

### **CITY OF MANSFIELD**

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

### **Meeting Agenda - Final**

### **Planning and Zoning Commission**

Monday, August 16, 2021

6:00 PM

**City Hall Council Chambers** 

### IMMEDIATELY FOLLOWING THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE MEETING

### 1. CALL TO ORDER

### 2. APPROVAL OF MINUTES

21-4220

Minutes - Approval of the August 2, 2021 Planning and Zoning Commission Meeting Minutes

Attachments: Meeting Minutes Aug-02-2021.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. CONSENT AGENDA

21-4225

SD#21-033: Final Plat of Damascus Gardens, on 4.0 acres located at 2349 N. Holland Road; Bannister Engineering, LLC, engineer and Allabadidi Foundation, owner

Attachments: Final Plat .pdf

### 5. PUBLIC HEARINGS

21-4221

SUP#21-002: Public hearing for a request for a Specific Use Permit (SUP) for an Eating Place with Drive-Through Service on 0.99 acres out of the Samuel West Survey, Abstract No. 1648, Tarrant County, TX, generally located on the west side of FM 157, approximately 900 feet south of Turner Warnell Rd; 400 feet north of Rosebrook Drive; Mazidji Group, engineer; DFL Properties One, LLC, developer; Mansfield Corridor LLC, owner

Attachments: Maps and Supporting Information.pdf

EXHIBIT A.pdf
EXHIBIT B - E.pdf

21-4222

SUP#21-003: Public hearing for a request for a Specific Use Permit for a center for substance abuse patients on approximately 3.69 acres known as Lot 4R3-2, Block 1 of Mansfield Hospital, located at 1776 N US 287; Pat Norris of Norris Development, Inc. (project manager) and Doug Weiss of Gallus Medical (developer/business operator) on behalf of Robert Milligan and Shontea Price of Healthcare Trust of America, Inc. (owner)

Attachments: Maps and Supporting Information.pdf

Exhibit A - Property Description.pdf

Exhibit B - Site Plan & Floor Plan.pdf

Exhibit C - Building Photos.pdf

Exhibit D - Landscape Plan.pdf

Exhibit E - Additional Notes on Business Operations revised.pdf

21-4223

ZC#21-012: Public hearing for a change of zoning from PD Planned Development District to PD Planned Development District for eating place with drive-through service uses on approximately 0.71 acres known as Lot 2, Block 1 of Broad Street Marketplace, located at 3121 E Broad St.; Hailey Vaughn of Plaza Street Partners, LLC (developer), Andrew Gribble of Kimley-Horn and Associates, Inc. (engineer/landscape architect), and Aaron King of Torgerson Design Partners (architect) on behalf of Fernando De Leon of LG Broad Cannon, LLC (owner)

**<u>Attachments:</u>** Maps and Supporting Information.pdf

Exhibit A - Property Description.pdf

Exhibit B - Development Plan.pdf

Exhibit C - Floor Plan, Elevations, and Perspectives.pdf

Exhibit D - Landscape Plan.pdf

Exhibit E - Sign Plan.pdf

21-4224

OA#21-002: Public hearing to consider a proposed amendment of Sections 155.012, 155.054(B), Table F, Line 17 and 24, and 155.099 (B) (39) of the Mansfield Code of Ordinances regarding Non-Traditional Smoking Related Businesses and Tobacco Products Store.

Attachments: Ordinance for Tobacco Products Store (FINAL).docx Exhibit A Tobacco Products Store Table F.xls

- 6. **COMMISSION ANNOUNCEMENTS**
- 7. STAFF ANNOUNCEMENTS
- 8. ADJOURNMENT OF MEETING
- NEXT MEETING DATE: Tuesday, September 7, 2021 9.

with no lurther business, Chairman Knight a	adjourned the meeting at 8:23 p.m.
Kent Knight, Chairman	

Jennifer Johnston, Development Coordinator

<sup>\*</sup> 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,

<sup>\*</sup> 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: 21-4220

Agenda Date: 8/16/2021 Version: 1 Status: Passed

In Control: Planning and Zoning Commission File Type: Meeting Minutes

### Title

Minutes - Approval of the August 2, 2021 Planning and Zoning Commission Meeting Minutes

### **Description/History**

The minutes of the August 2, 2021 Planning and Zoning Commission meeting are in DRAFT form and will not become effective until approved by the Board at this meeting.



### **CITY OF MANSFIELD**

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

### **Meeting Minutes - Draft**

### **Planning and Zoning Commission**

Monday, August 2, 2021

6:00 PM

**City Hall Council Chambers** 

### 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 the date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

#### Staff:

Jason Alexander, Director of Planning Arty Wheaton-Rodriguez, Assistant Director of Planning Art Wright, Planner Andrew Bogda,Planner Shirley Emerson, Planner 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

21-4193 Minutes - Approval of the July 19, 2021 Planning and Zoning Commission Meeting Minutes

Commissioner Gilmore made a motion to approve the July 19, 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. <u>CITIZENS COMMENTS</u>

None

### 4. CONSENT AGENDA

21-4194

SD#21-028: Final Plat of JLB Mansfield; Ryan Conway of JLB Partners, LLC (developer) and Joe Lehman of Spiars Engineering, Inc. (engineer/surveyor) on behalf of Mike Sellers of First Baptist Church of Mansfield; John C. Arnold of Fifteen Oaks Mansfield, L.P.; and Michael P. Collini (owners)

Commissioner Groll made a motion to approve the plat as presented. Commissioner Mainer 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. PUBLIC HEARINGS

21-4196

SUP#21-004: Public hearing and consideration of a request for a Specific Use Permit for a Fix It Shop and Used Merchandise Store on approximately 0.837 acres being Lot 3R-1A, Block 1, Wal-Mart Neighborhood Market Addition located at 2891 Matlock Road; Cyndi Bembenek on behalf of Cheney & Mathes Properties, owner, and Ubreakifix, proposed tenant

Mr. Wright gave a presentation and was available for questions.

Chairman Knight opened the public hearing at 6:06 pm and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Knight closed the public hearing at 6:06 pm.

Vice Chairman Axen made a motion to approve the plat with the conditions 1) The Fix-It Shop and Used Merchandize Sales use be limited to 1,247 square feet in the shopping center under this SUP; and 2) that the two mobile units must be parked on the north side of the building in the parking spaces furthest from Matlock Road. Commissioner Mainer 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

#### 21-4195

ZC#21-004: **Public** PR. hearing for а change of zoning from District and SF-12/22, Single-Family Pre-Development Residential District to PD, Planned Development District for single-family residential uses on approximately 277.961 acres out of the Margaret Rockerfellow Survey, Abstract No. 1267, Tarrant County, TX, located on the south side of Newt Patterson Rd. and the Union Pacific Railroad at 1669, 1671, 1791, 1821, and 1901 Newt Patterson Rd.; Bryce Eckeberger of Kimley-Horn (engineer/planner) and Matt Johnson of WPC Acquisitions, Inc. (developer) on behalf of Minh Tran; Jacob Back, Jr.; Harvey Back; and Gregory Rawdon (owners)

Mr. Bogda gave a presentation and was available for questions.

Mr. Eckeberger and Mr. Johnson gave a presentation and were available for questions.

Chairman Knight opened the public hearing at 6:47 pm and called for anyone wishing to speak to come forward.

Joan Cain of 1942 Newt Patterson Rd. Mansfield, TX spoke in opposition.

Doug Cain of 1942 Newt Patterson Rd. Mansfield, TX spoke in opposition.

Sally Sutterfield of 1830 Newt Patterson Rd. Mansfield, TX spoke in opposition.

Derrell Shastid of 1668 Newt Patterson Rd. Mansfield, TX spoke in opposition.

Alison Goodson of 850 Newt Patterson Rd. Mansfield, TX spoke in opposition.

Harvey Back of 1821 Newt Patterson Rd. Mansfield, TX spoke in support.

Marvin Kahlden of 531 Newt Patterson Rd. Mansfield, TX spoke in opposition.

Oho Schroeder of 2101-09 Newt Patterson Rd. Mansfield, TX spoke in opposition.

Steven Maffetone of 504 Turnstone Dr. Mansfield, TX spoke in opposition.

Ashley Blades of 845 Newt Patterson Rd. Mansfield, TX spoke in opposition.

Amalia Cervantes of 1239 Newt Patterson Rd. Mansfield, TX spoke in opposition.

Paul Ramnik of 506 Turnstone Dr. Mansfield, TX spoke in opposition.

Seeing no others come forward to speak, Chairman Knight closed the public hearing at 7:28 pm.

Commissioner Groll made a motion to deny the application as presented. Motion failed for no second.

Commissioner Gilmore made a motion to approve the zoning change with staff recommendations. Commissioner Mainer seconded the motion which carried by the following vote:

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Aye: 3 - Kent Knight; Justin Gilmore and Michael Mainer

Nay: 2 - Blake Axen and Stephen Groll

Absent: 2 - Anne Weydeck and David Goodwin

Abstain: 0

### 6. COMMISSION ANNOUNCEMENTS

None

### 7. STAFF ANNOUNCEMENTS

Planning Director Jason Alexander advised the Commission of the following:

- •SUP#20-019 7- Eleven at Broad and Matlock was approved
- •ZC#21-006 Grossman Design Building was approved at first reading
- •Downtown Rezoning Rough Draft went live on the city website on July 28th.

### 8. ADJOURNMENT OF MEETING

Commissioner Mainer made a motion to adjourn the meeting. 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

With no further business. Chairman Knight adiourned the meeting at 8:29	9 p.m.
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Kent Knight, Chairman

Jennifer Johnston, Development Coordinator

CITY OF MANSFIELD Page 4



### **CITY OF MANSFIELD**

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### STAFF REPORT

**File Number: 21-4225** 

Agenda Date: 8/16/2021 Version: 1 Status: Passed

In Control: Planning and Zoning Commission File Type: Plat

#### Title

SD#21-033: Final Plat of Damascus Gardens, on 4.0 acres located at 2349 N. Holland Road; Bannister Engineering, LLC, engineer and Allabadidi Foundation, owner

### **Description/History**

The purpose of this plat is to create 9 single-family residential lots and 3 open space lots. The property is 4.0 acres and zoned PD for single-family residential uses. All residential lots meet the minimum lot area, width and depth required by the PD. The developer will be dedicating 25 feet of right-of-way for North Holland Road and for the internal residential street.

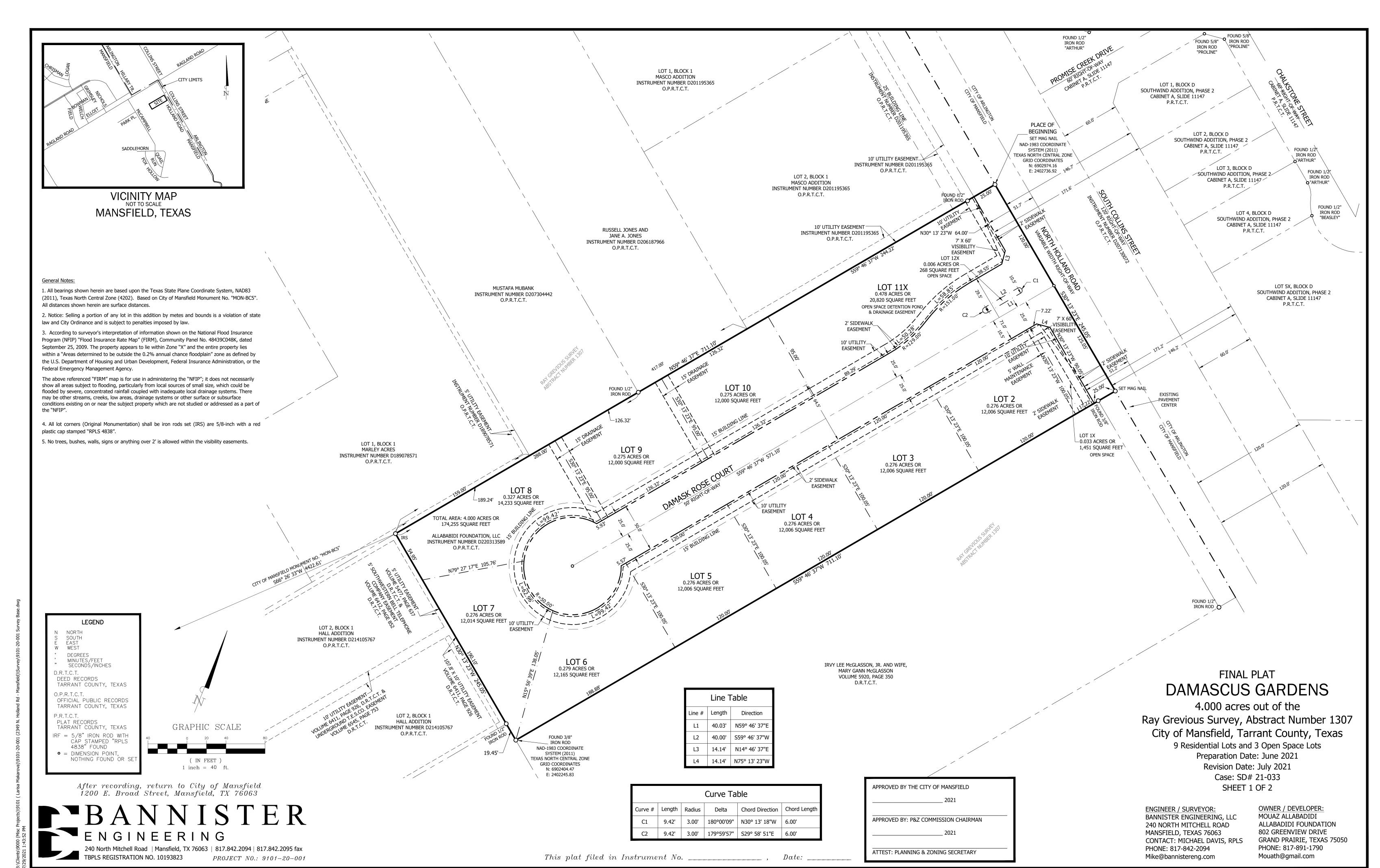
Although the digital copy of the plat in the Commission's packet has no signatures, the filing copy has been signed. The plat meets the requirements of the Subdivision Control Ordinance.

### Recommendation

Staff recommends approval.

### **Attachments**

Final Plat



**BEGINNING** at a mag nail set in asphalt pavement for the Northeasterly corner of said Allababidi Foundation tract, same being a point in North Holland Road, previously known as County Road 2011 (variable width right-of-way);

**THENCE** South 30 degrees 13 minutes 23 seconds East with the Northeasterly line of said Allababidi Foundation tract and with said North Holland Road, a distance of 245.05 feet to a mag nail set in asphalt pavement for the Southeasterly corner of said Allababidi Foundation tract, same being the Northeasterly corner of that certain tract of land described in a Warranty Deed to Irvy Lee McGlasson, Jr. and wife, Mary Gann McGlasson (hereinafter referred to as McGlasson tract), as recorded in Volume 5920, Page 350, Deed Records, Tarrant County, Texas;

**THENCE** South 59 degrees 46 minutes 37 seconds West, departing said North Holland Road, with the common line between said Allababidi Foundation tract and said McGlasson tract, a distance of 711.10 feet to a three-eighths inch iron rod found for the Southwesterly corner of said Allababidi Foundation tract, same being the Northwesterly corner of said McGlasson tract, same also being the Northeasterly line of that certain tract of land described in a Warranty Deed with Vendor's Lien to Johnny E. Wright and Nancy L. Wright (hereinafter referred to as Wright tract), as recorded in Instrument Number D215191509, O.P.R.T.C.T.;

**THENCE** North 30 degrees 13 minutes 23 seconds West with the common line between said Allababidi Foundation tract and said Wright tract, pass at a distance of 19.45 feet, a one-half inch iron rod found for the Northeasterly corner of said Wright tract, same being the Southeasterly corner of that certain tract of land described as Hall Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D214105767, O.P.R.T.C.T., continue with said course, the common line between said Allababidi Foundation tract and said Hall Addition for a total distance of 245.05 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northwesterly corner of said Allababidi Foundation tract, same being the Northeasterly corner of said Hall Addition, same also being the Southeasterly line of that certain tract of land described as Marley Acres, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D189078571, O.P.R.T.C.T.;

**THENCE** North 59 degrees 46 minutes 37 seconds East with the common line between said Allababidi Foundation tract and said Marley Acres, pass at a distance of 159.00 feet, the Southeasterly corner of said Marley Acres, same being the Southwesterly corner of that certain tract of land described in a deed to Mustafa Mubank (hereinafter referred to as Mubank tract), as recorded in Instrument Number D207304442, O.P.R.T.C.T., continue with said course, the common line between said Allababidi Foundation tract and said Mubank tract, pass at a distance of 288.00 feet, a one-half inch iron rod found for the Southeasterly corner of said Mubank tract, same being the Southwesterly corner of that certain tract of land described in a deed to Ruseel Jones and Jane A. Jones (hereinafter referred to as Jones tract), as recorded in Instrument Number D206187966, O.P.R.T.C.T., continue with said course, the common line between said Allababidi Foundation tract and said Jones tract, pass at a distance of 417.00 feet, the Southeasterly corner of said Jones tract, same being the Southwesterly corner of that certain tract of land described as Masco Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D201195365, O.P.R.T.C.T., continue with said course, the common line between said Allababidi Foundation tract and said Masco Addition for a total distance of 711.10 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 4.000 acres (174,255 square feet) of land.

### 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 OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **ALLababidi Foundation**, 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 **DAMASCUS GARDENS**, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

**ALLababidi Foundation** 

Notary Public, The State of Texas

Ву:					
Name: Mouaz Al	lababidi, Vice Pres	ident			
STATE OF TEXAS	ξ				
COUNTY OF		§			
whose name is subscri	ibed to the forego	on this day personally aping instrument, and acknessed, in the capacity the	owledged to me that	at he executed the sam	ne for the
GIVEN UNDER MY HAI	ND AND SEAL OF	OFFICE on this the	day of		_, 2021.

### SURVEYOR'S CERTIFICATION:

This is to certify that I, Michael Dan Davis, a Registered Professional Land Surveyor of the State of Texas, have platted the above described 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 the survey made by me or under my direction and supervision.

PRELIMINARY,

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

DATE: Michael Dan Davis Registered Professional Land Surveyor No. 4838 BANNISTER ENGINEERING, LLC T.B.P.L.S. REGISTRATION NO. 10193823



### FINAL PLAT DAMASCUS GARDENS

4.000 acres out of the Ray Grevious Survey, Abstract Number 1307 City of Mansfield, Tarrant County, Texas

9 Residential Lots and 3 Open Space Lots Preparation Date: June 2021 Revision Date: July 2021 Case: SD# 21-033 SHEET 2 OF 2

ENGINEER / SURVEYOR: BANNISTER ENGINEERING, LLC 240 NORTH MITCHELL ROAD MANSFIELD, TEXAS 76063 CONTACT: MICHAEL DAVIS, RPLS GRAND PRAIRIE, TEXAS 75050 PHONE: 817-842-2094 Mike@bannistereng.com

OWNER / DEVELOPER: MOUAZ ALLABADIDI ALLABADIDI FOUNDATION 802 GREENVIEW DRIVE PHONE: 817-891-1790 Mouath@gmail.com

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

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax PROJECT NO.: 9101-20-001

This plat filed in Instrument No. \_\_\_\_\_, Date: \_\_\_\_,



### CITY OF MANSFIELD

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

### STAFF REPORT

File Number: 21-4221

Agenda Date: 8/16/2021 Version: 1 Status: Passed

In Control: Planning and Zoning Commission File Type: Zoning Case

#### **Title**

SUP#21-002: Public hearing for a request for a Specific Use Permit (SUP) for an Eating Place with Drive-Through Service on 0.99 acres out of the Samuel West Survey, Abstract No. 1648, Tarrant County, TX, generally located on the west side of FM 157, approximately 900 feet south of Turner Warnell Rd; 400 feet north of Rosebrook Drive; Mazidji Group, engineer; DFL Properties One, LLC, developer; Mansfield Corridor LLC, owner

### **Description/History**

Existing Use: Vacant Land

Existing Zoning: C-2, Community Business District

Surrounding Land Use & Zoning:

North - Vacant land, C-2

South - Vacant land, C-2

East - FM 157; retail and restaurants, C-2

West - Residential, SF-8.4/16

#### **Comments and Considerations**

The applicant is proposing a Java Lounge Coffee Shop with a drive-through window. Java Lounge Coffee Shop will offer specialty coffees, beer, wine, gourmet sandwiches, baked goods, and other items. Because of the drive-through window an SUP is required.

### Site Plan (Exhibit B)

The site plan includes a 2,501 square foot building and a covered patio with a fireplace. The restaurant will be served by 36 parking spaces and 2 handicap spaces for total parking spaces of 38. This exceeds the parking requirement of 1 parking space per every 75 square feet for eating places with drive-through service as specified in Chapter 155.091 (B) (28) (5) (b) of the Code of Ordinances.

The dumpster enclosure will be constructed of stone with opaque gates to match the building.

There are common access easements provided to the vacant land to the north and south of this lot for future developments.

File Number: 21-4221

### Elevation Plans (Exhibit C)

The applicant has provided elevations for all facades of the building. The building materials primarily used for this building is stone and a ceramic tile that has the appearance of wood along with some stucco. The fascia board along the top of the structure will be constructed of metal and painted to match the building. The north elevation has an outdoor stone fireplace on the patio.

### Landscape Plans (Exhibit D)

The landscape plan meets the requirements of the Code of Ordinance including a 20 foot bufferyard along FM 157 and landscaping around the building as shown on Exhibit D.1. This property narrows towards the back where a drainage and sewer line easement is located. To screen the property from the residences the applicant will be planting trees in place of the normal screening wall to avoid conflicts with these easements.

#### Recommendation

This use is appropriate on a commercial corridor such as FM 157. The property has been vacant since the C-2 zoning was established. This project will hopefully encourage other commercial uses to be developed on the adjacent vacant land.

Staff recommends approval.

#### Attachments:

Maps and Supporting Information Exhibit A Exhibit B-E

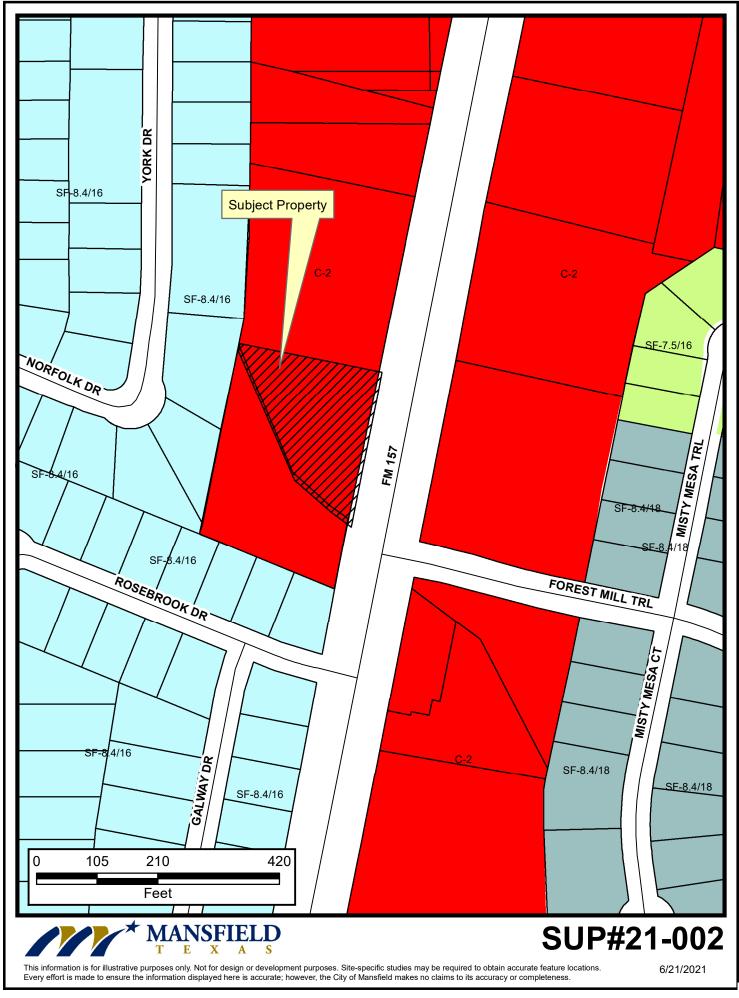




SUP#21-002

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

6/21/2021



### Property Owner Notification for SUP#21-002

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
COOPER SQUARE - MANSFIELD	BLK 1	LEVO CORPORATION	1202 CHESAPEAKE DR	MANSFIELD, TX	76063
COOPER SQUARE - MANSFIELD	BLK 1	RJS MARINE INC	2221 JUSTIN RD	FLOWER MOUND, TX	75028
FOREST MILL SOUTH ADDITION	BLK 1	BUNNYMOOSE LLC	2360 FM 157, 119 PMB 185	MANSFIELD, TX	76063
FOREST MILL SOUTH ADDITION	BLK 1	LFP PROPERTIES INC	7505 GLENVIEW DR STE 150	RICHLAND HILLS, TX	76180-8335
OAKVIEW ESTATES ADDITION	BLK A	BENEDICT, KEN	3205 YORK DR	MANSFIELD, TX	76063-7623
OAKVIEW ESTATES ADDITION	BLK A	MCDONALD, JAMES W	3203 YORK DR	MANSFIELD, TX	76063
OAKVIEW ESTATES ADDITION	BLK A	WRIGHT, DONALD	3201 YORK DR	MANSFIELD, TX	76063
OAKVIEW ESTATES ADDITION	BLK A	WRIGHT, DONALD	3201 YORK DR	MANSFIELD, TX	76063
OAKVIEW ESTATES ADDITION	BLK B	KEETCH, WES J	3204 YORK DR	MANSFIELD, TX	76063-7622
OAKVIEW ESTATES ADDITION	BLK B	MAHOFSKI, DAVID J	3202 YORK DR	MANSFIELD, TX	76063-7622
OAKVIEW ESTATES ADDITION	BLK B	NGUYEN, PHUONG	3200 YORK DR	MANSFIELD, TX	76063-7622
OAKVIEW ESTATES ADDITION	BLK B	KIRCHNER, STEVEN D	200 NORFOLK DR	MANSFIELD, TX	76063
TANGLEWOOD ADDITION- MANSFIELD	BLK 8	UY, GILBERT	1309 ROSEBROOK DR	MANSFIELD, TX	76063
TANGLEWOOD ADDITION- MANSFIELD	BLK 8	GOODRICH, LACHELLE	1311 ROSEBROOK DR	MANSFIELD, TX	76063
TANGLEWOOD ADDITION- MANSFIELD	BLK 8	CRUZ, JOSE L	1313 ROSEBROOK DR	MANSFIELD, TX	76063-7503
TANGLEWOOD ADDITION- MANSFIELD	BLK 8	MADLOCK-DENT, JANETTE	1315 ROSEBROOK DR	MANSFIELD, TX	76063
WEST, SAMUEL SURVEY	A 1648	MANSFIELD CORRIDOR LLC	2701 FM RD 157	MANSFIELD, TX	76063
WEST, SAMUEL SURVEY	A 1648	MANSFIELD CORRIDOR LLC	1019 WALNUT FALLS CIR	MANSFIELD, TX	76063

Monday, June 21, 2021

### **EXHIBIT A**

### METES AND BOUND LEGAL DESCRIPTION

**BEING** a tract situated in the Samuel West Survey, Abstract Number 148, City of Mansfield, Tarrant County, Texas, being part of the tract described in the deed to Mansfield Corridor, LLC, recorded in document number D217296953, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T), the subject tract being more particularly described as follows:

**BEGINNING** at a 1/2 inch rebar with cap stamped "WEIR" found at the southeast corner of said Mansfield Corridor tract, lying on the west right-of-way of FM Road number 157 (120' right-of-way as shown on Cabinet A, Slide 7459, Plat Records, Tarrant County, Texas);

**THENCE** with the south line of said Mansfield Corridor tract, NORTH 53 degrees 27 minutes 23 seconds WEST, a distance of 42.69 feet to a 1/2 inch rebar with pink plastic cap stamped "BARTON CHAPA" set (hereinafter "capped rebar set");

**THENCE** with the south line of said Mansfield Corridor tract, NORTH 48 degrees 56 minutes 02 seconds WEST, a distance of 84.14 feet to a 1/2 inch rebar with cap stamped "WEIR" found;

**THENCE** with the south line of said Mansfield Corridor tract, NORTH 23 degrees 32 minutes 48 seconds WEST, a distance of 242.49 feet to a 1/2 inch rebar with cap stamped "WEIR" found, lying on the east line of Lot 24, Block B, Oakview Estates, an addition in the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 2454, Plat Records, Tarrant County, Texas;

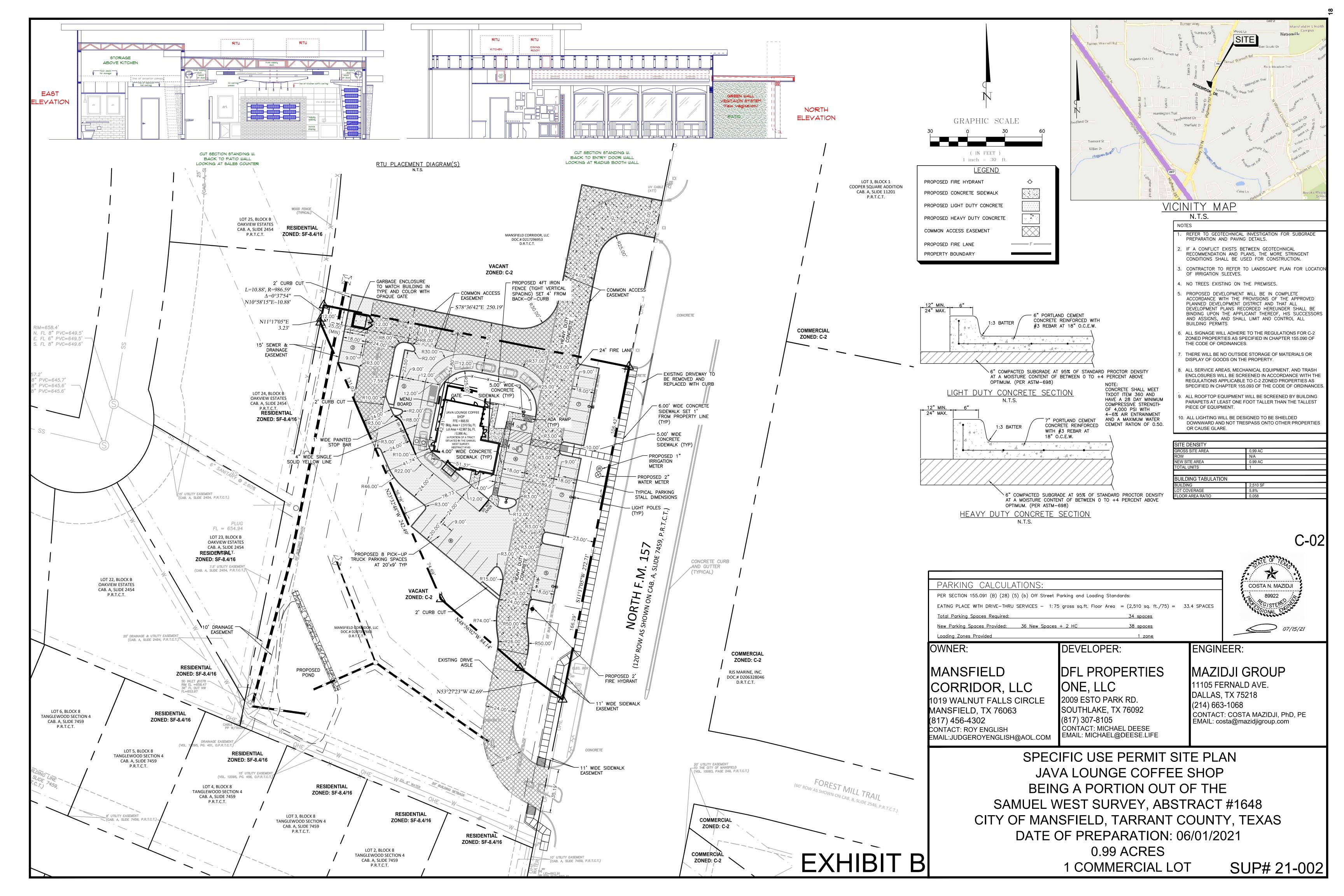
**THENCE** with the east line of said Lot 24, NORTH 11 degrees 17 minutes 05 seconds EAST, a distance of 3.23 feet to a 1/2 inch rebar with cap stamped "WEIR" found at the beginning of a curve to the left, having a radius of 986.59 feet, a central angle of 00 degrees 37 minutes 54 seconds, and a chord bearing and distance of NORTH 10 degrees 58 minutes 15 seconds EAST, 10.88 feet;

THENCE along the arc of said curve, an arc distance of 10.88 feet to a capped rebar set;

**THENCE** through the interior of said Mansfield Corridor tract, SOUTH 78 degrees 36 minutes 42 seconds EAST, a distance of 250.19 feet to a capped rebar set on the west right-of-way of said FM Road number 157;

**THENCE** with the west right-of-way of said FM Road number 157, SOUTH 11 degrees 17 minutes 05 seconds WEST, a distance of 272.71 feet, returning to the **POINT OF BEGINNING** and enclosing 0.986 acres (42,967 square feet) of land, more or less.





MASONRY PERCENTAGE: (STONE)

49%

FRONT
METAL: 102.1 SQ.FT.

STONE: 428.2 SQ.FT. SIDING: 253.1 SQ.FT. STUCCO: 62.1 SQ.FT. EXHIBIT 'C-1'

SUP#21-002

TOTAL: 845.5 SQ.FT.





Front Elevation

(EAST)



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214.459.3292 P www.brussodesigns.com

### Java Lounge Coffee Shop

Being a portion out of the Samuel West Survey, Abstract 1648
City of Mansfield, Tarrant County, Texas and
06-22-2021
0.99 acres - 1 Commercial Lot

No.	Description	Date
2	SUP Submittal	06/02/21
3	SUP Submittal	06/22/21
4	SUP Submittal	07/16/21

EXTERI	OR ELEVA	ΓIONS
BRD Project No.	002-21	
Date	07/16/21	SK-301
Drawn by	Author	<b>3</b> 1 ( <b>3</b> )

SUP#21-002

Case No.

PATIO

METAL: 176.6 SQ.FT. STONE: 141.7 SQ.FT.

SIDING: 109.9 SQ.FT. STUCCO: 498.3 SQ.FT. TOTAL: 926.5 SQ.FT. EXHIBIT 'C-2' SUP#21-002

MASONRY PERCENTAGE: (STONE)

15%





Patio Elevation

(NORTH)



b.russo designs

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### Java Lounge Coffee Shop

### **ELEVATION**

Being a portion out of the Samuel West Survey, Abstract 1648
City of Mansfield, Tarrant County, Texas and
06-22-2021
0.99 acres - 1 Commercial Lot

No.	Description	Date
2	SUP Submittal	06/02/21
3	SUP Submittal	06/22/21
4	SUP Submittal	07/16/21

EXTERI	OR ELEVA	ΓIONS
BRD Project No.	002-21	01/ 00/
Date	07/16/21	SK-300
Drawn hy	Author	0.000

Scale

SUP#21-002

Case No.

MASONRY PERCENTAGE: (STONE)

GE: METAL: 102.1 SQ.FT. STONE: 428.2 SQ.FT.

REAR

EXHIBIT 'C-3' SUP#21-002

STONE: 428.2 SQ.FT.
SIDING: 253.1 SQ.FT.
STUCCO: 62.1 SQ.FT.
TOTAL: 845.5 SQ.FT.



1

Rear Elevation

( NORTHWEST)



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### Java Lounge Coffee Shop

Being a portion out of the Samuel West Survey, Abstract 1648
City of Mansfield, Tarrant County, Texas and

06-22-2021	
.99 acres - 1 Commercial Lo	ot

No.	Description	Date
2	SUP Submittal	06/02/21
3	SUP Submittal	06/22/21
4	SUP Submittal	07/16/21

EXTERIOR ELEVATIONS			
BRD Project No.	002-21		
Date 07/16/21 SK-302			
Drawn by	Author	011002	
Case No.	Checker	Scale	

MASONRY PERCENTAGE: (STONE)

DRIVE THRU
METAL: 76.3 SQ.FT.
STONE: 527.3 SQ.FT.
SIDING: 352.8 SQ.FT.
STUCCO: 0 SQ.FT.
TOTAL: 956.4 SQ.FT.

EXHIBIT 'C-4' SUP#21-002







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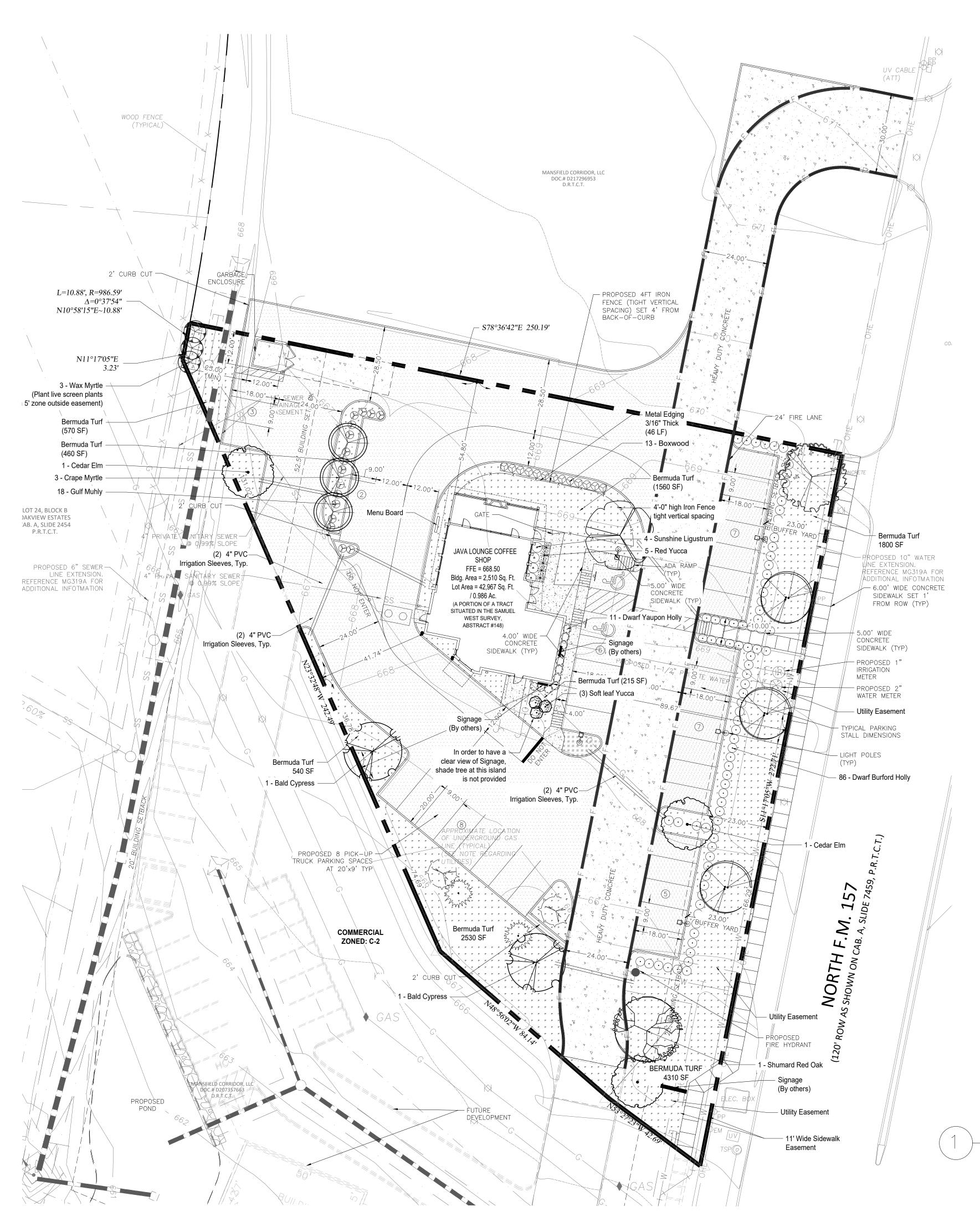
214.459.3292 P www.brussodesigns.com

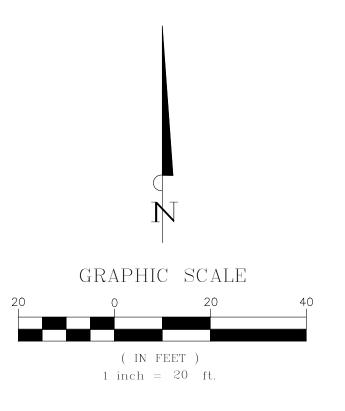
### Java Lounge Coffee Shop

Being a portion out of the Samuel West Survey, Abstract 1648
City of Mansfield, Tarrant County, Texas and
06-22-2021
0.99 acres - 1 Commercial Lot

No.	Description	Date
2	SUP Submittal	06/02/21
3	SUP Submittal	06/22/21
4	SUP Submittal	07/16/21

EXTERIOR ELEVATIONS				
BRD Project No.	002-21			
Date	07/16/21	SK-303		
Drawn by	Author			
Case No.	Checker	Scale		





### SHADE TREES

Bu

Bur Oak

Shumard's Red Oak

Drake Elm

Chinese pistache

Cedar Elm

### ORNAMENTAL TREES

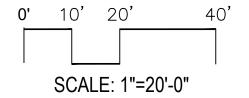
Yaupon Holly
Vitex

Wax Myrtle

### LAWN GRASS

Bermuda Grass

4" PVC Irrigation Sleeves



# North

### Irrigation Requirements

Trees bubblers ring to be installed around each tree (refer irrigation plan).
 Underground automatic sprinkling system will be provided.
 System designed and installed according to TCEQ laws and regulations providing for 100% coverage on all landscape and turf. the system shall include freeze and moisture sensors.

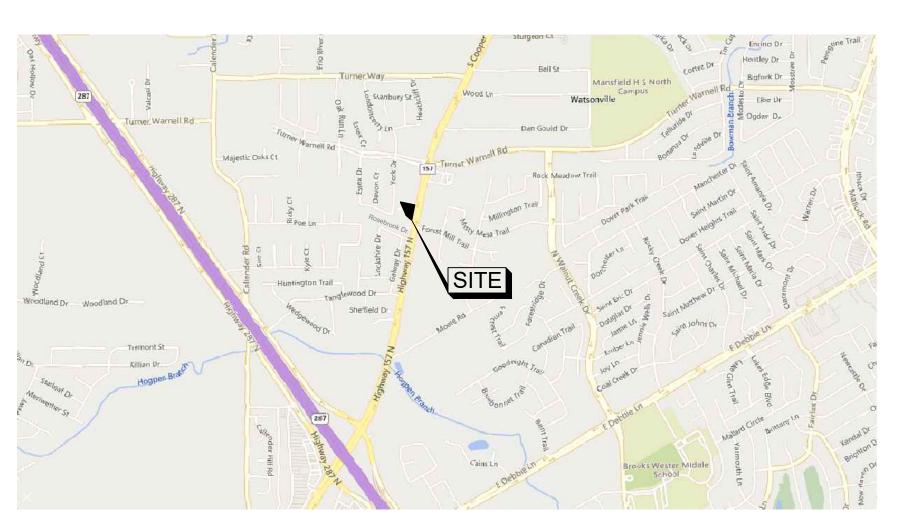
### LANDSCAPE DESIGN:

### DEEPA DESIGN

LANSCAPE DESIGN & BUILT FRISCO, TX (972)-639-6745

CONTACT: DEEPA KOSHALEY EMAIL: deepadesignscape@gmail.com





VICINITY MAP

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES
SHADE TREE				
Quercus macrocarpa			3.5" cal., 7' Height	B. & B., Single trunk, Well branched with Central Leader
Quercus shumardii	Shumard's Red Oak	1 EA.	3.5" cal., 7' Height	B. & B., Single trunk, Well branched with Central Leader
Ulmus parvifolia 'Drake'	Drake Elm	1 EA.	3.5" cal., 7' Height	B. & B., Single trunk, Well branched with Central Leader
Ulmus crassifolia	Cedar Elm	3 EA.	3.5" cal., 12'-14' Ht., 6'-7' Spread	B. & B., Single trunk, Well branched with Central Leader, 6' branching height
Taxodium distichum	m distichum Bald Cypress		3.5" cal., 12'-14' Ht., 6'-7' Spread	B. & B., Single trunk, Well branched with Central Leader, 6' branching height
Pistacia chinensis Chinese pistache		3 EA.	3.5" cal., 7' Height	B. & B., Single trunk, Well branched with Central Leader
ORNAMENTAL TREES				
llex vomitoria	Yaupon Holly (Tree form)	2 EA.	6' Ht. Min	B & B., Multi-trunk, 3 to 5 canes, 2" cal. Canes min., Well branched. Speciman
Lagerstroemia indica - 'Watermelon Red'			8'-10' Ht., 4'-5' Spread	B. & B., Multi-trunk, 3 to 5 canes, 1" cal. cane min. Well branched
Vitex agnus-castus	Texas Vitex	2 EA.	6' Ht. Min, 3' Spread Min.	B & B., Single trunk, Well branched, Speciman
SHRUBS				
llex cornuta 'Burfordii Nana'	Dwarf Burford Holly	86 EA.	5 gal., 24" min. Ht., 18" min. spread	Container, Well branched full to ground, Plant 30" on center
Hesperaloe parviflora	Red Yucca	5 EA.	5 gal.	
llex vomitoria 'Nana'	Dwarf Yaupon Holly	11 EA.	5 gal., 24" min. Ht., 18" min. spread	Container, Well branched full to ground, Plant 30" on center
Buxus microphylla japonica ' Winter Gem'	Winter Gem Boxwood	13 EA.	1 gal.	Container, Well branched full to ground, Plant 18" on center
Yucca recurvifolia	Soft Leaf Yucca	3 EA.	3 gal., Shrub-like	36" on center
Ligustrum sinense 'Sunshine'	Sunshine' Ligustrum	4 EA.	3 gal.	Container, Well branched full to ground, Plant 4' on center
Myrica cerifera hedge	Wax Myrtle	3 EA.	15 gal., 3" cal min. 6'-8' min. Ht.	
Muhlenbergia capillaris	Gulf Muhly	16 EA.	5 gal.	
MISCELLANEOUS				
Cynodon dactylon	Bermuda Grass/	12210 Sq. Ft.	Solid Sod	Hydromulch (if season allows), Staggered tight joints, sand filled and rolled
Metal Edging		450 Ln. Ft.	3/16" x 4" Green	Staked and set 1" above adjacent paving
Mulch			1" depth	Decomposed hardwood mulch



# DFL PROPERTIES ONE, LLC

DEVELOPER:

2009 ESTO PARK RD. SOUTHLAKE, TX 76092 (817) 307-8105 CONTACT: MICHAEL DEESE EMAIL: MICHAEL@DEESE.LIFE MANSFIELD

OWNER:

CORRIDOR, LLC

1019 WALNUT FALLS CIRCLE
MANSFIELD, TX 76063
(817)817) 456-4302
CONTACT: ROY ENGLISH
EMAIL:JUDGEROYENGLISH@AOL.COM

### **ENGINEER**:

### MAZIDJI GROUP 11105 FERNALD AVE.

DALLAS, TX 75218 (214) 663-1068 CONTACT: COSTA MAZIDJI, PhD, PE EMAIL: costa@mazidjigroup.com

# SPECIFIC USE PERMIT LANDSCAPE PLAN JAVA LOUNGE COFFEE SHOP

BEING A PORTION OUT OF THE SAMUEL WEST SURVEY,
ABSTRACT 1648
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

DATE OF PREPARATION 06/01/2021 0.99 ACRES 1 COMMERCIAL LOT CASE NUMBER: SUP # 21-002 SOIL PREPARATION PART 1 — GENERAL

- DESCRIPTION
   PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.
- B. EXAMINATION

  1. EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED
- CORRECTLY PRIOR TO BED PREPARATION WORK.

  2. EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE
  BEEN REMOVED PRIOR TO BED PREPARATION WORK.
- ALL 'APPROVED EQUAL' MATERIALS MUST BE APPROVED BY LANDSCAPE DESIGNER ARCHITECT.

### PART 2 - PRODUCTS

A. MATERIALS

1. COMPOST:

- 1.1 DECOMPOSED WOOD PRODUCT OR COMPOST
- 1.2 SOLE SOURCE "SOIL BUILDING SYSTEMS" 972-831-8181
- FERTILIZERS AND SUPPLEMENTS:
   A 6-2-4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE, OR APPROVED EQUAL.
- 3. MULCH
  3.1 SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED PINE BARK MULCH,
  SHREDDED NATIVE MULCH, OR APPROVED EQUAL MUST BE 1" OR 2" TYPE.
  THE 1"-2" PINE BARK ARE NOT PERMITTED TO BE USED IN BEDS WITHIN 3
  FEET OF THE HOTEL AS THE HEAT RELEASE FROM A MULCH FIRE COULD BE
- SUFFICIENT TO IGNITE THE MATERIALS.

  3.2 COMBUSTIBLE GROUND COVER MATERIALS ARE NOT PERMITTED ADJACENT
  TO THE BUILDING FACADE. ONLY INORGANIC NON—COMBUSTIBLE MATERIALS,
  SUCH AS BRICK CHIPS, PEA GRAVEL, AND LAVA ROCK, NOT PINE BARK NUGGETS,
  SHOULD BE PLACED IN BEDS WHICH ARE 3 FEET OF THE FULL HOTEL PERIMETER.

### PART 3 - EXECUTION

A. BED PREPARATION AND PREPARATION FOR SOD INSTALLATION

- 1.1. INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK
  PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.

  1.2. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN
- REMOVED COMPLETELY.

  1.3. ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
- 2. SHRUB BEDS:
  2.1 BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES.
- 2.2 ADD A 3 INCH LAYER OF COMPOST TO THE BEDS.
- 2.3 TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 6 INCHES.
- 2.4. RAKE OUT ROCKS LARGER THAN 1" DIA. AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.
- 2.5. TOP-DRESS BED WITH A 3 INCH LAYER OF MULCH AFTER PLANTING.
  3. SOD AND SEEDS AREAS:
  3.1. LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
- 3.2. ADD 1/2 INCH COMPOST TO ALL AREAS.
- 3.3. FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

### NOTES GENERAL LANDSCAPE

- 1. LANDSCAPE CONTRACTORS IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.
- 2. ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE STEEL EDGING UNLESS OTHERWISE NOTED ON THE PLANS.
- 3. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR
- APPROVAL BY OWNER PRIOR TO INSTALLATION.

  4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND
- UTILITIES PRIOR TO CONSTRUCTION.

  5. IT IS THE RESPONSIBITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON—SITE WHICH PROHIBITS
- INSTALLATION AS SHOWN ON THESE PLANS.

  6. ALL SHRUB AND GROUNDCOVER BEDS SHALL HAVE A MINIMUM OF (2") TWO INCHES
- OF HARDWOOD BARK MULCH.
  7. LANDSCAPE EDGING SHALL BE LOCATED AS NOTED ON PLA
- 7. LANDSCAPE EDGING SHALL BE LOCATED AS NOTED ON PLAN.

  8. TREES SHALL BE PLANTED A LEAST FIVE (5') FEET FROM ANY UTILITY LINE, AND OUTSIDE ALL UTILITY EASEMENTS AND A THREE (3') CLEAR DIAMETER AROUND FIRE HYDRANTS, UNLESS PRIOR APPROVAL IS GRANTED.
- 9. ALL TREE PLANTED WITHING FIVE (5') FEET OF A CURB, WALK OR DRIVE MUST INCLUDE AN APPROVED RIGID PLASTIC ROOT BARRIER APPROVED BY THE CITY OF MANSFIELD.
- 10. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF SEVEN (7') FEET.
- 11. TREES OVERHANGING VISIBILITY EASEMENTS OF RIGHT—OF—WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7') FEET.
- 12. TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES, AND FIRELANES
- WILL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14') FEET.

  13. TREES PLANTED ON SLOPES WILL HAVE THE SOIL STAIN AT AVERAGE GRADE
- 14. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN THREE (3') FEET IN WIDTH. ALL SUCH AREAS SHALL BE GRASS OR OTHER PERMANENT FIXED MATERIAL SUCH AS PAVERS.
- 15. MULTI-TRUNK AND ORNAMENTAL TREES WILL BE ALLOWED IN THE CITY'S RIGHT-OF-WAY WITH STAFF APPROVAL ONLY. MUST BE OUTSIDE AND VISIBILITY TRIANCLES
- 16. IN MEDIANS, ALL LANDSCAPE MATERIAL, EXCLUSIVE OF TREES, SHALL NOT EXCEED TWO FEET SIX INCHES (2'-6") IN HEIGHT.
- 17. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS AS REQUIRED BY THE THROUGHFARE STANDARDS ORDINANCE. SHRUBS ARE NOT TO EXCEED TWO FEET SIX INCHES (2'-6") IN HEIGHT. TREES WILL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7') FEET.
- 18. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, IF DAMAGED, DESTROYED OR REMOVED.
- 19. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
- 20. ALL SIGNAGE AND FENCING SHALL BE CONTINGENT UPON BUILDING INSPECTION DEPARTMENT APPROVAL.

  21. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL
- 21. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.
- 22. SUBSURFACE DRAINAGE IN PARKING LOT MEDIANS; ALL MEDIANS THAT HAVE TREES PROPOSED WILL REQUIRE OVER—EXCAVATION TO REMOVE COMPACTED SOIL TO A DEPTH OF 4—FEET. A PERCOLATION TEST SHALL BE PERFORMED AFTER EXCAVATION TO DETERMINE IF FURTHER SUBSURFACE DRAINAGE IS REQUIRED. PROVIDE PERCOLATION RESULTS TO LANDSCAPE ARCHITECT.

### LANDSCAPE PLANTING

PART 1 — GENERAL

- A. SPECIAL CONDITIONS

  1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
- 2. EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK.
  PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM
  OF TEN (10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
- 3. DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS. IF REQUIRED MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON—AVAILABILITY TO OWNER'S REPRESENTATIVE.
- 4. PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SCHEDULED FOR LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK, AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.
- . REFERENCE STANDARDS

  1. AMERICAN STANDARDS FOR NURSERY STOCK, APPROVED NOV. 6, 1996 BY
- AMERICAN NATIONAL STANDARDS INSTITUTE, INC.

  2. SHINNERS & MAHLER'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS,

  BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.
- 3. HORTUS THIRD, CORNELL UNIVERSITY, 1967.

  C. PREPARATION

4. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.

- 5. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
   6. COORDINATION WITH IRRIGATION SYSTEM:
- 6.1. THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
- 6.2. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT PLANTING OPERATIONS COMMENCE.
- TO THE IRRIGATION SYSTEM.

  D. ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY—GROWN,
- INCLUDING TREES.

  1. CONTAINER GROWN PLANTS SHALL HAVE BEEN STEPPED—UP AS NECESSARY TO PREVENT ROOT GRADING.

6.3. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE

- 2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
- 3. THE 'ROOT FLARE' OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.

  E. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:

  1. DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH
- DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.
   DO NOT USE ANY TYPE OF PRUNING PAINT ON WOUNDS.
- 3. DO NOT USE ANY TYPE OF TREE WRAP, EXCEPT, TRUNKS MAY BE WRAPPED WITH BURLAP DURING PLANTING OPERATIONS ONLY.
- 4. DO NOT STAKE OR GUY ANY TREES. IN SPECIAL CASES, TREE STAKING MAY BE NECESSARY TO PRESERVE A TREE THAT CONTINUES TO BLOW OVER. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY TREES THAT NEED STAKING FOR A PERIOD OF ONE YEAR.
- 5. DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.
  F. WARRANTEE:
- 1. UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION INITIAL ACCEPTANCE. REPLACE MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHER WISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
- 2. WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL FOR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.

### PART 3 — EXECUTION

A. PREPARATION FOR PLANT MATERIAL INSTALLATION

1. EXAMINE THE SUB-GRADE UPON WHICH THE WORK IS TO BE

- PERFORMED, VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER TRADES. OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.

  TIME FOR PLANTING
- CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT PREFERRED) PLANTINGS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).
- C. STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.

  1. DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS, A MINIMUM OF TWICE THE WIDTH OF THE TREE BALL, A PEDESTAL SHOULD BE LEFT IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.
- 2. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL PLUM AND VERTICAL, AND AT SUCH A DEPTH THAT THE CROWN OF THE TREE BALL WILL BE LEVEL WITH THE SURROUNDING GRADE.
- ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.
- 4. BACKFILL WITH EXISTING TOPSOIL AND WATER IMMEDIATELY.
  5. FORM AND SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE
- REMOVE PRIOR TO MULCHING.

  6. COVER ALL TREE BALLS WITH MINIMUM OF 3 OF SPECIFIED MULCH, EXTEND MULCH OUT TO THE EDGE OF THE TREE PIT, BUT KEEP AWAY FROM TRUNKS.
- 7. ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.

  D. SHRUBS, TALL GRASSES AND PERENNIAL PLANTING:
- 1. REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE GROWN OF THE BALL WILL BE AT FINISHED GRADE 2. GENTLY CUT OUTER ROOTS OF ANY ROOTBALLS THAT HAVE POT—BOUND PRIOR
- TO INSTALLATION.

  3. COVER PLANTING BEDS WITH MINIMUM 3 LAYER OF SPECIFIED MULCH, SOD PLANTING.

  E. SOD PLANTING:
- 1. LAY SOD IN AN ORDERLY MANNER TO COVER ALL BARE SOIL AREAS.
  2. WATER ALL AREAS OF THE SOD UNTIL THOROUGHLY WET.
- 3. ROLL SOD WITH A SOD ROLLER AFTER 24 HOURS AFTER LAYING AND WATERING SOD TO OBTAIN A UNIFORM, SMOOTH FINISH,
- 4. FILL JOINTS WITH COMPOST IF NECESSARY TO FORM A UNIFORM GRASS LAYER.
  5. KEEP SOD ADEQUATELY WATERED UNTIL SOD MAKES A FORM CONNECTION TO THE SOIL.
- F. SEED PLANTING:

  1. AREAS SHALL BE RAKED TO A DEPTH OF 1/2", SMOOTH AND FREE OF STONES AND DEBRIS.

  2. APPLY SEED EVENLY AT THE RATE RECOMMENDED.
- 3. RAKE AND WATER TO ESTABLISH A FIRM CONNECTION OF THE SEED TO THE SOIL.

  4. KEEP SEED AREA MOIST (NOT WET) UNTIL SEED GERMINATES AND GRASS IS APPROX. 1/2" IN HEIGHT.

  5. KEEP AREA ADEQUATELY WATERED UNTIL A STAND OF THE GRASS IS ESTABLISHED.
- 6. RE-SEED TO ESTABLISH A THICK STAND OF GRASS IF NECESSARY

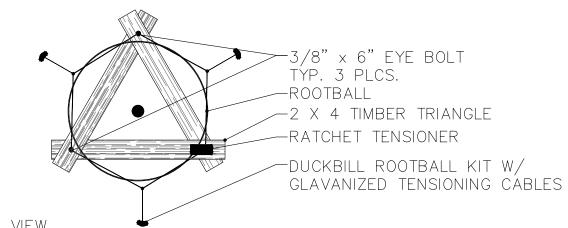
# EXHIBIT D.2 LANDSCAPE NOTES, DETAILS-LS2

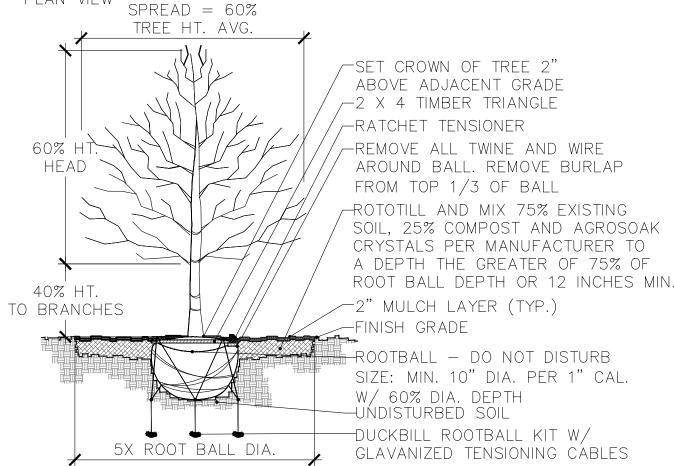
### LANDSCAPING MAINTENANCE:

The property owner, tenant or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation,weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size.

### DISCLAIMER -

- LANDSCAPE PLANT LIST IS AS PER APPROVED LIST BY CITY OF MANSFIELD
- AND ARE NATIVE/ ADAPTED TO DFW METROPLEX.
- WE ARE NOT RESPONSIBLE FOR SURVIVAL OF THE TREES & PLANTS.
  LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR OPERATIONAL IRRIGATION.





### TRÉE PLANTING DETAIL

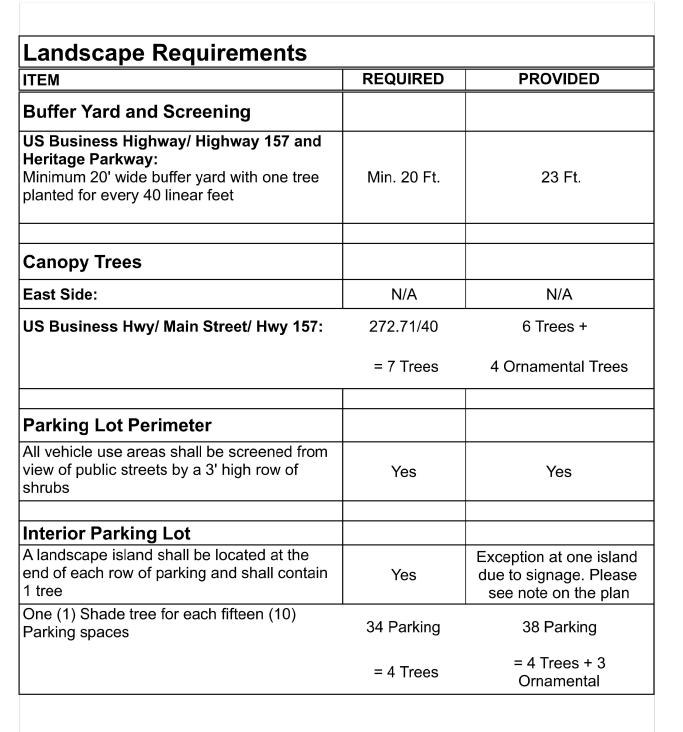
(2 1/2 " CAL. OR LARGER)
USE TWO (2) 8' LONG MIN. STEEL POST W/ GUY WIRES FOR TREES
SMALLER THAN 2-1/2" CAL.

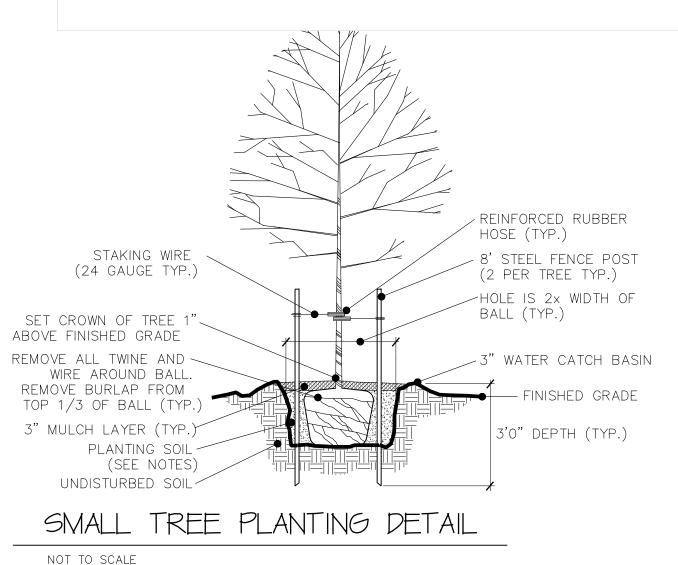
CHECK PERCOLATION RATE. INSTALL TREE SUMP IF UNACCEPTABLE FOR GUARANTEE.

WRAP RED OAK, LIVE OAK & CADDO MAPLE TREE TRUNKS W/ BURLAP, STARTING AT BASE OF TRUNK EXTENDING UP TO BOTTOM BRANCHING.

# TYPICAL 'TREE PLANTING PIT' BED PREPARATION MINIMUMS: USE THE GREATER OF CALIPER OR BALL DIAMETER B&B BALLS REQUIRE 10:1 BALL TO CALIPER RATIO MINIMUM CONTAINER BALLS MAY BE SMALLER, SO USE CALIPER SIZE

B=Sx10 BD=Bx 60% PD=Bx 5 CD=TDx25% TD= BDx75% Tree Size Min. Root Min. Root Tree Pit Compost Tree Pit Caliper Inch Ball Dia. Ball Depth Diameter Min. Depth Tilling Depth \* BELOW ARE TYPICAL EXAMPLES TO AID IN CALCULATIONS FOR OTHER SIZES PD = 150" CD = 3.75" TD = 13.5" B = 30"BD = 18"B = 60" BD = 36" PD = 300" CD = 6.75" TD = 27"







LANDSCAPE DESIGN:

# DEEPA DESIGN LANSCAPE DESIGN & BUILT FRISCO, TX

CONTACT: DEEPA KOSHALEY EMAIL: deepadesignscape@gmail.com

(972)-639-6745

DEVELOPER:

ONE, LLC 2009 ESTO PARK RD. SOUTHLAKE, TX 76092 (817)

DFL PROPERTIES

HALEY
e@gmail.com

307-8105
CONTACT: MICHAEL DEESE
EMAIL: MICHAEL@DEESE.LIFE

OWNER:

MANSFIELD CORRIDOR, LLC

1019 WALNUT FALLS CIRCLE MANSFIELD, TX 76063 (817)817) 456-4302 CONTACT: ROY ENGLISH

ENGINEER:

E MAZIDJI GROUP

11105 FERNALD AVE.

DALLAS, TX 75218

(214) 663-1068

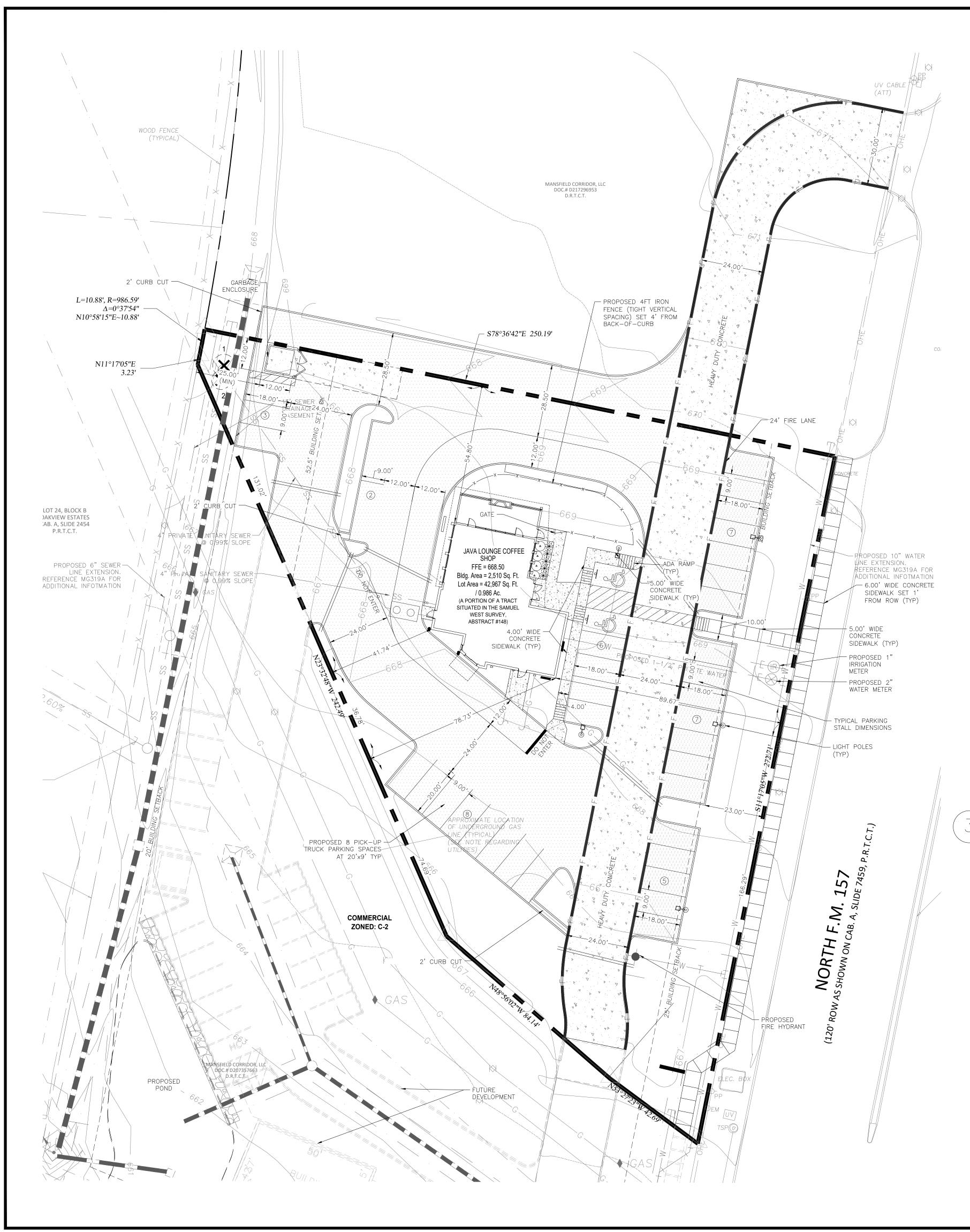
CONTACT: COSTA MAZIDJI, PhD, PE

CONTACT: ROY ENGLISH
EMAIL:JUDGEROYENGLISH@AOL.COM

# SPECIFIC USE PERMIT LANDSCAPE PLAN JAVA LOUNGE COFFEE SHOP

BEING A PORTION OUT OF THE SAMUEL WEST SURVEY,
ABSTRACT 1648

CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
DATE OF PREPARATION 06/01/2021
0.99 ACRES
1 COMMERCIAL LOT
CASE NUMBER: SUP # 21-002



TREE SURVEY						
	SPECIES	REMOVE (IN)	SAVE (IN)	PROTECTED?	TREES TO REPLACE	NOTES
1	Lacebark Elm	27.5"	No	Yes	N/A	Tree in the middle of the existing storm water channel (blocking storm water flow)
2	Honey Locust	5"	No	No	N/A	Tree in the middle of the existing storm water channel (blocking storm water flow)

LEGEND



Tree to be removed

EXHIBIT D.3

TREE SURVEY -LS3



LANDSCAPE DESIGN:

### DEEPA DESIGN

LANSCAPE DESIGN & BUILT FRISCO, TX (972)-639-6745

CONTACT: DEEPA KOSHALEY EMAIL: deepadesignscape@gmail.com

## DFL PROPERTIES ONE, LLC

DEVELOPER:

2009 ESTO PARK RD. SOUTHLAKE, TX 76092 (817) 307-8105 CONTACT: MICHAEL DEESE EMAIL: MICHAEL@DEESE.LIFE OWNER:

### MANSFIELD CORRIDOR, LLC

1019 WALNUT FALLS CIRCLE MANSFIELD, TX 76063 (817)817) 456-4302 CONTACT: ROY ENGLISH EMAIL:JUDGEROYENGLISH@AOL.COM **ENGINEER**:

### MAZIDJI GROUP

11105 FERNALD AVE.
DALLAS, TX 75218
(214) 663-1068
CONTACT: COSTA MAZIDJI, PhD, PE EMAIL: costa@mazidjigroup.com

# SPECIFIC USE PERMIT LANDSCAPE PLAN JAVA LOUNGE COFFEE SHOP

BEING A PORTION OUT OF THE SAMUEL WEST SURVEY,

ABSTRACT 1648

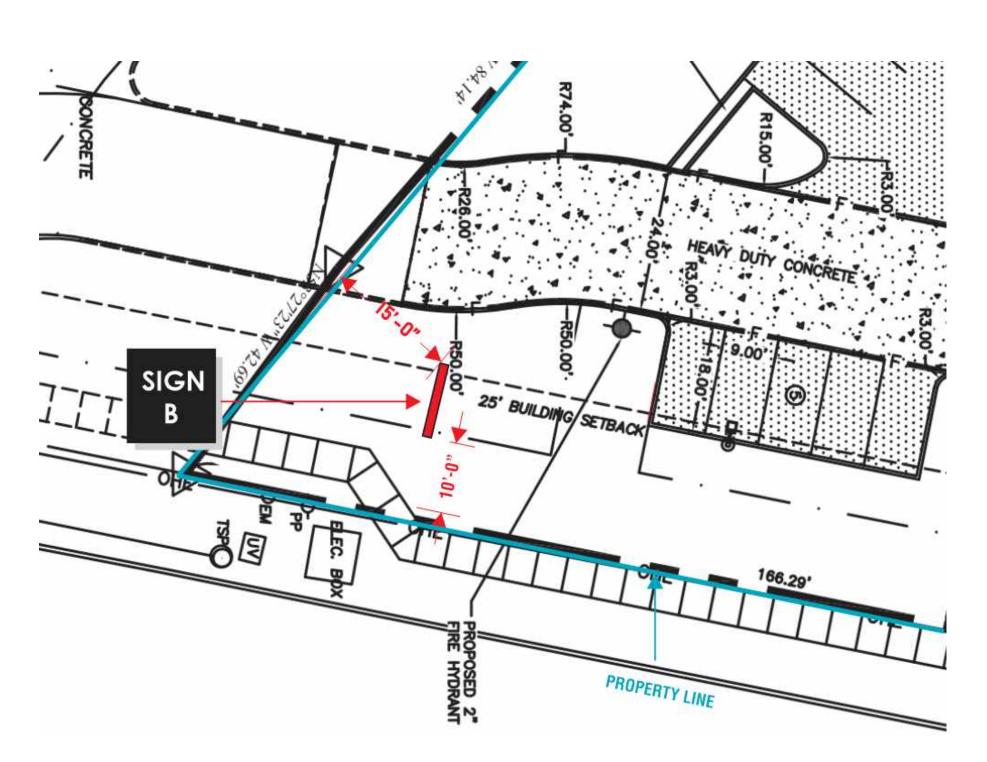
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

DATE OF PREPARATION 06/01/2021 0.99 ACRES 1 COMMERCIAL LOT CASE NUMBER: SUP # 21-002

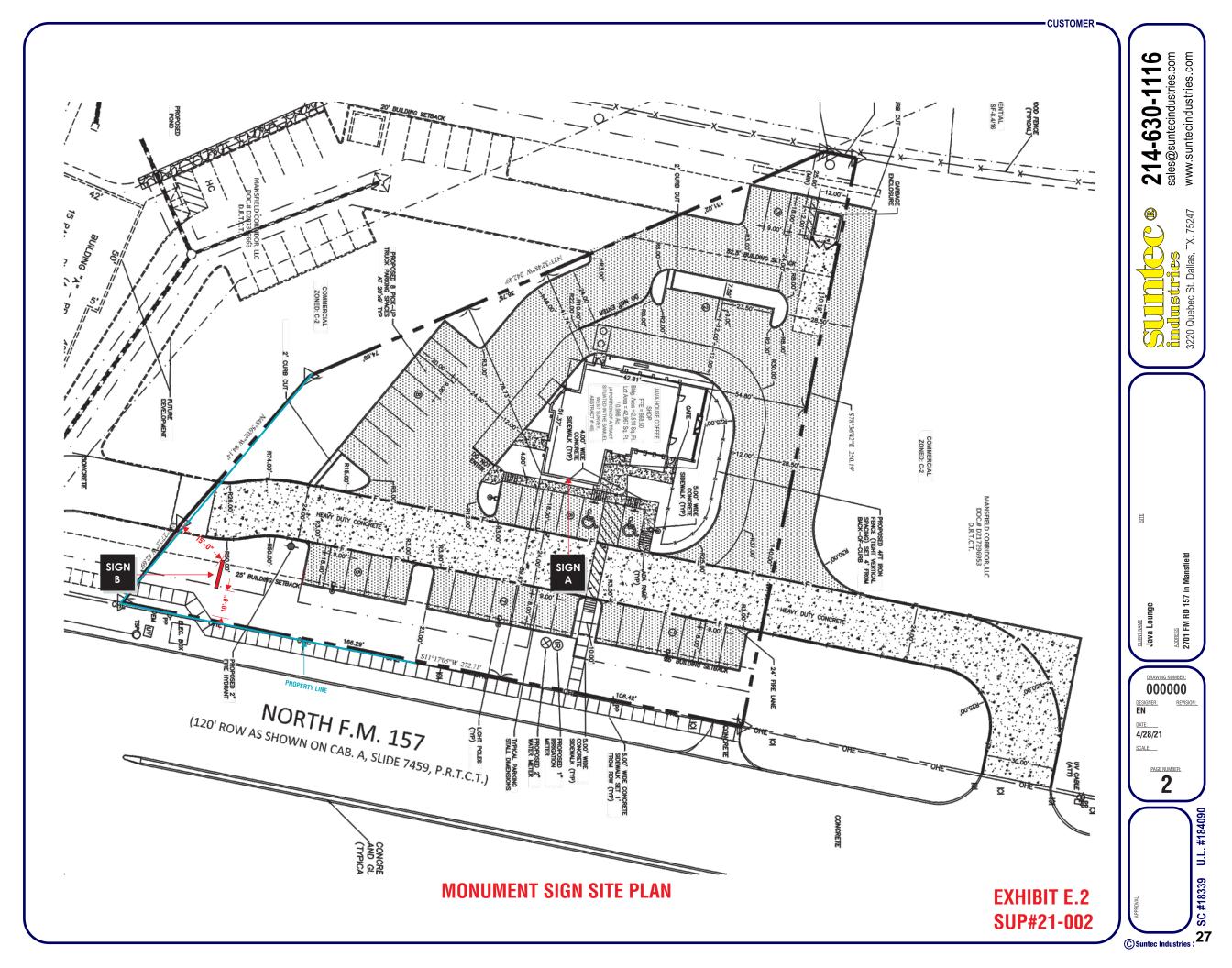
PAGE NUMBER:

© Suntec Industries :

**EXHIBIT E.1** SUP#21-002



**MONUMENT SIGN SITE PLAN** 

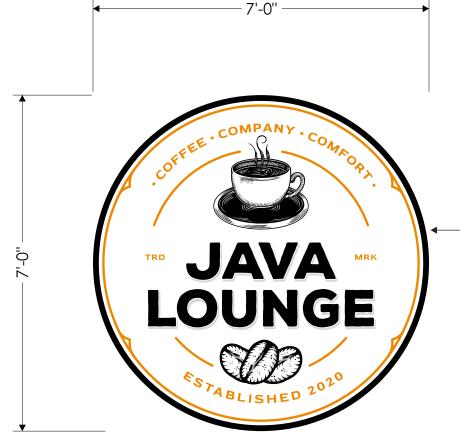


DRAWING NUMBER: DATE: 4/28/21

U.L. #184090

STOREFRONT 52'-4" JAVA --LOUNGE

STOREFRONT ELEVATION SCALE: 1/8"=1'-0"



PAINTED ALUMINUM PANEL TO BE PAINTED WITH GRAPHICS. PANEL TO **BE MOUNTED ON TO VENEER** WALL

**Sq.Ft: 49.0** SCALE: 1/2"=1'-0"

**MEASUREMENTS** 

SUP#21-002

**EXHIBIT E.3** 

Monument signs may have a maximum height of 10 feet and a maximum sign area of 50 square feet. The sign must be located along the highway frontage of the lot.

Minimum setback. The minimum setback for a monument sign shall be as follow

- (a) Ten feet from the street right-of-way line.
- (b) 15 feet from side

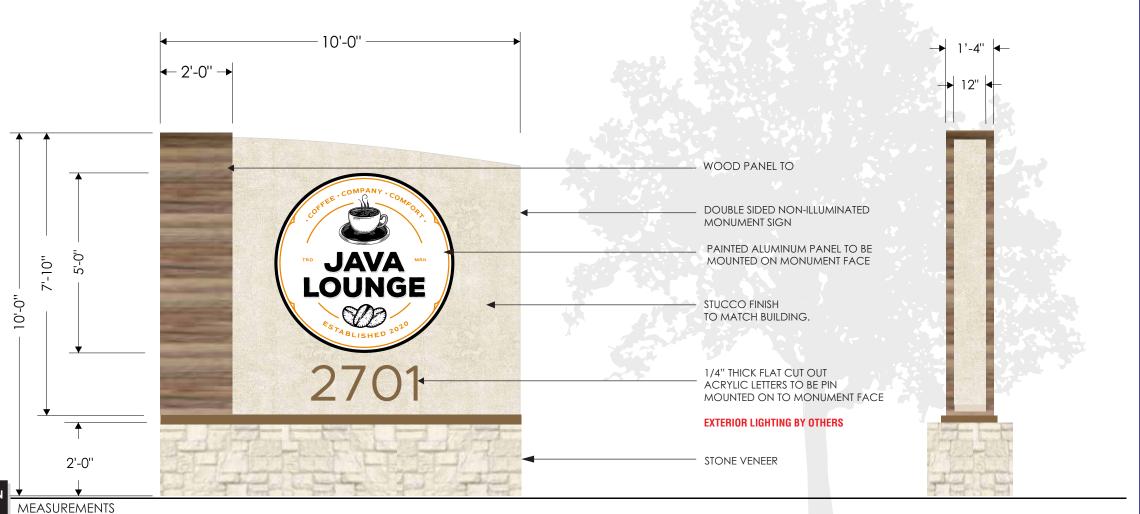


EXHIBIT E.4 SUP#21-002 214-630-1116 sales@suntecindustries.com www.suntecindustries.com

SUIIIITEC ® industries

nge

DRAWING NUMBER:

000000

DESIGNER: REVISIO
EN

DATE: 4/28/21

SCALE: PAGE NUMBER:



© Suntage Industries 29



### CITY OF MANSFIELD

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

### STAFF REPORT

**File Number: 21-4222** 

Agenda Date: 8/16/2021 Version: 1 Status: Passed

In Control: Planning and Zoning Commission File Type: Zoning Case

#### Agenda Number:

#### Title

SUP#21-003: Public hearing for a request for a Specific Use Permit for a center for substance abuse patients on approximately 3.69 acres known as Lot 4R3-2, Block 1 of Mansfield Hospital, located at 1776 N US 287; Pat Norris of Norris Development, Inc. (project manager) and Doug Weiss of Gallus Medical (developer/business operator) on behalf of Robert Milligan and Shontea Price of Healthcare Trust of America, Inc. (owner)

### **Description/History**

Existing Use: Medical offices and hospital

Existing Zoning: C-2 Community Business District

Surrounding Land Use & Zoning:

North - Medical offices, C-2

South - Restaurant, PD

East - Single-family residential, SF-7.5/18

West - US 287

Thoroughfare Plan Specification:

N. US 287 - freeway

#### **Comments and Considerations**

The subject property consists of 3.69 acres improved with a 37,759 sq. ft. two-story medical building and 99-space parking lot, located at 1776 N. US 287. The building currently includes an 18,411 sq. ft. acute care hospital on the first floor and a 5,075 sq. ft. medical clinic and vacant space on the second floor. The applicant is requesting a Specific Use Permit to operate a 4,804 sq. ft. center for substance abuse patients on the second floor of the building.

### Site Plan and Floor Plan

The existing two-story building and parking lot will remain as-is, aside from some minor interior improvements to accommodate the new business. The proposed use will require five parking spaces. Four spaces will be provided for staff in the rear parking lot and one space will be provided for patient admission/discharge in the front parking lot near the main entrance. A parking calculation table has been provided indicating that there is adequate parking to accommodate all of the different uses, with 12 spaces more than what is required. Patients for the substance abuse center will utilize the main (front) entrance of the medical office building, while staff will use a dedicated entrance at the rear of the building. Direct access is provided to the property from US 287 and additional

cross-access is provided to the commercial properties to the north and south. The trash enclosure and generator enclosure will remain in their current configuration behind the building. The applicant notes that all equipment will be screened in accordance with the Code of Ordinances and that there will be no outside storage of materials on the property.

A floor plan has been provided for the substance abuse center, showing seven patient rooms, three offices, medicine room, multi-purpose room, storage room, indoor patio for smoking, common area and break station, restrooms, and closets. The substance abuse center will be located in the rear portion of the second floor of the building. The applicant has indicated that all operations of the proposed use, with the exception of parking, will be indoors.

### **Building Photos**

The applicant has provided photos of the building that show a predominantly brick and stone façade, with stone generally extending along the first floor of the building and brick predominantly extending over the second floor of the building. Porticos are provided on the north and south sides of the building for emergency use by the hospital. Metal awnings and panels accentuate the top portions of the building, as well as entrances and porticos. The building is further articulated by wall height variations, wall plane recesses and projections, tower features, a water table, and abundant windows and doors. The trash enclosure includes stone materials to match the building. With this proposed use, no changes are planned to the exterior of the building.

### Landscaping and Screening

A landscape plan has been provided, showing the landscaping to remain as-is. The landscaping includes canopy trees in the front landscape setback, rear buffer yard, and parking lot islands. In addition, a thick tree line has been preserved along the rear property line. Ornamental trees and shrubs accentuate the perimeter of the building and the parking lot is screened from US 287 by a row of evergreen shrubs. Shrubs also provide screening for the trash and generator enclosures.

When the property was developed, an exception was allowed to construct a wood fence along the rear property line instead of a masonry wall, as the wood fence would be less of a disturbance to the existing tree line. The wood fence varies in height from 6' to 8'. A stone retaining wall with decorative metal fence is provided along the north side of the property adjacent to a drainage channel. Photos of the fence and retaining wall are provided with the building photos. With this proposed use, no changes are planned to the landscaping and screening.

#### Signage

The plans specify that all signage will comply with the regulations applicable to C-2 zoning. The existing wall signage will remain as-is and the monument sign will remain in its current configuration and location at the main entrance to the site off US 287. The existing wall signage and monument sign can be seen in the building photos. No new exterior signage is planned for the proposed use at this time.

### **Business Operations**

The applicant has provided a supplemental exhibit providing additional information on the

File Number: 21-4222

operations of the business, including the history of the business, services provided, types of patients treated, typical patient demographics and average length of stay, number of patients treated in a typical month, staff information, and security and surveillance measures. The inpatient facility is staffed 24 hours a day.

#### Recommendation

The subject property is located in the C-2 Community Business District, which allows for a center for substance abuse patients with a Specific Use Permit. The subject property and properties to the north include mostly medical office and hospital uses. The requested use will complement the existing medical uses and provide for a specialty center to treat substance abuse patients. No changes are planned to the exterior of the property, which is largely in good condition. The only changes to accommodate the business will be interior improvements to the tenant suite. With all operations of the business except for parking occurring inside of the building and patient admission and discharge occurring at the front of the property at the main entrance, no adverse impacts to surrounding properties are expected. Additionally, it has been demonstrated that there is adequate parking to accommodate all of the different uses in the building. Staff recommends approval with the following conditions:

- 1. The use be limited to 4,804 sq. ft. on the second floor of the building as shown in the Site Plan and Floor Plan.
- 2. All operations of the business, with the exception of parking, be conducted indoors.

#### **Attachments**

Maps and Supporting Information

Exhibit A - Property Description

Exhibit B - Site Plan and Floor Plan

Exhibit C - Building Photos

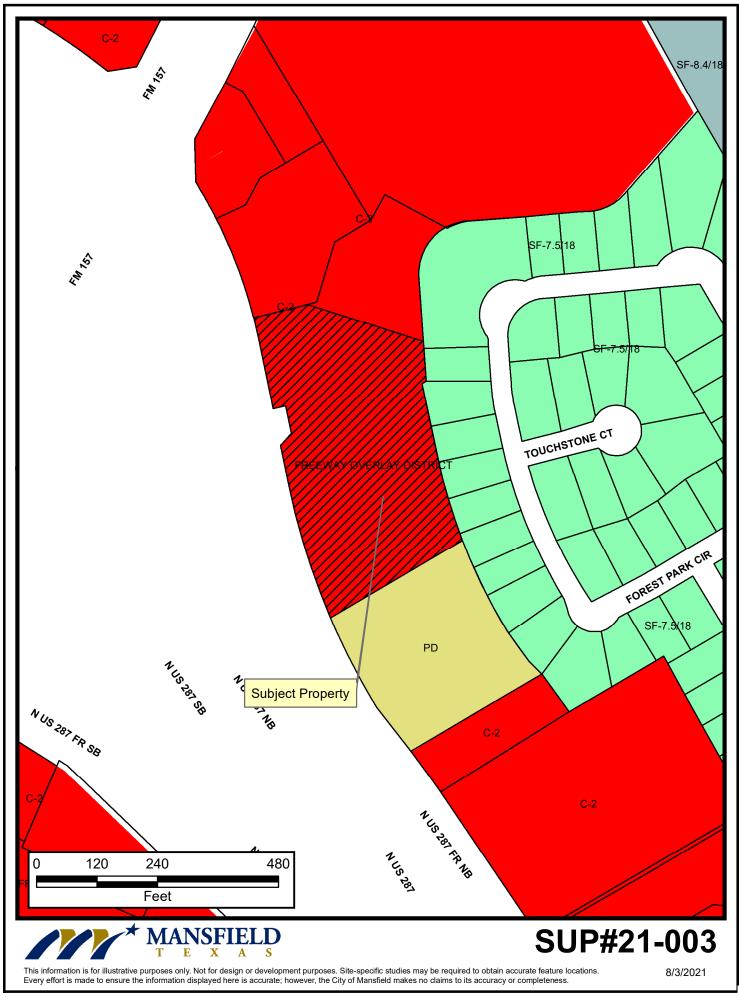
Exhibit D - Landscape Plan

Exhibit E - Additional Notes on Business Operations



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.

8/3/2021



### Property Owner Notification for SUP#21-003

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
AUBURN PARK ADDITION	BLK 1	AUBURN PARK HOMEOWNERS ASSOC	1900 COUNTRY CLUB DR STE 120	MANSFIELD, TX	76063
AUBURN PARK ADDITION	BLK 1	ALLEN, DOUGLAS G & GWEN P	2320 FOREST PARK CIR	MANSFIELD, TX	76063
AUBURN PARK ADDITION	BLK 1	BRIGGS, FRANK & BERNADETTE	2400 FOREST PARK CIR	MANSFIELD, TX	76063
AUBURN PARK ADDITION	BLK 1	GOOLSBY, TIMOTHY & PAULA J	2402 FOREST PARK CIR	MANSFIELD, TX	76063-7639
AUBURN PARK ADDITION	BLK 1	AZEVEDO, RICHARD & AMANDA	2404 FOREST PARK CIR	MANSFIELD, TX	76063
AUBURN PARK ADDITION	BLK 1	FANNIN, JOHN T & CHRISTAL J	2406 FOREST PARK CIR	MANSFIELD, TX	76063
AUBURN PARK ADDITION	BLK 1	GALASO, GERMAN & SARA	2408 FOREST PARK CIR	MANSFIELD, TX	76063-7639
AUBURN PARK ADDITION	BLK 1	LAYNE, FELICIA	2410 FOREST PARK CIR	MANSFIELD, TX	76063
AUBURN PARK ADDITION	BLK 1	MCKEEL, SAMUEL	2412 FOREST PARK CIR	MANSFIELD, TX	76063
AUBURN PARK ADDITION	BLK 3	MERRITT, SUSAN & CLAYTON EARL	2313 FOREST PARK CIR	MANSFIELD, TX	76063
AUBURN PARK ADDITION	BLK 3	RAINEY, ALLAN W & KAREN	8 TOUCHSTONE CT	MANSFIELD, TX	76063
AUBURN PARK ADDITION	BLK 3	TAYLOR, JEFFERY & TRICIANNA	1 TOUCHSTONE CT	MANSFIELD, TX	76063
AUBURN PARK ADDITION	BLK 3	HUSSAIN, ROMANA S & HAROON	2419 FOREST PARK CIR	MANSFIELD, TX	76063
MANSFIELD HOSPITAL	BLK 1	KND REAL ESTATE 49 LLC ATTN: LEGAL DEPT	680 S FOURTH AVE	LOUISVILLE, KY	40202-2413
MANSFIELD HOSPITAL	BLK 1	ST GEORGE MEDICAL OFFICE LLC	14648 WATERVIEW CIR	ADDISON, TX	75001-7922
MANSFIELD HOSPITAL	BLK 1	RIDGELINE MANSFIELD LLC	8111 PRESTON RD SUITE 430	DALLAS, TX	75225
MANSFIELD HOSPITAL	BLK 1	HTA-MANSFIELD HOSPITAL LLC	16435 N SCOTTSDALE RD STE 320	SCOTTSDALE, AZ	85254
MANSFIELD HOSPITAL	BLK 1	KLINGENSMITH ASSOCIATES LLC	2137 DURHAM RD	NEW HOPE, PA	18938

Wednesday, August 04, 2021

Exhibit A SUP#21-003

### **Legal Description of Land**

**BEING** a tract of land lying in the S. S. Callender Survey, Abstract Number 359, Tarrant County, Texas, and being all of Lot 4R3-2, Block 1, Re-Plat of Mansfield Hospital, an addition to the city of Mansfield, Tarrant County, Texas according to the plat filed of record under Document Number D213126036, Plat Records of Tarrant County, Texas.

Total acreage of the property is 3.686 acres.

( IN FEET ) 1 inch = 30 ft

LOCATION MAP NOT TO SCALE

ZONING: PD

24' COMMON ACCESS EASEMENT

DOUBLE ROW & AISLE

61' (FACE TO FACE)

SUP USE:

ZONING: SF-7.5/18

9 SPACES = 82"

LAB SPACE

30.50'R

LAND USE: single-family

70NING: SF-7 5/18

Δ=9'09'03"

R=1102.40'

Chord=S16'27'02"E 175.88'

10 SPACES = 91

T=88.22\* L=176.07

BUILDING

(REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS)

AND USE: single-family

AUBURN PARK
CABINET A, SLIDE 4911
P.R.T.C.T.

ZONING: SF-7.5/18

residential

S66'34'29"W

WOODEN FENCE

24.50'

RESIDENTIAL

18.50

MAIN ENTRANCE

LAND USE: single-fami

ZONING: SF-7.5/18

\$4.04,56,E 83.36

0 LF GUADRAIL-1' FROM BOC

Property to the north (a): Lot: 3R1

LAND USE: office / medical

NO CURB AT EXISTING FLUME

Subdivision: 10-017 APN: 41529405

ZONING: C-2

ot: 2RA

AND USE: single-family

BLOCK, HEIGHT

ZONING: SF-7.5/18

LAND USE: single-family

20' LANDSCAPE SETBACK

CENTER FOR SUBSTANCE ABUSE LEVEL 2 - GALLUS MEDICAL (4,804 SF)

ZONING: SF-7.5/18

AND USE: single-family

ZONING: SF-7.5/18

LOT 4R3-1, BLOCK MANSFIELD HOSPITAL 1.378 ACRES DOC. # D213126036 P.R.T.C.T

WALL, INTERLOCKING CONCRETE BLOCK,

PITAL with 14'-0

LEGEND.

NOTES:

15' UTILITY EASEMEN DOC. # 214053250 D.R.T. C.T.

HEIGHT VARIES UP TO 4'-6

90

PARKING

LAYOUT

= PROP. FIRELANE AND EMERGENCY ACCESS

1. ALL DIMENSIONS SHOWN ARE BACK OF CURB TO

2. RADIUS DIMENSIONS ARE BACK OF CURB

OODEN FENCE

ONCRETE BLOCK

LAND USE: single-family

**Baylor-Emerus EMC** Mansfield



**Duke Realty BEMC Mansfield** Development, LLC

1776 US HIGHWAY 287 Mansfield, TX 76063

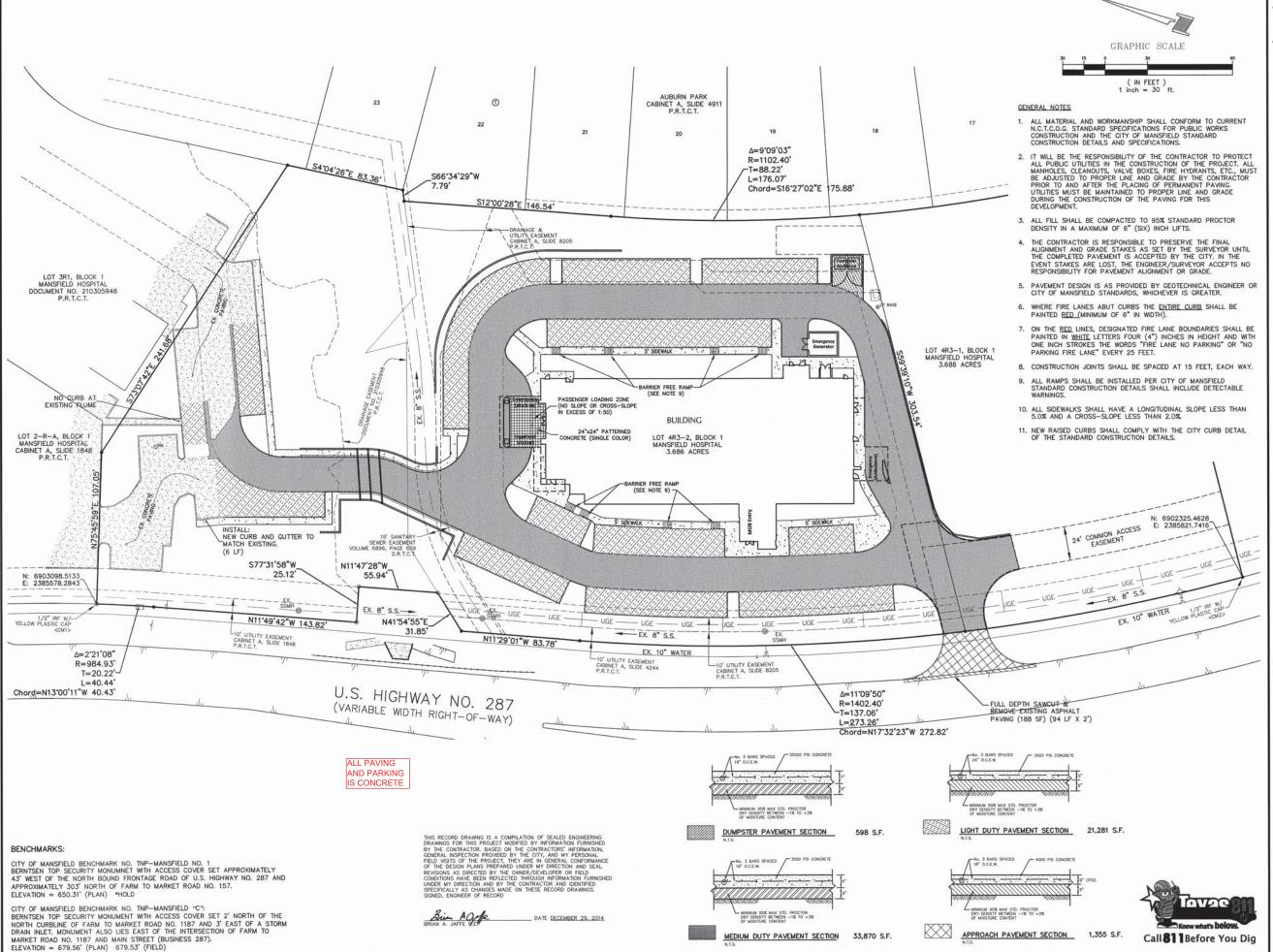
**Dimensional Control Plan** 

SITE PLAN FOR SUP

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### Partnership

11275 S. Sam Houston Parkway W Suite 200 Houston, Texas 77031 (832) 554-1130 www.pwarch.com



**Telios Corportation** 

12946 Dairy Ashford, Suite 130 Sugar Land, Texas 77478

ctural Engineer

**ASA Dally Structural Engineers** 

9800 Richmond Ave., Suite 460 Houston, Texas 77042

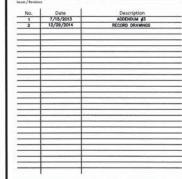
ape Architect

Studio 13 Design Group

519 Bennett Lane, Suite 203 Lewisville, Texas 75057

vil Engineering





## Baylor-Emerus EMC Mansfield



Duke Realty BEMC Mansfield Development, LLC

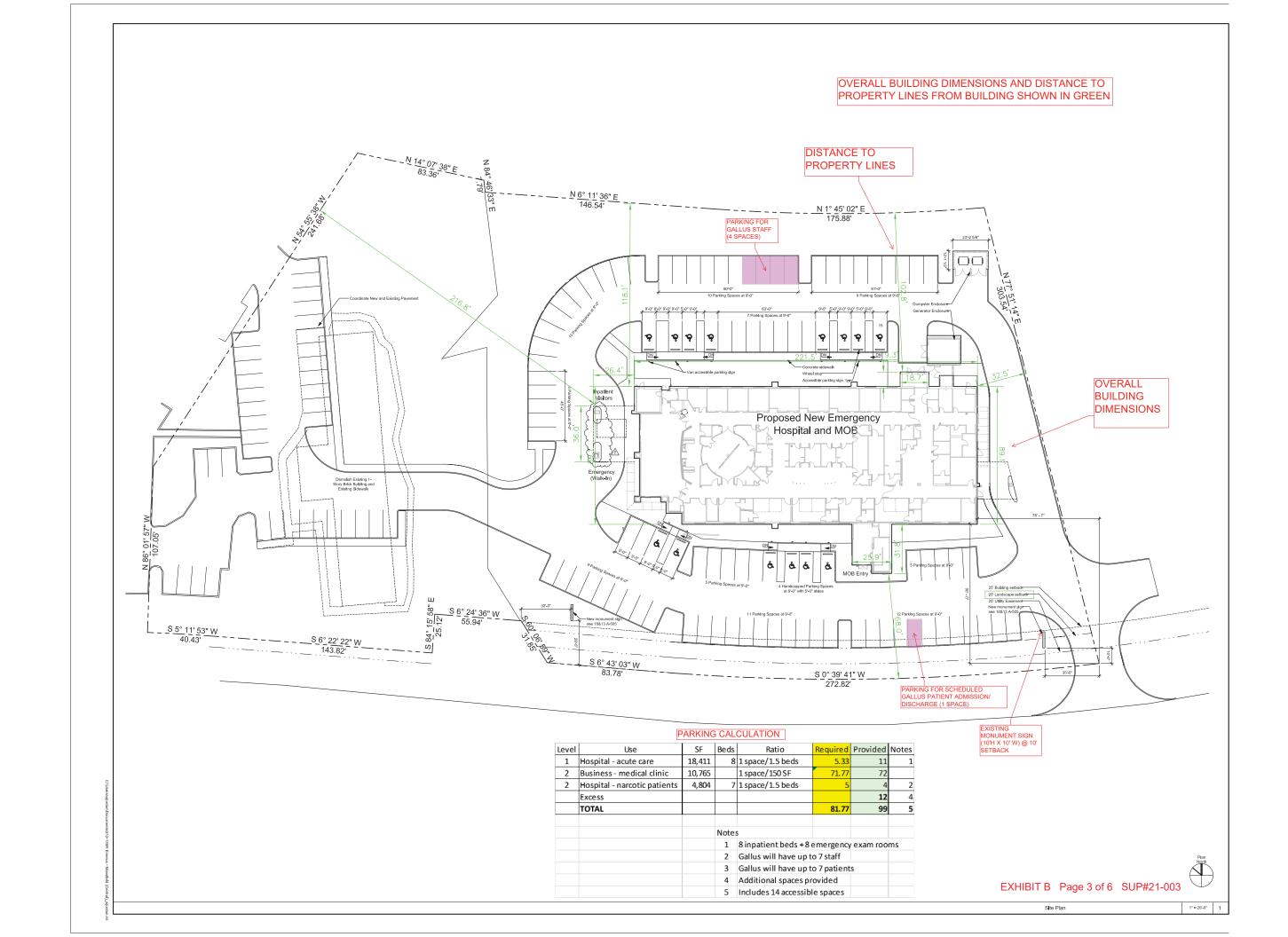
1776 US HIGHWAY 287 Mansfield, TX 76063

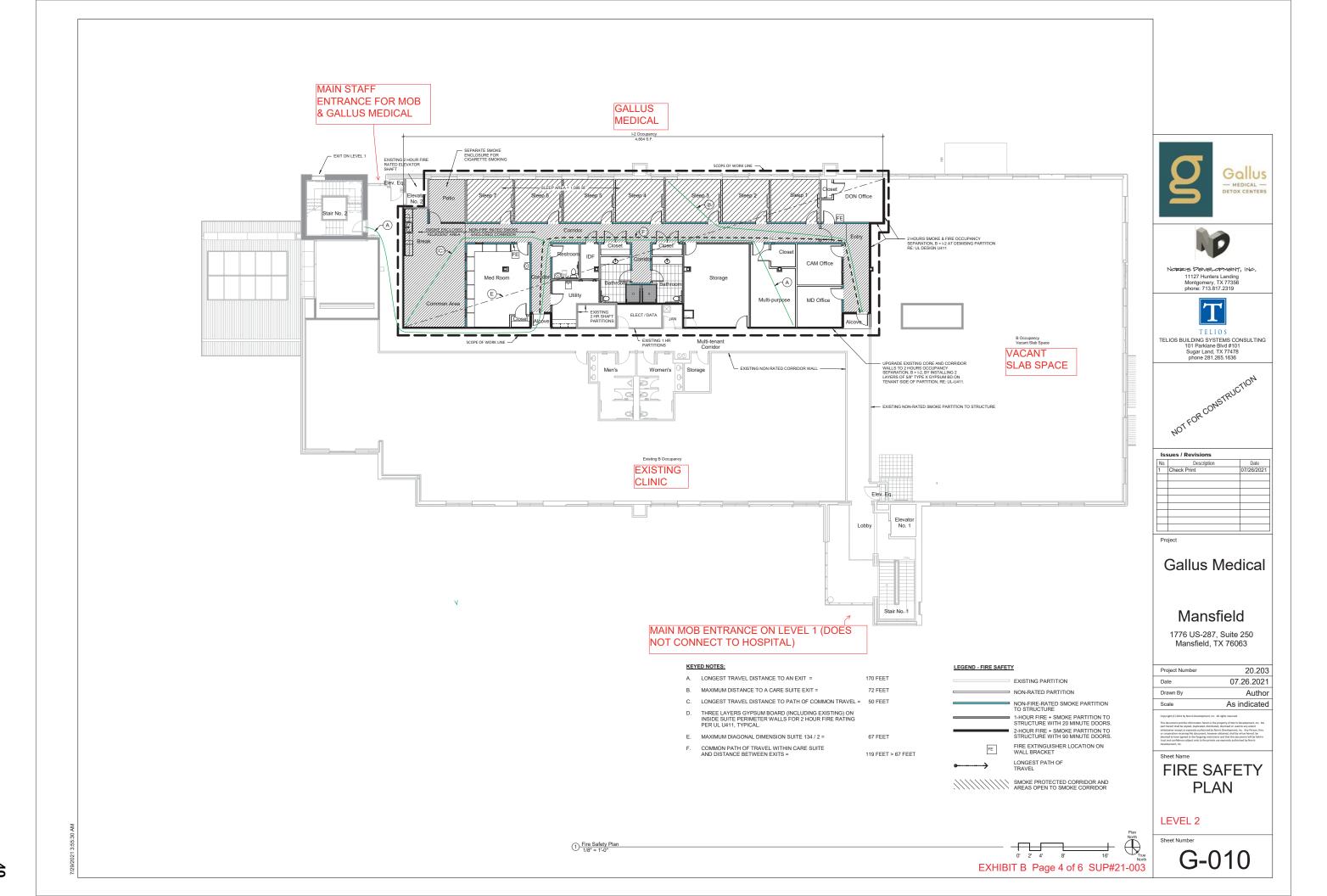
Paving Plan

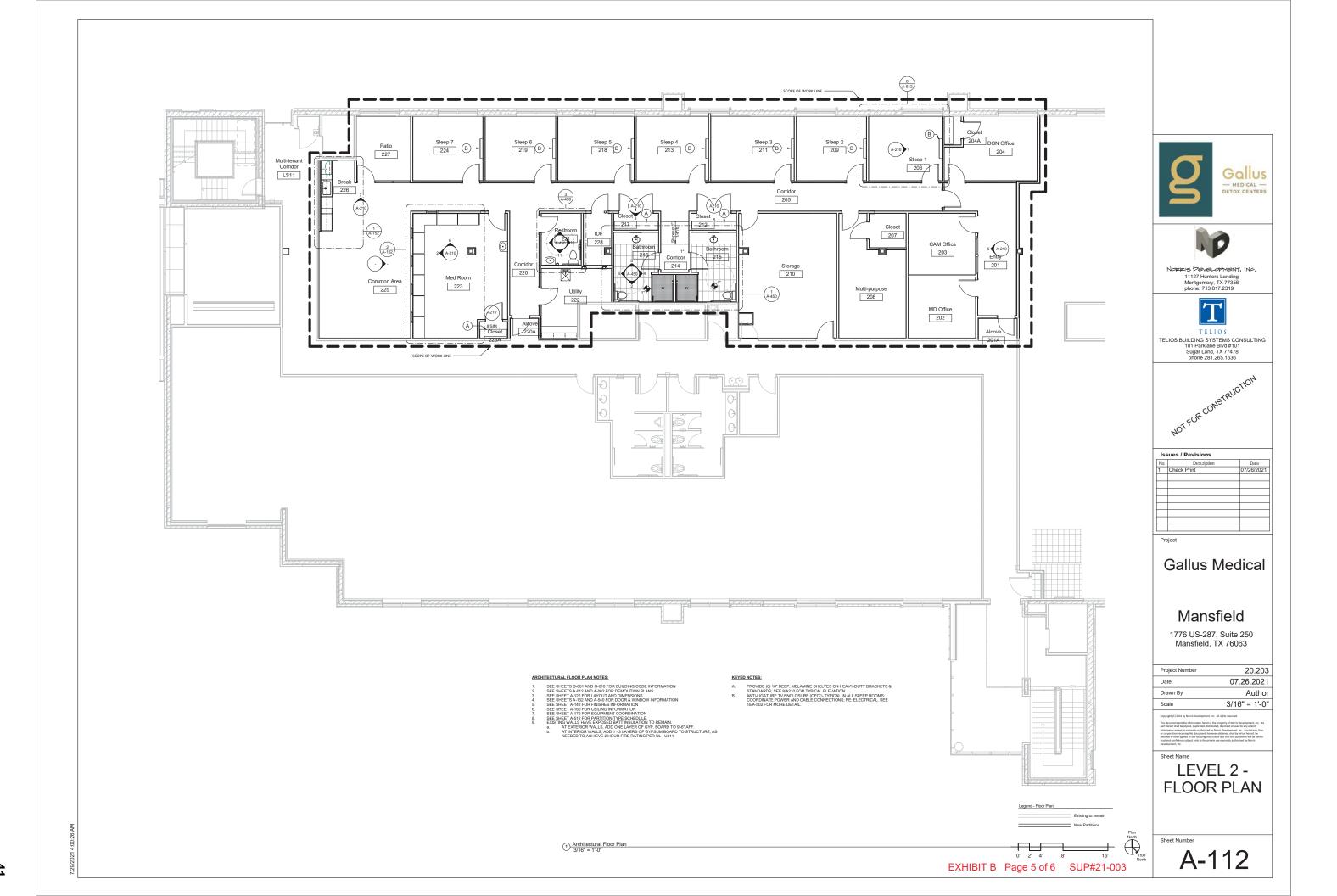
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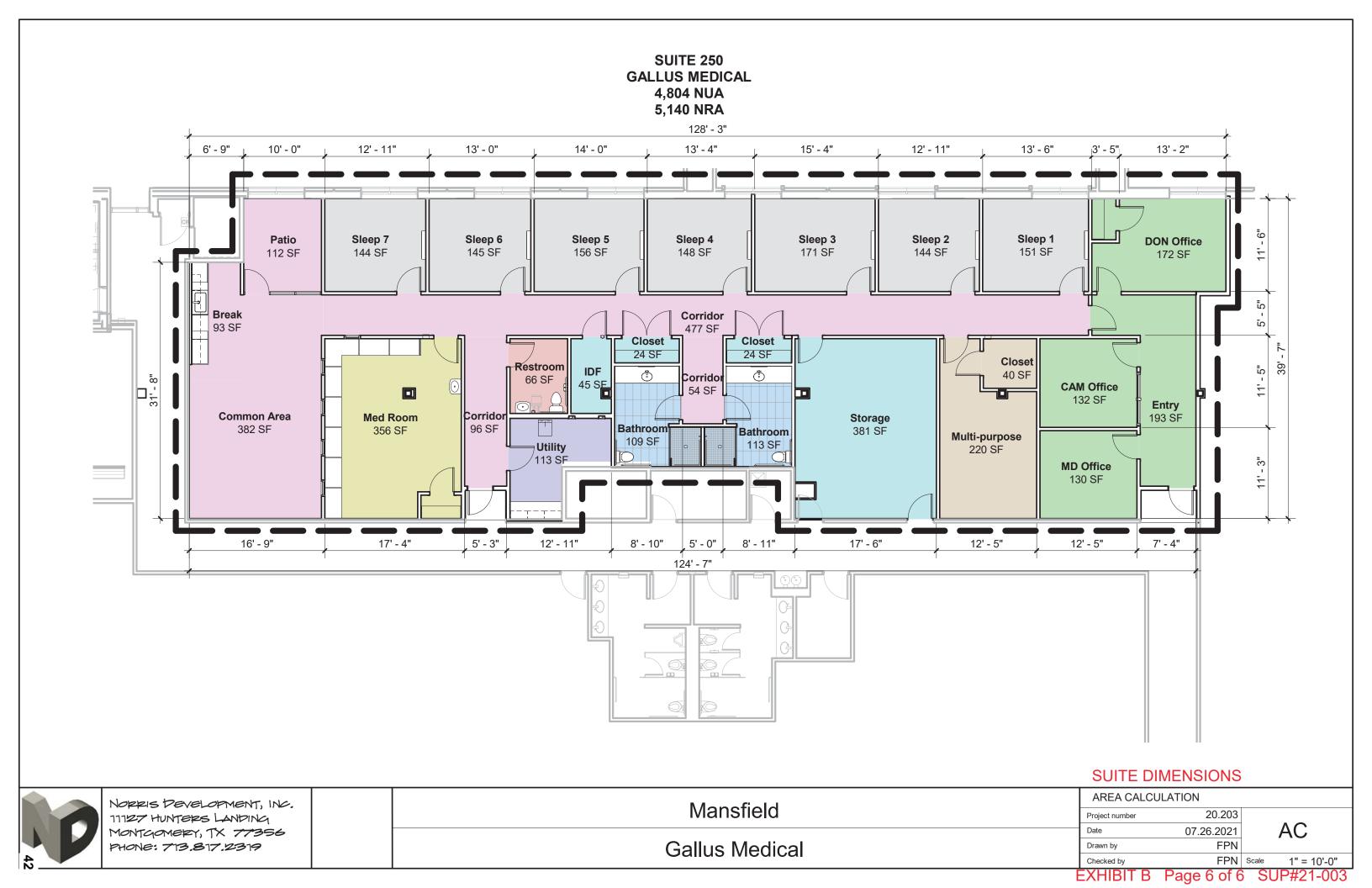
The document and the information haven in the property of Philosophia Partnerities, No part here shall be copyed, deplacent, distributed, distributed or used to any wholen whatever energy as expected partnerities (Philosophia Partnerities, or consist or several partnerities (Philosophia Partnerities, or April Partnerities, or consistent mice shall place discoursement, because of the partnerities and that their discoursement, because of the based to be agreed on the forgoting contributed in the partnerities and that their discoursement is been agreed on the disposition contributed in the partnerities and that their discoursement is been agreed on the disposition contributed in the partnerities and that their discoursement all been all the discoursements and the partnerities and their discoursement all been all the discoursements and the partnerities and their discoursements and the partnerities and their discoursements are all their discourse and their discourse and the partnerities and their discoursements are all their discourse and the discourse and their d

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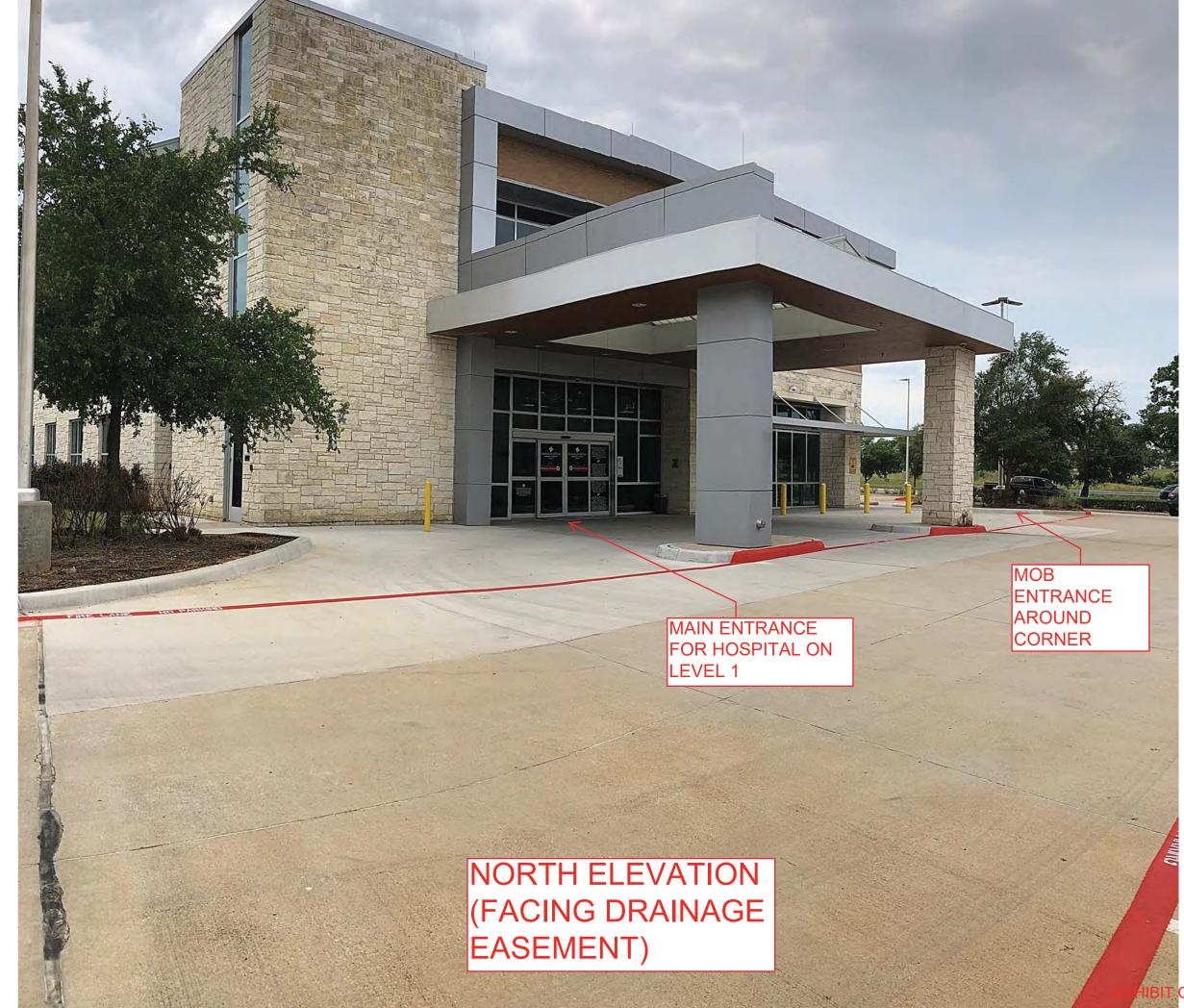
WEST ELEVATION (FACING US-287)















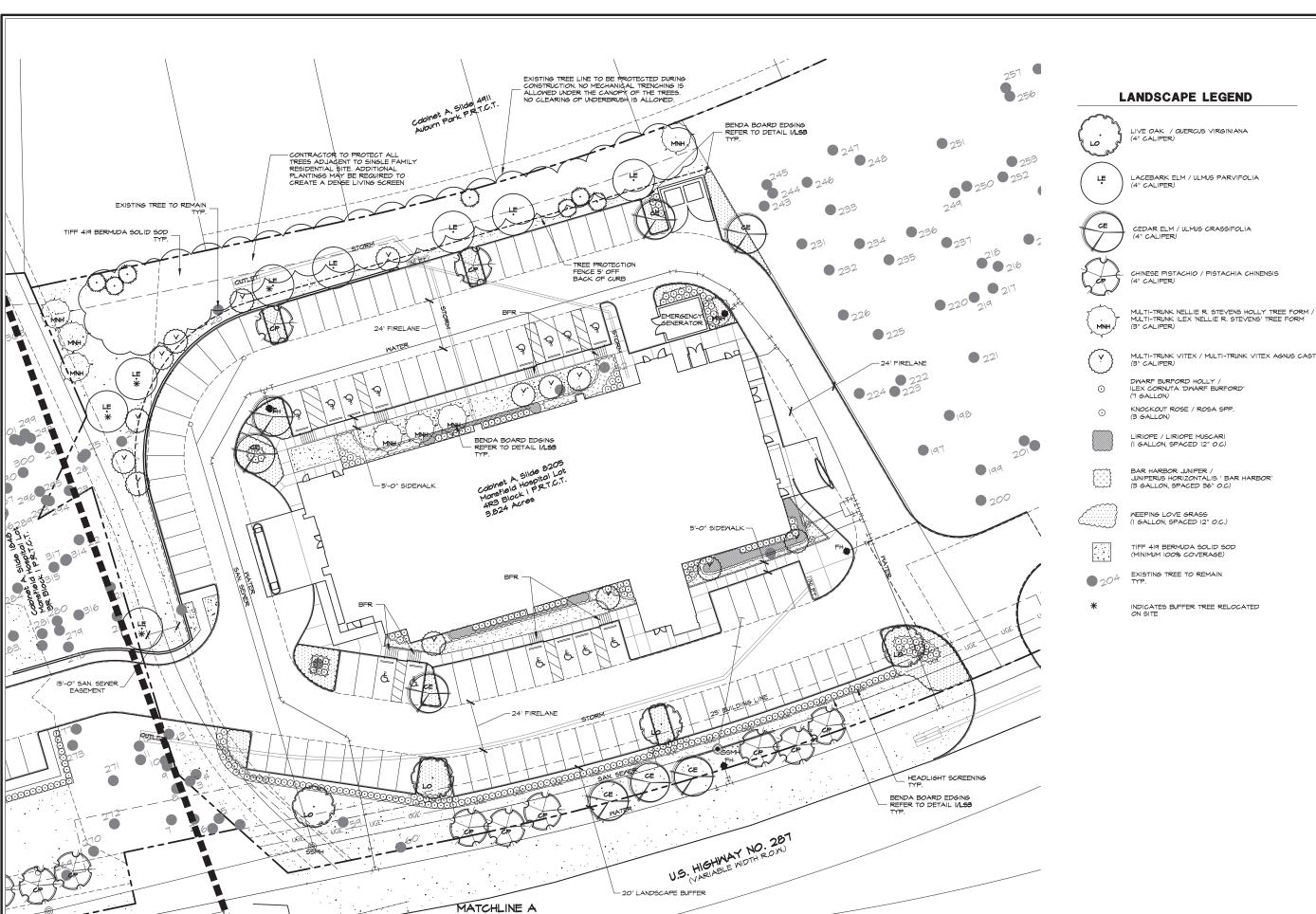






5





MATCHLINE A SHEET L2, IR2 STUDIO





I" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

MULTI-TRUNK VITEX / MULTI-TRUNK VITEX AGNUS CASTUS

SCREENING AND LANDSCAPE

ROJECT

### LANDSCAPE LEGEND



LIVE OAK / QUERCUS VIRGINIANA (4" CALIPER)



LACEBARK ELM / ULMUS PARVIFOLIA (4" CALIPER)



CEDAR ELM / ULMUS CRASSIFOLIA (4" CALIPER)



CHINESE PISTACHIO / PISTACHIA CHINENSIS



MULTI-TRUNK NELLIE R. STEVENS HOLLY TREE FORM / MULTI-TRUNK ILEX 'NELLIE R. STEVENS' TREE FORM (3" CALIPER)



MULTI-TRUNK VITEX / MULTI-TRUNK VITEX AGNUS CASTUS (3" CALIPER)

DWARF BURFORD HOLLY / ILEX CORNUTA 'DWARF BURFORD' (7 GALLON)

KNOCKOUT ROSE / ROSA SPP. (3 GALLON)



LIRIOPE / LIRIOPE MUSCARI (I GALLON, SPACED 12" O.C)



BAR HARBOR JUNIPER / JUNIPERUS HORIZONTALIS 'BAR HARBOR' (3 GALLON, SPACED 36" O.C.)



WEEPING LOVE GRASS (I GALLON, SPACED 12" O.C.)



TIFF 419 BERMUDA SOLID SOD (MINIMUM 100% COVERAGE) EXISTING TREE TO REMAIN TYP.



INDICATES BUFFER TREE RELOCATED ON SITE



Studio 13 Design Group, PLLC, 519 Bennett Lane, Suite 203 Lewisville, Texas 75057 469-635-1900





I" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

LANDSCAPE AND SCREENING

ROJECT PWP007

L2 of 3

COVERAGE WITHIN ONE (I) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY OF MANSFIELD.

TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEMALKS, UTILITY, LINES, SCREENING MALLS AND/OR OTHER STRUCTURES. THE CITY OF MANSFIELD HAS FINAL APPROVAL FOR ALL TREES IN ACCEPTANCE.

TREE PLACEMENTS.

TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.

TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITH IN A 24-HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE BERMING, OR DEVISE DRAINAGE PRACTICES, AND CONTACT THE CITY LANDSCAPE ARCHITECT PRIOR TO

TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK

FLARE". THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF

9. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEERIS.

10. BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.

11. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.

12. A 3"-4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1-2" FROM THE TRUNK OF THE TREE.

13. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS

13. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS
MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO MAINTENANCE OR PRUNING TECHNIQUES MITCH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.

4. TOPSOIL SHALL BE A MINIMUM OF & INCHES IN DEPTH IN PLANTING AREAS, SOIL SHALL BE FREE OF STONES, ROOTS, AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GRONTH.

5. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 2 INCHES OF PINE STRAM WILCH.

OF PINE STRAM MUCH.

16. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM

CLEAR TRUNK HEIGHT OF 1 FEET. TREES OVERHANGING PUBLIC STREET

PAYEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM

PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.

17. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBG ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 9 FEET.

18. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.

19. NO SHRUBG SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASG, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.

20.THE OMNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL ALL LANDSCAPING SHALL BE AND PERMANENCE OF PLANT MATERIAL, ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, MATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANGE APER A DEFA.

FERTILIZING, MATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.

ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR, PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF MANSFIELD.

22.LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS

AND WEEDS.

23.AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE
ALL LANDSCAPE AREAS, OVERSPRAY ON STREETS AND WALKS IS
PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS
REQUIRED FOR EACH IRRIGATION SYSTEM.
24.NO PLANT MATERIAL SHALL BE ALLONED TO ENCROACH ON
RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE
VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE
TRAFFIC, IS IMPEDIED. 25.NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1

VERTICAL.

26 EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS.

CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.

27 ALL WALKWAYS SHALL MEET AD A. AND TAS. REQUIREMENTS.

26 FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLIDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE CITY OF MANISFIELD'S STANDARDS.

29 FRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

**PLANT LIST** 

SY	MBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
LE	LACEBARK EL	M / ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	17	6' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
CE	CEDAR ELM /	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	ıз	6' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
LO	LIVE OAK / 6	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	6	6' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
CP	CHINESE PISTA	ACHIO / PISTACHIA CHINENSIS	4" CALIPER	AS SHOWN	14	6' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
NH		NELLIE R. STEVENS HOLLY TREE FORM / LEX 'NELLIE R. STEVENS' TREE FORM	3" CALIPER	AS SHOWN	8	5' MINIMUM SPREAD; MINIMUM 6' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
٧	MULTI-TRUNK \	/ITEX / /ITEX AGNUS CASTUS	3" CALIPER	AS SHOWN	10	5' MINIMUM SPREAD; MINIMUM 6' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
	DWARF BURFO	ORD HOLLY / "DWARF BURFORD"	7 GALLON	AS SHOWN	209	FULL PLANTS
	KNOCKOUT RO	OSE / ROSA SPP.	3 GALLON	AS SHOWN	143	FULL PLANTS
	LIRIOPE / LIRI	OPE MUSCARI	I GALLON	12" O.C.	678	FULL PLANTS
	MEEPING LOVE ERAGROSTIS		I GALLON	12" O.C.	4,502	FULL PLANTS
	BAR HARBOR JUNIPERUS HO	JUNIPER / RIZONTALIS ' BAR HARBOR'	3 GALLON	24" O.C.	107	FULL PLANTS
	TIFF 419 BERN	1UDA SOLID SOD	SOLID SOD	SQUARE YARDS	56,130	MINIMUM 100% COVERAGE

### LANDSCAPE REQUIREMENTS

SUIRED:

I TREE PLANTED EVERY FOURTY FEET

ALONG SOUTH BOUNDARY MY SHARED DRIVE AISLE

I TREE PER FORTY FEET MITHIN LANDSCAPE BUFFER

600LF / 40 LF = 15 TREES

225 LF, ALONG DRIVE AISLE

225 LF, ALONG DRIVE AISLE

125 LF, AND LF, = 56 = 6 TREES REQUIRED

225 L.F./AO L.F. = 50 = 6 TREES REQUIRED

I TREE AND ISLAND / IO PARKING SPACES

99 PARKING SPOTS / IO = 10 TREES AND IO ISLANDS

ALL CANOPY TREES SHALL BE MINIMM OF 35 CALIPER INCHES

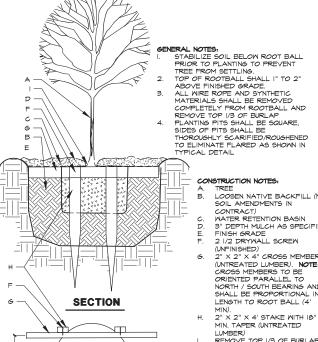
ALL ORNAMENTAL TREES SHALL BE MINIT-TRUNK AND

HAVE MINIMUM OF 3 CALIPER INCHES

NIDED:
6 TREES ALONG SOUTH DRIVE AISLE
10 TREES AND 10 ISLANDS
15 TREES WITHIN LANDSCAPE BUFFER

ALL CANOPY TREES ARE 4 CAL. INCHES ALL ORNAMENTAL TREES ARE MULTI-TRUNK

AND 3 CAL. INCHES



LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT) WATER RETENTION BASIN

3" DEPTH MULCH AS SPECIFIED 2 1/2 DRYWALL SCREW

(INTREATED LUMBER). NOTE: CROSS MEMBERS TO BE ORIENTED PARALLEL TO NORTH / SOUTH BEARING AND SHALL BE PROPORTIONAL IN LENGTH TO ROOT BALL (4'

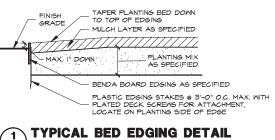
MIN).
2" X 2" X 4' STAKE WITH 18"
MIN. TAPER (UNTREATED

REMOVE TOP 1/3 OF BURLAP SURROUNDING ROOTBALL
AFTER INSTALLATION (TO
PREVENT "WICKING" OF MOISTURE) X. DIMENSION EQUAL TO "Y" Y. DIMENSION EQUAL TO "X"

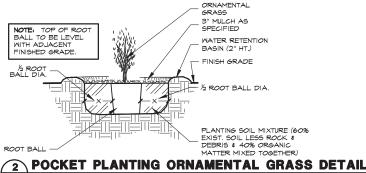
**PLAN VIEW** 

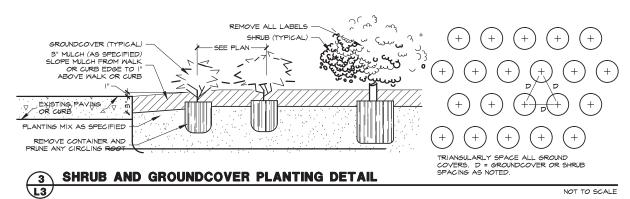


NOT TO SCALE



**L3** NOT TO SCALE





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July 15, 2013

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Hospital Details S Emergency N Landscape PE Emerus NDS ⋖

ROJECT **PWP007** 

HEET

L3 of 3

L3

SHEET L2, IR2

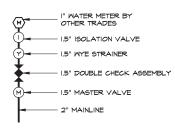
### HYDRAULIC CALCULATION NOTES:

TEN DAYS PRIOR TO COMMENCING WORK, VERIFY STATIC PRESSURE. IF STATIC PRESSURE IS LESS THAN THE ASSUMED STATIC PRESSURE DO NOT START WORK UNTIL NOTIFIED IN WRITING TO PROCEED BY OWNER. IF CONTRACTOR PROCEEDS WITH WORK MITHOUT AUTHORIZATION FROM OWNER, THE CONTRACTOR SHALL BE MITH WORK MITHOUT AUTHORIZATION FROM OWNER, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE TO CORRECT, MODIFY OR REPAIR ANY TIEMS OR MATERIALS THAT MAY BE REQUIRED TO PROVIDE A FULLY FUNCTIONING AND OPERATIONAL IRRIGATION SYSTEM IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. HYDRAULIC CALCULATIONS FOR THIS SYSTEM ARE BASED ON THE STATIC PRESSURE AS STATED ABOVE. THE STATIC PRESSURE SHOWN IS AN ASSUMED PRESSURE, A PRESSURE MEASURED AT THE SITE, OR AN ESTIMATED PRESSURE PROVIDED BY THE COUNTY OR CITY. THE OWNER UNDERSTANDS THIS PROJECT MAY NOT PROVIDE 100% COVERAGE AT ALL TIMES.

### HYDRAULIC CALCULATIONS FROM METER A ZONE# 7A

ITEM	SIZE	PSI	NOTES
MAXIMUM. GPM ESTIMATED - 120 GPM			FITTING LOSS ACCOUNTED BY ADDING IO% TO FLOW SHOWN IN MANUF. NOZZLE CHART.
SERVICE	1.5"	0.54	TYPE "K" COPPER 20 LN. FT. (34.28 GPM)
WATER METER	12	7.80	(34.28 GPM)
BALL VALVE	1.5"	1.00	(34.28 GPM)
WYE FILTER	1.5"	0.30	(34.28 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(34.28 GPM)
MASTER VALVE	1.5"	1.70	(34.28 GPM)
MAIN LINE	2"	1.62	581 LN. FT. (17.14 GPM)
STATION VALVE	1.5"	1.70	(34.28 GPM)
ZONE #7A	1.5"	2.57	(34.28 GPM)
CRITICAL HEAD 'A'		40.00	
TOTAL LOSS		61.03	
ASSUMED STATIC PRESSURE		75.00	
PRESSURE DIFFERENTIAL		-13.97	

ZONE VALVES LABELED AS 'OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.



BACKFLOW AND RELATED COMPONENTS



11275 S. Sam Houston Parkway W. Suite 200 Houston, Texas 77031 (832) 554-1130



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SCREENING Irrigation Plan Emergency AND ANDSCAPE

ROJECT PWP007

HEET IR1 of 3

5B

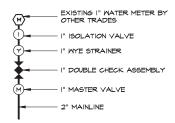
					IDDIO	ATION LEGE
	HYDRAULIC CALCU			OM METER B ZONE # 5	IRRIG	ATION LEGE
	MAXIMUM, GPM ESTIMATED - 120 GPM	JIZE	1 51	FITTING LOSS ACCOUNTED BY ADDING 10% TO FLOW SHOWN IN MANUF. NOZZLE CHART.	SYM	DESCRIPTION
	SERVICE WATER METER	1.5"		TYPE "K" COPPER IO LN. FT. (29.70 GPM) (29.70 GPM)	C	AUTOMATIC CONTROLLER
	BALL VALVE MYE FILTER	1,	0.30	(29.70 GPM) (29.70 GPM)	D	DRIP IRRIGATION CONTROL VALVE
	BACKFLOW PREVENTER MASTER VALVE	1.0	4.00	(29.70 GPM)		
	MAIN LINE STATION VALVE	2"	4.00	50 LN. FT. (29.70 GPM) (29.70 GPM)		DRIP IRRIGATION
	ZONE #5B CRITICAL HEAD 'B'	1.5"	40.00	(29.70 GPM)		DRIP IRRIGATION
	TOTAL LOSS ASSUMED STATIC PRESSURE	+	63.06 75.00		•	REMOTE CONTROL VALVE
	PRESSURE DIFFERENTIAL		-11.94		•••	LAWN ROTATOR
	HYDRAULIC	CALCU	LATIO	N NOTES:	•	4" POP UP CORNER STRIP
	//// STATIC PRESSURE	E IS LESS	THAN T	WORK, VERIFY STATIC PRESSURE. IF HE ASSUMED STATIC PRESSURE DO NOT	<b>4</b>	ROTOR HEAD
	CONTRACTOR PR	ROCEEDS	MITH MO	RITING TO PROCEED BY OWNER. IF PKK MITHOUT AUTHORIZATION FROM OWNER, NCIALLY RESPONSIBLE TO CORRECT,	M	WATER METER
CRITICAL HEAD 'B'	MODIFY OR REPA	AIR ANY I Y FUNCTIO	TEMS OF	R MATERIALS THAT MAY BE REQUIRED TO ND OPERATIONAL IRRIGATION SYSTEM IN	<b>)</b>	DOUBLE CHECK VALVE
	CALCULATIONS FO	OR THIS S	SYSTEM	PSPECIFICATIONS. HYDRAULIC ARE BASED ON THE STATIC PRESSURE AS SSURE SHOWN IS AN ASSUMED PRESSURE,	1	ISOLATION VALVE
DRAINAGE EAGEMENT	A PRESSURE MEA	SURED A	T THE SI	TE, OR AN ESTIMATED PRESSURE  Y. THE OWNER UNDERSTANDS THIS		
2 2	PROJECT MAY NO	OT PROVI	DE 1009	6 COVERAGE AT ALL TIMES.	9	MYE STRAINER
					M	MASTER VALVE
						IRRIGATION SLEEVE
	34					IRRIGATION MAIN LINE
						IRRIGATION LATERAL LINE
PRELANE TO THE TOTAL THE TOTAL TO THE TOTAL THE TOTAL TO						
5-6" SIDEMALK						
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\						
*	*\ \ •					
1-4" SLEEVE TYP.						
TYP DRIP IRRIGATION 11-2						
TYP.	P WAR					
1-1-2-3-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	3" 3"					
FOR LATERAL CROSSING						
20.77 " 5-0" SIDEMALK	3"					
DRAINA	GE EASEMENT					
			X	UGE UUL VI-	1-2	
3"		1 3"	Z UG	UGE 2" MAINLINE		
1-4" SLEEVE TYP.				SEMH	7A	
2 MAINLINE 2		A PEN	(6)		1.5" ∨ 34.2∂	
2-4" SLEEVES FOR AINLINE CROSSING	(20	0.00				
77P.					MATO	CHLINE A SHEET LI, IRI
					MATO	HLINE A
2' MAINLINE SAN. SENER					III/ATC	SHEET L2, IR2
2 MATER 3B 15 V 29.70						
	ARY SEMER EASEMENT					
IO.45 EXISTING I" WATER METER WITH BACKFLO	DM					
(CONTRACTOR TO VERIFY) REFER TO DETAIL I THIS SHEET IF NEEDE	ED.					
NO. 287						
PRO-C-600 CONTROLLER W RAIN AND FREEZE SENSOR, CONTROLLER TO DE INSTALLER ON PEDESTAL. TO BE INSTALLER ON PEDESTAL.						
TO BE INSTALLED ON PEDESTAL.  OWNER TO VERIFY LOCATION OF  CONTROLLER.						

### END AND SCHEDULE

	AIION EEGEND	7110 001			
SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE	NOTES
G	AUTOMATIC CONTROLLER	HUNTER	REFER TO PLANS	N/A	INSTALL PER MANUFACTURER'S STANDARDS, IN ADDITION, INSTALL SOLAR-SYNC SYSTEM BY HINTER.
D	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-IOI	l"	INSTALL PER DETAIL IN IO" ROUND BOX W/ BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
	DRIP IRRIGATION	HUNTER	PLD-06-18	N/A	INSTALL PER DETAIL W/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE.
	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER	1/2"	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL ON ALL PROPOSED TREES, SEE LANDSCAPE PLANS.
•	REMOTE CONTROL VALVE	HUNTER	ICV-1016 ICV-1516	Refer to Plan for Size	INSTALL PER DETAIL IN IO" ROUND PENTEK VALVE BOX WITH BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
000	LAWN ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000	INSTALL PER DETAIL W/ 40 PSI AT BASE OF HEAD. INSTALL LASCO P-1207 SWING JOINTS ON ALL SPRAY BODIES. INSTALL NOZZLES ON 4" PRS40 OR 12" PROS-12 SPRAY BODIES.
•	4" POP UP CORNER STRIP	HUNTER	STRIP SERIES	MPLC515 IVORY MPRC5515 COPPER MPS5530 BROWN	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL NOZZLES ON 4" PRS40 SPRAY BODIES.
4	ROTOR HEAD	HUNTER	PGP SERIES	#6 NOZZLE #8 NOZZLE #10 NOZZLE	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL LASCO P-120T SWING JOINTS ON ALL ROTORS.
M	WATER METER		PER CITY	Refer to Plan for Size	INSTALLED BY GENERAL CONTRACTOR
<b>&gt;</b>	DOUBLE CHECK VALVE	Febco	850-BV Series	Refer to Plan for Size	FURNISH AND INSTALL PER LOCAL CODE BY LICENSED IRRIGATION CONTRACTOR.
	ISOLATION VALVE	Nibco	*T-II3	Line Size	INSTALL PER DETAIL IN 12'x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
9	MYE STRAINER	Febco	*850	Refer to Plan for Size	INSTALL PER DETAIL IN 12'x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
M	MASTER VALVE	Hunter	ICV-1016 ICV-1516	Refer to Plan for Size	INSTALL PER DETAIL IN 12'x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	IRRIGATION SLEEVE		SCH, 40 W/ 12 GA, PULL MIRE IN SLEEVE	Refer to Plan for Size	DRIVEWAY SLEEVES INSTALLED BY GENERAL CONTRACTOR. SIDEMALK SLEEVES INSTALLED BY IRRIGATION CONTRACTOR.
	IRRIGATION MAIN LINE		SCH. 40	Refer to Plan for Size	18° INSTALLATION DEPTH.
	IRRIGATION LATERAL LINE		CLASS 200	Refer to Plan for Size	12" INSTALLATION DEPTH STANDARD, 18" INSTALLATION DEPTH UNDER PAYING.

- PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER - VALVE SIZE IN INCHES — GALLONS PER MINUTE, PER VALVE

ZONE VALVES LABELED AS 'OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.



BACKFLOW AND RELATED COMPONENTS
NOT TO SCALE



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LANDSCAPE AND SCREENING	Irrigation Plan	Emerus Emergency Hospital	City of Mansfield, Tarrant County, Texas
E 103			

\* -ROJECT PWP007

SHEET

IR2 of 3

- GENERAL NOTES:

  I. NO DIRECT CONNECTION TO SLEEVE SHALL BE ALLOWED. SLEEVE SIZE SHALL BE TUD (2) SIZES LARGER THAN THE PIPE TO BE SLEEVED.

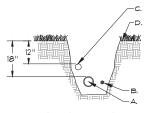
  2. MARK HARDSCAPE WITH SYMBOL "S" TO INDICATE
- THAT A SLEEVE IS BELOW 3. INSTALL WIRING IN SEPARATE SLEEVE FROM LATERAL AND MAINLINE PIPING.

CONSTRUCTION NOTES:

A. CONCRETE VALVE BOX. STUB UP SCH. 40 PVC
SLEEVES AND CAP. PAINT TOP OF VALVE BOX
"DAY GLOW ORANGE" FOR PUTURE REFERENCE. SCH 40 PVC IRRIGATION SLEEVE - SEE PLAN

C. PVC MAINLINE, LATERAL OR WIRING - SEE PLAN D. PAYING

IRRIGATION SLEEVES



GENERAL NOTES:

1. REST PIPE FIRMLY ON TRENCH BOTTOM.

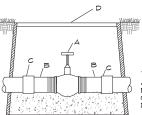
2. SNAKE PIPE FROM SIDE TO SIDE.

3. DO NOT STACK PIPE IN TRENCH, PROVIDE HORIZONTAL SEPARATION.

4. MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
5. BUNDLE WIRE(S) AT 20 FT. INTERVALS.

CONSTRUCTION NOTES:
A. MAINLINE PIPING - 18" MINIMUM COVER
BUNDLE - TAPE PER SPECIFICATIONS
C. LATERAL LINE PIPING - 12" MINIMUM COVER D. FINISH GRADE

IRRIGATION TRENCH

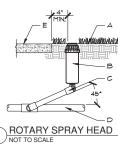


CONSTRUCTION NOTES:

B. SCH 80 TOE NIPPLE C. COUPLING D. IIXIT VALVE BOX

GATE VALVE

Alaksienillikasienilyk



BACKFLOW PREVENTER CONNECTION

GENERAL NOTES:

1. SET TOP OF HEAD FLUSH WITH FINISH GRADE

FLUSH PIPING PRIOR TO INSTALLING NO771 F

SET HEAD OFFSET OF LATERAL AND MAINLINE PIPING

CONSTRUCTION NOTES:

FINISH GRADE

ROTARY SPRAY HEAD

3/4" LASCO UNITIZED O-RING SWING JOINT

ASSEMBLY

LATERAL PIPING

PAVING

 $\rightarrow$ 18" MIN

GENERAL NOTES:

1. NSTALL PER MANUFACTURER'S SPECIFICATIONS.

2. NSTALL ELECTRICAL SERVICE PER LOCAL CODES.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL WORK RELATED TO IRRIGATION NSTALLATION.

ATTACH RAIN SENSOR WITH STAINLESS STEEL

ATTACH RAIN SENSOR WITH 9 TAINLESS STEEL IN SCREUS 4"-0" MINIMUM ABOVE FINISH GRADE IN LOCATION APPROVED BY IRRIGATION CONSULTANT. ATTACH TEMPERATURE SENSOR TO CONTROLLER WITH STAINLESS STEEL SCREUS IN LOCATION APPROVED BY IRRIGATION CONSULTANT.

CONSTRUCTION NOTES:

WEATHERPROOF CONTROLLER, REFER TO PLAN FOR TYPE AND LOCATION. ATTACH TO WALL SECURELY WITH ANCHOR BOLTS. ELECTRIC SERVICE 1/2" CONDUIT. REMOTE ELECTRIC VALVE 2" CONDUIT. FINISH GRADE

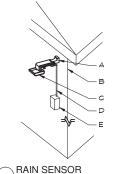
WALL MOUNTED CONTROLLER



GENERAL NOTES

CONSTRUCTION NOTES: FINISH GRADE B. SPRINKLER HEAD (SEE PLAN) C. LATERAL PIPE E. SUPER BLUE FLEX ASSEMBLY F. PLUG

SHRUB SPRAY HEAD



GENERAL NOTES:

1. LOCATE SENSOR ABOVE THE CONTROLLER AS APPROVED BY LANDSCAPE ARCHITECT

2. CONNECTED FINE PER MANUFACTURER'S SPECS,

3. MINIMUM 6' ABOVE GRADE

CONSTRUCTION NOTES:

A. ATTACH TO WALL PER MANUFACTURES SPECS
B. BUILDING
C. RAINCHECK
D. CONDUIT W PULL WIRE TO CONTROLLER BY OTHER TRADES
E. J-BOX BY OTHER TRADES

GENERAL NOTES:

I. INSTALL WASHED PEA GRAVEL BELOW DCA TO ALLOW ACCESS TO TEST COCKS AND OPERATION OF BALL VALVES
2. INSTALL PEA GRAVEL FLUSH WITH

ELECTRIC VALVE.
PROVIDE A 24" WIRE EXPANSION
COIL AT EACH DRY SPLICE WIRE
CONNECTION.

4. CENTER VALVE ASSEMBLY IN VALVE

CONSTRUCTION NOTES:

CONSTRUCTION NOTES:

A. WATER METER (SIZE PER PLAN)

B. BALL VALVE (SIZE PER LINE)

C. WYE STRAINER (SIZE PER LINE)

D. TYPE "K" COPPER PIPE

E. COPPER SAT COUPLING

F. TBE NIPPLE

G. PIPE PER CITY CODE

H. COUPLING

I. FINISH GRADE

FINISH GRADE

12"XIT" VALVE BOX, SET FLUSH WITH FINISH

K. DOUBLE CHECK VALVE ASSEMBLY

K. DOUBLE CHECK VALVE ASSEMBLY
L. COMPACTED SUBGRADE
M. MALE ADAPTER
N. MASTER ELECTRIC VALVE
O. WIRE COIL
P. WATER-RROOF WIRE CONNECTORS
Q. 10 ML BLACK PLASTIC
D. 10 MED VALVE SO CONTENTS
D. 10 MED

R. 10" RD VALVE BOX. SET 1/4" ABOVE FINISH GRADE.

WASHED PEA GRAVEL - 6" DEPTH MIN

### **IRRIGATION NOTES**

PROVIDE A COMPLETE, FUNCTIONING AUTOMATIC IRRIGATION SYSTEM INCLUDING LABOR, MATERIALS, FEES, TAXES, EQUIPMENT, AND OTHER COSTS INCIDENTAL TO ACCOMPLISHING

ACQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR LICENSED

- ACQUIRE MRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATIOR FOR MATERIAL SUBSTITUTES PRICOR TO BEGINNIG INSTALLATION. FORTY EIGHT (48) HOURS BEFORE IRRIGATION CONSTRUCTION BEGINS, IRRIGATION CONTRACTOR MUST CALL (800) DEG-TESS AND IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES AND/OR OBSTACLES PRIOR TO BEGINNING WORK, ANY DAMAGE TO UTILITIES AND/OR FINISHES FROM INFERIOR WORKMANSHIP BY THE IRRIGATION CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER, PIPING IS DIAGRAMMATIC AND SHOWN FOR CLARITY ONLY. ADJUST AS REQUIRED FOR EXISTING UTILITIES, OBSTRUCTIONS, TREE ROOT BALLS, ETC. PIPING AND VALVES SHOWN IN PAVING FOR CLARITY ONLY AND SHALL BE INSTALLED IN ADJACENT LANDSCAPE AREA.

IN PAVING FOR CLARITY ONLY AND SHALL DE INSTALLABLE IN THE RECORDINATE SLEEVE AND CONDUIT REQUIREMENTS WITH GENERAL CONTRACTOR.

IRRIGATION SLEEVES SHALL BE AS FOLLOWS:

5.I. SLEEVES INTENDED FOR LATERAL LINES ARE TO BE ONE-FOUR INCH SLEEVE AND ARE
TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD
EXTEND A MINIMM OF 2-0' BEYOND BACK OF CURB.

5.2. SLEEVES INTENDED FOR THE 2' MAINLINE ARE TO BE TWO-FOUR INCH SLEEVES SIDE
BY SIDE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF
CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0' BEYOND BACK OF CURB.

1. LOCATE SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0' BEYOND BACK OF CURB.

1. LOCATE SALEVES SHOULD EXTEND A MINIMUM OF 2'-0' BEYOND FOR "AS BUILT"
DRAWINGS.

LOCATE EACH END OF IRRIGATION SLEEVES DIMENSIONALLY ON THE RECORD "AS BUILT" DRAWINGS.
THE IRRIGATION CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE MATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL DUE TO SYSTEM FAILURE FROM INTERIOR WORKMANSHIP FOR THE DURATION OF THE INSTALLATION OF PLANT MATERIAL AND MAINTENANCE PERIOD FOLLOWING

NSTALLATION.

9. THE IRRIGATION CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HAND DIG WITHIN ALL EXISTING TREE DRIPLINE ZONES AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO STAKE AND RECEIVE APPROVAL FROM ALL DISCIPILINES PRIOR TO AN TRENCHING AND HAND DIGGING IN AREAS OF EXISTING TREE COVERAGE OR ANY ADDITIONAL AREAS THAT MIGHT BE QUESTIONABLE.

10. EXTEND ONE EXTRA CONTROL WIRE TO FARTHEST VALVE, ROUTED PARALLEL TO COMMON GROUND WIRE WITH INSTALLATION OF LEAD AND COMMON WIRES.

11. CONTROL WIRE SHALL BE DIRECT BURIAL, 24 VOLT, SINGLE CONDUCTOR, SOLID COPPER, PLASTIC INSULATED CABLE, RATED FOR DIRECT BURIAL APPLICATIONS, UF., UL., APPROVED, 14 GAUGE MINIMUM LEAD AND COMMON GROUND RETURN WIRE WILESS NOTED OTHERWISE ON PLANS. COLOR OF INSULATION AS FOLLOWS:

III. LEAD WIRE: ANY COLOR OF INSULATION AS FOLLOWS:

III. LEAD WIRE: ANY COLOR (SAME COLOR), EXCEPT WHITE OR ORANGE

III.2. COMMON GROUND MIRE: WHITE (COLOR)

II.3. EXTRA CONTROL WIRE: ORANGE (COLOR)

I2. WIRE SPLICES SHALL BE KING ONE-STEP \$1 (TAN) OR 3M-DBY PERMANENT AND

22. MIRE SPLICES SHALL BE KING ONE-STEP #1 (TAN) OR 3M-DBY PERMANENT AND MATERPROOF. INSTALL ALL MIRE SPLICES IN IO" ROUND PENTEK VALVE BOXES.

3. THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE THE FINAL CONTROLLER LOCATION. THE IRRIGATION CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION OF CONTROLLER PER LOCAL ELECTRICAL CODE. PROVIDE ALL NECESSAY FUSE BOXES, CONDUIT, FITTINGS, CONNECTORS OR OTHER ELECTRICAL DEVICES TO MAKE CONNECTION. OWNER SHALL PROVIDE ELECTRICAL SERVICE WITHIN 10 LINEAR FEET OF CONTROLLER LOCATION UNLESS NOTED OTHERWISE ON DRAWINGS.

4. CONNECTING TO REMOTE CONTROL VALVES.

5. ALL PYC. MAINLINES AND LATERAL LINES SHALL RECEIVE AS FOLLOWS:

15.1. 18" MINIMUM COVER FOR MAIN LINES

15.2. 18" MINIMUM COVER FOR MAIN LINES

15.3. 12" MINIMUM COVER FOR PIPING LOCATED UNDER PAVING

16. THE MINIMUM COVER FOR LATERAL LINES

16. THE MINIMUM DISTANCE BETWEEN THE MAINLINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) SHALL BE 18".

REDUCER BUSHINGS) SHALL BE 18". THE MINIMUM HORIZONTAL DISTANCE OF 36" SHALL BE MAINTAINED BETWEEN ANY VALVES

THAT ARE INSTALLED SIDE BY SIDE.

18. WHERE SERVICE TREES ARE INSTALLED ON THE MAINLINE FOR INSTALLATION OF THE

18. NHERE SERVICE TREES ARE INSTALLED ON THE MAINLINE FOR INSTALLATION OF THE ELECTRIC VALVES AND/OR GUICK COUPLING VALVES, THE CONTRACTOR SHALL LIMIT THE NUMBER OF THESE PER SERVICE TEE. DO NOT INSTALL MORE THAN A TOTAL OF EITHER THREE ELECTRIC VALVES OR A COMBINATION OF TWO ELECTRIC VALVES AND ONE QUICK COUPLER VALVE AT EACH TEE. THE MINIMUM DISTANCE BETWEEN FITTINGS SHALL BE 18° AS REFERENCED IN THE ABOVE NOTES.

19. ALL PVC PIPE AND FITTINGS ARE TO BE PRIMED WITH PURPLE PVC PRIMER SOLVENT BEFORE APPLYING PVC CEMENT IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE.

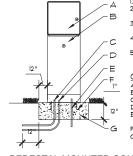
20. INSTALL QUICK COUPLING VALVES IN 12"XIT" PENTEK VALVE BOXES PER DETAIL SHOWN. CONNECT QUICK COUPLING VALVES TO MAINLINE PIPE WITH LASCO UNITIZETO, O-RING SHING JOINTS PER DETAIL SHOWN, #TT22-22. SUPPLY OWNER MITH THREE COUPLER KEYS MITH SHIVEL HOSE BIBB EACH, #33DK-10 AND #3H-0 RESPECTIVELY. VALVES TO BE INSTALLED SO THAT THE TOP OF THE QUICK COUPLER IS 2" BELION BOTTOM OF VALVE BOX LID. PURPLE LID SHALL READ "NON-POTABLE, NOT SAFE FOR DRINKING" IN ENGLISH AND SPANISH.

PLANS.

22. ZONE VALVES LABELED AS 'OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER
AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL
FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE
IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND
RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO
INSTALL ATION).

RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

23. ALL STATE OF TEXAS LAWS/RULES AND ALL LOCAL CODES/ORDINANCES AREA MADE PART OF THESE PLANS AND SPECIFICATIONS WHETHER SHOWN OR NOT. THESE LAWS AND ORDINANCES WILL SUPERCEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. THE IRRIGATION CONTRACTOR IS CAUTIONED THAT HE/5HE IS TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF TEXAS AND LOCAL CODES CONCERNING LANDSCAPE IRRIGATION.



GENERAL NOTES:

ENERAL NOTES:

NOTALL ELECTRICAL WIRING PER LOCAL CODES.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL

ELECTRICAL WORK.

PROVIDE DRAINAGE AWAY FROM BASE OF

PEDESTAL.

GROUND IRRIGATION BOXES WITH GROUNDING ROD

DEB NEC.

PER N.E.C. INSTALL TEMPERATURE SENSOR TO NORTH SIDE OF CONTROLLER PEDESTAL W/ STAINLESS STEEL SCREWS

CONSTRUCTION NOTES: CONTROLLER

PEDESTAL ELECTRICAL SERVICE CONDUIT

C. ELECTRICAL SERVICE CONDUIT
D. REMOTE CONTROL VALVE WIRING CONDUIT
E. GROUNDING ROD(\$) PER MANUFACTURER'S
REQUIREMENTS
F. ANCHOR BOLTS
G. CONCRETE BASE, 3,000 PSI

PEDESTAL MOUNTED CONTROLLER

STUDIO

Studio 13 Design Group, PLLC. 519 Bennett Lane, Suite 203 Lewisville, Texas 75057 469-635-1900



EE Hospital SC Irrigation Details Emergency 2 CAPE Emerus ] NDS ⋖

ROJECT PWP007

IR3 of 3



### Exhibit E SUP#21-003 Additional Notes on Business Operations Page 1 of 1

Gallus Medical opened its first clinic ten years ago to serve patients who need inpatient medical detox to treat their substance use disorders. We are considered a national Center of Excellence, in providing inpatient medical detox services using proprietary, evidence-based IV therapy and oral medication protocols that avoid cross addiction, delivered by highly trained medical staff, in a safe and comfortable patient environment that optimizes treatment outcomes and aftercare success.

Our medical clinics have seven licensed beds, are Joint Commission accredited, are staffed by medical personnel at all times and operate 24 hours a day. Patients schedule an admission time and do not arrive by ambulance. We typically treat 25 to 30 patients a month and have a 4.5-day average length of stay, with a range from three to ten days. Gallus is an inpatient facility: patients stay on-site for the entirety of their treatment and do not come and go while receiving care. Treatment is delivered by a specially trained medical team consisting of a Board-Certified Medical Director, Registered Nurses with ER and critical care experience, behavioral health technicians, and a licensed clinical director.

We treat patients who are suffering from substance use disorders and need to detox from: alcohol, opiates, benzodiazepines, stimulants, or polysubstance use. We are typically the first step in SUD treatment before the patients move on to psychotherapy-based residential or outpatient treatment. We do not offer therapy or any outpatient services.

Our patient mix: 57% of our patients are male, 43% female, with 60% of our patients between the ages of 30 and 50. We do not accept patients under the age of 18. We are ADA certified, but all of our patients are capable of self-preservation. Gallus Detox is a completely voluntary program, so we do not accept court ordered patients.

To ensure patient safety, a video surveillance system is in place to monitor all patient activity within the clinic and at all entrances to the suite.

We are known for our clinical expertise and innovation and lead the industry in patient satisfaction rates:

# Patient Satisfaction Results (Last 3 Years) Satisfaction 98% Pain Management 96% Polite Employees 98% Facility 98% Managing Anxiety 95% Net Promoter Score 92%

Gallus Medical 888.306.3122



### CITY OF MANSFIELD

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

### **STAFF REPORT**

**File Number: 21-4223** 

Agenda Date: 8/16/2021 Version: 1 Status: Passed

In Control: Planning and Zoning Commission File Type: Zoning Case

### Agenda Number:

### Title

ZC#21-012: Public hearing for a change of zoning from PD Planned Development District to PD Planned Development District for eating place with drive-through service uses on approximately 0.71 acres known as Lot 2, Block 1 of Broad Street Marketplace, located at 3121 E Broad St.; Hailey Vaughn of Plaza Street Partners, LLC (developer), Andrew Gribble of Kimley-Horn and Associates, Inc. (engineer/landscape architect), and Aaron King of Torgerson Design Partners (architect) on behalf of Fernando De Leon of LG Broad Cannon, LLC (owner)

### **Description/History**

Existing Use: Vacant land

Existing Zoning: PD, Planned Development District

Surrounding Land Use & Zoning:

North - Shopping center, PD

South - Broad St.; drive-through restaurant (PD) across the street

East - Drive-through restaurant, PD

West - High school, SF-12/22

Thoroughfare Plan Specification:

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

### **Comments and Considerations**

The subject property consists of 0.71 acres of vacant land. The applicant is requesting to rezone the property from PD Planned Development District to PD Planned Development District for eating place with drive-through service uses. The primary reason for the rezoning request is because the existing PD zoning only allows for two eating places with drive-through service uses, both of which have already been exhausted (Costa Vida and Raising Cane's). In addition, the applicant is requesting a few deviations from the City's typical standards as it relates to parking and vehicle stacking due to some unique operational aspects of the business.

### **Development Plan**

The proposed Development Plan includes a one-story 1,845 sq. ft. building with 650 sq. ft. covered patio and a 19-space parking lot for Andy's Frozen Custard. Access to the site will be provided by an existing drive on the eastern portion of the property that connects to the Broad Street Marketplace shopping center to the north and Costa Vida to the east. Access to Broad Street and Cannon Drive is provided through the shopping

File Number: 21-4223

center. In addition, a direct pedestrian connection will be provided to the existing sidewalk along Broad Street.

Drive-through operations will occur along the north and west sides of the building, with a drive-through lane adjacent to the building and a parallel through lane (escape lane) along the entire length of the drive-through lane. The City typically requires that eating places with drive-through services accommodate four stacking spaces between the order board and the pickup window and five spaces ahead of the order board, for a total of nine stacking spaces. This business will only have a total of eight stacking spaces and will not have an order board, with orders being taken directly at the pickup window or by employees who will serve drive-through customers directly at their vehicles to expedite traffic flow and reduce stacking during peak periods.

There will be no indoor dining at the business, however a 650 sq. ft. covered patio will accommodate outdoor dining and walkup orders. Because the business will not have indoor dining, they have provided their own parking standards, which provide one space per employee on the maximum shift size, plus one space per 75 sq. ft. of outdoor patio area. With a maximum employee shift size of 12 employees and a parking requirement of 9 spaces for the patio area, the number of required parking spaces is 21. Only 19 spaces have been provided. However, the applicant has indicated this is adequate to serve their needs. In addition, with the peak parking for this business expected to occur in the evening and the peak parking for the shopping center expected to occur during the daytime, there is opportunity available for a shared parking agreement with the shopping center.

A trash enclosure will be provided northwest of the building. Notes have been provided indicating that there will be no outside storage of materials or display of goods, that all service areas and equipment will be screened in accordance with the City's Code of Ordinances, and that all lighting will be designed to be shielded downward and not trespass onto other properties or cause glare.

### Floor Plan, Elevations, and Perspectives

A floor plan has been provided for the building, showing the mechanical, storage, cooler, kitchen, restroom, and office areas located in the rear of the building, with the food delivery and cashier operations located in the front of the building. The outdoor patio includes a menu board, benches, and windows for walkup orders.

Per the provided elevations, the building is predominantly brick with a stone base. The patio area includes a sloped canopy structure that is taller than the building and slopes downward to the rear. The canopy includes polished aluminum fascia with neon lighting and simulated wood to wrap the canopy columns. The patio area is also accentuated by a masonry wall with stone columns to match the building; the stone columns include planter boxes. The front of the building includes abundant windows and aluminum framing and the top of the building is accentuated by a metal flashing system to match the aluminum storefront. In addition, the building is further articulated by a stone water table and a red neon lighting band. Not including glazing (doors and windows), the building is 70% brick, 29% stone, and 1% simulated wood. Including glazing, the building is 50%

brick, 18% stone, 3% simulated wood, and 29% glazing.

Three-dimensional perspectives have also been provided to indicate how the building and patio area will look from different angles, as well as the mix of vehicular and pedestrian activity.

### Landscape Plan

Landscaping will be provided as shown on the Landscape Plan. For eating places with drive-through services, 20' landscape buffers are typically required along the side property lines, however the existing PD allows the reduced buffers as shown. The east buffer already includes a mix of ornamental trees and shrubs that were planted with the Costa Vida restaurant; these plantings will be protected during construction and replaced by the contractor if damaged. The west buffer will include a mix of canopy trees. The landscape setback along Broad Street will include canopy trees, as well as shrubs to screen the parking lot, and groundcover to accentuate the monument sign. The north side of the building will include a canopy tree, two ornamental trees, shrubs, and groundcover. Shrubs will also screen the trash enclosure and ground-mounted equipment. Grasses and groundcover will accentuate the low patio wall in front of the building. The existing 6'-tall stone screening wall along the west property line will remain.

### Sign Plan

The applicant has noted on the Development Plan that all signage will follow the typical standards applicable to C-2 zoning. A Sign Plan has also been provided, showing all the signage planned for the development. A monument sign will be provided along Broad Street. In addition, a wall sign will be provided on the east side of the building and a window sign will be provided on the south side of the building. Signage advertising the various product offerings will be located on the interior of the building but visible through the windows. Neon lighting bands around the building and around the top of the canopy structure will also be provided. Additional signage includes menu boards for the drive-through and patio areas and informational signs to direct patrons around the property.

### Recommendation:

The proposed plan will provide for the development of an Andy's Frozen Custard that will accommodate drive-through orders, walkup orders, and outdoor dining. The existing PD does not allow for the development of a third eating place with drive-through service in this shopping center. However, the small size of this remaining lot does not make it very suitable for other uses. As a result, the applicant is requesting a new PD for this property to allow this use. The use will complement the existing retail, dining, and commercial service uses in the surrounding area. Due to some unique operational aspects of the business, the drive-through stacking and parking deviate from the City's typical requirements but are adequate to serve the needs of the business. The applicant worked cooperatively with staff on the design of the architecture and landscaping to provide for a higher quality of architectural design, materials, and landscaping that adhere to the City's higher level of standards for the Broad Street corridor, while still providing some of the branding elements associated with the business. The low screening wall and large patio area will also help to enhance the aesthetics as well as encourage outdoor dining and

File Number: 21-4223

pedestrian activity. The proposed landscaping is consistent with the landscaping in the Broad Street Marketplace development and the signage largely adheres to the City's typical standards while allowing the applicant to maintain some branding elements. Staff recommends approval.

### **Attachments:**

Maps and Supporting Information

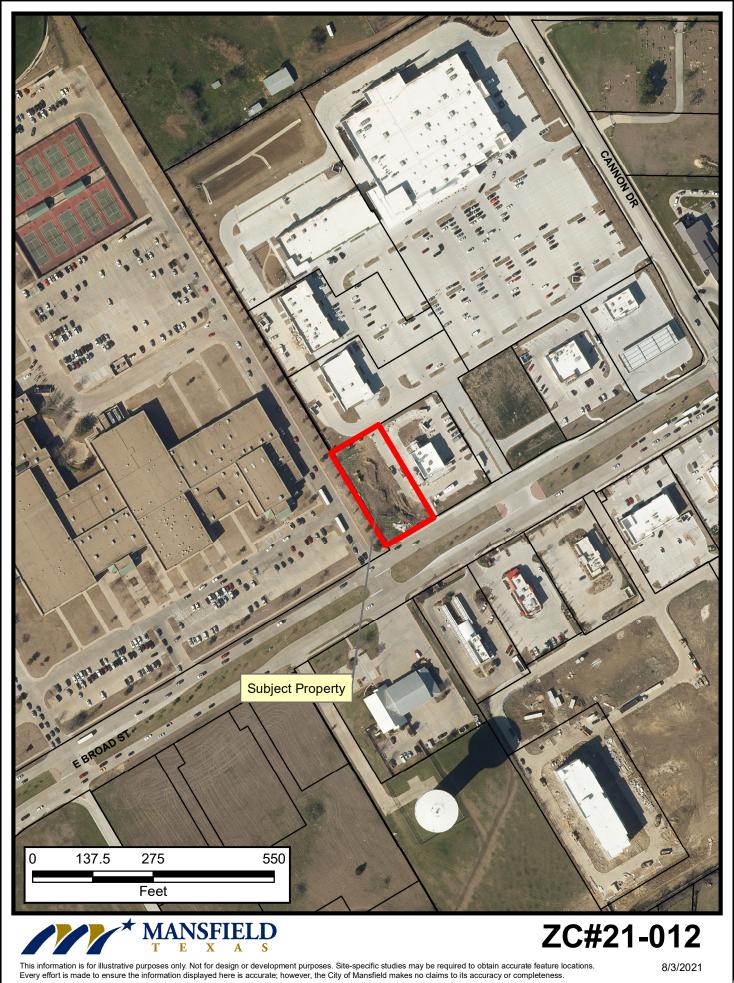
Exhibit A - Property Description

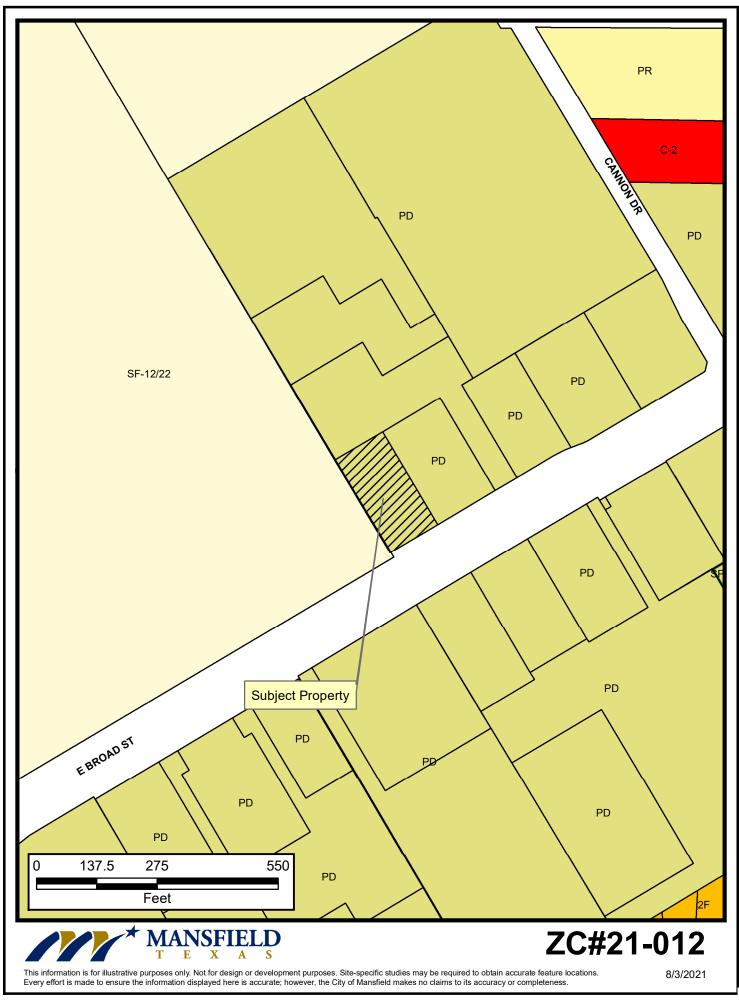
Exhibit B - Development Plan

Exhibit C - Floor Plan, Elevations, and Perspectives

Exhibit D - Landscape Plan

Exhibit E - Sign Plan





# Property Owner Notification for ZC#21-012

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BROAD ST MARKETPLACE	BLK 1	SF MANSFIELD LLC	3183 AIRWAY AVE A-2	COSTA MESA, CA	92626
BROAD ST MARKETPLACE	BLK 1	LG BROAD CANNON LLC	3500 MAPLE AVE STE 1600	DALLAS, TX	75219
BROAD ST MARKETPLACE	BLK 1	LG BROAD CANNON LLC	3500 MAPLE AVE STE 1600	DALLAS, TX	75219
BROAD ST MARKETPLACE	BLK 1	LG BROAD CANNON LLC	3500 MAPLE AVE STE 1600	DALLAS, TX	75219
HOWARD, HRS OF WILLIAM ADD	BLK 1	HART SYSTEMS INC	PO BOX 40888	FORT WORTH, TX	76140-0888
MANSFIELD HIGH SCHOOL ADDITION	BLK 1	MANSFIELD, ISD	605 E BROAD ST	MANSFIELD, TX	76063-1766
NEW INTERMEDIATE SCH SOUTH ADD	BLK 1	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
VILLAGE OFF BROADWAY ADDN	BLK 1	CHICKEN OF THE POND	2204 W HARRIS RD	ARLINGTON, TX	76001

Tuesday, August 03, 2021

### Exhibit A – Legal Description for Re-Zoning

### ZC#21-012

Lot 2, Block 1, BROAD STREET MARKETPLACE, an addition to the City of Mansfield, Tarrant County, Texas, according to the Plat thereof recorded under Instrument No. D217137284, Plat Records, Tarrant County, Texas.

Acreage: ±0.7133 ACRES

David M. Henderson Registered Professional Land Surveyor No. 4489 Address: 899 Presidential Dr. Suite 110 Richardson, TX 75081



### **GENERAL NOTES**

- THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT, ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS AND SHALL LIMIT AND CONTROL ALL BUILDING PERSON.
- ALL DIMENSIONS LISTED ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- DIMENSIONS SHOWN FOR BUILDING CORNERS ARE APPROXIMATE OUTER BUILDING ENVELOPE FOR THE PURPOSES OF GRADING. CONTRACTOR SHALL USE ARCHITECT'S STRUCTURAL SLAB PLANS FOR FORM BOARD STAKING AND CONTRACTOR SHALL PROVIDE A FORM BOARD SURVEY, FOR APPROVAL BY THE OWNER, PRIOR TO POURING BUILDING SLAB
- THE CONTRACTOR FOR THE PROJECT SHALL NOT PLACE ANY PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR ELECTRICAL, GAS, TELEPHONE, CABLE TV, STE IRRIGATION, OR ANY OTHER UNDERGROUND UTILITY HAS BEEN INSTALLED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONFIRM THAT ALL SLEEVING IS IN PLACE FRORD TO PLACEMENT OF PERMANENT PAVEMENT.
- ALL PARKING STALLS SHALL BE 4" SOLID WHITE PAVEMENT MARKINGS AND ALL ACCESSIBLE PARKING STALLS SHALL BE 4" BLUE PAVEMENT MARKINGS.
- ALL PARKING STALLS ARE 9' WIDE, UNLESS OTHERWISE NOTED.
- ALL ADA PARKING STALLS ARE UNIVERSAL STALLS, WHICH ARE ALSO VAN ADA STALLS. UNIVERSAL STALLS CONSIST OF 11' WIDE STALL, 5' SHARED ACCESS AISLE, AND 11' STALL (27' TOTAL).
- ALL ADA DETECTABLE WARNING SURFACES SHALL BE FIBERGLASS MATS OVER CONCRETE BASE.
- ALL DIMENSIONS AND COORDINATES PROVIDED ARE CONSIDERED THE MINIMUM NECESSARY TO CONSTRUCT THE PROPOSED SITE IMPROVEMENTS. AN ELECTRONIC CAD FILE CAN BE PROVIDED TO THE CONTRACTOR, TO ASSIST WITH CONSTRUCTION LAYOUT, UPON RECEIPT OF A SIGNED CAD RELEASE FORM.
- ALL WORK WITHIN PUBLIC RIGHT-OF-WAY IS CONSIDERED A PUBLIC IMPROVEMENT

### CITY OF MANSFIELD NOTE

EXPOSED CONDUIT, LADDERS, UTILITY BOXES, STACK PIPES AND DRAIN SPOUTS SHOULD BE PAINTED TO MATCH THE PRIMARY COLOR OR COLOR SEQUENCE TO AID IN BLENDING WITH THE COLOR OF THE BUILDING.

DEVIATIONS FROM BASED ZONING DISTRICT				
PROPOSED USE	PROPOSED USE			
BASED ZONING DISTRICT	BASED ZONING DISTRICT			
SECTION	REQUIREMENT	PROVIDED		
155.092.U.1 (BUILDING				
LANDSCAPE PLANTER	4 FEET	1.9 FEET		
REQUIREMENT)				
671.7200B (REQUIRED	21 SPACES	19 SPACES		
PARKING)	21 SPACES	19 SPACES		
155.092.36.C.3	20 FEET	10 FEET		
(LANDSCAPE BUFFER	20 FEET	TOPEET		
155.099.B.36 (STACKING	OCDACEC	0 CDA CEC		
REQUIREMENTS)	9 SPACES	8 SPACES		

PARKING COUNT IS CALCULATED FOR 1 SPACE PER EMPLOYEE ON MAX. SHIFT + 1 SPACE PER 75 SQ. FT OF OUTDOOR PATIO AREA 12 EMPLOYEES + (650 SF/75 SF) = 21 SPACES

DEVELOPER
PLAZA STREET FUND 206, LLC
2400 W 75TH ST #220
PRAIRIE VILLAGE, KS 66208
TEL: (573) 476 3191
EMAIL: HVAUGHNØPLAZASTREETPARTNERS.COM

CONTACT: HAILEY VAUGHN

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL RD, TWO GALLERIA OFFICE TOWER SUITE 700
DALLAS, TX 75240
TEL: (972) 731 3811
EMAIL: DAVID.KOCHALKA@KIMLEY-HORN.COM
CONTACT: DAVID KOCHALKA, P.E.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY ST, UNIT 11, SUITE 1300
FORT WORTH, TX 76102
TEL: (816) 652 2333
EMAIL: ALYSA GAPINSKI@KIMLEY-HORN.COM
CONTACT: ALYSA GAPINSKI, PLA

ARCHITECT TORGERSON DESIGN PARTNERS 116 N 2ND AVE OZARK, MO 65721 TEL: (417) 631 1277
EMAIL: AKING@TD—ARCH.COM
CONTACT: AARON KING

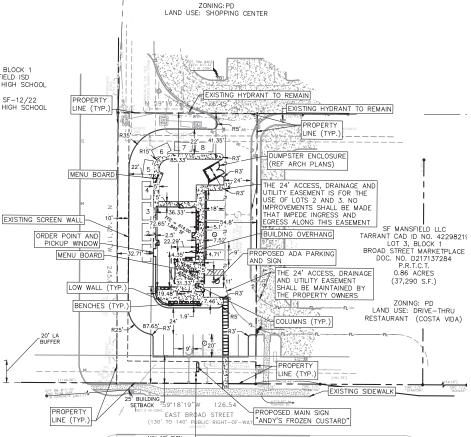
LG BROAD CANNON LLC TARRANT CAD ID NO. 42678453 LOT 1R, BLOCK 1 BROAD ST. MARKETPLACE REP. DOC.NO. D220206468 P.R.T.C.T.

LOT 1, BLOCK 1 MANSFIELD ISD MANSFIELD HIGH SCHOOL

ZONING: SF-12/22 LAND USE: HIGH SCHOOL

LOT 2R, BLOCK 1 NEW INTERMEDIATE SCHOOL SOUTH ADDITION CAB. A, SLIDE 9243 PRTCT

ZONING: PD LAND USE: FIRE STATION



LOT 1, BLOCK 1 HEIRS OF WILLIAM HOWARD ADDITION CAB. A, SLIDE 10205, PRTCT

OWNER: MOLLY HOMER

LAND USE: SONIC

NOTES:

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

2. ALL SIGNAGE WILL ADHERE TO THE REGULATIONS FOR C-2 ZONED PROPERTIES AS SPECIFIED IN THE ZONING ORDINANCE.

3. THERE WILL BE NO OUTSIDE STORAGE OF MATERIALS OR DISPLAY OF GOODS ON THE PROPERTY

PROPERTY.

4. ALL SERVICE AREAS, MECHANICAL EQUIPMENT, AND TRASH ENCLOSURES WILL BE SCREENED IN ACCORDANCE WITH THE REGULATIONS APPLICABLE TO C-2 ZONED PROPERTIES AS SPECIFIED IN THE ZONING ORDINANCE.

5. ALL ROOFTOP EQUIPMENT WILL BE SCREENED BY BUILDING PARAPETS AT LEAST ONE FOOT TALLER THAN THE TALLEST PIECE OF EQUIPMENT.

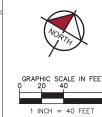
6. ALL LIGHTING WILL BE DESIGNED TO BE SHIELDED DOWNWARD AND NOT TRESPASS ONTO OTHER PROPERTIES OR CAUSE GLARE.

7. EMPLOYES WILL SERVE DRIVE-TRU CUSTOMERS DIRECTLY AT THEIR VEHICLES DURING PEAK PERIODS TO EXPEDITE TRAFFIC FLOW AND REDUCE STACKING.

LOT 1, BLOCK 1 THE VILLAGE OFF BROADWAY INST. #D214244953 PRTCT OWNER: CHICKEN OF THE POND, LLC. ZONING: PD LAND USE:DRIVE-THRU RESTAURANT

(CHICKEN EXPRESS)

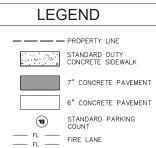




VICINITY MAP

SITE DATA TAB	BLE
ZONING/PROPOSED USE	PD/COMMERCIAL
TOTALE ACREAGE	0.73 ACRES
BUILDING AREA (GROSS SQUARE	
FOOTAGE)	1,845 SF
BUILDING HEIGHT	MAX HEIGHT: 20'
FLOOR AREA RATIO	0.7
TOTAL PARKING REQUIRED	21
TOTAL PARKING PROVIDED	19
TOTAL HANDICAP REQUIRED	1
TOTAL HANDICAP PROVIDED	1
BUILDING SETBACKS - EXTERIOR	
OVERALL PROPERTY BOUNDARY	
TO RESIDENTIAL	N/A
TO NON-RESIDENTIAL	N/A
TO ABUTTING ROW	25'
LANDSCAPE BUFFER - EXTERIOR	
OVERALL PROPERTY BOUNDARY	
RESIDENTIAL	20'
NON-RESIDENTIAL	10'
PUBLIC STREET	20'

\*CALCULATION FOUATIONS PROVIDED: 1 space per employee on max. shift + 1 space per 75 sq. ft. of outdoor patio/ seating area



Kimley **PERMIT** 

0

**REVIEW** ONLY

PLAN m DEVELOPMENT (EXHIBIT B

> ARD STREET FUND 206, LLC CUST/ FROZEN

ഗ

ZC#21-012

OWNER/APPLICANT: PLAZA STREET FUND 206 2400 W 75TH ST. SUIT 220 PRAIRIE VILLAGE, KS 66208 TEL: 573-476-3191 CONTACT: HAILEY VAUGHN DATE PREPARED 6/18/2021

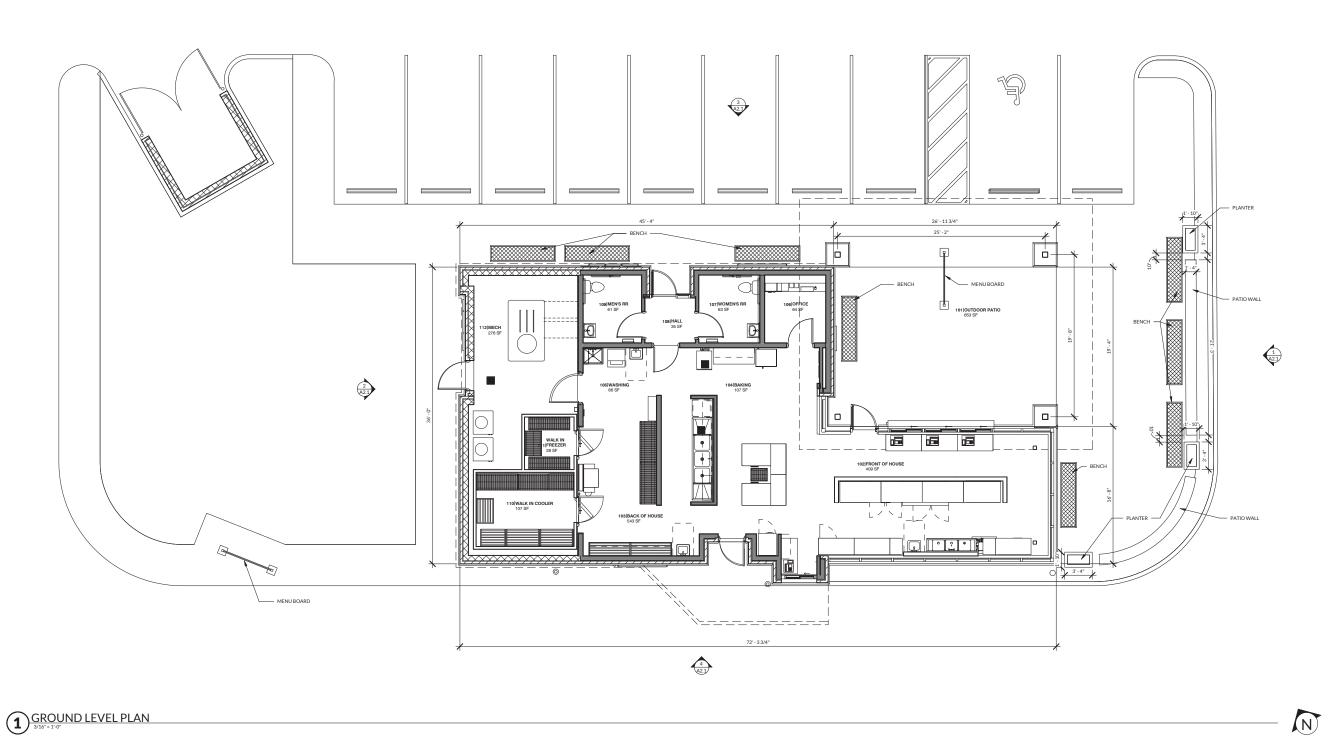
ENGINEER: ENGINEER:
KIMLEY-HORN & ASSOCIATES
5750 GENESIS COURT
SUITE 200
FRISCO, TEXAS 75034
TEL: 972-335-3580
FAX: 972-335-3379
CONTACT: DAVID KOCHALKA, P.E.



DEVELOPMENT PLAN BROAD STREET MARKET PLACE LOT 2 BLOCK 1 .73 ACRES BUREAU VERITAS SURVEY OKLAHOMA CITY, OK 73114

SHEET NUMBER **EXHIBIT B** 

PLAZA **ANDY** 







# ANDY'S FROZEN CUSTARD MANSFIELD, TX

3121 E. BROAD ST, MANSFIELD, TX 76063

INTERIM REVIEW ONLY

These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

ARCHITECT OF RECORD: NAME: ADAM KREHER LICENSE NO. 23507

PROJECT NUMBER: 21192 . AFCMTX

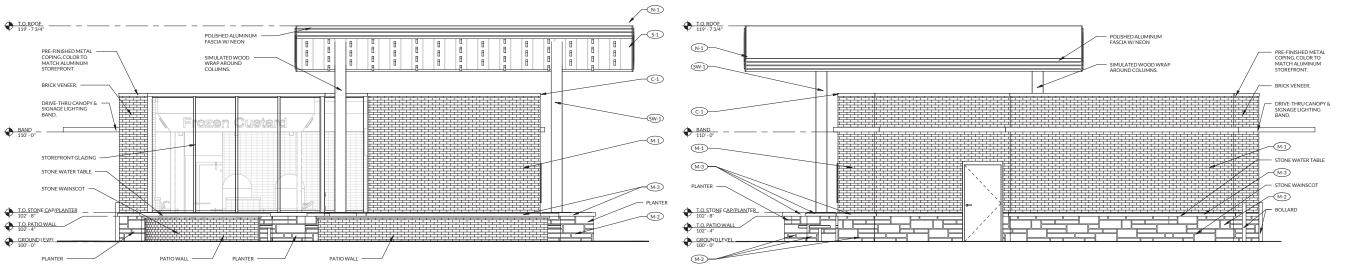
REVISION:



A1.1 FLOOR PLAN

ZC#21-012 EXHIBIT C

DATE: JULY 14, 2021



SOUTH ELEVATION NORTH ELEVATION

1/4" = 1'-0"

10.ROOF 119-73/4*	POLISHED ALUMINUM FASCIA W/NEON
SIMULATED WOOD WRAPAROUND COLUMNS.	PRE-FINISHED METAL COPING, COLOR TO MATCH ALUMINUM STORERONT.  C1
STOREFRONT GLAZING	Concretes Bundads Mikshakos
STONE WATER TABLE  STONE WAINSCOT  M-3  T.O. STONE CAPPLANTER  T.O. PATOWALL  M-2  GROUNDLEVEL  GROUNDLEVEL  M-1  GROUNDLEVEL  M-1	STONE WAIRS COT

EXTERIOR FINISH LEGEND			
TAG NO.	DESCRIPTION		
C-1	COPING TYPE 1: PRE-FINISHED METAL PARAPET CAP. COLOR TO MATCH ALUMINUM SOFFIT		
FC-1	FIBER CEMENT TYPE 1: 5/16* JAMES HARDIE PANEL COLOR PLUS EXTERIOR. 4'-0" x 10'-0" SECTIONS ON 3/4" BATTONS. COLOR: LIGHT MIST, 5MOOTH FINISH.		
M-1	MASONRY TYPE 1: ACME BRICK, COLOR: RUSSET. MORTAR EQ. TO SOLOMON COLOR 20X.		
M-2	STONE VENEER (WAINSCOT): EL DORADO STONE VENEER CLIFFSTONE, COLOR: MONTECITO		
M-3	MASONRY TYPE 3 (WAINSCOT CAP): ACME STONE - NATURAL LEUDERS LIMESTONE.		
N-1	POLISHED ALUMINUM FASCIA BY SIGN MANUFACTURER.		
SW-1	COLUMN WRAP: SIMULATED WOOD		
S-1	SOFFIT TYPE 1: SIMULATED WOOD		

MATERIAL TA	AKE OFF AND F	PERCENTAGE F	PER ELEVATION	1
MATERIAL	SOUTH	NORTH	EAST	WEST
BRICK	198	399	455	440
STONE	102	93	171	184
SIMULATED WOOD	31	15	29	7
TOTAL ELEVATION SQFT MINUS DOORS & GLAZING	331	506	655	631
% BRICK	60%	79%	70%	70%
% STONE	31%	19%	26%	29%
% SIMULATED WOOD	10%	3%	4%	1%

% STONE	31%			31% 19%		26%		29%	
% SIMULATED WOOD	10%			3%	4%		1%		
MATERIAL TOTAL TAKE OFF & PERCENTAGE FOR WHOLE BUILDING									
MATERIAL	SOUTH	NOI	RTH	EAST	WEST		TALS FOR % TOTAL BLDG		
BRICK	198	39	9	455	440		1,492 SF		
STONE	102	9	3	171	184		550 SF		
MULATED WOOD	31	1	5	29	7		82 SF		
TOTAL ELEVATION SQFT	549	53	33	1,004	928		3,014 SF		
% BRICK	36%	75	i%	45%	47%		50%		

17% 20%

18%

% SIMULATED WOOD	6%	3%	3%	1%	3%			
GLAZING TA	GLAZING TAKE OFF AND PERCENTAGE PER ELEVATION & TOTAL							
MATERIAL	SOUTH	NORTH	EAST	WEST	TOTALS FOR % OF TOTAL BLDG			
SQ FT OF GLAZING	217	N/A	338	320	875			
TOTAL ELEVATION SQFT	549	533	1,004	928	3,014			
%GLAZING	40%	N/A	34%	35%	29%			

I.O. ROOF	MATERIAL	3001
119'-73/4"	BRICK	198
	STONE	102
	SIMULATED WOOD	31
	TOTAL ELEVATION SQFT	549
	% BRICK	36%
	% STONE	19%
M-3 M-2	% SIMULATED WOOD	6%
/ PATIO WALL		
	GLAZING TA	KE OFF
T.O. PATIO WALL	MATERIAL	SOUT
102' - 4" M-1	SQ FT OF GLAZING	217
		_

(SW-1)

SIMULATED WOOD	6%	3%	3%	1%	3%			
GLAZING TA	GLAZING TAKE OFF AND PERCENTAGE PER ELEVATION & TOTAL							
MATERIAL	SOUTH	NORTH	EAST	WEST	TOTALS FOR % OF TOTAL BLDG			
SQ FT OF GLAZING	217	N/A	338	320	875			
TOTAL ELEVATION SQFT	549	533	1,004	928	3,014			
% GLAZING	40%	N/A	34%	35%	29%			

A2.1 EXTERIOR ELEVATIONS DATE: JULY 29, 2021

WEST ELEVATION

M-3

3 EAST ELEVATION

ZC#21-012 EXHIBIT C

ANDY'S FROZEN CUSTARD MANSFIELD, 3121 E. BROAD ST, MANSFIELD, TX 76063

Erozen Gustard

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N PARTNERS

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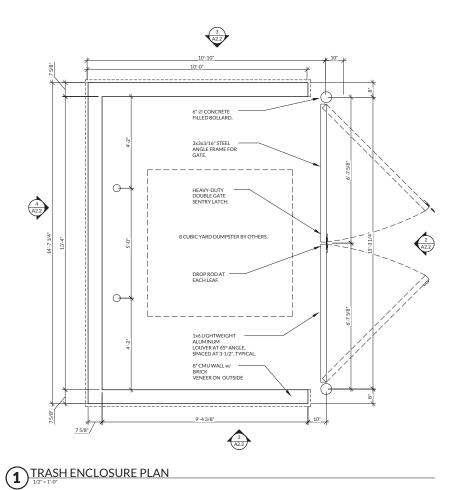
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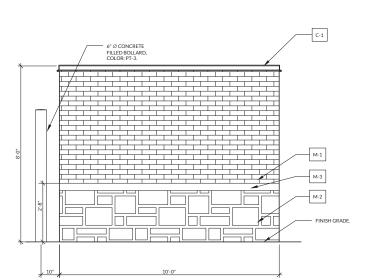
ARCHITECT OF RECORD:

LICENSE NO. 23507 PROJECT NUMBER: 21192.AFCMTX

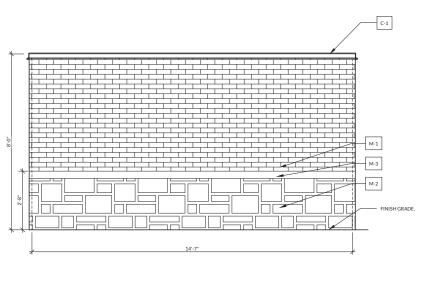
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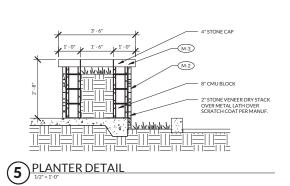


- DROPRODAT EACH LEAF. 1x6 LIGHTWEIGHT ALUMINUM LOUVER AT 65° ANGLE, SPACED AT 3-1/2°, COLOR: PT-3, TYPICAL 3x3x3/16" STEEL ANGLE FRAME FOR GATE. M-3 M-2



TRASH ENCLOSURE - SIDE ELEVATION
1/2" = 1-0"





TRASH ENCLOSURE - REAR ELEVATION
1/2"-1-0"

TRASH ENCLOSURE - FRONT ELEVATION

A2.2 TRASH ENCLOSURE

ZC#21-012 EXHIBIT C

GERSON
N PARTNERS 0

Frozen Gustard

ANDY'S FROZEN CUSTARD MANSFIELD, 3121 E. BROAD ST, MANSFIELD, TX 76063

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ARCHITECT OF RECORD:

LICENSE NO. 23507

PROJECT NUMBER: 21192.AFCMTX

REVISION:

DATE: JULY 29, 2021



T.O. ROOF 119' - 7 3/4" BRICK VENEER. (M-1) STONE WATER TABLE (M-3) (M-3) STONE WAINSCOT M-2 BOLLARD

SOUTH ELEVATION

3 EAST ELEVATION

BRICK VENEER

BOLLARD

NORTH ELEVATION



EXTE	RIOR FINISH LEGEND				
TAG NO.	DESCRIPTION				
C-1	COPING TYPE 1: PRE-FINISHED METAL PARAPET CAP. COLOR TO MATCH ALUMINUM SOFFIT				
FC-1	FIBER CEMENT TYPE 1: 5/16" JAMES HARDIE PANEL COLOR PLUS EXTERIOR. 4"-0" 10"-0" SECTIONS ON 3/4" BATTONS. COLOR: LIGHT MIST, SMOOTH FINISH.				
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S-1	SOFFIT TYPE 1: SIMULATED WOOD				

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MATERIAL	SOUTH	NORTH	EAST	WEST	OF TOTAL BLD
BRICK	198	399	455	440	1,492 SF
STONE	102	93	171	184	550 SF
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%BRICK	36%	75%	45%	47%	50%
% STONE	19%	17%	17%	20%	18%
% SIMULATED WOOD	6%	3%	3%	1%	3%

T.O. ROOF 119 - 7 3/4"

MATERIAL	SOUTH	NORTH	EAST	WEST	OF TOTAL BLDG
SQFT OF GLAZING	217	N/A	338	320	875
TOTAL ELEVATION SQFT	549	533	1,004	928	3,014
% GLAZING	40%	N/A	34%	35%	29%

WEST ELEVATION

ELEVATIONS DATE: JULY 29, 2021

ZC#21-012 EXHIBIT C

ANDY'S FROZEN CUSTARD MANSFIELD,

3121 E. BROAD ST, MANSFIELD, TX 76063

GERSON
N PARTNERS

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Frozen Gustard

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ARCHITECT OF RECORD: NAME: ADAM KREHER

LICENSE NO. 23507 PROJECT NUMBER:

21192.AFCMTX

REVISION:

**A2.**3 **EXTERIOR** 



RENDER 1

MANSFIELD, TX
21 E. BROAD ST,
INSFIELD, TX 76063

DATE: JULY 29, 2021









RENDER 2

MANSFIELD, TX
2 11 E. BROAD ST,
NSFIELD, TX 76063

DATE: JULY 29, 2021

ZC#21-012 EXHIBIT C





ARCHITECTURAL CORPORATION - MISSOURI LICENSE NUMBER 2010011427 116 N. 2ND AVENUE ~ OZARK, MISSOURI 65721 ~ 417-581-8889



RENDER 3

MANSFIELD, TX
21E. BROAD ST,
INSFIELD, TX 76063

ZC#21-012 EXHIBIT C





MANSFIELD DEVELOPMENT ST	ANDARDS				
MANSTILLE DEVELOPMENT STA	REQUIRED	PROVIDED			
LANDSCAPE BUFFER YARD & SCREENING					
WEST PROPERTY LINE - BY10 & SW6 - MANSFIELD HIGH SCHOOL	T.	1			
MINIMUM TEN FOOT WIDE BUFFER YARD	10' BUFFER	10' BUFFER			
ONE TREE PLANTED FOR EVERY 25 LINEAR FEET 245.61 LF / 25 = 9.82 = 10 TREES	10 TREES	10 TREES			
MINIMUM SIX AND MAXIMUM EIGHT FOOT TALL SCREENING WALL	6' SCREEN WALL	EXISTING 6' STONE SCREEN WALL			
EAST PROPERTY LINE - BY10 - COSTA VIDA					
ONE TREE PLANTED FOR EVERY 25 LINEAR FEET 245.68 LF / 40 = 6.142 = 7 TREES	7 TREES	MET WITH EXISTING LANDSCAPE IN DRIVE ISLE MEDIAN STRIP AS ALLOWED IN SECTION 159.092.O.17			
NORTH PROPERTY LINE - BY10 - SHARETEA	1	I			
ONE TREE PLANTED FOR EVERY 25 LINEAR FEET 125.45 LF / 25 = 5.058 = 6 TREES	6 TREES	5 TREES*			
* 2 CANOPY TREES, 2 ORNAMENTAL TREES & A SHRUB BED ADJACI PROVIDED IN LIEU OF REQUIRED BUFFER TREES PER COORDINATIO STEVON SMITH.					
STREET LANDSCAPE SETBACK - EAST BROAD STREET					
A 20 FOOT WIDE LANDSCAPE SETBACK SHALL BE PROVIDED ALONG THE ENTIRE BOUNDARY OF THE LOT THAT ABUTS A PUBLIC STREET, EXCLUSIVE OF DRIVEWAYS AND ACCESS WAYS AT POINTS OF INGRESS AND EGRESS TO AND FROM THE LOT	20' SETBACK	20' SETBACK			
WITHIN THE REQUIRED LANDSCAPE SETBACK, ONE CANOPY TREE SHALL BE PROVIDED FOR EACH 40 FEET OR PORTION THEREOF 126.54 $LF$ / 40 = 3.16 = 4 TREES	4 TREES	4 TREES			
PARKING LOT PERIMETER LANDSCAPING VEHICULAR USE AND MANEUVERING AREAS SHALL BE SCREENED	1				
FROM VIEW OF PUBLIC STREETS	YES	YES			
SCREENING SHALLL CONSIST OF ONE OR A COMBINATION OF THE FOLLOWING: SCREENING SHRUBS AND/OR SODDED BERMS	SCREENING SHRUBS AND/OR SODDED BERMS	SCREENING SHRUBS			
SCREENING SHALL BE A MINIMUM HEIGHT OF THREE FEET, AT MATURITY, ABOVE THE GRADE OF THE PARKING LOT, VEHICLE USE AND/OR MANUEVERING AREAS	YES	YES			
WHEEL STOPS SHALL BE PROVIDED FOR PARKING SPACED ADJACENT TO THE SCREENING TO PROHIBIT ANY VEHICLE FROM OVERHANGING THE PLATNING AREA.	YES	YES			
PARKING LOT INTERNAL LANDSCAPING					
ONE CANOPY TREE FOR EVERY 10 PARKING SPACES SHALL BE PROVIDED THROUGHOUT ANY SURFACE PARKING LOT 18 SPACES / 10 = 2 TREES	2 TREES	2 TREES			
NO MORE THAN 15 CONTIGUOUS SPACES SHALL BE LOCATED TOGETHER WITHOUT A TREE-ISLAND	YES	YES			
EVERY LANDSCAPE ISLAND MUST INCLUDE ONE CANOPY TREE	YES	YES			
ONE LANDSCAPE ISLAND SHALL BE LOCATED AT THE TERMINUS OF EACH ROW OF PARKING AND SHALL CONTAIN ONE TREE.	YES	YES			
CENTRAL FEATURES & COMMUNITY SPACES					
RETAIL OR SERVICE DEVELOPMENTS WITH LESS THAN 10,000 SF OF BUILDING AREA SHALL PROVIDE ONE CENTRAL FEATURE/COMMUNITY SPACE	REF. SECTION 155.092.M.1 FOR LIST OF FEATURE OPTIONS	PATIO / SEATING AREA			
FOUNDATION AREA & GROUND EQUIPMENT LANDSCAPING	1				
MINIMUM FOUR FOOT WIDE LANDSCAPE AREA IS REQUIRED ADJACENT TO OR WITHIN TEN FEET OF ALL BUILDING FACADES WITH CUSTOMER ENTRANCES AND BUILDING FACADES FACING A PUBLIC STREET	YES	YES*			
OTHER LANDSCAPE AREAS A MINIMUM OF 10% OF EACH LOT SHALL BE DEVOTED TO LIVING					
LANDSCAPING. REQUIRED STREET LANDSCAPE SETBACKS AND LANDSCAPE BUFFER YARDS MAY BE INCLUDED IN THIS CALCULATION. PARKING LOT INTERNAL AND PERMIETER LANDSCAPING SHAL NOT BE INCLUDED IN THE CALCULATION.	3,108 SF LANDSCAPE	9,190 SF LANDSCAPE			
31,073 SF LOT AREA x 10% = 3,108 SF LANDSCAPE * TWO FOOT PLANTING BED AND LOW WALLL WITH PLANTERS PROV	L /IDED IN LIEU OF 4' OF F	L PLANTING. APPLICANT			

PLANT SC	HEDI	JLE							
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS				
. ( )	QV	9	Quercus virginiana / Southern Live Oak	3.5" cal, 12' ht, 4-5' spr	Full, Straight, Single Leader				
11 (1 × 1 × 1 × 1 × 1 × 1 × 1 × 1 × 1 ×	TD	6	Taxodium distichum / Bald Cypress	3.5" cal, 12' ht, 4-5' spr	Full, Straight, Single Leader				
(A)	UP	4	Ulmus parvifolia / Lacebark Elm	3.5" cal, 12' ht, 4-5' spr	Full, Straight, Single Leader				
ORNAMENTAL TREE	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS				
*	CR	2	Cercis canadensis 'Oklahoma' / Oklahoma Redbud	8' ht, 4' spr	Full, Multi-Trunk				
<b>.</b>	LI	3	Lagerstroemia indica / Crape Myrtle	Existing	To Remain				
(·)	VC	3	Vitex agnus-castus / Chaste Tree	Existing	To Remain				
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS				
0	HES	5	Hesperaloe parviflora / Red Yucca	Existing	To Remain				
0	IXH	7	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly	72" ht, 36" spr, 48" oc	Full				
$\odot$	LCS	47	Leucophyllum frutescens 'Compacta' / Compact Texas Sage	24" ht, 24" spr, 36" oc	Full				
•	RHA	18	Rhaphiolepis indica / Indian Hawthorn	24" ht, 18" spr, 30" oc	Full				
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS				
0	MUH	33	Muhlenbergia capillaris / Pink Muhly	Existing	To Remain				
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS				
	NAS	65	Nassella tenuissima / Mexican Feather Grass	18" ht, 24" oc	Full				
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS				
	EUF	53	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper	8" ht, 8" spr, 18" oc	Full, 1 gallon min.				
	LIR	67	Liriope muscari / Liriope	12" ht, 12" spr, 18" oc	Full, 1 gallon min.				
MISC	CODE	QTY	BOTANICAL/COMMON	SPECIFICATIONS					
	SOD	TBD	Cynodon dactlyon / Common Bermuda	h sand filled joints, d pest free					
<del></del>	STEEL EDGE	TBD	Steel Edge	3/16" x 4" black					
	MULCH	TBD	Shredded Hardwood Mulch	3" depth. All trees in sod	to have 4' diameter mulch ring.				
	TREE GRATE	1	Tree Grate	Neenah Foundry 60" Adirondack Square (R-8742-A). Contact Dean Estoll (214.631.0020)					
NOTE: PLANT QUANT ONLY. IN THE CASE TAKE PRECEDENCE.	ITIES ARE OF A DISCE	PROVID	ED FOR CONVENIENCE Y, THE DRAWING SHALL						

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET

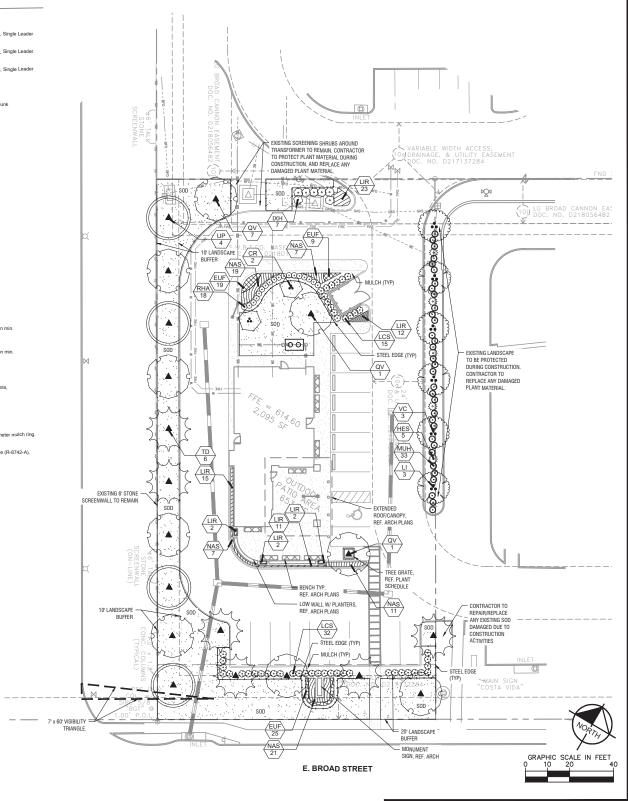
REQURESTING DEVIATION FROM CODE IN PD.

- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.

- 5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGE DUE TO INAGOCUATE STAKING AT ON ADDITIONAL COST TO THE OWNER.
- 7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
- 8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED
- PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL B MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDDING, PRICHING, FERTILLING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING, ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL, OF SIMILAR SIZE AND VARIETY.

- 14. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.
- 15. ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMUDA SEED OR SOD AND IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS

1. THE PROPERTY OWNER, TENANT, OR AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, ANOTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING, LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING, PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH FLANT MATERIALS OF SIMILAR VARIETY AND



PLANTING PLAN (EXHIBIT D) **BROAD STREET MARKET PLACE** LOT 2 BLOCK 1 0.73 ACRES **BUREAU VERITAS SURVEY** OKLAHOMA CITY, OK 73114

ZC #21-012

OWNER/APPLICANT: PLAZA STREET FUND 206 2400 W 75TH ST. SUITE 220 PRAIRIE VILLAGE, KS 66208 TEL: 573-476-3191 CONTACT: HAILEY VAUGHN DATE PREPARED: 06/29/2021

LANDSCAPE ARCHITECT: KIMLEY-HORN & ASSOCIATES 801 CHERRY STREET, UNIT 11, SUITE 130 FORT WORTH, TEXAS 76102 TEL: 469.287.5285 CONTACT: ALYSA GAPINSKI, PLA

ANDY'S FROZEN CUSTARD FUND 206, STREET F PLAZA SHEET NUMBER

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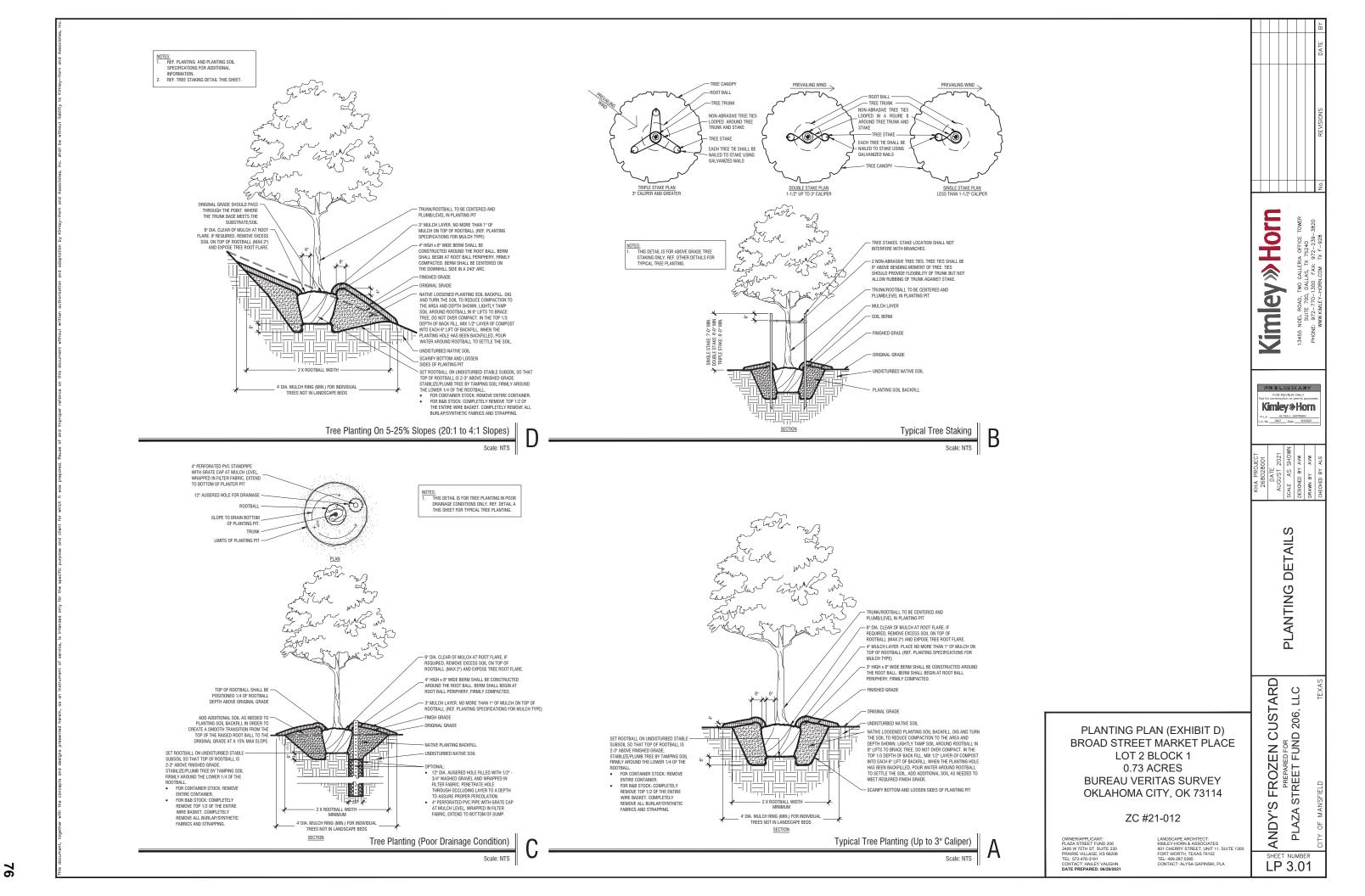
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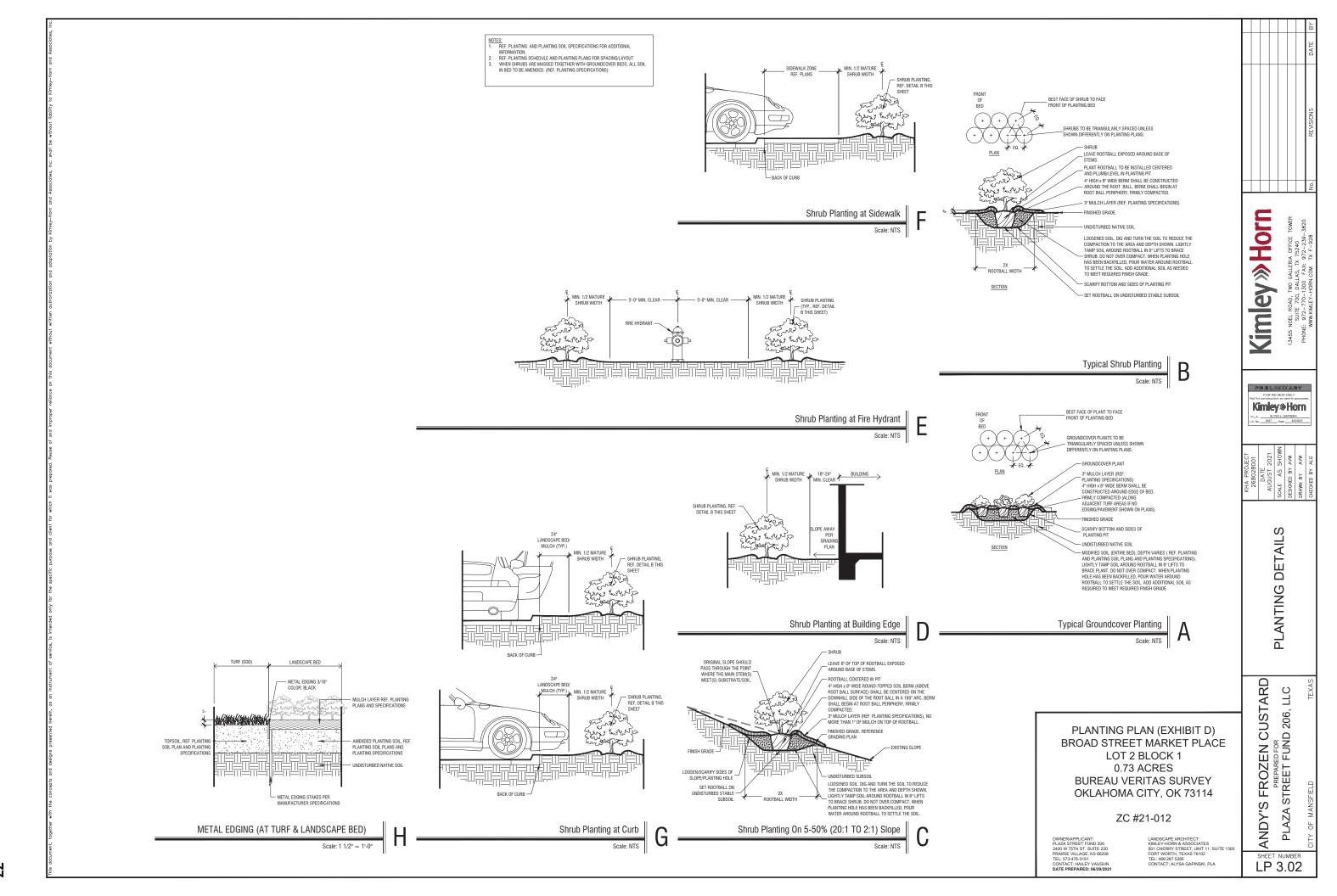
PRELIMINARY Kimley≫Horn

PLANTING PLAN (EXHIBIT D)

75



-



GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

IK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, THER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN AWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER. B. DROTECTION OF EXISTING STRUCTURES

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRICTOR SHALL BERESONISBLE FOR ALL UNAUTHORIZED CUITING OR DAMAGE TO TREES
AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT.
STOOPHUNG OF HATERIALS FOR T. THIS SHALL INCLUDE COMPACTION OF PROFING OR PARRIMGINSIDE
THE DRIPLINE OF THE SHALLING OF OIL, ASSOCIATIO, OR OTHER DELETEROUS MATERIALS WITHIN THE
WILLE OF CHARMAGES SO THAT THEY ARE MISSINGHAND OF UNISCITUTY SHALL BE REPRECEDED T
THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIFER NOT ON AN
BESCALTING SCALE WHICH ADOS AN ADDITIONAL THEORY (20) PER CAREFER SHALL BE MEASURED SN
INCHES CALIFERS AND RED AND AGREED LIQUIDATED DAMAGES. CALIFER SHALL BE MEASURED SN
AND THEM (21) NOTES AND OF GROUND LEVEL FOR TREES OVER FOUR (4) MOHES ON CALIFERS.

2. PLANT MATERIALS.

A PLANT SPECIES AND SZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWNIGS.

NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY

STOCK SHALL ES IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF

"AMERICAN STANDARD FOR NURSERY STOCK "SY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL

PLANTS SHALL BE FEESTLY OUG, SOUGH PLANT THY, VERONICALS WILL REPROVED DRAW THE OF DISSASE

PLANTING IN ROWS SHALL BE LIMPORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO

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PLANTING IN ROWS SHALL BE INFORMAL FOR THE VARIETY. PLANTS SHALL BE PROVED PRIOR TO DELIVERY ONLY

UPON THE APPROVAL OF THE OWNER. WHERE AND ROWS SHALL BE REASURED FROM THE GROUND OR

RACKISS THE NORMAL SPERALO PERMOVES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS

B. MEASUREMENTS: THE HIGHEIT ANDORS WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR

ACKISS THE NORMAL SPERALO PERMOVES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS

THOSE SPECIFIED IN THE PLANT LIST MAY SELECT IN TOPPROVIDE BY THE OWNER. IF THE USE OF

THOSE SPECIFIED IN THE PLANT LIST MAY SELECT IN DISPERSION OF SHALL BE INCREASED IN

PROPORTION TO THE SIZE OF THE PLANT.

HADORITION TO THE SIZE OF THE PLANT.

C. INSPECTION, PLANTS SHALL BE SURECT TO INSPECTION AND APPROVIL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY, SULD, PAPPONUA, SHALL NOT IMPART THE RIGHT OF PROPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS. LITED TO PROCESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS. LITED TO PROJECT ON INJURIES. REFORCED PLANTS SHALL BE REMOVED MEMORITALETY FROM THE SITE.

(1) WEEK PRIOR TO ANTICIPATED DATE.

VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING BEDS.

IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES
WHEN EXISTING QUANTITIES ARE INSUFFICIENT.

OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP; DO NOT OBTAIN FROM ACRICULTURAL LAND, BOGS, OR MARSHES.

VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.

OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.

AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
 ORGANIC SOIL AMENDMENTS

 MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS, FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWN. 2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.

3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.

4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.

6. WORM CASTINGS: EARTHWORMS.

b. INORGANIC SOIL AMENDMENTS

 SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE. 3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.

AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.

5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.

PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED EQUAL.

E-CONT.

PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING BETALS 12 WINN, FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.

WATER MCCESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADOCUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL NATURAL OR MANAADE ELEMENTS DETRIBUENTAL OF DAMENS WATER MEETING THE ADOC STANDARD SHALL BE OSTANDED ON THE STEEPEN FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MANE ARPWANCEMENTS FOR ITS USE OF THE STANS HADSES, SPRINGLESS, ETC. IS SUCH WATER IS NOT AVAILABLE AT HE ADDITIONAL COST TO THE OWNER. AND ADDITIONAL COST TO THE OWNER.

J. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DR'
AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED
CONTAINERS, EACH BEARINS THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S

SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL
 ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14
 SOD - 8-8-8 FERTILIZER

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE

L. DIGGING AND HANDLING

2. BALLED AND BURLAPPED PLANTS (BAB) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIRROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN, PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.

M. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN HEALTHY GROWNE CONDITION.

3. PLANT ROOTS BOLIND IN CONTAINERS SHALL NOT BE ACCEPTABLE

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY CROWN STOCK OF THE SAME VARIETY.

O. NATIVE STOCK

P. MATERIALS LIST

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LAWISCASP CONTRACTOR, LINLESS OTHERWISE NOTED THE LAWISCASP CONTRACTOR, LINLESS OTHERWISE NOTED 2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UT OF INAL TIMESHEED GRADE BY LOWING FOR THEORIES OF SO DO ANDIOR MULICH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND ANDIOR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-REND LOADER FOR TRANSPORTINGS GILL WITHIN THE SITE.

ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

I. CLEANING OF BEFORE COMMENCING WITH. THE CONTRACTOR SHALL CLEAN UP WORK AND SURPRUMONIA REAS OF ALL RESIDENT OR GENETONIA THE SHALL BE REMOVED FROM THE SURFACE OF ALL FLANT BEDS. THESE MATERIALS SHALL NOT BE MORE WITH THE SOL. SHOULD THE CONTRACTOR FINDS SUCH SOL. CONDITIONS BEENETH THE SOL. SHOULD THE CONTRACTOR FINDS SUCH SOL CONDITIONS BEENETH THE SOL. THE CANADA SHALL NOT BE THE CONTRACTOR FINDS SUCH SOL. CONTRACTOR SHOWER THE SOL. THE SOL. THE CANADA SHALL NOT BE SHALL NOT BE SOL. THE CANADA SHALL NOT BE SOL. THE SOL THE SHALL NOT THE CONTRACTOR WE ASSET THE RESPONSIBILITY OF THE CONTRACTOR OF THE SHALL NOT BE SOL.

3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK ADULBEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMAL DEPTH OF 98. SITE CONTRACTOR IS RESPONSIBLE TO BROCKIEL THESE PLANTING AREAS TO ADUCH FINISHED GRADE WITH LEARN TOPSOL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR TOPHER AUPERAS CONDITIONS OCCUR IN PAUTIED AREAS AFTER 5° DEEP EXCAVATION BY SITE CONTRACTOR AND POSTIVE DEFINISHE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTRACT LANDSCAPE ACRIETCE OR OWNER.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SECONDARY OF THE PROPERTY OF THE PROPERT

5. GENERAL: COMETY WITH APPLICABLE FEDERAL STATE COUNTY, AND LOCAL RECULATIONS
OFFERNING LANGES/AFE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES
AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING
THOROUGHLY WATERED AND PROPERLY MANTAINABLE UNIT, PLANTED. PLANTS SHALL NOT REMAIN
UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE
METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE
PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF
IRRIGATION ITEMS AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 203.1, UNLESS SHOWN OTHERWISE ON THE DRAWNISS, AND BACKFILLED WITH THE PERDAMPED PLANTING SOLD AS SECURED LEVERINE BEFORE (SECURION I), ESTALL THERE ETS SHOWN OF THE PLANTING SOLD AS SECURED LEVER BEFORE DEPOSED OF THE PLANTING BEFORE AS SECURIOR SHOWN OF THE PLANTING BEFORE AS SECURIOR SHOWN OF THE PLANTING BEFORE AS SECURIOR SHOWN OF THE PLANTING BEFORE SEES THIS CONDITION. TREES SHALL BE SET FLUMB AND HELD IN POSITION UNTIL THE PLANTING MORTHUR HAS SEED FLUMBED INTO PLACE WITH A SLOW, FULL HOSE STREAM. THE SUPERVISION OF A QUALIFIED CHANTING FOREMAN, PROPER "SETTING IN SHALL BE ASSURED TO ELIMINATE ARP POCKETS AND HE ROOTS." SET STICK OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

- TWO (2) TABLETS PER 1 GAL, PLANT - THREE (3) TABLETS PER 3 GAL, PLANT - FOUR (4) TABLETS PER 10 GAL, PLANT - LARGER MATERIAL - TWO (2) TABLETS PER 1/2° OF TRUNK CALIPER

\*\* UNIONS MAINTENE - MINUS SHALL BE SET STANGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT GROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANT BOSOL MIXTURES SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, SUIT NO BURLAP SHALL BE PLUED FROM MIXERWEATH.

THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM WINDERNEATH.

2. PRUNING, EACH THEE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROWSE OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

13. SHRIBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE PRAYMEST. CULTIVATE ALL PLANTING AREAS TO A IMMIMIM DEPTH OF F, REMOVE AND DISPOSE ALL DEBIRS. TILL BINTO TOP 7 THE PLANTING SOLL MIX AS SPECIFIED IN SECTION E. THOROGORIAL WATER ALL PLANTING SOLL MIX AS

THE THE CLYING AND BRACKING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANET DISSIPE STEELS THE ALMOST AND ANATHAN THESE IN ALL PRINTING THE STEELS OF THE LANDSCAPE CONTRACTOR AND GOWER DECODE TO WAINE THE THESE GLYING AND BRACKING. THE OWNER SHALL NOT! THE LANDSCAPE ARCHITECT IN MERRING OF THEIR INSTALLORS AND BRACKING. THE HAMBURS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPIERTY.

S. LAWN SODDING

THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (100) SQUARE FEET. APPLICATION SHALL BE UNFORM, UTILIZING APPROVED MECHANICAL SPREADERS, MIK PERTUZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES, HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED RAFE ATHOROUGHLY.

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS. LINI ESS SPECIFICALLY NOTED OTHERWISE. B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND. TIME ID VANCEUR. LITHE, AND PREE FROM WEEDS, FUNCIUS, INSECTS AND DISEASE OF ANY KIND.

COOD PARES SHALL BE LUID TENTLY TOGETHERS OR SO TO MAKE A SOLD SOCIOED LIVIN AREA.
SOLD SHALL BE LUID LIVEROMAY. A GAINST THE EDIGES OF ALL CLIRES AND OTHER HARDSCAPE ELEMENTS,
PAYED AND PARTED AREAS. A JACHOST TO BILLIONIS, A FOUR INCH. MULCI STRIP SHALL BE
PROVIDED. IMMEDIATELY FOLLOWING SOD LAVING. THE LAWN AREAS SHALL BE ROLLED WITH A LAWN
ROLLER CUSTOMARY USED FOR SUCH PURPOSES. AND THEN THOROGUST. WITH REGISTED. IF, IN THE OPINIO
OF THE OWNER, TO-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VIOLS BETWEEN THE SOOD
PARIES AND TO EVEN OUT INCONSISTENCISES IN THE SOC, LEAN SHAND AS A PROPVIOLED BY THE
LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE SHIPFACE OF THE
SOOD AND THROOGRY INVAREED.

D. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SH AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOSTURE.

A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE. FURNISH TO OWNER DEALERS GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.

IS SEED UNITINE PROVIDE SEED OF GRASS SPECIES AND VARETES, PROPORTIONS BY VIEGHT AND MINIMUM PRICEDITAGES OF PURITY (SEMANATOR, AND MINIMUM PRECIDITAGE OF VIEED SEED, SEED MOTURES VARY BY RECIDITABLE OF AND SEASONS AND SHALL COMPLY WITH STATE DO AND LOOKE STAL CONSERVATION SERVICE STANDARDS FOR LAWN TURF.

C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.

D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

E PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SHALL BE STABFLIZED WITH STRAW MULL CHAN TACKIFIER BOORDED FIBER MATRIX, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSIVE POTENTIAL OF THE AREA.

G. SURFACE LAYER OF SOIL FOR SEEDED AREAS SHALL BE KEPT MOIST DURING GERMINATION PERIOD. WATEI SEEDED AREAS TWICE FIRST WEEK TO MINIMUM DEPTH OF 6 INCHES WITH FINE SPRAY AND ONCE PER WEEK THEREAFTER AS NECESSARY TO SUPPLEMENT NATURAL RAIN TO EQUIVALENT OF 6 INCHES DEPTH.

H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN ORDER TO GET ALL SEEDED AREAS ESTABLISHED AS INTENDED.

LEAVINUP.

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALI BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNERS AUTHORIZED REPRESENTATIVE.

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MANTANED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RESTAKING OR REPARING GUY) SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER, MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY BY THALE BAY OCCOROMORE WITH THE SEPECIFICATION IT HIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BIG ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF SI CALENDARD HAS COMMENCING AFTER TACCEPTAINCE.

V. MAINTENANCE (ALTERNATE BID ITEM) 1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.

ARCHITECT OR OWNER.

Z. THE LIFE AND SATISFACTIONY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAD ADVS. COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

3. REPLACEMENT, ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PHEM ALL REPLACEMENTS SHALL BE FAUNT SO FITE SAME KND AND SYSTEM CONDITIONS PHEM ALL REPLACEMENTS SHALL BE FAUNT SO FITE SAME KND AND SYSTEM CONDITIONS PHEM ALL REPLACEMENTS SHALL BE FAUNT SO FITE SAME KND AND SYSTEM CONDITIONS PHEM ALL REPLACEMENTS SHALL BE FAUNT SO FITE SAME KND AND SYSTEM CONDITIONS OF THE AND SYSTEM AND S

X. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE GAPANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER NO.DENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS WORK SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE LANDSCAPE SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR CHIMEN IN WRITING) BEGINNING WITH THE THIS OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIPTION.

PLANTING PLAN (EXHIBIT D) BROAD STREET MARKET PLACE LOT 2 BLOCK 1 0.73 ACRES **BUREAU VERITAS SURVEY** OKLAHOMA CITY, OK 73114

ZC #21-012

OWNER/APPLICANT: PLAZA STREET FUND 206 2400 W 75TH ST. SUITE 220 PRAIRIE VILLAGE, KS 66208 TEL: 573-476-3191 LANDSCAPE ARCHITECT: KIMLEY-HORN & ASSOCIATES 801 CHERRY STREET, UNIT 11, SUITE 1300 FORT WORTH, TEXAS 76102 TEL: 469.287.5285

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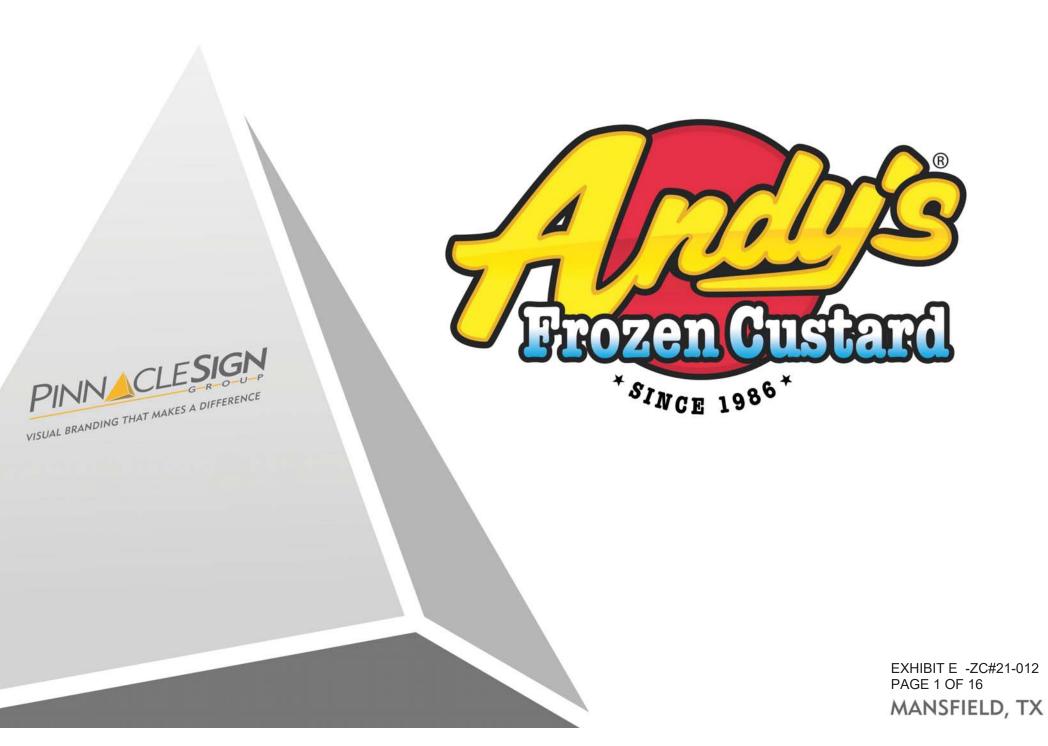
PRELIMINARY Kimlev»Horn P.L.A. ALYSA L. GAPINSKI L.A. No. 3547 Date 8/3/2021

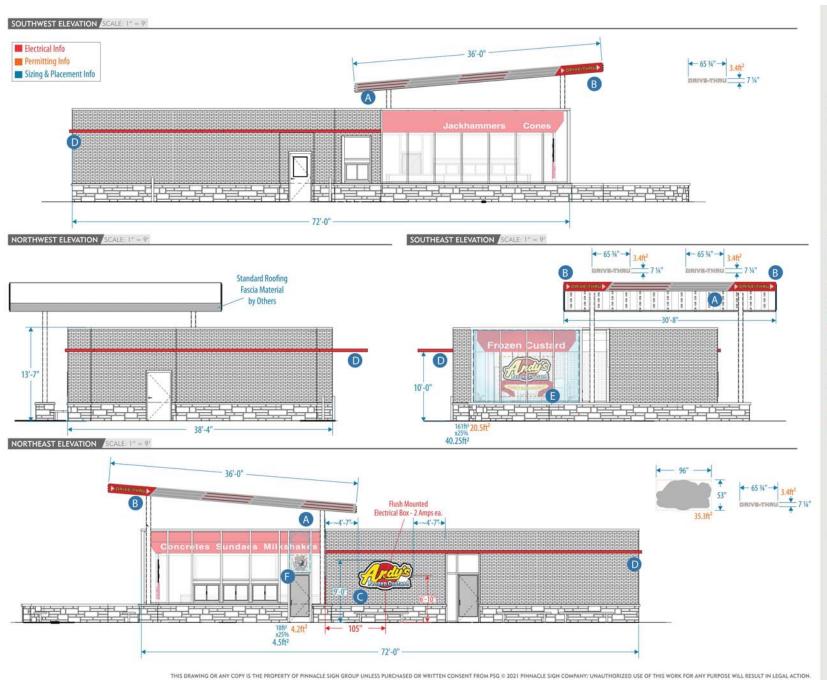
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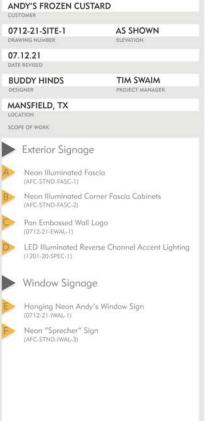
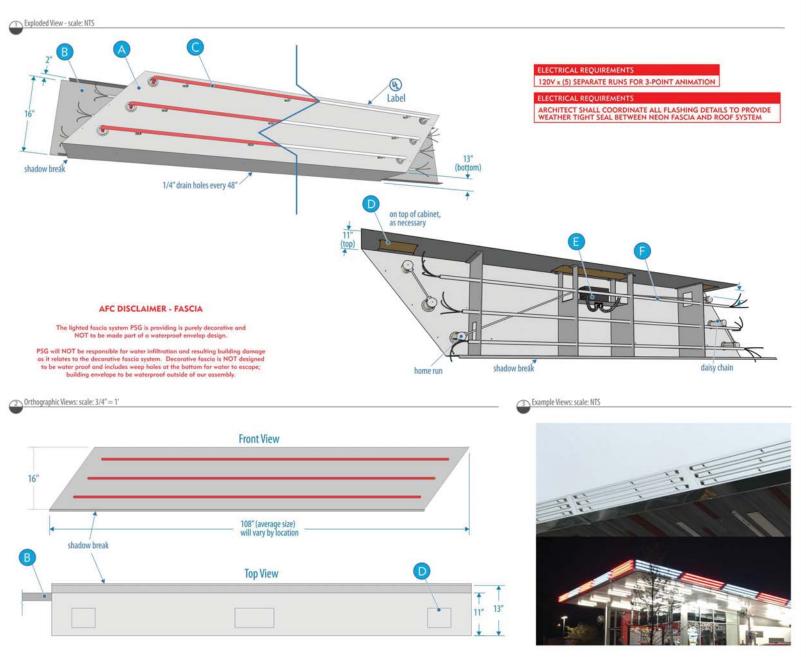


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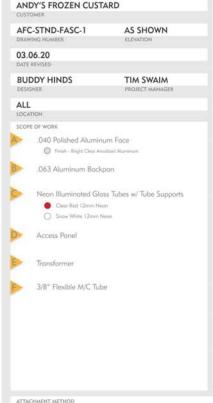




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3 Illuminated View-scale: NTS



Emboss Layout - scale: NTS

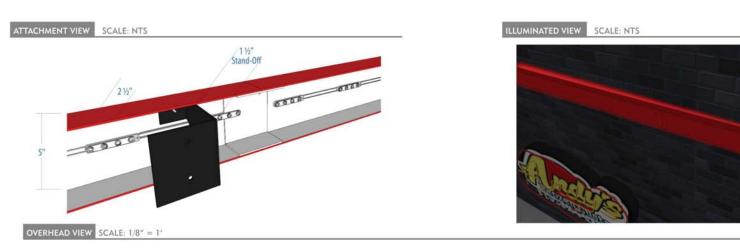


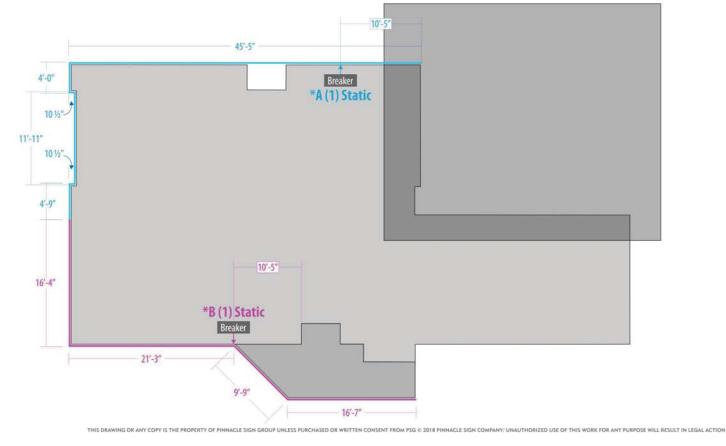
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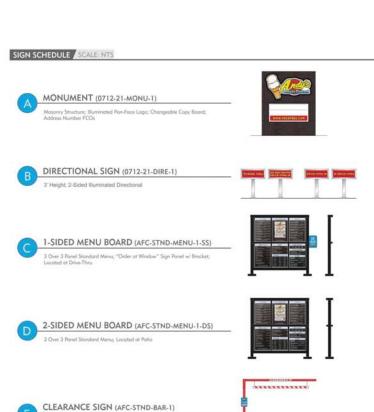
EXHIBIT E -ZC#21-012

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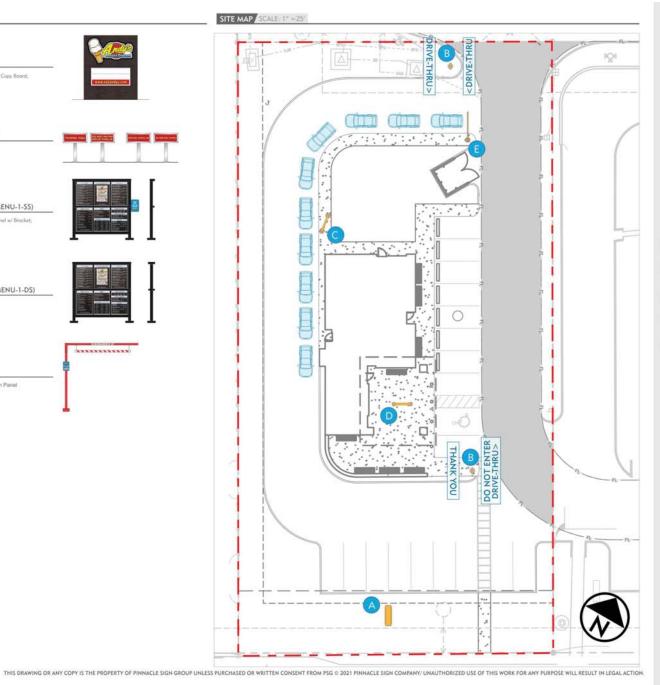








9' Clearance Standard Clearance Bar: "No Trailers" Sign Panel





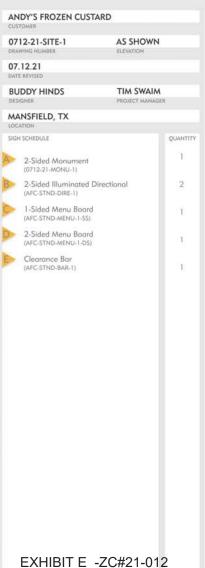


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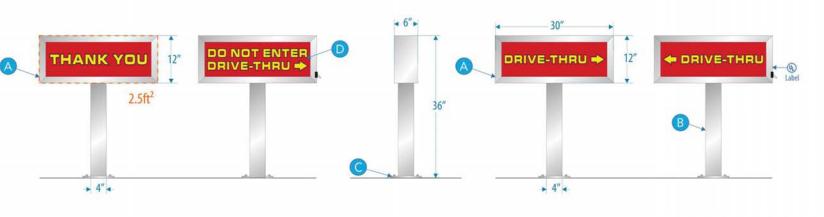
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PINN\_CLESIGN

Total Square Footage - 45ft<sup>2</sup>

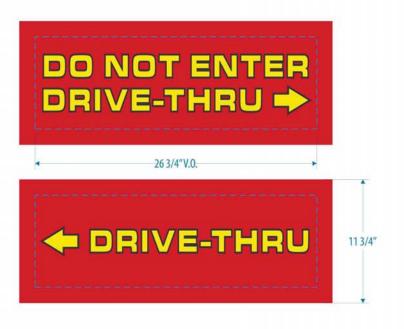




ACRYLIC FACES SCALE: 1:6



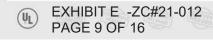


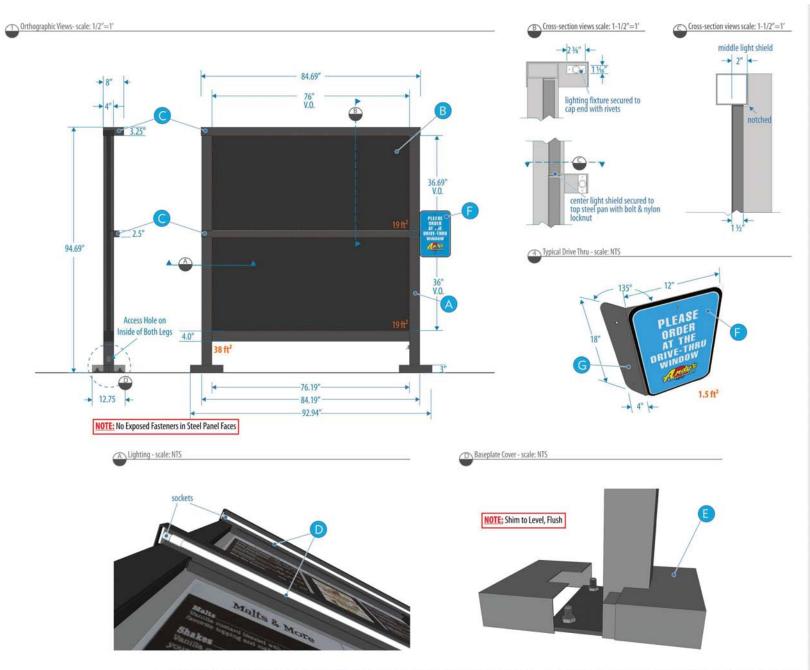


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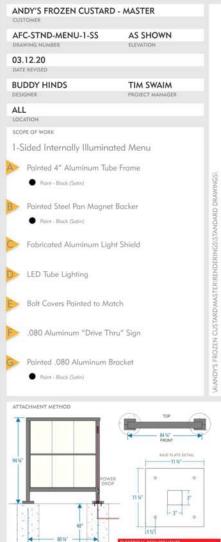


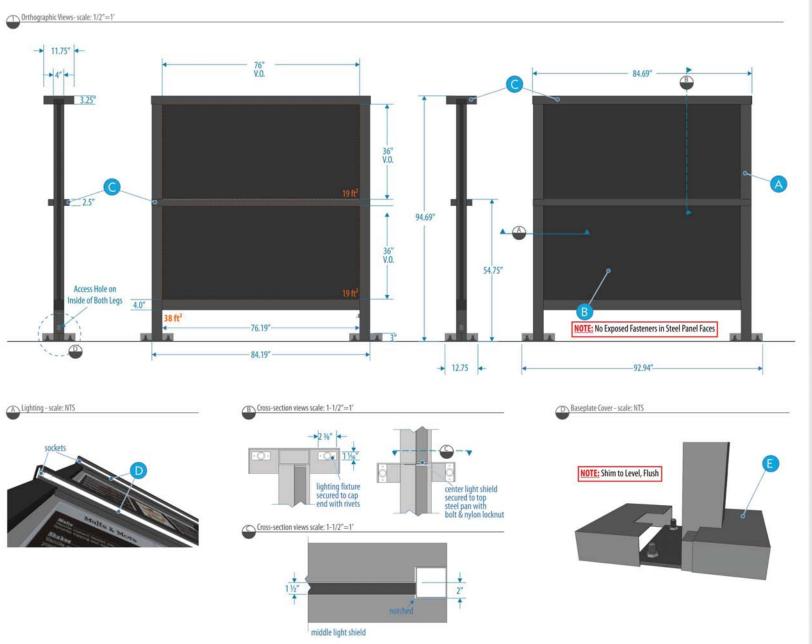




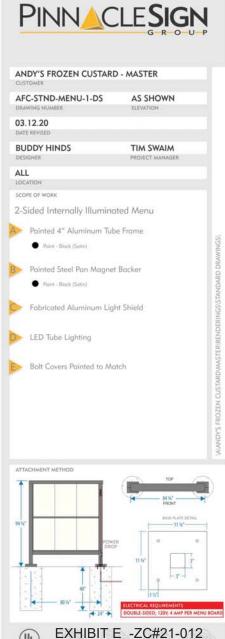






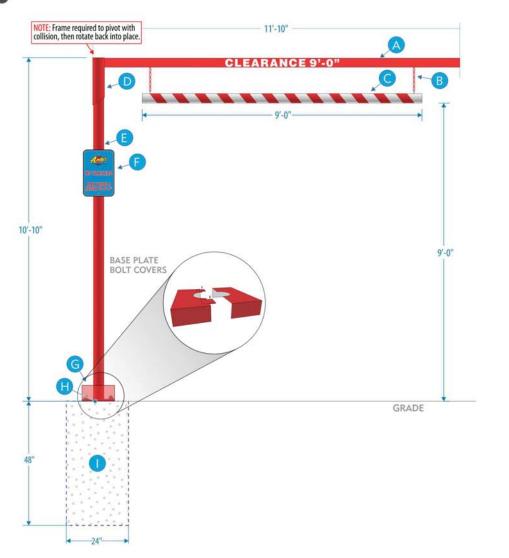


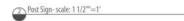
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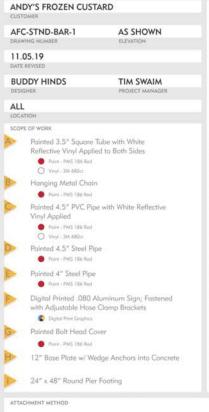


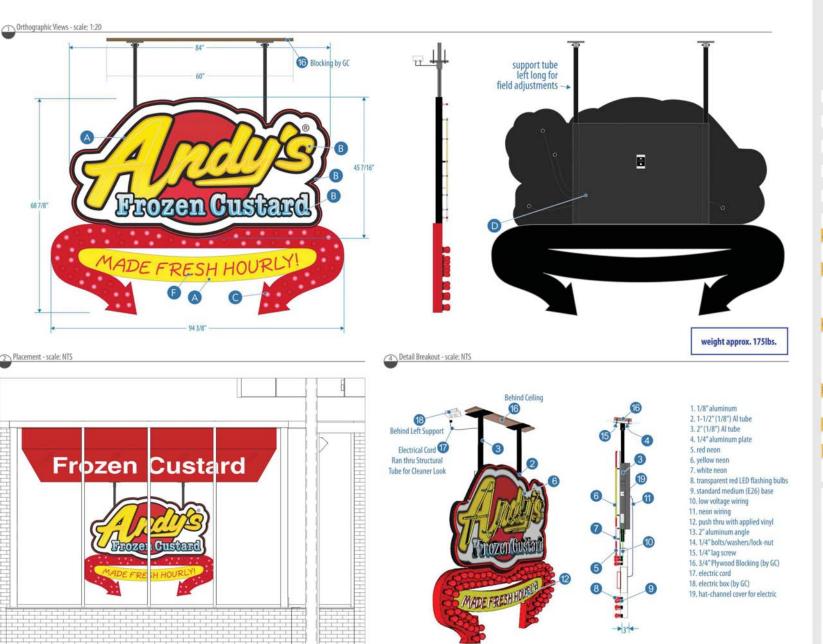
EXHIBIT E -ZC#21-012 PAGE 12 OF 16

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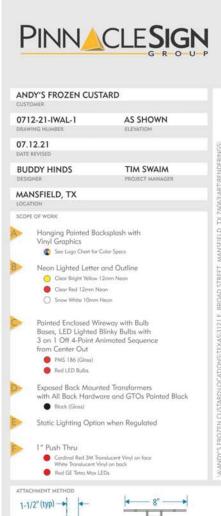




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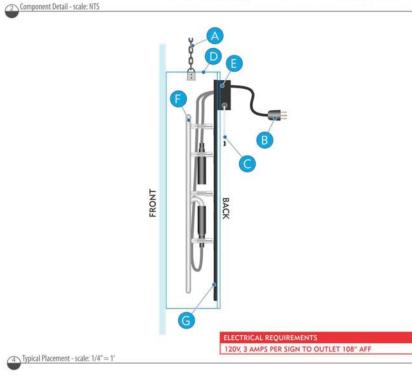


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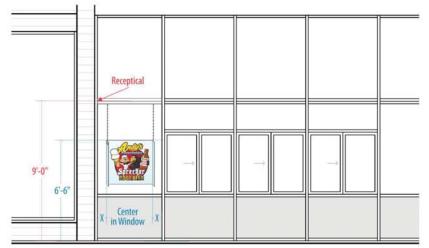
thru bold on side





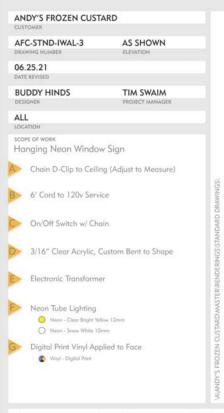
\* Placement is Typical See INT-1 for Site Specific Info

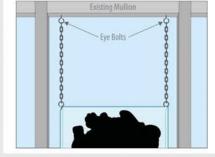




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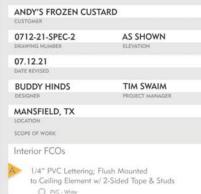
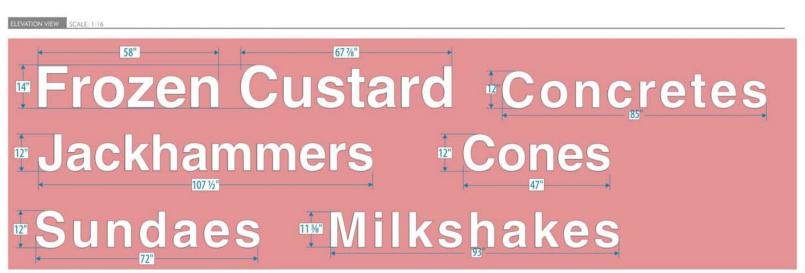
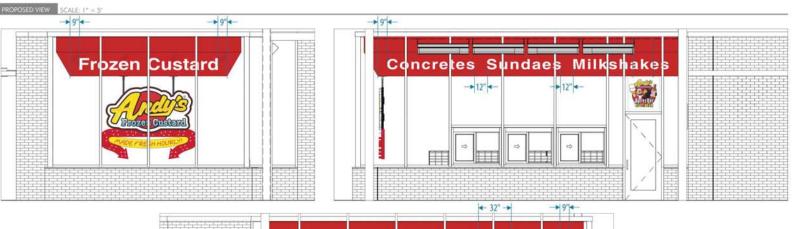
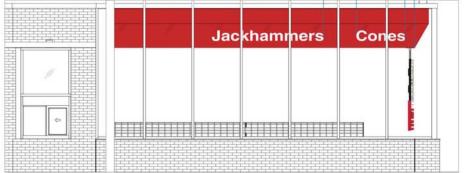


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Renderings Typical Pending Architectural Drawings







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## CITY OF MANSFIELD

MANSFIELD TALE X 1200 E. Broad St. Mansfield, TX 76063 mansfieldtexas.gov

### STAFF REPORT

File Number: 21-4224

Agenda Date: 8/16/2021 Version: 1 Status: Passed

In Control: Planning and Zoning Commission File Type: Zoning Case

### Agenda Number:

### Title

OA#21-002: Public hearing to consider a proposed amendment of Sections 155.012, 155.054(B), Table F, Line 17 and 24, and 155.099 (B) (39) of the Mansfield Code of Ordinances regarding Non-Traditional Smoking Related Businesses and Tobacco Products Store.

### **Description/History**

Section 155.054(B) Table F is the permitted use table of the City Zoning Ordinance. The amendment before you is a text amendment adding the use "Tobacco Products Store" and removing the permitted use "Non-Traditional Smoking Related Business". A Tobacco Products Store is defined as:

"A retail establishment that is primarily dedicated to the smoking of tobacco or other lawful substances and includes any establishment that allows either the payment of consideration by a customer to the establishment for on-site delivery of tobacco, tobacco accessories or similar lawful substances and products to the customer; and the onsite smoking of tobacco or other lawful substances. This definition shall be construed to include establishments known variously as non-traditional smoking related businesses, retail tobacco stores, tobacco products shops, head shops, hookah cafes, tobacco clubs, tobacco bars, cigar stores, and similar establishments."

The City recognizes the health risk caused by tobacco, electronic vaping devices and other devices meant to inhale variable amounts of nicotine and other harmful toxicants. In response to those risks, the Ciy has proposed amending our permitted uses to require a "PD" Planned Development for any future Tobacco Products Store. The "PD" planned development district is intended to accommodate unified design and to permit flexibility and encourage a more createive, efficient and aesthetically desirable design.

In addition, the amendment creates special conditions in Section 155.099(B) (39)

File Number: 21-4224

creating distance/spacing requirements from existing tobacco products stores, major roadways (listed below), and adjacent zoning designations that allow residential uses, places of worship, hospitals, daycare centers, or public or private schools or colleges by right and parks and recreational facilities. In general, no new Tobacco Products Store shall be closer than 1,000 feet from an existing facility an no closer than 500 feet from an identified roadway or protective use. Details on measurement are provided within the text amendment.

Roadways with distance requirements: U.S. Highway 287, U.S. Business Highway 287, State Highway 360, Farm-to-Market Road 157, Farm-to-Market Road 1187, Farm-to-Market Road 917, Main Street, Debbie Lane, Broad Street, Country Club Drive, Heritage Parkway, Matlock Road, and Lone Star Road.

## Recommendation

Staff recommends approval.

### Attachments:

Ordinance for Tobacco Products Store
Exhibit A Tobacco Products Store Table F

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AMENDING CHAPTER 155, ZONING, BY DELETING THE DEFINITION FOR NON-TRADITIONAL SMOKING RELATED BUSINESS IN SECTION 155.012; ADDING A NEW DEFINITION FOR TOBACCO PRODUCTS STORE IN SECTION 155.012; DELETING THE REQUIREMENT IN SECTION 155.054 (B), TABLE F, FOR A SPECIFIC USE PERMIT FOR NON-TRADITIONAL SMOKING RELATED BUSINESS IN THE C-3, I-1, AND I-2 ZONING DISTRICTS AND ADDING THE REQUIREMENT FOR A PD DISTRICT IN SAID SECTION FOR TOBACCO PRODUCTS STORE; ADDING THE SPECIAL CONDITIONS IN SECTION 155.099 FOR TOBACCO PRODUCTS STORES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Mansfield, Texas, in compliance with the laws of the State of Texas with reference to the amendment of the Comprehensive Zoning Ordinance of the City of Mansfield, Texas (hereinafter "the Zoning Ordinance"), have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing opportunity to all property owners

generally and to all interested citizens, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance should be amended;

**WHEREAS,** the City of Mansfield, Texas is a home-rule municipality located in Tarrant County, created in accordance with the provisions of Chapter 9 of the Local Government Code and operating pursuant to its Charter; and

WHEREAS, the City Council does hereby find that the Surgeon General of the United States has declared that smoking is the largest preventable cause of premature death in the United States, and

WHEREAS, the Food and Drug Administration (the "FDA") has joined other health experts to warn consumers about potential health risks associated with electronic vaping devices; and

WHEREAS, the City Council has investigated and determined that electronic vaping devices permit users of the devices to inhale vapor containing variable amounts of nicotine and other harmful toxicants; and

**WHEREAS,** the City Council has further investigated and determined that exposure to electronic vaping devices and other nicotine delivery devices by minors is a serious health concern; and

WHEREAS, the City Council has further investigated and determined that studies have shown that electronic vaping devices can serve as a "gateway" to smoking traditional tobacco products which are illegal for minors to purchase or possess; and

**WHEREAS**, the City Council also recognizes a need to address the sale and use of electronic cigarettes, and other tobacco products near schools, places of worship, hospitals and other protected uses.

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

### **SECTION 1.**

That Section 155.012 of the Mansfield Code of Ordinances, "Definitions" is hereby amended to delete the definition for "Non-Traditional Smoking Related Business":

"Non Traditional Smoking Related Business. A retail establishment or other business offering a service related to, or the selling of, renting or exhibiting of products or devices known as water pipes, hookahs, electronic cigarettes or electronic vaping devices, steam stones, hookah pens, juices or flavoring products for electronic cigarettes and vaping devices, or any comparable device or product."

### **SECTION 2.**

That Section 155.012 of the Mansfield Code of Ordinances, "Definitions" is hereby amended to add the following new definition for "Tobacco Products Store":

"Tobacco Products Store. A retail establishment that is primarily dedicated to the smoking of tobacco or other lawful substances and includes any establishment that allows either the payment of consideration by a customer to the establishment for on-site delivery of tobacco, tobacco accessories or similar lawful substances and products to the customer; and the onsite smoking of tobacco or other lawful

substances. This definition shall be construed to include establishments known variously as non-traditional smoking related businesses, retail tobacco stores, tobacco products shops, head shops, hookah cafes, tobacco clubs, tobacco bars, cigar stores, and similar establishments."

### **SECTION 3.**

That Section 155.054(B), Table F, Line 17, is hereby deleted as shown in Exhibit "A" attached hereto and 155.054 (B), Table F, Line 24 is hereby added as shown in Exhibit "A" made a part hereof for all purposes to require a PD, planned development district for a tobacco products store. All other impacted uses under 155.054(B) Table F are to be renumbered accordingly.

### **SECTION 4.**

That Section 155.099(B)(39) be created to provide special conditions for tobacco products stores as follows:

- (39) *Tobacco products store*. Tobacco products stores shall conform to the following provisions:
- (a) *Distance*. No tobacco products store shall be located within 1,000 linear feet of another tobacco products store; within 500 linear feet of the right-of-way of U.S. Highway 287, U.S. Business Highway 287, State Highway 360, Farm-to-Market Road 157, Farm-to-Market Road 1187, Farm-to-Market Road 917, Main Street, Debbie Lane, Broad Street, Country Club Drive, Heritage Parkway, Matlock Road, or Lone Star Road; within 500 linear feet of any zoning

designation that allows residential uses, places of worship, hospitals, daycare centers, or public or private schools or colleges by right; or within 500 linear feet of parks and recreational facilities.

- (b) *Measurement*. For purposes of this section, measurement shall be made in a straight line, without regard to intervening structures or objects:
- i. From the nearest portion of the property line of the premises where the existing business is located to the nearest portion of the property line of the premises where the new business is proposed; or
- ii. From the nearest portion of the right-of-way line of U.S. Highway 287, U.S. Business Highway 287, State Highway 360, Farm-to-Market Road 157, Farm-to-Market Road 1187, Farm-to-Market Road 917, Main Street, Debbie Lane, Broad Street, Country Club Drive, Heritage Parkway, Matlock Road or Lone Star Road to the property line of the premises where the new business is proposed; or
- iii. From the nearest portion of any zoning designation permitting residential uses, places of worship, hospitals, daycare centers, public or private schools or colleges by right or parks and recreational facilities to the property line of the premises where the new business is proposed.
- (c) *Non-conformity*. A tobacco products store that existed and was lawfully constructed, located or operating on the effective date of this Section 155.099(B)(39), and that does not conform to the zoning district or distance requirements as set forth herein shall be deemed a non-conforming use and may continue in operation subject to the provisions in Section 155.098 and as provided below:

- i. If a tobacco products store ceases operations at a particular location, a new certificate of occupancy shall not be issued for a new tobacco products store at that location without first complying with all the requirements of this paragraph.
- ii. The ability to continue a lawful non-conforming tobacco products store shall cease and such use shall terminate whenever either of the following occur:
- a. A certificate of occupancy for a change of owner, occupant, tenant, or business is required.
- b. The certificate of occupancy for the use is relinquished, canceled, or terminated in accordance with other applicable codes, ordinances, regulations, and standards of the City.
- (d) Prior to the issuance of a certificate of occupancy the business owner shall register with the State of Texas and file all required information about the business with the Texas Comptroller of Public Accounts.

## **SECTION 5.**

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

### **SECTION 6.**

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

invalid, illegal or unconstitutional, and shall not affect the validity of the Zoning Ordinance as a whole.

### **SECTION 7.**

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

### **SECTION 8.**

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

DULY PASSED on the first and final reading by the City Council of the City of Mansfield,

Texas, this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2021.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary	
APPROVED AS TO FORM AND	LEGALITY:
Allen Taylor, City Attorney	

Exhibit "A"

		_		_	_	_					T	-		1	_		_	_	,			
A SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	F	F. General Retail Uses	OP	C-1	C-2	C-3	I-1	1-2	Πd	Parking Group Table, Sec. 155.091	Special Conditions, Sec. 155.009 (B)
	1	1	<u> </u>	<b>U</b> 1	<b>U</b> 1	<b>J</b> 1	01	<u> </u>	. ,				. Bakery or Confectionery Store, Retail	P	P	P	P			P	4b	24
												_	. Book Store, Retail	P	P	P	P			P	4b	24
												+-	. Camera and Photography Supply	P	P	P	P			P	4b	24
													. Cleaning and Laundry, Retail			S	S	P	P	P	4b	
												1	. New Clothing or Department Store			P	P	P		P	4b	
												_	. Discount Store			S	S	P		P	4b	
												7.	. Drug Store or Pharmacy	P	P	P	P			P	4b	24
												8.	. Florist, Retail	P	P	P	P			P	4b	24
												9.	. Food or Beverage Sales Store	P	P	P	P	P		P	4b	24
												10	0. Furniture, Home Furnishings or Appliance Store			P	P	P		P	4c	
												_	1. Upholstery, Retail		S	P	P			P	4c	
												12	2. Gift Store	P	P	P	P			P	4b	24
												13	3. Handicraft or Art Object Sales Store		P	P	P	P		P	4b	
												14	4. Hobby, Toy or Game Store		P	P	P	P		P	4b	
												1.	5. Jewelry Store		P	P	P			P	4b	
												10	6. Luggage or Leather Goods Store			P	P			P	4b	
												1	7. Non-Traditional Smoking Related Business				\$	\$	<del>S</del>		<del>4b</del>	
												18	8. Nursery or Garden Store, Retail			P	P	P		P	4b	28
												19	9. Pawn Shop					P	P		4b	
												20	0. Pet Shop			P	P	P		P	4b	
												2	1. Retail and Service Establishments Not Elsewhere Listed	S	S	S	S	S	S	P	4a, 4b	22, 24
												22	2. Sewing, Needlework and Goods Store		P	P	P	P		P	4b	
												23	3. Stationery or Office Supply Store	P	P	P	P			P	4b	24
$\Box$			Ш									24	4. Sporting Goods or Bicycle Store			P	P	P		P	4b	
			Ш									24	4. Tobacco Products Store							P	4b	39
												2:	5. Used Merchandise Store			S	S			P	4b	