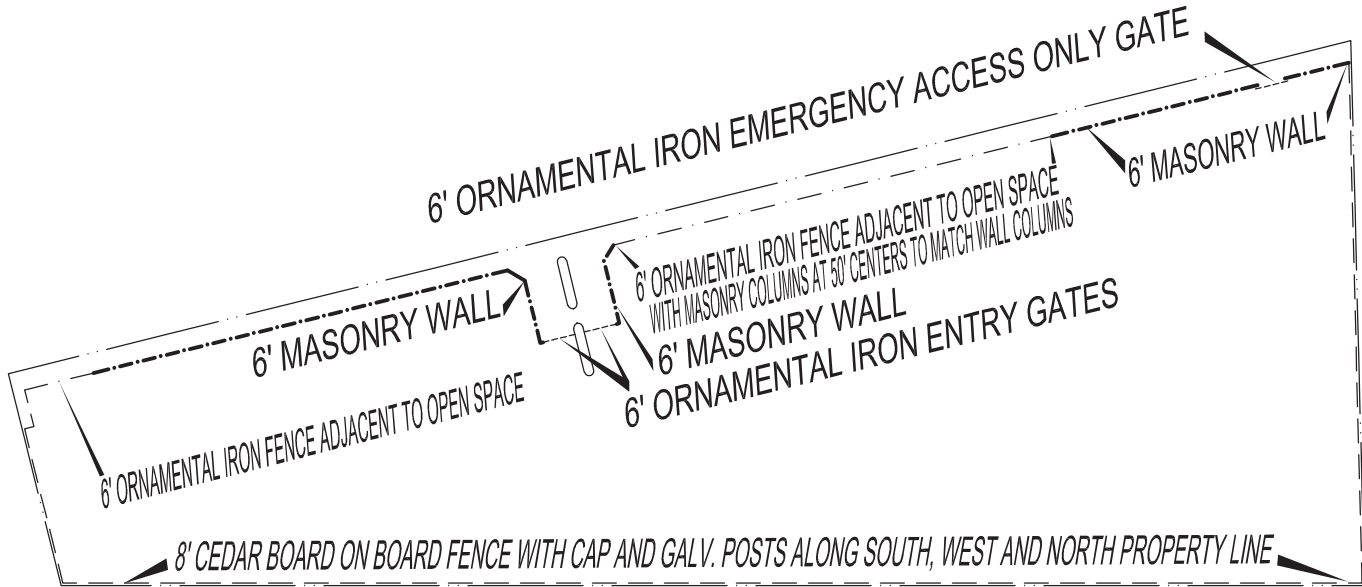
2 of 9

ZC#20-009 EXHIBIT "B"

N. MAIN STREET ~ US BUS 287

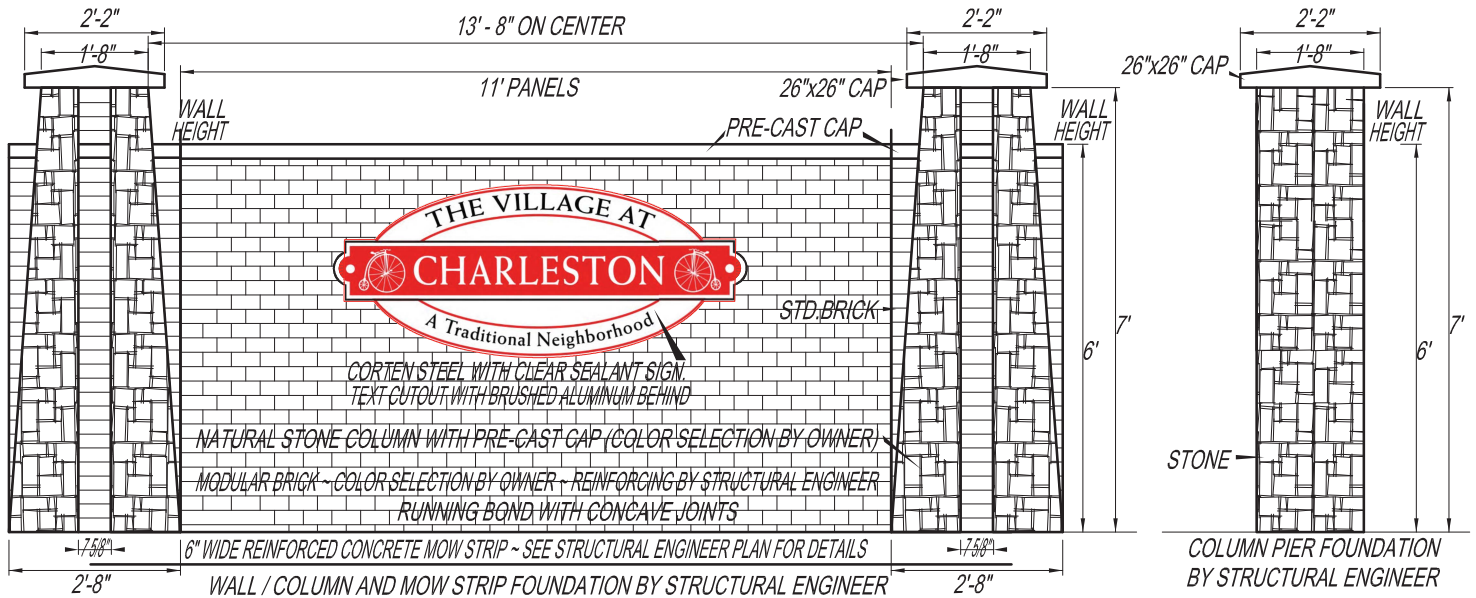


ENHANCED ENTRYWAY PLAN



BRICK WALL, ORNAMENTAL IRON AND CEDAR FENCE PLAN

NOTE: THE DEVELOPER WILL CONTACT THE ADJACENT PROPERTY OWNERS ALONG THE NORTH, WEST AND SOUTH PROPERTY LINES AND ATTEMPT TO OBTAIN PERMISSION TO REMOVE THE EXISTING FENCES TO REPLACE WITH THE NEW 8' CEDAR BOARD ON BOARD FENCE WITH CAP. IF DENIED PERMISSION THE DEVELOPER WILL INSTALL THE CONTINUOUS 8' BOARD ON BOARD FENCE ON CHARLESTON PROPERTY ALONG THE PROPERTY LINE.



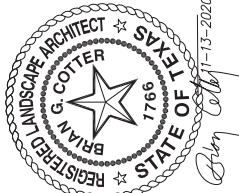
ARCHITECTURAL ENTRY COLUMNS AND SIGN ELEVATION

COLUMN FOR WALLS AND ORNAMENTAL IRON FENCE ON +/- 50' CTRS.

COTTER G.A. DIXON & ASSOCIATES ASSOCIATES, LLC

LAND DEVELOPMENT DESIGN CONSULTANTS
LAND PLANNING / PROJECT MANAGEMENT / LANDSCAPE ARCHITECTURE
1703 North Peyco Drive, Suite Q, Arlington, Texas 76001
Phone: (817) 919-4475 - Email: CALLCOTTER@SBCGLOBAL.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: (882) 808-3156 - Email: EGAD1258@gmail.com
TEXAS ENGINEERING FIRM REGISTRATION #: 15836



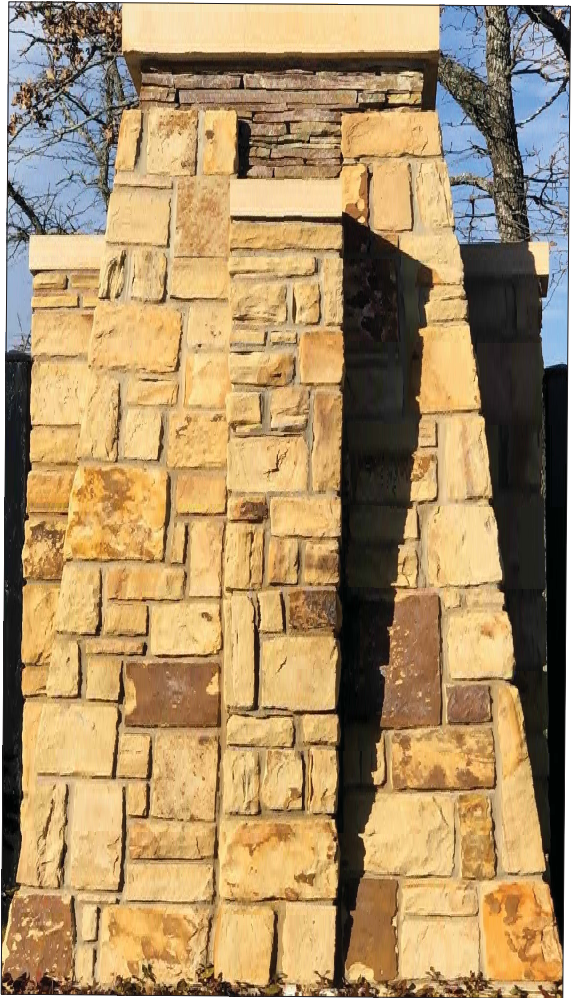
DESIGN: BGC
DRAWN: DJC
DATE: 5-26-2020
REV: 11-13-2020
PROJECT: 932 P.D. dwg

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



BOARD ON BOARD CEDAR FENCE EXAMPLE

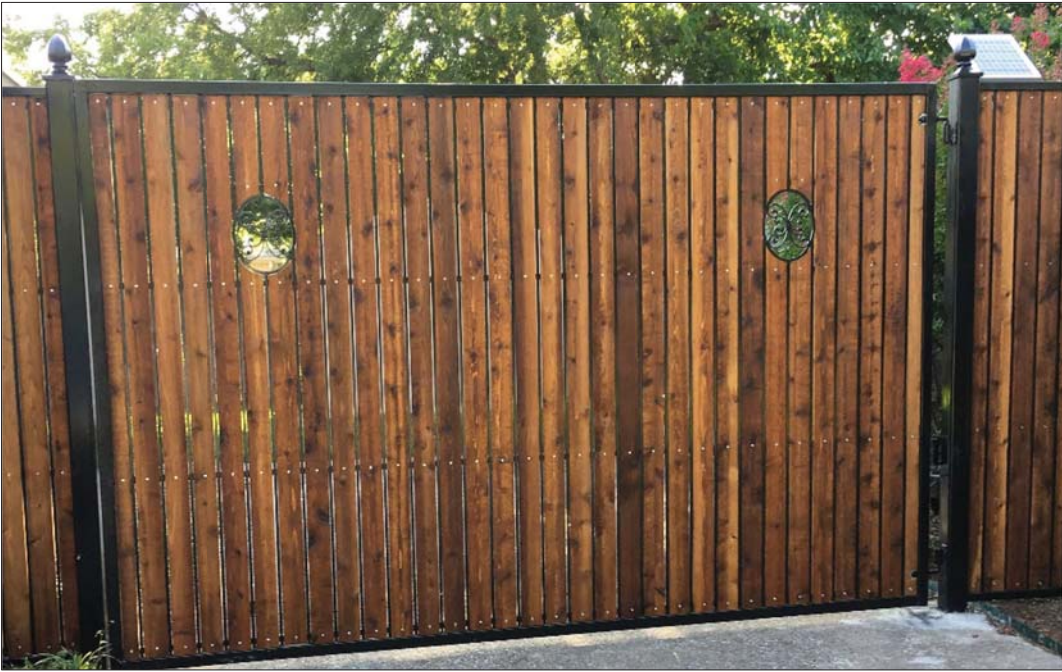
THE EXAMPLES SHOWN ARE FOR ILLUSTRATIVE PURPOSES TO ILLUSTRATE THE TYPE OF MATERIALS. PLEASE SEE THE PREVIOUS SHEET FOR DETAILED DIMENSIONS AND DETAIL.



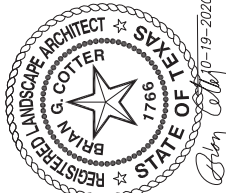
STONE COLUMN EXAMPLE



ORNAMENTAL IRON FENCE EXAMPLE



OPAQUE EMERGENCY GATE EXAMPLE



DESIGN: BGC	DRAWN: DJC
DATE: 5-26-2020	REV.: 10-19-2020
PROJECT: 932 PD.dwg	

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

4 OF 9

COTTER G.A. DIXON & ASSOCIATES
 CIVIL ENGINEERING * HYDROLOGY * FLOOD STUDIES
 4305 Mossridge Court, Arlington, Texas 76016
 Phone: (817) 914-4475 - Email: CALLCOTTER@SCGLOAL.NET
 TEXAS ENGINEERING FIRM REGISTRATION #: 15336

COTTER ASSOCIATES, LLC
 LAND DEVELOPMENT DESIGN CONSULTANTS
 LAND PLANNING * PROJECT MANAGEMENT * LANDSCAPE ARCHITECTURE
 1703 North Peyco Drive, Suite Q, Arlington, Texas 76001
 Phone: (817) 914-4475 - Email: CALLCOTTER@SCGLOAL.NET
 Tx. Arch. Reg. Board FIRM REG. # BR-1373

1917 TREES TO BE REMOVED:
WITHIN EASEMENTS (EXEMPT)

EXEMPT TREES TO BE REMOVED:

916* 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

REE SUMMARY:
OTAL PROTECTED TREES REMOVED = 75 CAL.
INCHES
OTAL PROTECTED TREES PRESERVED = 237 CAL
INCHES
PRESERVATION EXCEEDS REQUIRED
MITIGATION BY 162 CAL. INCHES
XEMPT TREES TO BE REMOVED = 488 CAL. INCHES
INSTALLED TREES ABOVE ORD. REQ.= 43 CANOPY
TREES AND 57 TREE PRESERVATION CREDITS

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.

67-3.5" cal. **STREET TREES:** to be installed by each home builder in the center of the parkway between the sidewalk and street. To avoid monoculture and monotony the homes builder may select any tree in the following list, but no more than 5 trees of the same species may be utilized in a row;

Ginkgo Biloba, Sweetgum (Liquidambar styraciflua), Autumn Blaze Maple (Acer x freemanii), Lacebark Elm (Ulmus parvifolia sempervirens), Caddo Maple (Acer saccharum 'Caddo'), River Birch (Betula nigra), Goldenrain Tree (Koeleruteria paniculata)

 **DECIDUOUS ORNAMENTAL TREE: DESERT WILLOW**
(*Chilopsis linearis*) flowering tree. Plant 6' - (6'-8' tall at planting)

 **EVERGREEN ORNAMENTAL TREE: LITTLE GEM**
MAGNOLIA (*Magnolia* "Little Gem") flowering evergreen tree. Plant 47 - (6'-8' tall at planting)

INSTALLED TREES SUMMARY:

47 ORNAMENTAL+11 CANOPY TREES INSTALLED ON
LOTS
OPEN SPACE AND N.MAIN INSTALLED TREES
134 CANOPY TREES & 8 ORNAMENTAL TREES = 140
TOTAL TREES INSTALLED = 198 TREES INSTALLED
REQUIRED TREES:
MAIN STREET 20' BUFFER = 25 TREES REQUIRED
29 PROVIDED
LOTS = 76 AT 2 PER LOT = 152 REQUIRED
126 PROVIDED OFFSET BY INCREASED OPEN SPACE
TREES PLANTING ABOVE ORDINANCE OF 43 TREES &
57 PRESERVATION TREE CREDITS

INSTALLED SHRUB AND GROUNDCOVER LIST:

 **FLOWERING EVERGREEN SHRUB:** *Lorepetalus dwarf chinensis* 'petite delight'. Plant 24 - 3 gal. on 3' ctrs.

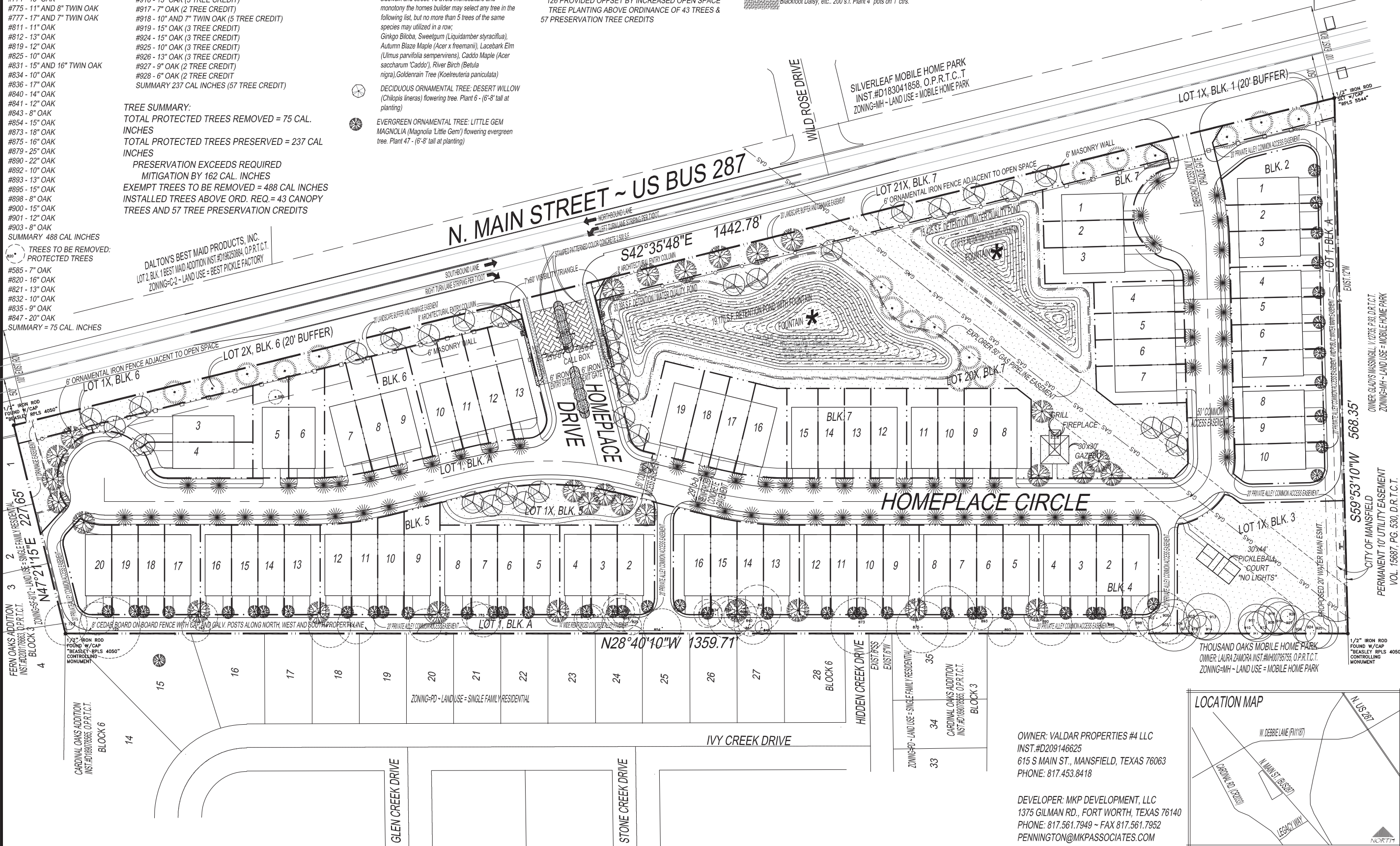
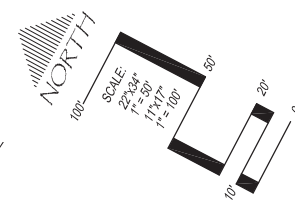
 **FLOWERING EVERGREEN SHRUB:** Red Yucca *Hesperaloe parviflora*. Plant 100 - 3 gal. on 3' ctrs.

 **EVERGREEN GROUNDCOVER:** *Linopse muscari* 'Silver Sunroof'. Plant 660 - 1 gal. on 12" ctrs.

 **ANNUAL/PERENNIAL FLOWERING PLANTS:** *Lantana*, Blackfoot Daisy, etc. 200 s.f. Plant 4" pots on 1' ctrs.

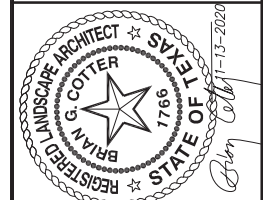
NOTE:

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.
3. ALL INSTALLED TREES IN THE REAR YARDS ADJACENT TO THE ALLEYS ALONG THE WEST AND SOUTH BOUNDARY LINES SHALL BE EVERGREEN AS SHOWN.



A location map showing the intersection of several roads. The roads are labeled as follows: N. US 287 (top right), W. DEBBIE LANE (FM 11187) (top center), N. MAIN ST (BUS 287) (center), CARDINAL RD (CR 3630) (bottom left), and LEGACY WAY (bottom center). A north arrow is located in the bottom right corner, pointing upwards.

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



DESIGN: BGC
DRAWN: DJC
DATE: 5-26-2020
REV.: 11-13-2020
PROJECT: 932 PD LA.dwg

CHARLESTON
75 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

5 OF 9



SINGLE-FAMILY ATTACHED ELEVATION "A" REAR ENTRY



SINGLE-FAMILY ATTACHED ELEVATION "B" REAR ENTRY

NOTE: BUILDING MATERIALS, COLOR AND ROOF LINES SHALL VARY BETWEEN BUILDINGS TO PROVIDE DIFFERENTIATION IN ARCHITECTURE AND AVOID REPETITIVE FRONT FACADES.

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: 10-29-20	PROJECT: 932 PD.dwg
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CHARLESTON
EXHIBIT E HOME ELEVATION RENDERINGS
12.638 ACRES IN THE M. ROCKERFELLOW SURVEY ABSTRACT 1267
1675 N. MAIN ST., CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

6 OF 9

COTTER ASSOCIATES, LLC
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TEXAS ENGINEERING FIRM REGISTRATION #: 15336



SINGLE-FAMILY ATTACHED ELEVATION "A" FRONT ENTRY



SINGLE-FAMILY ATTACHED ELEVATION "B" FRONT ENTRY

NOTE: BUILDING MATERIALS, COLOR AND ROOF LINES SHALL VARY BETWEEN BUILDINGS TO PROVIDE DIFFERENTIATION IN ARCHITECTURE AND AVOID REPETITIVE FRONT FACADES.

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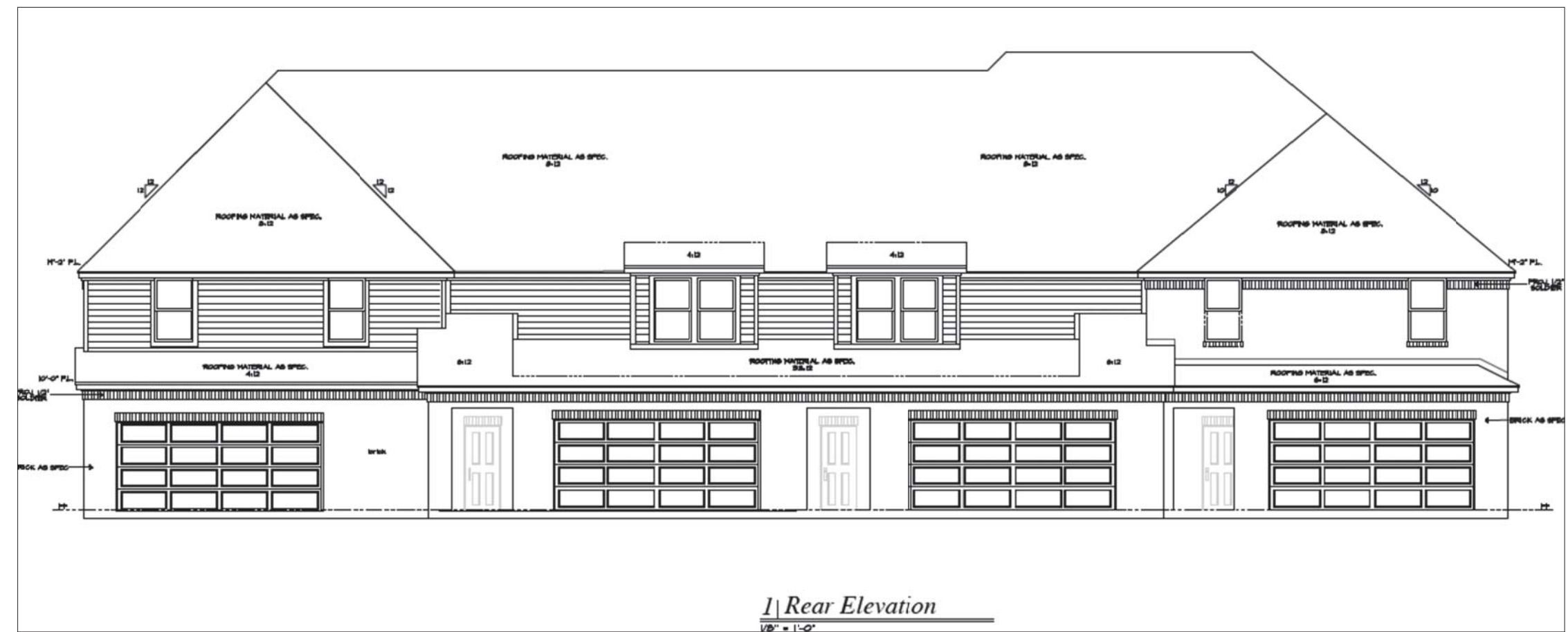
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CHARLESTON
EXHIBIT E HOME ELEVATION RENDERINGS
12.638 ACRES IN THE M. ROCKERFELLOW SURVEY ABSTRACT 1267
1675 N. MAIN ST., CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

7 OF 9

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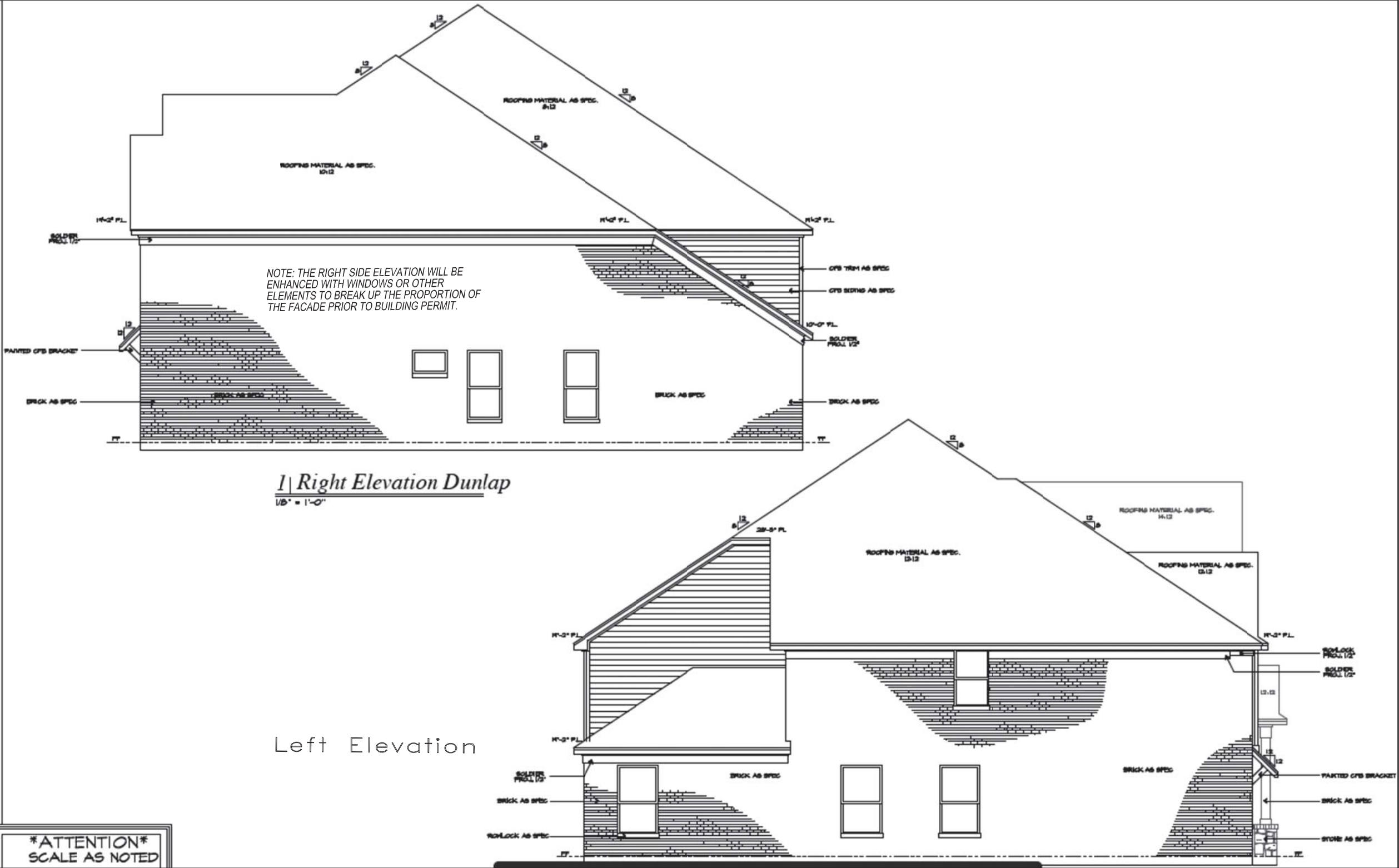
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DESIGN: BGC
DRAWN: DJC
DATE: 10-15-20
REV.: 10-29-2020
PROJECT: 932 PD.dwg

CHARLESTON
EXHIBIT E HOME ELEVATION RENDERINGS
12.638 ACRES IN THE M. ROCKERFELLOW SURVEY ABSTRACT 1267
1675 N. MAIN ST., CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

8 OF 9

ZC#20-009



CHARLESTON EXHIBIT E HOME ELEVATION RENDERINGS 12.638 ACRES IN THE M. ROCKERFELLOW SURVEY ABSTRACT 1267 1675 N. MAIN ST., CITY OF MANSFIELD, TARRANT COUNTY, TEXAS	DESIGN: BGC	COTTER ASSOCIATES, LLC LAND DEVELOPMENT DESIGN CONSULTANTS LAND PLANNING * PROJECT MANAGEMENT * LANDSCAPE ARCHITECTURE 1703 North Peyco Drive, Suite Q, Arlington, Texas 76001 Phone: (817) 919-4475 - Email: CALLCOTTER@SCGLOPAIL.NET Tx. Arch. Reg. Board FIRM REG. # BR-1373		
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9 OF 9	932 PD.dwg			