



# CITY OF MANSFIELD

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

## Meeting Agenda - Final

### Planning and Zoning Commission

---

Monday, January 4, 2021

6:00 PM

City Hall Council Chambers

---

#### **PARTICIPATION IN THE JANUARY 4, 2021 PLANNING AND ZONING COMMISSION MEETING WILL BE AVAILABLE BY VIDEO CONFERENCING**

To participate by video in this meeting, please register at

[https://mansfieldtexas.zoom.us/webinar/register/WN\\_CEPcpARUQVqf-ei18GtrWg](https://mansfieldtexas.zoom.us/webinar/register/WN_CEPcpARUQVqf-ei18GtrWg)

by 6:00 pm on Monday, January 4, 2021 or join by telephone at 1-888-788-0099 (Toll Free). When you call into the meeting, provide the Webinar ID number and password below:

Webinar ID: 957 1472 7939

Passcode: 285941

Citizen comments on any items on the agenda for the January 4, 2021 Planning and Zoning Commission meeting may be submitted by email. All comments must be received by 12:00 noon, Monday, January 4, 2021, for presentation to the Commissioners prior to the meeting.

1. **CALL TO ORDER**

3. **APPROVAL OF MINUTES**

[20-3916](#)

Minutes - Approval of the December 07, 2020 Planning and Zoning Commission Meeting Minutes

**Attachments:** [Meeting Minutes for 12-07-2020.pdf](#)

4. **CITIZENS COMMENTS**

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

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

**6. PUBLIC HEARINGS**[20-3908](#)

SUP#20-020: Public hearing for a request for a Specific Use Permit for a car wash on approximately 0.72 acres known as Lot 3, Block 1, Racetrac Addition, located at 3211 E. Broad St.; John Huffman of Broad Street Investments, LLC

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

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

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

[Exhibit C - Floor Plans, Building Photos, and Materials Calculations.pdf](#)

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

[Exhibit E - Sign Plan.pdf](#)

**10. COMMISSION ANNOUNCEMENTS****11. STAFF ANNOUNCEMENTS****12. ADJOURNMENT OF MEETING****13. NEXT MEETING DATE: Tuesday, January 19, 2021**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on December 30, 2020, in accordance with Chapter 551 of the Texas Government Code.

---

Jennifer Johnston, Development Coordinator

\* This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817 473-0211 or TDD 1-800-RELAY TX,

\* In deciding a zoning change application, the Planning & Zoning Commission and City Council are required to determine the highest and best use of the property in question. The Commission may recommend and the Council may approve a change in zoning to the category or district requested by the applicant or to any zoning category or district of lesser intensity. Notice is presumed sufficient for every District up to the intensity set forth in the zoning change application.



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 20-3916

---

**Agenda Date:** 1/4/2021

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Planning and Zoning Commission

**File Type:** Meeting Minutes

**Agenda Number:**

### **Title**

Minutes - Approval of the December 07, 2020 Planning and Zoning Commission Meeting Minutes

### **Description/History**

The minutes of the December 07, 2020, Planning and Zoning Commission Meeting are in DRAFT form and will not become effective until approved by the Commission at this meeting.



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### Planning and Zoning Commission

---

Monday, December 7, 2020

6:00 PM

City Hall Council Chambers

---

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

#### 1. CALL TO ORDER

*Chairman Knight called the meeting to order at 6:00 p.m. in the City Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.*

*Staff Present:*

*Lisa Sudbury, Asst. Director of Planning*

*Art Wright, Planner II*

*Andrew Bogda, Planner*

*Jennifer Johnston, Development Coordinator*

*Commissioner Groll attended by video conferencing.*

*Commissioners:*

**Absent** 2 - Justin Gilmore and Michael Mainer

**Present** 5 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll and David Goodwin

#### 2. APPROVAL OF MINUTES

[20-3893](#)

Minutes - Approval of the November 16, 2020 Planning and Zoning Commission Meeting Minutes

**Vice-Chairman Axen made a motion to approve the November 16, 2020 minutes as presented. Commissioner Goodwin seconded the motion which carried by the following vote:**

**Aye:** 4 - Blake Axen; Kent Knight; Stephen Groll and David Goodwin

**Nay:** 0

**Absent:** 2 - Justin Gilmore and Michael Mainer

**Abstain:** 1 - Anne Weydeck

#### 3. CITIZENS COMMENTS



None

#### 4. **RECOGNITION OF SERVICE**

*Presentation for former Chairman Wayne Wilshire*

*Lisa Sudbury presented Wayne Wilshire with a plaque thanking him for his service to the Planning and Zoning Committee. Sitting commissioners also thanked Mr. Wilshire for his service and knowledge.*

*Mr. Wilshire thanked the staff, the commissioner (past and present), city council, citizens of Mansfield, and his family.*

#### 5. **CONSENT AGENDA**

[20-3890](#)

SD#19-025: Final Plat of M3 Ranch Phase 1A and 1B, on approximately 131.183 acres by Set Back Partners, owner; Hanover Property Co., developer; and LJA Engineering, engineer

*Vice-Chairman Axen pulled the item off the Consent Agenda to ask staff questions about the project. Mr. Wright answered questions about the case.*

**Vice-Chairman Axen made a motion to approve the final plat. Commissioner Weydeck seconded the motion which carried by the following votes:**

**Aye:** 5 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll and David Goodwin

**Nay:** 0

**Absent:** 2 - Justin Gilmore and Michael Mainer

**Abstain:** 0

#### 6. **PUBLIC HEARINGS**

[20-3892](#)

SD#20-048: Public Hearing of a Final Plat of Lots 1, 2X, 3X and 4, Block 1, Mansfield DDF4; Goodwin and Marshall, Inc., engineer/surveyor; Seefried Industrial Properties, Inc., developer; and Mansfield Economic Development Corporation, owner

*No public remarks were made and public hearing was closed*

*Brent Caldwell for Goodwin and Marshall, applicant, was present to answer questions.*

*Chairman Knight asked the approximate square footage of project. Mr. Caldwell stated the building would be approximately 220,000 square feet.*

**Commissioner Weydeck made a motion to approve the final plat. Commissioner Goodwin seconded the motion which carried by the following votes:**

**Aye:** 5 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll and David Goodwin

**Nay:** 0

**Absent:** 2 - Justin Gilmore and Michael Mainer

**Abstain:** 0

[20-3888](#)

ZC#20-015: Public hearing for a change of zoning from SF-7.5/16 Single-Family Residential District to PD Planned Development District for professional & medical office, retail, personal service, artist studio, and eating place without drive-thru service uses on approximately 0.46 acres known as Lots 3 & 8, Block 4, Original Town of Mansfield, located at 105 N 1st Ave.; Matthew Crocker

*Planner Andrew Bogda presented the council with applicants plan to preserve the existing structure and build another structure in the downtown area.*

*Felix Wong, the applicant, also made a small presentation. Explaining to the council which trees they want to preserve on the property.*

*No public remarks were made and public hearing was closed*

*Commissioner Goodwin inquired as what the monument sign would be used for. Mr. Wong stated advertisement of the business only.*

*Commission Weydeck wanted to know what type of business does the applicant think will be in the new building. Mr. Wong advised office or coffee shop.*

*Vice-Chairman Axen inquired as to the type of business would be in the existing structure. Mr. Wong advised a law firm has shown interest.*

*Vice-Chairman Axen recommended the width of existing sidewalk be increased from 3 feet to 4 feet for walkability and ADA compliance.*

*Chairman Knight asked what deviations from the C1 or C2 zoning districts were requested with this PD application. Mr. Bogda stated that the deviations from standard commercial zoning included the building materials, parking, landscaping, screening and residential proximity standards.*

*Chairman Knight asked if the proposed building would meet the minimum 300-foot separation from the adjacent Church if a business wanted alcohol sales. Mr. Bogda stated it would not meet the distance requirement and the business would need a variance.*

**Vice-Chairman Axen made a motion to approve the detailed site plan with the conditions that the side walk and decomposed granite walk to be expanded to four feet. Commissioner Weydeck seconded the motion which carried by the following votes:**

**Aye:** 5 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll and David Goodwin

**Nay:** 0

**Absent:** 2 - Justin Gilmore and Michael Mainer

Abstain: 0

7. **OTHER AGENDA ITEMS**

[20-3891](#)

Consideration and Possible Action to Suspend the Rules of Procedure of the Planning and Zoning Commission to Cancel the December 21, 2020 Meeting

Commissioner Goodwin made a motion to approve the suspension of the Rules of Procedure of the Planning and Zoning Commission to Cancel the December 21, 2020 Meeting. Commissioner Weydeck seconded the motion which carried by the following votes

**Aye:** 5 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll and David Goodwin

**Nay:** 0

**Absent:** 2 - Justin Gilmore and Michael Mainer

**Abstain:** 0

8. **COMMISSION ANNOUNCEMENTS**

*None*

9. **STAFF ANNOUNCEMENTS**

*Mrs. Sudbury stated the next meeting will be January 4, 2021*

10. **ADJOURNMENT OF MEETING**

*With no further business, Chairman Knight adjourned the meeting at 6:51 p.m.*

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

**Aye:** 5 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll and David Goodwin

**Nay:** 0

**Absent:** 2 - Justin Gilmore and Michael Mainer

**Abstain:** 0

---

Kent Knight, Chairman

---

Jennifer Johnston, Development Coordinator





# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 20-3908

**Agenda Date:** 1/4/2021

**Version:** 1

**Status:** Public Hearing

**In Control:** Planning and Zoning Commission

**File Type:** Zoning Case

### Title

SUP#20-020: Public hearing for a request for a Specific Use Permit for a car wash on approximately 0.72 acres known as Lot 3, Block 1, Racetrac Addition, located at 3211 E. Broad St.; John Huffman of Broad Street Investments, LLC

### Description/History

*Existing Use:* Drive-thru dry cleaning service

*Existing Zoning:* C-2 Community Business District

### *Surrounding Land Use & Zoning:*

North - Vacant land, C-2

South - E. Broad St.; gas station and drive-thru restaurant (PD) across the street

East - Auto repair garage, C-2

West - Car wash, PD

### *Thoroughfare Plan Specification:*

E. Broad St. - principal arterial (six-lane divided)

### Comments and Considerations

The subject property consists of 0.72 acres improved with a 4,028 sq. ft. commercial building and 23-space parking lot, located at 3211 E. Broad St. A drive-thru dry cleaning service called Threads Dry Cleaning currently operates on the property. The applicant is requesting a Specific Use Permit for a car wash to convert the property to an indoor auto detailing center called Clean Getaway Detail Center that will serve as a complementary business to the adjacent Clean Getaway Car Wash business to the west. The applicant plans some minor interior and exterior improvements to accommodate the new business.

### Site Plan

The existing 4,028 sq. ft. commercial building and 23-space parking lot will largely remain as-is aside from some changes to the north end of the building, primarily a new overhead door at the northeast corner to accommodate vehicles coming into the building and some other interior improvements to accommodate the requested change in use. The property has access to Cannon Drive and East Broad Street via a two-way common access drive along the front of the property that connects to the adjacent properties to the east and west and then out to Cannon and Broad. Beyond the parking areas on the south and east sides of the building, one-way circulation is provided around the north and west sides of the building and the covered portico on the west side of the building will remain. Direct pedestrian access is provided to the property by a sidewalk that connects to the sidewalk

along Broad. The trash enclosure will remain at its current location on the east side of the building. The applicant notes that all equipment will be screened in accordance with the Zoning Ordinance and that there will be no outside storage of materials or vehicles on the property.

#### Elevations and Floor Plan

The applicant has provided photos of the building that show a predominantly stone front façade with a wood tower feature and mostly brick materials with a stone base on the side and rear elevations. The portico includes masonry columns. Building materials calculations have been provided showing 100% masonry on the side and rear elevations and 66% masonry and 33% wood on the front elevation; in total, the building is 91.5% masonry. In addition, floor plans have been provided showing the existing layout and the new layout. The primary changes to the floor plan are the addition of an overhead door to accommodate the interior auto detailing that is planned for the site, with four vehicle work stations shown.

#### Landscape Plan

A landscape plan has been provided, showing the landscaping to remain as-is. The landscaping includes 15 vitex trees in the 10' buffers along the side and rear property lines, 10 palm trees in the parking lot areas near the front of the building, and 5 crepe myrtles in the 20' landscape setback along East Broad Street. The parking lot is screened by holly bushes and additional shrubs include rosebushes and elaeagnus plants.

#### Sign Plan

The sign plan shows the existing wall sign on the front of the building to be changed to accommodate the new business. In addition, the existing monument sign will be reconfigured to provide for a new sign that is 8' wide and 9' tall, including a 2' masonry base to match the building; the sign area will be about 23 sq. ft. It is noted that the property will follow the standards for C-2 zoning as it relates to signage.

#### **Recommendation**

The subject property is located in the C-2 Community Business District, which allows car wash uses with a Specific Use Permit. The surrounding area largely includes automotive-related uses and other vehicle-oriented businesses, including a car wash, oil change shop, gas stations, and drive-thru restaurants. The requested use will better complement the surrounding businesses and small modifications will be made to the existing building to ensure vehicle service operations are conducted inside the building. As a result, adverse impacts to surrounding properties are not expected. In addition, the existing architecture and landscaping are of high quality and meet or exceed the City's zoning requirements and the new signage will adhere to the zoning requirements as well. Staff recommends approval.

#### **Attachments**

Maps and Supporting Information

Exhibit A - Property Description

Exhibit B - Site Plan

Exhibit C - Building Photos, Floor Plans, and Materials Calculations

Exhibit D - Landscape Plan

Exhibit E - Sign Plan



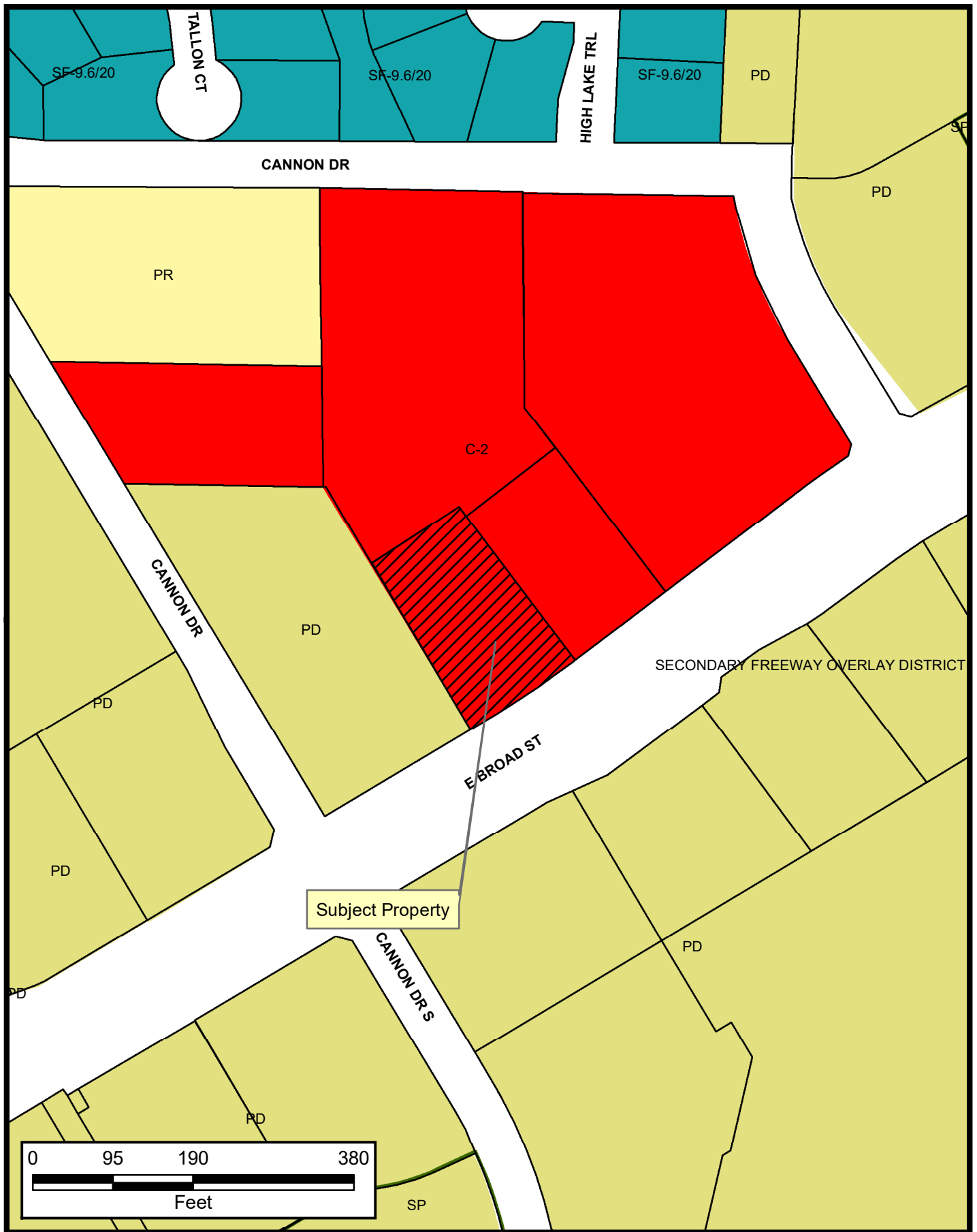


**SUP#20-020**

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.

12/15/2020





## Property Owner Notification for SUP#20-020

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BACK, J SURVEY	A 126	3216 CANNON LLC	1703 N PEYCO DR	ARLINGTON, TX	76001
BACK, J SURVEY	A 126	DELANEY, JOSEPH P	800 W LOOP 820 S	FT WORTH, TX	76108
BROAD STREET COMMONS	BLK 1	KROGER TEXAS LP	1014 VINE ST	CINCINNATI, OH	45202-1141
BROAD STREET COMMONS	BLK 1	CHICK-FIL-A	5200 BUFFINGTON RD	ATLANTA, GA	30349
BROAD STREET COMMONS	BLK 1	VAQUERO MANSFIELD PARTNERS LLC	2900 WINGATE ST STE 200	FORT WORTH, TX	76107
RACETRAC ADDITION - MANSFIELD	BLK 1	RACETRAC PETROLEUM INC	PO BOX 2437	SMYRNA, GA	30081
RACETRAC ADDITION - MANSFIELD	BLK 1	BARRELMAKER ENTERPRISES INC	606 MCKOWN DR	MANSFIELD, TX	76063-2126
RACETRAC ADDITION - MANSFIELD	BLK 1	BROAD STREET INVESTMENTS LLC	13150 COIT RD STE 205	DALLAS, TX	75240
RACETRAC ADDITION - MANSFIELD	BLK 1	JHPR II LLC	13150 COIT RD STE 205	DALLAS, TX	75240

Exhibit A  
SUP #20-020

TRACT I:

All that certain tract of land situated in the Jacob Back Survey, Abstract No. 126, City of Mansfield, Tarrant County, Texas, known as Lot 3, Block 1, RACETRAC ADDITION, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in County Clerk's Number D212077312, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "RPLS 4838" set for the Southeast corner of said Lot 3, same being the Southwest corner of Lot 2, Block 1, Racetrac Addition, an addition to the City of Mansfield according to the plat thereof recorded in County Clerk's File Number D209171210, Deed Records, Tarrant County, Texas, said iron rod also being in the existing North right-of-way line of East Broad Street (120' right-of-way);

THENCE South 52 degrees 52 minutes 18 seconds West with the Southeast line of said Lot 3 and said existing North right-of-way line of East Broad Street, a distance of 3.59 feet to a 5/8 inch iron rod with cap stamped "RPLS 4838" set for the beginning of a curve to the right whose long chord bears South 53 degrees 21 minutes 27 seconds West, a distance of 21.67 feet;

THENCE Southwesterly, continuing with the Southeast line of said Lot 3 and said existing North right-of-way line of East Broad Street, curving to the right, having a radius of 1140.00 feet, through a central angle of 01 degrees 05 minutes 21 seconds, for an arc distance of 21.67 feet to a 5/8 inch iron rod with cap stamped "RPLS 4838" set for the beginning of a curve to the right whose long chord bears South 61 degrees 23 minutes 50 seconds West, a distance of 66.60 feet;

THENCE Southwesterly, continuing with the Southeast line of said Lot 3 and said existing North right-of-way line of East Broad Street, curving to the right, having a radius of 1126.84 feet, through a central angle of 03 degrees 23 minutes 13 seconds, for an arc distance of 66.61 feet to a 5/8 inch iron rod with cap stamped "RPLS 4838" set for the beginning of a curve to the left whose long chord bears South 61 degrees 45 minutes 30 seconds West, a distance of 53.48 feet;

THENCE Southwesterly, continuing with the Southeast line of said Lot 3 and said existing North right-of-way line of East Broad Street, curving to the left, having a radius of 1149.84 feet, through a central angle of 02 degrees 39 minutes 54 seconds, for an arc distance of 53.48 feet to a 5/8 inch iron rod with cap stamped "RPLS 4838" set for the Southwest corner of said Lot 3, same being the Southeast corner of Lot 4, Block 1, Racetrac Addition, an addition to the City of Mansfield, according to the plat thereof recorded in County Clerk's File Number D212310689, Deed Records, Tarrant County, Texas;

THENCE North 30 degrees 44 minutes 53 seconds West with the common line between said Lot 3 and said Lot 4, a distance of 217.68 feet to the Northwest corner of said Lot 3, same being a common corner with the remaining portion of that certain tract of land described in a deed to 360 Matlock Road Broad Street Partnership, as recorded in Volume 16224, Page 136, Deed Records, Tarrant County, Texas;

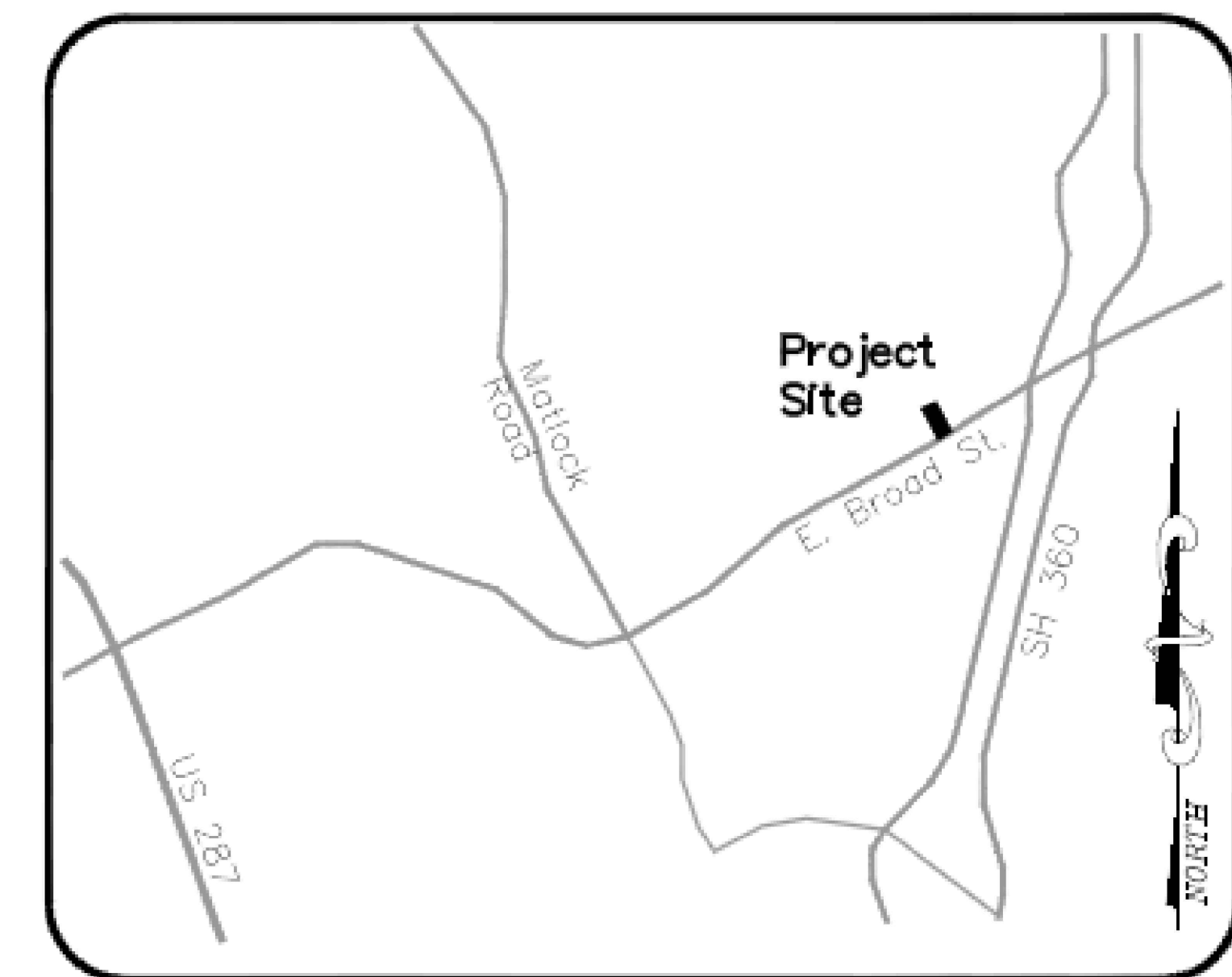
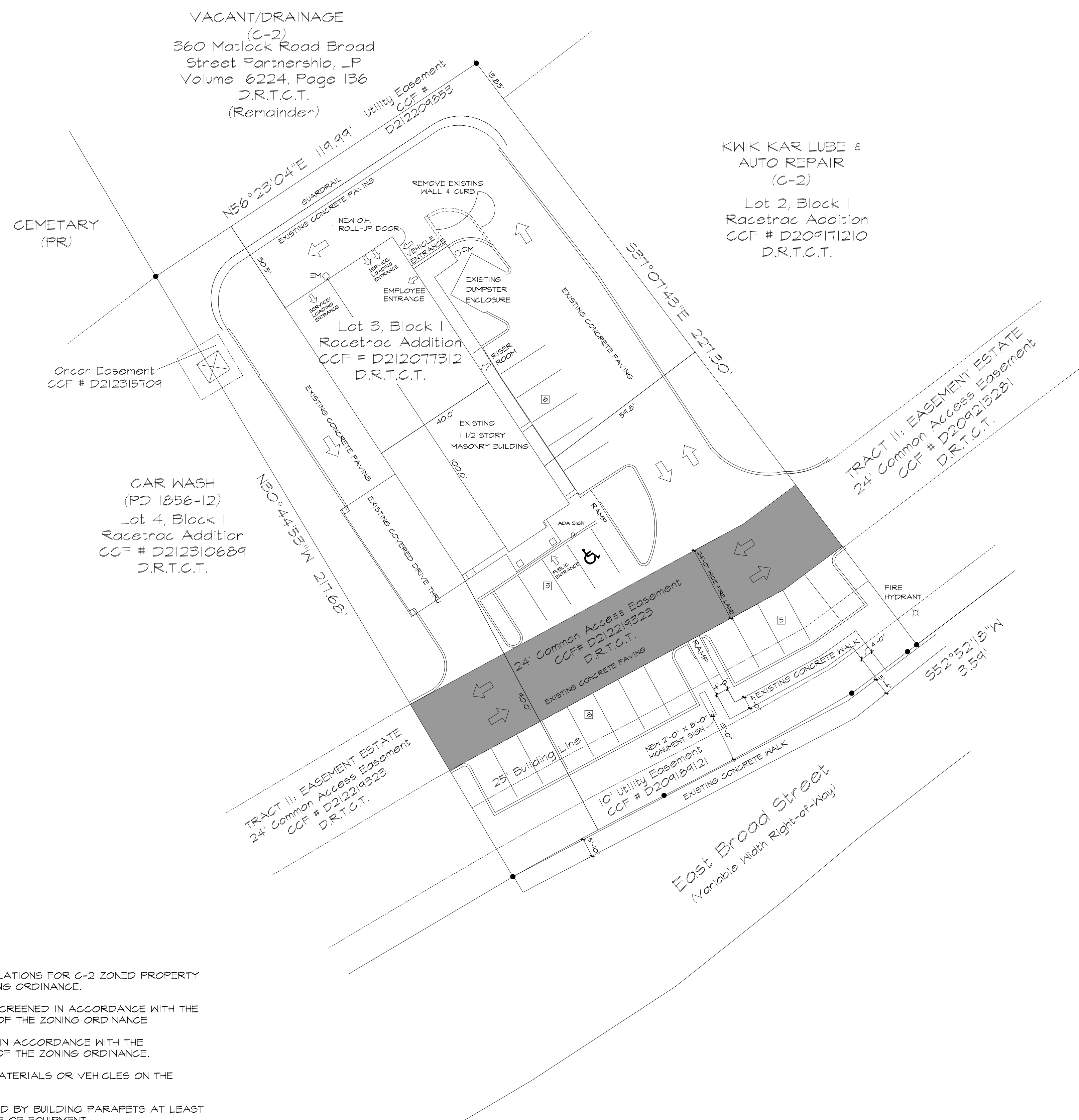
THENCE North 56 degrees 23 minutes 04 seconds East with the common line between said Lot 3 and said 360 Matlock Road Broad Street Partnership tract, a distance of 119.99 feet to a 5/8 inch iron rod with cap stamped "RPLS 4838" set for the Northeast corner of said Lot 3;

THENCE South 37 degrees 07 minutes 43 seconds East, continuing with the common line between said Lot 3 and said 360 Matlock Road Broad Street Partnership tract, at a distance of 13.83 feet, pass the Northwest corner of the aforesaid Lot 2, Block 1, Racetrac Addition, and continue with the common line between said Lot 3 and said Lot 2, a total distance of 227.30 feet to the PLACE OF BEGINNING, and containing a calculated area of 0.681 acres (29,645 square feet) of land, more or less.

TRACT II - Easement Estate:

Easement estates as to that land described in County Clerk's File Numbers D207138600, and D209213281; corrected in D212298323, Deed Records of Tarrant County, Texas.

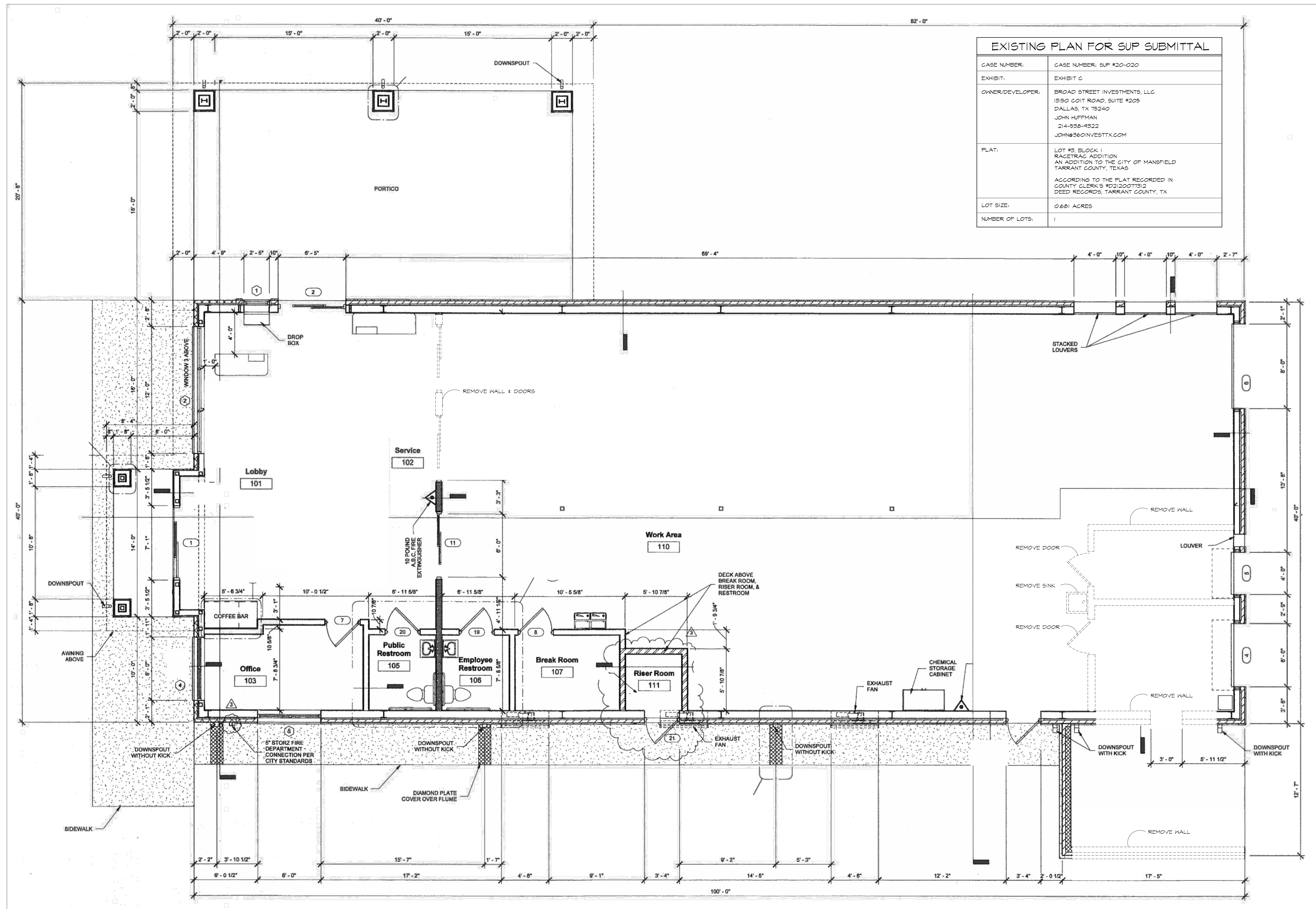




<b>General Site Data:</b>	
Zoning	Commercial - C2
Land Use	INDOOR AUTO DETAILING
Lot Area	0.696 acres
Total Building Area (square feet)	4,028 sf
Building Height (stories)	1 story
Lot Coverage	13.3%
Floor Area Ratio	0.133:1
<b>Parking:</b>	
Parking Ratio Required	1 SPACE PER 500 SQ. FT.
Required Parking	4,028 / 500 SF = 8 SPACES
Provided Parking	23 spaces
Accessible Parking Required	1
Accessible Parking Provided	2

SITE PLAN FOR SUP SUBMITTAL	
CASE NUMBER:	CASE NUMBER: SUP #20-020
EXHIBIT:	EXHIBIT B
OWNER/DEVELOPER:	BROAD STREET INVESTMENTS, LLC 13150 GOIT ROAD, SUITE #205 DALLAS, TX 75240 JOHN HUFFMAN 214-538-9322 JOHN@B60INVESTTX.COM
PLAT:	LOT #3, BLOCK I RACETRAC ADDITION AN ADDITION TO THE CITY OF MANSFIELD TARRANT COUNTY, TEXAS  ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S #D21200T1312 DEED RECORDS, TARRANT COUNTY, TX
LOT SIZE:	0.681 ACRES
NUMBER OF LOTS:	1

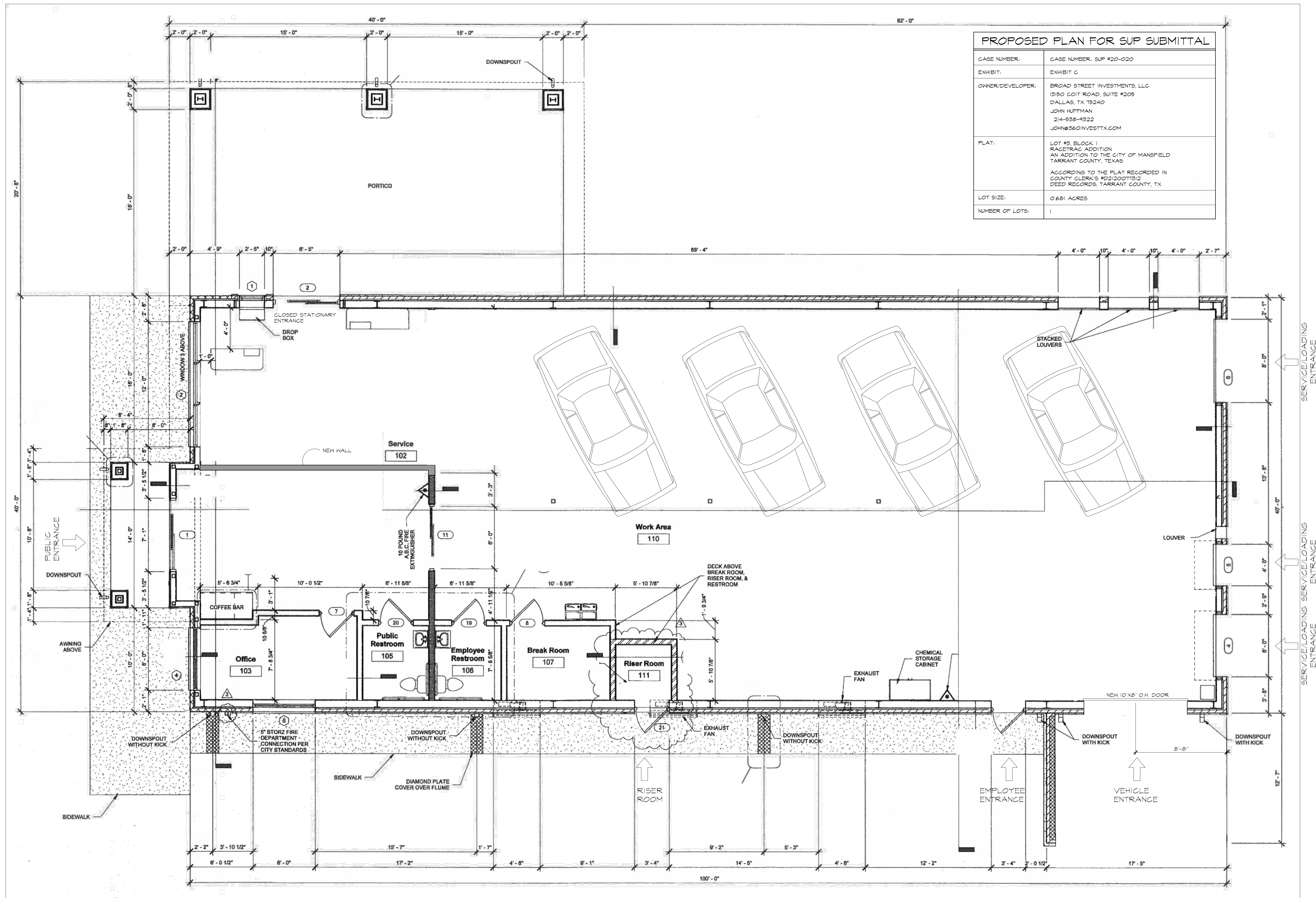




01- EXISTING FLOOR PLAN

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





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

DATE  
REVISIONS

HUFFMAN INDUSTRIES - DETAIL CENTER  
3215 EAST BROAD STREET  
MANSFIELD, TX

**IKEMIRE ARCHITECTS LLC**  
ARCHITECTURE PLANNING INTERIORS  
16660 DALLAS PKWY, SUITE 2900 DALLAS, TX 75248-2486 FAX 972-248-1557

**C-2**  
SHEET 2 OF 7













SUP#20-020 EXHIBIT C  
PAGE 5 OF 7  
EAST



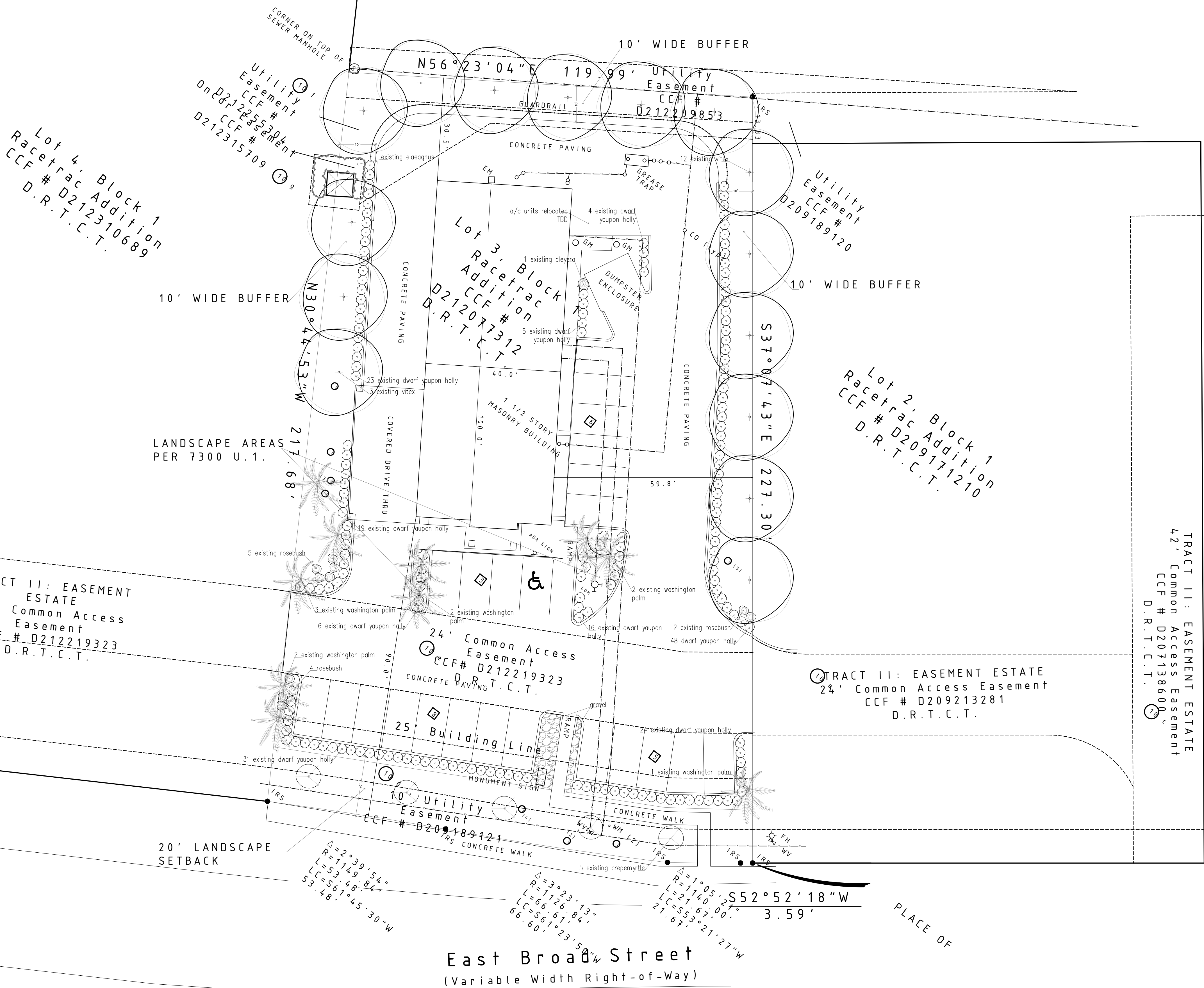




SUP#20-020 EXHIBIT C  
MATERIAL PERCENTAGES

	Fenestration % of	Wall Area % of		Masonry % of Net	Brick % of Net	Stone % of Net	Wood % of Net
	Gross Area	Gross Area		Wall Area	Wall Area	Wall Area	Wall Area
NorthElevation	18.0%	82.0%		100.0%	74.0%	16.0%	0.0%
South Elevation	28.0%	72.0%		66.0%	0.0%	66.0%	33.0%
East Elevation	9.0%	36.8%		100.0%	74.0%	16.0%	0.0%
West Elevation	20.0%	80.0%		100.0%	74.0%	16.0%	0.0%
TOTAL	18.8%	67.7%		91.5%	55.5%	28.5%	8.3%

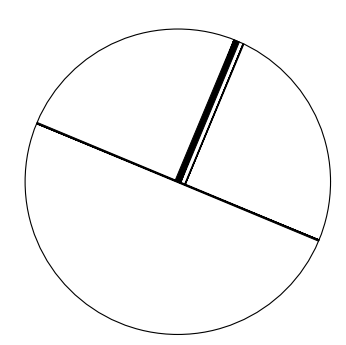
NO.	LATIN NAME	SIZE	HT.	SPACING
15 VITEX	VITEX AGNUS-CASTUS	3" CAL	7'	AS SHOWN
10 WASHINGTON PALM	WASHINGTONIA ROBUSTA	3" CAL	20'	AS SHOWN
5 CRAPE MYRTLES	LAGERSTROEMIA INDICA	15 GAL	10'	AS SHOWN
11 ROSEBUSH	ROSA	3 GAL	30"	AS SHOWN
176 DWARF YAUPON HOLLY	ILEX VOMITORIA (NANA)	3 GAL	—	3' O.C.
20 ELAEAGNUS	SAME	7 GAL	4'	AS SHOWN
1 CLEYERA	CLEYERA JAPONICA	5 GAL	2'	AS SHOWN



EX. D SUP#20-020

Huffman Project  
3215 East Broad Street  
Mansfield, TX

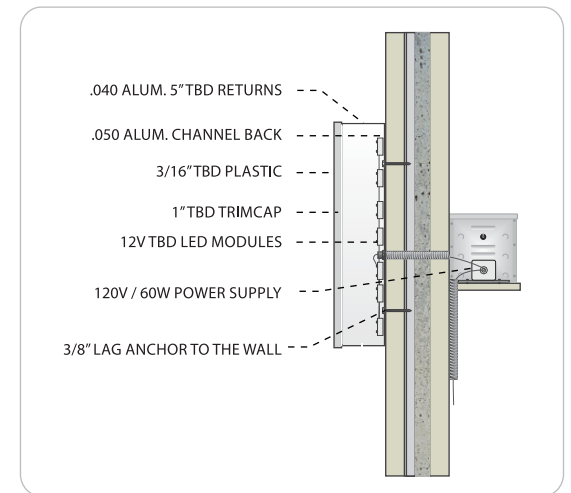
Date: 3-Dec-20  
Revisions:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Scale: 1/16" = 1'-0"



David Rolston  
Registered Landscape Architects  
5607 Dyer Street  
Dallas, TX 75206  
214.354.5383  
www.dallasgardens.com

PROPOSED SIGN: ILLUMINATED CHANNEL LETTERS

CROSS SECTION



ENVELOPED SIGN AREA: 54.17 SQFT



SUP#20-020 and Exhibit E  
PAGE 1 OF 2



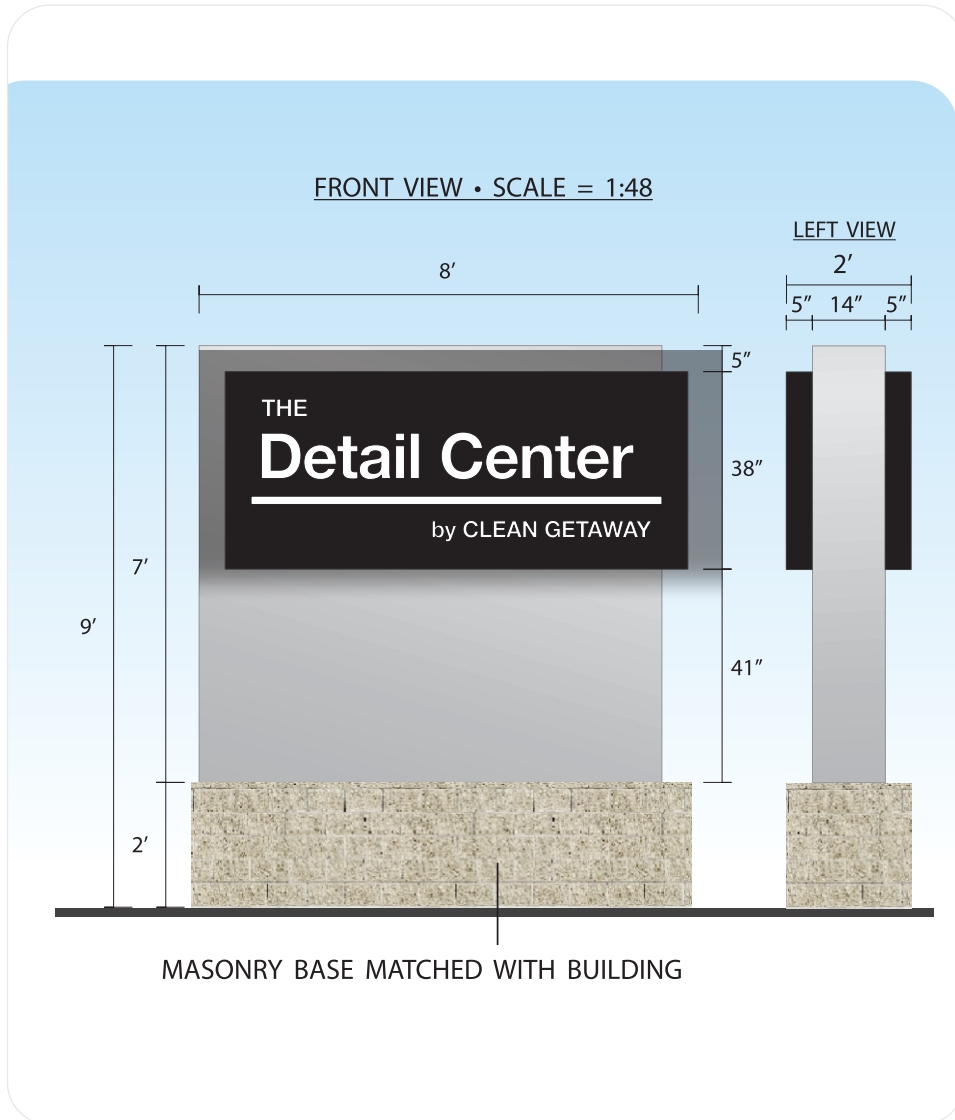
T 214.956.7811  
F 972.241.6744  
tps@texasprosigns.com  
2312 Fabens Rd.  
Dallas, TX 75229

**JOB TITLE** DETAIL CENTER BY CLEAN GETAWAY  
**LOCATION** 3211 E BROAD ST,  
MANSFIELD, TX  
**SCALE** 1:96  
**DESIGNER** KN **DATE** 11/10/2020

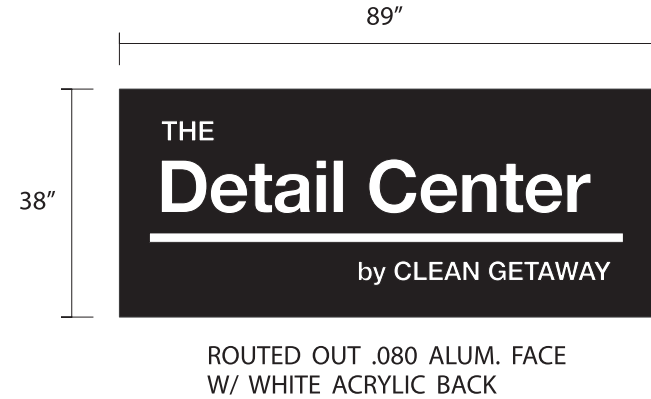
CLIENT APVL	LL APVL	CITY PERMIT

PROJECT	PRODUCTION	INSTALL

## EXISTING MONUMENT SIGN



## REFACE EXISTING PANEL : D/S



SUP#20-020 and Exhibit E

PAGE 2 OF 2



T 214.956.7811  
F 972.241.6744  
tps@texasprosigns.com  
2312 Fabens Rd.  
Dallas, TX 75229

**JOB TITLE** DETAIL CENTER BY CLEAN GETAWAY  
**LOCATION** 3211 E BROAD ST,  
MANSFIELD, TX  
**SCALE** 1:96  
**DESIGNER** KN **DATE** 11/10/2020

CLIENT APVL	LL APVL	CITY PERMIT

PROJECT	PRODUCTION	INSTALL