



CITY OF MANSFIELD

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

Meeting Agenda - Final

Planning and Zoning Commission

Tuesday, February 16, 2021

6:00 PM

City Hall Council Chambers

IMMEDIATELY FOLLOWING THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE MEETING

Participation in the February 16, 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_PiSsLWI7SgiGHeMDWTDvJQ

by 6:00 pm on Tuesday, February 16, 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: 910 4492 1768

Passcode: 319139

Citizen comments on any items on the agenda for the February 16, 2021 Planning and Zoning Commission meeting may be submitted by email. All comments must be received by 12:00 noon, Tuesday, February 16, 2021, for presentation to the Commissioners prior to the meeting.

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

[21-3937](#)

Minutes - Approval of the January 19, 2021 Planning and Zoning Commission Meeting Minutes

Attachments: [Meeting Minutes for 01-19-21.pdf](#)

3. **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.

4. PUBLIC HEARINGS

[21-3953](#) SD#20-021: Public hearing on a replat to create Lots 2-R-1 and 2-R-2, Block 1, First Baptist Church Addition, being 1.497 acres located at 1830 E. Broad Street; Coombs Land Surveying, surveyor; DCS&FK, L.P., owner; and First Baptist Church of Mansfield, owner

Attachments: [Previously Approved Plat.pdf](#)
[Replat.pdf](#)

[21-3956](#) SD#21-005: Public hearing on a replat to create Lots 2R and 3, Block 1, The Reserve at Mansfield being 2.507 acres located at 2200 E. Broad Street; BGE, Inc. engineer and SW Mansfield Retail I, LLC, owner

Attachments: [Previously Approved Plat.pdf](#)
[Replat.pdf](#)

[21-3954](#) ZC#20-021: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential attached townhome uses on approximately 2.997 acres known as Lot 15, Mount Zion Estates, located at 301 Sayers St.; Michael Thomas of MJ Thomas Engineering, LLC (engineer) on behalf of Christine Panagopoulos of Trinity Habitat for Humanity (owner/developer)

Attachments: [Maps and Supporting Information.pdf](#)
[Exhibit A - Property Description.pdf](#)
[Exhibit B - Development Plan.pdf](#)
[Exhibit C - Elevations & Floor Plans.pdf](#)
[Exhibit D - Landscape Plan.pdf](#)

5. COMMISSION ANNOUNCEMENTS

6. STAFF ANNOUNCEMENTS

7. ADJOURNMENT OF MEETING

8. NEXT MEETING DATE: Monday, March 1st, 2021

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on February 11, 2021, 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.



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STAFF REPORT

File Number: 21-3937

Agenda Date: 2/16/2021

Version: 1

Status: Approval of Minutes

In Control: Planning and Zoning Commission

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the January 19, 2021 Planning and Zoning Commission Meeting Minutes

Description/History

The minutes of the January 19, 2021, 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

Tuesday, January 19, 2021

6:00 PM

City Hall Council Chambers

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

1. CALL TO ORDER

Chairman Knight called the meeting to order at 6:02 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, Assistant Planning Director

Jennifer Johnston, Development Coordinator

Commissioners:

Absent 2 - Anne Weydeck and David Goodwin

Present 5 - Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore and Michael Mainer

2. APPROVAL OF MINUTES

[20-3920](#)

Minutes - Approval of the January 4, 2021 Planning and Zoning Commission Meeting Minutes

Commissioner Gilmore made a motion to approve the January 4, 2021 minutes as presented. Commissioner Groll seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore and Michael Mainer

Nay: 0

Absent: 2 - Anne Weydeck and David Goodwin

Abstain: 0

3. CITIZENS COMMENTS

None

4. OTHER AGENDA ITEMS[21-3929](#)

SD#18-031: Consideration of an extension of the expiration date for a Final Plat of Lot 1, Block 1, MISD-Charlene McKinzey Middle School Addition

Ms. Sudbury was available for questions

After discussion, Vice Chairman Axen made a motion to approve the extension of the expiration date as presented. Commissioner Groll seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore and Michael Mainer

Nay: 0

Absent: 2 - Anne Weydeck and David Goodwin

Abstain: 0

5. COMMISSION ANNOUNCEMENTS

None

6. STAFF ANNOUNCEMENTS

None

7. ADJOURNMENT OF MEETING

With no further business, Chairman Knight adjourned the meeting at 6:08 p.m.

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

Aye: 5 - Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore and Michael Mainer

Nay: 0

Absent: 2 - Anne Weydeck and David Goodwin

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: 21-3953

Agenda Date: 2/16/2021

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Plat

Title

SD#20-021: Public hearing on a replat to create Lots 2-R-1 and 2-R-2, Block 1, First Baptist Church Addition, being 1.497 acres located at 1830 E. Broad Street; Coombs Land Surveying, surveyor; DCS&FK, L.P., owner; and First Baptist Church of Mansfield, owner

Description/History

The purpose of the replat is to create two lots from the existing Lot 2. There is an existing medical office on Lot 2-R-1. Lot 2-R-2 is vacant but will be sold for a future commercial use.

The lots conform to the zoning and subdivision regulations except that Lot 2-R-2 does not have direct street frontage. The Subdivision Control Ordinance requires lots to have frontage on a public street. As is typical with commercial developments, Lot 2-R-2 will be accessed by a common access easement from East Broad Street. An off-site, 60-foot wide access and utility easement is being dedicated with this plat by the First Baptist Church on the church property to serve Lot 2-R-2.

Although the digital copy of the plat in the Commission's packet does not have signatures, the filing copy has been signed.

Recommendation

Staff recommends approval with the variance.

Attachments

Previously Approved Plat
Replat

OWNERS CERTIFICATE

STATE OF TEXAS:
COUNTY OF TARRANT:

Whereas, First Baptist Church of Mansfield, is the sole owner of a 17.97-acre tract of land situated in the Henry Odell Survey, Abstract No. 1196, and the E. McCanear Survey, Abstract No. 1005 and being a portion of that certain parcel conveyed to First Baptist Church of Mansfield, by the deed recorded in Volume 7667, Page 1119, Deed Records, Tarrant County, Texas, and DCS&KF, L.P., a Texas limited partnership tract, as recorded in Document No. D206395658, Deed Records, Tarrant County, Texas, being more particularly described as follows:

BEGINNING at a 1/2 iron rod found for corner, said point being in the southerly right of way line of Broad Street, (a variable width right-of-way) and the northwest property corner of First Baptist Church Tract, 7.71 acres, as recorded in Volume 7667, Page 1119, Deed Records, Tarrant County, Texas, and the northeast corner of a 53.95 Acre Tract as recorded in Volume 7667, Page 1119, Deed Records, Tarrant County, Texas, and the northeast corner of Lot 2, Block 1, Broad Park Addition, an addition to the City of Mansfield, Tarrant County, Texas as recorded in Cabinet A, Slide 9109, Plat Records, Tarrant County, Texas, for the POINT OF BEGINNING;

THENCE North 60°09'54" East, along the northerly line of said 53.95 Acre Tract, a distance of 460.50 feet to a set 1/2 inch iron rod, said point being the point of curvature of a tangent curve to the right having a radius of 940.00 feet and a central angle of 31°32'20" and a long chord which bears North 75°56'03" East, 510.92 feet;

THENCE along said curve to the right and continuing along the northerly line of said 53.95 Acre Tract, an arc distance of 517.43 feet to a found 1/2 inch iron rod, for corner;

THENCE South 29°34'46" East, along the westerly line of the Mansfield Baptist Church Tract, as recorded in Volume 11741, Page 924, Deed Records, Tarrant County, Texas, a distance of 708.77 feet to a set 1/2 inch iron rod, for a common corner, of the Stephen C. Hunting-Lockwood Tract, as recorded in Volume 10470, Page 1065, Deed Records, Tarrant County, Texas, First Baptist Church of Mansfield Tract 2, as recorded in Volume 7667, Page 1119, Deed Records, Tarrant County, Texas, and the SAM AND JOES FOREIGN CAR REPAIR Tract, as recorded in Document No. D204203623, Deed Records, Tarrant County, Texas;

THENCE South 60°38'47" West, a distance of 956.12 feet to a set 1/2 inch iron rod, for a common corner of the said First Baptist Church of Mansfield Tract 2 and the southeast corner of the Laurelee Development Company L.P. Tract, as recorded in Document No. 2034685572, Deed Records, Tarrant County, Texas;

THENCE North 29°21'13" West, a distance of 839.60 feet to point being the POINT OF BEGINNING AND CONTAINING 783.101 square feet, 17.97 acres of land, more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT THE FIRST BAPTIST CHURCH OF MANSFIELD, TARRANT COUNTY, TEXAS, acting by and thru the undersigned, their duly authorized agent does hereby adopt this Plat designating the hereinabove described property as Lot 1-R-1, Block 1, First Baptist Church Addition, an addition to the City of Mansfield, Tarrant County, Texas, and do hereby dedicate to the public's use, the streets, and easements shown hereon.

WITNESS MY HAND, at Mansfield, Tarrant County, Texas, 6th day of June, 2007.

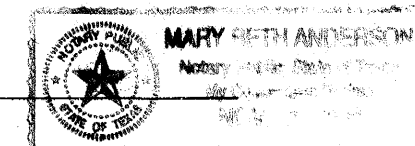
Don Miller
DON MILLER, EXECUTIVE PASTOR

STATE OF TEXAS:
COUNTY OF TARRANT

BEFORE ME, the undersigned, Notary Public in and for said County and State, on this day personally appeared JOHN F. DICKERSON known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 6th day of June, 2007.

Maybeth Anderson
Notary Public in and for
the State of Texas
My Commission Expires: 6/1/08



NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT THE DCS&KF, L.P., A TEXAS LIMITED PARTNERSHIP, TARRANT COUNTY, TEXAS, acting by and thru the undersigned, their duly authorized agent does hereby adopt this Plat designating the hereinabove described property as Lot 2, Block 1, First Baptist Church Addition, an addition to the City of Mansfield, Tarrant County, Texas, and do hereby dedicate to the public's use, the streets, and easements shown hereon.

WITNESS MY HAND, at Mansfield, Tarrant County, Texas, 6th day of June, 2007.

Deborah C. Sullivan, DDS, MSD
DEBORAH C. SULLIVAN D.D.S., M.S.D.

STATE OF TEXAS:
COUNTY OF TARRANT

BEFORE ME, the undersigned, Notary Public in and for said County and State, on this day personally appeared DEBORAH C. SULLIVAN known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity stated.

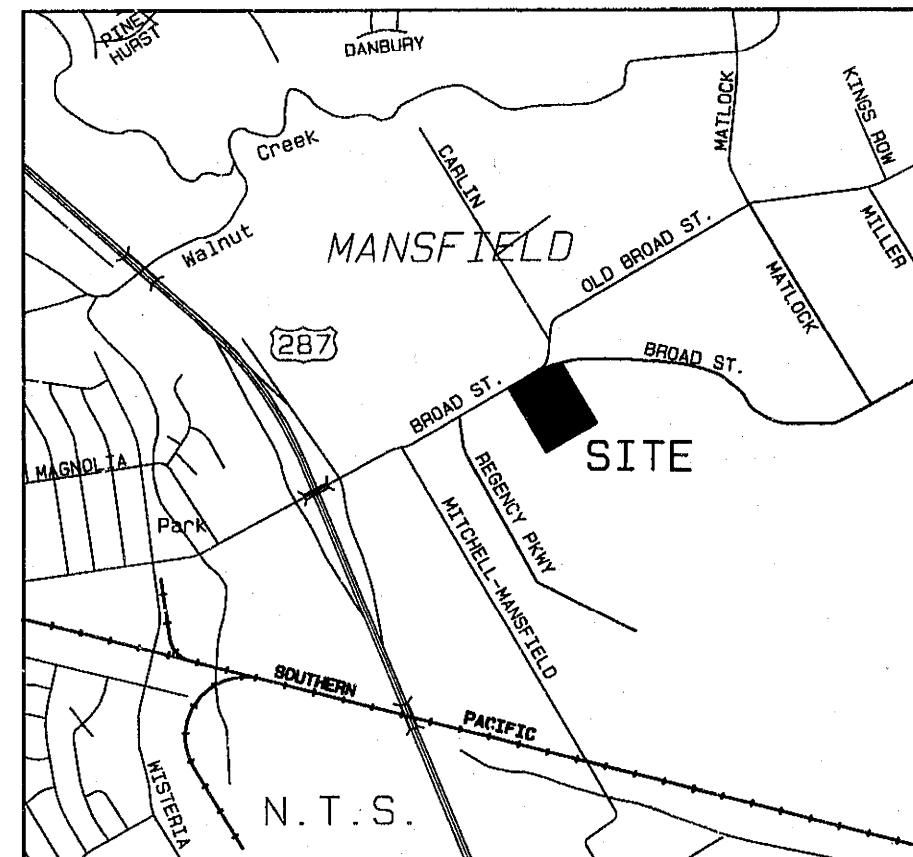
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 6th day of June, 2007.

Notary Public in and for
The State of Texas
My Commission Expires: 11/9/08

LOT 1-R-1, AND 2, BLOCK 1, FIRST BAPTIST CHURCH ADDITION,
BEING A REVISION OF LOT 1-R, FIRST BAPTIST CHURCH ADDITION
ACCORDING TO THE PLAT, FILED IN CABINET A, SLIDE 4167,
A 16.47-ACRE TRACT OF LAND OUT OF THE HENRY ODELL SURVEY, ABSTRACT NO. 1196
AND A 1.50-ACRE TRACT OF LAND OUT OF THE E. MCCANEAR SURVEY, ABSTRACT NO. 1005,
AS RECORDED IN INSTRUMENT NO. D206395658, DEED RECORDS, TARRANT COUNTY, TEXAS
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
2 LOTS
17.97 ACRES
DATE: 06-04-2007

THIS PLAT FILED IN CABINET A SLIDE 12380 DATE 1/9/08

CITY CASE NO. SD#07-032 1 OF 1



VICINITY MAP

OWNER/DEVELOPER

FIRST BAPTIST CHURCH OF MANSFIELD
1800 E. BROAD STREET
MANSFIELD, TARRANT COUNTY, TEXAS 76063
PH: 817-473-1171 FAX: 817-473-1179

DCS&KF L.P.
2636 GOODNIGHT
MANSFIELD, TARRANT COUNTY, TEXAS 76063
PH: 871-473-7171 FAX: 817-473-2594



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535

ENGINEER: DAVID MCCARVER, P.E.
SURVEYOR: CHARLES F. STARK P.E., R.P.L.S.

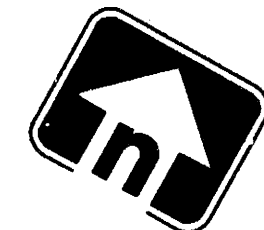
APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: 7/2 2007APPROVED BY: 7/2 2007

ATTEST:

Mark P. Sullivan
PSZ CHAIRMAN
Deborah C. Sullivan
PSZ SECRETARY

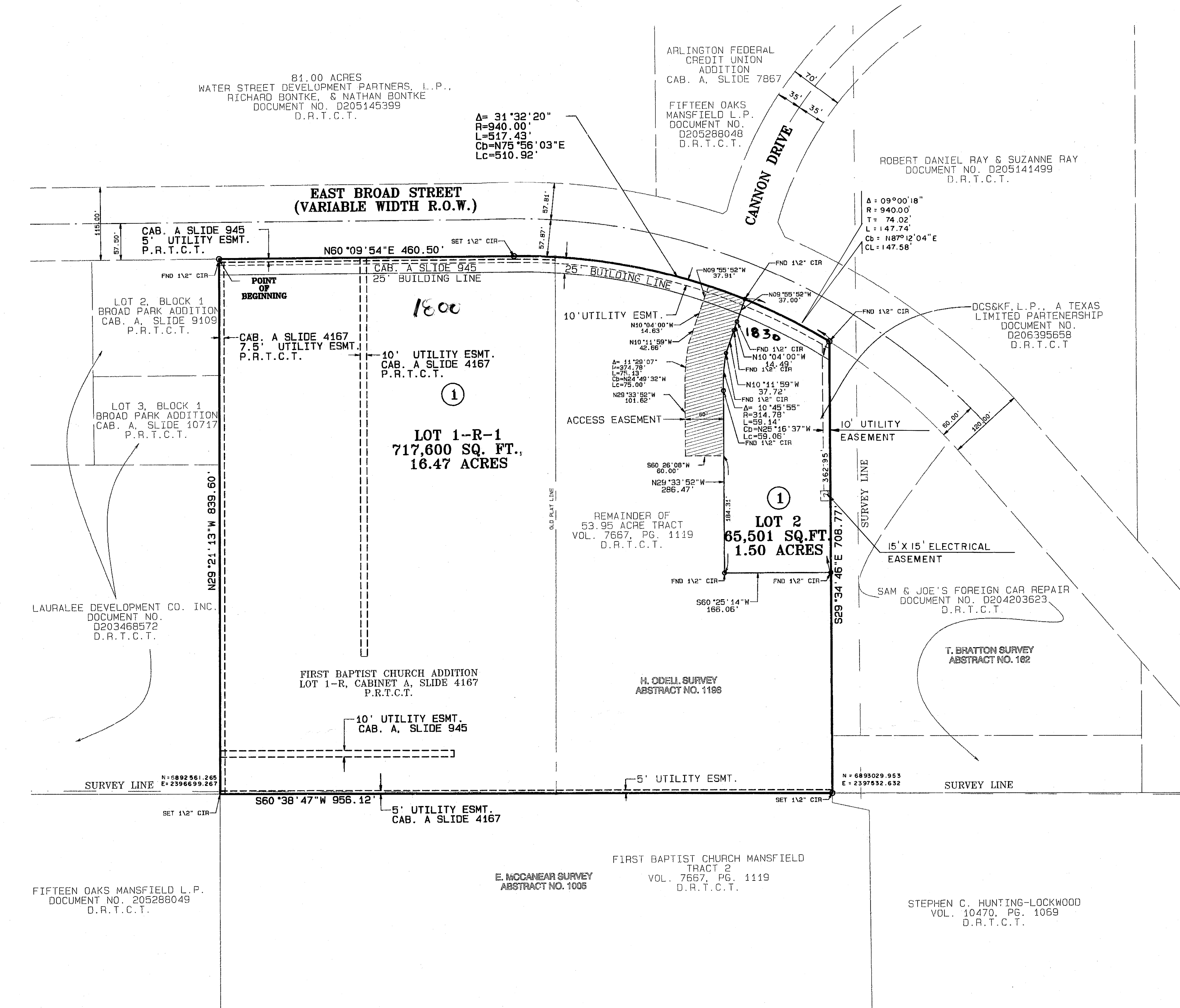
BASIS OF BEARING=
TEXAS STATE PLANE COORDINATE SYSTEM,
NORTH CENTRAL TEXAS ZONE (4202),
NORTH AMERICAN DATUM 1983 (GRID),
US SURVEY FEET, CORRELATED WITH
TXDOT CONTINUOUSLY OPERATING REFERENCE
STATION.



GRAPHIC SCALE 1"=100'

0 100 200 300

REPLAT



NOTES:

- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FEMA DESIGNATED FLOODPLAIN OR FLOOD PRONE AREA. TARRANT COUNTY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 48439C0580H, EFFECTIVE DATE AUGUST 2, 1995.
- NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
- THE PURPOSE OF THIS REPLAT IS TO CREATE ONE LOT FOR THE CONSTRUCTION OF A CHURCH AND TO COMBINE LAND UNDER THE CHURCH OWNERSHIP AND CHEATE A NEW BUILDABLE LOT.
- THE ACCESS EASEMENT IS FOR THE USE OF LOT 1-R1, AND LOT 2. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
- THE ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

STATE OF TEXAS:
COUNTY OF TARRANT:

I, the undersigned, a registered public land surveyor in the State of Texas, hereby certify that this PLAT is true and correct and was prepared from an actual survey of the property made under my supervision on the ground, and that all lot corners, angle points, and points of curve are properly marked on the ground, and that this Plat correctly represents that survey.

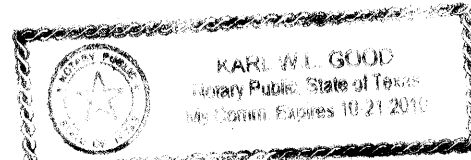
Charles F. Stark 6/1/07
Charles F. Stark
Registered Public Land Surveyor No. 5084

STATE OF TEXAS:
COUNTY OF TARRANT

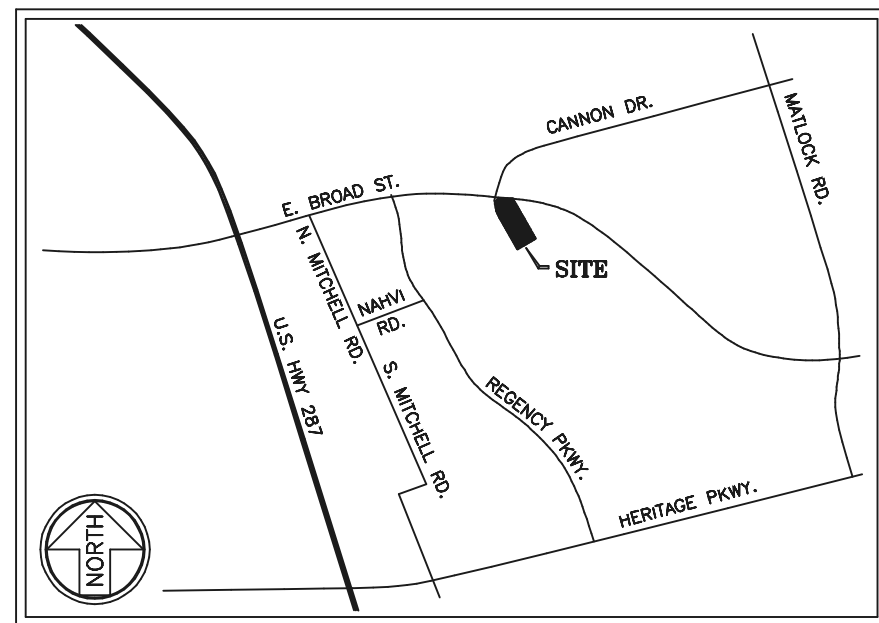
BEFORE ME, the undersigned, Notary Public in and for said County and State, on this day personally appeared CHARLES F. STARK known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 7th day of June, 2007.

Notary Public in and for
The State of Texas
My Commission Expires: 10-21-10



AFTER RECORDING, RETURN TO CITY OF MANSFIELD
1200 E. BROAD STREET, MANSFIELD, TEXAS 76063



* LEGEND *

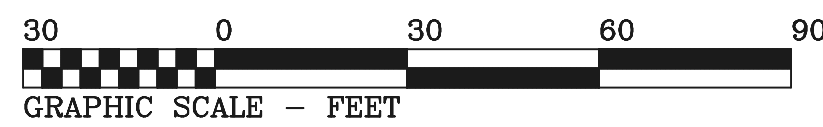
IPF IRON PIPE FOUND
IRF IRON ROD FOUND
IRS IRON ROD SET
W/ORANGE PLASTIC CAP STAMPED
"R. W. COOMBS RPLS 5294"
CL CENTERLINE
C.M. CONTROLLING MONUMENT
E.S.M.T. EASEMENT
R.O.W. RIGHT-OF-WAY
AC. ACRE
S.F. SQUARE FEET
CC# COUNTY CLERK FILE NUMBER
P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

* NOTES *

- NOTICE: SELLING A PORTION OF ANY LOT IN THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
- BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE DERIVED FROM CITY OF MANSFIELD MONUMENTS No. 14-07 AND 15-07.
- NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0480 K, MAP REVISED SEPTEMBER 25, 2009.
- PROPERTY CORNERS ARE AS SHOWN HEREON.
- THE 60' ACCESS EASEMENT IS FOR THE USE OF LOTS 1-R-1, 2-R-1 AND 2-R-2. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
- THE 60' ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
- THE 24' COMMON ACCESS EASEMENT IS FOR THE USE OF LOTS 2-R-1 AND 2-R-2. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
- THE 24' COMMON ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

D = 11'34'.39"
R = 374.78'
L = 75.73'
CH = 75.60'
N 24'59'36"W

* CURVE DATA *				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	100.00'	27.05'	15°29'44"	26.96'
C2	100.00'	27.05'	15°29'44"	26.96'



SCALE: 1" = 30'

AFTER RECORDING RETURN TO THE CITY OF MANSFIELD 1200 E. BROAD STREET, MANSFIELD, TEXAS 76063

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

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, FIRST BAPTIST CHURCH OF MANSFIELD, acting by and through the undersigned, its duly authorized agent, is the sole owner of the remainder of Lot 1-R-1, Block 1, First Baptist Church Addition, on addition to the City of Mansfield, Texas according to the plat recorded in Cabinet A, Slide 12380 of the Plat Records of Tarrant County, Texas, a portion of which is to be dedicated as a 60-foot wide Access and Utility Easement more particularly described by metes and bounds as follows:

ACCESS EASEMENT

BEGINNING at a 1/2-inch iron rod found at the Southwest corner of Lot 2, said Block 1, lying in the Northeasterly boundary line of said Lot 1-R-1;

THENCE S 60° 18' 48" W, 60.00 feet departing said boundary line to a point;

THENCE N 29° 41' 12" W, 184.31 feet to a point at the Southwest corner of a 60' Access Easement as dedicated by aforesaid First Baptist Church Addition plat;

THENCE N 60° 18' 48" E, 60.00 feet along the Southerly line of said Easement to a point in the Westerly boundary line of aforesaid Lot 2, being the Northeasterly boundary line of aforesaid Lot 1-R-1;

THENCE S 29° 41' 12" E, 184.31 feet along the common boundary line between said Lot 1-R-1 and said Lot 2 to the PLACE OF BEGINNING, containing 0.254 acre (11,059 square feet) of land.

UTILITY EASEMENT

BEGINNING at a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" in the Easterly boundary line of said Lot 1-R-1, being the Westerly boundary line of Lot 2, said Block 1 at its intersection with the Southerly right-of-way line of East Broad Street as described in deed to the City of Mansfield, recorded in Clerk's File No. D217279226 of the Official Public Records of Tarrant County, Texas;

THENCE along the common boundary line between said Lot 1-R-1 and said Lot 2 as follows:

S 10° 03' 12" E, 18.75 feet to a 1/2-inch iron rod found with red plastic cap stamped "GRAHAM";

S 10° 11' 20" E, 14.49 feet to a 1/2-inch iron rod found with red plastic cap stamped "GRAHAM";

S 10° 19' 19" E, 37.72 feet to a 1/2-inch iron rod found at the Beginning of a Curve to the Left;

SOUTHEASTERLY, 59.15 feet along said Curve to the Left, having a radius of 314.78 feet, a central angle of 10° 45' 57" and a chord bearing S 25° 23' 57" E, 59.06 feet to a 1/2-inch iron rod found with red plastic cap stamped "GRAHAM" at the End of said Curve;

S 29° 41' 12" E, 286.47 feet to a 1/2-inch iron rod found at the Southwest corner of aforesaid Lot 2;

THENCE S 60° 18' 48" W, 60.00 feet departing said boundary line to a point;

THENCE N 29° 41' 12" W, 285.32 feet to a point at the Beginning of a Curve to the Right;

THENCE NORTHWESTERLY, 75.73 feet along said Curve to the Right, having a radius of 374.78 feet, a central angle of 10° 45' 57" and a chord bearing N 24° 59' 36" W, 75.60 feet to a point at the End of said Curve;

THENCE N 10° 19' 19" W, 42.54 feet to a point;

THENCE N 10° 11' 20" W, 10.52 feet to a point;

THENCE N 10° 03' 12" W, 23.05 feet to a point in the aforesaid Southerly right-of-way line of East Broad Street;

THENCE N 79° 56' 48" E, 60.00 feet along said right-of-way line to the PLACE OF BEGINNING, containing 0.588 acre (25,614 square feet) of land.

STATE OF TEXAS

COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DCS&KF, L.P., acting by and through the undersigned, its duly authorized agent, being the sole owner of the above described parcel, does hereby dedicate the herein above described real property to the public's use as an Access and Utility Easement.

I hereby set my signature for the purposes herein expressed this the _____ day of _____, 2020.

FIRST BAPTIST CHURCH OF MANSFIELD

MIKE SELLERS, ADMINISTRATIVE PASTOR

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared MIKE SELLERS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

NOTARY PUBLIC
STATE OF TEXAS

TO CITY OF MANSFIELD MON. 15-07

THE PURPOSE OF THIS REPLAT IS TO
CREATE TWO LEGAL LOTS FROM ONE LOT
FOR FUTURE CONSTRUCTION

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P. O. BOX 6160
FORT WORTH, TEXAS 76115
CONTACT: RON COOMBS, R.P.L.S.
PHONE (817) 920-7600
email: ron.coombs@bcglobal.net

OWNER:
DCS&KF, L.P.
2636 GOODNIGHT TRAIL
MANSFIELD, TEXAS 76063
CONTACT: DEBORAH C. SULLIVAN
PHONE (817) 473-7171
email: deborahcsullivan@gmail.com

OWNER, EASEMENT TRACT
FIRST BAPTIST CHURCH OF MANSFIELD
1800 EAST BROAD STREET
MANSFIELD, TEXAS 76063
CONTACT: MIKE SELLERS
PHONE (817) 473-1161
email: mikes@firstmansfield.com



Coombs Land Surveying, Inc.
P.O. Box 6160 Fort Worth Texas 76115
(817) 920-7600

T.B.P.L.S. FIRM No. 10111800

CLS JOB No. 20-0026
GF No. NONE

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, DCS&KF, L.P., acting by and through the undersigned, its duly authorized agent, is the sole owner of all that certain tract of land located in the T. J. HANKS SURVEY, HENRY ODELL SURVEY, ABSTRACT No. 1196, City of Mansfield, Tarrant County, Texas, being the remainder of Lot 2, Block 1, First Baptist Church Addition, an addition to the City of Mansfield, Texas according to the plat recorded in Cabinet A, Slide 12380 of the Plat Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with red plastic cap stamped "GRAHAM" at the Northeast corner of said Lot 2, being the Northwest corner of that certain tract of land described in Quitclaim Deed to Mansfield Bible Church, recorded in Volume 13536, Page 59 of the Deed Records of Tarrant County, Texas and lying in the South right-of-way line of East Broad Street (a variable width right-of-way);

THENCE S 29° 42' 06" E, 362.95 feet along the common boundary line between said Lot 2 and Mansfield Bible Church Tract to a 1/2-inch iron rod found with red plastic cap stamped "GRAHAM" at the Southeast corner of said Lot 2, being the most Easterly Northeast corner of Lot 1-R-1, said Block 1;

THENCE along the common boundary line between said Lots 1-R-1 and 2 as follows:

S 60° 17' 54" W, 166.06 feet to a 1/2-inch iron rod found at the Southwest corner of said Lot 2;

N 29° 41' 12" W, 286.47 feet to a 1/2-inch iron rod found with red plastic cap stamped "GRAHAM" at the Beginning of a Curve to the Right;

NORTHWESTERLY, 59.15 feet along said Curve to the Right, having a radius of 314.78 feet, a central angle of 10° 45' 57" and a chord bearing N 25° 23' 57" W, 59.06 feet to a 1/2-inch iron rod found at the End of said Curve;

N 10° 19' 19" W, 37.72 feet to a 1/2-inch iron rod found with red plastic cap stamped "GRAHAM";

N 10° 11' 20" W, 14.49 feet to a 1/2-inch iron rod found with red plastic cap stamped "GRAHAM";

N 10° 03' 12" W, 18.75 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" in the Southerly right-of-way line of aforesaid East Broad Street as described in deed to the City of Mansfield, recorded in Clerk's File No. D218016167 of the Official Public Records of Tarrant County, Texas;

THENCE along the said Southerly right-of-way line of East Broad Street as follows:

N 79° 56' 48" E, 7.15 feet to an "X" cut in concrete sidewalk set;

N 36° 36' 12" E, 24.43 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Beginning of a Curve to the Right;

NORTHEASTERLY, 122.77 feet along said Curve to the Right, having a radius of 940.00 feet, a central angle of 07° 29' 00" and a chord bearing N 87° 50' 23" E, 122.68 feet to the PLACE OF BEGINNING, containing 1.497 acres (65,182 square feet) of land.

STATE OF TEXAS

COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DCS&KF, L.P., acting by and through the undersigned, its duly authorized agent, being the sole owner of the above described parcel, does hereby adopt the herein above described property as LOTS 2-R-1 AND 2-R-2, BLOCK 1, FIRST BAPTIST CHURCH ADDITION, on addition to the City of Mansfield, Tarrant County, Texas and does hereby dedicate to the public use the streets and easements as shown thereon.

I hereby set my signature for the purposes herein expressed this the _____ day of _____, 2020.

DCS&KF, L.P., a Texas Limited Partnership
By: Kids' Friends, L.L.C., General Partner

By: DEBORAH C. SULLIVAN, D.D.S., President

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared DEBORAH C. SULLIVAN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

NOTARY PUBLIC
STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THIS is to certify that I, RONALD W. COOMBS, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

RONALD W. COOMBS, R.P.L.S.
Texas Registration No. 5294

REPLAT

LOTS 2-R-1 & 2-R-2, BLOCK 1 FIRST BAPTIST CHURCH ADDITION

BEING A REVISION OF LOT 2, BLOCK 1,
FIRST BAPTIST CHURCH ADDITION ACCORDING TO THE
PLAT FILED IN CABINET A, SLIDE 12380 OF THE
PLAT RECORDS OF TARRANT COUNTY, TEXAS

CITY OF MANSFIELD
TARRANT COUNTY, TEXAS
1.497 ACRES 2 LOTS
OCTOBER 6, 2020

THIS PLAT RECORDED IN INSTRUMENT # _____, T.C.T. DATE: _____

SD# 20-021



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-3956

Agenda Date: 2/16/2021

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Plat

Agenda Number:

Title

SD#21-005: Public hearing on a replat to create Lots 2R and 3, Block 1, The Reserve at Mansfield being 2.507 acres located at 2200 E. Broad Street; BGE, Inc. engineer and SW Mansfield Retail I, LLC, owner

Description/History

The purpose of the replat is to create two lots from the existing Lot 2. There is a new medical clinic under construction on Lot 2R. Lot 3 is vacant but will be used for a future commercial use.

The lots conform to the subdivision regulations. Although the digital copy of the plat in the Commission's packet does not have signatures, the filing copy has been signed.

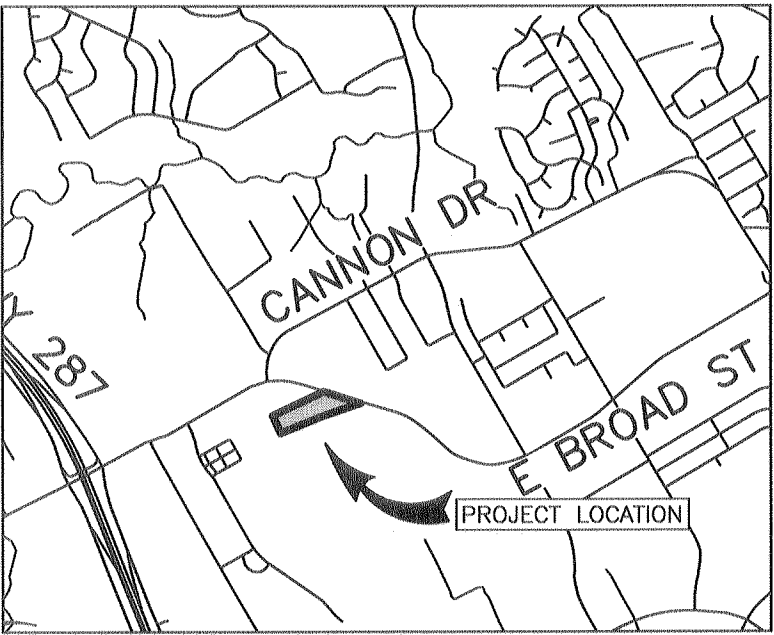
Recommendation

Staff recommends approval.

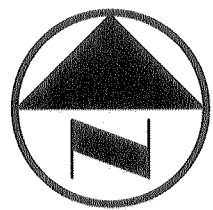
Attachments

Previously Approved Plat
Replat

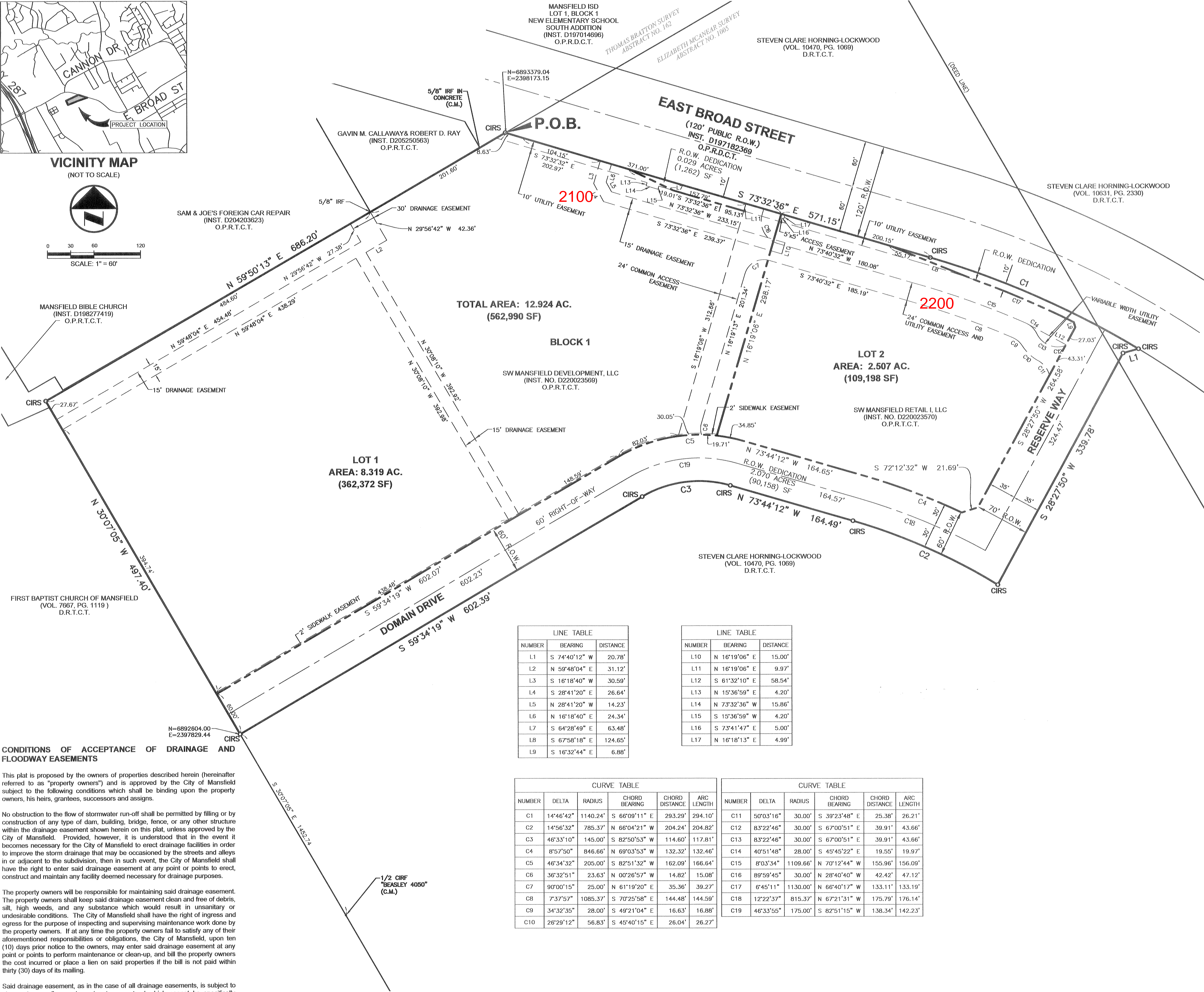
G:\TXN\Projects\Stillwater_Capital\693-00_The_Reserve\04_CAD\693-00_PLOT_Reserve Mansfield.dwg 2020-04-09-07:55 S\McCullah



VICINITY MAP
(NOT TO SCALE)



0 30 60 120
SCALE: 1" = 60'



CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

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

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

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

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

After recording, return to City of Mansfield
1200 E. Broad Street, Mansfield, TX 75063

LEGEND

- CIRF 1/2-INCH CAPPED IRON ROD
- CIRS 5/8-INCH CAPPED IRON ROD W/ "BGE" CAP SET
- (C.M.) CONTROLLING MONUMENT
- INST. INSTRUMENT
- NO. NUMBER
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- VOL. VOLUME

GENERAL NOTES:

- Bearing system for this survey is based on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, based on observations made on July 18, 2019 with an applied combined scale factor of 1.00012.
- Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map Number 48439C0480K with Map Revised September 25, 2009.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain
- Selling a portion of any lot in this addition by metes and bounds is a violation of state law and city ordinance and is subject to penalties imposed by law.
- The common access easement is for use of Lots 1 and 2. No improvements shall be made that impede ingress and egress along this easement.
- The common access easement shall be maintained by the property owners.

APPROVED BY THE CITY OF MANSFIELD	
12/16 2019	P & Z COMMISSION CHAIRMAN
12/16 2019	PLANNING & ZONING SECRETARY

This Plat filed in Instrument No. D220091906 Date 04/22, 2020.

DEVELOPER
STILLWATER CAPITAL INVESTMENTS, LLC
4145 Travis Street, Suite 300
Dallas, TX 75204
Contact: Aaron Sherman
Phone: 469-834-7952
Aaron.Sherman@stillwatercap.com

OWNER
SW MANSFIELD DEVELOPMENT, LLC
SW MANSFIELD RETAIL I, LLC
4145 Travis Street, Suite 300
Dallas, TX 75204
Contact: Aaron Sherman
Phone: 469-834-7952
Aaron.Sherman@stillwatercap.com

FINAL PLAT
LOTS 1 AND 2, BLOCK 1
THE RESERVE AT MANSFIELD

12.924 ACRES OUT OF THE ELIZABETH McNEAR SURVEY, ABSTRACT NO. 1005
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
2 LOTS
APRIL 2020



BGE, Inc.
2505 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPLS Licensed Surveying Firm No. 10193953
Copyright 2020

Contact: David McCullah
Telephone: (972) 464-4839 • Email: dmccullah@bgeinc.com

Project No. 6963-00 | DSMDFM | Sheet 1 of 2

PREVIOUSLY APPROVED PLAT

OWNER'S CERTIFICATE

WHEREAS SW Mansfield Development, LLC and SW Mansfield Retail I LLC, are the owners of a 12.924-acre tract of land situated in the Elizabeth McNear Survey, Abstract No. 1005, Mansfield, Tarrant County, Texas, said tract being being all of Tracts 1, 2, and 3 of land described in Special Warranty Deed to SW Mansfield Development, LLC recorded in Instrument Number D220023569 and all of that certain tract of land described in Special Warranty Deed to SW Mansfield Retail I, LLC recorded in Instrument Number D220023570, both of the Official Public Records of Tarrant County, Texas, said tract being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8-inch iron rod with "BGE" cap in the south right-of-way line of East Broad Street (a 120-foot right-of-way) recorded in Instrument No. D197182369 of the Official Public Records of Tarrant County, Texas; said point being North 59 degrees 50 minutes 13 seconds East, a distance of 38.16 feet from a 5/8-inch iron rod found in concrete for the southeast corner of that certain tract of land described in General Warranty Deed to Gavin M. Callaway and Robert D. Ray recorded in Instrument No. D205250563 of said Official Public Records;

THENCE South 73 degrees 32 minutes 36 seconds East, with the said south right-of-way line of East Broad Street, a distance of 571.15 feet to a 5/8-inch iron rod set with cap stamped "BGE", said point being the beginning of a curve to the right with a radius of 1140.24 feet and a delta angle of 14 degrees 46 minutes 42 seconds, with a chord bearing of South 66 degrees 09 minutes 11 seconds East and a distance of 293.29 feet;

THENCE along said curve to the right, a distance of 249.10 feet to a 5/8 inch iron rod set with cap stamped "BGE";

THENCE South 74 degrees 40 minutes 12 seconds West, departing said south line of Ease Broad Street, a distance of 20.78 feet to a 5/8-inch iron rod set with cap stamped "BGE";

THENCE South 28 degrees 27 minutes 50 seconds West, a distance of 339.78 feet to a 5/8-inch iron rod set with cap stamped "BGE", said point being the beginning of a curve to the left with a radius of 785.37 feet and a delta angle of 14 degrees 56 minutes 42 seconds, with a chord bearing of North 66 degrees 09 minutes 11 seconds West and a distance of 204.24 feet;

THENCE along said curve to the left, a distance of 204.82 feet to a 5/8-inch iron rod set with cap stamped "BGE";

THENCE North 73 degrees 44 minutes 12 seconds West, a distance of 164.49 feet to a 5/8-inch iron rod set with cap stamped "BGE", said point being the beginning of a curve to the left with a radius of 145.00 feet and a delta angle of 46 degrees 33 minutes 10 seconds, with a chord bearing of South 82 degrees 50 minutes 53 seconds West and a distance of 114.60 feet;

THENCE along said curve to the left, a distance of 117.81 feet to a 5/8-inch iron rod set with cap stamped "BGE";

THENCE South 59 degrees 34 minutes 19 seconds West, a distance of 602.39 feet to a 5/8 inch iron rod set with cap stamped "BGE", said point being in the west line of a tract of land conveyed to First Baptist Church of Mansfield by deed recorded in Volume 7687, Page 1119, Deed Records, Tarrant County, Texas, a 1/2-inch iron rod with cap stamped "Beasley 4050" bears South 30 degrees 07 minutes 05 Seconds East a distance of 1452.74;

THENCE North 30 degrees 07 minutes 05 seconds West, along said First Baptist Church of Mansfield Tract, a distance of 497.40 feet to a 5/8 inch iron rod set with cap stamped "BGE", said point being in the south line of a tract conveyed to Mansfield Bible Church by deed recorded in Instrument No. 198277419, Deed Records, Tarrant County, Texas;

THENCE North 56 degrees 50 minutes 13 seconds East, along the south line of said Mansfield Bible Church and a tract of land conveyed to Sam and Jones Foreign Auto Repair by deed recorded in Instrument No. D204203623, Deed Records, Tarrant County, Texas, passing at 464.60 feet to 5/8 inch iron rod found, said point being the most south easterly corner of said Sam and Jones tract and the southwest corner of said Garvin M Callaway and Robert D. Ray tract, and at 630.84 feet a 5/8-inch iron rod found in concrete, a total distance of 686.20 feet to the POINT OF BEGINNING and containing in total 12.924 acres (562,990 square feet) more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF Dallas §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, SW Mansfield Development, LLC, and SW Mansfield Retail I, LLC being the owners of the above described parcels, do hereby adopt the herein above described property as Lot 1, and Lot 2, Block 1, The Reserve at Mansfield, an addition to the City of Mansfield, Tarrant County, Texas, and does dedicate to the public use the streets and easements as shown thereon.

SW Mansfield Development, LLC
a Texas limited liability company

By: SW Mansfield Manager, LLC
a Texas limited liability company,
its General Manager

Robert A. Sherman, President

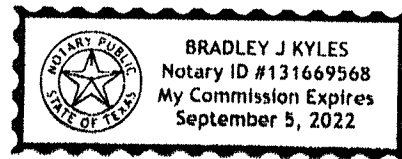
STATE OF TEXAS §
COUNTY OF Dallas §

BEFORE ME, the undersigned a Notary Public, in and for The State of Texas, on this day personally appeared Robert A. Sherman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of April, 2020.

Bradley J. Kyles
Notary Public, State of Texas

September 5, 2022
My Commission Expires On: _____ Date



SW Mansfield Retail I, LLC
a Texas limited liability company

By: SW Mansfield Retail I Manager, LLC
a Texas limited liability company,
its Manager

Aaron Sherman, President

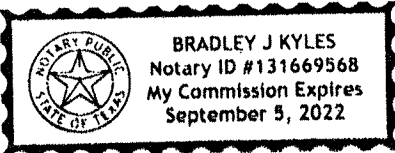
STATE OF TEXAS §
COUNTY OF Dallas §

BEFORE ME, the undersigned a Notary Public, in and for The State of Texas, on this day personally appeared Aaron Sherman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of April, 2020.

Bradley J. Kyles
Notary Public, State of Texas

September 5, 2022
My Commission Expires On: _____ Date

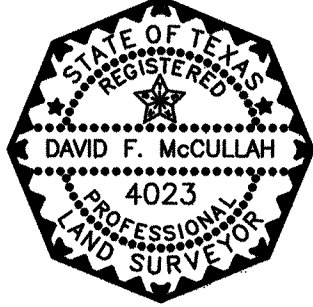


SURVEYOR'S CERTIFICATE

This is to certify that I, David F. McCullah, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Dated this the 9th day of April, 2020.

David F. McCullah
David F. McCullah
Registered Professional Land Surveyor, No. 4023

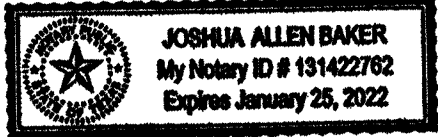


STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned a Notary Public, in and for The State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of April, 2020.

Notary Public, State of Texas
January 25, 2022
My Commission Expires On: _____ Date



DEVELOPER
STILLWATER CAPITAL INVESTMENTS, LLC
4145 Travis Street, Suite 300
Dallas, TX 75204
Contact: Aaron Sherman
Phone: 469-834-7952
Aaron.Sherman@stillwatercap.com

OWNER
SW MANSFIELD DEVELOPMENT, LLC
SW MANSFIELD RETAIL I, LLC
4145 Travis Street, Suite 300
Dallas, TX 75204
Contact: Aaron Sherman
Phone: 469-834-7952
Aaron.Sherman@stillwatercap.com

FINAL PLAT
LOTS 1 AND 2, BLOCK 1
THE RESERVE AT MANSFIELD
12.924 ACRES OUT OF THE ELIZABETH MCNEAR SURVEY, ABSTRACT NO. 1005
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
2 LOTS
APRIL 2020



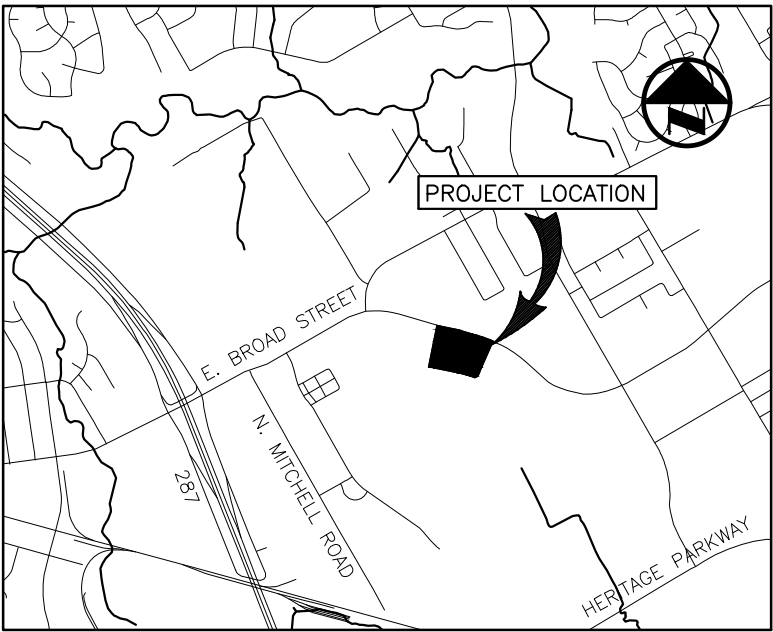
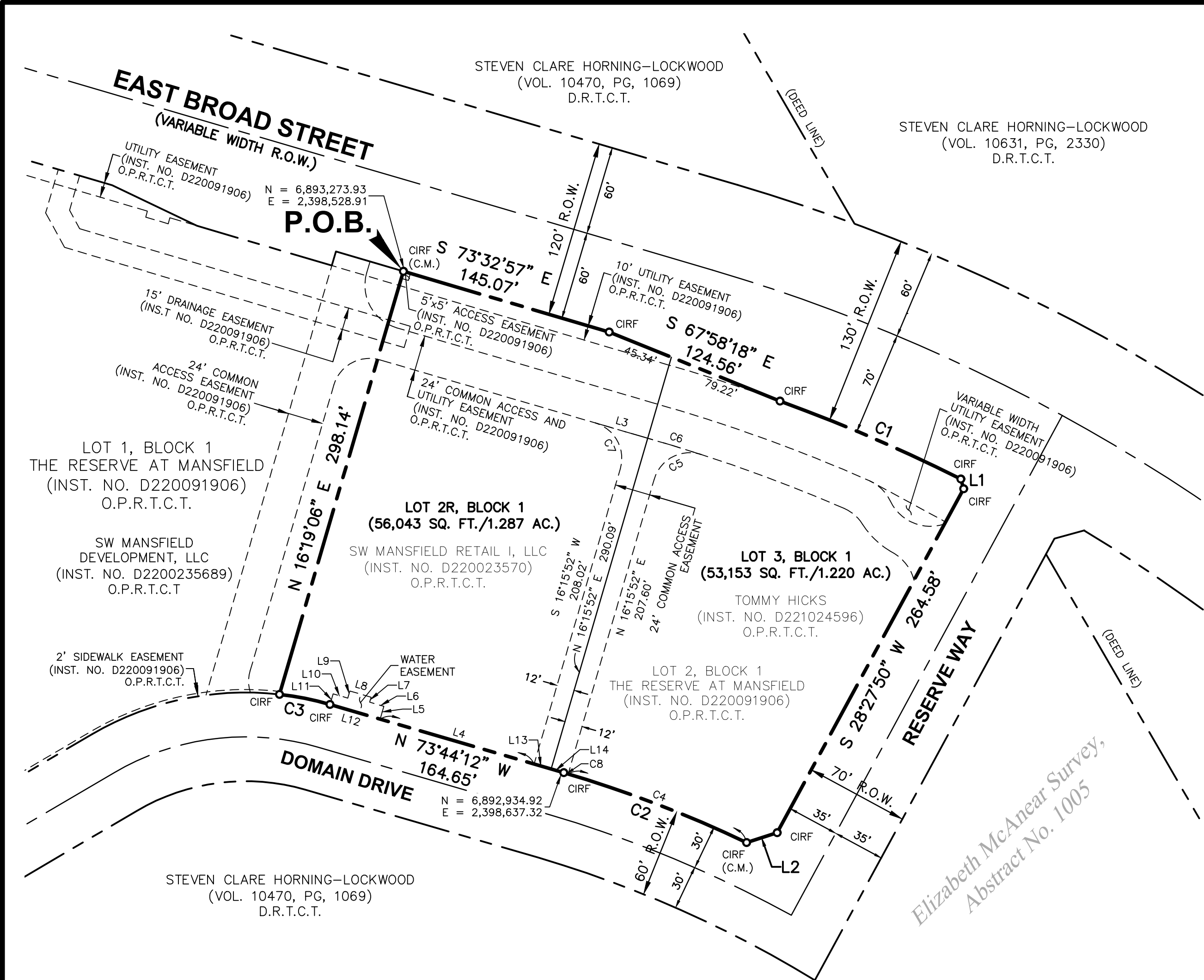
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPLS Licensed Surveying Firm No. 10189553
Copyright 2020

Contact: David McCullah
Telephone: (972) 464-4530 • Email: dmccullah@bgeinc.com

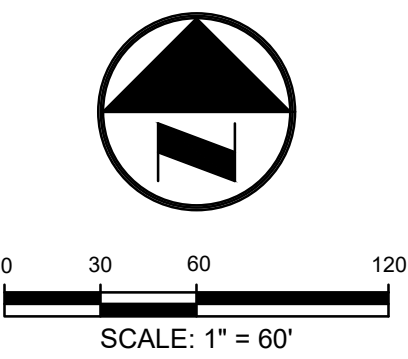
SD #19-065

Project No. 6983-00 | DSM/DFM | Sheet 2 of 2

G:\TXN\Projects\Stillwater_Capital\6963-00_The Reserve_MF-Mansfield\06_Survey\04_CAD\6963-02_RPLT.dwg 2021-02-05-16:42: railvas



VICINITY MAP
(NOT TO SCALE)



LEGEND	
CIRF	5/8-INCH CAPPED IRON ROD W/ "BGE" CAP FOUND
(C.M.)	CONTROLLING MONUMENT
INST.	INSTRUMENT
NO.	NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
VOL.	VOLUME

OWNER'S CERTIFICATE

WHEREAS, SW Mansfield Retail I, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of an 2.507 acre tract of land situated in the Elizabeth McAnear Survey, Abstract No. 1005, City of Mansfield, Tarrant County, Texas; being all of that tract of land described in Special Warranty Deed to SW Mansfield Retail I, LLC as recorded in Instrument No. D220023570 of the Official Public Records of Tarrant County, Texas; being all of that tract of land described in Special Warranty Deed to Tommy Hicks as recorded in Instrument No. D221024596 of the Official Public Records of Tarrant County, Texas; and being all of Lot 2, Block 1, The Reserve at Mansfield an addition to the City of Mansfield as recorded in Instrument No. D220091906 of the Plat Records of Tarrant County, Texas; said 2.507 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with "BGE" cap found at the northwest corner of said Lot 2; said point being the most easterly northeast corner of Lot 1 of said Block 1; said point being in the south right-of-way line of East Broad Street (a variable width right-of-way);

THENCE, with the north line of said Lot 2 and the south line of said East Broad Street, the following four (4) calls:

South 73° 32' 57" East, a distance of 145.07 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

South 67° 58' 18" East, a distance of 124.56 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being the beginning of a non-tangent curve to the right;

In a southeasterly direction, along said curve to the right, an arc length of 133.19 feet, having a radius of 1,130.00 feet, a central angle of 06° 45' 11", and a chord which bears South 66° 40' 17" East, 133.11 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

South 16° 32' 44" East, a distance of 6.88 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being in the west right-of-way line of Reserve Way (a 70 foot right-of-way);

THENCE, South 28° 27' 50" West, with the east line of said Lot 2 and the west line of said Reserve Way, a distance of 264.58 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

THENCE, South 72° 12' 32" West, a distance of 21.69 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being in the north right-of-way line of Domain Drive (a 60 foot right-of-way); said point being the beginning of a non-tangent curve to the left;

THENCE, with the south line of said Lot 2 and the north line of said Domain Drive, the following three (3) calls:

In a northwesterly direction, along said curve to the left, an arc length of 132.46 feet, having a radius of 846.66 feet, a central angle of 08° 57' 50", and a chord which bears North 69° 03' 53" West, 132.32 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

North 73° 44' 12" West, a distance of 164.65 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being the beginning of a tangent curve to the left;

In a northwesterly direction, along said curve to the left, an arc length of 34.85 feet, having a radius of 205.00 feet, a central angle of 09° 44' 30", and a chord which bears North 78° 43' 27" West, 34.81 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being the southwest corner of said Lot 2 and the southeast corner of said Lot 1;

THENCE, North 16° 19' 06" East, departing the north line of Domain Drive, a distance of 298.14 feet to the POINT OF BEGINNING and containing an area of 2.507 acres or 109,196 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

This is to certify that I, René Silvas, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Dated this the ____ day of _____, 2021.

René Silvas
Registered Professional Land Surveyor, No. 5921



STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned a Notary Public, in and for The State of Texas, on this day personally appeared René Silvas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2021.

Notary Public, State of Texas

My Commission Expires On: _____ Date

APPROVED BY THE CITY OF MANSFIELD	
APPROVED BY: _____, 20__	P & Z COMMISSION CHAIRMAN
APPROVED BY: _____, 20__	PLANNING & ZONING SECRETARY

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF _____ §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, SW Mansfield Retail I, LLC and Tommy Hicks are the owners of the above described parcels, acting by and through the undersigned, its duly authorized agents, do hereby adopt the herein above described property as Lot 2R and Lot 3, Block 1, The Reserve at Mansfield, an addition to the City of Mansfield, Tarrant County, Texas, and do dedicate to the public use the streets and easements as shown thereon.

SW Mansfield Retail I, LLC

a Texas limited liability company

By: SW Mansfield Retail I Manager, LLC
a Texas limited liability company,

Aaron Sherman, President

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned a Notary Public, in and for The State of Texas, on this day personally appeared Aaron Sherman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2021.

Notary Public, State of Texas

My Commission Expires On: _____ Date

Tommy Hicks, Owner

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned a Notary Public, in and for The State of Texas, on this day personally appeared Tommy Hicks, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2021.

Notary Public, State of Texas

My Commission Expires On: _____ Date

PURPOSE NOTE:

The purpose of this Replat is to subdivide an existing lot into two new lots.

REPLAT LOTS 2R AND 3, BLOCK 1 THE RESERVE AT MANSFIELD

BEING A REVISION OF LOT 2, BLOCK 1, THE RESERVE AT MANSFIELD
ACCORDING TO THE PLAT FILED IN INSTRUMENT NO. D220091906, P.R.T.C.T.
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

2 LOTS
2.507 ACRES



BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416

Contact: Rene Silvas
Telephone: (817) 752-4183 Email: rsilvas@bgeinc.com

Copyright 2019

SD21-005

Project No. 6963-00 | RS/JMH | Sheet 1 of 1

GENERAL NOTES:

- Bearing system for this survey is based on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, based on observations made on July 18, 2019 with an applied combined scale factor of 1.00012.
- Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map Number 48439C0480K with Map Revised September 25, 2009.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain
- Selling a portion of any lot in this addition by metes and bounds is a violation of state law and city ordinance and is subject to penalties imposed by law.
- The common access easement is for use of Lots 1, 2R and 3. No improvements shall be made that impede ingress and egress along this easement.
- The common access easement shall be maintained by the property owners.

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

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

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

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

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

After recording, return plat to City of Mansfield
1200 E. Broad Street, Mansfield, TX 75063

This Plat filed in Instrument No. _____ Date _____, 20__.

OWNER

TOMMY HICKS
1804 Beam Street
Southlake, TX 76092

OWNER

SW MANSFIELD RETAIL I, LLC
4145 Travis Street, Suite 300
Dallas, TX 75204
Contact: Aaron Sherman
Phone: 469-834-7952
Aaron.Sherman@stillwatercap.com



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-3954

Agenda Date: 2/16/2021

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Case

Title

ZC#20-021: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential attached townhome uses on approximately 2.997 acres known as Lot 15, Mount Zion Estates, located at 301 Sayers St.; Michael Thomas of MJ Thomas Engineering, LLC (engineer) on behalf of Christine Panagopoulos of Trinity Habitat for Humanity (owner/developer)

Description/History

Existing Use: Vacant land

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

Surrounding Land Use & Zoning:

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

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

East - Vacant land, PR

West - Sayers St.; single-family residential (SF-7.5/12) across the street

Comments and Considerations

The subject property consists of 2.997 acres of vacant land. The applicant is requesting to rezone the property from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential attached townhome uses.

Development Plan and Regulations

The applicant plans to develop a single-family residential attached neighborhood called Habitat for Humanity Mansfield Cottages, including 33 units. Each residential unit will be a separate lot and the units will be spread amongst 13 buildings, including a mix of 2, 3, and 4-unit buildings; all units will be owner-occupied and renting will be prohibited. All property outside of the dwelling units will be under common ownership. There will be a large open space area in the center of the development that will include amenities for the residents and a stormwater detention area will be located in the northeast corner. The development will be predominantly served by surface parking spaces on the north and south sides of the property, with the exception of ten units on the east side of the development that will each have their own attached carport (for one car). A gas pipeline runs along the east and south property lines and consent will need to be obtained from the pipeline operator to pave and landscape over the easements. The development will have a gross density of 11 dwelling units per acre. There will be five unit types, all of which are two stories and include three bedrooms. The units range in size from 1,107 sq. ft. to

1,309 sq. ft. The maximum building height is 28'-6".

Access, Circulation, and Parking

The development will be served by two access drives on the north and south sides of the property. The access drive on the south side of the property includes the majority of the parking spaces (51 spaces) and also extends along the east side of the property to provide access to the units in the rear, which include attached carport spaces. The access drive on the north side of the property is shorter and only includes 13 spaces and is intended to serve units located in the northwest portion of the property. The two access drives do not connect in order to accommodate a drainage/detention area in the northeast portion of the property and reduce impervious coverage. The development includes 64 surface parking spaces and 10 carport spaces, for a total of 74 spaces (or 2.2 spaces per unit). Three of the spaces are ADA-accessible spaces and one space is dedicated for mail/delivery parking. The development includes sidewalks throughout the development to connect the different units to parking areas, amenities, and open spaces, and there are connections to the existing public sidewalk along Sayers Drive.

Storage, Equipment/Service Area Screening, Trash Enclosures, Signage, and Lighting

The applicant notes that there will be no outside storage or outside operations on the property, no parking of boats/trailers/recreational vehicles, all service areas and mechanical equipment will be screened in accordance with Section 7301.B of the Zoning Ordinance, all rooftop equipment will be screened by building parapets at least one foot taller than the tallest piece of equipment, and that sufficient lighting will be provided to aid in safety and that the lighting will be shielded downward to eliminate glare and not cause light to trespass onto surrounding properties. All signage will adhere to the standards for MF-1 zoned properties as specified in the Zoning Ordinance. Two trash enclosures will be provided and will be screened by masonry enclosures with opaque metal gates. In addition, a small storage shed will be provided adjacent to the pavilion amenity.

Elevations and Floor Plans

The applicant has provided building elevations and floor plans for the proposed units, as well as a color rendering of the overall development, and details for the pavilion, trash enclosures, and fencing. The units are all two stories and include a mix of brick, hardi plank siding, shake siding, and fiber cement board materials. Most of the units will be 75-80%+ masonry, however Unit 17C2 will only be 62% masonry. The units include a pitched roof design (predominantly 12:12) with 30-year composition shingles. It is noted that the façade material colors shall vary within every 10 units and the same combination of materials colors shall not be used on other units within five (5) units on either side of a given unit. The units are articulated with windows and doors, wall plane recesses and projections, materials variations, and front porches on all of the units. The units in the rear of the development will also include attached carports. The amenity pavilion will include cedar columns, wood timber beams, and pitched roofs with 30-year composition shingles.

Landscaping, Screening, and Amenities

Over 40 existing trees are to be preserved, most of them oak and elm trees, as well as a few hackberries. Most of the trees to be preserved are located in the open space areas

in the central and northern portions of the property. In addition, eight live oak trees will be planted in the landscape setback along Sayers Street and ten Chinese pistache trees will be planted in the parking lot areas. Wider landscape buffers of 50' would typically be required between multi-family/townhome developments and the surrounding single-family zoning, however due to the configuration of the property, the significant existing tree cover and larger lot sizes of adjacent properties, as well as in order to preserve more trees in the center of the subject property, smaller landscape buffers of only 5' will be provided on the north, east, and south sides of the property to screen the parking and driving areas; these buffers will include dwarf wax myrtles. In addition, numerous ornamental trees, shrubs, and groundcover will be planted in the open space and amenity areas in the center of the development, in the front of the development, around buildings, and to screen trash enclosures and parking areas and provide additional enhancements to tree islands. The amenity areas also include several planter boxes. Hardscape elements in the amenity areas include a covered pavilion, grilling area, fire pit, seating areas, walking trails, trash receptacles, and open lawns. The mail center will be located in the southern part of the development roughly towards the center of the largest parking area. The development will be screened by a 5'-tall wrought iron fence on the north, east, and south sides of the property; the screening will provide security and identification of the development boundaries while maintaining an open-style design that provides a more residential character and also allows for open drainage flow.

Recommendation

The proposed development will provide for an infill development including attached single-family (townhome) uses to provide affordable housing by Habitat for Humanity. The Land Use Plan encourages the promotion of special housing opportunities for those who wish to age in place and similar denser products; to allow smaller, narrower lots; to save heavily wooded areas; and to continue to rehab and revitalize the housing along W. Broad St. through special financial programs. This development provides opportunities for affordable housing and also provides for smaller lots and denser development in order to preserve trees and open space. In addition, the applicant has worked cooperatively with staff to provide for enhanced architecture with a design that provides for articulation, front porch areas to provide for a neighborhood feel, and variation in materials and colors. The development provides for the parking and access necessary to support the development while limiting impervious area in order to preserve trees and large areas of open space. The development will also include additional landscaping to soften building facades, enhance amenity areas, shade and screen parking areas, and provide visual enhancement from the street. Additionally, the development will include several amenities for the residents, including walking trails, a covered pavilion, fire pit, grilling area, and seating areas. Finally, a perimeter wrought-iron fence will provide some security and identification of the bounds of the development while maintaining an open, neighborhood feel with the surrounding area. Staff recommends approval with the condition that documentation is provided from the gas pipeline operator consenting to the development plan configuration as shown.

Attachments:

Maps and Supporting Information
Exhibit A - Property Description

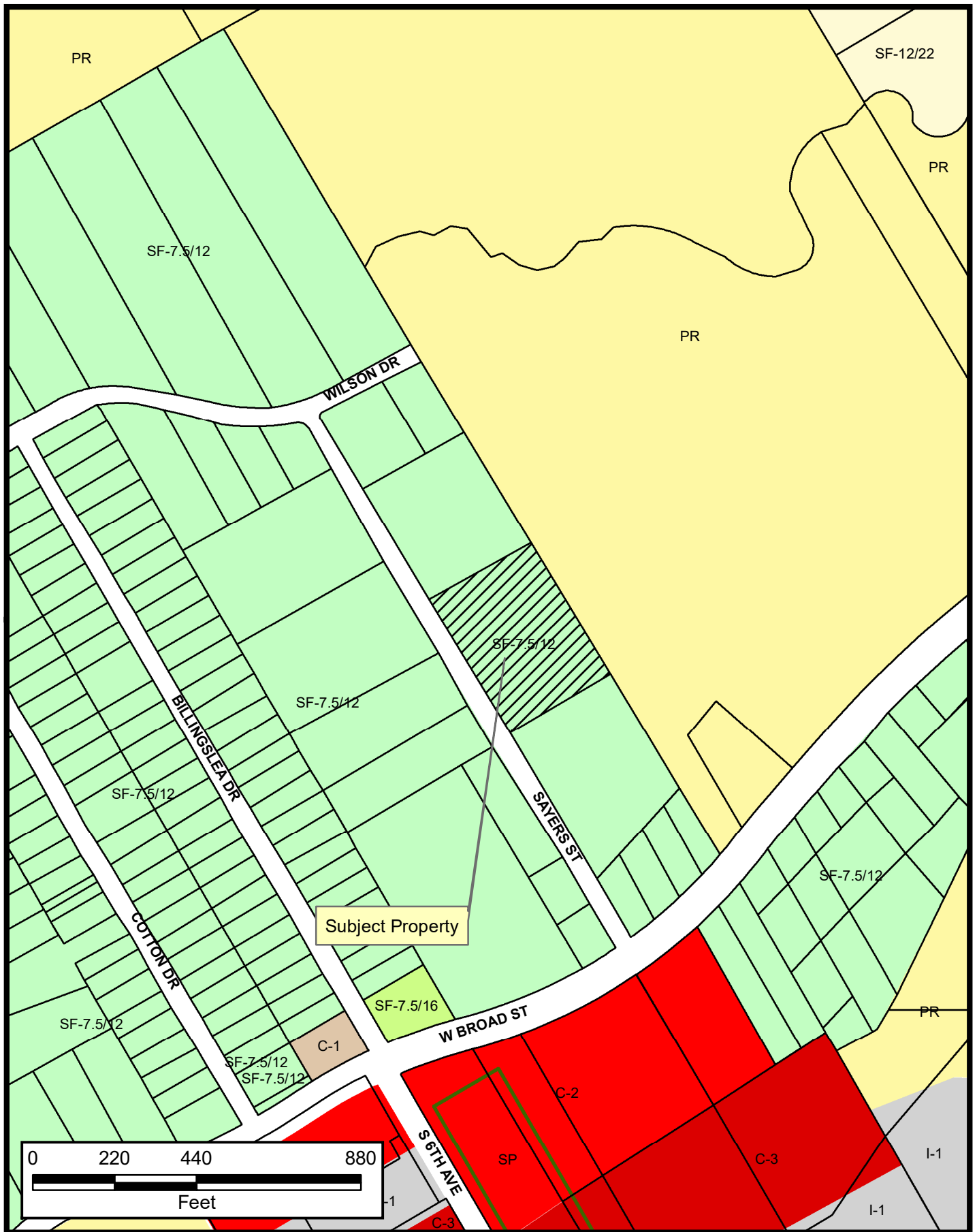
Exhibit B - Development Plan
Exhibit C - Elevations & Floor Plans
Exhibit D - Landscape Plan



ZC#20-021

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.

2/4/2021



Property Owner Notification for ZC#20-021

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HANKS, THOMAS J SURVEY	A 644	RAGAN LLC	1242 MARION RD SE	ROCHESTER, MN	55904-5729
MOUNT ZION ESTATES	LOT 14	SANSOM, MARY	253 SAYERS DR	MANSFIELD, TX	76063-4518
MOUNT ZION ESTATES	LOT 15	TRINITY HABITAT FOR HUMANITY	9333 N NORMANDALE ST	FORT WORTH, TX	76116
MOUNT ZION ESTATES	LOT 15	TRINITY HABITAT FOR HUMANITY	9333 N NORMANDLE ST	FORT WORTH, TX	76116
MOUNT ZION ESTATES	LOT 16	CHADWICK, JEANETTE	341 SAYERS DR	MANSFIELD, TX	76063-4519
MOUNT ZION ESTATES	LOT 1A	MORENO, AGUSTIN	5533 LASTER RD	FORT WORTH, TX	76119-6561
MOUNT ZION ESTATES	LOT 4	STEWART, JO ANN	348 SAYERS DR	MANSFIELD, TX	76063
MOUNT ZION ESTATES	LOT 5A	HERNANDEZ, ROLANDO IBARRA, MARIA	310 SAYERS DR	MANSFIELD, TX	76063-4521
MOUNT ZION ESTATES	LOT 5BR1	ARMSTEAD, RODERICK T	318 SAYERS DR	MANSFIELD, TX	76063
MOUNT ZION ESTATES	LOT 6	LONG, JILL	2304 RANDY CT	MANSFIELD, TX	76063
MOUNT ZION ESTATES	LOT 7	CLEVELAND, DEBRA, ET AL	242 SAYERS DR	MANSFIELD, TX	76063

EXHIBIT A
ZC#20-021

Being Lot 15, Mount Zion Estates, an addition to Tarrant County, Texas according to the plat recorded in Volume 388-11, Page 134, Plat Records, Tarrant County, Texas.



RENDERED ELEVATION FROM SAYERS STREET



BIRD'S EYE VIEW

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T.
2.997 ACRES

**HABITAT FOR HUMANITY
MANSFIELD COTTAGES**

301 SAYERS ST
MANSFIELD, TEXAS 76063

**A.110
RENDERINGS**

OWNER
CHRISTINE PANAGOPOULOS
TRINITY HABITAT FOR HUMANITY
(817)926-9219
C.PANAGOPOULOS@TRINITYHABITAT.ORG
9333 N. NORMANDELE ST.
FORT WORTH, TX 76116

CIVIL ENGINEER
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MICKEYT@MJTHOMASENG.COM
4700 BRYANT IRVIN CT, STE 204
FORT WORTH, TX 76107

LANDSCAPE ARCHITECT
SAM HIMMELHAVER
SPSD
(817)640-7962
SHIMMELHAVER@SPSD.COM
1108 107TH STREET
ARLINGTON, TEXAS 76011

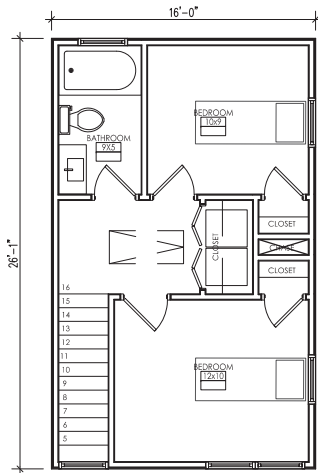
ARCHITECT
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STEVEN.HALLIDAY@STUDIO97W.COM
901 SOUTH MAIN STREET
FORT WORTH, TX 76104



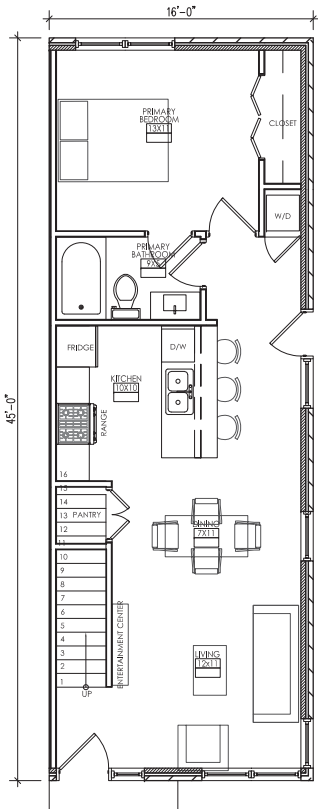
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901 SOUTH MAIN STREET
FORT WORTH, TX 76104

A.111
PAVILION PLANS

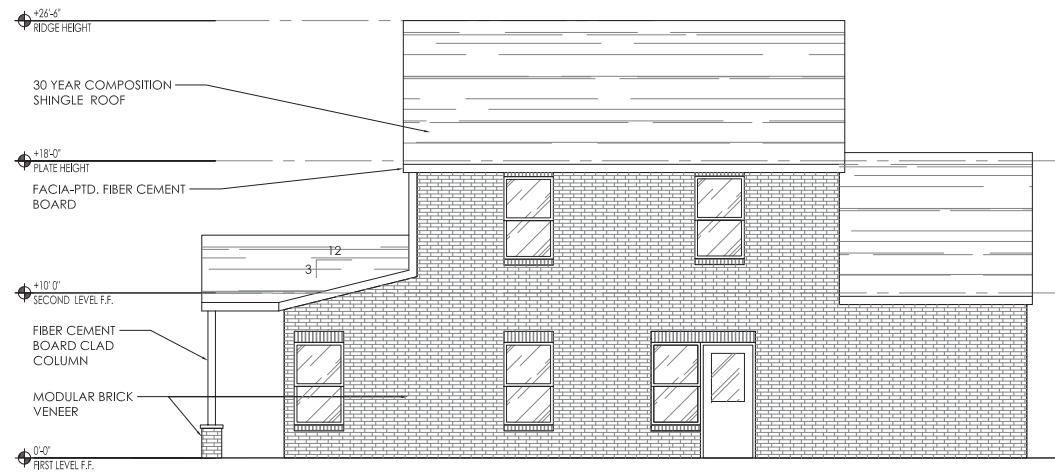
ZC#20-021
Exhibit C



2ND FLOOR



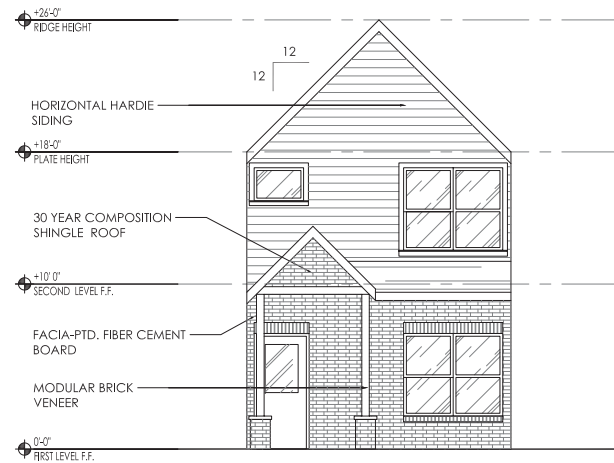
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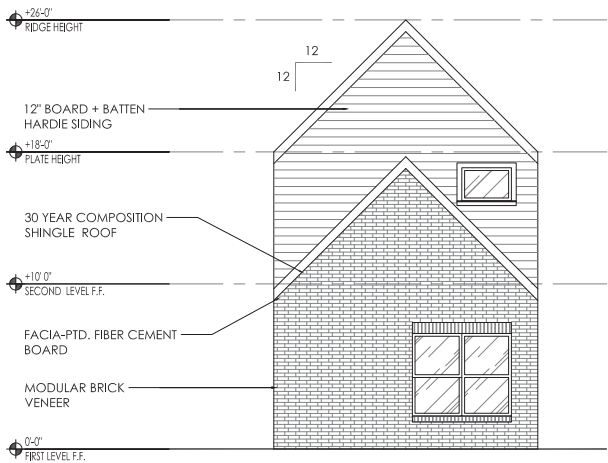
SIDE ELEVATION

ELEVATION	MATERIALS		REMARKS
	BRICK	FIBER CEMENT	
FRONT	105 S.F.	120 S.F.	
REAR	208 S.F.	115 S.F.	
SIDE	588 S.F.	0 S.F.	
TOTAL	901 S.F.	235 S.F.	79 % TOTAL BRICK ON ALL ELEVATIONS

NOTE: FACADE MATERIAL COLORS SHALL VARY WITHIN EVERY 10 UNITS. THE SAME COMBINATION OF MATERIALS COLORS SHALL NOT BE USED ON OTHER UNITS WITHIN FIVE (5) UNITS ON EITHER SIDE OF A GIVEN UNIT.



FRONT ELEVATION



REAR ELEVATION

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T.
2.997 ACRES

HABITAT FOR HUMANITY
MANSFIELD COTTAGES

301 SAYERS ST
MANSFIELD, TEXAS 76063

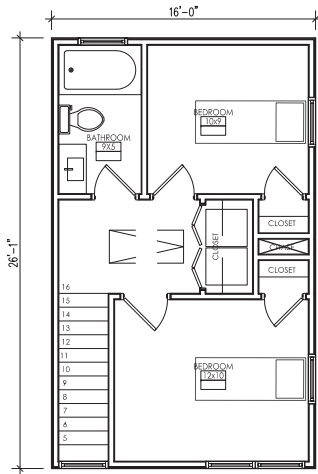
A.116H1
UNIT 16H1 PLANS

OWNER
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9333 N. NORMANDALE ST.
FORT WORTH, TX 76116

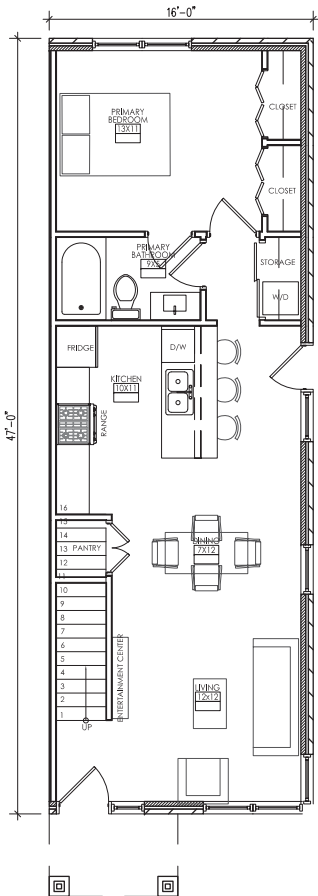
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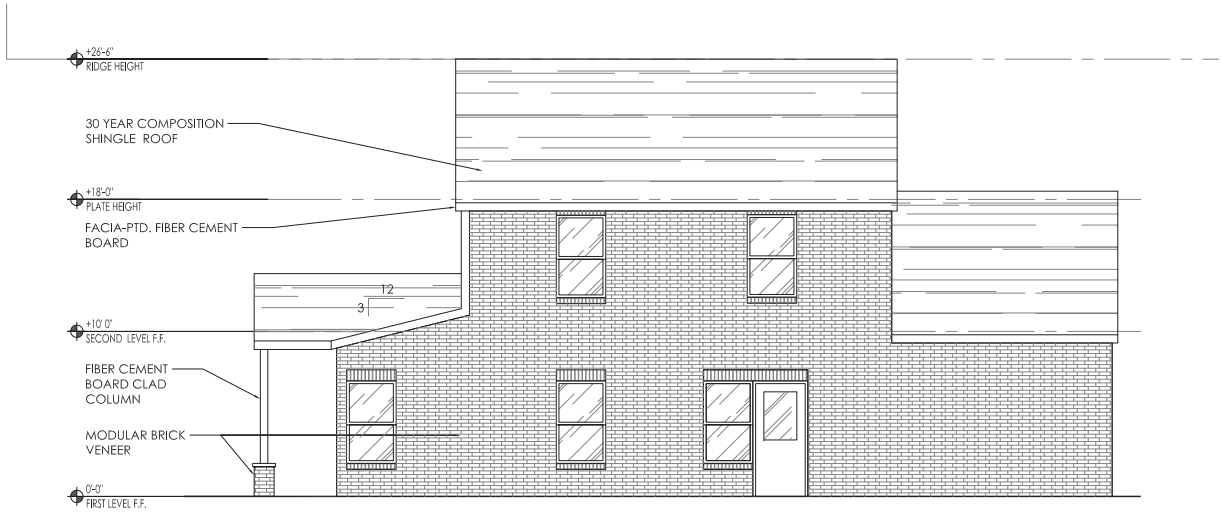
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FORT WORTH, TX 76104



2ND FLOOR



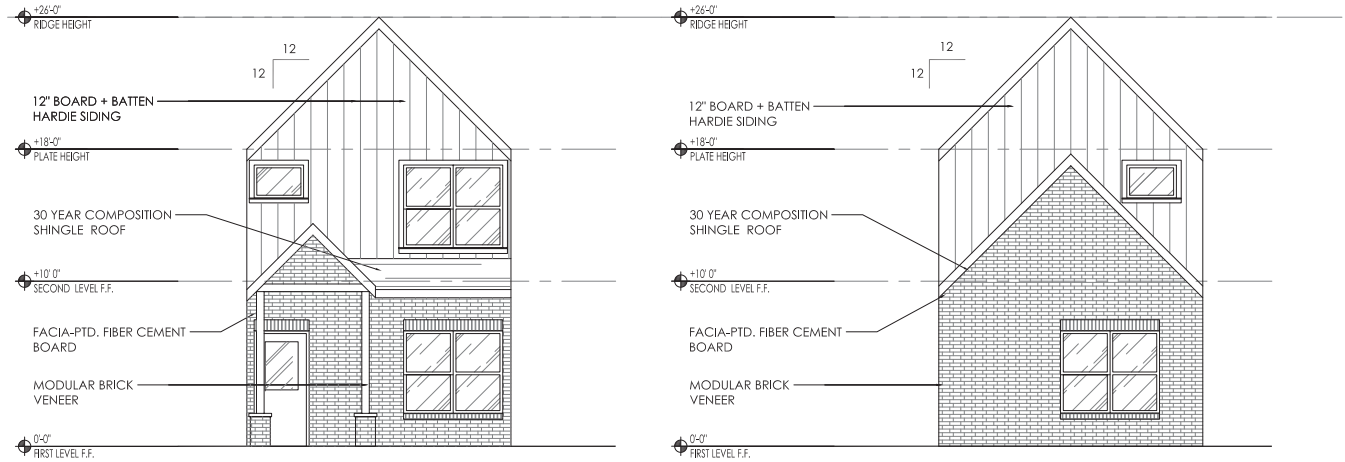
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SIDE ELEVATION

ELEVATION	MATERIALS		REMARKS
	BRICK	FIBER CEMENT	
FRONT	105 S.F.	120 S.F.	
REAR	208 S.F.	115 S.F.	
SIDE	606 S.F.	0 S.F.	
TOTAL	919 S.F.	235 S.F.	80 % TOTAL BRICK ON ALL ELEVATIONS

NOTE: FACADE MATERIAL COLORS SHALL VARY WITHIN EVERY 10 UNITS. THE SAME COMBINATION OF MATERIALS COLORS SHALL NOT BE USED ON OTHER UNITS WITHIN FIVE (5) UNITS ON EITHER SIDE OF A GIVEN UNIT.



FRONT ELEVATION

REAR ELEVATION

OWNER
CHRISTINE PANAGOPOULOS
TRINITY HABITAT FOR HUMANITY
(817)926-9219
C.PANAGOPOULOS@TRINITYHABITAT.ORG
9333 N. NORMANDELA ST.
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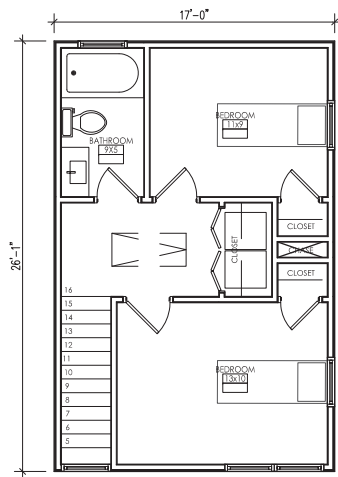
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LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T.
2.997 ACRES

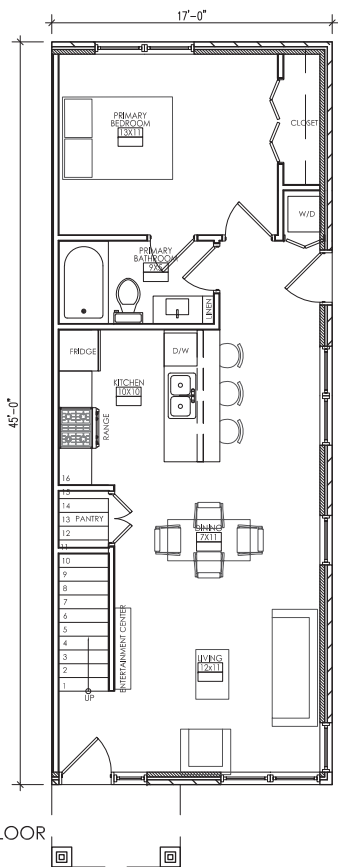
**HABITAT FOR HUMANITY
MANSFIELD COTTAGES**

301 SAYERS ST
MANSFIELD, TEXAS 76063

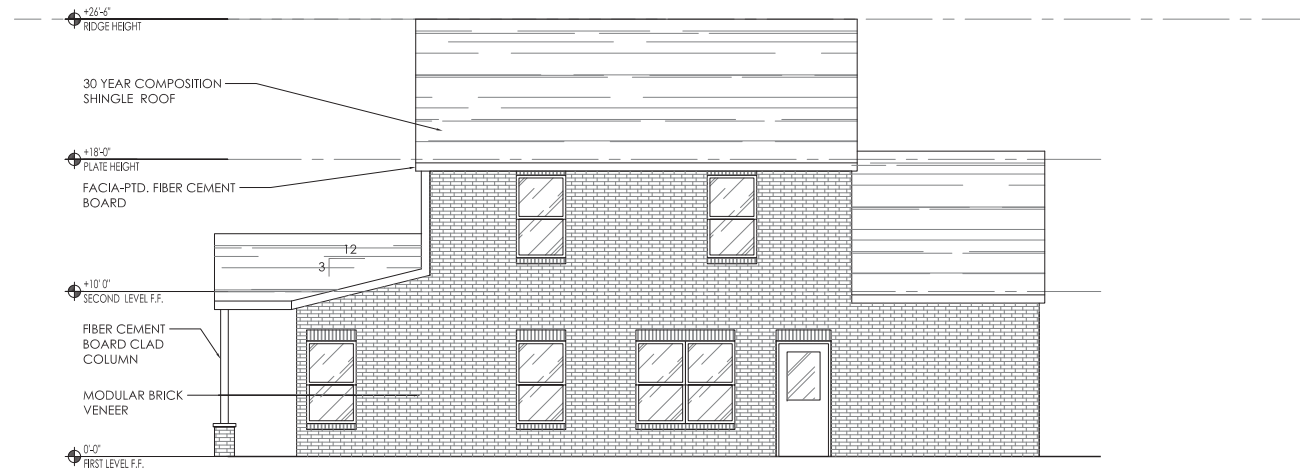
A.116H2
UNIT 16H2 PLANS



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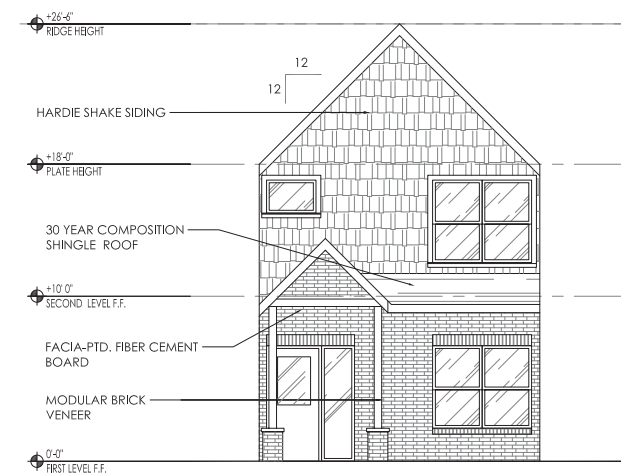
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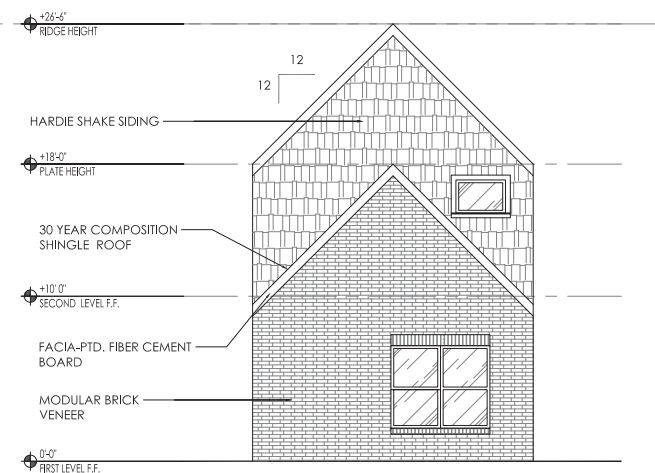
SIDE ELEVATION

ELEVATION	MATERIALS		REMARKS
	BRICK	FIBER CEMENT	
FRONT	104 S.F.	130 S.F.	
REAR	193 S.F.	126 S.F.	
SIDE	540 S.F.	0 S.F.	
TOTAL	837 S.F.	256 S.F.	76 % TOTAL BRICK ON ALL ELEVATIONS

NOTE: FACADE MATERIAL COLORS SHALL VARY WITHIN EVERY 10 UNITS. THE SAME COMBINATION OF MATERIALS COLORS SHALL NOT BE USED ON OTHER UNITS WITHIN FIVE (5) UNITS ON EITHER SIDE OF A GIVEN UNIT.



FRONT ELEVATION



REAR ELEVATION

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T.
2.997 ACRES

**HABITAT FOR HUMANITY
MANSFIELD COTTAGES**

301 SAYERS ST
MANSFIELD, TEXAS 76063

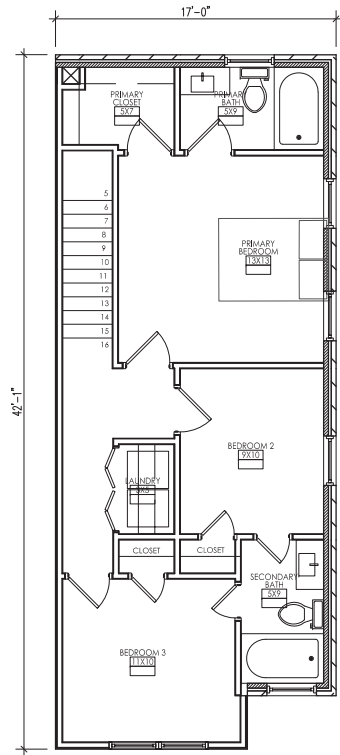
**A.117
UNIT 17 PLANS**

OWNER
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C.PANAGOPOULOS@TRINITYHABITAT.ORG
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FORT WORTH, TX 76116

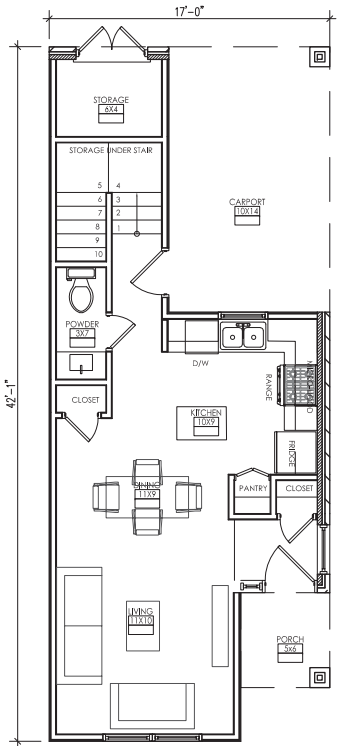
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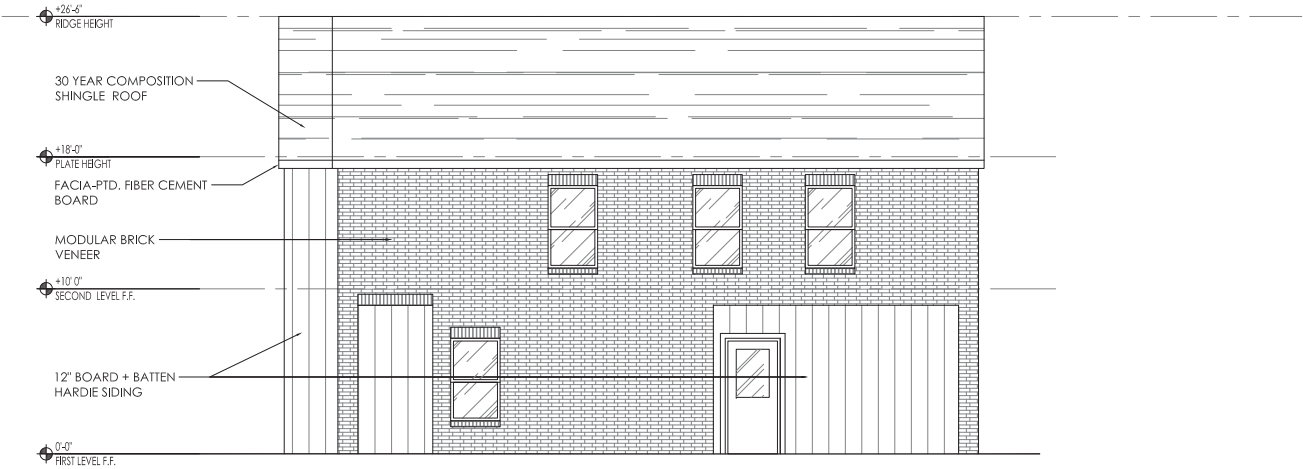
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901 SOUTH MAIN STREET
FORT WORTH, TX 76104



2ND FLOOR



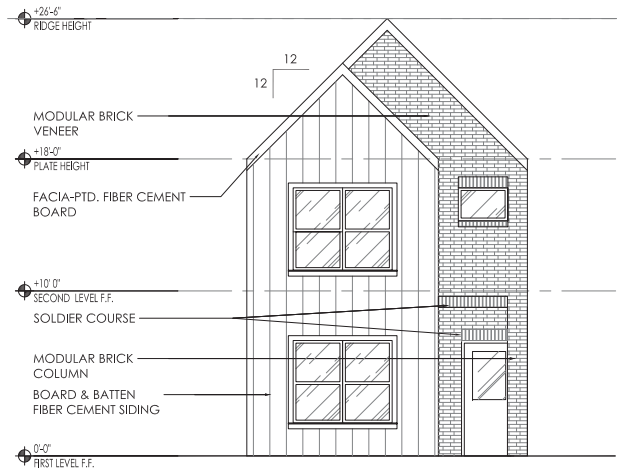
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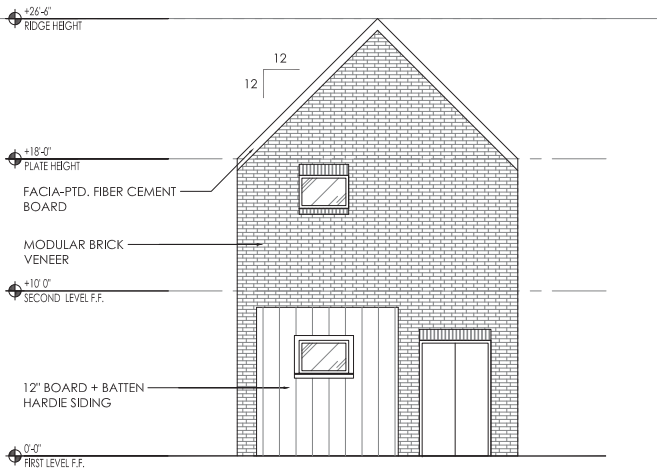
SIDE ELEVATION

ELEVATION	MATERIALS		REMARKS
	BRICK	FIBER CEMENT	
FRONT	98 S.F.	160 S.F.	
REAR	253 S.F.	68 S.F.	
SIDE	436 S.F.	246 S.F.	
TOTAL	787 S.F.	474 S.F.	62 % TOTAL BRICK ON ALL ELEVATIONS

NOTE: FACADE MATERIAL COLORS SHALL VARY WITHIN EVERY 10 UNITS. THE SAME COMBINATION OF MATERIALS COLORS SHALL NOT BE USED ON OTHER UNITS WITHIN FIVE (5) UNITS ON EITHER SIDE OF A GIVEN UNIT.



FRONT ELEVATION



REAR ELEVATION

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T.
2.997 ACRES

HABITAT FOR HUMANITY MANSFIELD COTTAGES

301 SAYERS ST
MANSFIELD, TEXAS 76063

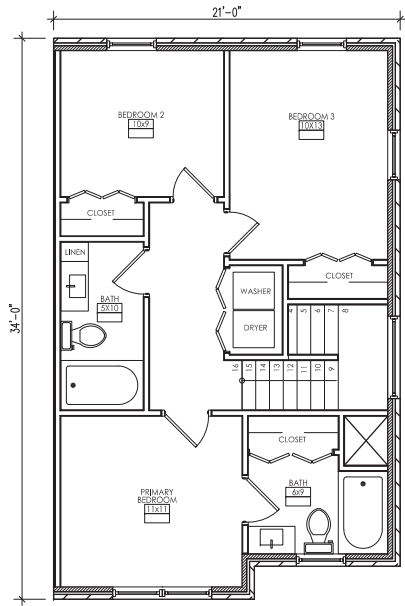
A.117C UNIT 17-C PLANS

OWNER
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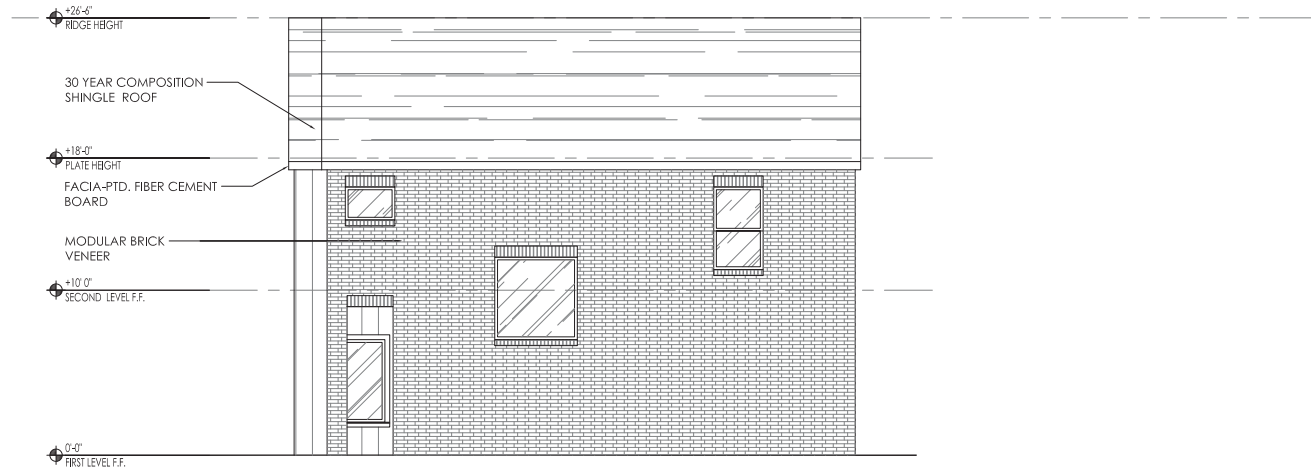
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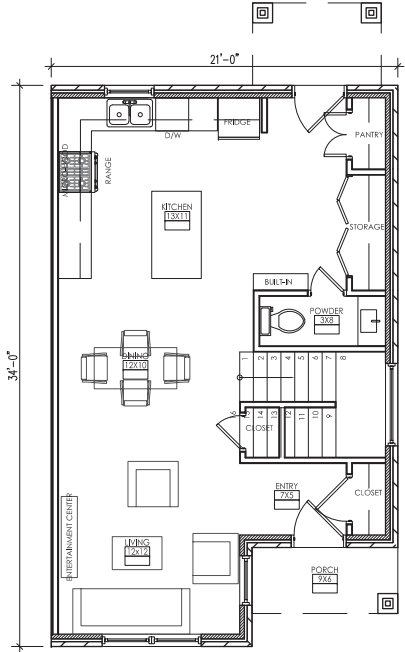
2ND FLOOR



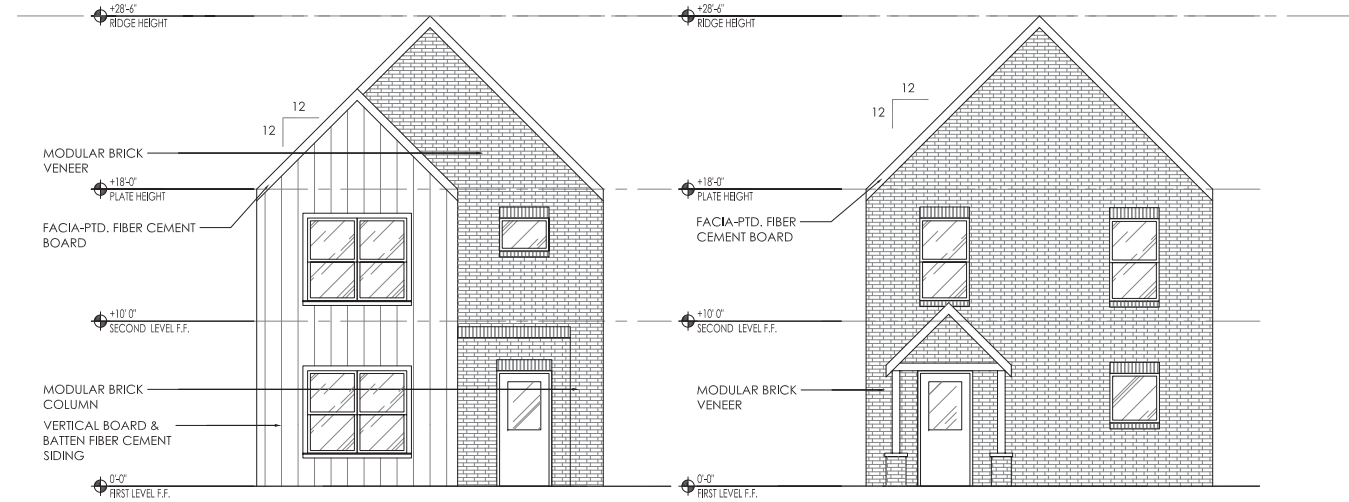
SIDE ELEVATION

ELEVATION	MATERIALS		REMARKS
	BRICK	FIBER CEMENT	
FRONT	206 S.F.	174 S.F.	
REAR	411 S.F.	0 S.F.	
SIDE	469 S.F.	70 S.F.	
TOTAL	1,086 S.F.	244 S.F.	82 % TOTAL BRICK ON ALL ELEVATIONS

NOTE: FACADE MATERIAL COLORS SHALL VARY WITHIN EVERY 10 UNITS. THE SAME COMBINATION OF MATERIALS COLORS SHALL NOT BE USED ON OTHER UNITS WITHIN FIVE (5) UNITS ON EITHER SIDE OF A GIVEN UNIT.



1ST FLOOR



FRONT ELEVATION

REAR ELEVATION

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T.
2.997 ACRES

**HABITAT FOR HUMANITY
MANSFIELD COTTAGES**

301 SAYERS ST
MANSFIELD, TEXAS 76063

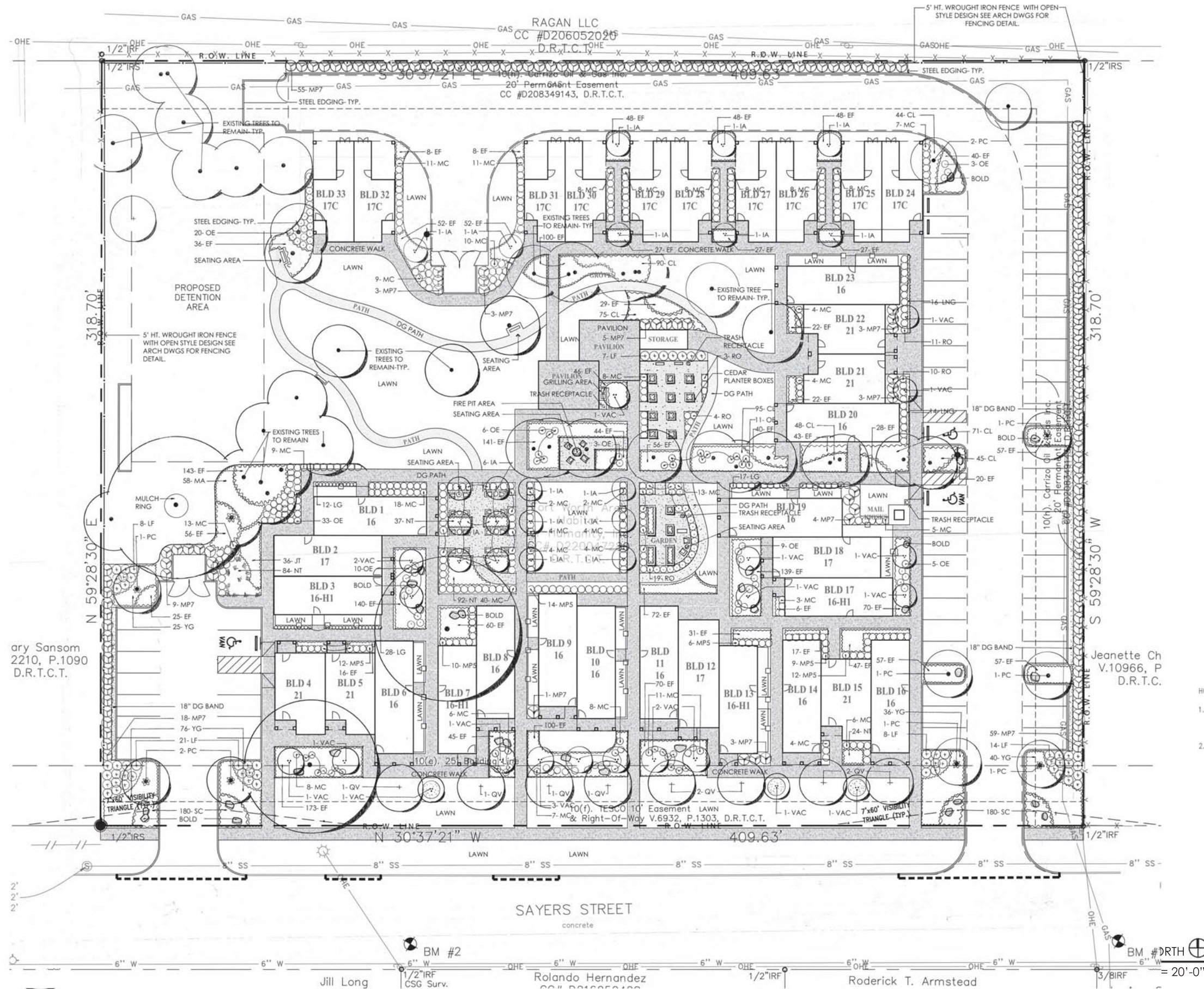
**A.121
UNIT 21 PLANS**

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HOMEOWNERS ASSOCIATION NOTES:

1. OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SCREENING FENCES, DRIVEWAYS, PARKING LOTS, SIDEWALKS, COMMON AREAS, AMENITY CENTERS, LANDSCAPING, HARDSCAPE IMPROVEMENTS, PAVILIONS, AND WALKING PATHS.
2. THE OWNER'S ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH THE CITY OF MANSFIELD POLICIES. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT. THE DOCUMENTS SHALL BE SUBMITTED IN A TIMELY MANNER TO ALLOW FOR A MINIMUM OF SIXTY (60) DAYS REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN DELAY OF CONSTRUCTION, ACCEPTANCE OF THE DEVELOPMENT OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS CAUSED BY THE FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T.
2.997 ACRES

HABITAT FOR HUMANITY MANSFIELD COTTAGES

301 SAYERS ST
MANSFIELD, TEXAS 76063

L-1.01
LANDSCAPE PLAN

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SUMMARY CHART – INTERIOR PARKING LOT LANDSCAPING	
# Of Required Parking Spaces	62
# Of Provided Parking Spaces	62
# of Tree Islands Provided	4
*Note any credits used in calculations: a.	
Other Comments: 1. 2.	

SUMMARY CHART – INTERIOR LANDSCAPE						
	Landscape Area (in Sq Ft)	% of Landscape Area	Canopy Trees	Ornamental Trees	Shrubs	Ground Cover (in Sq Ft)
LOT SIZE	129,600 SF (405 X 320)					
Required						
Provided	54,285 SF	42%	18	44	709	5,385
*Note any credits used in calculations: a.						
Other Comments: 1. I DIDN'T COME ACROSS ANY REQUIREMENT IN THE ZONING ORDINANCE. 2. IF THERE IS A REQUIREMENT, PLEASE DIRECT ME TO THE PG. SO I CAN MAKE REVISIONS. 3. I ONLY COUNTED PURPLE WINTERCREEPER AS A GROUND COVER (2,393 X 2.25)						

SUMMARY CHART - BUFFERYARDS/SETBACKS							
Location Of Buffer Yard or Setback	Required/ Provided	Length	Buffervard or Setback Width/Type	Canopy Trees	Ornamental Trees	Shrubs	Screening Wall/Device Height & Material
North	Required	405 LF	N/A	N/A	N/A	55	3' SHRUB
	Provided					55	
East	Required	320 LF	N/A	N/A	N/A	59	3' SHRUB
	Provided					59	3' SHRUB
South	Required	405 LF	LANDSCAPE	11	11		
	Provided		SETBACK	12	11		
West	Required	320 LF	N/A	N/A	N/A	18	3' SHRUB
	Provided					18	3' SHRUB
*Note any credits used in calculations: a. EXISTING 22" CAL. PECAN (4 TREES) + 8 CANOPY TREES TO MEET SOUT CANOPY TREE REQ.							
Other comments: 1. SHRUBS ON NORTH, EAST, AND WEST ARE MEANT TO SCREEN INTERIOR PARKING 2. 3.							

QTY	SYM	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
CANOPY TREES						
8	QV	LIVE OAK	QUERCUS VIRGINIANA	3.5" CAL.; 12' HT.; 5' SPRD.	AS SHOWN	CONTAINER GROWN; STRONG CENTRAL LEADER
10	PC	CHINESE PISTACHE	PISTACHIA CHENENSIS	3.5" CAL.; 12' HT.; 5' SPRD.	AS SHOWN	CONTAINER GROWN; STRONG CENTRAL LEADER
ORNAMENTAL TREES						
24	IA	EAGLESTON HOLLY	ILEX X ATTENUATA 'EAGLESTON'	2" CAL.; 8' HT. ; 5' SPRD.	AS SHOWN	TREE-FORM; CONTAINER GROWN; STRONG CENTRAL LEADER
20	VAC	VITEX	VITEX AGNUS-CASTUS	2" CAL.; 8' HT.; 5' SPRD.	AS SHOWN	CONTAINER GROWN; STRONG CENTRAL LEADER
SHRUBS						
166	MP7	DWARF WAX MYRTLE	MYRICA PUSILLA	7 GAL.	60" O.C.	FULL; CONTAINER GROWN
50	LF	TEXAS SAGE 'GREEN CLOUD'	LEUCOPHYLLUM FRUTESCENS	5 GAL.	48" O.C.	FULL; CONTAINER GROWN
283	MC	GULF MUHLY	MUHLENBERGIA CAPILLARIS	5 GAL.	36" O.C.	FULL; CONTAINER GROWN
63	MP5	DWARF WAX MYRTLE	MYRICA PUSILLA	5 GAL.	36" O.C.	FULL; CONTAINER GROWN
100	OE	SPINELESS PRICKLY PEAR	OPUNTIA ELLISIANA	5 GAL.	36" O.C.	FULL; CONTAINER GROWN
47	RO	UPRIGHT ROSEMARY	ROSEMARINUS OFFICINALIS	5 GAL.	36" O.C.	FULL; CONTAINER GROWN
DWARF SHRUBS / PERENNIALS / GROUNDCOVER						
57	LG	GIANT LIRIOPE	LIRIOPE GIGANTEA	3 GAL.	24" O.C.	FULL; CONTAINER GROWN
36	JT	BLUE DART JUNCUS	JUNCUS TENUIS 'BLUE DART'	3 GAL.	24" O.C.	FULL; CONTAINER GROWN
58	MA	TURKS CAP	MELOCACTUS AZUREUS	3 GAL.	24" O.C.	FULL; CONTAINER GROWN
233	NT	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	3 GAL.	18" O.C.	FULL; CONTAINER GROWN
177	YG	SPANISH DAGGER YUCCA	YUCCA GLORIOSA	3 GAL.	30" O.C.	FULL; CONTAINER GROWN
468	CL	INLAND SEA OATS	CHASMANTHIUM LATIFOLIUM	1 GAL.	18" O.C.	FULL; CONTAINER GROWN
2,393	EF	PURPLE WINTERCREEPER	EUONYMUS FORTUNEI	1 GAL.	18" O.C.	FULL; CONTAINER GROWN
38	LNG	NEW GOLD LANTANA	LANTANA 'NEW GOLD'	1 GAL.	24" O.C.	FULL; CONTAINER GROWN
180 (SF)	SC	SEASONAL COLOR	TBD	4" POTS	6-8" O.C.	FULL; CONTAINER GROWN
LAWN						
		BERMUDA SOD	CYNODON DACTYLON			
QTY	SYM	DESCRIPTION				NOTES
HARDSCAPE AND SITE FURNISHINGS ITEMS						
	BOLD	MOSS BOULDERS		AVG. 30" DIA.		
		RAISED CEDAR PLANTER BOXES				WESTERN RED CEDAR
		CONCRETE WALKS		VARIES		MEDIUM-BROOM FINISH
		DECOMPOSED GRANITE PATH		5' W, 4" DEPTH		FILTER FABRIC BENEATH; COMPACT IN 2" LIFTS
		STEEL EDGING		1/8"X4"		BLACK; POWDERCOATED

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2.997 ACRES

HABITAT FOR HUMANITY
MANSFIELD COTTAGES

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MANSFIELD, TEXAS 76063

L-2.01
LANDSCAPE PLANT LIST
AND TABULATIONS

ZC#20-021
Exhibit D

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