



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, September 13, 2021

3:00 PM

Council Chambers

REGULAR MEETING

- 1. **3:00 P.M. - CALL MEETING TO ORDER**
- 2. **WORKSESSION TO BE HELD IN THE MULTI-PURPOSE ROOM**

Multigenerational Center Feasibility Study Update

Joint Worksession with the Planning and Zoning Commission to Discuss the Downtown District and Downtown Rezoning

- 3. **RECESS INTO EXECUTIVE SESSION**

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

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

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

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

Seek Advice of City Attorney Regarding the Implementation of HB 1925

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

Land Acquisition for Future Development

Economic Development Project #21-30

- C. **Personnel Matters Pursuant to Section 551.074**

Board Appointments

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

Economic Development Project #21-09

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

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

9. **PROCLAMATION**

[21-4289](#) Constitution Week 2021

Attachments: [Proclamation](#)

10. **RECOGNITION**

City Communications Awards - TAMIO / TACVB / 3CMA

11. **CITIZEN COMMENTS**

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

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

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

[21-4244](#) Minutes - Approval of the August 24, 2021 Revitalization of Historic Downtown Mansfield Meeting Minutes (vote will be only by members of the sub-committee: Lewis, Tonore, and Bounds)

Presenters: Susana Marin

Attachments: [8-24-21 DRAFT Meeting Minutes](#)

[21-4245](#) Minutes - Approval of the September 1, 2021 Revitalization of Historic Downtown Mansfield Meeting Minutes (vote will be only by members of the sub-committee: Lewis, Tonore, and Bounds)

Presenters: Susana Marin

Attachments: [9-1-21 DRAFT Meeting Minutes](#)

[21-4246](#) Minutes - Approval of the August 23, 2021 TIF Reinvestment Zone Number One Board of Directors Meeting (vote will be only by the members of the sub-committee: Broseh, Evans, Tonore, Leyman)

Presenters: Susana Marin

Attachments: [8-23-21 DRAFT Meeting Minutes](#)

[21-4247](#) Minutes - Approval of the August 23, 2021 TIF Reinvestment Zone Number Two Board of Directors Meeting (vote will be only by the members of the sub-committee: Short, Lewis, Bounds, Evans)

Presenters: Susana Marin

Attachments: [8-23-21 DRAFT Meeting Minutes](#)

[21-4248](#) Minutes - Approval of the August 23, 2021 Hotel/Motel Occupancy Tax Funds Policy and Allocation Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Short (Chair), Evans, and Lewis)

Presenters: Susana Marin

Attachments: [8-23-21 DRAFT Meeting Minutes](#)

14. STAFF COMMENTS

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

A. City Manager Report or Authorized Representative

Current/Future Agenda Items

Historic Downtown Mansfield Website Update - Nicolette Allen

Drainage Utility Bond Rating Affirmation - Troy Lestina

Republic Services Extraordinary Recycling Rate Decrease - Troy Lestina and Joe Smolinski

Bond Election Steering Committee Update - Shelly Lanners

Park Land Dedication Ordinance Update - Matt Young

15. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

16. CONSENT AGENDA

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

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

- [21-4284](#) Ordinance - Consideration and Approval of an Ordinance Designating the City Manager as a Non-voting Ex-officio Member to All City Boards and Commissions
Presenters: Joe Smolinski
Attachments: [Ordinance](#)
- [21-4235](#) Resolution - A Resolution Authorizing the Purchase of Property Located at 400 W. Oak Street
Presenters: Matt Young and Shelly Lanners
Attachments: [Resolution](#)
[400 W. Oak Street Map](#)
- [21-4254](#) Resolution - A Resolution of the City of Mansfield, Texas, Initiating Annexation Proceedings, Setting Public Hearing Dates and Providing for the Preparation of a Service Plan for 58.628 acres situated in Johnson County, Texas and being a tract of land situated in the M.D. Dickey Survey, Abstract No. 195, Johnson County, Texas, generally located approximately 270 feet north of Jessica Drive and approximately 1,210 feet south of Retta Road; City of Mansfield, owner (ZC#21-016)
Presenters: Jason Alexander and Art Wright
Attachments: [Resolution](#)
[Exhibit A](#)
[Petition for Voluntary Annexation](#)
[Draft Service Plan](#)
- [21-4243](#) Minutes - Approval of the August 23, 2021 Regular City Council Meeting

Minutes

Presenters: Susana Marin

Attachments: [8-23-21 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA**17. PUBLIC HEARING**[21-4232](#)

Public Hearing - Public Hearing and Consideration of a Request for a Specific Use Permit 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 (SUP#21-002)

Presenters: Jason Alexander and Shirley Emerson

Attachments: [Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibit B - E](#)

[21-4251](#)

Public Hearing - Public Hearing on the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022, in Accordance with the Charter of the City of Mansfield, and the Appropriation of Various Amounts Thereof

Presenters: Joe Smolinski and Troy Lestina

[21-4252](#)

Public Hearing - Public Hearing on the Tax Rate, Levying the Ad Valorem Taxes for the Fiscal Year 2022 at a Rate of \$0.6900 per One Hundred Dollars (\$100.00) Assessed Valuation on all Taxable Property Within the Corporate Limits of the City as of January 1, 2021, to Provide Revenues for the Payment of Current Expenditures and to Provide an Interest and Sinking Fund on all Outstanding Debts of the City, and Providing for Due and Delinquent Dates Together With Penalties and Interest

Presenters: Joe Smolinski and Troy Lestina

[21-4285](#)

Public Hearing - Public Hearing and Consideration of a Request for a Variance to Allow the Sale of Alcoholic Beverages for Off-Premise Consumption at a Proposed 7-Eleven to be Located at 1195 W. Debbie Ln., Within 300 feet of the Property Line of Frontier STEM Academy and Ben Barber Innovation Academy; Brad White of Vaquero Ventures

Presenters: Jason Alexander and Andrew Bogda

Attachments: [Letter from Applicant](#)

[Site Plan](#)

[Separation Exhibit](#)

18. PUBLIC HEARING AND RESOLUTION

[21-4291](#) Resolution - Public Hearing on a Resolution Approving the Fiscal Year 2021/2022 Services and Assessment Plan for the South Pointe Public Improvement District ("PID"); Providing a Severability Clause; and Providing an Effective Date

Presenters: Troy Lestina

Attachments: [Resolution](#)
[Budget 2022-2026](#)

19. **PUBLIC HEARING AND FIRST READING**

[21-4233](#) Ordinance - Public Hearing and First Reading of an Ordinance Approving 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 Vaugan of Plaza Street Partners, LLC (Developer), on Behalf of Fernando De Leon of LG Broad Cannon, LLC (owner)

Presenters: Jason Alexander and Andrew Bogda

Attachments: [Ordinance](#)
[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](#)

20. **PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING**

[21-4230](#) Ordinance - Public Hearing Continuation and Second and Final Reading of an Ordinance 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

Presenters: Jason Alexander and Arty Wheaton-Rodriguez

Attachments: [Ordinance](#)
[Exhibit A Tobacco Products Store Table F](#)
[Exhibit B Staff and P&Z Recommended Amendment to Draft Ordinance](#)

21. **NEW BUSINESS**

[21-4265](#) Ordinance - Consideration and Approval of an Ordinance Adopting the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022, in Accordance with the Charter of the City of Mansfield, and Making Appropriations for Each Fund and Department

Presenters: Joe Smolinski and Troy Lestina

Attachments: [Ordinance](#)

[21-4266](#) Ordinance - Consideration and Approval of an Ordinance on the Tax Rate, Levying the Ad Valorem Taxes for the Fiscal Year 2022 at a Rate of \$0.69000 per One Hundred Dollars (\$100.00) Assessed Valuation on all Taxable Property Within the Corporate Limits of the City as of January 1, 2021, to Provide Revenues for the Payment of Current Expenditures and to Provide an Interest and Sinking Fund on all Outstanding Debts of the City, and Providing for Due and Delinquent Dates Together with Penalties and Interest

Presenters: Joe Smolinski and Troy Lestina

Attachments: [Ordinance](#)

[21-4286](#) Discussion and Possible Action Considering the Approval of the Amended Community Activation Grant Application

Presenters: Nicolette Allen

Attachments: [Amended Community Activation Grant](#)

[21-4290](#) Discussion and Possible Action to Reverse Back-in Parking on Main St. in Downtown

Presenters: Larry Broseh, Todd Tonore, Julie Short, Tamera Bounds and Casey Lewis

[21-4249](#) Board Appointments: Mansfield Economic Development Corporation

Presenters: City Council

[21-4256](#) Board Appointments: Mansfield Park Facilities Development Corporation

Presenters: City Council

[21-4257](#) Board Appointments: Planning and Zoning Commission

Presenters: City Council

[21-4258](#) Board Appointments: Zoning Board of Adjustment

Presenters: City Council

[21-4259](#) Board Appointments: Historic Landmark Commission

Presenters: City Council

[21-4260](#) Board Appointments: Historic Preservation Advisory Board

Presenters: City Council

[21-4261](#) Board Appointments: Library Advisory Board

Presenters: City Council

[21-4262](#) Board Appointments: Keep Mansfield Beautiful Commission

Presenters: City Council

[21-4263](#)

Board Appointments: Mansfield Commission for the Arts

Presenters: City Council

[21-4264](#)

Board Appointments: Construction Code Board of Adjustment and Appeals

Presenters: City Council

22. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the September 13, 2021 Regular City Council Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, mansfieldtexas.gov, on September 9, 2021 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Susana Marin, City Secretary

Approved as to form:

City Attorney

DATE OF POSTING: _____ TIME: _____ am/pm
DATE TAKEN DOWN: _____ TIME: _____ am/pm

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



CITY OF MANSFIELD

1200 E. Broad St.
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STAFF REPORT

File Number: 21-4289

Agenda Date: 9/13/2021

Version: 1

Status: To Be Presented

In Control: City Council

File Type: Proclamation

Agenda Number: 8.

Title
Constitution Week 2021

Prepared By
Andrew Clark, Communications Manager
817-276-4292

A Proclamation

By the Mayor of the City of Mansfield

WHEREAS, Sept. 17, 2021 marks the 234th anniversary of the drafting of the Constitution of the United States of America at the Constitutional Convention; and

WHEREAS, the United States Constitution established the framework of the United States government and is one of the most influential governing documents in history; and

WHEREAS, the United States Constitution has been amended 27 times – once to repeal a previous amendment – in an ongoing effort to foster a more perfect union; and

WHEREAS, it is fitting and proper to read, study, and educate others about this founding document; and

WHEREAS, Public Law 915 – signed by President Dwight D. Eisenhower on Aug. 2, 1956 – authorizes the President of the United States to designate Sept. 17-23 of each year as Constitution Week;

NOW, THEREFORE, I, Michael Evans, Mayor of the City of Mansfield, join with the Mansfield City Council to recognize Sept. 17-23, 2021, as

CONSTITUTION WEEK

in the City of Mansfield. We ask our residents to spend time during this week to learn about the drafting, ratification, and amending of the United States Constitution, and to vigilantly protect the freedoms guaranteed to Americans through this great document.

IN WITNESS THEREOF, I do hereby set my hand and cause the official seal of the City of Mansfield to be affixed this 13th day of September, 2021.



Mayor



CITY OF MANSFIELD

1200 E. Broad St.
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STAFF REPORT

File Number: 21-4244

Agenda Date: 9/13/2021

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Title

Minutes - Approval of the August 24, 2021 Revitalization of Historic Downtown Mansfield Meeting Minutes (vote will be only by members of the sub-committee: Lewis, Tonore, and Bounds)

Requested Action

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

Recommendation

Approval of the minutes by the Council.

Description/History

The minutes of the August 24, 2021 Revitalization of Historic Downtown Mansfield Sub-Committee Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council - Revitalization of Historic Downtown Mansfield Sub-Committee

Tuesday, August 24, 2021

4:00 PM

City Hall

CALL TO ORDER

Chair Tonore called the meeting to order at 4:00 p.m.

Staff Present: City Manager Joe Smolinski; Deputy City Manager Shelly Lanners; Assistant City Manager Matt Jones; Chief Financial Officer Troy Lestina; Director of Planning Jason Alexander; Community and Organization Development Officer Nicolette Allen; Assistant City Secretary Keera Seiger

Present 3 - Casey Lewis; Tamera Bounds and Todd Tonore

CITIZEN COMMENTS

There were no citizen comments.

DISCUSSION ITEMS

Review and Discussion of the Draft Historic Downtown Mansfield Website

Community and Organization Development Officer Nicolette Allen presented a draft of the Historic Downtown Mansfield Website to the sub-committee and answered questions. She highlighted various aspects of the website including the social media integration, event calendar, the explore page, the downtown parking map, and the standing festivals page. The sub-committee provided feedback and suggestions to add to the website such as various links to other pages, forms for business owners to easily add their business information, direct hotel booking through the website, a street parking map, a mural scavenger hunt, links to museums, and a notification sign-up for events. HMBA representative Amy Brothers also provided suggestions such as configuring the website to be mobile-friendly, providing information for pedestrians, and structuring the business directory page to be more business oriented and as simple and uniform as possible. Nicolette will make the changes as provided and present the website to the full City Council at an upcoming City Council meeting.

ADJOURNMENT

Chair Tonore adjourned the meeting at 4:46 p.m.

_____ Todd Tonore, Chair
ATTEST:

_____ Susana Marin, City Secretary



CITY OF MANSFIELD

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STAFF REPORT

File Number: 21-4245

Agenda Date: 9/13/2021

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Title

Minutes - Approval of the September 1, 2021 Revitalization of Historic Downtown Mansfield Meeting Minutes (vote will be only by members of the sub-committee: Lewis, Tonore, and Bounds)

Requested Action

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

Recommendation

Approval of the minutes by the Council.

Description/History

The minutes of the September 1, 2021 Revitalization of Historic Downtown Mansfield Sub-Committee Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

1200 E. Broad St.
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Meeting Minutes - Draft

City Council - Revitalization of Historic Downtown Mansfield Sub-Committee

Wednesday, September 1, 2021

1:00 PM

City Hall

CALL TO ORDER

Chair Tonore called the meeting to order at 1:00 p.m.

Staff Present: City Manager Joe Smolinski; Deputy City Manager Shelly Lanners; Chief Financial Officer Troy Lestina; Director of Planning Jason Alexander; Community and Organization Development Officer Nicolette Allen; Assistant City Secretary Keera Seiger

Present 3 - Casey Lewis; Tamera Bounds and Todd Tonore

CITIZEN COMMENTS

There were no citizen comments.

NEW BUSINESS

Review and Discussion Regarding the Community Activation Grant

Sub-Committee Member Bounds posed questions to staff regarding the Community Activation Grant. There was discussion regarding giving staff leeway to consider and approve applications under a set cap, the types of events that are eligible to receive reimbursement, having the City's community engagement team review all requests before they are regarded as complete and can be considered by the Council for approval, the extent an event should be funded, applicants selling sponsorships for their event, eligible and ineligible reimbursable expenses, and security costs. City Manager Joe Smolinski, Deputy City Manager Shelly Lanners, Chief Financial Officer Troy Lestina, and Community and Organization Development Officer Nicolette Allen answered questions. An updated Community Activation Grant Application reflecting the changes discussed during the sub-committee meeting will be presented to the Council at the next City Council meeting for discussion and approval.

ADJOURNMENT

Chair Tonore adjourned the meeting at 2:10 p.m.

ATTEST: Todd Tonore, Chair

Susana Marin, City Secretary



CITY OF MANSFIELD

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STAFF REPORT

File Number: 21-4246

Agenda Date: 9/13/2021

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the August 23, 2021 TIF Reinvestment Zone Number One Board of Directors Meeting (vote will be only by the members of the sub-committee: Broseh, Evans, Tonore, Leyman)

Requested Action

Action to be taken by Sub-Committee to approve the minutes.

Recommendation

Approval of minutes by the Sub-Committee.

Description/History

The minutes of the August 23, 2021 TIF Reinvestment Zone Number One Board of Directors are in DRAFT form and will not become effective until approval by the Sub-Committee at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

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

Meeting Minutes - Draft

TIF Reinvestment Zone Number One Board of Directors

Monday, August 23, 2021

9:00 AM

City Hall

CALL TO ORDER

Chair Broseh called the meeting to order at 9:02 a.m.

Staff Present: City Manager Joe Smolinski; Deputy City Manager Shelly Lanners; Assistant City Manager Matt Jones; Community and Organization Development Officer Nicolette Allen; Chief Financial Officer Troy Lestina; Director of Planning Jason Alexander; Director of Public Works and Transportation Bart VanAmburgh; City Secretary Susana Marin; Assistant City Secretary Keera Seiger

Megan South, Tarrant County Strategic Initiatives Manager, was in attendance for Commissioner Devan Allen.

Absent 2 - Devan Allen and Todd Tonore

Present 4 - Alberto Mares; Larry Broseh; Mike Leyman and Michael Evans

CITIZEN COMMENTS

There were no citizen comments.

NEW BUSINESS

Discussion and Possible Action Regarding TIRZ Participation for JLB Mansfield, Located at the Corner of Regency Parkway and Nahvi Road

Assistant City Manager Matt Jones presented the request from JLB Partners and spoke on the improvements JLB will provide and their monetary request including the total, reimbursement, and fees. JLB Partners representative Jeff Patton spoke on the enhancements and improvements within the TIRZ they will provide, such as those to the roadway and streetscape, and answered questions. Matt Jones, City Manager Joe Smolinski, and Director of Public Works and Transportation Bart VanAmburgh answered questions.

A motion was made by Vice Chair Leyman to approve TIRZ participation for JLB Partners and to send to the City Council for further review. Seconded by Board Member Evans. The motion CARRIED by the following vote:

Aye: 4 - Alberto Mares; Larry Broseh; Mike Leyman and Michael Evans

Nay: 0

Absent: 2 - Devan Allen and Todd Tonore

Abstain: 0

ADJOURNMENT

Chair Broseh adjourned the meeting at 9:27 a.m.

ATTEST: Larry Broseh, Chair

Susana Marin, City Secretary



CITY OF MANSFIELD

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STAFF REPORT

File Number: 21-4247

Agenda Date: 9/13/2021

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the August 23, 2021 TIF Reinvestment Zone Number Two Board of Directors Meeting (vote will be only by the members of the sub-committee: Short, Lewis, Bounds, Evans)

Requested Action

Action to be taken by Sub-Committee to approve the minutes.

Recommendation

Approval of minutes by the Sub-Committee.

Description/History

The minutes of the August 23, 2021 TIF Reinvestment Zone Number Two Board of Directors are in DRAFT form and will not become effective until approval by the Sub-Committee at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
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Meeting Minutes - Draft

TIF Reinvestment Zone Number Two Board of Directors

Monday, August 23, 2021

10:15 AM

City Hall

CALL TO ORDER

Chair Short called the meeting to order at 10:15 a.m.

Staff Present: City Manager Joe Smolinski; Deputy City Manager Shelly Lanners; Assistant City Manager Matt Jones; Chief Financial Officer Troy Lestina; Community and Organization Development Officer Nicolette Allen; Director of Planning Jason Alexander; City Secretary Susana Marin; Assistant City Secretary Keera Seiger

Megan South, Tarrant County Strategic Initiatives Manager, was in attendance for Commissioner Devan Allen.

Absent 1 - Devan Allen

Present 4 - Casey Lewis; Julie Short; Michael Evans and Tamera Bounds

CITIZEN COMMENTS

There were no citizen comments.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Chair Short recessed the meeting into executive session at 10:17 a.m. Chair Short called the executive session to order at 10:17 a.m. Chair Short adjourned the executive session at 10:31 a.m.

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

Economic Development Project #21-24

RECONVENE INTO REGULAR BUSINESS SESSION

Chair Short reconvened the meeting into regular business session at 10:32 a.m.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Vice Chair Lewis to recommend the approval of

Economic Development Project #21-24 to the City Council as discussed in executive session. Seconded by Board Member Evans. The motion CARRIED by the following vote:

Aye: 4 - Casey Lewis;Julie Short;Michael Evans and Tamera Bounds

Nay: 0

Absent: 1 - Devan Allen

Abstain: 0

ADJOURNMENT

Chair Short adjourned the meeting at 10:32 a.m.

ATTEST: Julie Short, Chair

Susana Marin, City Secretary



CITY OF MANSFIELD

1200 E. Broad St.
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STAFF REPORT

File Number: 21-4248

Agenda Date: 9/13/2021

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the August 23, 2021 Hotel/Motel Occupancy Tax Funds Policy and Allocation Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Short (Chair), Evans, and Lewis)

Requested Action

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

Recommendation

Approval of the minutes by the Council.

Description/History

The minutes of the August 23, 2021 Hotel/Motel Occupancy Tax Funds Policy and Allocation Sub-Committee Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

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



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Meeting Minutes - Draft

City Council - Hotel/Motel Occupancy Tax Funds Policy and Allocation Sub-Committee

Monday, August 23, 2021

4:00 PM

City Hall

CALL TO ORDER

Chair Short called the meeting to order at 4:00 p.m.

Staff present: Deputy City Manager Shelly Lanners; Chief Financial Officer Troy Lestina; Assistant Director of Finance Bryan Rebel; Assistant Director of Budget/Purchasing Jennifer Goldthwaite; Director of Community Engagement Theresa Cohagen; City Secretary Susana Marin

Present 3 - Julie Short; Casey Lewis and Michael Evans

CITIZEN COMMENTS

There were no citizen comments.

DISCUSSION ITEMS

Follow-Up Discussion Regarding the Hotel/Motel Occupancy Tax Fund Applications Received

Chair Short provided a recap of the previous meeting held on July 26, 2021 and asked Director of Community Engagement Theresa Cohagen to discuss the concept the Convention and Visitors Bureau uses when they have special events that involve street closures. Theresa discussed the process for closing and opening streets during special events.

Sub-committee members discussed the need for stipulations on allocated funds. There was consensus to place the following stipulations on all applicants allocated Hotel/Motel Occupancy Tax Funds: all recipients will be required to work with the Convention and Visitors Bureau on their event; all recipients must state that the City is a sponsor and promote the City as such; and, all recipients must provide the City with media produced from funded events.

The sub-committee made the following recommendations for allocation of Hotel/Motel Occupancy Tax Funds to be approved in the FY 2021/2022 Budget:

- Champion Basketball 2021 - \$10,000 (with the stipulation that all hotel stays for the event must be in Mansfield)*
- Pickled Mansfield Society - \$68,100 (with the stipulation that the after party must be at The LOT Downtown)*
- Mansfield Commission for the Arts - \$47,100*
- Mansfield Veteran's Memorial and Tribute Foundation - \$14,500*

Mansfield Invitational, Inc. - \$42,000 (funding to be included in the CVB budget for all three events)

**2021 Mansfield Spring Creek BBQ Classic*

**2021 Mansfield Spring Creek BBQ Invitational*

**2021 Mansfield ISD Methodist Medical Center Invitational Volleyball Tournament*

ADJOURNMENT

Chair Short adjourned the meeting at 4:20 p.m.

ATTEST: Julie Short, Chair

Susana Marin, City Secretary



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1200 E. Broad St.
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STAFF REPORT

File Number: 21-4284

Agenda Date: 9/13/2021

Version: 1

Status: Consent

In Control: City Council

File Type: Ordinance

Agenda Number:

Title

Ordinance - Consideration and Approval of an Ordinance Designating the City Manager as a Non-voting Ex-officio Member to All City Boards and Commissions

Requested Action

Defer to Council

Recommendation

Consider amendment of the bylaws for each board.

Description/History

The Council has appointed the City Manager or his/her designee to serve as a non-voting ex-officio member of every board and commission.

Justification

N/A

Funding Source

N/A

Prepared By

Joe Smolinski, City Manager

ORDINANCE NO. _____

AN ORDINANCE DESIGNATING THE CITY MANAGER AS A NON-VOTING EX-OFFICIO MEMBER TO ALL CITY BOARDS AND COMMISSIONS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City of Mansfield desires to designate the City Manager, or his or her designee, as a non-voting ex-officio member to all city boards and commissions.

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

SECTION 1.

The City Manager, or his or her designee, is designated as a non-voting ex-officio member to all city boards and commissions, including the following:

- (a) Construction Codes Board of Adjustments & Appeals;
- (b) Historic Landmark Commission;
- (c) Historic Preservation Advisory Board;
- (d) Keep Mansfield Beautiful Commission;
- (e) Mansfield Commission for the Arts;
- (f) Mansfield Economic Development Corporation;
- (g) Mansfield Park Facilities Development Corporation;
- (h) Mansfield Public Library Advisory Board;
- (i) Planning & Zoning Commission;
- (j) Zoning Board of Adjustment; and
- (k) Any city board or commission created after the effective date of this ordinance.

SECTION 2.

The City Manager, or his or her designee, serving in his or her capacity as a non-voting ex-officio member: (a) may not be counted toward a meeting quorum; (b) may participate in any discussion that occurs in open session; and (c) may attend and participate in any discussion that occurs in any executive session.

SECTION 3.

Any amendments made to any city board or commission bylaws which designate the City Manager or his or her designee as a non-voting ex-officio member are approved. Failure of a board or commission to amend its bylaws to designate the City Manager or his or her designee as a non-voting ex-officio member will not affect the right to serve in that capacity.

SECTION 4.

This ordinance shall and does amend and/or repeal every prior ordinance or rule or regulation or policy in conflict herewith, but as to all other ordinances or rules or regulations or policies or sections

of ordinances or rules or regulations or policies not in conflict herewith, this ordinance shall be and is hereby made cumulative.

SECTION 5.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared void, ineffective, or unconstitutional by the valid judgment or final decree of a court of competent jurisdiction, such voiding, ineffectiveness, or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections hereof, since the same would have been enacted by the City Council without the incorporation of any such void, ineffective or unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 6.

This ordinance shall take effect immediately from and after its passage.

DULY PASSED by the City Council of the City of Mansfield, Texas, this 13th day of September, 2021.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY:

E. Allen Taylor, Jr., City Attorney



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4235

Agenda Date: 9/13/2021

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution Authorizing the Purchase of Property Located at 400 W. Oak Street

Requested Action

Approve Resolution to Purchase Property Located at 400 W. Oak Street

Recommendation

Approve Resolution

Description/History

The 2020 Parks, Recreation, Trails and Open Space Master Plan included a spine trail phasing and prioritization plan (attached) with four phases of development for the Walnut Creek Linear Park (WCLP) system. Phase 1 from Main Street to Hwy 287 was completed in 2007. Phase 2B was completed in 2020, and Phase 3A is currently under construction in conjunction with the Shops At Broad development.

Phase 4 of the WCLP system will begin at Main Street in Town Park and continue west towards the city limits. As with the other phases, the acquisition of land along Walnut Creek is needed to provide the corridor for the linear trail development. In December 2015, the Mansfield Park Facilities Development Corporation issued revenue bonds for constructing, improving, equipping and acquiring land for the Mansfield Linear Park Project.

The proposed acquisition includes approximately 5.8 acres of land located at 400 W. Oak Street out of the property's 8.8 acres. The remaining three acres will remain in the possession of the seller. The negotiated purchase price of the property is \$92,265. In addition, the MPFDC will be responsible for the associated closing costs and any prorated taxes due to the Tarrant Appraisal District, as well conducting and providing two surveys to the seller, and constructing a good pasture fence between the parcels. The MPFDC Board of Directors approved the property purchase with a vote of 7-0 at their regular meeting on August 19, 2021.

Justification

This private property is in the floodway/floodplain along Walnut Creek. The property acquisition is necessary for the progression and development of the Walnut Creek Linear Park trail extension from Town Park to the western city limits.

Funding Source

MPFDC ½ Cent Sales Tax

Prepared By

Matt Young

Director of Community Services

matt.young@mansfieldtexas.gov

817-728-3397

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF PROPERTY LOCATED AT 400 W. OAK STREET

WHEREAS, the 2020 Parks, Recreation, Open Space & Trails Master Plan determined the need for trails and linear parks that connect residents with key destinations throughout the community; and,

WHEREAS, the property located at 400 W. Oak Street was recently listed for sale; and,

WHEREAS, the property will provide an opportunity to expand the Walnut Creek Linear Park system; and,

WHEREAS, the City has determined that constructing Phase 4 improvements of the Walnut Creek Linear Park will fulfill the need as indicated in the Master Plan by improving pedestrian access into Historic Downtown Mansfield; and,

WHEREAS, the Board of Directors of the Mansfield Park Facilities Development Corporation approved the property purchase with a vote of 7-0 at their Regular Meeting on August 19, 2021.

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

SECTION 1.

The City Council shall approve the purchase of property located at 400 W. Oak Street in the amount of Ninety-Two Thousand Two Hundred Sixty-Five Dollars and 00/100 (\$92,265).

PASSED AND APPROVED THIS THE 13TH DAY OF SEPTEMBER, 2021.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4254

Agenda Date: 9/13/2021

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution of the City of Mansfield, Texas, Initiating Annexation Proceedings, Setting Public Hearing Dates and Providing for the Preparation of a Service Plan for 58.628 acres situated in Johnson County, Texas and being a tract of land situated in the M.D. Dickey Survey, Abstract No. 195, Johnson County, Texas, generally located approximately 270 feet north of Jessica Drive and approximately 1,210 feet south of Retta Road; City of Mansfield, owner (ZC#21-016)

Requested Action

To approve the resolution.

Recommendation

Staff recommends approval.

Description/History

The City purchased 58.628 acres in the city's exterritorial jurisdiction in Johnson County as part of a larger parcel of land partially inside the city limit for the Southwest Community Park. The purpose of this resolution is to authorize the annexation of the property into Mansfield's corporate limits.

Under Chapter 43 of the Texas Local Government Code, the City must follow certain procedures prior to annexation. As a first step, the City Manager has submitted a petition for voluntary annexation of the 58.628 acres.

The annexation proceedings to taken by Council are shown below. The dates and time of the special meetings are subject to Council approval.

September 27, 2021, at 7 pm

- 1st public hearing required by Chapter 43 of the Local Government Code.

October 11, 2021, at 7pm:

- 2nd public hearing required by Chapter 43 of the Local Government Code.
- 1st and final reading of the annexation ordinance

Please see the draft service plan required by state law.

Attachments:

Resolution

Exhibit A

Petition for Voluntary Annexation

Draft Service Plan

Prepared by:

Art Wright, Planner II

817-276-4226

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS SETTING A DATE, TIME AND PLACE FOR PUBLIC HEARINGS TO BE HELD REGARDING PROPOSED ANNEXATION OF CERTAIN PROPERTY BY THE CITY OF MANSFIELD, TEXAS; DIRECTING THAT NOTICE BE PROVIDED FOR THE PUBLIC HEARINGS; DIRECTING THAT A SERVICE PLAN FOR THE PROPERTY BE PREPARED; AND ESTABLISHING AN EFFECTIVE DATE.

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

WHEREAS, the City of Mansfield is the sole owner of a 58.628 acre tract of land in the City's extraterritorial jurisdiction in Johnson and petitions for its annexation; and

WHEREAS, Chapter 43 of the Local Government Code (the "Act") requires that public hearings be held and a service plan be prepared prior to annexation of property by a municipality.

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

SECTION 1.

PUBLIC HEARINGS

The City Council will conduct public hearings on September 27, 2021, and October 11, 2021, at 7 p.m. in the Council Chambers at Mansfield City Hall located at 1200 E. Broad Street Mansfield, Texas 76063, where all interested persons will have the right to appear and be heard on the proposed annexation by the City of Mansfield, Texas of land being described as follows:

Approximately 58.628 acres situated in Johnson County, Texas and being a tract of land situated in the M.D. Dickey Survey, Abstract No. 195, Johnson County, Texas, generally located approximately 270 feet north of Jessica Drive and approximately 1,210 feet south of Retta Road, being more fully described on Exhibit "A" attached.

SECTION 2.

NOTICE

City staff is directed to publish notice of the public hearings at least once on or after the twentieth but before the tenth day before the date of the public hearings.

SECTION 3.

SERVICE PLAN

City staff is hereby directed to prepare a service plan that provides for the provision of services to the above referenced tract of land in compliance with Chapter 43 of the Texas Local Government Code.

SECTION 4.

EFFECTIVE DATE

This resolution shall be effective from and after its passage and adoption by the city council.

RESOLVED AND ENTERED this ____ day of _____, 2021.

Michael Evans, Mayor

Susana Marin, City Secretary

EXHIBIT "A"

BEING 58.628 acres of land located in the M.D. DICKEY SURVEY, Abstract No. 195, Johnson County, Texas, and being a portion of the 137.840 acre tract of land conveyed to City of Mansfield, by the deed recorded in County Clerk's File Document No. 2019-10606, of the Deed Records of Johnson County, Texas. Said 58.628 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at the most Westerly corner of said City of Mansfield 137.840 acre Tract;

THENCE N 59° 39' 53" E 1056.05 feet, along the Northwest boundary line of said City of Mansfield Tract, to a point in the Northeast boundary line of the aforesaid M.D. Dickey Survey;

THENCE S 29° 47' 45" E 2531.52 feet, along the Northeast boundary line of said Dickey Survey, to a point in the Southeast boundary line of said City of Mansfield 137.840 acre Tract;

THENCE S 59° 37' 01" W 1056.06 feet, along the Southeast boundary line of said City of Mansfield Tract, to a □., iron rod found at the most Westerly South corner of said City of Mansfield Tract;

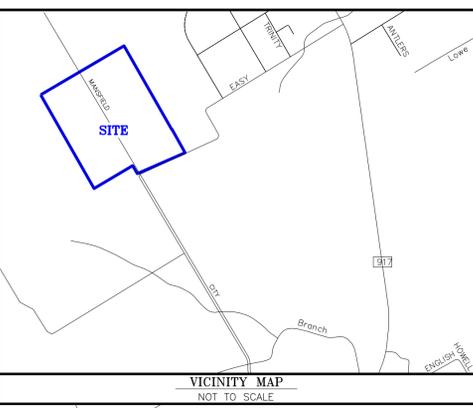
THENCE N 29° 47' 45" W 1910.85 feet, along the Southwest boundary line of said City of Mansfield Tract, to a point;

THENCE N 60° 00' 00" E 600.00 feet, to a point;

THENCE N 30° 00' 00" W 200.00 feet, to a point;

THENCE s 60° 00' 00" w 599.29 feet, to a point in the Southwest boundary line of said City of Mansfield Tract;

THENCE N 29° 47' 45" W 421.55 feet, along the Southwest boundary line of said City of Mansfield Tract, to the POINT OF BEGINNING containing 58.628 acres of land.



BEARING BASE:
 THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

FLOOD NOTE:
 NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48251C0100J, MAP REVISED DECEMBER 4, 2012.

NOTE:
 ALL "IRS" ARE 1/2" IRON RODS MARKED "BRITTAIN & CRAWFORD" SET

MAP LEGEND:

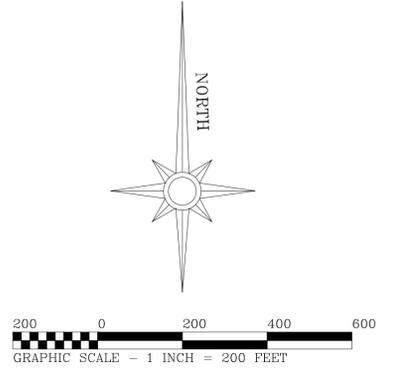
AC - AIR CONDITIONER	SCV - SPRINKLER VALVE CONTROL
AS - FIRE SYSTEM AUTO SPRINKLER	SSCO - SANITARY SEWER CLEANOUT
BC - BRICK COLUMN	SLT - LIGHT STANDARD
CC - CONCRETE COLUMN	SP - STEEL POST "BOLLARD"
CMP - CORRUGATED METAL PIPE	SV - SPRINKLER VALVE
EBOX - ELECTRIC BOX	TSP - TRAFFIC SIGNAL POLE
GJ - GRATE INLET	TSB - TRAFFIC SIGNAL BOX
GM - GAS METER	PP - POWER POLE
GR - GUARD RAIL	RCP - REINFORCED CONCRETE PIPE
HR - HAND RAIL	WM - WATER METER
MHSS - SAN. SEWER MANHOLE	WW - WINGWALL
MHTEL - TELEPHONE MANHOLE	W-VA - WATER VAULT
	WV - WATER VALVE

CERTIFICATION
 TO: CITY OF MANSFIELD; REUNION TITLE AND THEIR UNDERWRITER FIRST AMERICAN TITLE GUARANTY COMPANY

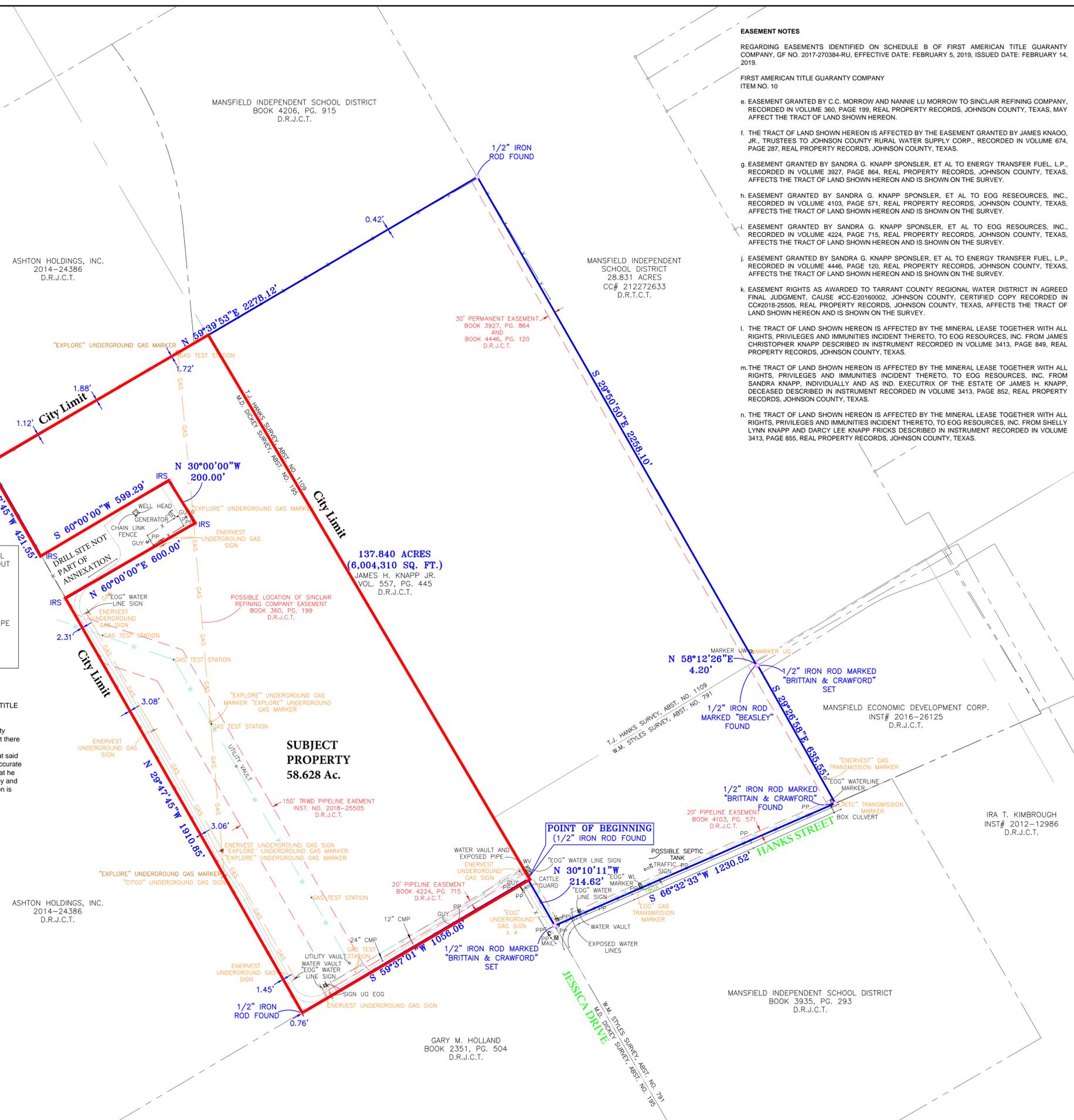
The undersigned does hereby certify that a survey was this day made on the ground on the property legally described hereon or in attached field notes prepared by the undersigned, and is correct; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as shown on the plat hereon; that said property has access to and from a public roadway; and, that the plat hereof is a true, correct and accurate representation of the property described hereinabove. Further, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon or in said attached field notes, and certifies that the quantity of land shown hereon is correct. No portion of the Tract of land shown hereon lies within a 100-year flood hazard area.

SURVEYED ON THE GROUND
 MARCH 6, 2019

James L. Brittain
 JAMES L. BRITTAIN
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 STATE OF TEXAS No. 1674



GRAPHIC SCALE - 1 INCH = 200 FEET



- EASEMENT NOTES**
- REGARDING EASEMENTS IDENTIFIED ON SCHEDULE B OF FIRST AMERICAN TITLE GUARANTY COMPANY, GF NO. 2017-270384-RU, EFFECTIVE DATE: FEBRUARY 5, 2019, ISSUED DATE: FEBRUARY 14, 2019.
- FIRST AMERICAN TITLE GUARANTY COMPANY
 ITEM NO. 10
- e. EASEMENT GRANTED BY C.C. MORROW AND NANNIE LU MORROW TO SINCLAIR REFINING COMPANY, RECORDED IN VOLUME 360, PAGE 199, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, MAY AFFECT THE TRACT OF LAND SHOWN HEREON.
 - f. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE EASEMENT GRANTED BY JAMES KNAOO, JR., TRUSTEES TO JOHNSON COUNTY RURAL WATER SUPPLY CORP., RECORDED IN VOLUME 674, PAGE 287, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS.
 - g. EASEMENT GRANTED BY SANDRA G. KNAPP SPONSLER, ET AL TO ENERGY TRANSFER FUEL, L.P., RECORDED IN VOLUME 3927, PAGE 864, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON AND IS SHOWN ON THE SURVEY.
 - h. EASEMENT GRANTED BY SANDRA G. KNAPP SPONSLER, ET AL TO EOG RESEOURCES, INC., RECORDED IN VOLUME 4103, PAGE 571, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON AND IS SHOWN ON THE SURVEY.
 - i. EASEMENT GRANTED BY SANDRA G. KNAPP SPONSLER, ET AL TO EOG RESOURCES, INC., RECORDED IN VOLUME 4224, PAGE 715, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON AND IS SHOWN ON THE SURVEY.
 - j. EASEMENT GRANTED BY SANDRA G. KNAPP SPONSLER, ET AL TO ENERGY TRANSFER FUEL, L.P., RECORDED IN VOLUME 4446, PAGE 120, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON AND IS SHOWN ON THE SURVEY.
 - k. EASEMENT RIGHTS AS AWARDED TO TARRANT COUNTY REGIONAL WATER DISTRICT IN AGREED FINAL JUDGMENT, CAUSE #CC-E20160002, JOHNSON COUNTY, CERTIFIED COPY RECORDED IN CC#2018-25505, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON AND IS SHOWN ON THE SURVEY.
 - l. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE MINERAL LEASE TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES INCIDENT THERETO, TO EOG RESOURCES, INC. FROM JAMES CHRISTOPHER KNAPP DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 3413, PAGE 849, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS.
 - m. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE MINERAL LEASE TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES INCIDENT THERETO, TO EOG RESOURCES, INC. FROM SANDRA KNAPP, INDIVIDUALLY AND AS IND. EXECUTRIX OF THE ESTATE OF JAMES H. KNAPP, DECEASED DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 3413, PAGE 852, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS.
 - n. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE MINERAL LEASE TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES INCIDENT THERETO, TO EOG RESOURCES, INC. FROM SHELLY LYNN KNAPP AND DARCY LEE KNAPP FRICKS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 3413, PAGE 855, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS.

LEGAL DESCRIPTION

BEING 137.840 acres of land located in the W.M. STYLES SURVEY, Abstract No. 791, the T.J. HANKS SURVEY, Abstract No. 1109, and the M.D. DICKEY SURVEY, Abstract No. 195, City of Mansfield, Johnson County, Texas, and being the same tract of land conveyed to James H. Knapp, Jr., by the deed recorded in Volume 557, Page 445, of the Deed Records of Johnson County, Texas. Said 137.840 acres of land being more particularly described by metes and bounds as follows:

- BEGINNING at a 1/2" iron rod found in the Southeast boundary line of said Knapp Tract and the Northeast boundary line of the aforesaid M.D. Dickey Survey, and said POINT OF BEGINNING also lying at the North corner of the tract of land conveyed to Gary M. Holland, by the deed recorded in Book 2351, Page 504, of the Deed Records of Johnson County, Texas;
- THENCE S 59° 37' 01" W 1056.06 feet, generally following a fence along the Southeast boundary line of said Knapp Tract and the Northwest boundary line of said Holland Tract, to a 1/2" iron rod found at the most Westerly South corner of said Knapp Tract and the most Southerly East corner of the tract of land conveyed to Ashton Holdings, Inc., by the deed recorded in County Clerk's File No. 2014-24386, of the Deed Records of Johnson County, Texas;
- THENCE N 29° 47' 45" W 1910.85 feet, along the most Westerly Southwest boundary line of said Knapp Tract and the most Westerly Northeast boundary line of said Ashton Holdings, Inc. Tract, to a 1/2" iron rod marked "Brittain & Crawford" set;
- THENCE N 60° 00' 00" E 600.00 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
- THENCE N 30° 00' 00" W 200.00 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
- THENCE S 60° 00' 00" W 599.29 feet, to a 1/2" iron rod marked "Brittain & Crawford" set in the most Westerly Southwest boundary line of said Knapp Tract and the most Westerly Northeast boundary line of said Ashton Holding, Inc. Tract;
- THENCE N 29° 47' 45" W 421.55 feet, along the most Westerly Southwest boundary line of said Knapp Tract, to a 1/2" iron rod found at the West corner of said Knapp Tract;
- THENCE N 59° 39' 53" E 2278.12 feet, along the Northwest boundary line of said Knapp Tract and the Southwest boundary line of the tract of land conveyed to Mansfield Independent School District, by the deed recorded in Book 4206, Page 915, of the Deed Records of Johnson County, Texas, to a 1/2" iron rod found at the East corner of said Mansfield Independent School District Tract and the North corner of said Knapp Tract;
- THENCE S 29° 50' 50" E 2258.10 feet, along the Northeast boundary line of said Knapp Tract and the Southwest boundary line of the tract of land conveyed to Mansfield Independent School District, by the deed recorded in County Clerk's File No. 212272633, of the Deed Records of Johnson County, Texas, to a 1/2" iron rod marked "BEASLEY" found at the South corner of said Mansfield Independent School District Tract;
- THENCE N 58° 12' 26" E 4.20 feet, along the Southeast boundary line of said Mansfield Independent School District Tract, to a 1/2" iron rod marked "Brittain & Crawford" set at the West corner of the tract of land conveyed to Mansfield Economic Development Corporation, by the deed recorded in Instrument No. 2016-26125, of the Deed Records of Johnson County, Texas;
- THENCE S 29° 28' 58" E 635.55 feet, along the Southwest boundary line of said Mansfield Economic Development Corporation Tract and the Northeast boundary line of said Knapp Tract, to a 1/2" iron rod marked "Brittain & Crawford" set at the East corner of said Knapp Tract and the South corner of said Mansfield Economic Development Tract;
- THENCE S 66° 32' 33" W 1230.52 feet, along the Southeast boundary line of said Knapp Tract and along the Northwest right-of-way line of Hanks Road, and the Northwest boundary line of the tract of land conveyed to Mansfield Independent School District, by the deed recorded in Book 3935, Page 293, of the Deed Records of Johnson County, Texas, to a 1/2" iron rod marked "Brittain & Crawford" set in the Northeast boundary line of aforesaid M.D. Dickey Survey and the Northeast boundary line of the aforesaid tract of land conveyed to Gary M. Holland;
- THENCE N 30° 10' 11" W 214.62 feet, along the most Easterly Southwest boundary line of said Knapp Tract and the Northeast boundary line of said Holland Tract, and the Northeast boundary line of said M.D. Dickey Survey, to the POINT OF BEGINNING containing 137.840 acres (6,004,310 square feet) of land.

BOUNDARY SURVEY MAP
 OF
137.840 ACRES OF LAND
 LOCATED IN THE
W.M. STYLES SURVEY
 ABSTRACT No. 791
 THE
T.J. HANKS SURVEY
 ABSTRACT No. 1109
 AND THE
M.D. DICKEY SURVEY
 ABSTRACT No. 195
 CITY OF MANSFIELD, JOHNSON COUNTY,
 TEXAS

PETITION REQUESTING ANNEXATION

STATE OF TEXAS §
COUNTIES OF TARRANT, JOHNSON AND ELLIS §

TO THE MAYOR AND GOVERNING BODY OF THE CITY OF MANSFIELD, TARRANT, JOHNSON AND ELLIS COUNTIES, TEXAS:

The undersigned owner of the hereinafter described tract of land, being more particularly described by metes and bounds in Exhibit "A" (the "Area"), attached hereto and incorporated herein by reference for all purposes of this Petition, does hereby petition your Honorable Body to annex all parts of the Area into the City of Mansfield so that the entire Area shall be included within the incorporated City of Mansfield, Texas and do hereby certify and represent the following:

- 1. The Area is one-half mile or less in width; and
2. The Area is contiguous to the existing corporate limits of City of Mansfield at the time of annexation; and
3. The Area is not included in the extra-territorial jurisdiction of any other municipality; and
4. The Area is vacant and without residents; and
5. No other entity or person has an ownership interest in the Area.

Handwritten signature of Joe Smolinski, City Manager

1200 E. Broad Street
Mansfield, TX 76063

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 13th day of August, 2021, by Joe Smolinski.

Handwritten signature of Susana Marin, City Secretary
Susana Marin, City Secretary

DRAFT

CITY OF MANSFIELD ANNEXATION SERVICE PLAN

AREA TO BE ANNEXED: See Property Boundary Description, attached as Exhibit "A."

DECLARATION OF MUNICIPAL OWNERSHIP: The City of Mansfield, Texas, a Texas municipal corporation, is the sole owner of the newly annexed property described in Exhibit "A". It is intended that the property will be used as a public park.

SERVICES TO BE PROVIDED ON THE EFFECTIVE DATE OF ANNEXATION:

1. POLICE PROTECTION

The City of Mansfield, Texas will provide police protection to the newly annexed tract at the same or similar level of service now being provided to other areas of the City of Mansfield, Texas, with similar topography, land use and population within the newly annexed area.

2. FIRE PROTECTION AND AMBULANCE SERVICE

The City of Mansfield, Texas will provide fire protection and ambulance service to the newly annexed tract at the same or similar level of service now being provided to other areas of the City of Mansfield, Texas, with similar topography, land use and population with the City.

3. SOLID WASTE COLLECTION

At the present time, the City of Mansfield, Texas, is using a designated, specified contractor for collection of solid waste and refuse within the city limits. Upon payment of any required deposits and the agreement to pay lawful service fees and charges, solid waste collection will be provided to citizens in the newly annexed area to the extent that the City's contractor has access to the area to be serviced. At the discretion of the property owner, the property may continue to be served by a private contractor for up to two (2) years from the date of annexation.

4. MAINTENANCE OF WATER AND WASTEWATER FACILITIES

Any and all water or wastewater facilities owned or maintained by the City of Mansfield, Texas, at the time of the proposed annexation shall continue to be maintained by the City of Mansfield, Texas. Any and all water or wastewater facilities which may be acquired subsequent to the annexation of the proposed area shall be maintained by the City of Mansfield, Texas, to the extent of its ownership.

5. MAINTENANCE OF ROADS AND STREETS

Any and all public roads, streets or alleyways which have been dedicated to the City of Mansfield, Texas, or which are owned by the City of Mansfield, Texas, shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in areas with similar topography, land use and population density. Any and all lighting of roads, streets and alleyways which may be positioned in a right-of-way, roadway or utility company easement shall be maintained by the applicable utility company servicing the City of Mansfield, Texas, pursuant to the rules, regulations and fees of such utility.

6. MAINTENANCE OF PARKS, PLAYGROUNDS AND SWIMMING POOLS

The City Council of the City of Mansfield, Texas, is not aware of the existence of any public parks, playgrounds or swimming pools now located in the area proposed for annexation. In the event any such parks, playgrounds or swimming pools do exist and are public facilities, the City of Mansfield, Texas, will maintain such areas to the same extent and degree that it maintains parks, playgrounds and swimming pools and other similar areas of the City now incorporated in the City of Mansfield, Texas.

7. MAINTENANCE OF MUNICIPALLY OWNED FACILITY, BUILDING OR MUNICIPAL SERVICE

The City Council of the City of Mansfield, Texas, is not aware of the existence of any municipally owned facility, building or other municipal service now located in the area proposed for annexation. In the event any such municipally owned facility, building or municipal service does exist and are public facilities, the City of Mansfield, Texas, will maintain such areas to the same extent and degree that it maintains publicly owned facilities, buildings or municipal services of the City now incorporated in the City of Mansfield, Texas.

CAPITAL IMPROVEMENTS

1. GENERAL

The City policy for extending water and wastewater service is to extend service on an as required basis when development applications or subdivision plats are submitted to the City in accordance with the City's subdivision, development ordinances and utility connection policies.

2. POLICE PROTECTION, FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

The City Council of the City of Mansfield, Texas finds and determines it to be unnecessary to acquire or construct any capital improvement for the purposes of providing police protection, fire protection, or emergency medical services. The City

Council finds and determines that it has at the present time adequate facilities to provide the same type, kind and level of protection and service which is presently being administered to other areas already incorporated in the City of Mansfield, Texas, with the same or similar topography, land use and population density, without reducing by more than a negligible amount the level of fire, police and emergency services provided within the corporate limits of the City.

3. WATER FACILITIES

The City will extend water facilities to the property for connection according to the City's utility policies.

4. WASTEWATER FACILITIES

The City will extend wastewater facilities to the Project for connection according to the City's utility policies.

5. ROADS AND STREETS

The City Council of the City of Mansfield, Texas, finds and determines it to be unnecessary to acquire or construct road or street lighting in the area to be annexed to provide the same degree of road and street lighting as is provided in areas of similar topography, land use and population density within the present corporate limits of the City. Maintenance of properly dedicated roads and streets will be consistent with the maintenance provided by the City to other roads and streets in areas of similar topography, land use and subdevelopment of the annexed property.

SPECIFIC FINDINGS

The City Council of the City of Mansfield, Texas finds and determines that this proposed Service Plan will not provide any fewer services, and it will not provide a lower level of service in the area proposed to be annexed than were in existence in the proposed area at the time immediately preceding the annexation process.

Because of the differing characteristics of topography, land utilization and population density, the service levels which may ultimately be provided in the newly annexed area may differ somewhat from services provided other areas of the City of Mansfield, Texas. These differences are specifically dictated because of differing characteristics of the property and the City of Mansfield, Texas will undertake to perform consistent with this contract so as to provide the newly annexed area with the same type, kind and quality of service presently enjoyed by the citizens of the City of Mansfield, Texas who reside in areas of similar topography, land utilization and population.

APPROVED ON THIS ____ DAY OF _____, 2021.

City of Mansfield, Texas

Mayor

ATTEST:

City Secretary

Exhibit "A"
[Attach Map of Annexation Area]



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4243

Agenda Date: 9/13/2021

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the August 23, 2021 Regular City Council Meeting Minutes

Requested Action

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

Recommendation

Approval of the minutes by the Council.

Description/History

The minutes of the August 23, 2021 Regular City Council Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Monday, August 23, 2021

4:30 PM

Council Chambers

REGULAR MEETING AMENDED AGENDA

4:30 P.M. - CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 4:30 p.m.

Present 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 552, Mayor Evans recessed the meeting into executive session at 4:33 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 4:33 p.m. Mayor Evans adjourned the executive session at 6:29 p.m.

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

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

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

Seek Advice of City Attorney Regarding the American Rescue Plan

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

Land Acquisition for Future Development

Personnel Matters Pursuant to Section 551.074

Board Appointments

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

Economic Development Project #21-26

Economic Development Project #21-28

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

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

Mayor Evans reconvened the meeting into regular business session at 7:00 p.m.

INVOCATION

Pastor Steve Pixler of Freedom Life Church gave the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Lewis led the Pledge of Allegiance.

TEXAS PLEDGE

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

Council Member Bounds led the Texas Pledge.

RECOGNITION

Recognition of 2021 Parks and Recreation Brand Reps

Ann Beck, Communications and Marketing Manager for the Mansfield Parks and Recreation Department, recognized the 2021 Parks and Recreation Brand Reps. The Brand Reps were presented with a certificate by Director of Community Services Matt Young.

CITIZEN COMMENTS

Mark Hayes, 1510 Valleywood Trail - Mr. Hayes spoke regarding city park safety.

Stoney Short, 304 W Kimball Street - Mr. Short spoke regarding the city's homeless population.

COUNCIL ANNOUNCEMENTS

Council Member Leyman had no announcement.

Council Member Short had no announcements.

Council Member Lewis stated the City's communications team is doing an outstanding job of making citizens aware of events around the city, and wished Mansfield a Happy 131st Birthday.

Mayor Pro Tem Tonore had no announcements.

Council Member Bounds had no announcements.

Council Member Broseh had no announcements.

Mayor Evans had no announcements.

STAFF COMMENTS**City Manager Report or Authorized Representative**

Current/Future Agenda Items

Deputy City Manager Shelly Lanners announced the Flag Football World Championship Tour Dallas Regional Qualifier will be located in Mansfield at the Skinner Sports Complex December 11-12, 2021. Director of Communications and Outreach Bernadette McCranie provided an update on the second My Mansfield Muni-Versity class beginning August 25th. Director of Planning Jason Alexander provided an update regarding the D, Downtown Zoning Meetings.

COVID-19 Update

Juan Fresquez, President of Methodist Mansfield Medical Center, and Kenneth Rose, President of Texas Health Hospital Mansfield, provided an update regarding COVID-19 and the affect it has had on hospitals and medical staff.

Business Services Department Report[21-4237](#)

Presentation of the Monthly Financial Report for the Period Ending July 31, 2021

Chief Financial Officer Troy Lestina was available for questions.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Council Member Short to authorize the City Manager or his designee to proceed with the execution of a 380 Agreement as discussed in executive session for land acquisition relating to Economic Development Project #21-24.

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

Aye: 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 1 - Mike Leyman

Abstain: 0

CONSENT AGENDA

21-4234

Minutes - Approval of the August 9, 2021 Regular City Council Meeting Minutes

A motion was made by Council Member Lewis to approve the minutes of the August 9, 2021 Regular City Council Meeting as presented. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

21-4236

Resolution - A Resolution Authorizing an Agreement with NanoStone Water, Inc., for Vendor Services and Appropriating Funds Related to the Membrane Pilot Study

Council Member Broseh removed this item from the consent agenda. Director of Water Utilities Jeff Price explained the Membrane Pilot Study and answered questions.

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

A RESOLUTION AUTHORIZING AN AGREEMENT WITH NANOSTONE WATER, INC., FOR VENDOR SERVICES AND APPROPRIATING FUNDS RELATED TO THE MEMBRANE FILTER PILOT STUDY

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

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

Aye: 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: RE-3773-21

21-4239

Resolution - A Resolution of the City Council of the City of Mansfield, Texas

Calling Certain Outstanding Obligations for Redemption and Defeasance; Authorizing the Deposit of Funds with the Paying Agent/Registrar; and Resolving Other Matters Related Thereto

Council Member Leyman removed this item from the consent agenda. Troy Lestina explained the resolution and answered questions.

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

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS CALLING CERTAIN OUTSTANDING OBLIGATIONS FOR REDEMPTION AND DEFEASANCE; AUTHORIZING THE DEPOSIT OF FUNDS WITH THE PAYING AGENT/REGISTRAR; AND RESOLVING OTHER MATTERS RELATED THERETO

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

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

Aye: 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: RE-3774-21

END OF CONSENT AGENDA

PUBLIC HEARING

[21-4231](#)

Public Hearing - Public Hearing and Consideration of 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) (SUP#21-003)

Jason Alexander presented the request and answered Council questions. Applicant Doug Weiss, President and CEO of Gallus Medical Detox Centers, also presented and answered Council questions.

Mayor Evans opened the public hearing at 8:07 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 8:07 p.m.

A motion was made by Council Member Lewis to approve the request for a specific use permit to include the recommendations of staff and the Planning and Zoning Commission, and the additional requirement that the property be brought up to code in regard to landscaping, prior to the issuance of a certificate of occupancy. Seconded by Council Member Short. The motion

CARRIED by the following vote:

Aye: 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

[21-4238](#)

Public Hearing - Public Hearing on the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022, in Accordance with the Charter of the City of Mansfield, and the Appropriation of Various Amounts Thereof

City Manager Joe Smolinski presented the Fiscal Year 2021-2022 budget and answered Council questions.

Mayor Evans opened the public hearing at 9:07 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 9:07 p.m.

[21-4241](#)

Public Hearing - Public Hearing on the Tax Rate, Levying the Ad Valorem Taxes for the Fiscal Year 2022 at a Rate of \$0.6900 per One Hundred Dollars (\$100.00) Assessed Valuation on all Taxable Property Within the Corporate Limits of the City as of January 1, 2021, to Provide Revenues for the Payment of Current Expenditures and to Provide an Interest and Sinking Fund on all Outstanding Debts of the City, and Providing for Due and Delinquent Dates Together With Penalties and Interest

Chief Financial Officer Troy Lestina presented the Fiscal Year 2021-2022 tax rate and answered Council questions.

Mayor Evans opened the public hearing at 9:07 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 9:07 p.m.

PUBLIC HEARING AND FIRST READING[21-4230](#)

Ordinance - Public Hearing and First Reading of an Ordinance 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

Jason Alexander presented the item and answered Council questions. City Attorney Allen Taylor answered Council questions.

Mayor Evans opened the public hearing at 9:22 p.m. With no one wishing to speak, Mayor Evans continued the public hearing through second reading at 9:22 p.m.

A motion was made by Council Member Broseh to approve the first reading of the following ordinance to include staff's recommendation of removing section 4c:

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

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

Aye: 7 - Larry Broseh;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

NEW BUSINESS

[21-4240](#)

Discussion and Possible Action Considering the Approval of a Community Activation Grant Application made by Dirty Job Brewing (Addendum to Agenda)

Community and Organization Development Officer Nicolette Allen presented the application for a community activation grant and answered Council questions. Applicant Derek Hubenak of Dirty Job Brewing answered Council questions. Troy Lestina answered Council questions.

A motion was made by Council Member Lewis to approve the community activation grant application for a reimbursement of up to \$42,482 out of the FY 2021-2022 Community Activation Grant budget with the stipulation that the applicant work with the City's special event planning staff to plan the event and that 40% of net profits come back to the City of Mansfield, either through a check or less the reimbursement back to Dirty Job Brewing. Seconded by Council Member Short. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

ADJOURN

A motion was made by Council Member Short to adjourn the meeting at 9:54 p.m. Seconded by Council Member Lewis. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

ATTEST: Michael Evans, Mayor

Susana Marin, City Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4232

Agenda Date:

Version: 1

Status: Public Hearing

In Control: City Council

File Type: Consideration Item

Agenda Number:

Title

Public Hearing - Public Hearing and Consideration of a Request for a Specific Use Permit 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 (SUP#21-002)

Requested Action

To consider the subject zoning change request.

Recommendation

The Planning and Zoning Commission held a public hearing on August 16, 2021 and voted by 6-0-1 (Commissioner Gilmore absent) to recommend approval.

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.

Elevation Plans (Exhibit C)

The applicant has provided elevations for all facades of the building. The building will be constructed of a combination of stone, stucco, and hardy board that has the appearance of wood. The fascia board along the top of the structure and over the doors and windows 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 buffer yard 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.

Signage Plan (Exhibit E)

The applicant is proposing to have one wall sign on the front façade, facing FM 157 and one monument sign. The signs must comply with the commercial sign regulations in Section 155.090(D) (1) of the Code of Ordinances.

Summary

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.

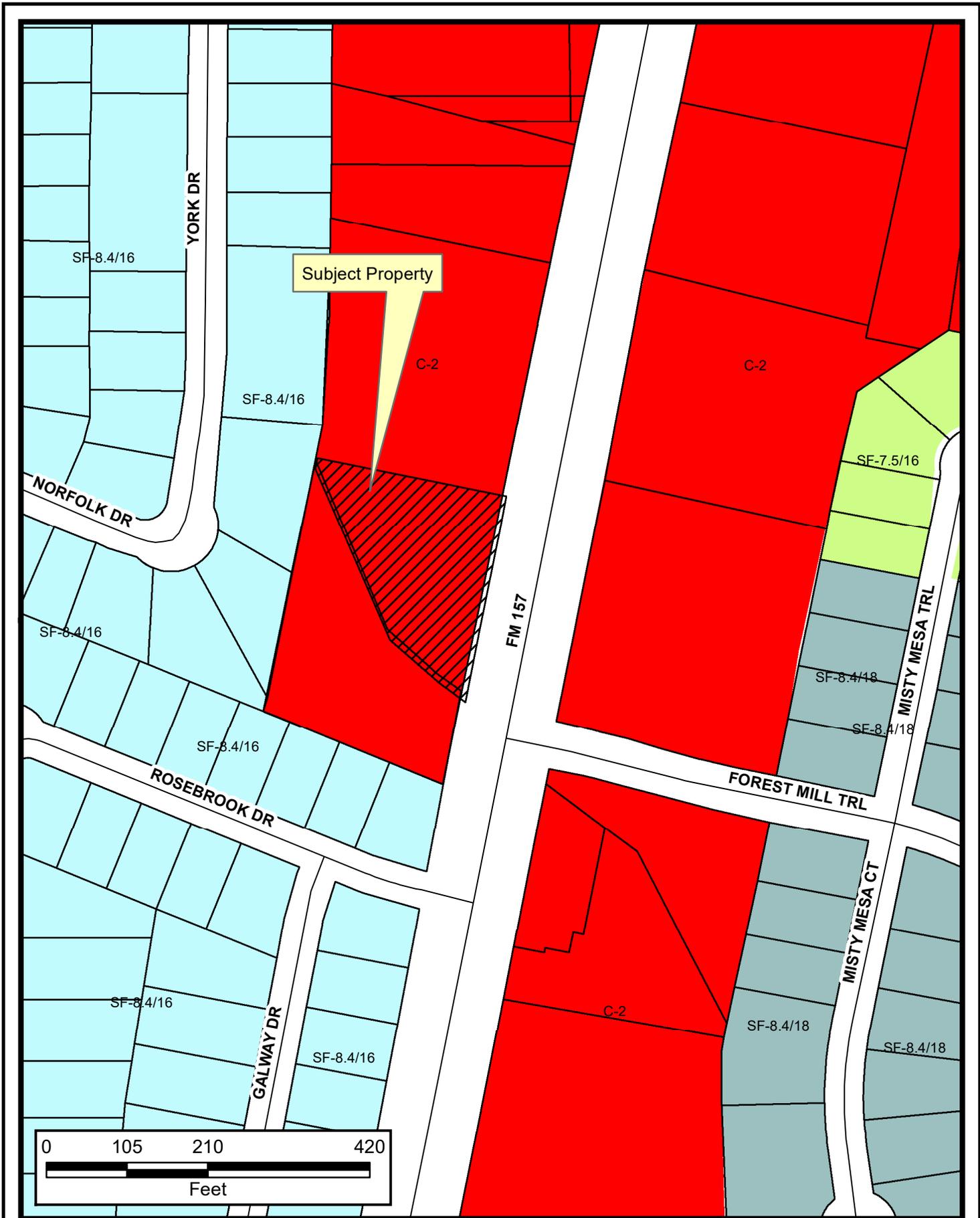
Staff recommends approval.



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



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

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;

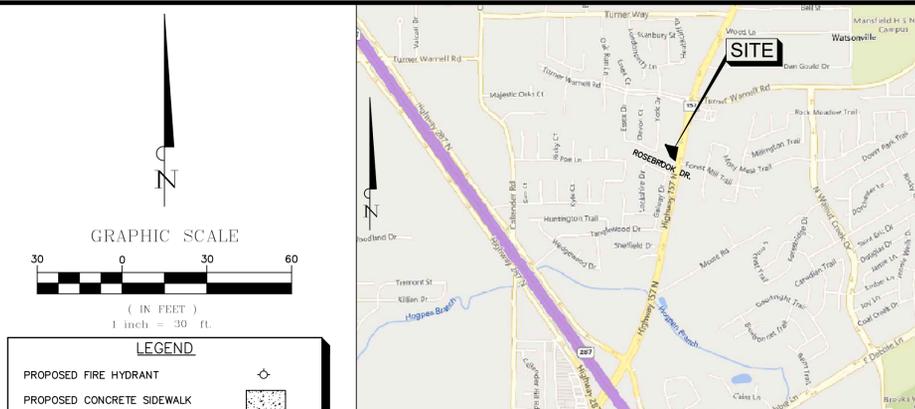
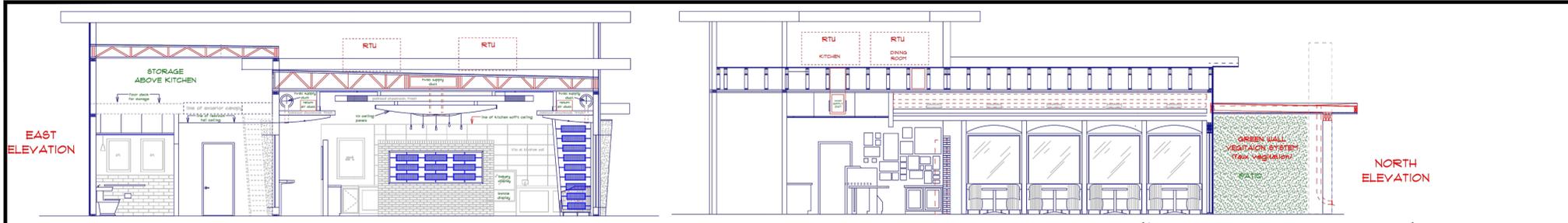
THENCE with the east line of said Lot 24, NORTH 11 degrees 17 minutes 05 seconds EAST, a distance of 3.23 feet to a 1/2 inch rebar with cap stamped "WEIR" found at the beginning of a curve to the left, having a radius of 986.59 feet, a central angle of 00 degrees 37 minutes 54 seconds, and a chord bearing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

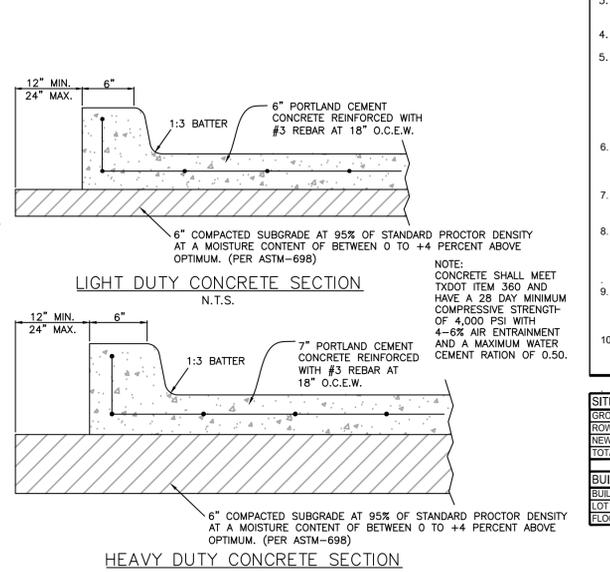
THENCE with the west right-of-way of said FM Road number 157, SOUTH 11 degrees 17 minutes 05 seconds WEST, a distance of 272.71 feet, returning to the **POINT OF BEGINNING** and enclosing 0.986 acres (42,967 square feet) of land, more or less.





LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LIGHT DUTY CONCRETE
- PROPOSED HEAVY DUTY CONCRETE
- COMMON ACCESS EASEMENT
- PROPOSED FIRE LANE
- PROPERTY BOUNDARY



VICINITY MAP
N.T.S.

- NOTES**
- REFER TO GEOTECHNICAL INVESTIGATION FOR SUBGRADE PREPARATION AND PAVING DETAILS.
 - IF A CONFLICT EXISTS BETWEEN GEOTECHNICAL RECOMMENDATION AND PLANS, THE MORE STRINGENT CONDITIONS SHALL BE USED FOR CONSTRUCTION.
 - CONTRACTOR TO REFER TO LANDSCAPE PLAN FOR LOCATION OF IRRIGATION SLEEVES.
 - NO TREES EXISTING ON THE PREMISES.
 - PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
 - ALL SIGNAGE WILL ADHERE TO THE REGULATIONS FOR C-2 ZONED PROPERTIES AS SPECIFIED IN CHAPTER 155.090 OF THE CODE OF ORDINANCES.
 - THERE WILL BE NO OUTSIDE STORAGE OF MATERIALS OR DISPLAY OF GOODS ON THE PROPERTY.
 - 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 CHAPTER 155.093 OF THE CODE OF ORDINANCES.
 - ALL ROOFTOP EQUIPMENT WILL BE SCREENED BY BUILDING PARAPETS AT LEAST ONE FOOT TALLER THAN THE TALLEST PIECE OF EQUIPMENT.
 - ALL LIGHTING WILL BE DESIGNED TO BE SHIELDED DOWNWARD AND NOT TRESPASS ONTO OTHER PROPERTIES OR CAUSE GLARE.

SITE DENSITY

GROSS SITE AREA	0.99 AC
ROW	N/A
NEW SITE AREA	0.99 AC
TOTAL UNITS	1

BUILDING TABULATION

BUILDING	2,510 SF
LOT COVERAGE	5.8%
FLOOR AREA RATIO	0.058

PARKING CALCULATIONS:

PER SECTION 155.091 (B) (28) (5) (b) Off Street Parking and Loading Standards:

EATING PLACE WITH DRIVE-THRU SERVICES - 1:75 gross sq.ft. Floor Area = (2,510 sq. ft./75) = 33.4 SPACES

Total Parking Spaces Required: 34 spaces

New Parking Spaces Provided: 38 spaces

Loading Zones Provided: 1 zone

OWNER: MANSFIELD CORRIDOR, LLC 1019 WALNUT FALLS CIRCLE MANSFIELD, TX 76063 (817) 456-4302 CONTACT: ROY ENGLISH EMAIL: JUDGEROYENGLISH@AOL.COM	DEVELOPER: DFL PROPERTIES ONE, LLC 2009 ESTO PARK RD. SOUTHLAKE, TX 76092 (817) 307-8105 CONTACT: MICHAEL DEESE EMAIL: MICHAEL@DEESE.LIFE	ENGINEER: MAZIDJI GROUP 11105 FERNALD AVE. DALLAS, TX 75218 (214) 663-1068 CONTACT: COSTA MAZIDJI, PHD, PE EMAIL: costa@mazidjigroup.com
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SPECIFIC USE PERMIT SITE 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 SUP# 21-002



EXHIBIT B

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.
TOTAL: 845.5 SQ.FT.



1 Front Elevation (EAST)



100 Crescent Court
Suite 700
Dallas, Tx 75201
214.459.3292 P
www.brussodesigns.com

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

EXTERIOR ELEVATIONS

BRD Project No. 002-21
Date 07/16/21
Drawn by Author
Case No. SUP#21-002

SK-301

MASONRY PERCENTAGE:
(STONE)
15%

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.



1 Patio Elevation (NORTH)



100 Crescent Court
Suite 700
Dallas, Tx 75201
214.459.3292 P
www.brussodesigns.com

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

EXTERIOR ELEVATIONS

BRD Project No.	002-21	SK-300
Date	07/16/21	
Drawn by	Author	
Case No.	SUP#21-002	
Scale		

MASONRY PERCENTAGE:
(STONE)
49%

REAR
METAL: 102.1 SQ.FT.
STONE: 428.2 SQ.FT.
SIDING: 253.1 SQ.FT.
STUCCO: 62.1 SQ.FT.
TOTAL: 845.5 SQ.FT.



SUP # 21-02
JAVA LOUNGE

1 Rear Elevation (NORTHWEST)



100 Crescent Court
Suite 700
Dallas, Tx 75201

214.459.3292 P
www.brussodesigns.com

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

EXTERIOR ELEVATIONS

BRD Project No. 002-21
Date 07/16/21
Drawn by Author
Case No. Checker

SK-302

Scale

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.

MASONRY PERCENTAGE:
(STONE)
45%



1 Drive-Thru Elevation (SOUTH)



100 Crescent Court
Suite 700
Dallas, Tx 75201

214.459.3292 P
www.brussodesigns.com

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

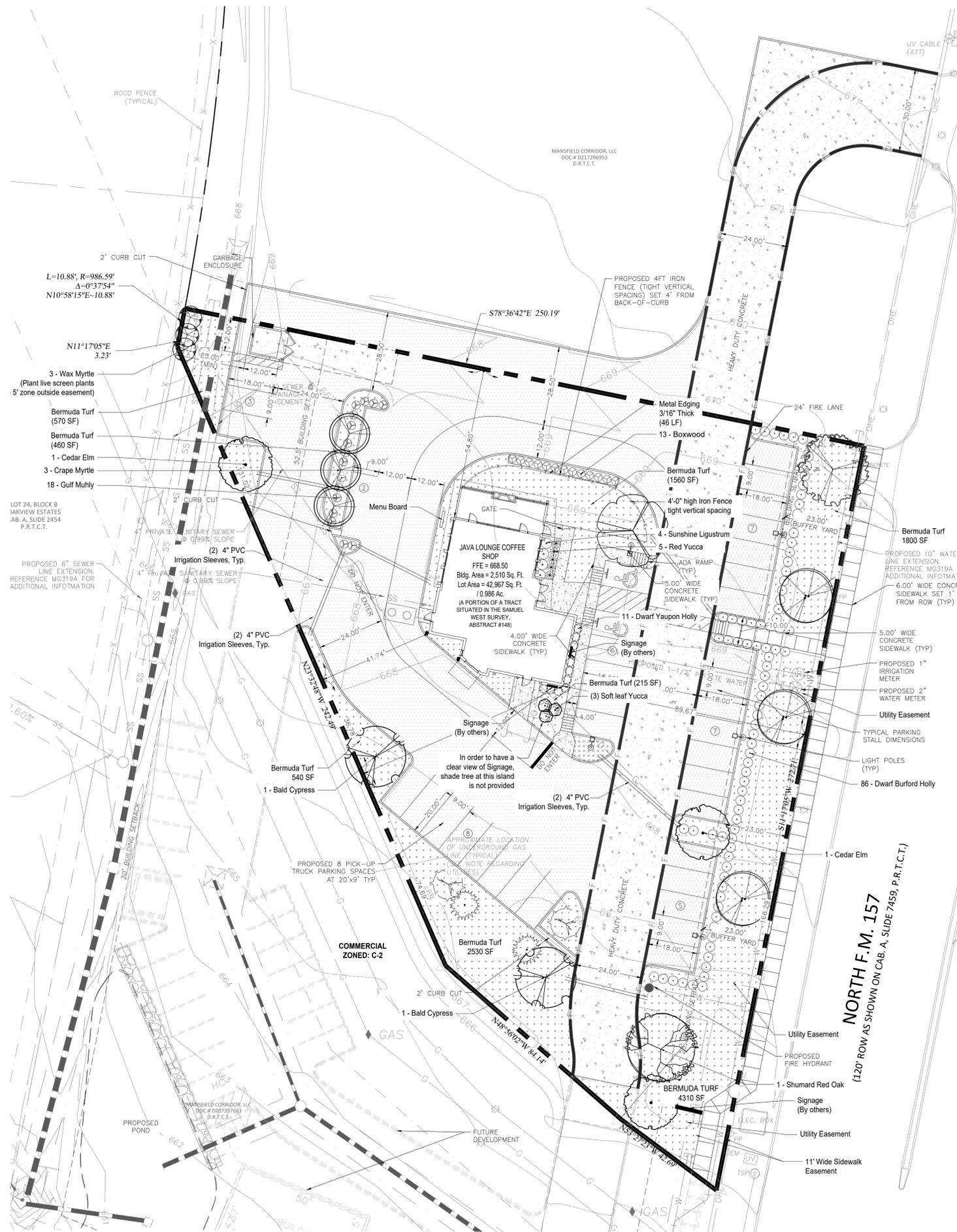
No.	Description	Date
2	SUP Submittal	06/02/21
3	SUP Submittal	06/22/21
4	SUP Submittal	07/16/21

EXTERIOR ELEVATIONS

BRD Project No. 002-21
Date 07/16/21
Drawn by Author
Case No. Checker

SK-303

Scale



- SHADE TREES**
- 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
- SCALE: 1"=20'-0"**
- North**

Irrigation Requirements

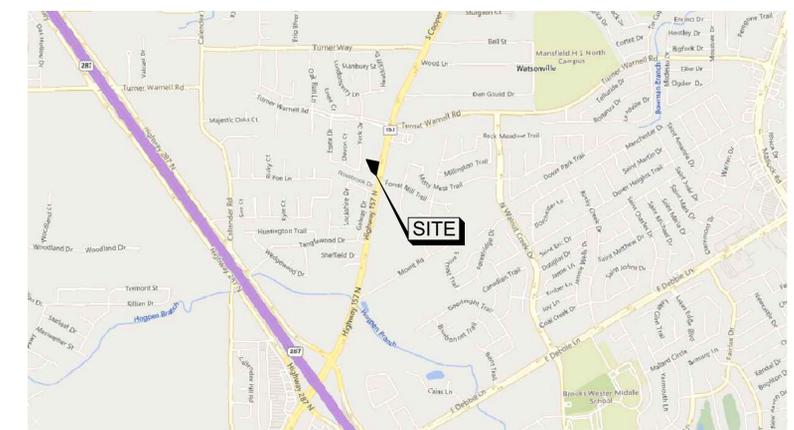
- Trees bubblers ring to be installed around each tree (refer irrigation plan).
- Underground automatic sprinkling system will be provided.

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

CONTACT: DEEPA KOSHALEY
 EMAIL: deepadesignscape@gmail.com



VICINITY MAP
N.T.S.

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES
SHADE TREE				
Quercus macrocarpa	Bur Oak	1 EA.	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	Bald Cypress	2 EA.	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				
Ilex 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'	Crape Myrtle - Watermelon Red	3 EA.	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				
Ilex 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.	
Ilex 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.	Sod	Hydromulch (if season allows), Staggered tight joints, sand filled and rolled
Metal Edging		450 Ln. Ft.	3/16" x 4" Green 1" depth	Staked and set 1" above adjacent paving
Mulch				Decomposed hardwood mulch

STATE OF TEXAS
 JACK RANDAL PHILLIPS
 778
 REGISTERED LANDSCAPE ARCHITECT
 5/15/2021

EXHIBIT D.1
LANDSCAPE PLAN-LS1

DEVELOPER: DFL PROPERTIES ONE, LLC 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: JUDGE ROY ENGLISH@AOL.COM	ENGINEER: MAZIDJI GROUP 11105 FERNALD AVE. DALLAS, TX 75218 (214) 663-1068 CONTACT: COSTA MAZIDJI, PhD, PE EMAIL: costa@mazidjigroup.com
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SPECIFIC USE PERMIT LANDSCAPE PLAN
JAVA LOUNGE COFFEE SHOP
 BEING A PORTION 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
- A. DESCRIPTION
1. 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.
- C. APPROVALS
1. 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
 2. FERTILIZERS AND SUPPLEMENTS:
 - 2.1 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. GENERAL:
- 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 RESPONSIBILITY 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 GROUND COVER BEDS SHALL HAVE A MINIMUM OF (2") TWO INCHES OF HARDWOOD BARK MULCH.
 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 WITHIN 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 OF SLOPE.
 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 TRIANGLES.
 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 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.
- B. 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.
 - 6.3. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE 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.
 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. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:
 1. DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.
 2. 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. WARRANTY:
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.

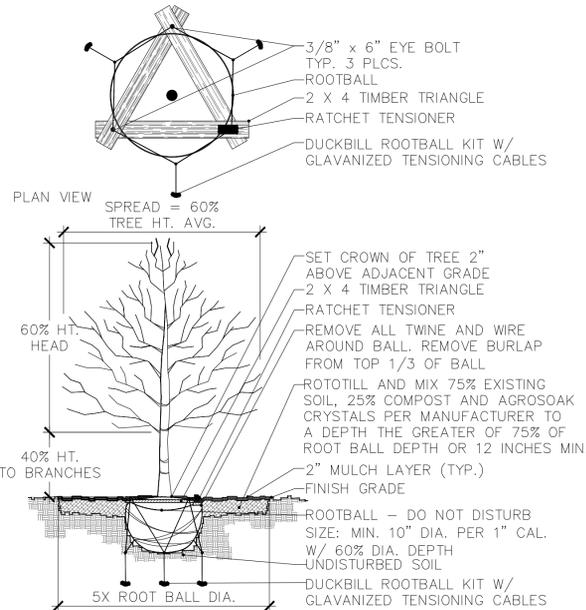
- PART 3 – EXECUTION
- A. PREPARATION FOR PLANT MATERIAL INSTALLATION
1. EXAMINE THE SUB-GRADE UPON WHICH THE WORK IS TO BE PERFORMED, VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER TRADES. OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.
- B. TIME FOR PLANTING
1. 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.
 3. 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.
- 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.
- F. 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.
- G. 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

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.



TREE 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.

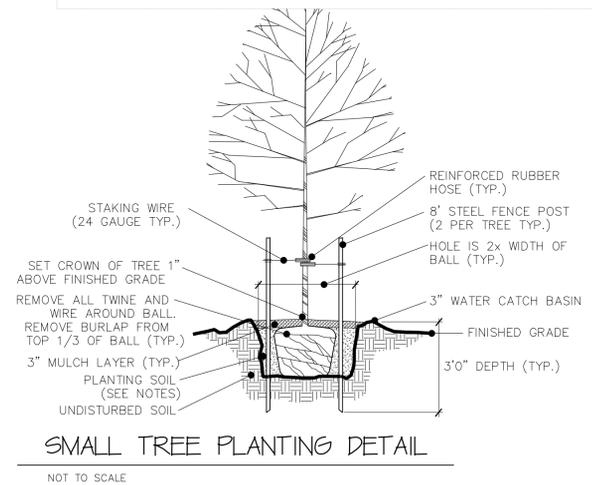
WRAP RED OAK, LIVE OAK & CADDY MAPLE TREE TRUNKS W/ BURLAP, STARTING AT BASE OF TRUNK EXTENDING UP TO BOTTOM BRANCHING.

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

S	B=Sx10	BD=Bx 60%	PD=Bx 5	CD=TDx25%	TD= BDx75%
Tree Size Caliper Inch	Min. Root Ball Dia.	Min. Root Ball Depth	Tree Pit Diameter	Compost Min. Depth	Tree Pit Tilling Depth
S = 3"	B = 30"	BD = 18"	PD = 150"	CD = 3.75"	TD = 13.5"
S = 6"	B = 60"	BD = 36"	PD = 300"	CD = 6.75"	TD = 27"

* BELOW ARE TYPICAL EXAMPLES TO AID IN CALCULATIONS FOR OTHER SIZES

Landscape Requirements		
ITEM	REQUIRED	PROVIDED
Buffer Yard and Screening		
US Business Highway/ Highway 157 and Heritage Parkway: Minimum 20' wide buffer yard with one tree planted for every 40 linear feet	Min. 20 Ft.	23 Ft.
Canopy Trees		
East Side:	N/A	N/A
US Business Hwy/ Main Street/ Hwy 157:	272.71/40 = 7 Trees	6 Trees + 4 Ornamental Trees
Parking Lot Perimeter		
All vehicle use areas shall be screened from view of public streets by a 3' high row of shrubs	Yes	Yes
Interior Parking Lot		
A landscape island shall be located at the end of each row of parking and shall contain 1 tree	Yes	Exception at one island due to signage. Please see note on the plan
One (1) Shade tree for each fifteen (10) Parking spaces	34 Parking = 4 Trees	38 Parking = 4 Trees + 3 Ornamental



LANDSCAPE DESIGN:

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

CONTACT: DEEPA KOSHALEY
EMAIL: deepadesignscape@gmail.com

DEVELOPER:

DFL PROPERTIES ONE, LLC
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: JUDGE ROY ENGLISH@AOL.COM

ENGINEER:

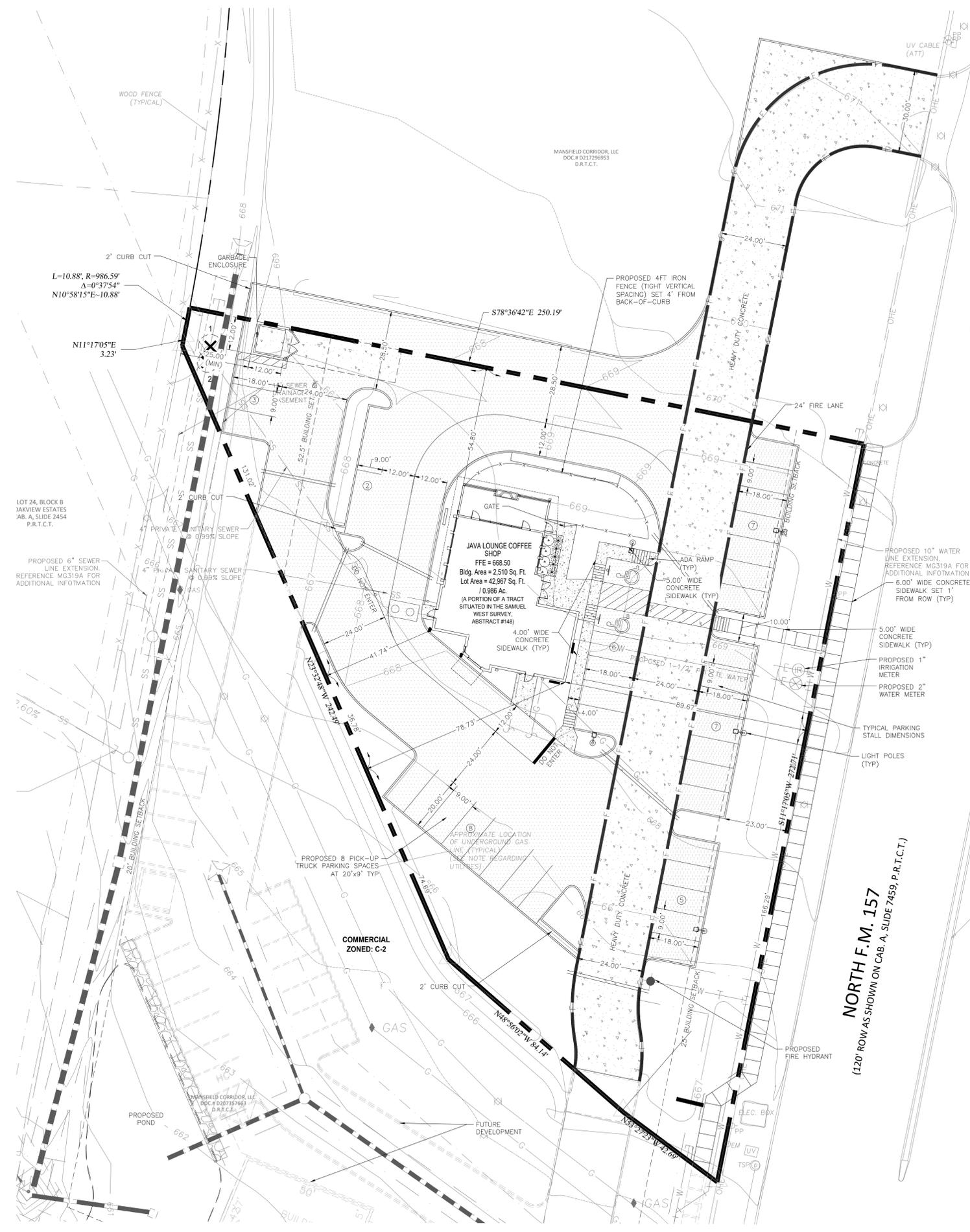
MAZIDJI GROUP
11105 FERNALD AVE.
DALLAS, TX 75218
(214) 663-1068
CONTACT: COSTA MAZIDJI, PH.D. PE
EMAIL: costa@mazidjigroup.com

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

EXHIBIT D.2
LANDSCAPE NOTES, DETAILS-LS2



5/15/2021



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



NORTH F.M. 157
 (120' ROW AS SHOWN ON CAB. A. SLIDE 7459, P.R.T.C.T.)

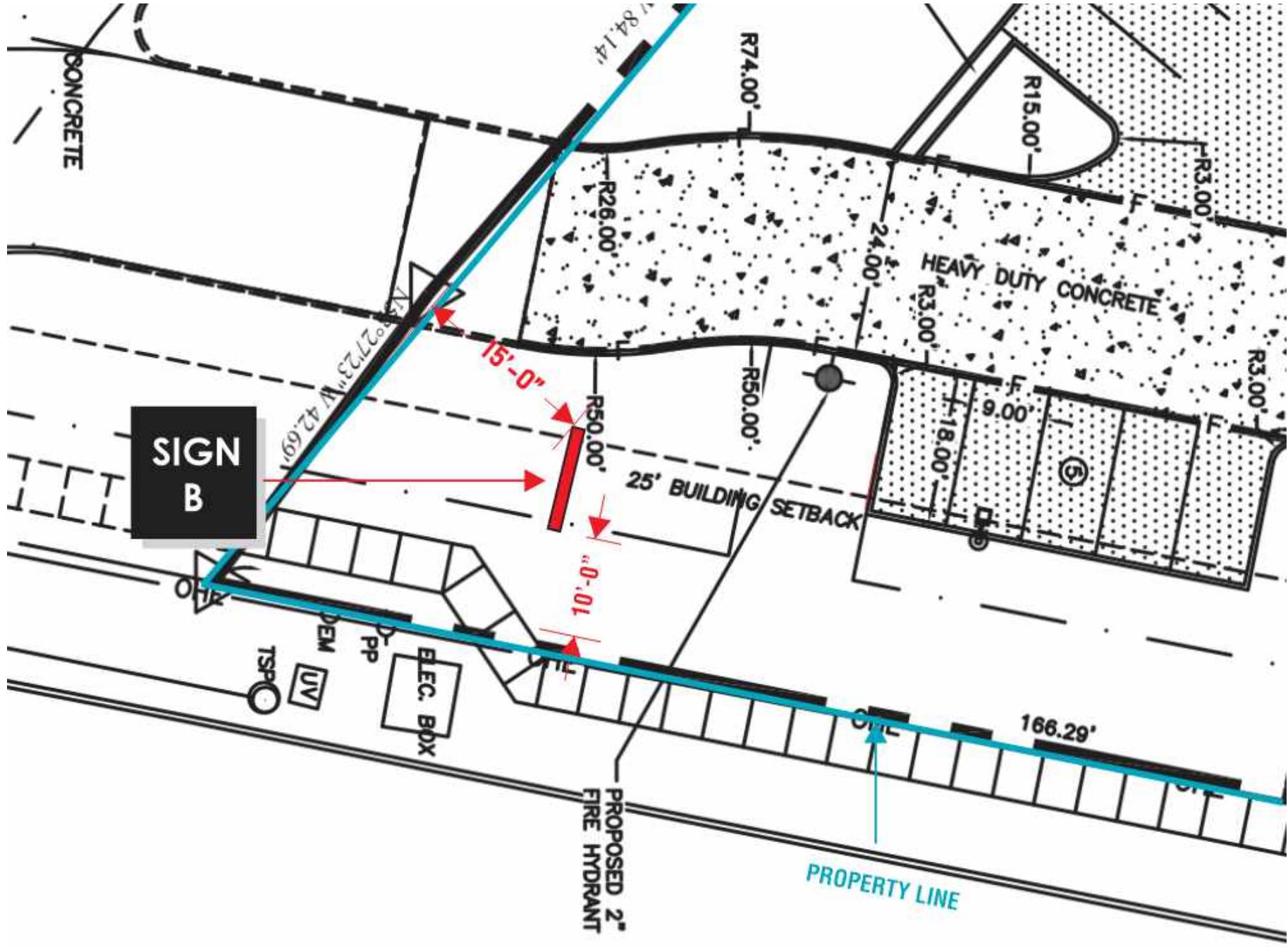
LANDSCAPE DESIGN:
DEEPA DESIGN
 LANDSCAPE DESIGN & BUILT
 FRISCO, TX
 (972)-639-6745
 CONTACT: DEEPA KOSHALEY
 EMAIL: deepadesignscape@gmail.com

DEVELOPER:
DFL PROPERTIES ONE, LLC
 2009 ESTO PARK RD.
 SOUTHLAKE, TX 76063
 (817) 307-8105
 CONTACT: MICHAEL DEESE
 EMAIL: MICHAEL@DEESE.LIFE

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

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

SPECIFIC USE PERMIT LANDSCAPE PLAN
JAVA LOUNGE COFFEE SHOP
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 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



MONUMENT SIGN SITE PLAN

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

suntec industries
 214-630-1116
 sales@suntecindustries.com
 www.suntecindustries.com
 3220 Quebec St. Dallas, TX. 75247

CLIENT NAME: Java Lounge
 ADDRESS: 2701 FM RD 157 in Mansfield
 SITE

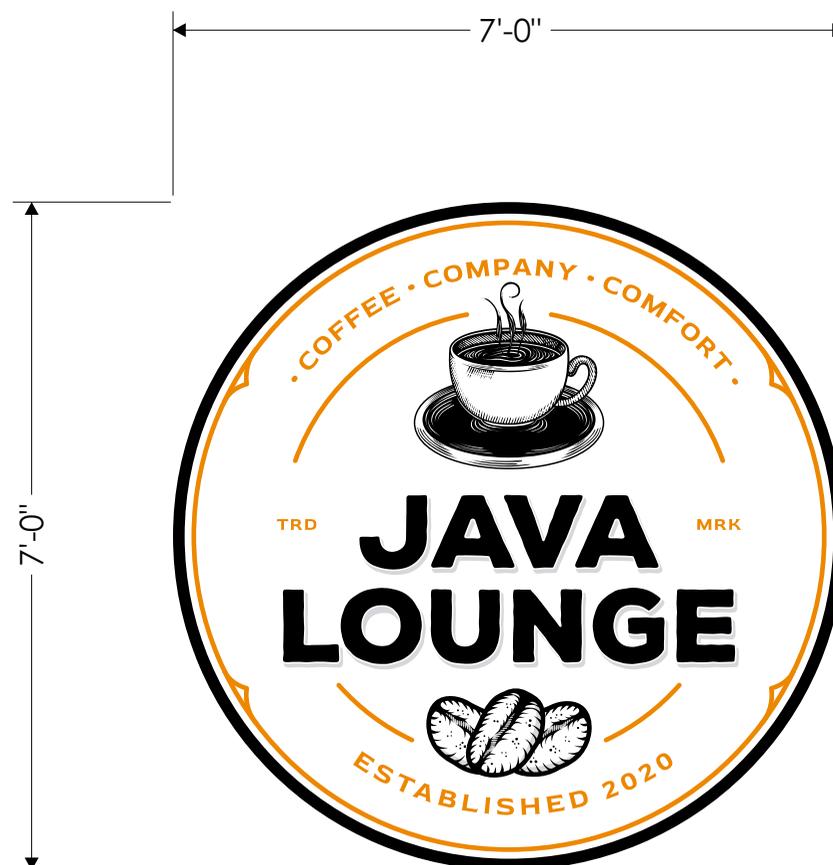
DRAWING NUMBER: 000000
 DESIGNER: EN
 DATE: 4/28/21
 SCALE:
 PAGE NUMBER: 1

APPROVAL:
 U.L. #184090
 SC #18339



STOREFRONT ELEVATION

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



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

SIGN A MEASUREMENTS

Sq.Ft: 49.0

SCALE: 1/2"=1'-0"

EXHIBIT E.3
SUP#21-002

Suntec[®]
industries
3220 Quebec St. Dallas, TX. 75247

214-630-1116
sales@suntecindustries.com
www.suntecindustries.com

CLIENT NAME
Java Lounge
ADDRESS
2701 FM RD 157 in Mansfield

DRAWING NUMBER:
000000
DESIGNER:
EN
DATE:
4/28/21
SCALE:
PAGE NUMBER:
3

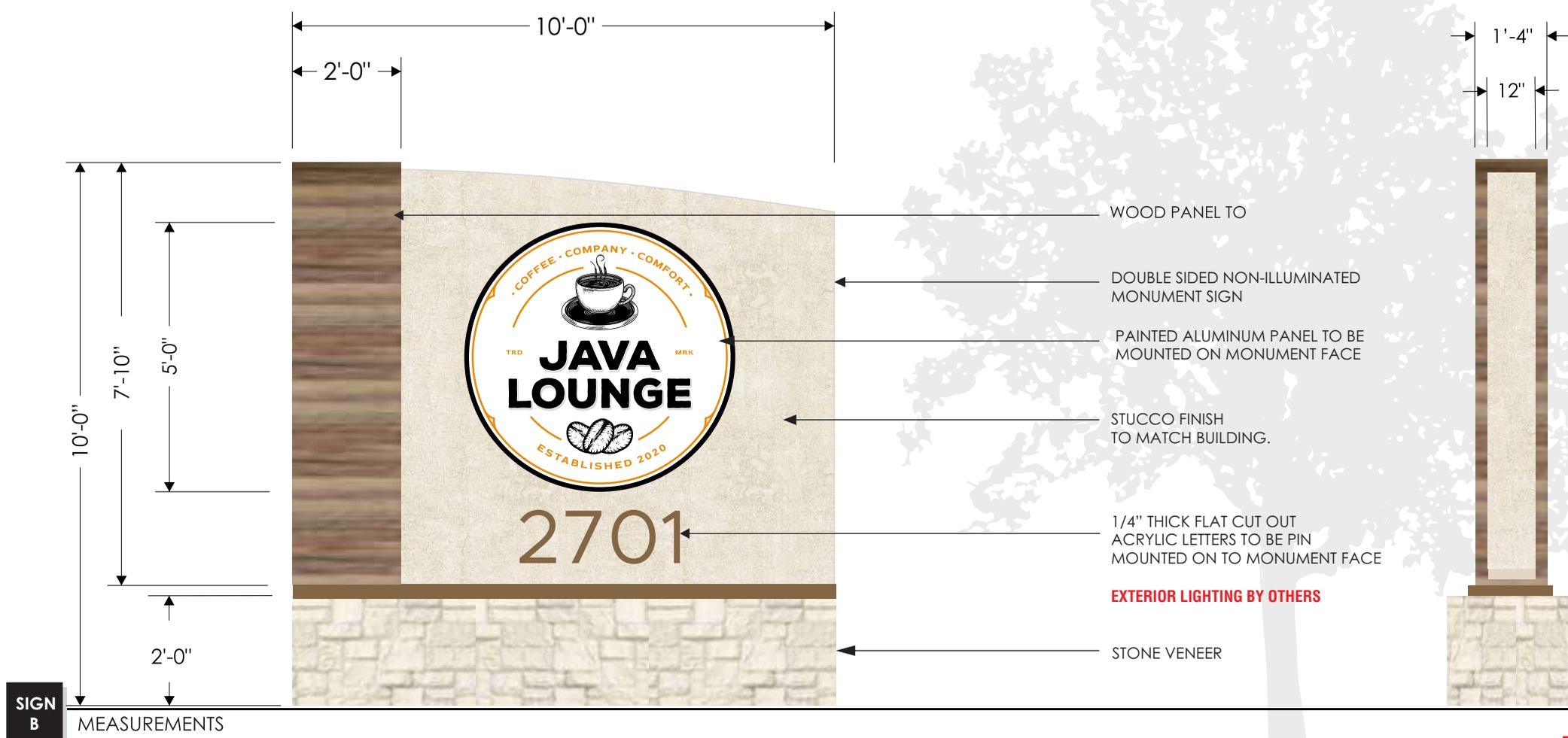
SC #18339 U.L. #184090

Mansfield, TX Signage Code:

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**



Suntec[®]
industries

3220 Quebec St. Dallas, TX. 75247

214-630-1116
sales@suntecindustries.com
www.suntecindustries.com

Java Lounge

2701 FM RD 157 in Mansfield

DRAWING NUMBER:
000000

DESIGNER:
EN

DATE:
4/28/21

SCALE:

PAGE NUMBER:
4

SC #18339 U.L. #184090

EXHIBIT E.4
SUP#21-002



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4251

Agenda Date: 9/13/2021

Version: 1

Status: Public Hearing

In Control: City Council

File Type: Consideration Item

Agenda Number:

Title

Public Hearing - Public Hearing on the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022, in Accordance with the Charter of the City of Mansfield, and the Appropriation of Various Amounts Thereof

Requested Action

Provide opportunity for the citizens of Mansfield to offer their ideas regarding the FY 2021/2022 proposed budget.

Recommendation

Receive citizen input regarding the FY 2021/2022 proposed budget.

Description/History

The public hearing regarding the proposed FY 2021/2022 budget to receive citizen input.

Please note that a vote to adopt the budget ordinance will be presented at the special Council meetings scheduled for September 13, September 14, and September 15, 2021.

Justification

Provide for the annual service program for the City of Mansfield, Texas for fiscal year 2022.

Funding Source

N/A

Prepared By

Troy Lestina, Director of Finance
817-276-4258



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4252

Agenda Date: 9/13/2021

Version: 1

Status: Public Hearing

In Control: City Council

File Type: Consideration Item

Agenda Number:

Title

Public Hearing - Public Hearing on the Tax Rate, Levying the Ad Valorem Taxes for the Fiscal Year 2022 at a Rate of \$0.6900 per One Hundred Dollars (\$100.00) Assessed Valuation on all Taxable Property Within the Corporate Limits of the City as of January 1, 2021, to Provide Revenues for the Payment of Current Expenditures and to Provide an Interest and Sinking Fund on all Outstanding Debts of the City, and Providing for Due and Delinquent Dates Together With Penalties and Interest

Requested Action

Provide opportunity for the citizens of Mansfield, Texas to offer their ideas regarding the FY 2021/2022 tax rate.

Recommendation

Receive citizen input regarding the tax rate.

Description/History

The City of Mansfield, Texas has announced a tax rate of \$0.69 to support the budget for fiscal year 2022. The public hearing is to receive input from the public about the tax rate.

Justification

Provide for the annual service program to the City of Mansfield, Texas for fiscal year 2022.

Funding Source

N/A

Prepared By

Troy Lestina, Director of Finance
817-276-4258



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4285

Agenda Date: 9/13/2021

Version: 1

Status: Public Hearing

In Control: City Council

File Type: Consideration Item

Agenda Number:

Title:

Public Hearing - Public Hearing and Consideration of a Request for a Variance to Allow the Sale of Alcoholic Beverages for Off-Premise Consumption at a Proposed 7-Eleven to be Located at 1195 W. Debbie Ln., Within 300 feet of the Property Line of Frontier STEM Academy and Ben Barber Innovation Academy; Brad White of Vaquero Ventures

Requested Action:

To consider the subject variance request.

Description/History:

Pursuant to the provisions of Sec. 109.33 of the Alcoholic Beverage Code, the City has adopted regulations to prohibit the sale of alcoholic beverages within 300 feet of a public or private school. The distance is measured in a direct line from the property line of the school to the property line of the business selling alcoholic beverages.

Section 109.33 permits the governing board of a city or town to: "allow variances to the regulations if the...governing body determines that enforcement of the regulation in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the...governing board, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community."

The applicant is proposing to develop a 7-Eleven convenience store with gas station at 1195 W. Debbie Ln. The development will require a Specific Use Permit in order to allow the gas station use. The applicant is requesting a variance to Section B.21.c of Chapter 155.099 of the City's Code of Ordinances to allow the sale of alcoholic beverages for off-premise consumption within 300 feet of a school. The requirement is based on the closest distance between property lines. The proposed development requiring the variance to allow the sale of alcohol is within 115 feet of the property line of the schools. The applicant has provided a letter explaining their request, as well as a site plan of the proposed development and a separation exhibit indicating the distance between property lines.

Prepared By

Andrew Bogda, Planner
817-276-4287



2900 Wingate Street
Suite 200
Fort Worth, Texas 76107
VaqueroVentures.com

August 16th, 2021

Mansfield City Council
1200 E. Broad Street
Mansfield, TX 76063

Vaquero Ventures is seeking a variance for the sale of alcohol within 300 ft. of property owned by Mansfield ISD. The project we are working on is located at 1195 W Debbie Ln. within the C-2 zoning district. The development will consist of a 4872 SF convenience store. The site plan I have attached shows the proposed layout of the 7-Eleven 2.0 store, fuel pump stations, and parking. 7-Eleven requires the ability to sell alcoholic beverages for off-site consumption. As indicated in Section B.21.c of Chapter 155.099 of the City's Code of Ordinances, no-sale of alcoholic beverages is permitted within 300 feet of a public or private school. Our development is located adjacent to the Danny Griffin Operation Complex, which provides transportation for Mansfield's public schooling system. Ben Barber Innovation Academy and Frontier High School are located on the same piece of property but are not adjacent to our proposed site (as shown in the Separation Exhibit attached).

We are requesting a variance to Section B.21.c of Chapter 155.099 of the City's Code of Ordinances to allow for the sale of alcohol for off-premises consumption within the proposed 7-Eleven convenience store.

Please feel free to reach out if there is any further information we can provide.

Sincerely,

Brad White
Cell: 817-994-0202
Email: bwhite@vaqueroventures.com

PRELIMINARY SITE PLAN

MANSFIELD, TEXAS
NORTH MAIN STREET

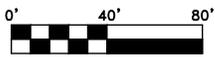
NOTES:

1. THIS PRELIMINARY SITE PLAN IS FOR PLANNING PURPOSES ONLY.
2. THIS PRELIMINARY SITE PLAN MUST BE REVIEWED BY ALL GOVERNING JURISDICTIONS FOR COMPLIANCE.
3. ALL EXISTING CONDITIONS MUST BE VERIFIED.
4. ALL MEASUREMENTS ARE ESTIMATED.

PROTOTYPE:	7-ELEVEN	DEVELOPER	DESIGNER	DATE
BLDG/SALES SF:	6,050 SF	COMPANY: VAQUERO VENTURES	COMPANY: STUDIO GREEN SPOT	09-01-21
ACREAGE:	+/- 1.63 ACRES	NAME: W.A. LANDRETH	NAME: TOM TRONZANO	
PARKING PROVIDED:	52 SPACES	PHONE #: 817-228-5268	PHONE #: 469-990-0475	



NORTH



SCALE: 1" = 80'

Ben Barber Innovation Academy & Frontier Highschool

Danny Griffin Operation Complex



Proposed 7-11

1187

BUS 287

W Debbie Ln

N Main St



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4291

Agenda Date: 9/13/2021

Version: 1

Status: New Business

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - Public Hearing on a Resolution Approving the Fiscal Year 2021/2022 Services and Assessment Plan for the South Pointe Public Improvement District ("PID"); Providing a Severability Clause; and Providing an Effective Date

Requested Action

Approve the Annual Plan of Service and Budget of the South Pointe Public Improvement District.

Recommendation

Staff recommends that the City Council of the City of Mansfield, Texas approve the Annual Plan of Service and Budget along with the updated five-year plan of Service and Budget for the South Pointe Public Improvement District.

Description/History

In January 2016, the City Council of the City of Mansfield, Texas received a petition requesting creation of a public improvement district under Chapter 372 of the Texas Local Government Code from the owners of real property representing more than fifty percent (50%) of the appraised value of the real property liable for assessment in the proposed District. The resolution authorizing and creating the South Pointe Public Improvement District was approved on February 22, 2016.

The South Pointe Public Improvement District is approximately 873 acres. The public improvement district is to provide services that enhance the lifestyle, personal pride, enjoyment and property values within the District. An annual assessment of \$1,000 for a single family home within the District and \$120 for each multifamily unit within the District shall be levied. There is no change from the original assessment. These assessments will be collected through the same systems used to collect ad valorem property tax.

Justification

The annual plan of Service and Budget for the South Pointe Public Improvement District addresses the on-going maintenance needs within the boundaries of the public improvement district. The budget for fiscal year 2021 is \$520,062. The Developer and the Management Company are working in concert to maintain the district. Their efforts are focused on creating an exceptional community within the City of Mansfield through the maintenance and development of this public improvement district.

Funding Source

The cost of the annual plan of Service and Budget is funded from assessment fees of \$1,000 per single family home and \$120 per multifamily unit within the District. Any remaining costs are funded by the developer of South Pointe.

Prepared By

Troy Lestina, Chief Financial Officer, 817-276-4258
Bryan Rebel, Assistant Director of Finance, 817-276-4296

RESOLUTION NO. _____

AN RESOLUTION OF THE CITY OF MANSFIELD, TEXAS APPROVING THE FISCAL YEAR 2020/2021 SERVICES AND ASSESSMENT PLAN FOR THE SOUTH POINTE PUBLIC IMPROVEMENT DISTRICT ("PID"); PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, Chapter 372 of the Texas Local Government Code (the "Act") allows for the creation of public improvement districts; and,

WHEREAS, owners of real property located at the juncture of US 287 and SH 360, delivered to the City of Mansfield a Petition to establish the South Pointe Public Improvement District (the "PID"); and,

WHEREAS, after providing notices required by Section 372.009 of the Act, the City Council on January 11, 2016, conducted a public hearing on the advisability of the improvements, and adjourned such public hearing; and,

WHEREAS, the City Council passed and adopted Resolution No. RE-3214-16 on February 22, 2016 establishing the South Pointe PID; and,

WHEREAS, as required by Section 372.013 of the Act, staff and council reviewed the service and assessment plan for the purpose of determining the annual budget for the PID; and,

WHEREAS, it is now necessary for the City Council to approve the FY 2021/2022 budget for the PID.

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

SECTION 1.

The City Council of the City of Mansfield, in accordance with Chapter 372, Texas Local Government Code, hereby approves the FY 2021/2022 budget attached hereto as **Exhibit A**.

SECTION 2.

The City Council hereby finds that the statements set forth in the recitals of the Resolution are true and correct, and the Council hereby incorporates such recitals as part of this Resolution.

SECTION 3.

Should any paragraph, sentence, subdivision, clause, phrase or section of this Resolution be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Resolution 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 Resolution as a whole.

SECTION 4.

This Resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Mansfield, and it is accordingly so resolved.

PASSED AND APPROVED THIS 13TH DAY OF SEPTEMBER, 2021.

2022 - 2026 Budget

South Pointe PID

Year: 2022-2026

Notes: Budget based on a 10% increase on most items annually

	2022	2023	2024	2025	2026
4110 - PID Assessment	\$ 529,000.00	\$ 779,000.00	\$ 1,029,000.00	\$ 1,279,000.00	\$ 1,504,700.00
5104 - Administrative	\$ 1,815.00	\$ 1,996.50	\$ 2,196.15	\$ 2,415.77	\$ 2,657.34
5105 - Postage	\$ 1,815.00	\$ 1,996.50	\$ 2,196.15	\$ 2,415.77	\$ 2,657.34
5113 - Professional Management	\$ 30,000.00	\$ 36,000.00	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00
5114 - Storage	\$ 132.00	\$ 145.20	\$ 159.72	\$ 175.69	\$ 193.26
5115 - Website/Portal	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00
5116 - Association Meetings	\$ 100.00	\$ 100.00	\$ 100.00	\$ 1,000.00	\$ 1,000.00
5181 - Audit and Accounting					
5250 - Commercial Package Insurance	\$ 3,850.00	\$ 4,235.00	\$ 4,658.50	\$ 5,124.35	\$ 5,636.79
5251 - Directors' & Officers' Ins.	\$ 2,200.00	\$ 2,420.00	\$ 2,662.00	\$ 2,928.20	\$ 3,221.02
5252 - Umbrella Policy	\$ 1,650.00	\$ 1,815.00	\$ 1,996.50	\$ 2,196.15	\$ 2,415.77
5255 - Fidelity (Crime) Insurance	\$ 385.00	\$ 423.50	\$ 465.85	\$ 512.44	\$ 563.68
5303 - Electricity	\$ 19,800.00	\$ 21,780.00	\$ 23,958.00	\$ 26,353.80	\$ 28,989.18
5305 - Water/Sewer - Irrigation	\$ 44,000.00	\$ 48,400.00	\$ 53,240.00	\$ 58,564.00	\$ 64,420.40
5470 - Common Area Maintenance	\$ 16,500.00	\$ 18,150.00	\$ 19,965.00	\$ 21,961.50	\$ 24,157.65
5477 - Fence/Wall Repair & Maintenance	\$ 3,300.00	\$ 3,630.00	\$ 3,993.00	\$ 4,392.30	\$ 4,831.53
5480 - Electrical Repairs & Maintenance	\$ 1,650.00	\$ 1,815.00	\$ 1,996.50	\$ 2,196.15	\$ 2,415.77
5505 - Porter Service	\$ 11,440.00	\$ 12,584.00	\$ 13,842.40	\$ 15,226.64	\$ 16,749.30
5601 - Contract Landscape Maintenance	\$ 176,000.00	\$ 193,600.00	\$ 212,960.00	\$ 234,256.00	\$ 257,681.60
5602 - Additional Landscape Maintenance	\$ 44,000.00	\$ 48,400.00	\$ 53,240.00	\$ 58,564.00	\$ 64,420.40
5603 - Landscape Improvements	\$ 16,500.00	\$ 18,150.00	\$ 19,965.00	\$ 21,961.50	\$ 24,157.65
5604 - Annual Color	\$ 8,800.00	\$ 9,680.00	\$ 10,648.00	\$ 11,712.80	\$ 12,884.08
5630 - Holiday Lights & Decorations	\$ 605.00	\$ 665.50	\$ 732.05	\$ 805.26	\$ 885.78
5650 - Irrigation Maintenance	\$ 55,000.00	\$ 60,500.00	\$ 66,550.00	\$ 73,205.00	\$ 80,525.50
5700 - Pond Maintenance	\$ 5,500.00	\$ 6,050.00	\$ 6,655.00	\$ 7,320.50	\$ 8,052.55
5702 - Additional Pond Maintenance					
5710 - Pond Chemicals	\$ 5,500.00	\$ 6,050.00	\$ 6,655.00	\$ 7,320.50	\$ 8,052.55
5750 - Fountain	\$ 16,500.00	\$ 18,150.00	\$ 19,965.00	\$ 21,961.50	\$ 24,157.65
6000 - Contingency Fund	\$ 52,900.00	\$ 77,900.00	\$ 102,900.00	\$ 127,900.00	\$ 150,470.00
Income Accounts Total:	\$ 529,000.00	\$ 779,000.00	\$ 1,029,000.00	\$ 1,279,000.00	\$ 1,504,700.00
Expense Accounts Total:	\$ 520,062.00	\$ 594,756.20	\$ 673,819.82	\$ 752,589.80	\$ 833,316.78
Difference:	\$ 8,938.00	\$ 184,243.80	\$ 355,180.18	\$ 526,410.20	\$ 671,383.22



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4233

Agenda Date: 9/13/2021

Version: 1

Status: Public Hearing

In Control: City Council

File Type: Zoning Case

Agenda Number:

Title

Ordinance - Public Hearing and First Reading of an Ordinance Approving 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 Vaugan of Plaza Street Partners, LLC (Developer), on Behalf of Fernando De Leon of LG Broad Cannon, LLC (owner)

Requested Action

To consider the subject zoning change request.

Recommendation:

Planning and Zoning Commission Recommendation

The Planning & Zoning Commission held a public hearing on August 16, 2021 and voted 5-1-1 (Commissioner Mainer voting no, Commissioner Gilmore absent) to recommend approval.

There was discussion regarding access, circulation, drive-through stacking, percentage of orders in drive-through lane vs. walkup window, average order completion time, potential for shared parking arrangements with adjacent commercial properties, delivery times, anticipated daytime activity due to proximity to high school, architecture, the trash enclosure, similarity to the Arlington location, potential construction start date, and the difference between a drive-through and a pickup window (i.e. Zoe's Kitchen).

The applicant has not made any changes to their plans, but has sent out a draft parking agreement to the owner of Broad Street Marketplace, allowing the owner of the Andy's lot and their employees to park in specified areas of the shopping center.

Staff Recommendation

Staff recommends approval.

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 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.

Summary

The proposed plan will provide for the development of an Andy's Frozen Custard that will accommodate drive-through customers, 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 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.

Prepared By

Andrew Bogda, Planner
817-276-4287

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING CHAPTER 155 OF THE CODE OF ORDINANCES, "ZONING," OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR EATING PLACE WITH DRIVE-THROUGH SERVICE USES, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Mansfield, Texas, in compliance with the laws of the State of Texas with reference to the amendment of Chapter 155 of Code of Ordinances, "Zoning," have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing opportunity to all property owners generally and to owners of the affected properties, the governing body of the City is of the opinion and finds that Chapter 155 of the Code of Ordinances, "Zoning," and Zoning Map should be amended;

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

SECTION 1.

That Chapter 155 of the Code of Ordinances, "Zoning" of the City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a new zoning district classification of PD, Planned Development; said property being described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2.

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

SECTION 3.

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

SECTION 4.

That the above described properties shall be used only in the manner and for the purposes provided for in the Chapter 155 of the Code of Ordinances, "Zoning," of the City, as amended herein by the granting of this zoning classification.

SECTION 5.

Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of Chapter 155 of the Code of Ordinances, "Zoning," as a whole.

SECTION 6.

Any person, firm or corporation violating any of the provisions of this ordinance or Chapter 155 of the Code of Ordinances, "Zoning," as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of Mansfield, Texas, shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7.

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

First reading approved on the _____ day of _____, 2021.

DULY PASSED on the second and final reading by the City Council of the City of Mansfield, Texas, this _____ day of _____, 2021.

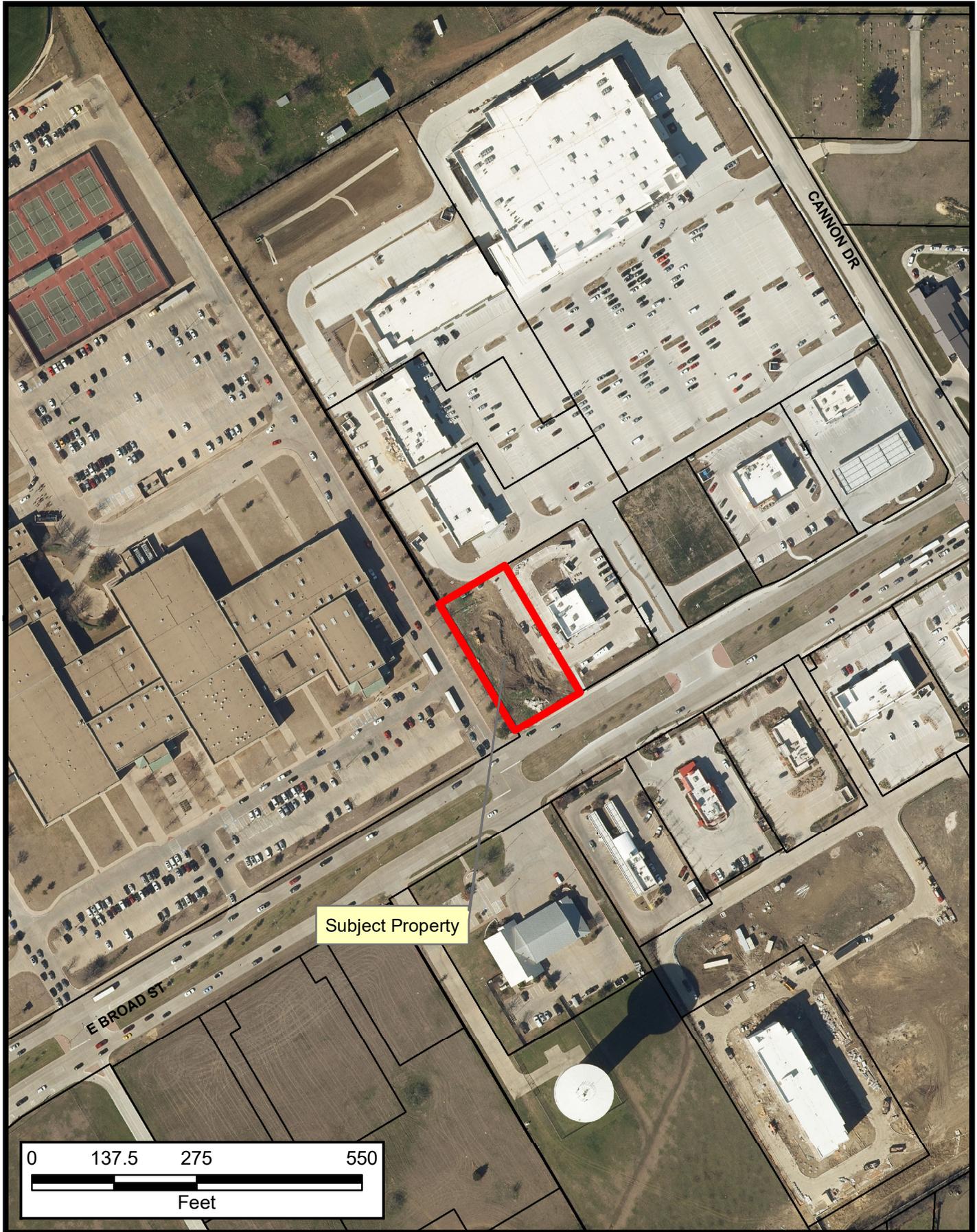
Michael Evans, Mayor

ATTEST: _____

Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY:

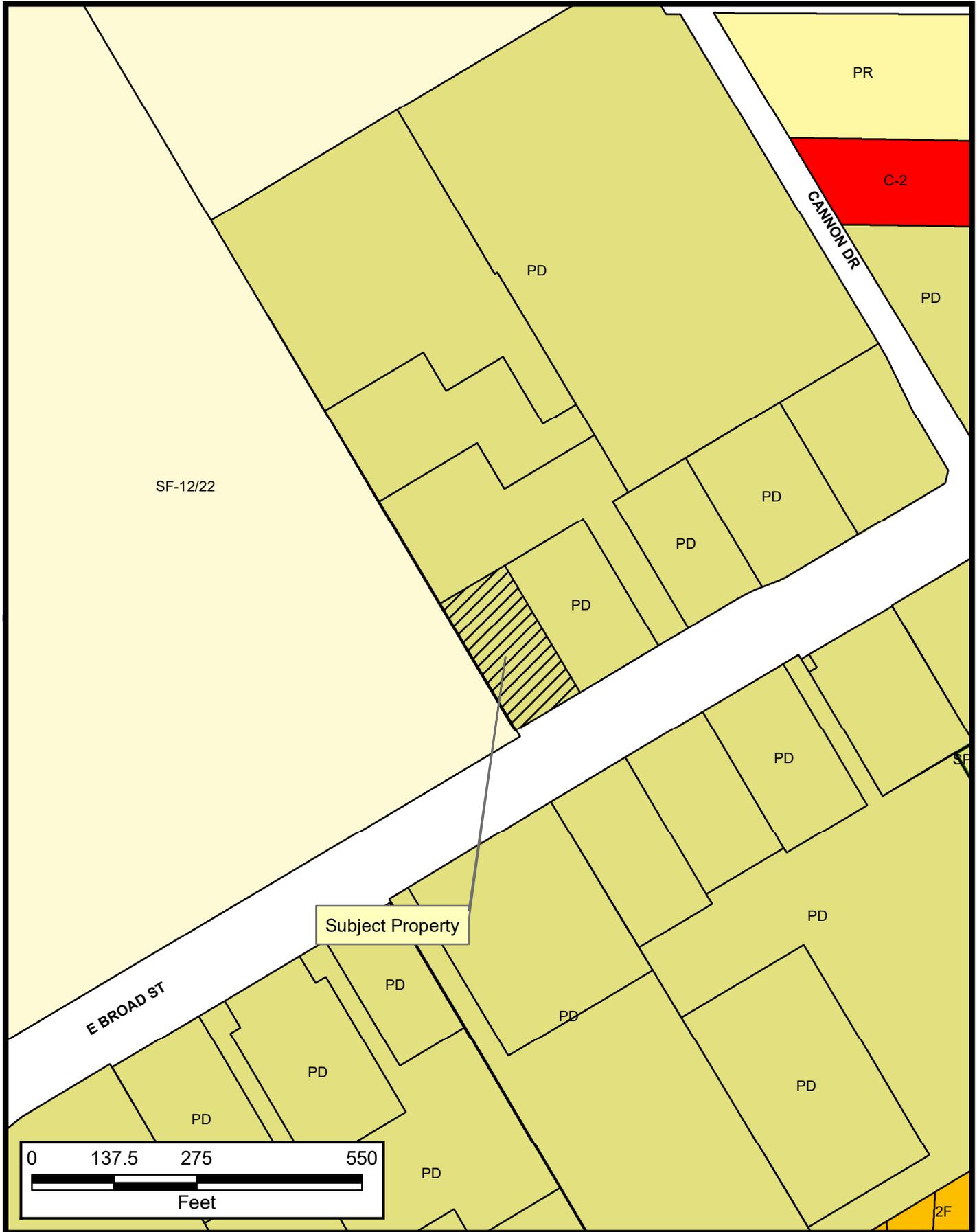
Allen Taylor, City Attorney



ZC#21-012

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



ZC#21-012

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 ZC#21-012

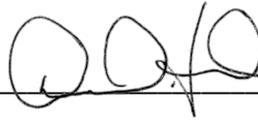
LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BROAD ST MARKETPLACE	BLK 1	SF MANSFIELD LLC	3183 AIRWAY AVE A-2	COSTA MESA, CA	92626
BROAD ST MARKETPLACE	BLK 1	LG BROAD CANNON LLC	3500 MAPLE AVE STE 1600	DALLAS, TX	75219
BROAD ST MARKETPLACE	BLK 1	LG BROAD CANNON LLC	3500 MAPLE AVE STE 1600	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

Exhibit A – Legal Description for Re-Zoning

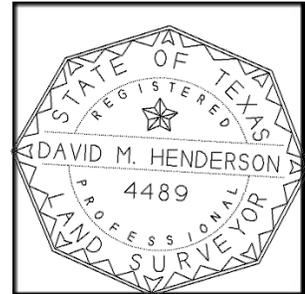
ZC#21-012

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

1. 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 PERMITS.
2. ALL DIMENSIONS LISTED ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. 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 SLABS.
4. THE CONTRACTOR FOR THE PROJECT SHALL NOT PLACE ANY PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR ELECTRICAL, GAS, TELEPHONE, CABLE TV, SITE IRRIGATION, OR ANY OTHER UNDERGROUND UTILITY HAS BEEN INSTALLED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THAT ALL SLEEVING IS IN PLACE PRIOR TO PLACEMENT OF PERMANENT PAVEMENT.
5. ALL PARKING STALLS SHALL BE 4" SOLID WHITE PAVEMENT MARKINGS AND ALL ACCESSIBLE PARKING STALLS SHALL BE 4" BLUE PAVEMENT MARKINGS.
6. ALL PARKING STALLS ARE 9' WIDE, UNLESS OTHERWISE NOTED.
7. 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).
8. ALL ADA DETECTABLE WARNING SURFACES SHALL BE FIBERGLASS MATS OVER CONCRETE BASE.
9. 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.
10. ALL WORK WITHIN PUBLIC RIGHT-OF-WAY IS CONSIDERED A PUBLIC IMPROVEMENT.

CITY OF MANSFIELD NOTE

1. 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		PD
BASED ZONING DISTRICT		C-2
SECTION	REQUIREMENT	PROVIDED
155.092.U.1 (BUILDING LANDSCAPE PLANTER REQUIREMENT)	4 FEET	1.9 FEET
671.7200B (REQUIRED PARKING)	21 SPACES	19 SPACES
155.092.36.C.3 (LANDSCAPE BUFFER)	20 FEET	10 FEET
155.099.B.36 (STACKING 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: HVAUGHN@PLAZASTREETPARTNERS.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.

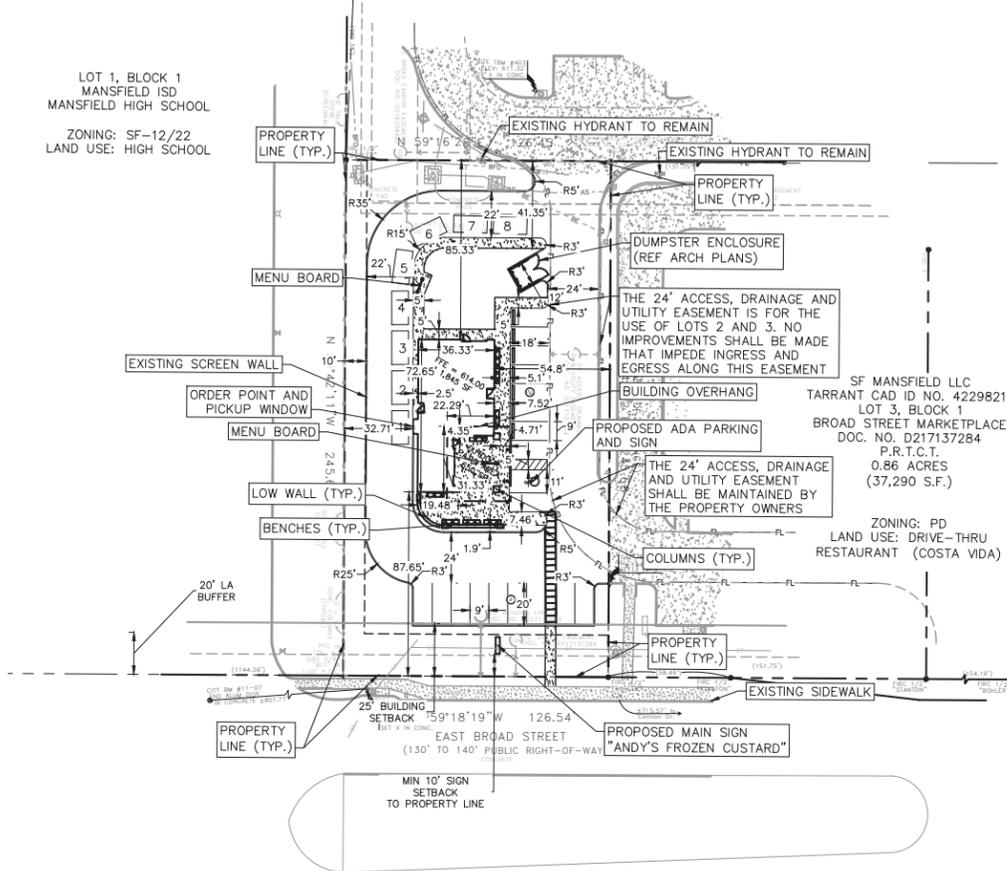
LANDSCAPE ARCHITECT
 KIMLEY-HORN AND ASSOCIATES, INC.
 801 CHERRY ST, UNIT 11, SUITE 1300
 FORT WORTH, TX 76102
 TEL: (816) 652-2333
 EMAIL: ALYSA.GAPINSKI@KIMLEY-HORN.COM
 CONTACT: ALYSA GAPINSKI, PLA

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

LOT 1, BLOCK 1
 MANSFIELD ISD
 MANSFIELD HIGH SCHOOL
 ZONING: SF-12/22
 LAND USE: HIGH SCHOOL

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.

ZONING: PD
 LAND USE: SHOPPING CENTER



SF MANSFIELD LLC
 TARRANT CAD ID NO. 42298216
 LOT 3, BLOCK 1
 BROAD STREET MARKETPLACE
 DOC. NO. D217137284
 P.R.T.C.T.
 0.86 ACRES
 (37,290 S.F.)

ZONING: PD
 LAND USE: DRIVE-THRU RESTAURANT (COSTA VIDA)

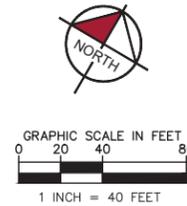
LOT 2R, BLOCK 1
 NEW INTERMEDIATE SCHOOL SOUTH ADDITION
 CAB. A, SLIDE 9243 PRCT
 ZONING: PD
 LAND USE: FIRE STATION

LOT 1, BLOCK 1
 HEIRS OF WILLIAM HOWARD ADDITION
 CAB. A, SLIDE 10205, PRCT
 OWNER: MOLLY HOMER
 ZONING: PD
 LAND USE: SONIC

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

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 APPLICANT 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.
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. EMPLOYEES WILL SERVE DRIVE-THRU CUSTOMERS DIRECTLY AT THEIR VEHICLES DURING PEAK PERIODS TO EXPEDITE TRAFFIC FLOW AND REDUCE STACKING.



SITE DATA TABLE

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

LEGEND

- PROPERTY LINE
- [Pattern] STANDARD DUTY CONCRETE SIDEWALK
- [Pattern] 7" CONCRETE PAVEMENT
- [Pattern] 6" CONCRETE PAVEMENT
- (10) STANDARD PARKING COUNT
- FL FIRE LANE

Kimley-Horn
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928

PERMIT REVIEW ONLY

KHA PROJECT	DATE	DATE	SCALE	AS SHOWN	DESIGNED BY	AWG	LCL	DK
268028001								

DEVELOPMENT PLAN (EXHIBIT B)

ANDYS FROZEN CUSTARD
 PREPARED FOR
PLAZA STREET FUND 206, LLC
 CITY OF MANSFIELD, TEXAS

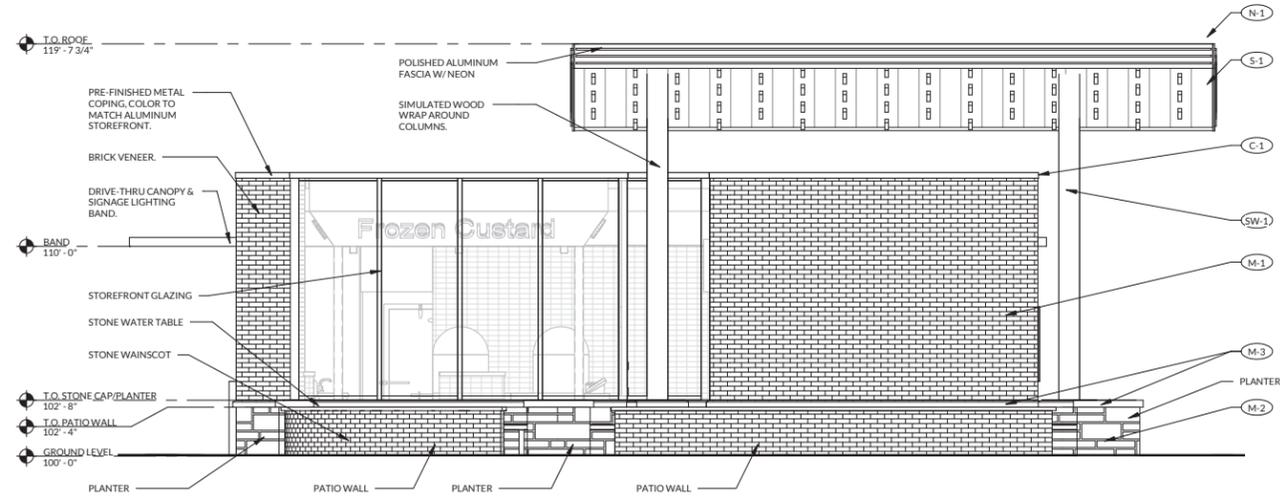


DEVELOPMENT PLAN
 BROAD STREET MARKET PLACE
 LOT 2 BLOCK 1
 .73 ACRES
 BUREAU VERITAS SURVEY
 OKLAHOMA CITY, OK 73114
 ZC#21-012

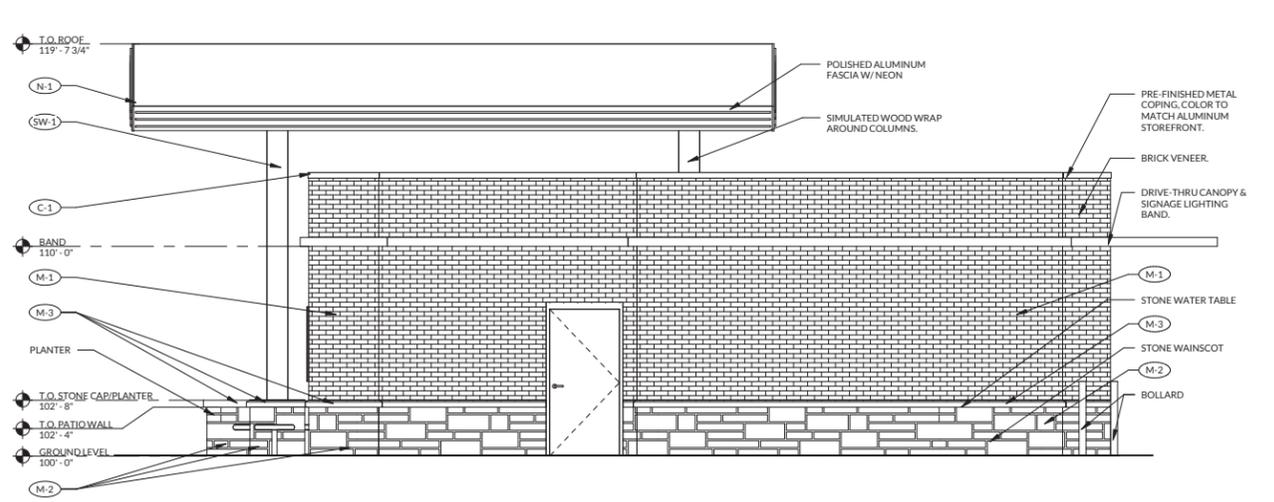
OWNER/APPLICANT:
 PLAZA STREET FUND 206
 2400 W 75TH ST. SUIT 220
 PRAIRIE VILLAGE, KS 66208
 TEL: 573-476-3191
 CONTACT: HAILEY VAUGHN
 DATE PREPARED 6/18/2021

ENGINEER:
 KIMLEY-HORN & ASSOCIATES
 5750 GENESIS COURT
 SUITE 200
 FRISCO, TEXAS 75034
 TEL: 972-335-3580
 FAX: 972-335-3779
 CONTACT: DAVID KOCHALKA, P.E.

SHEET NUMBER
EXHIBIT B



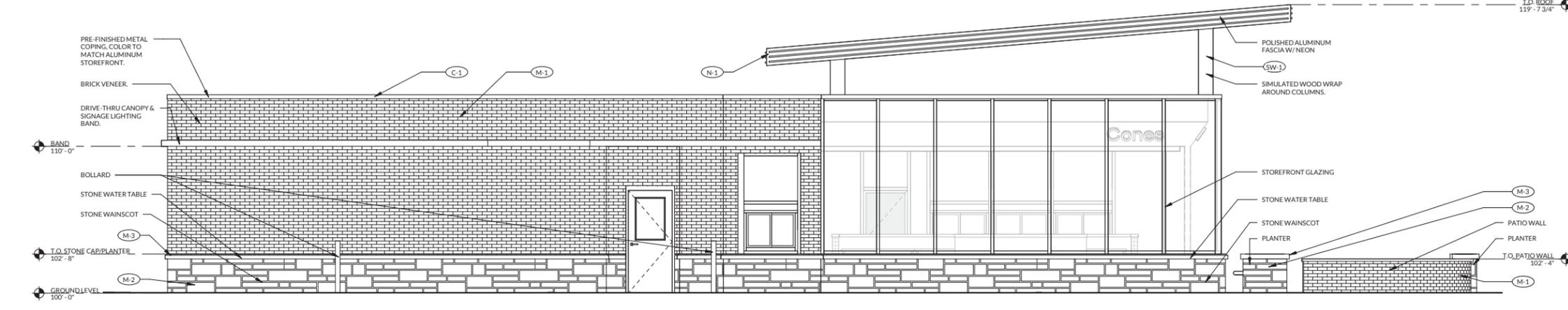
1 SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

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, SMOOTH 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 TAKE OFF AND PERCENTAGE PER ELEVATION				
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%

MATERIAL TOTAL TAKE OFF & PERCENTAGE FOR WHOLE BUILDING					
MATERIAL	SOUTH	NORTH	EAST	WEST	TOTALS FOR % OF TOTAL BLDG
BRICK	198	399	455	440	1,492 SF
STONE	102	93	171	184	550 SF
SIMULATED WOOD	31	15	29	7	82 SF
TOTAL ELEVATION SQFT	549	533	1,004	928	3,014 SF
% BRICK	36%	75%	45%	47%	50%
% STONE	19%	17%	17%	20%	18%
% SIMULATED WOOD	6%	3%	3%	1%	3%

GLAZING TAKE OFF AND PERCENTAGE PER ELEVATION & TOTAL					
MATERIAL	SOUTH	NORTH	EAST	WEST	TOTALS FOR % 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%



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

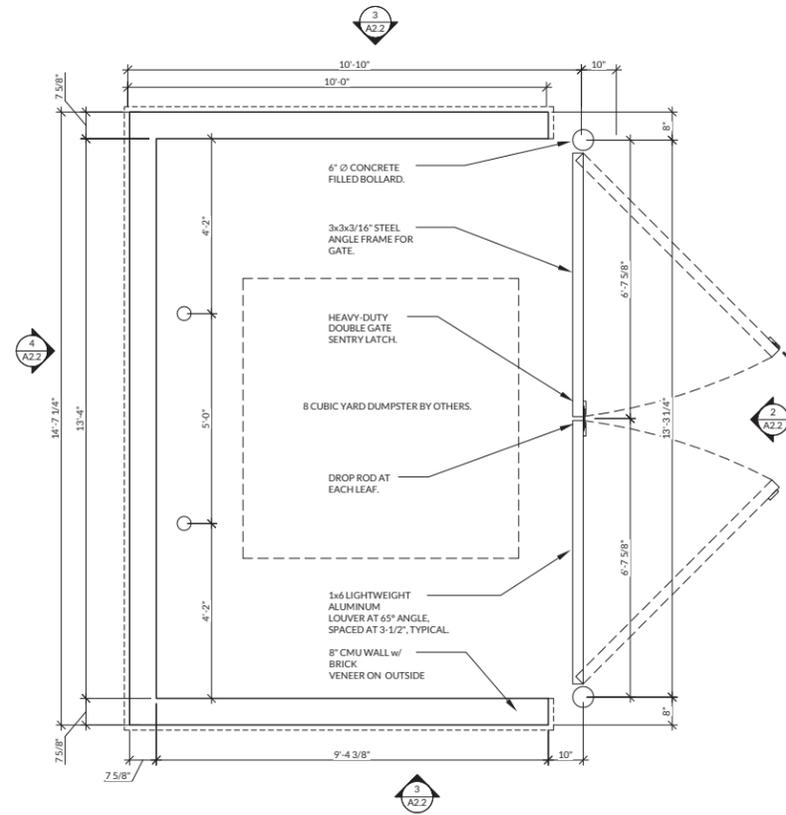
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21192.AFCMTX

REVISION:

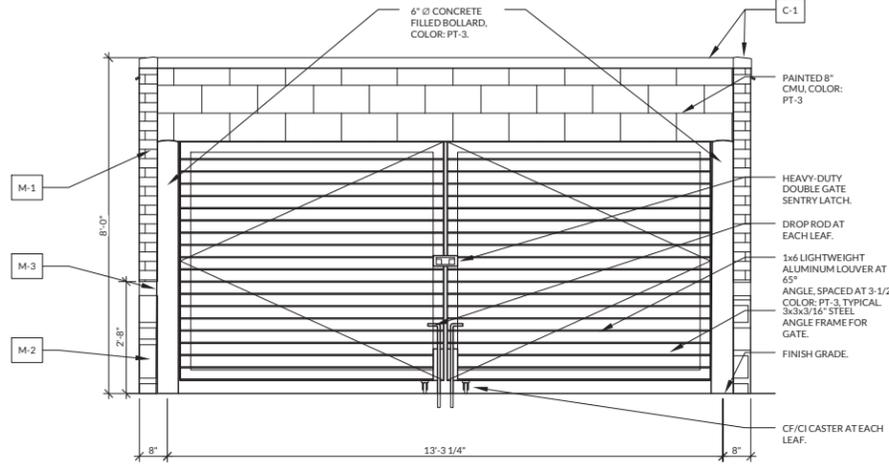
A2.1
EXTERIOR ELEVATIONS

DATE: JULY 29, 2021

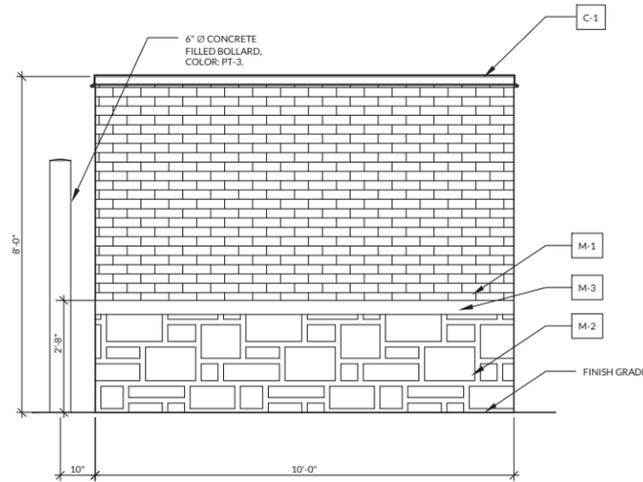
ZC#21-012
EXHIBIT C



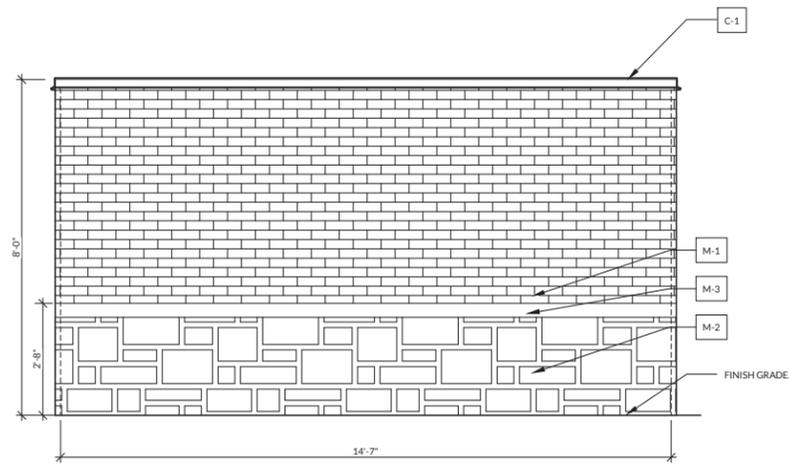
1 TRASH ENCLOSURE PLAN
1/2" = 1'-0"



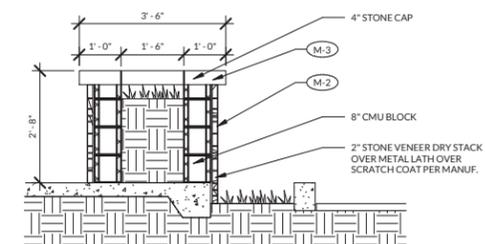
2 TRASH ENCLOSURE - FRONT ELEVATION
1/2" = 1'-0"



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



4 TRASH ENCLOSURE - REAR ELEVATION
1/2" = 1'-0"



5 PLANTER DETAIL
1/2" = 1'-0"

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:

A2.2
TRASH ENCLOSURE

ZC#21-012
EXHIBIT C

DATE: JULY 29, 2021



1 SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

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'-18" JAMES HARDIE PANEL, COLOR PLUS EXTERIOR, 4'-0" x 10'-0" SECTIONS ON 3/4" BATTONS, COLOR: LIGHT MIST, SMOOTH 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	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%

MATERIAL	SOUTH	NORTH	EAST	WEST	TOTALS FOR % OF TOTAL BLDG
BRICK	198	399	455	440	1,492 SF
STONE	102	93	171	184	550 SF
SIMULATED WOOD	31	15	29	7	82 SF
TOTAL ELEVATION SQFT	549	533	1,004	928	3,014 SF
% BRICK	36%	75%	45%	47%	50%
% STONE	19%	17%	17%	20%	18%
% SIMULATED WOOD	6%	3%	3%	1%	3%

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%

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ARCHITECT OF RECORD:

NAME: ADAM KREHER
LICENSE NO. 23507

PROJECT NUMBER:
21192.AFCMTX

REVISION:



RENDER 1

MANSFIELD, TX

11 E. BROAD ST,
MANSFIELD, 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 2

MANSFIELD, TX

86 11 E. BROAD ST,
MANSFIELD, 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

66 11 E. BROAD ST,
MANSFIELD, 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

MANSFIELD DEVELOPMENT STANDARDS		
	REQUIRED	PROVIDED
LANDSCAPE BUFFER YARD & SCREENING		
WEST PROPERTY LINE - BY 10 & SW6 - MANSFIELD HIGH SCHOOL		
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 - BY 10 - 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 159.092.0.17
NORTH PROPERTY LINE - BY 10 - SHARETEA		
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 ADJACENT TO THE DRIVE-THRU DRIVE ISLE PROVIDED IN LIEU OF REQUIRED BUFFER TREES PER COORDINATION WITH LANDSCAPE ADMINISTRATOR 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 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	20' SETBACK	20' SETBACK
PARKING LOT PERIMETER LANDSCAPING		
VEHICULAR USE AND MANEUVERING AREAS SHALL BE SCREENED FROM VIEW OF PUBLIC STREETS	YES	YES
SCREENING SHALL 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 MANEUVERING AREAS	YES	YES
WHEEL STOPS SHALL BE PROVIDED FOR PARKING SPACED ADJACENT TO THE SCREENING TO PROHIBIT ANY VEHICLE FROM OVERHANGING THE PLANTING 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		
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 PERIMETER LANDSCAPING SHALL NOT BE INCLUDED IN THE CALCULATION. 31,073 SF LOT AREA x 10% = 3,108 SF LANDSCAPE	3,108 SF LANDSCAPE	9,190 SF LANDSCAPE
* TWO FOOT PLANTING BED AND LOW WALL WITH PLANTERS PROVIDED IN LIEU OF 4' OF PLANTING. APPLICANT REQUESTING DEVIATION FROM CODE IN PD.		

PLANTING NOTES

- 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.
- 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.
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
- 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 DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
- PLANTS MASSES IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, 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.
- CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD AND IRRIGATED.
- ALL LANDSCAPE BEDS TO HAVE TOPSOILBEDDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
- 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 TWIGBRANCHES.
- ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMUDA SEED OR SOD AND IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.
- ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.

CITY OF MANSFIELD PLANTING NOTE

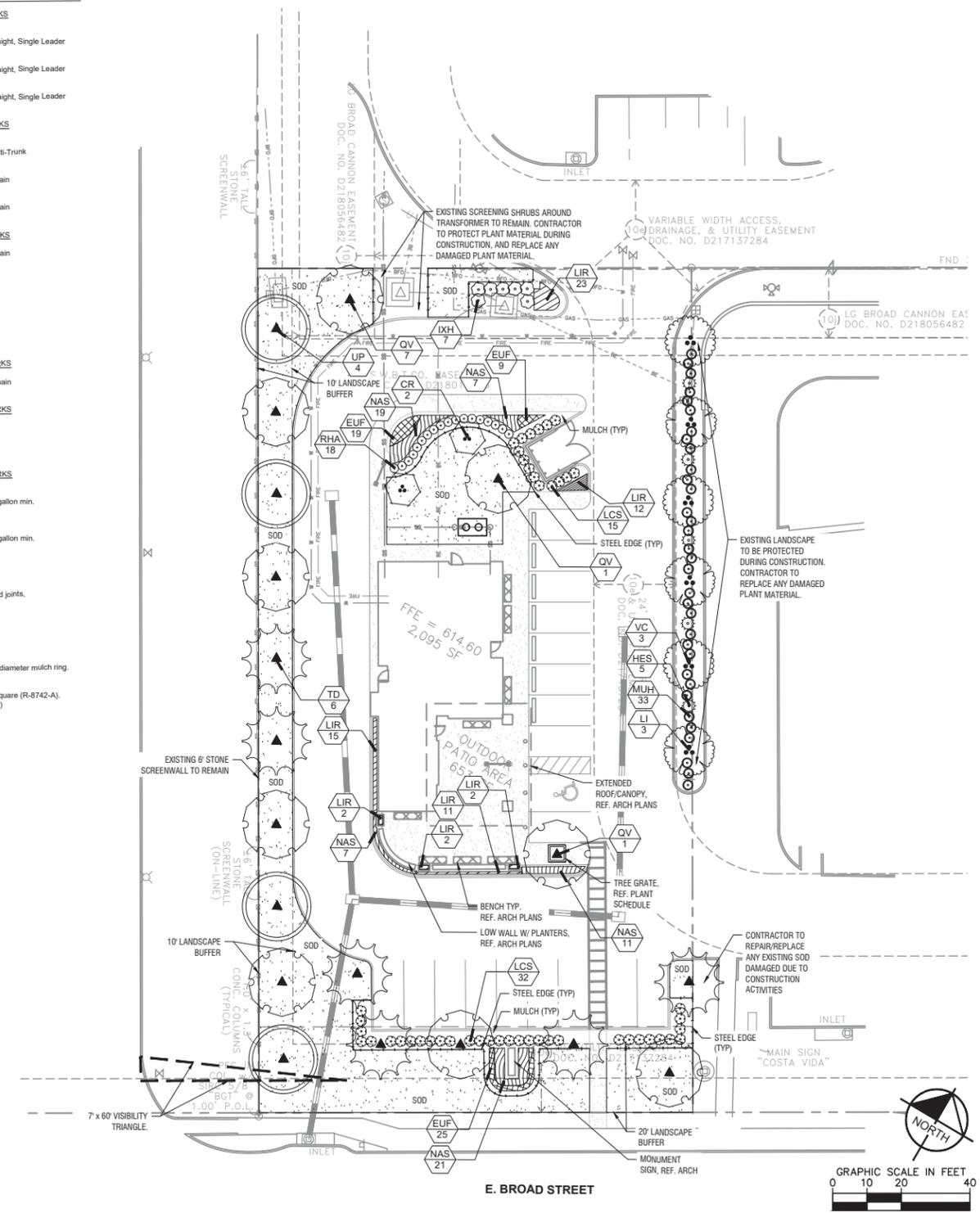
- THE PROPERTY OWNER, TENANT, OR AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, ANOTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE 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 PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.

PLANT SCHEDULE

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
	TD	6	Taxodium distichum / Bald Cypress	3.5" cal, 12' ht, 4-5' spr	Full, Straight, Single Leader
	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
	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
	HES	5	Hesperaloe parviflora / Red Yucca	Existing	To Remain
	DXH	7	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly	72" ht, 36" spr, 48" oc	Full
	LCS	47	Leucophyllum frutescens 'Compacta' / Compact Texas Sage	24" ht, 24" spr, 36" oc	Full
	RHA	18	Rhaphtoeia indica / Indian Hawthorn	24" ht, 18" spr, 30" oc	Full
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	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	REMARKS
	SOD	TBD	Cynodon dactylon / Common Bermuda	Solid sod, rolled light with sand filled joints, 100% weed, disease, and pest free	
	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-874-A), Contact Dean Estoll (214.631.0020)	

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

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



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 1300
 FORT WORTH, TEXAS 76102
 TEL: 469-287-5285
 CONTACT: ALYSA GAPINSKI, PLA

Kimley-Horn
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 13465 NOEL ROAD, TWO GALLERIA OFFICE TOWER
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928

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Kimley-Horn
 P.L.A. ALYSA GAPINSKI
 L.A. No. 3927 Date: 06/29/2021

KHA PROJECT: 26028001
 DATE: AUGUST 2021
 SCALE: AS SHOWN
 DESIGNED BY: AW
 DRAWN BY: AW
 CHECKED BY: ALG

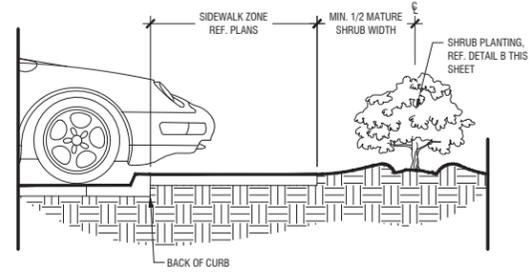
PLANTING PLAN
(EXHIBIT D)

ANDY'S FROZEN CUSTARD
 PREPARED FOR
PLAZA STREET FUND 206, LLC
 CITY OF MANSFIELD
 TEXAS

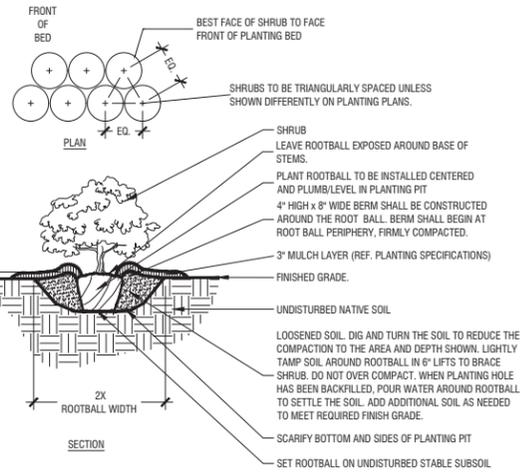
SHEET NUMBER
LP 1.01

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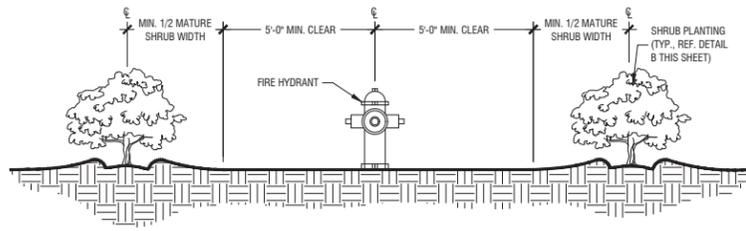
- NOTES:**
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.
 3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



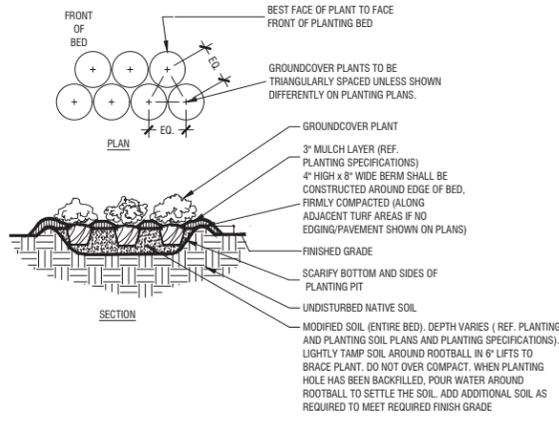
Shrub Planting at Sidewalk
Scale: NTS



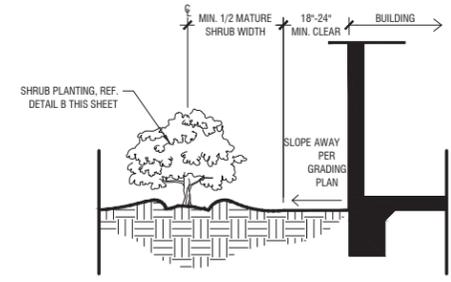
Typical Shrub Planting
Scale: NTS



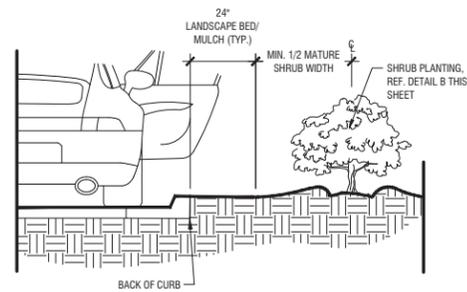
Shrub Planting at Fire Hydrant
Scale: NTS



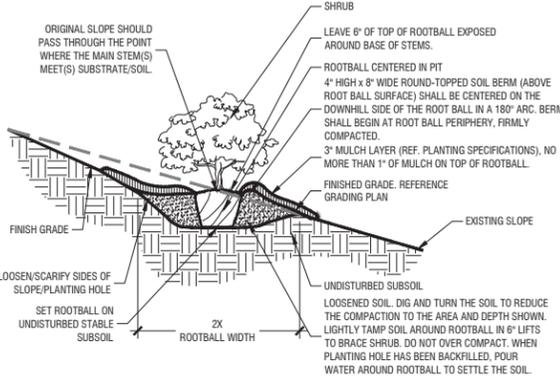
Typical Groundcover Planting
Scale: NTS



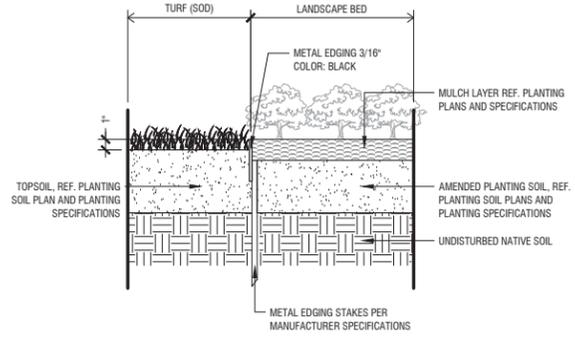
Shrub Planting at Building Edge
Scale: NTS



Shrub Planting at Curb
Scale: NTS



Shrub Planting On 5-50% (20:1 TO 2:1) Slope
Scale: NTS



METAL EDGING (AT TURF & LANDSCAPE BED)
Scale: 1 1/2" = 1'-0"

PLANTING PLAN (EXHIBIT D)
BROAD STREET MARKET PLACE
LOT 2 BLOCK 1
0.73 ACRES
BUREAU VERITAS SURVEY
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NO.	REVISIONS	DATE	BY

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 WWW.KIMLEY-HORN.COM TX F-928

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 Not for construction or permit purposes.
Kimley-Horn
 A L Y S A GAPINSKI
 P.L.A. No. 3547 Date: 8/29/2021

KHA PROJECT	268028001
DATE	AUGUST 2021
SCALE	AS SHOWN
DESIGNED BY	AWW
DRAWN BY	AWW
CHECKED BY	ALG

PLANTING DETAILS

ANDY'S FROZEN CUSTARD
 PREPARED FOR
PLAZA STREET FUND 206, LLC
 CITY OF MANSFIELD, TEXAS

SHEET NUMBER
LP 3.02

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK
1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.
B. PROTECTION OF EXISTING STRUCTURES
ALL EXISTING BUILDINGS, WALLS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR RE-AGED TO THE SATISFACTION OF THE OWNER.
C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP LINE OR THE SPRING OR GAS LINE, OR OTHER DESTRUCTIVE MATERIALS WITHIN THE DRIP LINE. NO MATERIALS SHALL BE BURIED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO AS TO BE MISSAPPLING OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
D. MATERIALS
1. GENERAL
SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY BEGIN.
MATERIALS SAMPLES
MULCH ONE (1) CUBIC FOOT
TOPSOIL ONE (1) CUBIC YARD
PLANTS ONE (1) OF EACH VARIETY
2. PLANT MATERIALS
A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ANTI-DAMPENED GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSEYMEN. ALL PLANTS SHALL BE FREE OF DISEASE, SOIL, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF BRUISES AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER, WHEREAS ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.
B. MEASUREMENTS, THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
C. INSPECTION, PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
E. TOPSOIL
1. ASTM D2026, NATURAL, FRAGILE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1 INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
2. SALVAGED OR EXISTING TOPSOIL, REUSE SUITABLE TOPSOIL, STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAR TOPSOIL OF ROOTS, PLANTS, SOIL, STONES, CLAY LUMPS, AND OTHER EXTRANEAS MATERIALS HARMFUL TO PLANT GROWTH.
3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES UP TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING BEDS.
4. IMPORTED TOPSOIL, SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP DO NOT OBTAIN FROM AGRICULTURAL LAND, BODIES, OR MARSHES.
6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.
7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.
8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
a. ORGANIC SOIL AMENDMENTS
1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAND/ST, OR OTHER BEDDING MATERIALS, FREE OF TOXIC SUBSTANCES, STONES, STOCKS, SOIL, WEEB, BIRDS, AND MATERIAL HARMFUL TO PLANT GROWTH.
2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
3. COMPOST: DECOMPOSED ORGANIC MATERIAL, INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HWY. MIXED WITH SOIL.
4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
6. WORM CASTINGS: EARTHWORMS.
b. INORGANIC SOIL AMENDMENTS
1. LIME: ASTM D282, CLASS 0 AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 85 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.
2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT SULFATE.
4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
5. SAND: CLEAN, WASHED, NATURAL, OR MANUFACTURED, FREE OF TOXIC MATERIALS.
c. PLANTING SOIL MIX
1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MIMICK MATERIALS OR APPROVED EQUAL.
2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL, MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTH, PER PLANTING DETAILS (12" MIN) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
2. SOODSEED AREA TOPSOIL
ALL SOO AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRAGILE, FERTILE, WITH 20% (MIN) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGSBRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 85% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL. (MIN) CONTAINER.

I. WATER
WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS AND/OR PIPING, ETC., IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
J. COMMERCIAL FERTILIZER
COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING 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 SPECIFICATIONS:
1. SHRUBS AND TREES - M-ORGANITE OR APPROVED EQUAL
2. ANNUALS AND BIENNIALS/COVERS - OSMA/COTTE/SIERRA BLEND 14-14-14
3. SOO - 8-8-4 FERTILIZER
IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.
K. MULCH
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
1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS. WATER AND FRESHEN AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRIPPING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTRIP" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (BBB) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS 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.
3. PLANTS MARKED "DIR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.
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.
5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
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 A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THE STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.
N. COLLECTED STOCK
WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZE OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.
O. NATIVE STOCK
PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.
P. MATERIALS LIST
QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
Q. FINE GRADING
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 LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOO AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. 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.
R. PLANTING PROCEDURES
1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER, ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH CONDITIONS BENEATH THE SOIL, WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MARK AND PROTECT EXISTING UTILITIES.
3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMELOCK AND LIMELOCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN OFF-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMELOCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT 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 SITE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED FROM ABOVE AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL 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.
6. 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 (26). UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE. PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMS AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLOUSED INTO PLACE WITH A SLOW, FINE HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER SETTING BY SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "SET STOCK" 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 PIT 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 1 GAL. PLANT
- FOUR (4) TABLETS PER 1 GAL. PLANT
- LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER
10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMING.
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, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUSKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.
13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. TELL INTO TOP 4" OF THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO HAVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.
15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.
16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

S. LAWN SOODING
1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SOODING COMPLETE. IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SOODING SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SOODING
A. THE CONTRACTOR SHALL SOO ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
B. THE SOO 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.
C. SOO PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SOODED LAWN AREA. SOO SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS. PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOO LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOO PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOO, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOO AND THOROUGHLY WATERED IN.
D. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOO PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOO SHALL BE STACKED SO AS NOT TO BE DAMAGED BY OVERTIGHT OR EXCESSIVE HEAT AND MOISTURE.
5. SEEDING
A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE. FURNISH TO OWNER DETAILED GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.
B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED. SEED MIXTURES VARY BY REGION AND SEASON. SEED SHALL COMPLY WITH STATE GO AND LOCAL SOIL 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 PROCEDURES TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND TACKIFIER, BONDED FIBER MAT, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSION POTENTIAL OF THE AREA.
F. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 6 POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY BASED ON VARIETY AND/OR SPECIES. CULTI-PACKER OR APPROVED SIMILAR EQUIPMENT MAY BE USED TO COVER SEED AND TO FORM SEEDS IN ONE OPERATION. IN AREAS INACCESSIBLE TO CULTI-PACKER, LIGHTLY HAVE SEEDS GROUND WITH FLEXIBLE RAKES AND ROLL WITH WATER BALLAST ROLLER. AFTER ROLLING, MULCH WITH STRAW MULCH AT THE RATE OF 2 TONS PER ACRE.
G. SURFACE LAYER OF SOIL FOR SEEDS AREAS SHALL BE KEPT MOIST DURING GERMINATION PERIOD. WATER SEEDS AREAS TWICE FIRST WEEK TO MINIMUM DEPTH OF 6 INCHES WITH FINE SPRAY AND ONCE PER WEEK THEREAFTER AS NECESSARY TO EQUIVALENT NATURAL RAIN TO EQUIVALENT OF 1/2 INCHES DEPTH.
H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN ORDER TO GET ALL SEEDS AREAS ESTABLISHED AS INTENDED.
6. LAWN MAINTENANCE
A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRED SOODING SHALL BE ACCORDING AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY/COUNTY PROTOCOL, IF ANY ARE IN PLACE.
U. PLANT MATERIAL MAINTENANCE
ALL PLANTS AND PLANTING INCLUDING UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS SUCH AS RE-STAKING OR REPAIRING OR 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 SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.
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.
W. GUARANTEE
1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL, INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOO) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, 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 REPAIRER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.
X. FINAL INSPECTION AND ACCEPTANCE OF WORK
FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

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:
KIMAZA STREET FUND 206
2400 W 75TH ST, SUITE 220
FORT WORTH, TEXAS 76102
TEL: 469-476-3191
CONTACT: HALEY VAUGHN
DATE PREPARED: 06/29/2021
LANDSCAPE ARCHITECT:
KIMLEY-HORN & ASSOCIATES
801 CHERY STREET, UNIT 111, SUITE 1300
FORT WORTH, TEXAS 76102
TEL: 469-287-5385
CONTACT: ALYSA GARPINSKI, PLA

Table with 2 columns: No., REVISIONS, DATE, BY.

Kimley-Horn logo and contact information: 13465 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240. PHONE: 972-770-1300 FAX: 972-239-3620. WWW.KIMLEY-HORN.COM TX F-928

FOR REVIEW ONLY Not for construction or permit purposes. Kimley-Horn logo and P.L.A. ALYSA GARPINSKI, L.A. No. 3547 Date: 8/29/21

Table with 2 columns: KHA PROJECT, DATE, SCALE, AS SHOWN, DESIGNED BY, DRAWN BY, CHECKED BY. Values include 268028001, AUGUST 2021, and names VAUGHN, VAUGHN, VAUGHN.

ANDY'S FROZEN CUSTARD PREPARED FOR PLAZA STREET FUND 206, LLC CITY OF MANSFIELD TEXAS SHEET NUMBER LP 3.03

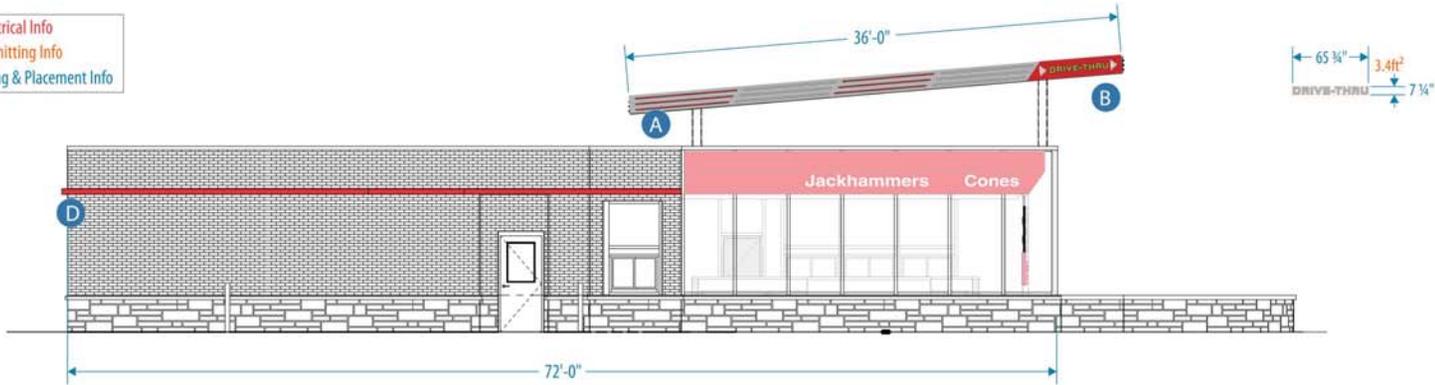
PINNACLE SIGN
GROUP
VISUAL BRANDING THAT MAKES A DIFFERENCE



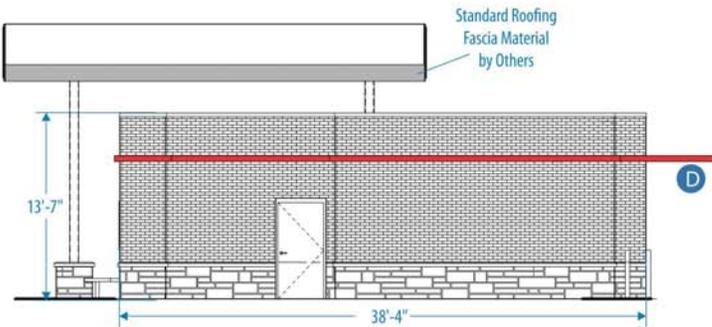
EXHIBIT E -ZC#21-012
PAGE 1 OF 16
MANSFIELD, TX

SOUTHWEST ELEVATION / SCALE: 1" = 9'

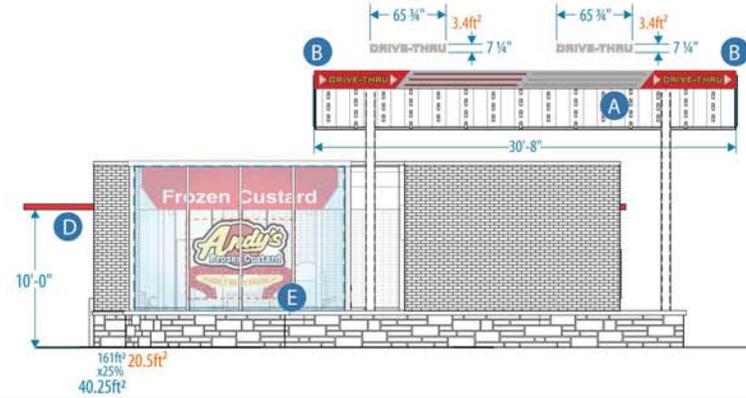
- Electrical Info
- Permitting Info
- Sizing & Placement Info



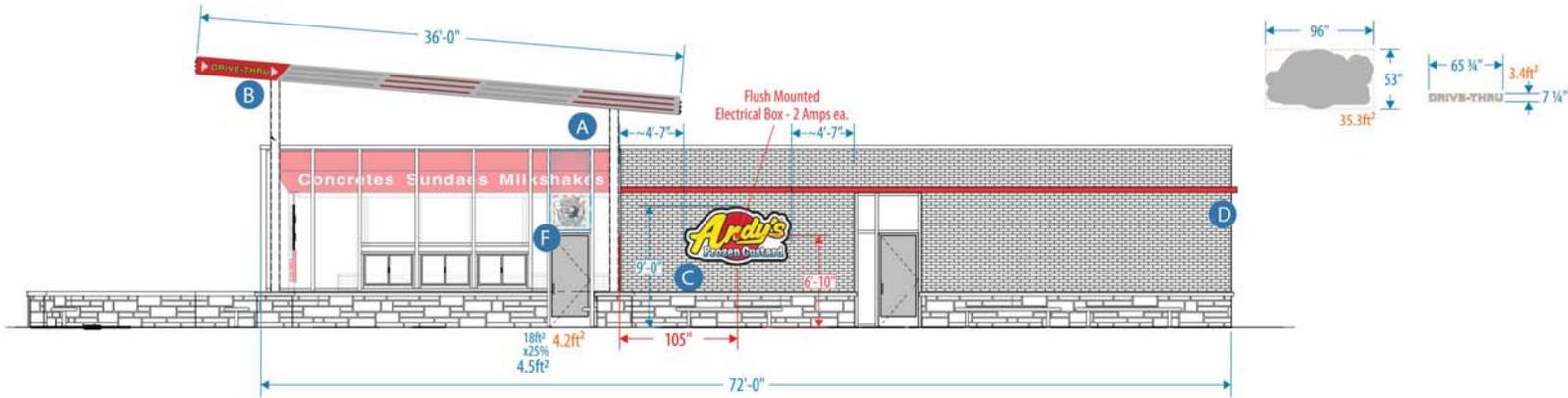
NORTHWEST ELEVATION / SCALE: 1" = 9'



SOUTHEAST ELEVATION / SCALE: 1" = 9'



NORTHEAST ELEVATION / SCALE: 1" = 9'



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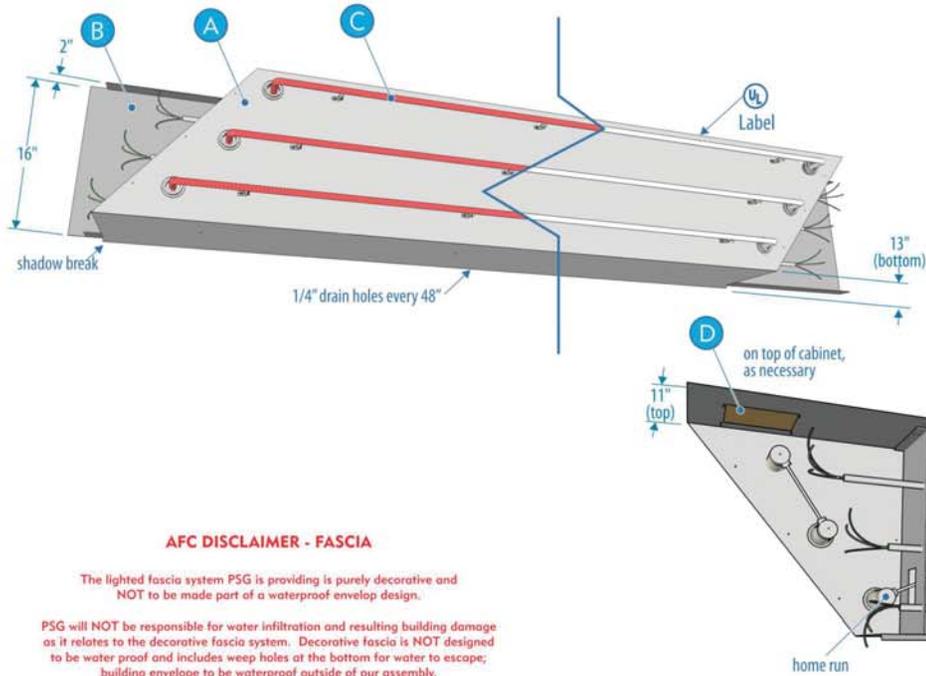
ANDY'S FROZEN CUSTARD

CUSTOMER	
0712-21-SITE-1	AS SHOWN
DRAWING NUMBER	ELEVATION
07.12.21	
DATE REVISED	
BUDDY HINDS	TIM SWAIM
DESIGNER	PROJECT MANAGER
MANSFIELD, TX	
LOCATION	
SCOPE OF WORK	

- ▶ Exterior Signage
 - A Neon Illuminated Fascia (AFC-STND-FASC-1)
 - B Neon Illuminated Corner Fascia Cabinets (AFC-STND-FASC-2)
 - C Pan Embossed Wall Logo (0712-21-EWAL-1)
 - D LED Illuminated Reverse Channel Accent Lighting (1201-20-SPEC-1)
- ▶ Window Signage
 - E Hanging Neon Andy's Window Sign (0712-21-IWAL-1)
 - F Neon "Sprecher" Sign (AFC-STND-IWAL-3)

ANDY'S FROZEN CUSTARD/LOCATION: TEXAS 3121 E. BROAD STREET, MANSFIELD, TX 76063 (ART RENDERINGS)

1 Exploded View - scale: NTS



ELECTRICAL REQUIREMENTS
120V x (5) SEPARATE RUNS FOR 3-POINT ANIMATION

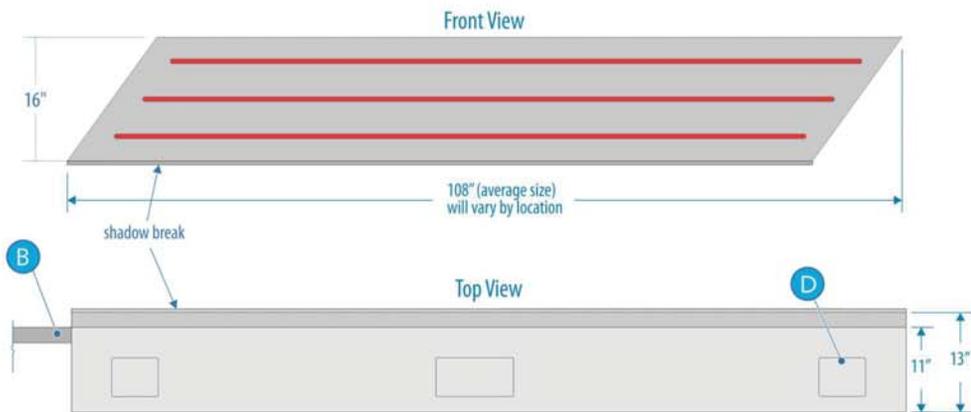
ELECTRICAL REQUIREMENTS
ARCHITECT SHALL COORDINATE ALL FLASHING DETAILS TO PROVIDE WEATHER TIGHT SEAL BETWEEN NEON FASCIA AND ROOF SYSTEM

AFC DISCLAIMER - FASCIA

The lighted fascia system PSG is providing is purely decorative and NOT to be made part of a waterproof envelop design.

PSG will NOT be responsible for water infiltration and resulting building damage as it relates to the decorative fascia system. Decorative fascia is NOT designed to be water proof and includes weep holes at the bottom for water to escape; building envelope to be waterproof outside of our assembly.

2 Orthographic Views: scale: 3/4" = 1'



3 Example Views: scale: NTS



ANDY'S FROZEN CUSTARD

CUSTOMER: ANDY'S FROZEN CUSTARD
DRAWING NUMBER: AFC-STND-FASC-1
ELEVATION: AS SHOWN

DATE REVISED: 03.06.20

DESIGNER: BUDDY HINDS
PROJECT MANAGER: TIM SWAIM

ALL LOCATION:

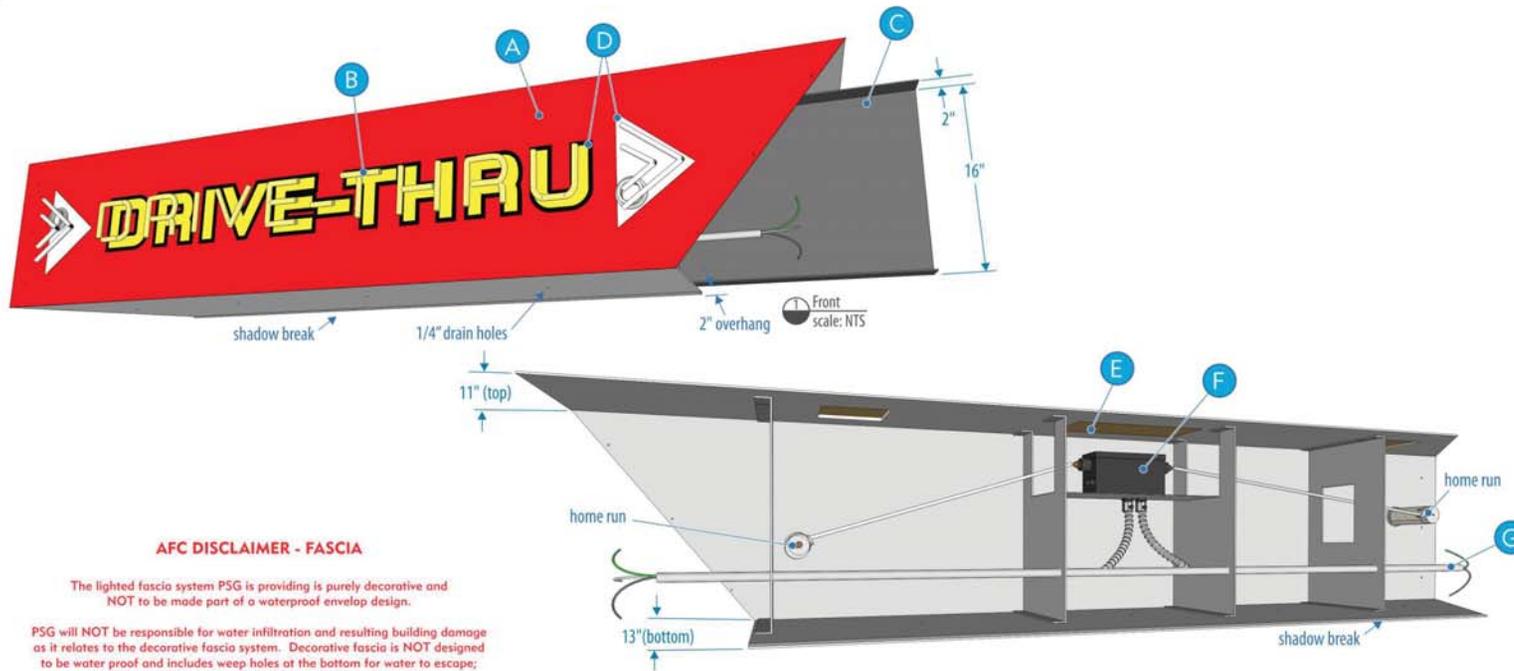
- SCOPE OF WORK
- A .040 Polished Aluminum Face
 - Finish - Bright Clear Anodized Aluminum
 - B .063 Aluminum Backpan
 - C Neon Illuminated Glass Tubes w/ Tube Supports
 - Clear Red 12mm Neon
 - Snow White 12mm Neon
 - D Access Panel
 - E Transformer
 - F 3/8" Flexible M/C Tube

ATTACHMENT METHOD



UL EXHIBIT E -ZC#21-012
PAGE 3 OF 16

1 Exploded View - scale: NTS

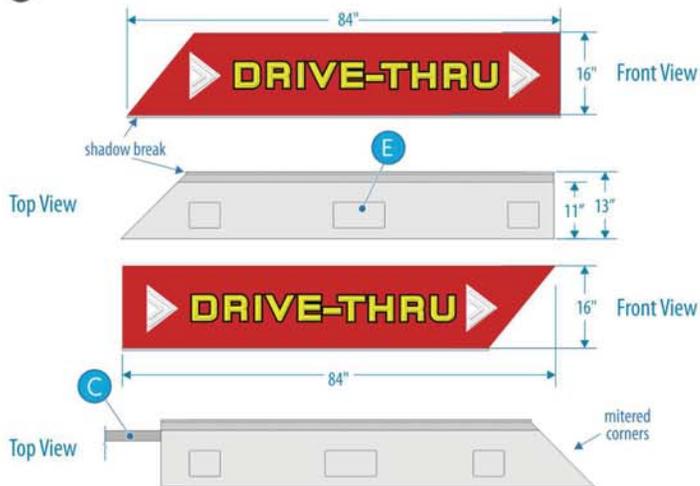


AFC DISCLAIMER - FASCIA

The lighted fascia system PSG is providing is purely decorative and NOT to be made part of a waterproof envelop design.

PSG will NOT be responsible for water infiltration and resulting building damage as it relates to the decorative fascia system. Decorative fascia is NOT designed to be water proof and includes weep holes at the bottom for water to escape; building envelope to be waterproof outside of our assembly.

2 Orthographic Views - scale: 1/2"=1'



3 Example View - scale: NTS



ANDY'S FROZEN CUSTARD

CUSTOMER
AFC-STND-FASC-2 AS SHOWN
 DRAWING NUMBER ELEVATION

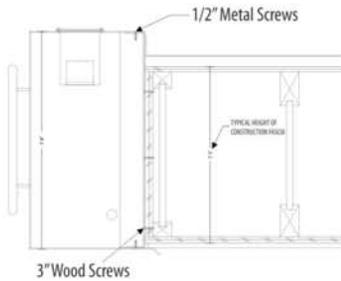
03.06.20
 DATE REVISED

BUDDY HINDS **TIM SWAIM**
 DESIGNER PROJECT MANAGER

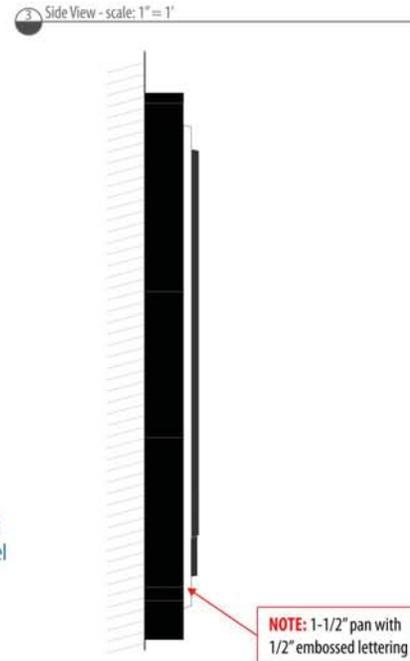
ALL
 LOCATION

- SCOPE OF WORK
- A Painted .040 Aluminum Face
 - Pale - To Match PMS 186 (Glass)
 - B Neon Illuminated Glass Tubes w/ Tube Supports
 - Clear Red 12mm Neon
 - Bright Yellow 12mm Neon
 - C .063 Aluminum Backpan
 - D Cut Vinyl Applied to Face
 - Vinyl - 3M Black (Opaque)
 - Vinyl - 3M White (Opaque)
 - Vinyl - Oracal Yellow (Opaque)
 - E Access Panel
 - F Transformer
 - G 3/8" Flexible M/C Tube

ATTACHMENT METHOD



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ANDY'S FROZEN CUSTARD

CUSTOMER	
0712-21-EWAL-1	AS SHOWN
DRAWING NUMBER ELEVATION	
DATE REVISED	
07.12.21	
DESIGNER	
BUDDY HINDS	TIM SWAIM
PROJECT MANAGER	

MANSFIELD, TX

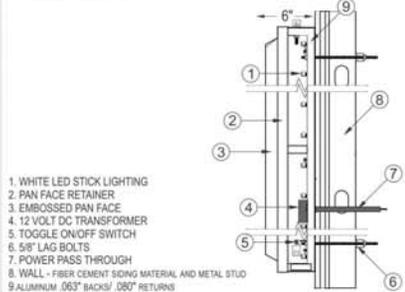
LOCATION

SCOPE OF WORK

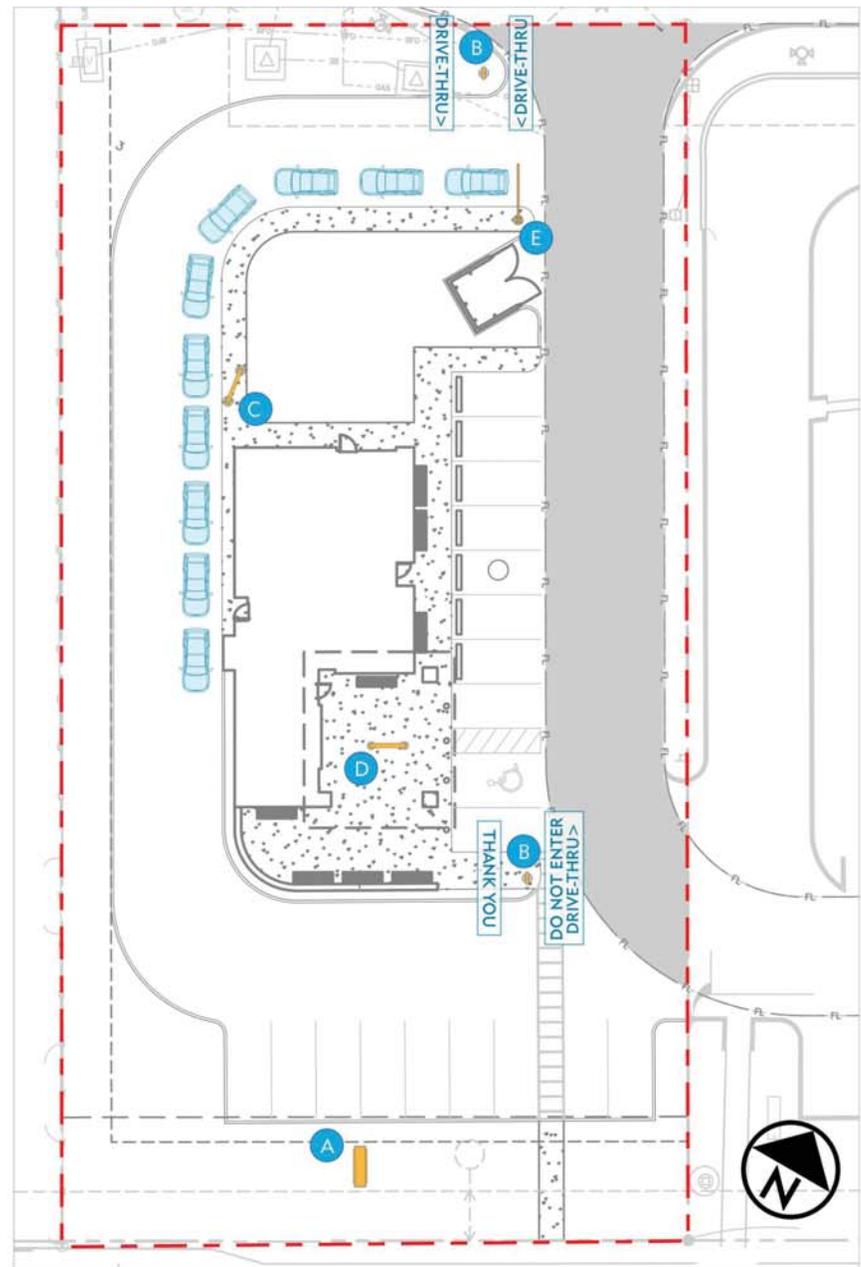
Internally Illuminated Panfaced Wall Sign

- A Internally LED Illuminated Cantour Cabinet
 - Paint - Black
- B Multi-Level Embossed Pan Face (Gloss); Back Spray-Painted (2nd Surface)
 - See Logo Chart for Color Specs.
- C Mounted Flush

ATTACHMENT METHOD



- A** **MONUMENT (0712-21-MONU-1)**
Masonry Structure; Illuminated Pan-Face Logo; Changeable Copy Board; Address Number FCOs
- B** **DIRECTIONAL SIGN (0712-21-DIRE-1)**
3' Height; 2-Sided Illuminated Directional
- C** **1-SIDED MENU BOARD (AFC-STND-MENU-1-SS)**
3 Over 3 Panel Standard Menu; "Order at Window" Sign Panel w/ Bracket; Located at Drive-Thru
- D** **2-SIDED MENU BOARD (AFC-STND-MENU-1-DS)**
3 Over 3 Panel Standard Menu; Located at Patio
- E** **CLEARANCE SIGN (AFC-STND-BAR-1)**
9' Clearance Standard Clearance Bar; "No Trailers" Sign Panel



ANDY'S FROZEN CUSTARD
CUSTOMER

0712-21-SITE-1 **AS SHOWN**
DRAWING NUMBER ELEVATION

07.12.21
DATE REVISED

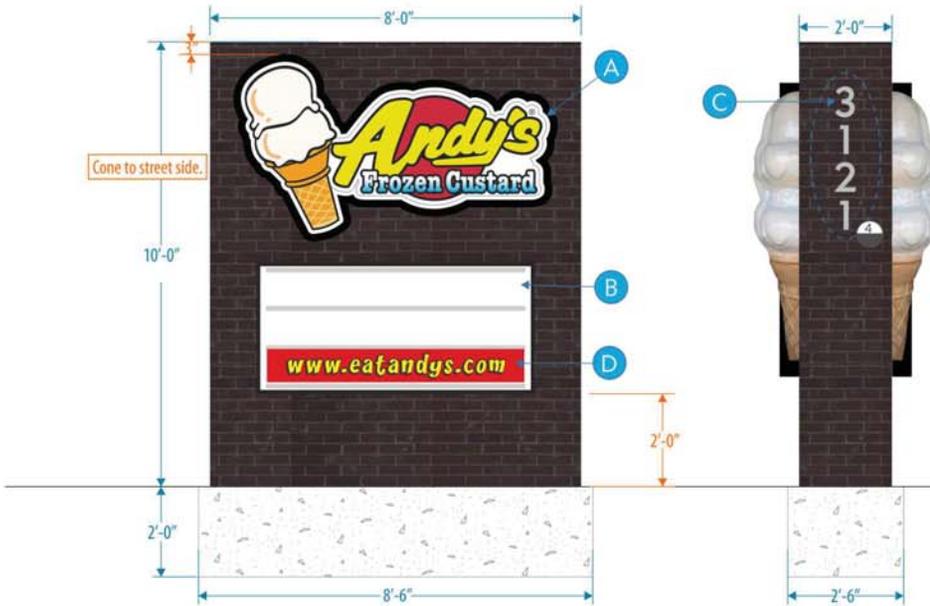
BUDDY HINDS **TIM SWAIM**
DESIGNER PROJECT MANAGER

MANSFIELD, TX
LOCATION

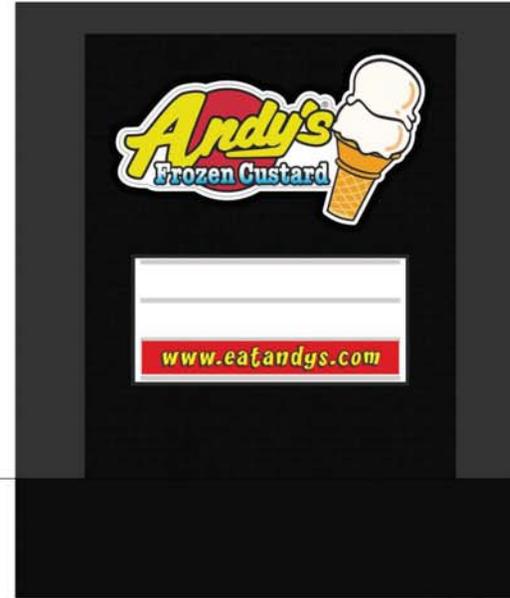
SIGN SCHEDULE	QUANTITY
A 2-Sided Monument (0712-21-MONU-1)	1
B 2-Sided Illuminated Directional (AFC-STND-DIRE-1)	2
C 1-Sided Menu Board (AFC-STND-MENU-1-SS)	1
D 2-Sided Menu Board (AFC-STND-MENU-1-DS)	1
E Clearance Bar (AFC-STND-BAR-1)	1

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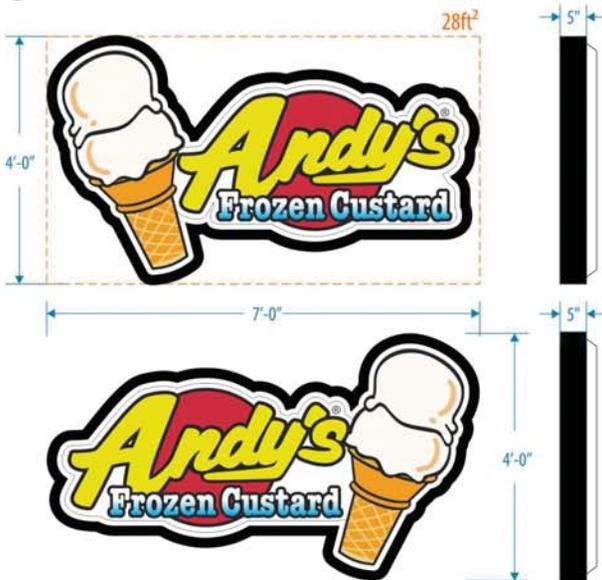
1 Orthographic Views- scale: 3/8"=1'



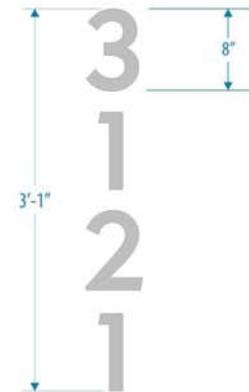
2 Illuminated View- scale: 3/8"=1'



3 Element Details- scale: 1/2"=1'



4 FCO Address- scale: 1"=1'



ANDY'S FROZEN CUSTARD

CUSTOMER
0712-21-MONU-1 AS SHOWN
DRAWING NUMBER ELEVATION

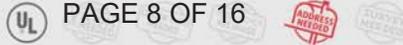
07.12.21
DATE REVISED

BUDDY HINDS TIM SWAIM
DESIGNER PROJECT MANAGER

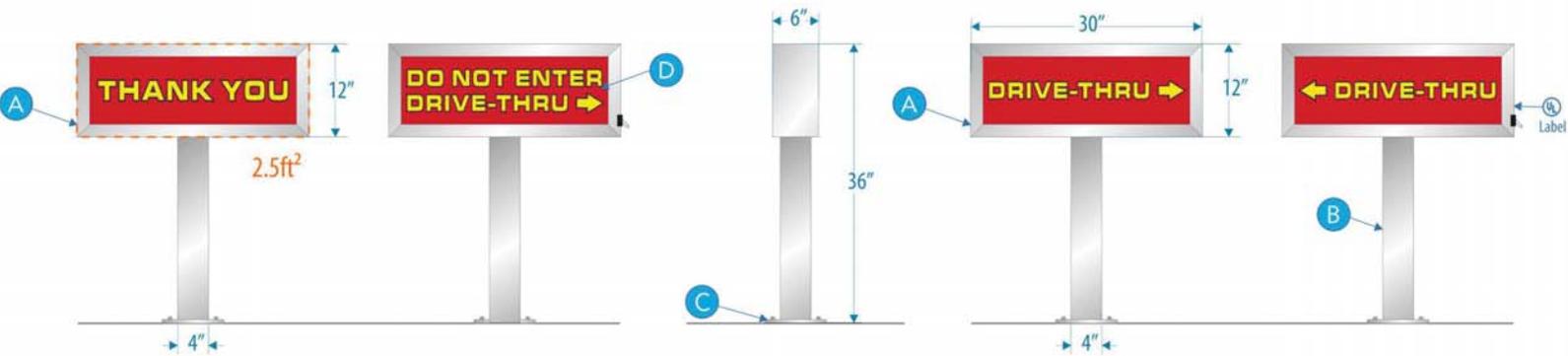
MANSFIELD, TX
LOCATION

SCOPE OF WORK
2-Sided Monument w/ Half Cone

- A LED Illuminated Contoured Aluminum Cabinet with Pan Embossed Backspray Painted Face
 - Black
 - See Logo Chart for Color Specs
- B Flush Mounted 1-Sided LED Illuminated Cabinets
 - Flat Face with 3 Line Letter Face,
 - 2 Thumb Screw Latches per Retainer (4 Total) and Vandal Cover
 - Black
- C Painted 1/4" Aluminum FCO Address; Stud Mounted Flush to Monument Face
 - Silver
- D Changeable Copy Panel to Slide In and Out
 - Digital Print
- E Qty. 2-100 pc. 8 on 9 Std Cond. Font Letters; Qty. 1-50 pc. 8 on 9 Std Cond. Font Punctuation Set
- F Changeable Copy Letter Storage Cabinet



ORTHOGRAPHIC VIEWS SCALE: 3/4" = 1'



ACRYLIC FACES SCALE: 1:6



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ANDY'S FROZEN CUSTARD
CUSTOMER

0712-21-DIRE-1 AS SHOWN
DRAWING NUMBER ELEVATION

07.12.21
DATE REVISED

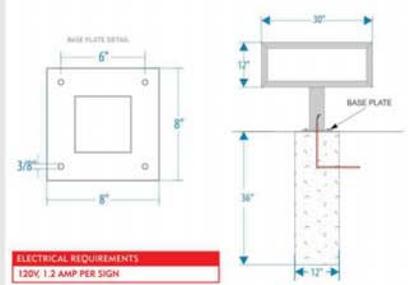
BUDDY HINDS **TIM SWAIM**
DESIGNER PROJECT MANAGER

MANSFIELD, TX
LOCATION

SCOPE OF WORK
2-Sided Internally Illuminated Directional

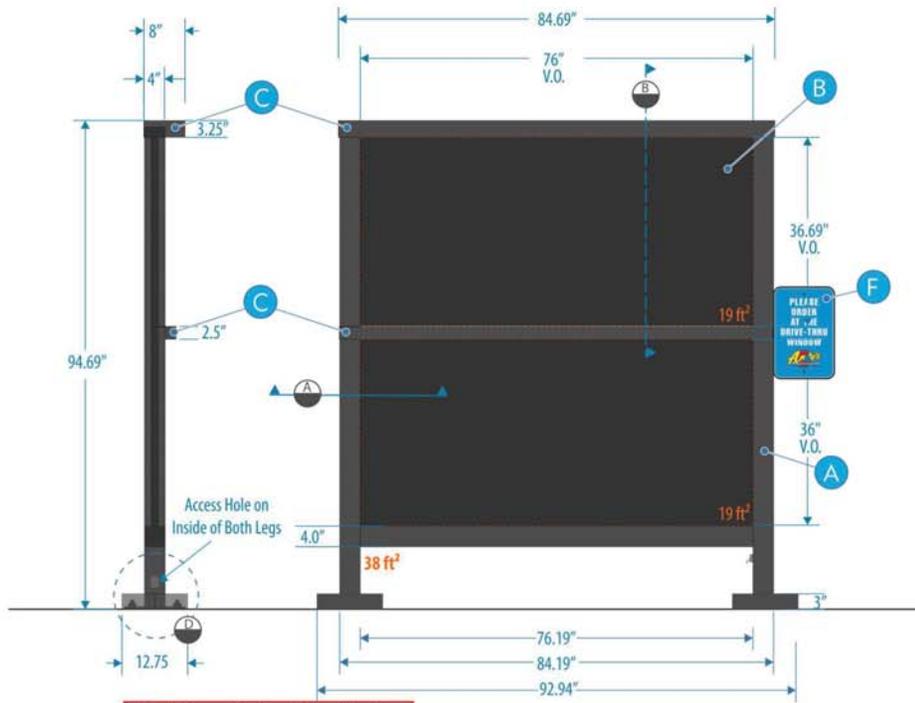
- A** Aluminum Extruded Cabinet
 - Paint - MP LV5953 Super Sparkle Silver (Satin)
- B** 4" Aluminum Square Post
 - Paint - MP LV5953 Super Sparkle Silver (Satin)
- C** 1/4" Aluminum Mounting Bracket
 - Paint - MP LV5953 Super Sparkle Silver (Satin)
- D** Clear Acrylic w/ Printed Vinyl Graphics
 - 1st Layer Vinyl - Digital Print on Clear Applied to 1st Surface
 - 2nd Layer Vinyl - Digital Print on Translucent Applied to 1st Surface

ATTACHMENT METHOD



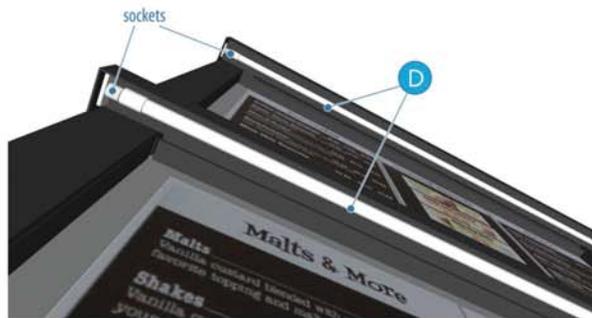
UL EXHIBIT E -ZC#21-012
PAGE 9 OF 16

Orthographic Views - scale: 1/2"=1'

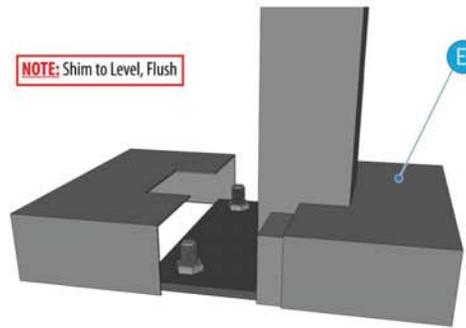


NOTE: No Exposed Fasteners in Steel Panel Faces

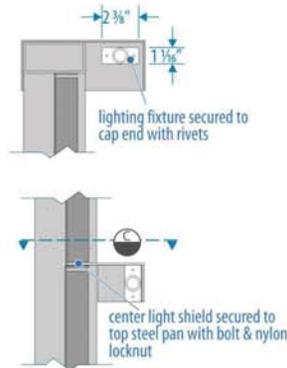
A Lighting - scale: NTS



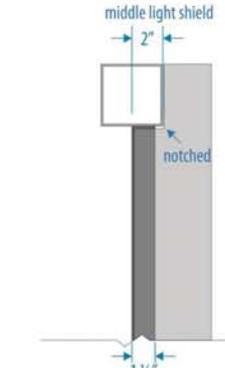
D Baseplate Cover - scale: NTS



B Cross-section views scale: 1-1/2"=1'



C Cross-section views scale: 1-1/2"=1'



4 Typical Drive Thru - scale: NTS



ANDY'S FROZEN CUSTARD - MASTER

CUSTOMER: ANDY'S FROZEN CUSTARD
DRAWING NUMBER: AFC-STND-MENU-1-SS
AS SHOWN ELEVATION

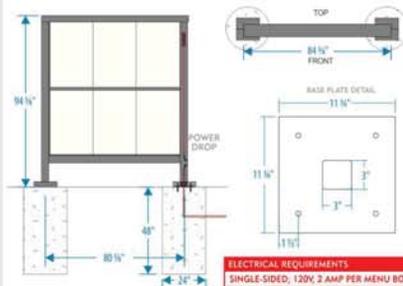
DATE REVISED: 03.12.20

DESIGNER: BUDDY HINDS
PROJECT MANAGER: TIM SWAIM

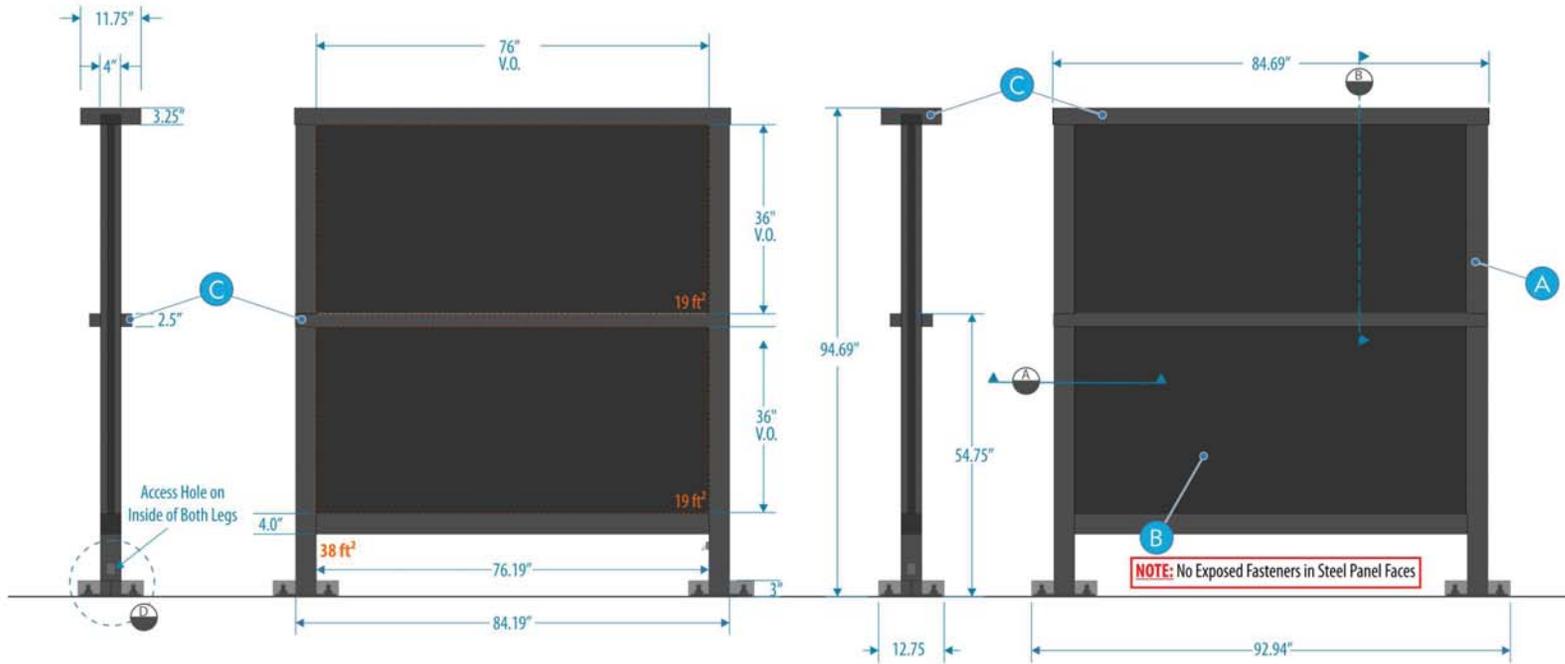
ALL LOCATION: ANDY'S FROZEN CUSTARD
SCOPE OF WORK: 1-Sided Internally Illuminated Menu

- A Painted 4" Aluminum Tube Frame
 - Paint - Black (Satin)
- B Painted Steel Pan Magnet Backer
 - Paint - Black (Satin)
- C Fabricated Aluminum Light Shield
- D LED Tube Lighting
- E Bolt Covers Pointed to Match
- F .080 Aluminum "Drive Thru" Sign
- G Painted .080 Aluminum Bracket
 - Paint - Black (Satin)

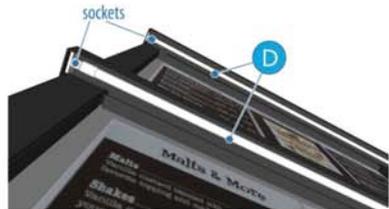
ATTACHMENT METHOD



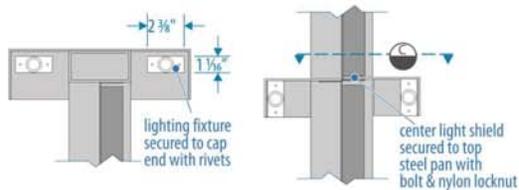
Orthographic Views - scale: 1/2"=1'



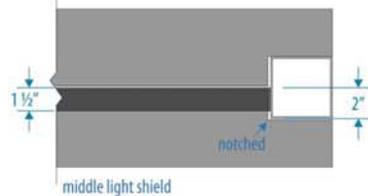
A Lighting - scale: NTS



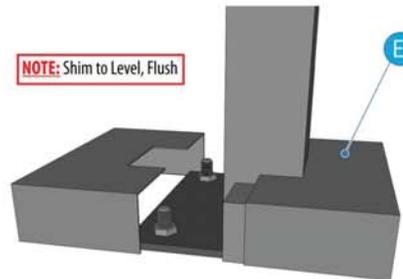
B Cross-section views scale: 1-1/2"=1'



C Cross-section views scale: 1-1/2"=1'



D Baseplate Cover - scale: NTS



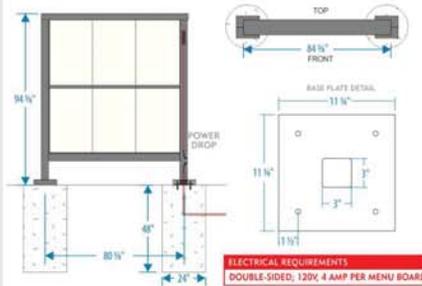
ANDY'S FROZEN CUSTARD - MASTER

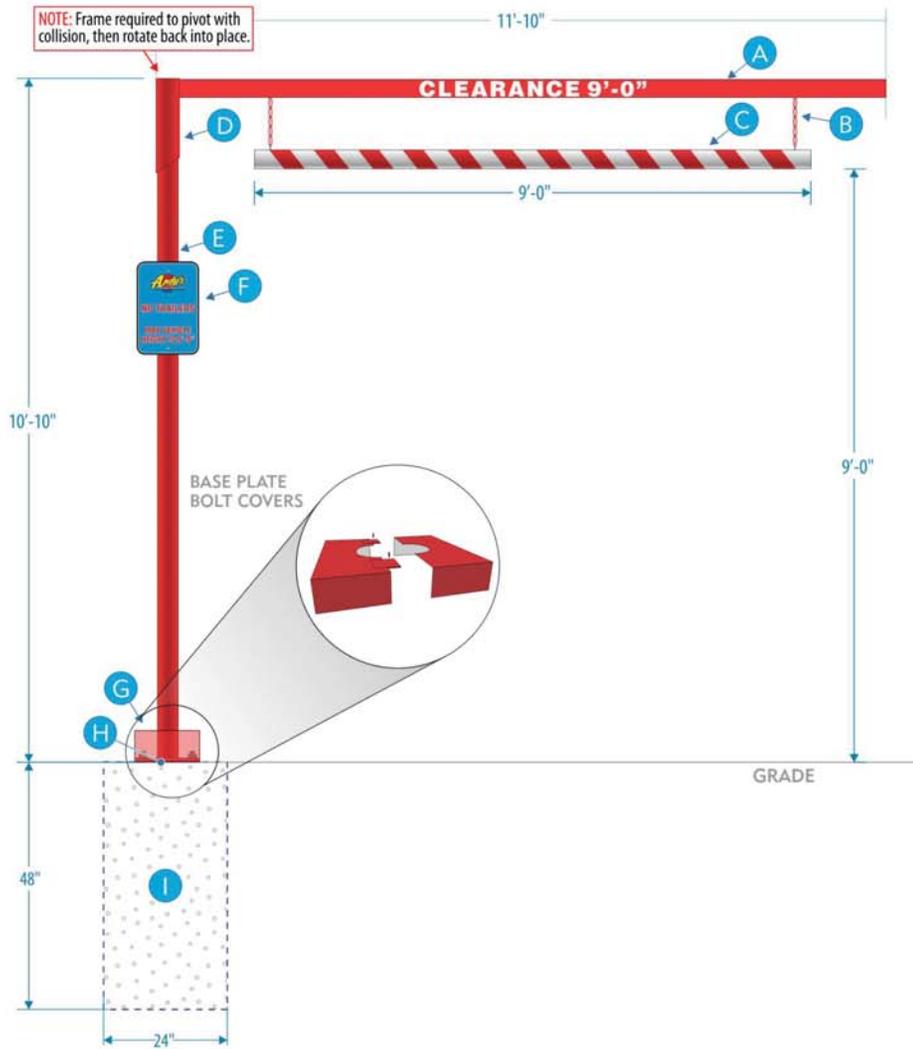
CUSTOMER	
AFC-STND-MENU-1-DS	AS SHOWN
DRAWING NUMBER ELEVATION	
03.12.20	
DATE REVISED	
BUDDY HINDS	TIM SWAIM
DESIGNER	PROJECT MANAGER

ALL
LOCATION
SCOPE OF WORK
2-Sided Internally Illuminated Menu

- A** Painted 4" Aluminum Tube Frame
 - Paint - Black (Satin)
- B** Painted Steel Pan Magnet Backer
 - Paint - Black (Satin)
- C** Fabricated Aluminum Light Shield
- D** LED Tube Lighting
- E** Bolt Covers Painted to Match

ATTACHMENT METHOD





2 Post Sign- scale: 1 1/2"=1'



3 Example - scale: NTS



ANDY'S FROZEN CUSTARD

CUSTOMER: ANDY'S FROZEN CUSTARD
 AFC-STND-BAR-1 AS SHOWN
 DRAWING NUMBER: AFC-STND-BAR-1
 ELEVATION: AS SHOWN

11.05.19
 DATE REVISED

BUDDY HINDS TIM SWAIM
 DESIGNER PROJECT MANAGER

ALL
 LOCATION

- SCOPE OF WORK
- A Painted 3.5" Square Tube with White Reflective Vinyl Applied to Both Sides
 - Paint - PMS 186 Red
 - Vinyl - 3M 680cr
 - B Hanging Metal Chain
 - Paint - PMS 186 Red
 - C Painted 4.5" PVC Pipe with White Reflective Vinyl Applied
 - Paint - PMS 186 Red
 - Vinyl - 3M 680cr
 - D Painted 4.5" Steel Pipe
 - Paint - PMS 186 Red
 - E Painted 4" Steel Pipe
 - Paint - PMS 186 Red
 - F Digital Printed .080 Aluminum Sign; Fastened with Adjustable Hose Clamp Brackets
 - Digital Print Graphics
 - G Painted Bolt Head Cover
 - Paint - PMS 186 Red
 - H 12" Base Plate w/ Wedge Anchors into Concrete
 - I 24" x 48" Round Pier Footing

ATTACHMENT METHOD

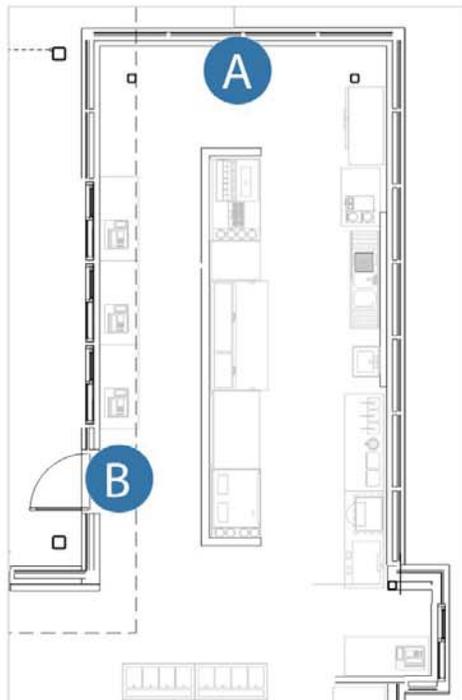
IWAL-1 PLACEMENT SCALE: 1:60



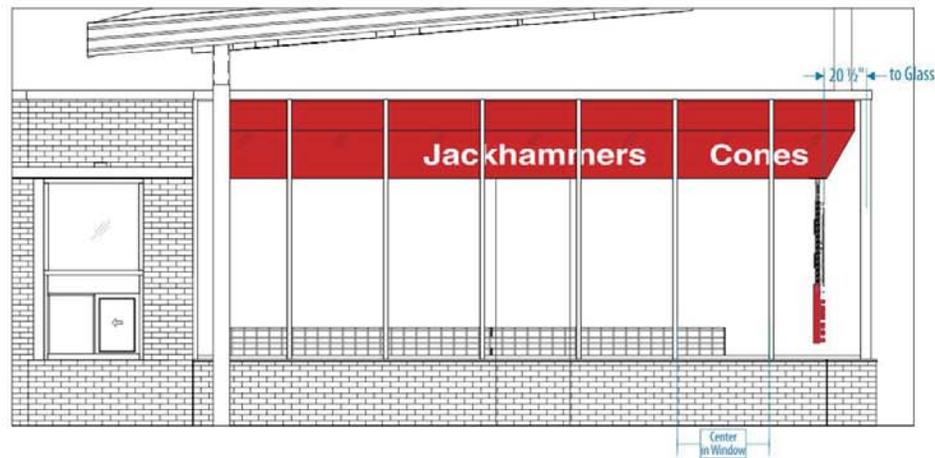
IWAL-3 PLACEMENT SCALE: 1:60



INTERIOR SITE SCALE: NTS



IWAL-2 PLACEMENT SCALE: 1:60



ANDY'S FROZEN CUSTARD

CUSTOMER:
0712-21-INT-1 AS SHOWN
DRAWING NUMBER ELEVATION

07.12.21
DATE REVISED

BUDDY HINDS TIM SWAIM
DESIGNER PROJECT MANAGER

MANSFIELD, TX
LOCATION

SCOPE OF WORK

- ▲ Hanging Neon "Vegas" Sign (0712-21-IWAL-1)
- ▲ Neon Sprecher Window Sign (AFC-STND-IWAL-3)

Renderings Typical
Pending Architectural Drawings

ATTACHMENT METHOD

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ANDY'S FROZEN CUSTARD LOCATION: TEXAS 3121 E. BROAD STREET, MANSFIELD, TX 76063 ART RENDERINGS

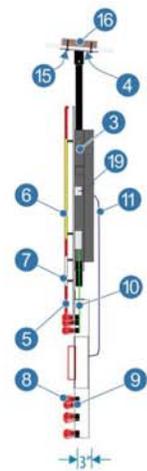
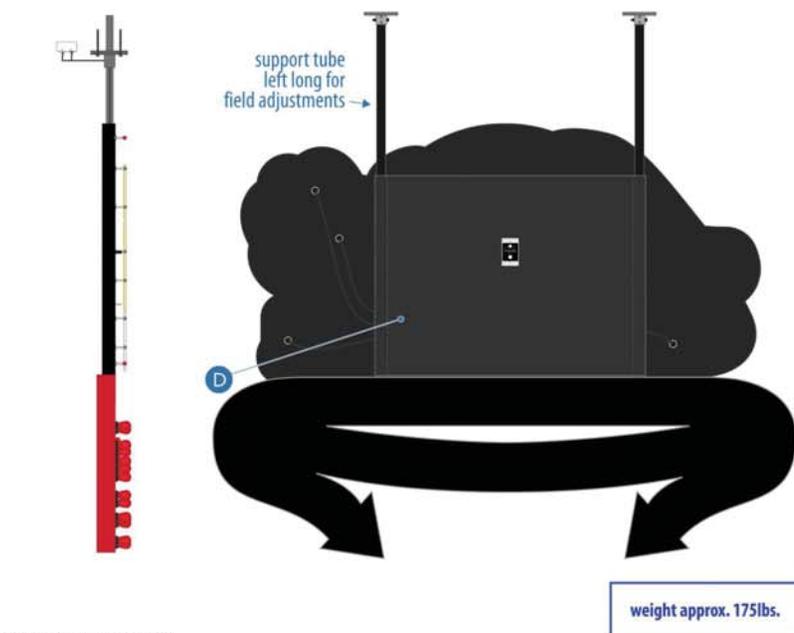
1 Orthographic Views - scale: 1:20



2 Placement - scale: NTS



4 Detail Breakout - scale: NTS



1. 1/8" aluminum
2. 1-1/2" (1/8") Al tube
3. 2" (1/8") Al tube
4. 1/4" aluminum plate
5. red neon
6. yellow neon
7. white neon
8. transparent red LED flashing bulbs
9. standard medium (E26) base
10. low voltage wiring
11. neon wiring
12. push thru with applied vinyl
13. 2" aluminum angle
14. 1/4" bolts/washers/lock-nut
15. 1/4" lag screw
16. 3/4" Plywood Blocking (by GC)
17. electric cord
18. electric box (by GC)
19. hat-channel cover for electric

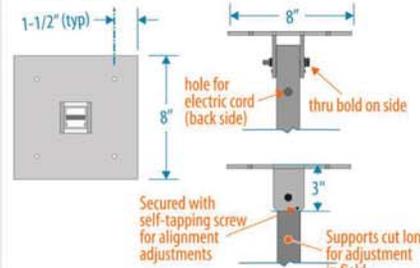
ANDY'S FROZEN CUSTARD

CUSTOMER	
0712-21-IWAL-1	AS SHOWN
DRAWING NUMBER	ELEVATION
07.12.21	
DATE REVISED	
BUDDY HINDS	TIM SWAIM
DESIGNER	PROJECT MANAGER
MANSFIELD, TX	
LOCATION	

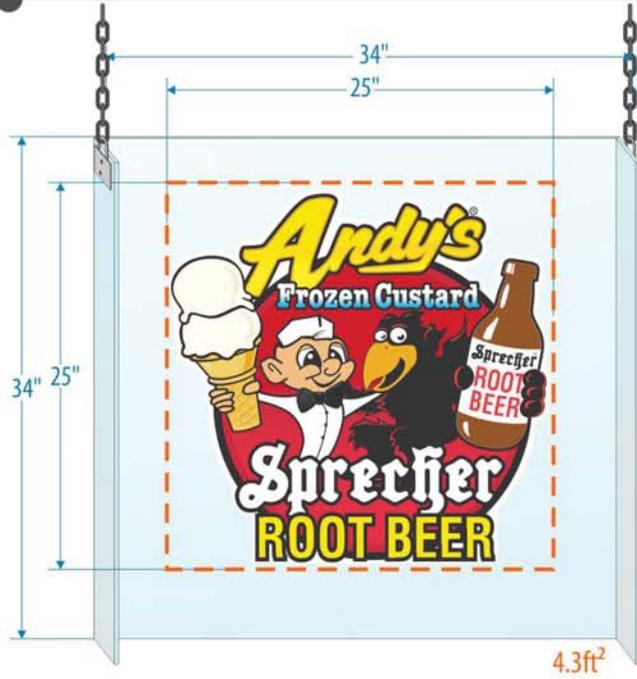
SCOPE OF WORK

- A** Hanging Painted Backsplash with Vinyl Graphics
 - See Logo Chart for Color Specs
- B** Neon Lighted Letter and Outline
 - Clear Bright Yellow 12mm Neon
 - Clear Red 12mm Neon
 - Snow White 10mm Neon
- C** Painted Enclosed Wireway with Bulb Bases, LED Lighted Blinky Bulbs with 3 on 1 Off 4-Point Animated Sequence from Center Out
 - PMS 186 (Gloss)
 - Red LED Bulbs
- D** Exposed Back Mounted Transformers with All Back Hardware and GTOs Painted Black
 - Black (Gloss)
- E** Static Lighting Option when Regulated
- F** 1" Push Thru
 - Cardinal Red 3M Translucent Vinyl on face
 - White Translucent Vinyl on back
 - Red GE Tetra Max LEDs

ATTACHMENT METHOD



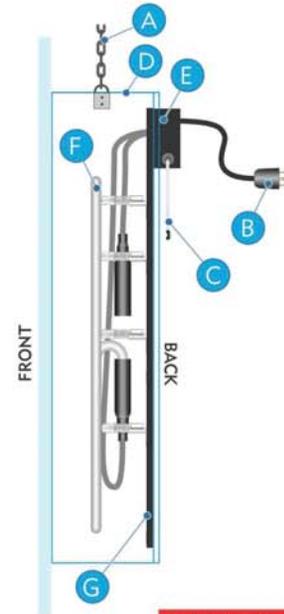
1 Elevation - scale: 1 1/2" = 1'



3 Example - scale: NTS

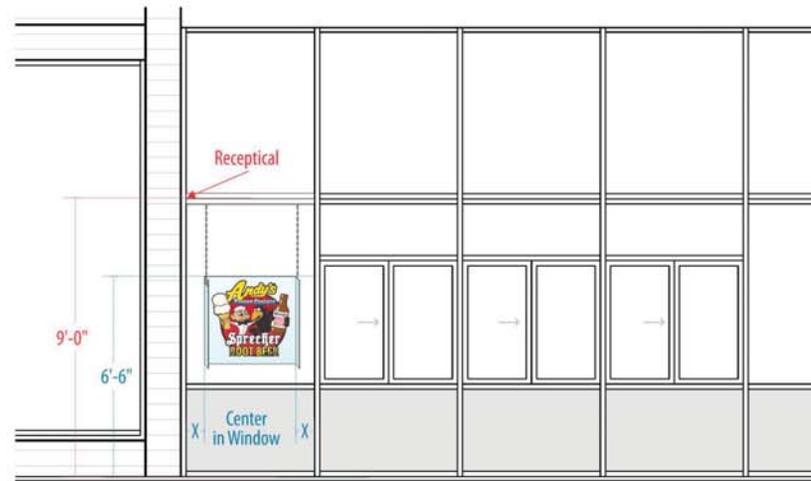


2 Component Detail - scale: NTS



ELECTRICAL REQUIREMENTS
120V, 3 AMPS PER SIGN TO OUTLET 108" AFF

4 Typical Placement - scale: 1/4" = 1'



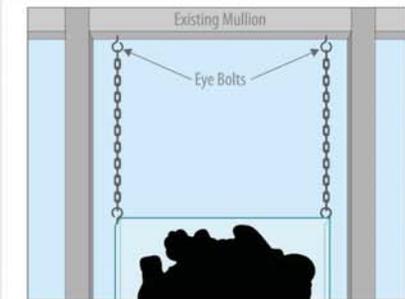
* Placement is Typical See INT-1 for Site Specific Info

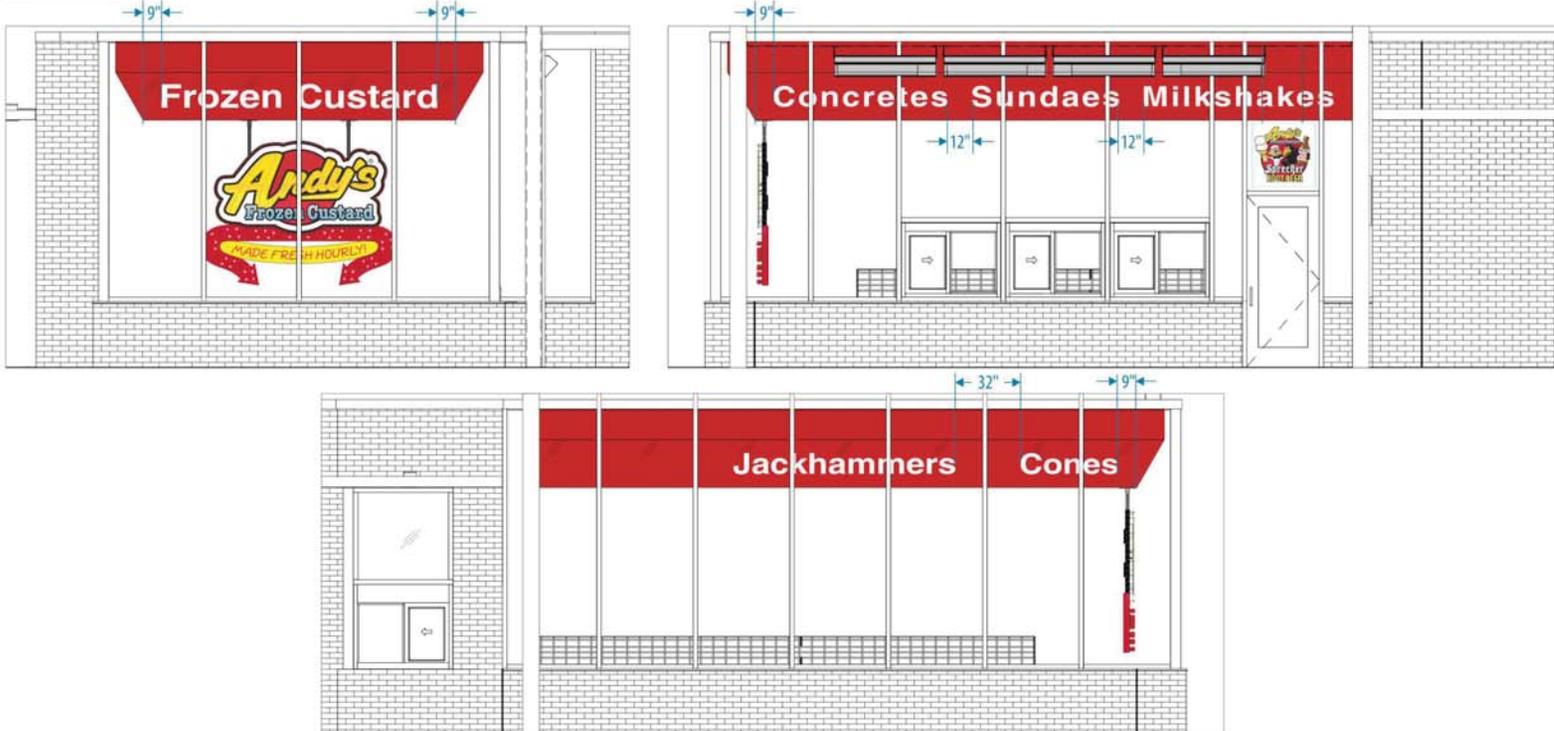
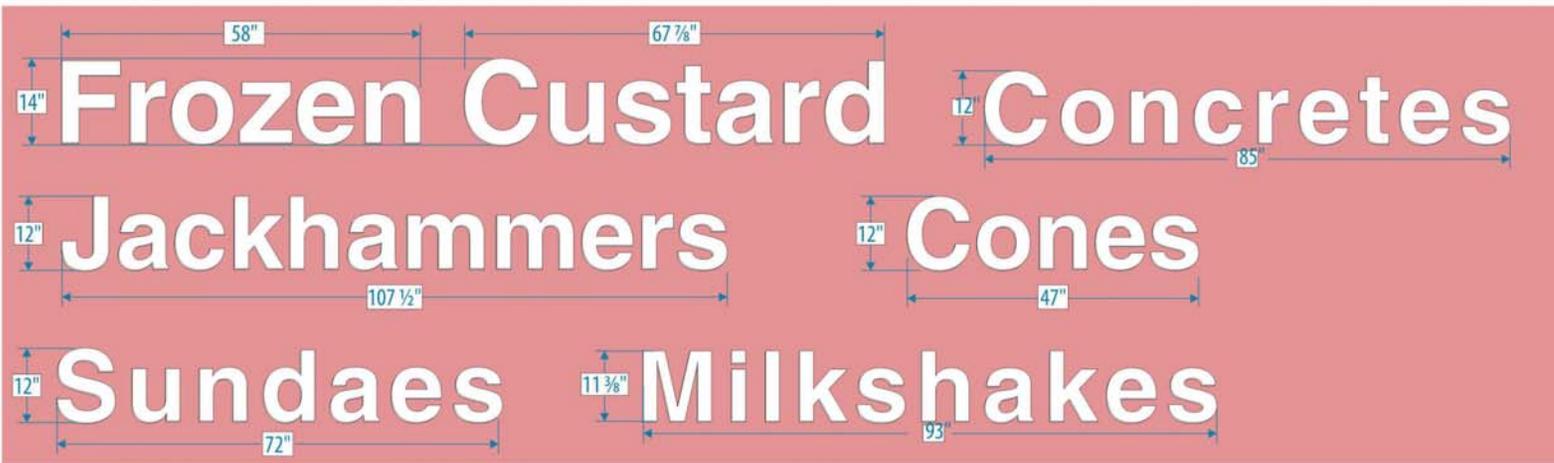
ANDY'S FROZEN CUSTARD

CUSTOMER	ANDY'S FROZEN CUSTARD
DRAWING NUMBER	AFC-STND-IWAL-3
ELEVATION	AS SHOWN
DATE	06.25.21
REVISION	
DESIGNER	BUDDY HINDS
PROJECT MANAGER	TIM SWAIM

ALL
LOCATION
SCOPE OF WORK
Hanging Neon Window Sign

- A Chain D-Clip to Ceiling (Adjust to Measure)
- B 6' Cord to 120v Service
- C On/Off Switch w/ Chain
- D 3/16" Clear Acrylic, Custom Bent to Shape
- E Electronic Transformer
- F Neon Tube Lighting
 - Neon - Clear Bright Yellow 12mm
 - Neon - Snow White 10mm
- G Digital Print Vinyl Applied to Face
 - Vinyl - Digital Print





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ANDY'S FROZEN CUSTARD

CUSTOMER	
0712-21-SPEC-2	AS SHOWN
DRAWING NUMBER	ELEVATION
07.12.21	
DATE REVISED	
BUDDY HINDS	TIM SWAIM
DESIGNER	PROJECT MANAGER
MANSFIELD, TX	
LOCATION	
SCOPE OF WORK:	

Interior FCOs

- ▲ 1/4" PVC Lettering; Flush Mounted to Ceiling Element w/ 2-Sided Tape & Studs
- PVC - White

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

Renderings Typical
Pending Architectural Drawings



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4230

Agenda Date: 9/13/2021

Version: 2

Status: Second Reading

In Control: City Council

File Type: Ordinance

Agenda Number:

Title

Ordinance - Public Hearing Continuation and Second and Final Reading of an Ordinance 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

Requested Action

To consider the subject City Zoning Ordinance text amendment.

Recommendation

The Planning and Zoning Commission held a public hearing on August 17, 2021, and voted to recommend approval with the recommendation to remove Section 4 (c) Non-Conformity.

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)

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 and 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.

Justification

See information above.

Funding Source

Not applicable.

Prepared by

Arty Wheaton-Rodriguez, Assistant Director
817-276-4245

ORDINANCE NO. _____

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; and,

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, THAT:

SECTION 1.

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.

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.

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.

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.

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 second and final reading and the publication of the caption, as the law and charter in such cases provide.

FIRST READING APPROVED ON THE 23RD DAY OF AUGUST, 2021.

DULY PASSED ON THE SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 13TH DAY OF SEPTEMBER, 2021.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Allen Taylor, City Attorney

Exhibit "A"

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		OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 155.091	Special Conditions, Sec. 155.009 (B)
													F. General Retail Uses									
													1. Bakery or Confectionery Store, Retail	P	P	P	P			P	4b	24
													2. Book Store, Retail	P	P	P	P			P	4b	24
													3. Camera and Photography Supply	P	P	P	P			P	4b	24
													4. Cleaning and Laundry, Retail			S	S	P	P	P	4b	
													5. New Clothing or Department Store			P	P	P		P	4b	
													6. 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. Furniture, Home Furnishings or Appliance Store			P	P	P		P	4c	
													11. Upholstery, Retail		S	P	P			P	4c	
													12. Gift Store	P	P	P	P			P	4b	24
													13. Handicraft or Art Object Sales Store		P	P	P	P		P	4b	
													14. Hobby, Toy or Game Store		P	P	P	P		P	4b	
													15. Jewelry Store		P	P	P			P	4b	
													16. Luggage or Leather Goods Store			P	P			P	4b	
													17. Non-Traditional Smoking Related Business				S	S	S		4b	
													18. Nursery or Garden Store, Retail			P	P	P		P	4b	28
													19. Pawn Shop					P	P		4b	
													20. Pet Shop			P	P	P		P	4b	
													21. Retail and Service Establishments Not Elsewhere Listed	S	S	S	S	S	S	P	4a, 4b	22, 24
													22. Sewing, Needlework and Goods Store		P	P	P	P		P	4b	
													23. Stationery or Office Supply Store	P	P	P	P			P	4b	24
													24. Sporting Goods or Bicycle Store			P	P	P		P	4b	
													24. Tobacco Products Store							P	4b	39
													25. Used Merchandise Store			S	S			P	4b	

Exhibit “B”

Staff and the Planning and Zoning Commission recommend the deletion of Section 4 (39) (c) Non-conformity of the draft ordinance as shown below. This change allows Tobacco Product Store(s) to follow the existing non-conformity regulations found in Chapter 155.098 of the City’s Code of Ordinances, which establishes regulations on the continuation of lawful non-conforming use of property and existence of structures.

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:

~~(e) — *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.~~



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4265

Agenda Date: 9/13/2021

Version: 1

Status: New Business

In Control: City Council

File Type: Ordinance

Agenda Number:

Title

Ordinance - Consideration and Approval of an Ordinance Adopting the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022, in Accordance with the Charter of the City of Mansfield, and Making Appropriations for Each Fund and Department

Requested Action

Adopt the FY2022 Budget Ordinance.

Recommendation

Approve the attached ordinance that directs the expenditure of funds for General Services, Park Development, Economic Development, and Capital Development within the City of Mansfield, Texas.

Description/History

Staff presented the FY2022 Balanced Budget during a public hearing on August 23, 2021, to receive City Council and citizen input.

Justification

Provide for the annual service program for the City of Mansfield, Texas for Fiscal Year 2022.

Funding Source

Citizens of Mansfield, Texas

Prepared By

Troy Lestina, Chief Financial Officer
817-276-4258

ORDINANCE NO. _____

AN ORDINANCE ADOPTING A BUDGET FOR THE ENSUING FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022, IN ACCORDANCE WITH THE CHARTER OF THE CITY OF MANSFIELD, APPROPRIATING THE VARIOUS AMOUNTS THEREOF, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Manager of the City of Mansfield, of Tarrant, Ellis and Johnson Counties, has submitted to the City Council a proposed budget of the revenues of said City and the expenditures of conducting the affairs thereof and providing a complete financial plan for 2021-2022, and which said proposed budget has been compiled from detailed information obtained from the divisions, departments, and offices of the City; and,

WHEREAS, the City Council has conducted the necessary public hearings as required by all state and local statutes and complied with the Texas Open Meetings Act.

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

SECTION 1. That the proposed budget of the revenues of the City of Mansfield and the expenditures of conducting the affairs thereof, providing a complete financial plan for the ensuing fiscal year beginning October 1, 2021 and ending September 30, 2022, as submitted to the City Council by the City Manager of said City, be, and the same is in all things adopted and approved as the budget of all current expenditures as well as fixed charges against said City for the fiscal year beginning October 1, 2021 and ending September 30, 2022.

SECTION 2. That the sum of \$77,132,437 is hereby appropriated out of the General Fund for the payment of operating expenses and capital outlay of the City Government as established in the budget document.

SECTION 3. That the sum of \$16,410,032 is hereby appropriated out of the General Obligation Debt Service Fund paying principal and interest due on general obligation debt as it matures and creating a sinking fund.

SECTION 4. That the sum of \$31,802,742 is hereby appropriated out of the Street Construction Fund for the purpose of constructing permanent street improvements and other related costs.

SECTION 5. That the sum of \$33,447,425 is hereby appropriated out of the Building Construction Fund for the purpose of constructing building improvements and other related costs.

SECTION 6. That a sum to be \$1,924,648 is hereby appropriated out of the Equipment Replacement Fund for the purpose of purchasing new equipment and replacement equipment.

SECTION 7. That the sum of \$32,046,886 is hereby appropriated out of the Water and Sewer revenues for the purpose of paying operating expenses, transfers, and capital outlay for the Water and Sewer system.

SECTION 8. That the sum of \$4,582,088 is hereby appropriated out of the Water and Sewer Revenue Debt Fund for the purpose of paying interest and principal requirements on water and sewer revenue bonds.

SECTION 9. That the sum of \$16,863,577 is hereby appropriated out of the Utility Construction Fund for the purpose of making permanent improvements to the utility system and other related costs.

SECTION 10. That the sum of \$2,183,158 is hereby appropriated out of the Drainage Utility Fund for the purpose paying operating expenses and improving the City's drainage system.

SECTION 11. That the sum of \$526,710 is hereby appropriated out of the Drainage Debt Service Fund for the purpose of paying interest and principal requirements on its revenue bonds.

SECTION 12. That the sum of \$129,501 is hereby appropriated out of the Drainage Construction Fund for the purpose of constructing drainage improvements for the City's drainage system.

SECTION 13. That the sum of \$6,852,936 is hereby appropriated out of the Mansfield Parks Facilities Development Corporation for the purpose of paying expenses to operate and maintain recreational and cultural facilities, with related costs thereto, and amending, approving, and adjusting various park fees as approved by the Mansfield Parks Facilities Development Corporation.

SECTION 14. That the sum of \$3,157,861 is hereby appropriated out of the Mansfield Parks Facilities Development Corporation for the purpose of paying interest and principal requirements on its revenue bonds.

SECTION 15. That the sum of \$10,092,229 is hereby appropriated out of the Parks Facilities Construction Fund for the purpose of paying for developing and constructing recreational facilities and related costs.

SECTION 16. That the sum of \$1,202,867 is hereby appropriated out of the Economic Development Fund for the purpose of Economic Development and other related costs.

SECTION 17. That the sum of \$2,660,857 is hereby appropriated out of the MEDC Debt Service Fund for the purpose of paying interest and principal requirements on its revenue bonds.

SECTION 18. That the sum of \$3,643,817 is hereby appropriated out of the MEDC Development Fund for the purpose of paying for approved economic development projects.

SECTION 19. That the sum of \$1,059,078 is hereby appropriated out of the MEDC Construction Fund for the purpose of paying for infrastructure improvements and related costs.

SECTION 20. That the sum of \$725,000 is hereby appropriated out of the Hotel/Motel Funds for the purpose of promoting the arts, history and tourism.

SECTION 21. That the State of Texas did authorize a vote of the people on an amendment to the Texas Constitution permitting an exemption of the assessed valuation of resident homesteads of persons sixty-five years of age or older, and such amendment was voted on by the electorate of the State of Texas and was duly adopted by the residents of the State of Texas. That resident homesteads of persons Sixty-Five (65) years of age or older shall be entitled to receive a Fifty Thousand and 00/100 Dollars (\$50,000) exemption of the assessed valuation of said resident homestead. The City of Mansfield did authorize a 10% Homestead Exemption for all residential homesteads. That this ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Mansfield and it is accordingly so ordained.

SECTION 22. At any time during the fiscal year, the City Manager may transfer part or all of any unencumbered appropriation balance among programs within a department, office, or agency. Transfers between departments or funds require council approval.

SECTION 23. That Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 24. That this Ordinance shall be and remain in full force and effect from and after its final passage and publication as herein provided.

SECTION 25. That the City Manager shall file or cause to be filed a true and correct copy of said approved budget, along with this Ordinance, with the City Secretary, of the City of Mansfield, Texas.

PASSED AND ADOPTED ON THE FIRST AND FINAL READING THIS 13th DAY OF SEPTEMBER 2021.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY:

E. Allen Taylor, City Attorney



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4266

Agenda Date: 9/13/2021

Version: 1

Status: New Business

In Control: City Council

File Type: Ordinance

Agenda Number:

Title

Ordinance - Consideration and Approval of an Ordinance on the Tax Rate, Levying the Ad Valorem Taxes for the Fiscal Year 2022 at a Rate of \$0.69000 per One Hundred Dollars (\$100.00) Assessed Valuation on all Taxable Property Within the Corporate Limits of the City as of January 1, 2021, to Provide Revenues for the Payment of Current Expenditures and to Provide an Interest and Sinking Fund on all Outstanding Debts of the City, and Providing for Due and Delinquent Dates Together with Penalties and Interest

Requested Action

Vote to Adopt the Tax Rate Ordinance for FY2022, setting the proposed tax rate at \$0.69000.

Recommendation

Adopt the Ordinance setting the tax rate at \$0.69 for fiscal year 2022.

Description/History

Staff announced a proposed tax rate of \$0.69000 to support the budget for Fiscal Year 2022 during a public hearing held on August 23, 2021. The proposed rate represents no increase to the current tax rate, and the proposed tax rate is lower than the Voter Approval Tax Rate; therefore, the City is not required to hold an election to seek voter approval of the tax rate.

The \$0.69000 tax rate is comprised of \$0.224999 for Debt and \$0.465001 for Operations and Maintenance.

Justification

Provide the annual service program for the City of Mansfield, Texas for Fiscal Year 2022.

Funding Source

Citizens of Mansfield

Prepared By

Troy Lestina, Chief Financial Officer
817-276-4258

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, LEVYING THE AD VALOREM TAXES FOR THE FISCAL YEAR 2022 AT A RATE OF \$0.69000 PER ONE HUNDRED DOLLARS (\$100.00) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY AS OF JANUARY 1, 2021, TO PROVIDE REVENUES FOR THE PAYMENT OF CURRENT EXPENDITURES AND TO PROVIDE AN INTEREST AND SINKING FUND ON ALL OUTSTANDING DEBTS OF THE CITY; PROVIDING FOR DUE AND DELINQUENT DATES TOGETHER WITH PENALTIES AND INTEREST; AND DECLARING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Mansfield hereby finds that the tax rate for the fiscal year beginning October 1, 2021, and ending September 30, 2022, hereinafter levied for current expenses of the City and the general improvements of the City and its property, must be levied to provide the revenue requirements of the budget for the ensuing year; and,

WHEREAS, the City Council has approved by a separate Ordinance adopting the budget for the fiscal year beginning on October 1, 2021, and ending on September 30, 2022; and,

WHEREAS, all statutory, constitutional, and charter requirements concerning the levying and assessing of ad valorem taxes have been complied with.

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

SECTION 1. That there be and is hereby levied for the fiscal year 2022 on all taxable property, real, personal, and mixed, situated within the limits of the City of Mansfield, Texas, and not exempt by the Constitution of the State and valid State laws, a tax of \$0.69000 on each One Hundred Dollars (\$100.00) assessed value of taxable property, and shall be apportioned and distributed as follows:

(a) For the purpose of defraying the current expenditures of the municipal government of the City, a tax of \$0.465001 on each One Hundred Dollars (\$100.00) assessed value on all taxable property.

(b) For the purpose of creating a sinking fund to pay the interest and principal on all outstanding bonds of the City, not otherwise provided for, a tax of \$0.224999 on each One Hundred Dollars (\$100.00) assessed value of all taxable property within the City which shall be applied to the payment of such interest and maturities of all outstanding bonds.

SECTION 2. That all ad valorem taxes shall become due and payable on October 1, 2021, and all ad valorem tax for the year shall become delinquent after January 31, 2022. There shall be no discount for payment of taxes prior to January 31, 2022. A delinquent tax shall incur all penalty and interest authorized by law (33.01 Texas Tax Code), to wit: a penalty of six percent of the amount of the tax for the first calendar month it is delinquent plus one percent for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent.

Provided, however, a tax delinquent on July 1 incurs a total penalty of twelve percent of the amount of the delinquent tax without regard to the number of months the tax has been delinquent. A delinquent tax shall also accrue interest at a rate of one percent for each month or portion of a month the tax remains unpaid. Taxes that remain delinquent on July 1, 2022, incur an additional penalty of twenty percent of the amount of taxes, penalty, and interest due; such additional penalty is to defray costs of collection due to contract with the City's Tax Collection Attorney pursuant to Section 33.07 of the Texas Tax Code.

Pursuant to the authority granted by Section 33.08 of the Texas Tax Code, the City further provides that all 2021 taxes and taxes for all subsequent years that become delinquent on or after June 1 of the year in which they become delinquent shall, in order to defray the costs of collection, incur an additional 20% of the delinquent tax, penalty and interest.

SECTION 3. Taxes are payable at 100 E. Weatherford, Room 102C, Fort Worth, Texas 76196-0301 at the office of the Tarrant County Tax Assessor-Collector. The County shall have available all rights and remedies provided by law for the enforcement of the collection of taxes levied under this Ordinance.

SECTION 4. That the tax rolls, as presented to the City Council, together with any supplement thereto, be, and the same are hereby approved.

SECTION 5. The fact that it is necessary that this ordinance be enacted in order to authorize the collection of ad valorem taxes for the tax year 2021, this ordinance shall take effect from and after its passage as the law in such cases provides.

PASSED AND ADOPTED ON THE FIRST AND FINAL READING THIS 13th DAY OF SEPTEMBER 2021.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY

E. Allen Taylor, Jr., City Attorney



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4286

Agenda Date: 9/13/2021

Version: 1

Status: New Business

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Discussion and Possible Action Considering the Approval of the Amended Community Activation Grant Application

Requested Action

Staff is requesting the consideration of approval of the Amended Community Activation Grant Application

Recommendation

Staff is recommending the approval of the amended language to the Community Activation Grant Application.

Description/History

On May 24, 2021 the City of Mansfield passed a resolution creating the Community Activation Grant Program designed to subsidize the fees associated with producing special events, live entertainment production, promotion of local artists, and other community activation efforts. On September 1, 2021 the Historic Downtown Revitalization Sub-Committee discussed possible amendments to the Community Activation Grant Application.

Justification

Following the receipt of three Community Activation Grant Applications, the Historic Downtown Revitalization Sub-Committee met to review the grant application packet. Suggested amendments are being presented for the Community Activation Grant Application to create a more efficient and comprehensive program application process.

Funding Source

N/A

Prepared By

Nicolette Allen
Historic Downtown Mansfield Coordinator
817-276-4264



HISTORIC DOWNTOWN MANSFIELD COMMUNITY ACTIVATION GRANT

Draft September 13, 2021

Program Purpose

To subsidize the fees associated with producing special events, live entertainment production through AV/sound equipment upgrades, programs that promote local artists, and other community activation efforts within the Historic Downtown Mansfield area.

Assistance from the City of Mansfield on any event, fundraiser, or community function is intended and expected to help create more walkability and to encourage unique visitors to the downtown area. Funded events are expected to provide unique opportunities for business promotion and experiences for visitors and residents to support the community as a whole.

This program provides grant assistance for organizations, individuals, and/or businesses to incentivize successful events within the Historic Downtown Mansfield area by (1) establishing mutually beneficial partnerships between the City and the community; (2) equitably controlling how the City provides event contributions to eligible organizations; (3) creating visibility for downtown through event publicity and promotion during event activities; and (4) supporting the Downtown Development Strategies adopted by the Mansfield City Council on July 27, 2020.

Grant awards are available to a wide variety of community activation events including sporting, tourism, arts and cultural, general, health and human services, and major community events. Only events/activities hosted within the Historic Downtown Mansfield area may participate in this program.

How will projects be chosen?

Applications can also be accepted on a rolling basis throughout the year within the identified timeframe that is appropriate to the date of the event.

City Staff will determine eligibility based on information provided in the application package, comments from other City departments, and in accordance with the Community Activation Grant Program expectations.

Each applicant may apply for grant funding for the same project no more than three (3) years total. A project is 1) a single event, performance, and/or activity; or 2) a series of events, performances, or activities that are related. All grant monies must go directly to the activities associated with the project. An applicant's event is not eligible for reimbursement if the applicant is receiving funding from the Hotel Occupancy Tax Fund.

Community Activation Grant Requirements

In the case of the Community Activation Grant, recipients must meet the following requirements:

- ❑ Agree to create visibility for the Historic Downtown Mansfield area through prominent acknowledgement of its support and assistance, using event publicity at the event itself (will utilize City-provided logos in all marketing materials). Promotional opportunities will be provided as detailed in the application and require approval from City Staff.
- ❑ Applications must be submitted at least **thirty (30) days prior** to the event, but **no more than one hundred and eighty (180) days prior**.
- ❑ Applicants are required to submit an event summary (proposed event activities, needs, and expected outcomes such as financial goals and estimated attendance), a budget from the prior year's event (if applicable), and a proposed event budget for the current event.
- ❑ Applicants are required to submit a sponsorship plan for review (proposed sponsorship packages and strategic fundraising strategy meant to offset costs associated with event production).
- ❑ Applicants are required to review their event application with City of Mansfield staff prior to the application being considered complete and ready for review and consideration by the City Council for approval. Staff from the Community Engagement Division will provide feedback regarding the event logistics (sponsorship packages, marketing plan, estimated expenditures and revenues, day-of logistics, security plan, etc) and applicants are expected to incorporate suggestions for improved efficiency and production.
- ❑ All recipients receiving grant awards are required to complete an Event Recap Report within 30 days of the event's end. Any organization which does not comply with this will be ineligible for future requests.
 - ❑ The Event Recap Report is a full written Financial Accounting and Evaluation Report. The Report will describe the project and will include copies of programs, brochures, flyers, original press releases, news clippings, photos of events, and related documents. The report will also include a final itemized budget of costs incurred and description of foot traffic/customers served. If after 30 days recipients fail to submit the Event Recap Report, any remaining funds will be automatically forfeited.
 - ❑ If extenuating circumstances occur, it is the responsibility of the organization to contact the City of Mansfield to request a 30-day grace extension.
- ❑ Recipients for community events/activities are required to offer in-kind event participation and other contributions of goods, services, or programs that will benefit Historic Downtown Mansfield and support its mission to provide for unique opportunities for businesses and experiences for visitors and residents.
 - ❑ Examples of such contributions may include: vendor booth/table space at the event, VIP seating, event tickets, etc.
- ❑ Must be open to the public.
- ❑ Provide an economic benefit to the Historic Downtown Mansfield area.
- ❑ May recur annually.
- ❑ For businesses/property owners in the Historic Downtown area, recipients are eligible to use grant funding to reimburse the purchase of site-specific, installed equipment which provides them the opportunity to provide live entertainment (ex: professional quality audio-entertainment systems).

- ❑ For art grants, artists may apply to receive project-based funding, and will be required to include City-provided logos on their website sponsor page, onsite (sponsor signage), and any collateral associated with the grant award.

Eligible Community Activation Grant Projects List

The following is a list of eligible expenditures for reimbursement, including but not limited to:

- Equipment rental (AV, stage, traffic control, etc)
- Expendable supplies/materials required for the production of the event (for example: paint supplies for an art exhibition)
- Marketing, Printing, Publications (which promote the event to the City and surrounding areas)
- Entertainment expenses (e.g. costs for performers, singers, bands, etc.) up to seventy-five (75%) percent of the total cost, with a reimbursement cap of up to twenty-five thousand (\$25,000) dollars
- Public Safety/Policing

The Community Activation Grant program supports community events, such as, *but not limited to:

<ul style="list-style-type: none"> ● Music festivals ● Concerts ● Parades ● Expos ● Art shows or events 	<ul style="list-style-type: none"> ● Food festivals and events ● Holiday events ● Community education events ● Rodeos ● Car Shows
--	--

*An applicant may apply for grant funding for an event other than those listed above. The eligibility of the event for program funds will be determined administratively and/or by City Council.

Ineligible Community Activation Projects

- ❑ Private functions that are not open to the public
- ❑ Lobbying, legislative efforts, political action committees, causes, campaigns or candidates or projects/programs promoting a political agenda
- ❑ Programs, projects, or events promoting a religious doctrine
- ❑ Organizations that discriminate based on race, ethnicity, color, sex, religion, age, national origin, ancestry, citizenship, sexual orientation, gender identity and/or expression, disability, marital status, genetic information, veteran status, or other legally protected factors
- ❑ Multi-year commitments
- ❑ Events that are completed or conducted before the date of the application
- ❑ Projects or organizations that have not satisfactorily fulfilled their obligations to the City
- ❑ Permit fees, media services (for private purposes), and liquor license fees do not qualify for grant reimbursement

Ineligible Community Activation Reimbursement Expenses

- Costs associated with labor and/or staffing
- Costs related to insurance (exception: event liability insurance is eligible)
- Costs to provide ATM (Automated Teller Machines) for event attendees
- Costs associated with providing food/drink to event participants/staff (ex: lunch for volunteers)
- Costs associated with hosting a VIP (private) component or activity of the event
- Costs to purchase prizes, trophies, and similar items
- Costs to design/purchase t-shirts for staff or sale
- Any costs associated with purchasing merchandise for sale at the event
- Costs to provide drinking water at the event, unless the City of Mansfield Water Truck is not available to support consumption and availability of drinking water to event attendees
- Costs to purchase expendable supplies that are required for the production of the event
- Costs to rent a stage *only* in the event that: a) the LOT Downtown stage (located at 110 S. Main St.) is available for first priority use, and/or b) the City of Mansfield portable twenty by twenty-four (20' x 24') foot stage is available for second priority use. If these stages are unavailable or not suitable for the event, a grant recipient may be reimbursed for some or all of stage rental costs, to be determined upon application review

Helpful questions to consider when applying for the Community Activation Grant:

1. Is the event located in Historic Downtown Mansfield?
2. Does the event meet or support the Downtown Development Strategies?
3. Will the event provide a unique experience and be a benefit to the visitors and residents of the City?
4. Is the event open to the public?
5. Will the event proceeds, if any, benefit the community as a whole?
6. If successful, will the event have a meaningful economic impact?
7. Is this the best possible use of the program's limited resources?
8. Has the applicant been awarded an incentive payment in the previous twelve (12) months?

GRANT FUNDS

The funding amount and matching requirement (if any) will be determined upon approval of the application by the Mansfield City Council if the grant request is over five-thousand (\$5,000) dollars. If the grant request is less than five-thousand (\$5,000) dollars, City staff will have the opportunity to approve or deny the grant application and determine award amount if the application is found to be aligned with the goals and priorities of the grant program. Awards will be reimbursed upon receipt of proof of expenditures. Awards are intended for the eligible costs/activities outlined in the Eligible Community Activation Grant Projects list.

Organizations are allowed to request the award in advance of the event when funds are to be used for marketing and promotional purposes. In this instance, an invoice, signed contract, and proof of payment

must be submitted to the City of Mansfield, who may process some or all of the reimbursement request for the grant recipient. In the event that circumstances arise which provide the grant recipient with reimbursement from other funding sources (such as additional grant awards, insurance reimbursement, etc.) the City of Mansfield will not provide reimbursement for a covered expense (i.e. a grant recipient will not be reimbursed for the same cost twice).

Financial updates related to this and other Historic Downtown Mansfield grant programs will be made available in the monthly and quarterly reports provided to City Council by City of Mansfield staff.



HISTORIC DOWNTOWN MANSFIELD COMMUNITY ACTIVATION GRANT APPLICATION

The Historic Downtown Mansfield Community Activation Grant Program is designed to help subsidize the fees associated with producing special events, live entertainment production through AV/sound equipment upgrades, programs that promote local artists, and other community activation efforts within the Historic Downtown Mansfield area. The applications are submitted to the Historic Downtown Coordinator, and upon qualification of eligibility requirements applications will go to City Council for approval. Please contact staff if you have any questions about eligibility or documentation.

Submit Applications to:

Mansfield City Hall
Attn: Nicolette Allen
1200 East Broad St.
Mansfield, Texas 76063

Office: 817-276-4264
Email: historicdowntown@mansfieldtexas.gov

Date of Application	
Business/Organization Name	
Applicant's Name	
Address	
Phone Number	
Email	
Website	
Tell us about your event (use a separate page if additional space is needed.)	
What specific event or activity is being promoted or marketed?	

How will your event help promote community activation in Historic Downtown Mansfield?	
Total amount of funds requested to promote this event or activity	
Date(s), Time, Location of Event	
Total Number of Days of the Event	<p>_____ day(s)</p> <p>Consecutive? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
Has the Organization/Applicant applied for funding for this event before?	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
Is this a one time only event or a recurring event?	<p><input type="checkbox"/> Singular <input type="checkbox"/> Recurring</p>
Is one of the goals of this event to raise funds for charity/scholarship?	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If so, what percentage of funds raised will be donated or given away?</p> <p>_____</p>
Choose the category(ies) that applies to your event or activity:	<ul style="list-style-type: none"> <input type="checkbox"/> Music festivals <input type="checkbox"/> Concerts <input type="checkbox"/> Parades <input type="checkbox"/> Expos <input type="checkbox"/> Art shows or events <input type="checkbox"/> Food festivals and events

	<input type="checkbox"/> Holiday events <input type="checkbox"/> Community education events <input type="checkbox"/> Rodeos <input type="checkbox"/> Car Shows <input type="checkbox"/> Other: _____												
Projected Attendance													
Previous Year's Attendance <i>(put N/A if not applicable)</i>													
Describe your attendance goals for this event and identify steps used to achieve these goals.	<i>(use a separate page if additional space is needed)</i>												
Registration/Entrance fee per visitor (if any)													
Describe the security needs for the event (if any) and identify the plan to provide the necessary security.	<i>(use a separate page if additional space is needed)</i>												
FUNDING AND MARKETING The organization applying for the grant is expected to make every effort to develop a viable budget and an effective marketing plan that is designed to promote your event to residents and visitors.													
Describe your budget . Please provide a budget list that includes any current expenditures as well as all projected event costs (rentals, entertainment, traffic control, safety, marketing, etc.). The budget should also include projected revenues.													
<table border="1"> <thead> <tr> <th>Item/Description</th> <th>\$ Amount</th> </tr> </thead> <tbody> <tr> <td><i>I.e. Promotions (brochures, social media ad boosting, posters)</i></td> <td><i>\$3,000</i></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>		Item/Description	\$ Amount	<i>I.e. Promotions (brochures, social media ad boosting, posters)</i>	<i>\$3,000</i>								
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<i>(use a separate page if additional space is needed)</i>													

Do you have the prior year's event budget attached to the application?

- Yes
 No
 Not Applicable

Do you have a sponsorship plan attached to the application?

- Yes
 No
 Not Applicable

Applicants may be expected to match a certain percentage of the event budget. In regards to **entertainment expenses** (e.g. costs for performers, singers, bands, etc.), an applicant may receive funding that equates to up to 75% of the total cost, with a reimbursement cap of up to \$25,000.

Total costs for event production	\$
Funding requested from Council	\$
Confirmed funds from other sources	\$

Describe your **marketing plan**. Please provide a detailed list of the media used, amount spent, type of product used (brochure, website, print ads, etc). Be prepared to identify the promotional opportunities which will create publicity for the Historic Downtown Mansfield area.

Media/Product Type	Site/Location	Target Audience	\$ Amount	Will the Downtown Program be included in this promo?
<i>I.e. 3,000 brochures</i>	<i>Bicycle shops in DFW</i>	<i>Cycling pros</i>	<i>\$2,000</i>	<input type="checkbox"/>
				<input type="checkbox"/>

(use a separate page if additional space is needed)

Total advertising/promotion budget for the specific activity/event for which you are applying:

What is your organization’s direct contribution to the activity/event budget?

What other sources of funding are being used for this activity/event?

Describe your **financial goals** for this event and identify steps used to achieve these goals:

What impact will funds from the Community Activation Grant Program have on the viability of this event:

Recipients for community events/activities are required to offer in-kind event participation and other contributions of goods, services, or programs that will benefit the Historic Downtown Program and support its mission to provide for unique opportunities for business promotion and experiences for visitors and residents to support the community as a whole. Examples of such contributions may include: free vendor booth/table space at the event, VIP seating, event tickets, etc.

Describe the **in-kind event participation opportunity** you will provide.

Item	Quantity	Cost Equivalent
<i>I.e. 10x10 booth space at event</i>	1	\$50

SPECIAL NOTE: Grants from the Historic Downtown Mansfield Community Activation Grant Program must be used only for applicable reimbursements related to community activities. Expenditure of funds for unauthorized reimbursements will impact funding decisions and an applicant’s future funding eligibility.

Applicants agree that they are responsible for ensuring that they comply with all licenses, health and safety considerations, planning regulations, insurance, rents, rates, and other operational requirements. If the applicant will be hosting vendors or selling merchandise on-site, they agree to utilize a Sales Tax I.D. Certificate within the City of Mansfield Zip Code 76063 sales boundary.

Applicants agree to indemnify and hold harmless the City of Mansfield/Historic Downtown Mansfield staff, volunteers, its employees and its agents, and City Council, in connection with any action, claim, lawsuit, charge, or proceeding, including but not limited to any civil action, based upon and/or arising out of the recipient's use of the funds provided by the City of Mansfield pursuant to this contract.

If approved, an offer will be made to the applicant in writing. Funding will be subject to a formal agreement to be signed by both parties. This will include the requirement for robust account-keeping and monitoring of the impact on the business. Applicants should retain evidence of costs/expenses incurred in the form of receipts and other proof of payment instruments.

Failure to comply with these requirements may result in forfeiture of final payments, required reimbursements and/or disqualification from consideration of future applications. If you have any questions regarding any aspect of the Historic Downtown Mansfield Community Activation Grant Program, call 817-276-4264.

APPLICANT

Organization Name

Date

Signature of Authorized Representative

Printed Name of Authorized Representative

FOR STAFF USE ONLY

Has the grant application been reviewed by the Community Engagement Division?

Yes
 No

Have supplemental and amended application materials been attached to the completed application?

Yes
 No

Signature of Downtown Coordinator or their Designee

Printed Name

Application Attachments

In addition to this completed and signed application, include the following attachments when you submit your grant request:

- Itemized budget for proposed project (including estimated expenditures, revenues, and sponsorship strategy)
- Letter from the property owner providing approval for the proposed project
- Any other information deemed necessary by City of Mansfield staff in order to fully understand the project

Please note, any modifications or alterations to the proposed project(s) must be submitted in writing to the City of Mansfield, and is subject to approval by the Mansfield City Council.

Helpful Guidance

Regarding the **marketing plan**, if your project is selected, Historic Downtown Mansfield may require to be listed as an EVENT SPONSOR of your event or activity. Organizations shall comply with the following request for acknowledgement of sponsorship:

1. Include the line "This project was made possible, in part, by a grant from Historic Downtown Mansfield" in press releases and other literature.
2. All use of official logos shall be submitted in writing to Historic Downtown Mansfield.
3. Promotional pieces submitted to media outlets should be submitted simultaneously to Historic Downtown Mansfield. Historic Downtown Mansfield may be reached at 817-276-4264.
4. Each promotional piece must have a telephone number that can be called for more information.
5. Provide a website address for those seeking information.
6. Follow other/additional requirements as put forth in the award notification letter.



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4290

Agenda Date: 9/13/2021

Version: 1

Status: New Business

In Control: City Council

File Type: Consideration Item

Agenda Number:

Title

Discussion and Possible Action to Reverse Back-in Parking on Main St. in Downtown

Requested Action

Defer to Council.

Recommendation

Defer to Council.

Description/History

Council Member Broseh requested this item be placed on the agenda for discussion. Support was received from Mayor Pro Tem Tonore, Council Member Short and Council Member Bounds.

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4249

Agenda Date: 9/13/2021

Version: 1

Status: New Business

In Control: City Council

File Type: Appointment

Title

Board Appointments: Mansfield Economic Development Corporation

Requested Action

Appoint/Reappoint Board Members

Recommendation

Defer to Council.

Description/History

On August 23, 2021 City Council reviewed the staff recommendation brought forward for the Mansfield Economic Development Corporation.

Staff recommends the following appointments:

Reappoint: Larry Klos and Nicole Zaitoon

Appoint: Mike Fee and Drew Spaulding

Appointees to the Mansfield Economic Development Corporation serve two year terms set to begin October 1, 2021 and expire September 30, 2023.

Justification

N/A

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4256

Agenda Date: 9/13/2021

Version: 1

Status: New Business

In Control: City Council

File Type: Appointment

Title

Board Appointments: Mansfield Park Facilities Development Corporation

Requested Action

Appoint/Reappoint Board Members

Recommendation

Defer to Council.

Description/History

On August 23, 2021 City Council reviewed the staff recommendation brought forward for the Mansfield Park Facilities Development Corporation.

Staff recommends the following appointments:

Reappoint: Wendy Collini, Bob Kowalksi, Lindsay Cadenhead, and Scot Bowman

Appoint: Raul Najera as an Alternate

Appointees to the Mansfield Park Facilities Development Corporation serve two year terms set to begin October 1, 2021 and expire September 30, 2023.

Justification

N/A

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4257

Agenda Date: 9/13/2021

Version: 1

Status: New Business

In Control: City Council

File Type: Appointment

Agenda Number:

Title

Board Appointments: Planning and Zoning Commission

Requested Action

Appoint/Reappoint Board Members

Recommendation

Defer to Council.

Description/History

On August 23, 2021 City Council reviewed the staff recommendation brought forward for the Planning and Zoning Commission.

Staff recommends the following appointments:

Reappoint: Justin Gilmore, Stephen Groll, and Blake Axen

Appointees to the Planning and Zoning Commission serve two year terms set to begin October 1, 2021 and expire September 30, 2023.

Justification

N/A

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4258

Agenda Date: 9/13/2021

Version: 1

Status: New Business

In Control: City Council

File Type: Appointment

Title

Board Appointments: Zoning Board of Adjustment

Requested Action

Appoint/Reappoint Board Members

Recommendation

Defer to Council.

Description/History

On August 23, 2021 City Council reviewed the staff recommendation brought forward for the Zoning Board of Adjustment.

Staff recommends the following appointments:

Reappoint: Patrick "Kelly" Jones and Robyn Accipiter

Appoint: Noel Rendon and Dr. Eddilisa Martin as regular members

Appoint: Joe R. Glover as an Alternate

Appoint: Tammy Miller and Gina Brown as Alternates to serve an unexpired term ending October 1, 2022

Appointees to the Zoning Board of Adjustment serve two year terms set to begin October 1, 2021 and expire September 30, 2023 unless otherwise stated above.

Justification

N/A

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4259

Agenda Date: 9/13/2021

Version: 1

Status: New Business

In Control: City Council

File Type: Appointment

Title

Board Appointments: Historic Landmark Commission

Requested Action

Appoint/Reappoint Board Members

Recommendation

Defer to Council.

Description/History

On August 23, 2021 City Council reviewed the staff recommendation brought forward for the Historic Landmark Commission.

Staff recommends the following appointments:

Reappoint: Dr. Robert Smith and Amanda Kowalski

Appoint: Walter A. Hudson

Appointees to the Historic Landmark Commission serve two year terms set to begin October 1, 2021 and expire September 30, 2023.

Justification

N/A

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

1200 E. Broad St.
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mansfieldtexas.gov

STAFF REPORT

File Number: 21-4260

Agenda Date: 9/13/2021

Version: 1

Status: New Business

In Control: City Council

File Type: Appointment

Title

Board Appointments: Historic Preservation Advisory Board

Requested Action

Appoint/Reappoint Board Members

Recommendation

Defer to Council.

Description/History

On August 23, 2021 City Council reviewed the staff recommendation brought forward for the Historic Preservation Advisory Board.

Staff recommends the following appointments:

Reappoint: Chris O'han and Marty Thomas

Appointees to the Historic Preservation Advisory Board serve two year terms set to begin October 1, 2021 and expire September 30, 2023.

Justification

N/A

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4261

Agenda Date: 9/13/2021

Version: 1

Status: New Business

In Control: City Council

File Type: Appointment

Title

Board Appointments: Library Advisory Board

Requested Action

Appoint/Reappoint Board Members

Recommendation

Defer to Council.

Description/History

On August 23, 2021 City Council reviewed the staff recommendation brought forward for the Library Advisory Board.

Staff recommends the following appointments:

Reappoint: Debra Collins, Cynthia Gray, Bobby Quinten, and Richard Ajenikoko

Appointees to the Library Advisory Board serve two year terms set to begin October 1, 2021 and expire September 30, 2023.

Justification

N/A

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4262

Agenda Date: 9/13/2021

Version: 1

Status: New Business

In Control: City Council

File Type: Appointment

Title

Board Appointments: Keep Mansfield Beautiful Commission

Requested Action

Appoint/Reappoint Board Members

Recommendation

Defer to Council.

Description/History

On August 23, 2021 City Council reviewed the staff recommendation brought forward for the Keep Mansfield Beautiful Commission.

Staff recommends the following appointments:

Reappoint: Leon Williams and Kenneth Chalk

Appointees to the Keep Mansfield Beautiful Commission serve two year terms set to begin October 1, 2021 and expire September 30, 2023.

Justification

N/A

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4263

Agenda Date: 9/13/2021

Version: 1

Status: New Business

In Control: City Council

File Type: Appointment

Title

Board Appointments: Mansfield Commission for the Arts

Requested Action

Appoint/Reappoint Board Members

Recommendation

Defer to Council.

Description/History

On August 23, 2021 City Council reviewed the staff recommendation brought forward for the Mansfield Commission for the Arts.

Staff recommends the following appointments:

Reappoint: Christopher Bryant and Claude Cunningham

Appoint: Frederick Tran and Stevie Carter

Appointees to the Mansfield Commission for the Arts serve two year terms set to begin October 1, 2021 and expire September 30, 2023.

Justification

N/A

Funding Source

N/A

Prepared By

Susana Marin, City Secretary, TRMC

817-276-4203



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4264

Agenda Date: 9/13/2021

Version: 1

Status: New Business

In Control: City Council

File Type: Appointment

Title

Board Appointments: Construction Code Board of Adjustment and Appeals

Requested Action

Appoint/Reappoint Board Members

Recommendation

Defer to Council.

Description/History

On August 23, 2021 City Council reviewed the staff recommendation brought forward for the Construction Code Board of Adjustment and Appeals.

Staff recommends the following appointments:

Reappoint: Justin Gilmore, Bobby Tutor, Kenneth Mott, and Roger Villarreal

Appointees to the Construction Code Board of Adjustment and Appeals serve two year terms set to begin October 1, 2021 and expire September 30, 2023.

Justification

N/A

Funding Source

N/A

Prepared By

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