



CITY OF MANSFIELD

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

Meeting Agenda - Final

Planning and Zoning Commission

Monday, November 15, 2021

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **TEXAS PLEDGE**

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

5. **APPROVAL OF MINUTES**

[21-4402](#)

Minutes - Approval of the October 26, 2021 Planning and Zoning Commission Meeting Minutes

Attachments: [Meeting Minutes 10-26-2021.pdf](#)

[21-4403](#)

Minutes - Approval of the November 1, 2021 Planning and Zoning Commission Meeting Minutes

Attachments: [Meeting Minutes 11-01-2021.pdf](#)

6. **CITIZENS COMMENTS**

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

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

7. **CONSENT AGENDA**

[21-4405](#) SD#21-048: Final Plat of Julian Feild Street; Graham & Associates, Inc., engineer; 2021 South Pointe Holdings LTD, owner

Attachments: [Location Map.pdf](#)

[Final Plat.pdf](#)

[21-4406](#) SD#21-052: Preliminary Plat of Lots 1 and 2, Block 1, Mansfield Corridor Addition generally located on the west side of FM 157, approximately 900 feet south of Turner Warnell Rd; 400 feet north of Rosebrook Drive (location map attached); Mazidji Group Engineering, engineer; Mansfield Corridor, LLC, owner; DFL Properties One, LLC, developer

Attachments: [Location Map.pdf](#)

[Preliminary Plat.pdf](#)

[21-4407](#) SD#21-053: Final Plat of Lot 2, Block 1, Mansfield Corridor Addition; Mazidji Group Engineering, engineer; Mansfield Corridor, LLC, owner; DFL Properties One, LLC, developer

Attachments: [Location Map.pdf](#)

[Final Plat.pdf](#)

8. **PUBLIC HEARINGS**

[21-4404](#) ZC#21-018 Change of zoning from C-2 Community Business District with Freeway Overlay District to PD, Planned Development District for all uses in C-2 Community Business District plus drive through or to go food services without walk-in restaurant with Freeway Overlay District on approximately 0.656 acres being Lot 2-R-B-1, Block No. 1, of Replat of 2-R-B-1 and 2-R-B-2, Block 1, Mansfield Hospital Add located at 1780 FM 157.

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

[Exhibit A - Mansfield-Legal Description.pdf](#)

[Exhibit B DEVELOPMENT PLAN 2.pdf](#)

[Exhibit C BUILDING ELEVATIONS.pdf](#)

[Exhibit D LANDSCAPE PLAN.pdf](#)

[Exhibit E SIGN PLAN v3-combined.pdf](#)

9. **SUMMARY OF CITY COUNCIL ACTIONS**

Special Event - Turkey Trot - Passed (7-0)

ZC#21-015 - Alexis Townhomes - 2nd and final reading - passed (6-0-1)

ZC#21-010 - 130 N Main St- 1st reading - passed (7-0)

SUP#20-006 - Newport Gas Station - 1st and final reading - passed (6-1)

ZC#21-009 - Stonelake - 1st reading - denied (6-1)

10. **COMMISSION ANNOUNCEMENTS**
11. **STAFF ANNOUNCEMENTS**
12. **ADJOURNMENT OF MEETING**
13. **NEXT MEETING DATE: Monday, December 6, 2021**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on November 11, 2021 in accordance with Chapter 551 of the Texas Government Code.

Jennifer Johnston, Development Coordinator

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

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



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STAFF REPORT

File Number: 21-4402

Agenda Date: 11/15/2021

Version: 1

Status: Approval of Minutes

In Control: Planning and Zoning Commission

File Type: Meeting Minutes

Title

Minutes - Approval of the October 26, 2021 Planning and Zoning Commission Meeting
Minutes

Description/History

The minutes of the October 26, 2021 Planning and Zoning Commission meeting are in DRAFT form and will not become effective until approved by the Board at this meeting.



CITY OF MANSFIELD

1200 E. Broad St.
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Meeting Minutes - Draft

Planning and Zoning Commission

Tuesday, October 26, 2021

6:00 PM

Living Church
2271 Matlock Road
Mansfield, TX 76063

JOINT WORK SESSION BETWEEN THE CITY COUNCIL AND MANSFIELD ECONOMIC DEVELOPMENT CORPORATION, MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION AND PLANNING AND ZONING COMMISSION

1. **6:00 P.M. - CALL MEETING TO ORDER**

Chairman Knight called the meeting to order at 6:00 pm

Absent 2 - Stephen Groll and Justin Gilmore

Present 5 - Anne Weydeck; Blake Axen; Kent Knight; David Goodwin and Michael Mainer

2. **INVOCATION**

City Council Member Short gave the Invocation

3. **PLEDGE OF ALLEGIANCE**

4. **TEXAS PLEDGE**

5. **CITIZENS COMMENTS**

There were no citizen comments

6. **STAFF COMMENTS**

A. **City Manager Reports or Authorized Representative**

Presentation from City Manager

City Manager Joe Smolinski made introductory comments and provided a summary of the meeting agenda. Mr. Somolinski discussed the guiding principles of True North, skills training for City Boards and Commissions, and the meetings of the Bond Election Steering Committee.

Career Development and Retention Officer Shelley Everhart Poer introduced herself and spoke on the cultural shift of Mansfield and her role in working with Boards and Commissions to offer training.

Fernando Benavides, the Executive Director of High School for MISD, discussed student enrollment and school capacity. Mr. Benavides was available for questions.

Chief Financial Officer Troy Lestina spoke on the finances of the City, how the City is funded, and what each type of fund consists of, and answered questions.

Deputy City Manager Shelly Lanners discussed the 2022 Bond Election Steering Committee. Ms. Lanners outlined how and why the Committee was formed and its purpose. Ms. Lanners and Mr. Smolinski answered questions.

Mayor Evans recessed the meeting at 7:58 p.m.

Mayor Evans reconvened the meeting at 8:10 p.m

7. WORK SESSION DISCUSSION ITEMS

Park Master Plan

Director of Community Services Matt Young provided an overview of the parks departments, including the department's history. Mr. Young gave a PowerPoint presentation on the 2020 Park Master Plan, providing an overview of the half-cent sales tax.

Park Land Dedication Ordinance

Mr. Young expounded on the Park Land Dedication Ordinance methodology and the potential projects the ordinance creates.

Labor Shed Study

Assistant City Manager Matt Jones gave a PowerPoint presentation explaining the March 2021 Labor Shed Analysis, highlighting the resident's workflow, inflow, and outflow.

A discussion was held regarding what types of developments Mansfield would need to attract to business, specifically headquarters for large corporations.

Urban 3 Study

Director of Planning Jason Alexander presented via PowerPoint Urban 3 Study. The study provided and understanding and mapping local finance, land use, employment, projections, and infrastructure.

8. ADJOURN

Mayor Evans adjourned the meeting at 10:12 p.m.

Kent Knight, Chairman

Jennifer Johnston, Development Coordinator



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STAFF REPORT

File Number: 21-4403

Agenda Date:

Version: 1

Status: Approval of Minutes

In Control: Planning and Zoning Commission

File Type: Meeting Minutes

Title

Minutes - Approval of the November 1, 2021 Planning and Zoning Commission Meeting
Minutes

Description/History

The minutes of the November 1, 2021 Planning and Zoning Commission meeting are in DRAFT form and will not become effective until approved by the Board at this meeting.



CITY OF MANSFIELD

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Meeting Minutes - Draft

Planning and Zoning Commission

Monday, November 1, 2021

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

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

Staff:

Arty Wheaton-Rodriguez, Assistant Director of Planning

Art Wright, Planner II

Jennifer Johnston, Development Coordinator

Commissioners:

Absent 2 - Blake Axen and Stephen Groll

Present 5 - Anne Weydeck; Kent Knight; Justin Gilmore; David Goodwin and Michael Mainer

2. APPROVAL OF MINUTES

[21-4379](#)

Minutes - Approval of the October 18, 2021 Planning and Zoning Commission Meeting Minutes

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

Aye: 5 - Anne Weydeck; Kent Knight; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Blake Axen and Stephen Groll

Abstain: 0

3. CITIZENS COMMENTS

None

4. PUBLIC HEARINGS[21-4374](#)

ZC#21-019: Public hearing to consider a Historic Landmark Overlay District classification for the 1894 Post Office Building at 130 N. Main Street; Jeff Delavega Investments LLC, owner

Mr. Wright was available for questions.

Mr. Delavega, owner, was available for questions.

Chairman Knight opened the public hearing at 6:03 pm and called for anyone wishing to speak to come forward.

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

After a brief discussion Commissioner Mainer made a motion to approve the Historic Landmark Overlay as presented. Commissioner Goodwin seconded the motion which carried by the following vote:

Aye: 5 - Anne Weydeck; Kent Knight; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Blake Axen and Stephen Groll

Abstain: 0

5. COMMISSION ANNOUNCEMENTS

None

6. STAFF ANNOUNCEMENTS

Assistant Planning Director advised the Commission of the following:

•ZC#21-013 - Bethlehem Baptist Church second and final reading passed with City Council

•ZC#21-015 – Alexis Ct. Townhomes first reading and public hearing passed with City Council

7. ADJOURNMENT OF MEETING

Commissioner Weydeck made a motion to adjourn the meeting.

Commissioner Gilmore seconded the motion which carried by the following vote:

Aye: 5 - Anne Weydeck; Kent Knight; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Blake Axen and Stephen Groll

Abstain: 0

8. With no further business, Chairman Knight adjourned the meeting at 6:10 p.m.

Kent Knight, Chairman

Jennifer Johnston, Development Coordinator



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STAFF REPORT

File Number: 21-4405

Agenda Date: 11/15/2021

Version: 1

Status: Consent

In Control: Planning and Zoning Commission

File Type: Plat

Title

SD#21-048: Final Plat of Julian Feild Street; Graham & Associates, Inc., engineer; 2021 South Pointe Holdings LTD, owner

Description/History

The purpose of this plat is to dedicate right-of-way for Julian Feild Street to serve Southpointe Ph 8A and Southpointe Phase 7. The owner is dedicating approximately 2.824 acres, 80 feet right-of-way (40 feet from centerline).

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

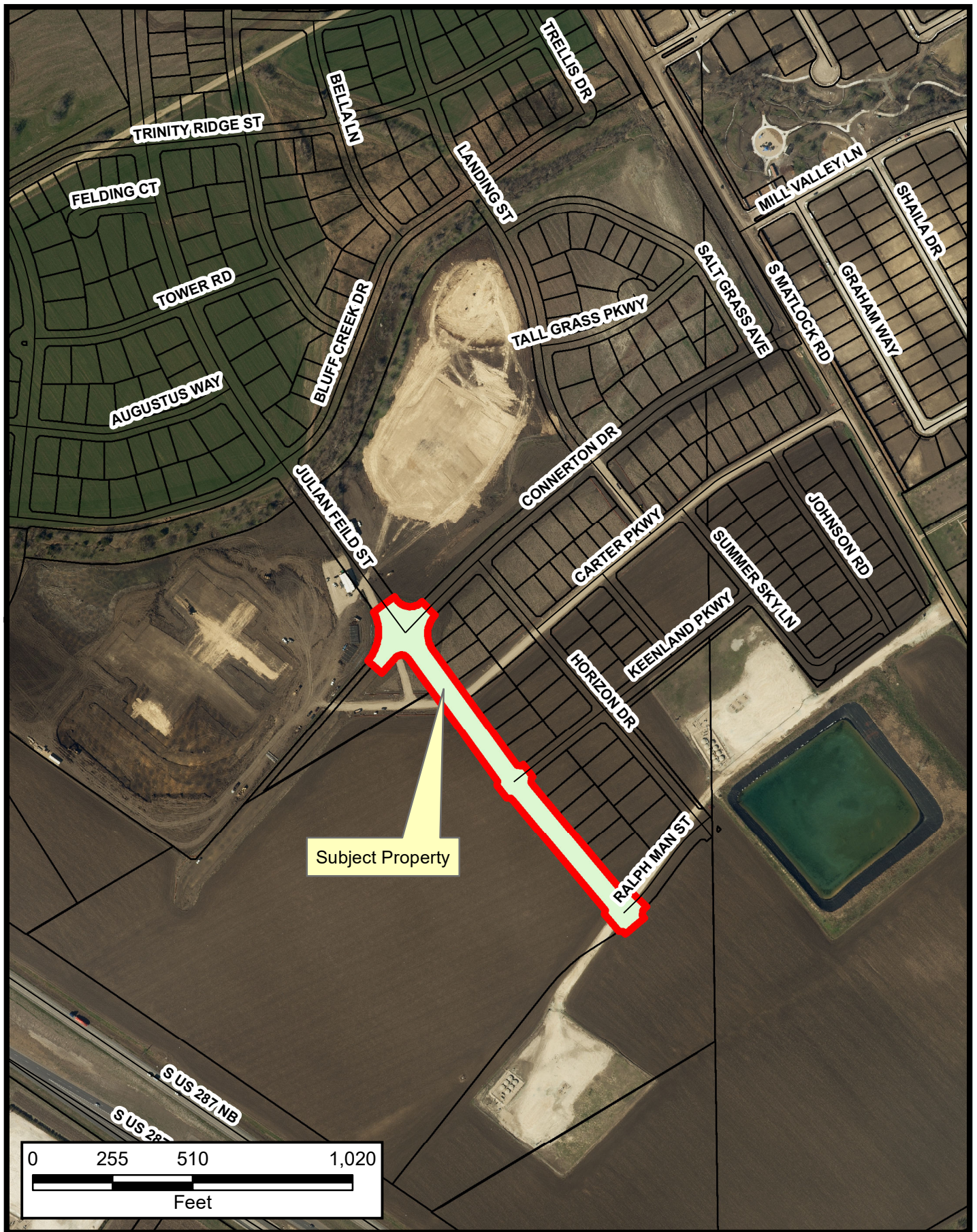
The plat meets the requirements of the Subdivision Control Ordinance.

Recommendation

Staff recommends approval.

Attachments

Location Map
Final Plat



SD#21-048

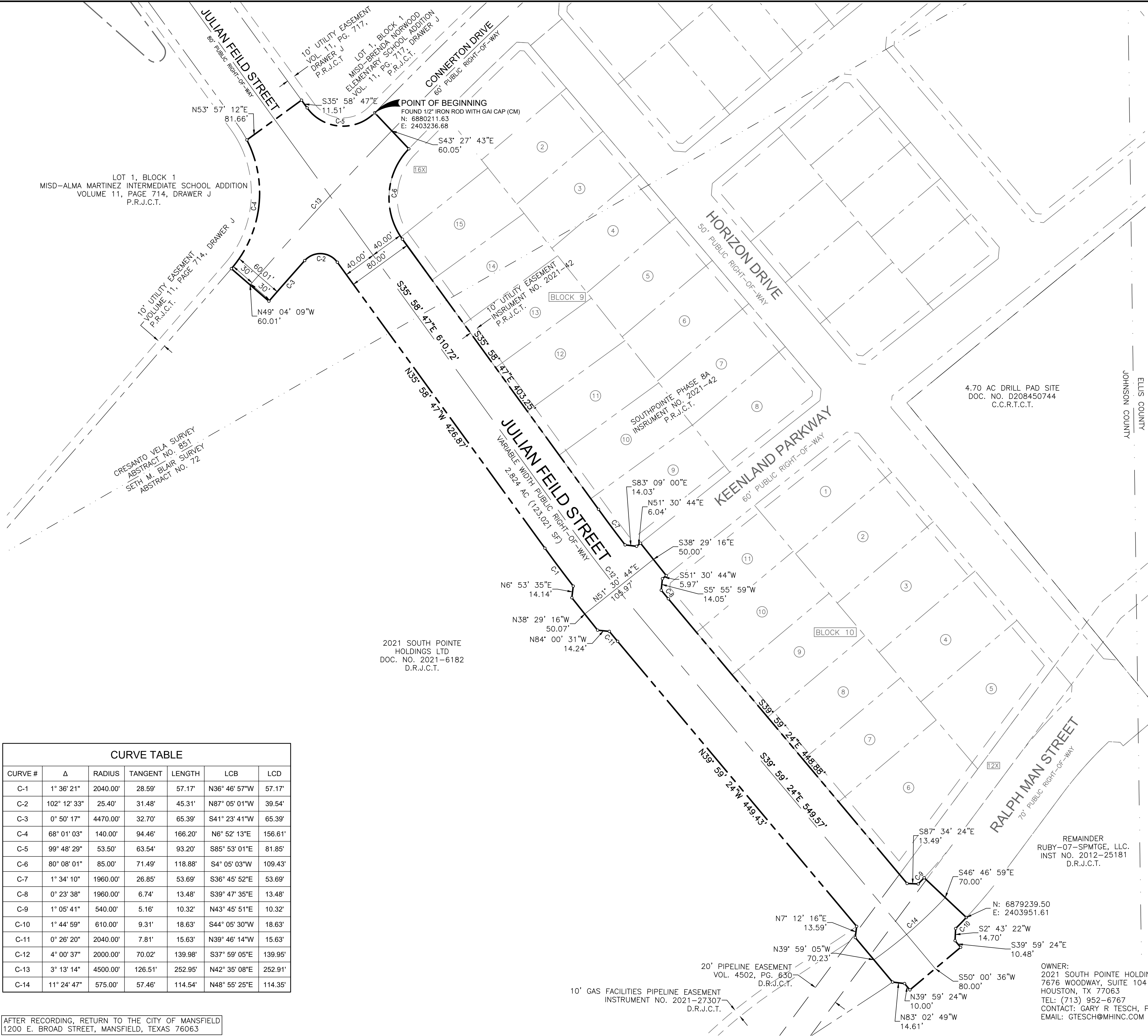
This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy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

10/15/2021

PLOTTED BY: ETHAN HICKS
 PLOTTED ON: 10/18/2021 2:03 PM
 FILE NAME: J:\MANSFIELD\SouthPointe\Phase 7\CAD\FINAL PLAT\JULIAN FEILD-FINAL PLAT.DWG
 SHEET SIZE: ANSI: E (34.00" X 22.00" INCHES) 1" = 1'

CURVE TABLE						
CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-1	1° 36' 21"	2040.00'	28.59'	57.17'	N36° 46' 57"W	57.17'
C-2	102° 12' 33"	25.40'	31.48'	45.31'	N87° 05' 01"W	39.54'
C-3	0° 50' 17"	4470.00'	32.70'	65.39'	S41° 23' 41"W	65.39'
C-4	68° 01' 03"	140.00'	94.46'	166.20'	N6° 52' 13"E	156.61'
C-5	99° 48' 29"	53.50'	63.54'	93.20'	S85° 53' 01"E	81.85'
C-6	80° 08' 01"	85.00'	71.49'	118.88'	S4° 05' 03"W	109.43'
C-7	1° 34' 10"	1960.00'	26.85'	53.69'	S36° 45' 52"E	53.69'
C-8	0° 23' 38"	1960.00'	6.74'	13.48'	S39° 47' 35"E	13.48'
C-9	1° 05' 41"	540.00'	5.16'	10.32'	N43° 45' 51"E	10.32'
C-10	1° 44' 59"	610.00'	9.31'	18.63'	S44° 05' 30"W	18.63'
C-11	0° 26' 20"	2040.00'	7.81'	15.63'	N39° 48' 14"W	15.63'
C-12	4° 00' 37"	2000.00'	70.02'	139.98'	S37° 59' 05"E	139.95'
C-13	3° 13' 14"	4500.00'	126.51'	252.95'	N42° 35' 08"E	252.91'
C-14	11° 24' 47"	575.00'	57.46'	114.54'	N48° 55' 25"E	114.35'

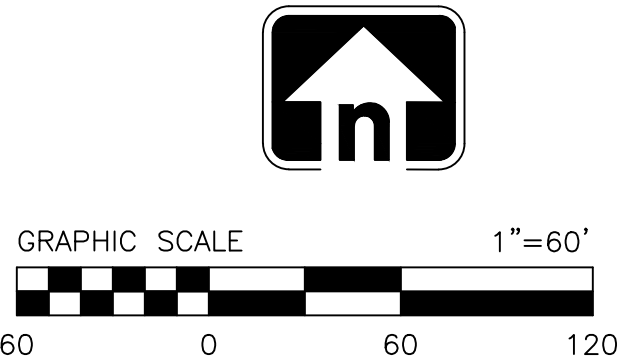
AFTER RECORDING, RETURN TO THE CITY OF MANSFIELD
 1200 E. BROAD STREET, MANSFIELD, TEXAS 76063



- NOTES:**
1. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FEMA DESIGNATED FLOODPLAIN OR FLOOD PRONE AREA, ACCORDING TO JOHNSON COUNTY FLOOD INSURANCE RATE MAP No. 48251C0125J, WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012.
 2. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
 3. ALL PROPERTY CORNERS SHALL BE MONUMENTED WITH 1/2 INCH IRON ROD SET WITH A CAP STAMPED "GAI" UNLESS OTHERWISE SHOWN HEREON.
 4. THE BEARINGS SHOWN HEREON ARE CREATED FROM ACTUAL FIELD SURVEYS, RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (1983-2011) GRID BEARINGS.

FILED FOR RECORD _____, 20____.
 INSTRUMENT#: _____ - _____
 DRAWER _____ SLIDE _____

 BECKY IVEY, JOHNSON COUNTY CLERK,
 BY _____ DEPUTY CLERK



FINAL PLAT
JULIAN FEILD STREET
 2.824 Acres out of the
 Seth M. Blair Survey, Abstract No. 72 and
 Cresanto Vela Survey, Abstract No. 851
 City of Mansfield, Johnson County, Texas

SEPTEMBER 2021
 PREPARED BY



Graham Associates, Inc.
 CONSULTING ENGINEERS & PLANNERS
 600 SIX FLAGS DRIVE, SUITE 500
 ARLINGTON, TEXAS 76011 (817) 640-8535
 TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

ENGINEER:
 GRAHAM ASSOCIATES, INC.
 CONSULTING ENGINEERS & PLANNERS
 600 SIX FLAGS DRIVE, SUITE 500
 ARLINGTON, TEXAS 76011
 TEL: (817) 640-8535
 FAX: (817) 633-5240
 EMAIL: RWilliams@grahamcivil.com

OWNER:
 2021 SOUTH POINTE HOLDINGS LTD
 7676 WOODWAY, SUITE 104
 HOUSTON, TX 77063
 TEL: (713) 952-6767
 CONTACT: GARY R TESCH, PRESIDENT
 EMAIL: GTESCH@MHINC.COM

SD# 21-048

SHEET 1 OF 2

LEGAL DESCRIPTION

WHEREAS, 2021 South Pointe Holdings LTD, acting by and through the undersigned, it's duly authorized agent, is the sole owner of an 2.824 acre tract of land located in the Seth M. Blair Survey Abstract No. 72 and Cresanto Vela Survey Abstract No. 851, City of Mansfield, Johnson County, and recorded in Instrument No. 2021-6182, Deed Records, Johnson County, Texas, being more particularly described as follows:

Being a 2.824 acre tract of land situated in the Seth M. Blair Survey Abstract No. 72 and Cresanto Vela Survey Abstract No. 851, City of Mansfield, Johnson County, and recorded in Instrument No. 2021-6182, Deed Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod with a cap stamped "Graham Assoc Inc" (GAI), being the westernmost northwest corner of Southpointe Phase 8A, as recorded in Document No. 2021-42, Plat Records, Johnson County, Texas, and being in the south line of Lot 1, Block 1, MISD-Brenda Norwood Elementary School Addition, as recorded in Volume 11, Page 717, Drawer J, Plat Records, Johnson County, Texas;

THENCE South 43°27'43" East, leaving said south line, along the west line of said Southpointe Phase 8A, a distance of 60.05 feet to a set 1/2 inch iron rod with a GAI cap, for the beginning of a non-tangent curve to the left having a radius of 85.00 feet, a central angle of 80°08'01", and a long chord which bears South 04°05'03" West, 109.43 feet;

THENCE continuing along said west line, and along said non-tangent curve to the left an arc length of 118.88 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE South 35°58'47" East, a distance of 403.25 feet to a set 1/2 inch iron rod with a GAI cap, for the beginning of a tangent curve to the left having a radius of 1,960.00 feet, a central angle of 1°34'10", and a long chord which bears South 36°45'52" East, 53.69 feet;

THENCE along said tangent curve to the left, an arc length of 53.69 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE South 83°09'00" East, a distance of 14.03 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 51°30'44" East, a distance of 6.04 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE South 38°29'16" East, a distance of 50.00 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE South 51°30'44" West, a distance of 5.97 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE South 05°55'59" West, a distance of 14.05 feet to a set 1/2 inch iron rod with a GAI cap, for the beginning of a non-tangent curve to the left having a radius of 1960.00 feet, a central angle of 0°23'38", and a long chord which bears South 39°47'35" East, 13.48 feet;

THENCE along said non-tangent curve to the left, an arc length of 13.48 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE South 39°59'24" East, a distance of 448.88 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE South 87°34'24" East, a distance of 13.49 feet to a set 1/2 inch iron rod with a GAI cap, for the beginning of a non-tangent curve to the left having a radius of 540.00 feet, a central angle of 1°05'41", and a long chord which bears North 43°45'51" East, 10.32 feet;

THENCE along said non-tangent curve to the left, an arc length of 10.32 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE South 46°46'59" East, a distance of 70.00 feet to a found 1/2 inch iron rod with a GAI cap, being the southernmost southwest corner of said Southpointe Phase 8A, for the beginning of a non-tangent curve to the right, having a radius of 610.00 feet, a central angle of 1°44'59", and a long chord which bears South 44°05'30" West, 18.63 feet;

THENCE leaving said west line, along said non-tangent curve to the right, an arc length of 18.63 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE South 02°43'22" West, a distance of 14.70 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE South 39°59'24" East, a distance of 10.48 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE South 50°00'36" West, a distance of 80.00 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 39°59'24" West, a distance of 10.00 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 83°02'49" West, a distance of 14.61 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 39°59'05" West, a distance of 70.23 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 07°12'16" East, a distance of 13.59 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 39°59'24" West, a distance of 449.43 feet to a set 1/2 inch iron rod with a GAI cap, for the beginning of a tangent curve to the right having a radius of 2,040.00 feet, a central angle of 0°26'20", and a long chord which bears North 39°46'14" West, 15.63 feet;

THENCE along said tangent curve to the right, an arc length of 15.63 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 84°00'31" West, a distance of 14.24 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 38°29'16" West, a distance of 50.07 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 06°53'35" East, a distance of 14.14 feet to a set 1/2 inch iron rod with a GAI cap, for the beginning of a non-tangent curve to the right having a radius of 2,040.00 feet, a central angle of 1°36'21", and a long chord which bears North 36°46'57" West, 57.17 feet;

THENCE along said non-tangent curve to the right, an arc length of 57.17 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 35°58'47" West, a distance of 426.87 feet to a set 1/2 inch iron rod with a GAI cap, for the beginning of a tangent curve to the left having a radius of 25.40 feet, a central angle of 102°12'33", and a long chord which bears North 87°05'01" West, 39.54 feet;

THENCE along said tangent curve to the left, an arc length of 45.31 feet to a set 1/2 inch iron rod with a GAI cap, for the beginning of a compound curve to the left having a radius of 4,470.00 feet, a central angle of 00°50'17", and a long chord which bears South 41°23'41" West, 65.39 feet;

THENCE along said compound curve to the left, an arc length of 65.39 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 49°04'09" West, a distance of 60.01 feet to a set 1/2 inch iron rod with a GAI cap, being in the east line of Lot 1, Block 1, MISD-Alma Martinez Intermediate School Addition, as recorded in Volume 11, Page 714, Drawer J, Plat Records, Johnson County, Texas, for the beginning of a non-tangent curve to the left having a radius of 140.00 feet, a central angle of 68°01'03", and a long chord which bears North 06°52'13" East, 156.61 feet;

THENCE along the east line of said Lot 1, Block 1, MISD-Alma Martinez Intermediate School Addition, and along said curve to the left, an arc length of 166.20 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 53°57'12" East, leaving the east line of said Lot 1, Block 1, MISD-Alma Martinez Intermediate School Addition, a distance of 81.66 feet to a set 1/2 inch iron rod with a GAI cap, being in the southwest line of said Lot 1, Block 1, MISD-Brenda Norwood Elementary School Addition;

THENCE South 35°58'47" East, along said southwest line, a distance of 11.51 feet to a set 1/2 inch iron rod with a GAI cap, for the beginning of a tangent curve to the left having a radius of 53.50 feet, a central angle of 99°48'29", and a long chord which bears South 85°53'01" East, 81.85 feet;

THENCE continuing along said southwest line, and along said tangent curve to the left, an arc length of 93.20 feet to the POINT OF BEGINNING and CONTAINING 123,021 square feet, 2.824 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, 2021 South Pointe Holdings LTD, being the sole owner of the above described parcel, acting by and through the undersigned, it's duly authorized agent, does hereby adopt the herein above described property as Julian Feild Street, an addition to the City of Mansfield, Johnson County, Texas and does dedicate to the public use the streets and easements as shown thereon.

2021 South Pointe Holdings LTD,

Signature

Name, Title

STATE OF _____:
COUNTY OF _____:

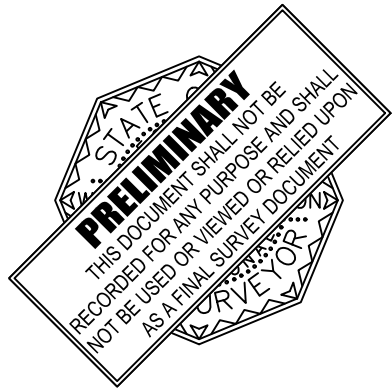
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ know to me the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20____

SURVEYOR'S CERTIFICATE

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

WESLEY K. BETTERTON
Texas Registration No. 6699



STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared WESLEY K. BETTERTON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same in and for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20____

Notary Public in and for the State of Texas

My commission expires _____

APPROVED BY THE CITY OF MANSFIELD

_____, 20____

APPROVED BY:

P & Z COMMISSION CHAIRMAN

_____, 20____

ATTEST:

PLANNING & ZONING SECRETARY

FILED FOR RECORD

_____, 20____.

INSTURMENT#: _____ - _____

DRAWER _____ SLIDE _____

BECKY IVEY, JOHNSON COUNTY CLERK,

BY _____

DEPUTY CLERK

OWNER:
2021 SOUTH POINTE HOLDINGS LTD
7676 WOODWAY, SUITE 104
HOUSTON, TX 77063
TEL: (713) 952-6767
CONTACT: GARY R TESCH, PRESIDENT
EMAIL: GTESCH@MHINC.COM

ENGINEER:
GRAHAM ASSOCIATES, INC.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011
TEL: (817) 640-8535
FAX: (817) 633-5240
EMAIL: RWilliams@grahamcivil.com



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBE FIRM: F-1191/TBPLS FIRM: 101538-00

SEPTEMBER 2021
PREPARED BY

FINAL PLAT
JULIAN FEILD STREET
2.824 Acres out of the
Seth M. Blair Survey, Abstract No. 72 and
Cresanto Vela Survey, Abstract No. 851
City of Mansfield, Johnson County, Texas



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4406

Agenda Date: 11/15/2021

Version: 1

Status: Consent

In Control: Planning and Zoning Commission

File Type: Plat

Agenda Number:

Title

SD#21-052: Preliminary Plat of Lots 1 and 2, Block 1, Mansfield Corridor Addition generally located on the west side of FM 157, approximately 900 feet south of Turner Warnell Rd; 400 feet north of Rosebrook Drive (location map attached); Mazidji Group Engineering, engineer; Mansfield Corridor, LLC, owner; DFL Properties One, LLC, developer

Description/History

The purpose of this plat is to show the layout for a subdivision with two commercial lots. The property is 2.832 acres and zoned C-2. Lot 1 will remain vacant for a future development and Lot 2 will be developed for the Java Lounge Coffee Shop.

Please note that a preliminary plat is not filed of record and will have no signatures. The plat meets the requirements of the Subdivision Control Ordinance.

Recommendation

Staff recommends approval.

Attachments

Location Map

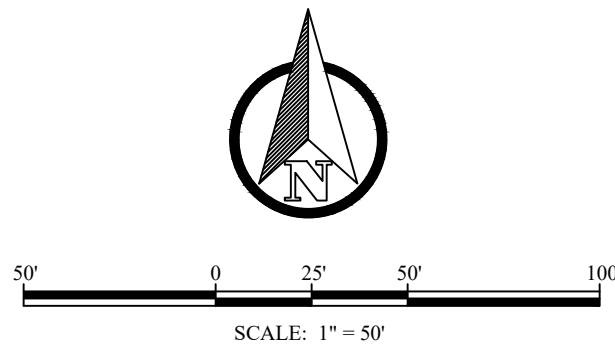
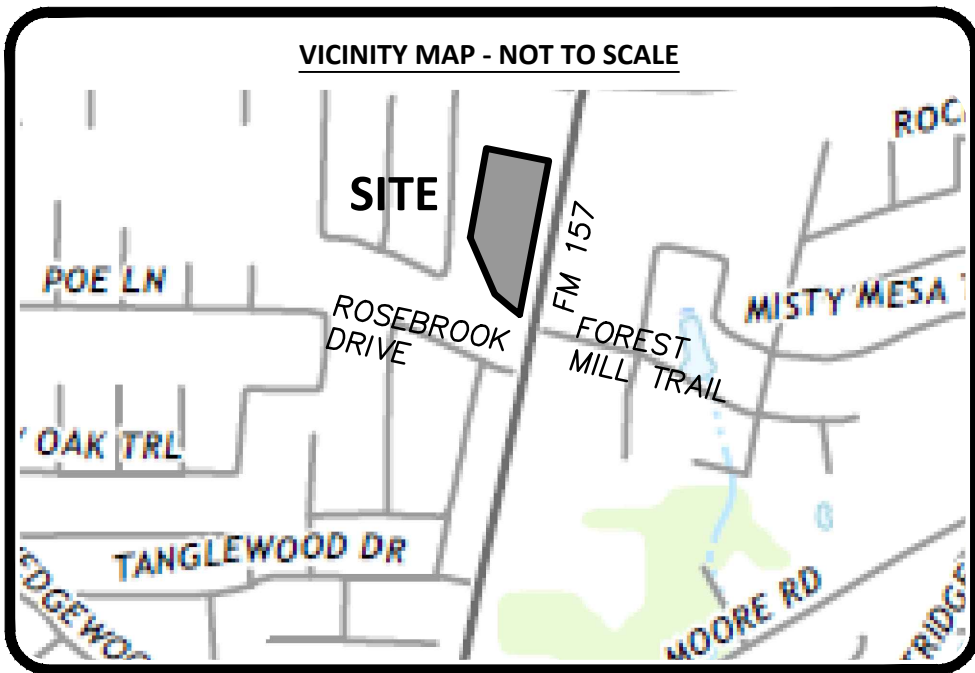
Preliminary Plat



SD#21-052

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.

11/8/2021



CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

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

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

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

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

LAND USE TABLE

TOTAL LOT YIELD:	2 LOTS
• LOT 1:	1.846 ACRES
• LOT 2:	0.986 ACRES
ROW DEDICATION:	0.00 ACRES
GROSS ACREAGE:	2.832 ACRES

NET ACREAGE: 2.832 ACRES

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0460K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

PLAT NOTES:

- Residential Proximity note: The minimum setbacks from property lines abutting residential development shall be in compliance with the Residential Proximity Standards of the Zoning Ordinance.
 - The Common Access Easement is for the use of Lots 1 and 2 and D&D Mansfield Enterprise, LLC Lot. No improvements shall be made that impede ingress and egress along this easement.
 - The Common Access Easement shall be maintained by the property owners.
- Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.

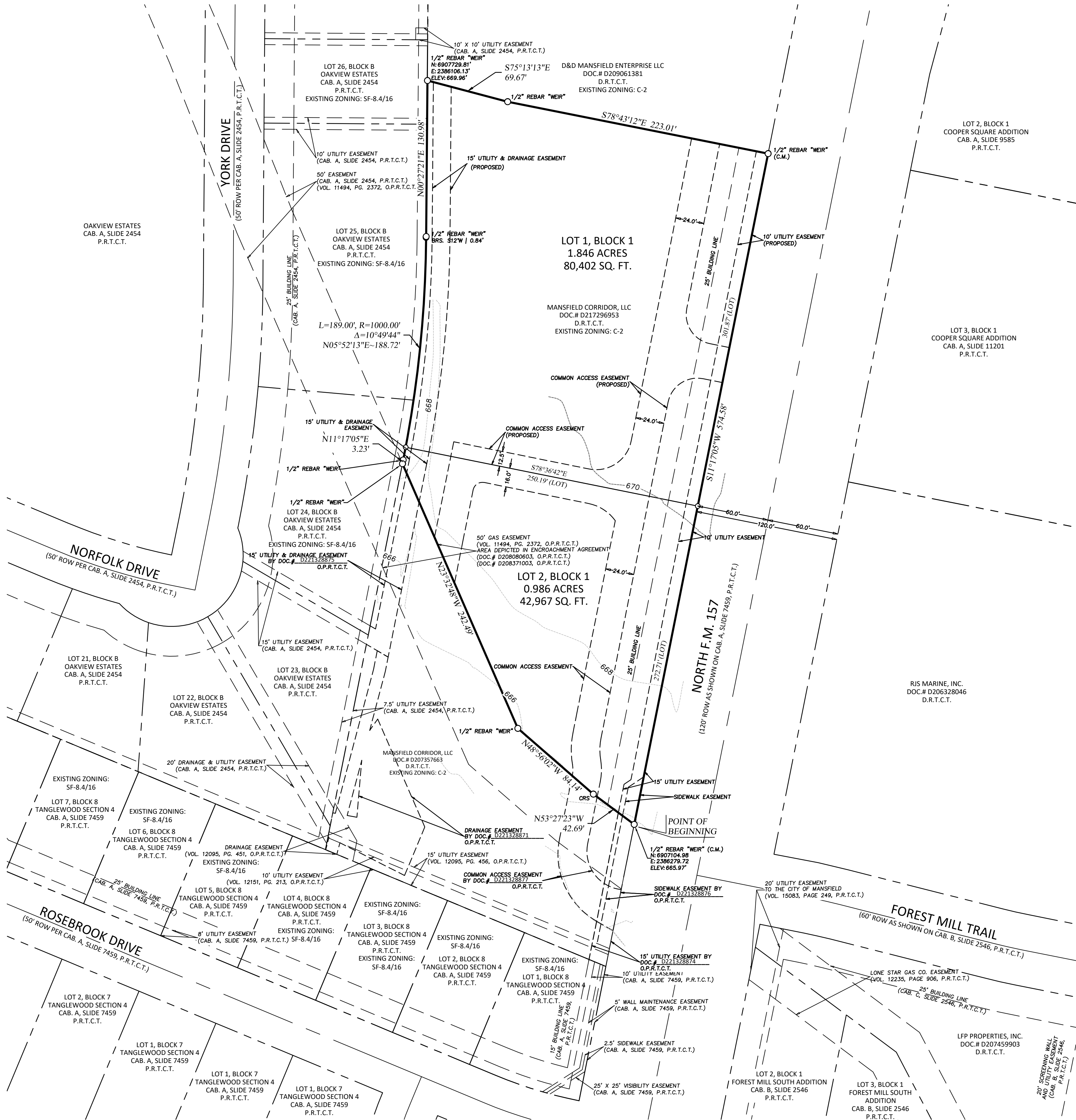
PROPERTY DESCRIPTION

WHEREAS, Mansfield Corridor, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of an 2.832 acre tract of land located in the Samuel West Survey, Abstract No. 148, City of Mansfield, Tarrant County, Texas as recorded in Instrument No. D217296953, Deed Records, Tarrant County, Texas, 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 and the herein described tract, lying on the west right-of-way of FM Road number 157 (120 foot right-of-way as shown on Cabinet A, Slide 7459, Plat Records, Tarrant County, Texas);

THENCE with the perimeter and to the corners of said Mansfield Corridor tract, the following calls

- North 53 degrees 27 minutes 23 seconds West, a distance of 42.69 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set")
- 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;
- 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;
- 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 1,000.00 feet, with a delta angle of 10 degrees 49 minutes 44 seconds, whose chord bears North 05 degrees 52 minutes 13 seconds East, a distance of 188.72 feet;
- Along said curve to the left, an arc length of 189.00 feet to a point from which a 1/2 inch rebar with cap stamped, "WEIR" found bears South 12 degrees West, a distance of 0.84 feet;
- North 00 degrees 27 minutes 21 seconds East, a distance of 130.98 feet to a 1/2 inch rebar with cap stamped, "WEIR" found;
- South 75 degrees 13 minutes 13 seconds East, a distance of 69.67 feet to a 1/2 inch rebar with cap stamped, "WEIR" found;
- South 78 degrees 43 minutes 12 seconds East, a distance of 223.01 feet to a 1/2 inch rebar with cap stamped, "WEIR" found;
- South 11 degrees 17 minutes 05 seconds West, a distance of 574.58 feet to the **POINT OF BEGINNING** and enclosing 2.832 acres (123,369 square feet) of land, more or less.



PRELIMINARY PLAT
LOTS 1 & 2, BLOCK 1
MANSFIELD CORRIDOR ADDITION

2.832 ACRES OUT OF THE SAMUEL WEST SURVEY, ABSTRACT NO. 148

CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

2 LOTS

PREPARED OCTOBER 12, 2021

BARTON CHAPA SURVEYING, LLC

5200 STATE HIGHWAY 121, COLLEVILLE, TX 76034

817-864-1957

CASE#SD#21-052

SURVEYOR



**BARTON CHAPA
SURVEYING**

BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III RPLS# 6737
5200 STATE HIGHWAY 121
COLLEVILLE, TX 76034
(817) 864-1957
JACK@BCSDFW.COM

ENGINEER

MAZIDJI GROUP ENGINEERING
COSTA MAZIDJI
100 N. CENTRAL EXPRESSWAY
DALLAS, TX 75080
costa@mazidjigroup.com
214.663.1068

OWNER

MANSFIELD CORRIDOR, LLC
1019 Walnut Falls Circle
Mansfield, TX 76063
Contact: Roy English
Phone: 817-456-4302
Email: judgeroyenglish@aol.com

DEVELOPER

DFL PROPERTIES, LLC
2009 ESTO PARK ROAD
SOUTHLAKE, TX 76092
CONTACT: MICHAEL DEESE
817.307.8105
MICHAEL@DEESE.LIFE

JOB NO. 2021.090.004

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE	SUMMARY

SHEET:

VO1



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4407

Agenda Date: 11/15/2021

Version: 1

Status: Consent

In Control: Planning and Zoning Commission

File Type: Plat

Agenda Number:

Title

SD#21-053: Final Plat of Lot 2, Block 1, Mansfield Corridor Addition; Mazidji Group Engineering, engineer; Mansfield Corridor, LLC, owner; DFL Properties One, LLC, developer

Description/History

The purpose of the plat is to create a new lot for Java Lounge Co-----ffee Shop. The property is 0.986 acres and zoned C-2 with a Specific Use Permit.

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

The lot is in conformance with the preliminary plat from the previous case and meets the requirements of the Subdivision Control Ordinance.

Recommendation

Staff recommends approval.

Attachments

Location Map

Final Plat



SD#21-053

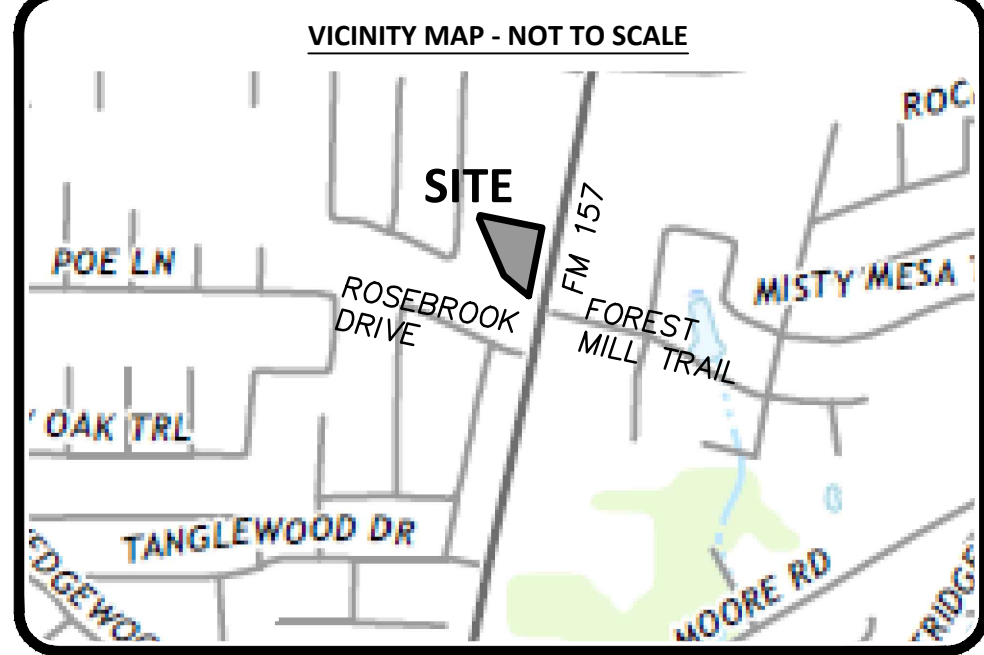
This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy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

6/21/2021

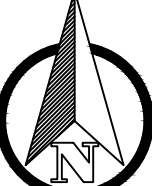
AFTER RECORDING RETURN THIS TO: CITY OF MANSFIELD
1200 E. BROAD STREET, MANSFIELD, TX 76063

Curve Data Table				
Curve #	Arc	Radius	Delta	Chord Bearing
C1	10.88'	1006.52'	000°37'09"	S10°58'45"W 10.88'
C2	10.90'	991.52'	000°37'48"	N10°58'26"E 10.90'
C3	18.14'	50.00'	020°47'31"	S00°53'20"W 18.04'
C4	18.30'	50.00'	020°58'27"	S00°58'48"W 18.20'
C5	9.52'	26.00'	020°58'27"	N00°58'48"E 9.46'
C6	26.85'	74.00'	020°47'31"	N00°53'20"E 26.71'
C7	27.38'	37.00'	042°24'10"	N57°24'36"W 26.76'
C8	12.26'	8.00'	087°49'22"	S57°28'37"W 11.10'

Line Data Table		
Line #	Distance	Bearing
L1	31.94'	S11°17'05"W
L2	26.26'	N23°32'48"W
L3	10.38'	N11°17'05"E
L4	207.32'	S11°17'05"W
L5	13.27'	S11°28'02"W
L6	181.69'	N11°17'05"E
L7	89.19'	N78°36'42"W
L8	44.12'	S11°17'05"W
L9	36.00'	S11°17'23"W
L10	69.37'	N11°23'18"E
L11	7.07'	S56°17'05"W
L12	24.26'	S11°17'05"W
L18	24.49'	N11°17'05"E
L19	15.56'	N56°17'05"E



- LEGEND OF ABBREVIATIONS**
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - DOC.# DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - SQ. FT. SQUARE FEET
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET



SCALE: 1" = 50'

APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: _____ 20 _____ P&Z COMMISSION CHAIRMAN

ATTEST: _____ 20 _____ PLANNING & ZONING SECRETARY

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

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

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

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

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

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0460K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

PLAT NOTES:

- Residential Proximity note: The minimum setbacks from property lines abutting residential development shall be in compliance with the Residential Proximity Standards of the Zoning Ordinance.
- The Common Access Easement is for the use of Lots 1 and 2 and D&D Mansfield Enterprise, LLC Lot. No improvements shall be made that impede ingress and egress along this easement.
- The Common Access Easement shall be maintained by the property owners.

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Mansfield Corridor LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 0.986 acre tract of land located in the Samuel West Survey, Abstract No. 148, City of Mansfield, Tarrant County, Texas as recorded in Instrument No. D217296953, Deed Records, Tarrant County, Texas, 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 and the herein described 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 1,000.00 feet, a central angle of 00 degrees 37 minutes 24 seconds, and a chord bearing and distance of NORTH 10 degrees 58 minutes 23 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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That, Mansfield Corridor LLC, being the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as Lot 2, Block 1, Mansfield Corridor Addition, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

WITNESS my hand this the _____ day of _____, 20____

Mansfield Corridor, LLC, Owner/Agent
_____, Agent

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATE

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the map shown hereon accurately represents the described property as determined by a survey made on the ground under my direction and supervision.

Date of Plat/Map: **October 27, 2021**

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT October 27, 2021

John H. Barton III, RPLS# 6737

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

**FINAL PLAT
LOT 2, BLOCK 1
MANSFIELD CORRIDOR ADDITION**

0.986 ACRES SITUATED IN THE
SAMUEL WEST SURVEY, ABSTRACT #148
CITY OF MANSFIELD
TARRANT COUNTY, TEXAS
ONE LOT
PREPARED SEPTEMBER, 2021
BARTON CHAPA SURVEYING, LLC

Notice: Selling a portion of any lot in this addition by 5200 STATE HIGHWAY 121, COLLEYVILLE, TX 76034 metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.

817-864-1957

CASER#SD#21-053

SURVEYOR



**BARTON CHAPA
SURVEYING**

BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III RPLS# 6737
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
(817) 864-1957
JACK@BCSDFW.COM

ENGINEER

MAZIDI GROUP ENGINEERING
COSTA MAZIDI
100 N. CENTRAL EXPRESSWAY
DALLAS, TX 75080
costa@mazidigroup.com
214.663.1068

OWNER

MANSFIELD CORRIDOR, LLC
1019 Walnut Falls Circle
Mansfield, TX 76063
Contact: Roy English
Phone: 817-456-4302
Email: judgeroyenglish@aol.com

DEVELOPER

DFL PROPERTIES, LLC
2009 ESTO PARK ROAD
SOUTH LAKE, TX 76092
CONTACT: MICHAEL DEESE
817.307.8105
MICHAEL@DEESE.LIFE

JOB NO. 2021.090.004

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE	SUMMARY

SHEET:

VO1



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4404

Agenda Date: 11/15/2021

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Case

Agenda Number:

Title

ZC#21-018 Change of zoning from C-2 Community Business District with Freeway Overlay District to PD, Planned Development District for all uses in C-2 Community Business District plus drive through or to go food services without walk-in restaurant with Freeway Overlay District on approximately 0.656 acres being Lot 2-R-B-1, Block No. 1, of Replat of 2-R-B-1 and 2-R-B-2, Block 1, Mansfield Hospital Add located at 1780 FM 157.

Description/History

Existing Use: vacant convenience store/gas station

Existing Zoning: C-2, Community Business District with Freeway Overlay District

Surrounding Land Use & Zoning:

North -Approved Murphy Express, C-2

South - Medical Office, C-2

East - Drive-through restaurant, vacant hospital, C-2

West - US 287

Thoroughfare Plan Specification:

FM 157 - Principal Arterial (six-lane divided)

Comments and Considerations

The subject vacant property consists of 0.656 acres with existing Community Business District (C2) zoning. The applicant is requesting to rezone the property to PD, Planned Development District to allow for a drive through or to go food services business without walk-in restaurant, a prohibited use in the Freeway Overlay District.

Development Plan and Standards

The subject property is within the Freeway Overlay District, which includes all properties adjacent to and within 300 feet of the right-of-way lines of a highway in the City of Mansfield. The purpose of the "FR" District is to create certain specific standards relative to land use, setbacks, signage, etc.

The requested rezoning is necessary for a proposed for a 510-sf drive-through coffee shop. The business will have two drive-through lanes and will not utilize an order board. Instead, guests will order at the window or via staff will portable POS machines. The development is providing two outdoor seating areas. The first is adjacent to the western employee service doors and will accommodate 4 guests at a bench table under a covered patio. A second area will be placed in a landscaped area to the south of the

building within a gazebo.

The planned development, as proposed, meets all sign, material, articulation, and other community design standards found within the zoning ordinance. The gazebo area meets standards for developments to provide community space.

There are several deviations and waivers required:

1. Allowance of a prohibited use in the Freeway Overlay District, a drive-through business without walk-in restaurant.
2. Landscape buffer depth from 30 feet to variable reduced (some areas are less than 10') width as shown on Landscape Plan. The existing buffer will be largely maintained and enhanced with landscaping to provide as much aesthetic appeal on a corner highway property while allowing the proposed re-development.
3. Reduce the street buffer plant material from 1 large tree per 25 feet of landscape buffer or 10 large trees to a combination of seven existing and proposed large and ornamental trees as shown on the landscape plan. Existing trees will be preserved to contribute to site aesthetics. Grounding plantings will be added to the buffer to comply with the city's requirements and contribute to a gateway property.
4. Reduce the number of required shade trees from 5 to a combination of 3 existing ornamental and two proposed new trees (one large and one ornamental). Reduce tree spacing for required large trees from 1 per 25 feet to 1 per 40 feet on center. The proposed trees are scaled to the limit buffer area. Existing trees will be preserved to contribute to site aesthetics. Grounding plantings will be added to the buffer to comply with the city's requirements and contribute to a gateway property.
5. Reduce the minimum width of landscape median strip below 6 feet to accommodate two drive through lanes and an escape lane. A quasi-median strip is provided on each side of the drive through including additional plant material that will screen vehicles.
6. Parking lot landscaping. Allow ground plantings in certain parking lot landscape islands given site constraints as generally shown on Landscape Plan.

2012 Land Use Plan

The 2012 Land Use Plan states within its Commercial Land Use Goals & Strategies that the City should "ensure that standards related to the development of non-residential uses along major corridors are the highest possible so that a positive visual perception of Mansfield is projected to citizens and visitors (Strategy 3.5)." As a small drive-through only facility, this land use's visual perception seems to be limited to stacking and drive aisles for vehicles and parking for employees. That is, of the 28,314 square feet of lot area, only 510 square is dedicated to the actual building, the equivalency of two drive-through stacking spaces or two of the 16 employee/non-dining room spaces.

Recommendation

Section 155.067 (C) (34) Freeway Overlay District Regulations expressly prohibits "drive-thru or to go food services except as a secondary use to a walk-in restaurant". The purpose of the Freeway Overlay District to add specific standards relative to land use and in this case the overlay seeks to limit small "drive-thru" only establishments and require

more significant establishments along US 287, with this particular property occupying a hard corner with FM 157.

Staff recommends denial.

Attachments:

Maps and Supporting Information

Exhibit A - Property Description

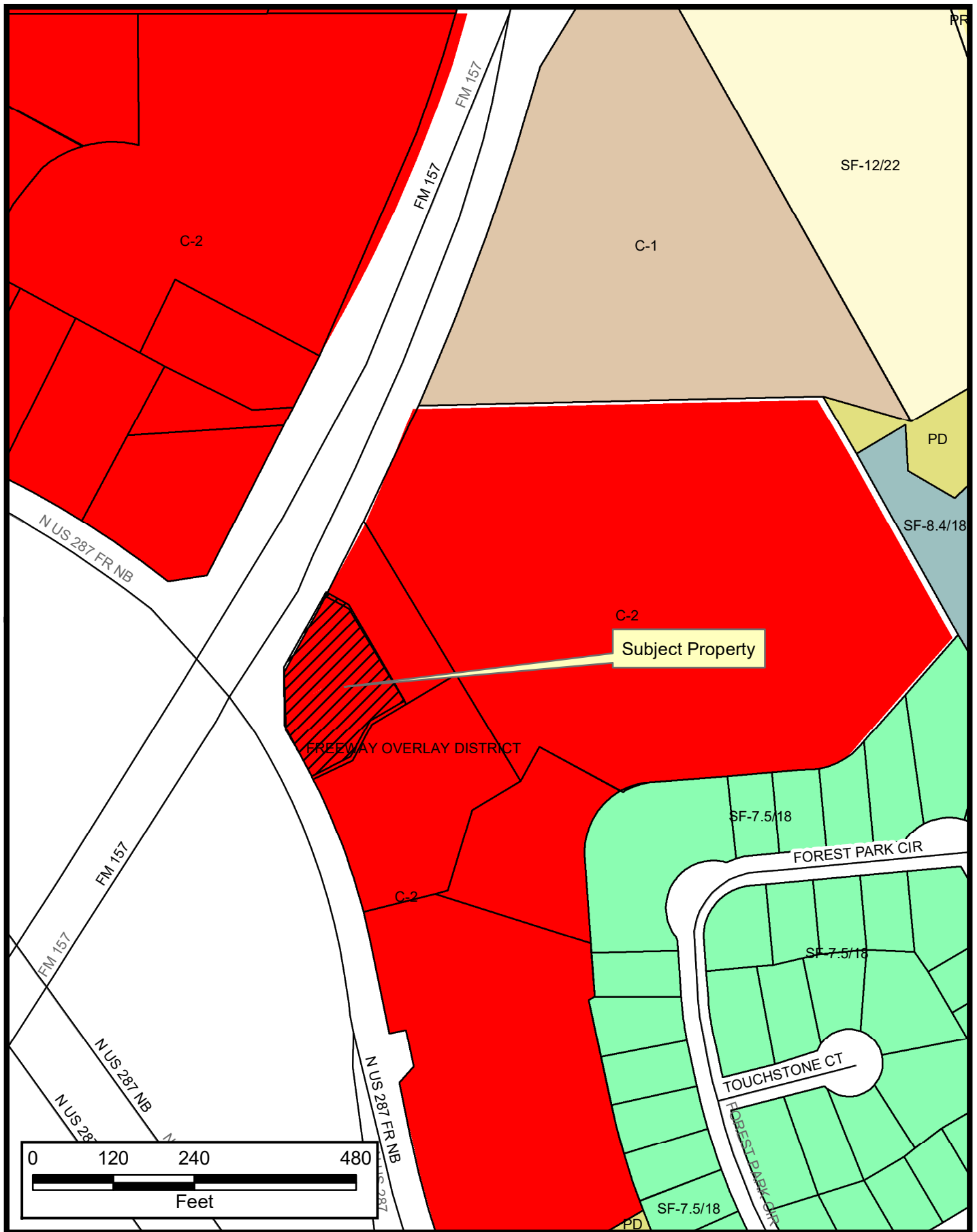
Exhibit B - Development Site Plan

Exhibit C - Building Elevations

Exhibit D - Landscape Plan

Exhibit E - Sign Plan





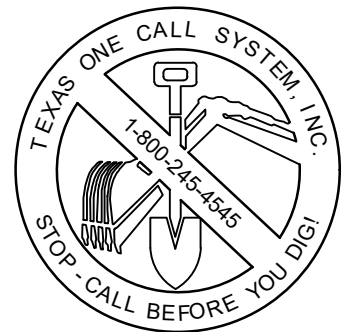
Property Owner Notification for ZC#21-018

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BRIDGES ADDITION	BLK 1	HAWK'S PANTRY INC	2688 PINNACLE DR	BURLESON, TX	76028-8330
MANSFIELD HOSPITAL	BLK 1	KND REAL ESTATE 49 LLC	680 S FOURTH AVE	LOUISVILLE, KY	40202-2413
MANSFIELD HOSPITAL	BLK 1	PHOENIX REAL ESTATE HOLDINGS	1915 WESTRIDGE DR	IRVING, TX	75038
MANSFIELD HOSPITAL	BLK 1	AGILE INVESTMENTS ONE LLC	2924 AVONDALE CT	THE COLONY, TX	75056
MANSFIELD HOSPITAL	BLK 1	ST GEORGE MEDICAL OFFICE LLC	14648 WATERVIEW CIR	ADDISON, TX	75001-7922
MANSFIELD HOSPITAL	BLK 1	RIDGELINE MANSFIELD LLC	8111 PRESTON RD SUITE 430	DALLAS, TX	75225

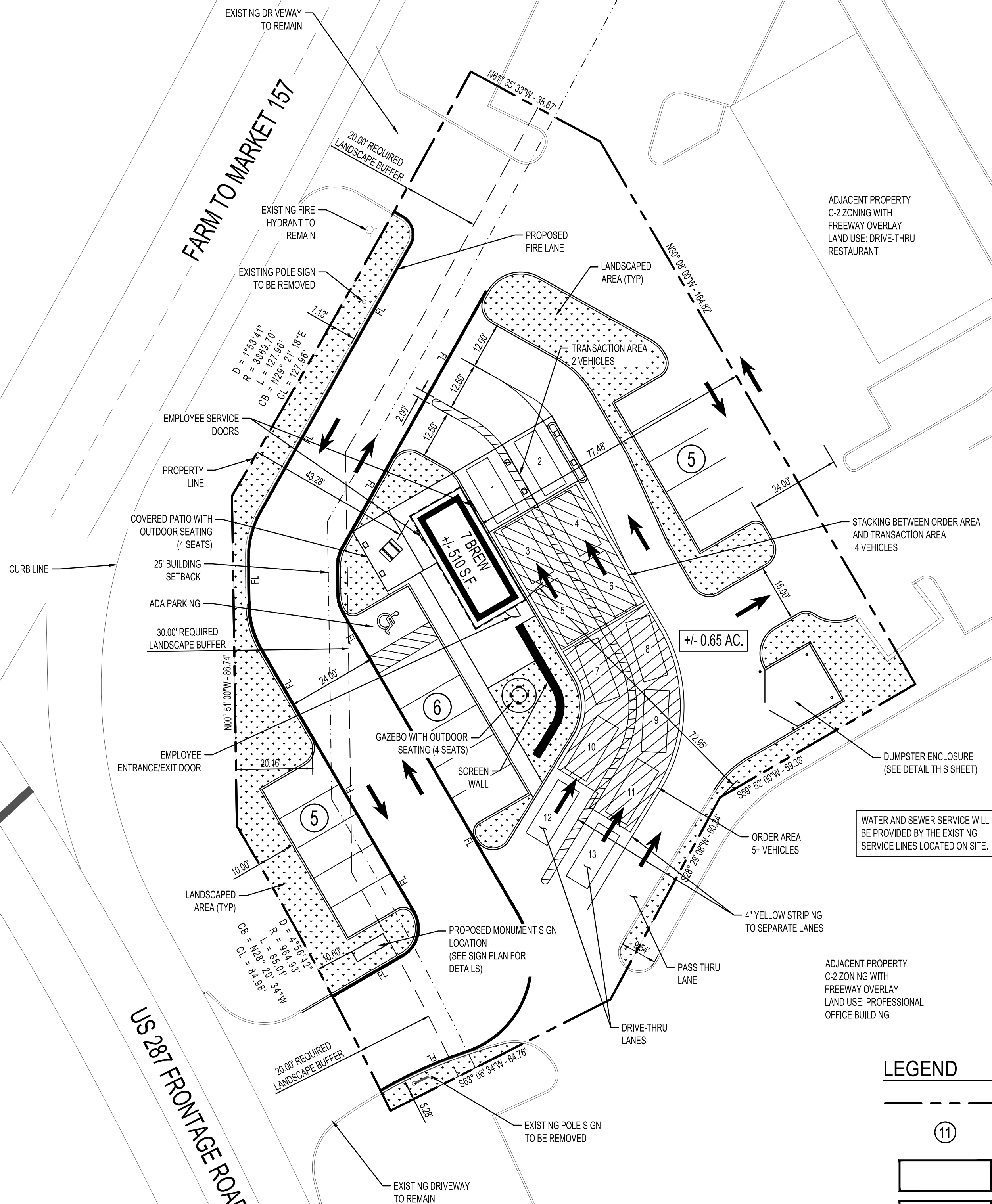
Exhibit A ZC#21-018

Legal Description of the Property

Lot No. 2-R-B-1, Block No. 1, of Replat of 2-R-B-1 and 2-R-B-2, Block 1, Mansfield Hospital,
an Addition to the City of Mansfield, Tarrant County, Texas according to the Plat thereof recorded
in Cabinet A, Slide 3100, of the Plat Records of Tarrant County, Texas.

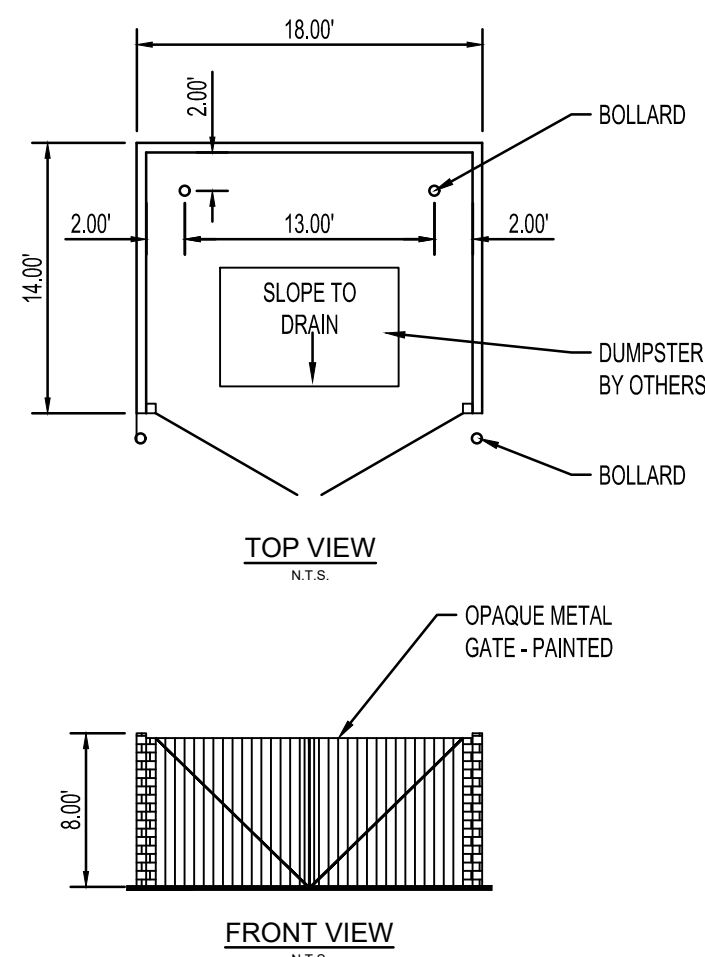


ADJACENT PROPERTY
C-2 ZONING WITH
FREEWAY OVERLAY
LAND USE: GAS STATION

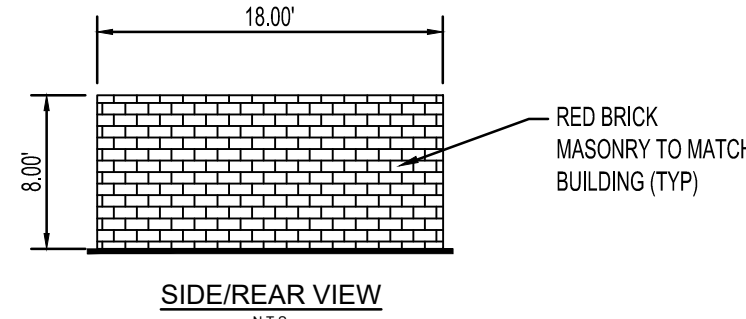


LEGEND

---	PROPERTY LINE
⑪	PARKING COUNT
□	CONCRETE PAVEMENT
▨	LANDSCAPE AREA
— FL —	FIRE LANE STRIPING



DUMPSTER
ENCLOSURE DETAIL
N.T.S.



SITE NOTES

- THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT. ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
- ALL SIGNAGE WILL ADHERE TO THE REGULATIONS FOR C-2 ZONED PROPERTIES AS SPECIFIED IN THE ZONING ORDINANCE.
- 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 THE ZONING ORDINANCE.
- ALL ROOFTOP EQUIPMENT WILL BE SCREENED BY BUILDING PARAPETS AT LEAST 1 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.
- EMPLOYEES WILL SERVE DRIVE-THRU CUSTOMERS DIRECTLY AT THEIR VEHICLES AT ALL TIMES TO EXPEDITE TRAFFIC FLOW AND REDUCE STACKING.
- PROPOSED USE WILL BE DRIVE-THRU AND TO GO WITHOUT A WALK-IN RESTAURANT.



VICINITY MAP
N.T.S.

SITE DATA TABLE

ZONING / PROPOSED USE	PD / EATING PLACE WITH DRIVE THRU SERVICE
BASE ZONING DISTRICT	C-2
TOTAL ACREAGE	0.656 ACRES
BUILDING AREA (GROSS SQUARE FOOTAGE)	510 S.F.
BUILDING HEIGHT	MAX. HEIGHT 22'
FLOOR AREA RATIO	0.017
TOTAL PARKING REQUIRED	7
CALCULATION OF REQUIRED PARKING: USE: EATING PLACES WITH DRIVE-THRU SERVICE REQUIREMENT: 1 SPACE PER 75 S.F. OF FLOOR AREA 510 S.F. BUILDING YIELDS 6.8 (7) SPACES REQUIRED	
TOTAL PARKING PROVIDED	16
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 R.O.W.	25'
LANDSCAPE BUFFER - EXTERIOR OVERALL PROPERTY BOUNDARY	
PUBLIC STREET	30' / 20'

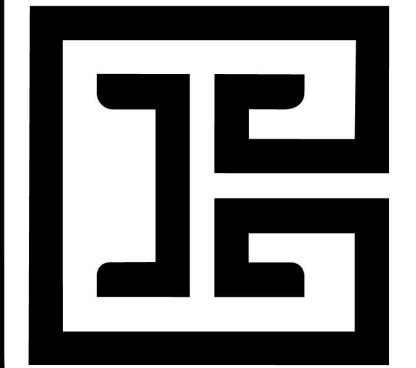
OWNER AGILE INVESTMENTS ONE, LLC 1780 HWY 157 N MANSFIELD, TX 76063 ATTN: MADHAVI DOMALA	CIVIL ENGINEER HIGH TIDE CONSULTANTS, LLC 434 N. COLUMBIA ST., SUITE 200A COVINGTON, LA 70435 ATTN: RICHARD C. GALLOWAY, PE EMAIL: ricky@hightidelc.com
DEVELOPER / APPLICANT HIGH OCTANE JOES, LLC 8343 DOUGLAS AVE., SUITE 350 DALLAS, TX 75205 ATTN: SCOTT WILSON EMAIL: scott.wilson@srmedical.com	ARCHITECT AND LANDSCAPE ARCHITECT HARRISON FRENCH & ASSOCIATES, LTD 1705 S. WALTON BLVD., SUITE 3 BENTONVILLE, AR 72712 TEL: (479) 273-7780

ZC # 21-018

DEVELOPMENT PLAN (EXHIBIT B)
7 BREW COFFEE
LOT 2-R-B-1 BLOCK 1
0.656 ACRES
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
OCTOBER 6, 2021

REVISION	BY

HIGH TIDE
CONSULTANTS LLC
700 CANAL BOULEVARD
THIBODAUX, LA 70301
www.hightidela.com



SIGNATURE: _____
DATE: _____
PERMIT REVIEW ONLY
STAMP

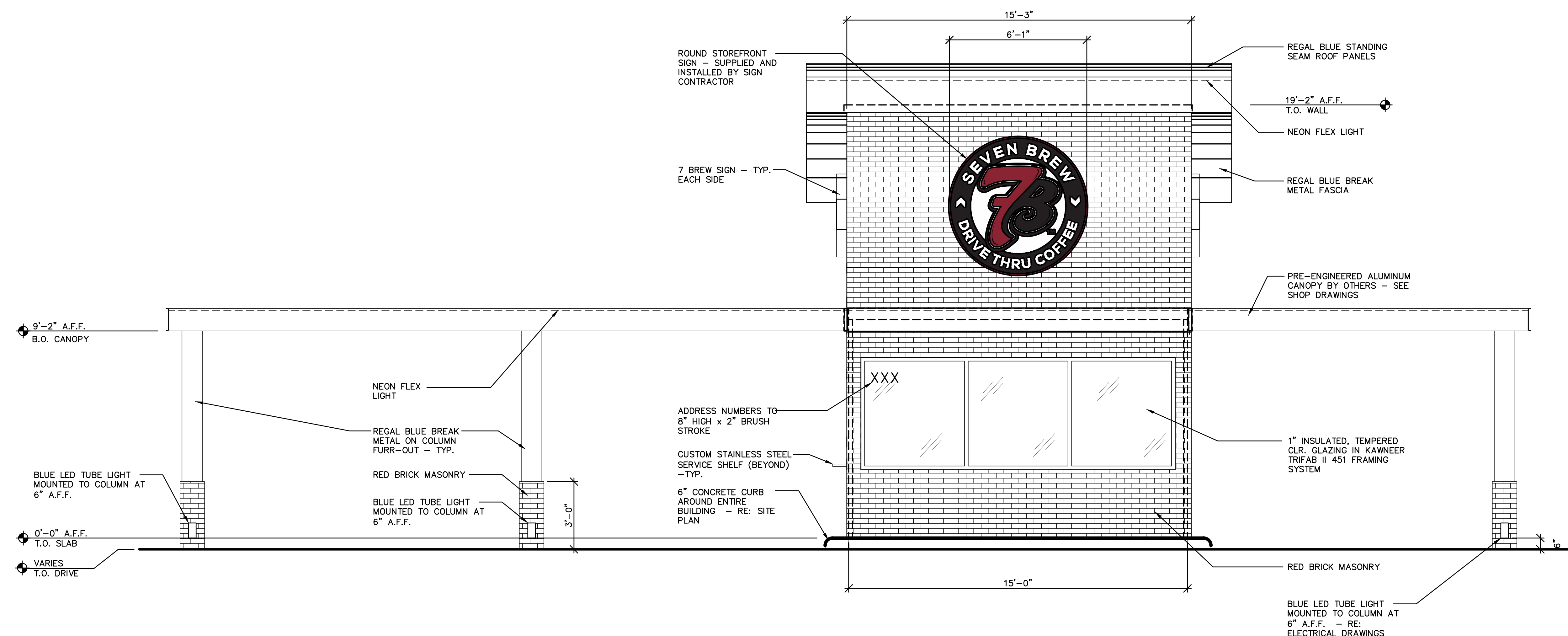
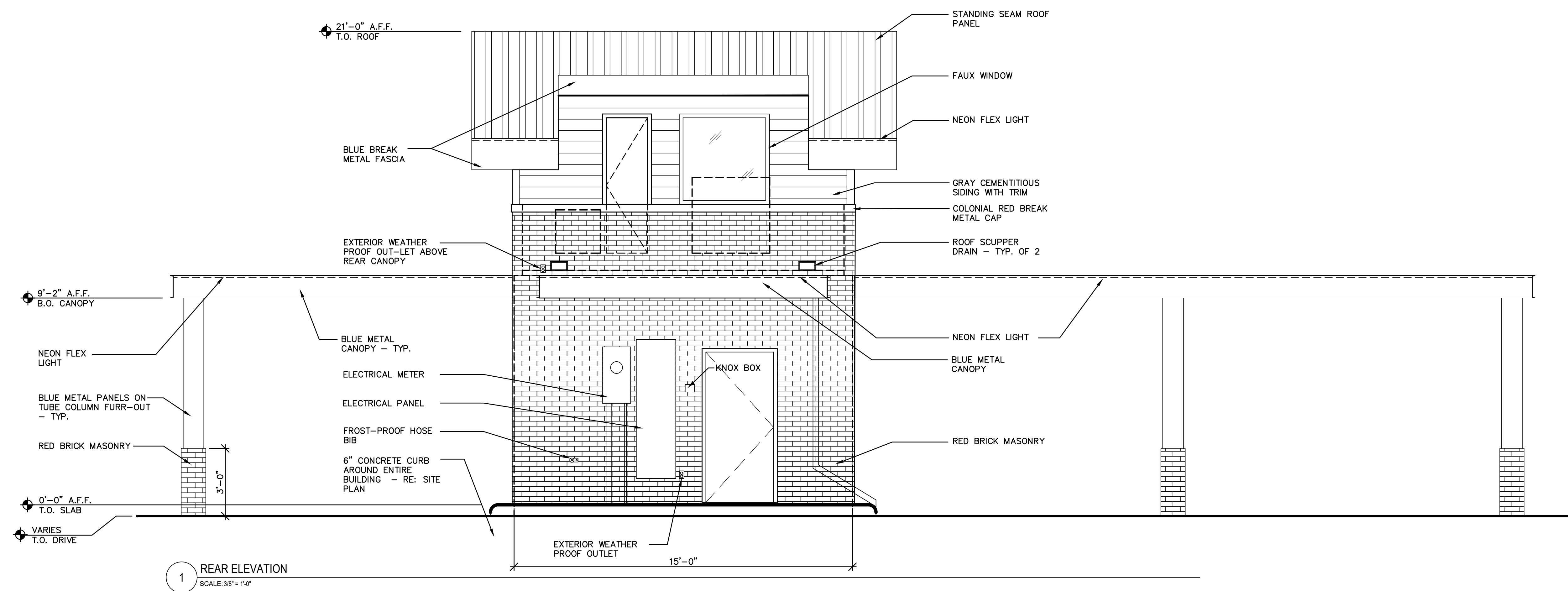
PROPOSED 7 BREW COFFEE
US 287 FRONTAGE RD @ HWY 157
MANSFIELD, TEXAS
HIGH OCTANE JOES, LLC
8343 DOUGLAS AVE., SUITE 350
DALLAS, TX 75205

DRAWN
JPH
CHECKED
RCG
ISSUED DATE
9-17-21
ISSUED FOR
REVIEW
PROJECT NO.
21-169
FILE
21-169 DEVELOPMENT PLAN
2
SHEET
EX-B

MATERIALS CALCULATIONS

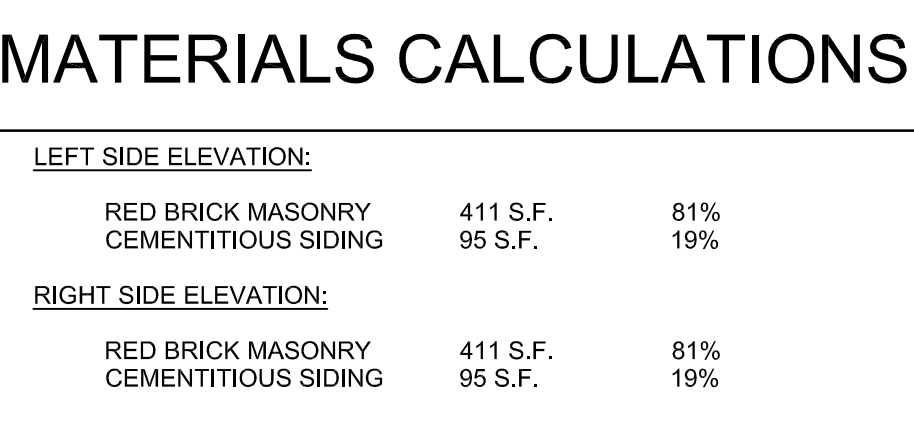
<u>REAR ELEVATION:</u>		
RED BRICK MASONRY	161 S.F.	81%
CEMENTITIOUS SIDING	37 S.F.	19%

<u>FRONT ELEVATION:</u>		
RED BRICK MASONRY	287 S.F.	100%
CEMENTITIOUS SIDING	0 S.F.	0%



2 FRONT ELEVATION
SCALE: 3/8" = 1'-0"

CASE # ZC#21-018




HFA
ARCHITECTS
ENGINEERS
INTERIORS

HARRISON FRENCH
& ASSOCIATES, LTD

1705 S. Walton Blvd. Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 479.273.9436
www.hfa-ae.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE, MANAGED BY AN INDIVIDUAL OR COMPANY, AND IS NOT TO BE REPRODUCED OR REUSED CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 09/20/21, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT, WITHOUT THE WRITTEN PERMISSION OF THE LICENSED ARCHITECTS AND ENGINEERS, IS A VIOLATION OF THE PROFESSIONAL REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

7BREW COFFEE	
FM 157 AND US 287 MANSFIELD, TX 76063	DATE: 09/06/2021 JOB NUMBER: 28-21-70001

[illegible]

CHECKED BY:	
DRAWN BY:	PDL
PROTO CYCLE:	
DOCUMENT DATE:	09/17/21

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

LAWRENCE LOTT
ARCHITECT

EXTERIOR ELEVATIONS

SHEET: **EX-C**

1 LEFT SIDE ELEVATION
SCALE: 3/8" = 1'-0"

2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

CASE # ZC#21-018

HFA

Creative Solutions

Meaningful Places

HARRISON FRENCH

& ASSOCIATES, L.T.D.

1705 S. Walton Blvd., Suite 3

Bentonville, Arkansas 72712

t 479.273.7780

f 888.520.9685

www.hfa-ac.com

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7BREW

FTM 157 AND US 287
MANSFIELD, TX

PROJ. NUMBER: 28-21-70001

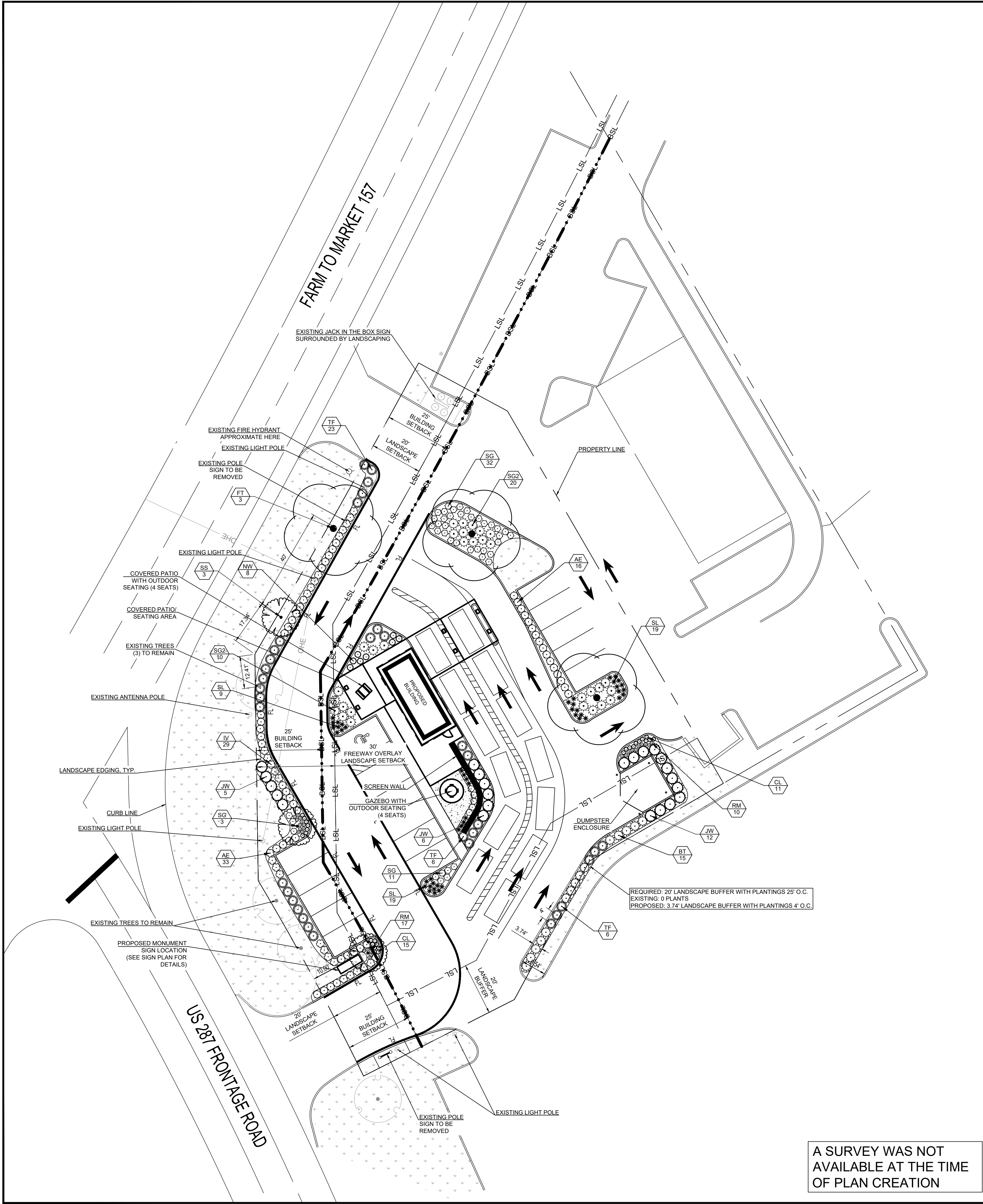
ISSUE BLOCK		
#	TITLE	DATE

DOCUMENT DATE: 11/5/2021
CHECKED BY: WFM
DRAWN BY: JMS



LANDSCAPE PLAN

SHEET: EX-D



PLANT SCHEDULE*

TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	FT	3	Texas Ash / Fraxinus texensis	B & B	3.5"Cal	
	JW	23	Wichita Blue Juniper / Juniperus scopulorum 'Wichita Blue'	B & B	3.5"Cal	6' min.
	SS	3	Texas Mountain Laurel / Sophora secundiflora	B & B	3.5"Cal	
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	AE	49	Edward Goucher Abelia / Abelia x 'Edward Goucher'	5 gal		
	BT	15	Agarita / Berberis trifoliolata	5 gal		
	CL	26	Lanceleaf Tickseed / Coreopsis lanceolata	1 gal		
	IV	29	Yaupon Holly / Ilex vomitoria	5 gal		
	NW	8	Walker's Low Catmint / Nepeta x 'Walker's Low'	1 gal		
	RM	27	Prairie Coneflower / Ratibida columnifera 'Mexican Hat'	1 gal		
	SG	46	Autumn Sage / Salvia greggii	3 gal		
	SL	47	Little Bluestem / Schizachyrium scoparium	1 gal		
	SG2	30	Goldflame Spirea / Spiraea x bumalda 'Goldflame'	5 gal		
	TF	35	Fakahatchee Grass / Tripsacum dactyloides	5 gal		
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	ZJ	1,636 sf	Zoysia Grass / Zoysia japonica	flat		

*ALL PLANTS SHOWN IN PLANT SCHEDULE WERE SELECTED FROM: <http://www.txsmartscape.com/>

GENERAL LANDSCAPE NOTES:

THIS PLAN IS FOR LANDSCAPE LAYOUT ONLY. ALL GRADING, UTILITIES, SITE STRUCTURES, ETC. ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED WITH CIVIL PLANS AND IN THE FIELD.

ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.

CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.

UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.

ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.

THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

ALL DISTURBED AREAS ON AND OFF THE SITE, INCLUDING THE TEMPORARY DETENTION AREA, SHALL BE COMPLETELY HYDROSEEDDED OR SODDED WITH GRASS SEED SPECIFIED ON PLANS.

SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX. IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE.

MAINTENANCE:
SEEDDED AREAS ARE TO BE WATERED ENOUGH TO MAINTAIN ADEQUATE SURFACE SOIL MOISTURE FOR PROPER SEED GERMINATION. WATERING SHALL CONTINUE FOR ALL GRASSED AREAS FOR NOT LESS THAN 30 DAYS FOLLOWING SEEDING OR UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED. IMMEDIATELY RESEED, AND MULCH DAMAGED AREAS OR ANY AREA THAT FAILS TO ACHIEVE THE COVERAGE SPECIFIED ABOVE UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.

THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

STANDARDS SET FORTH IN 'AMERICAN STANDARD FOR NURSERY STOCK' (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A300 PARTS 1 THROUGH 6).

ALL TOPSOIL (4"-5" IN PLANTING BEDS) (1"-2" FOR SEED AND SOD AREAS) APPLIED TO THE SITE SHALL BE LOAMY, FRIABLE SOIL, CONTAINING A MINIMUM OF 1.5 PERCENT BY DRY WEIGHT ORGANIC MATTER; FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 25 MM (1 IN.), NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES; SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHALL BE BETWEEN 5.5 AND 6.5.

ALL PLANTING AREAS SHALL BE TOP DRESSED WITH SHREDDED HARDWOOD MULCH AT A MIN. 4" DEPTH ON DEWITT PRO 5 LANDSCAPE FABRIC. TOP OF MULCH SHALL BE EVEN WITH TOP OF CURBS OR EDGING. SEE CIVIL PLANS FOR ELEVATIONS. SECURE FABRIC WITH PINS OR STAPLES (2"x5"). PINS SHALL BE PLACED AT 5' O.C. AND JOINTS SHALL OVERLAP BY 12".

LANDSCAPE EDGING TO BE POWDER COATED STEEL AND SHALL BE DARK IN COLOR (MODEL #814BK).

THIS SHEET IS FOR THE PURPOSE OF LANDSCAPING ONLY. ALL GRADING, UTILITIES, SITE FEATURES, ETC. ARE FOR REFERENCE ONLY. PLEASE REFER TO CIVIL PLANS FOR MORE DETAILS.

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT INSTALLED LANDSCAPING DOES NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING SO AS TO NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS

CITY SITE REQUIREMENTS	
ZONING	C2-COMMERCIAL/FR-FREEWAY OVERLAY DISTRICT
MAX LOT DIMENSION	NONE
MAX FLOOR AREA RATIO	2.0
MIN. BUILDING SETBACK	25' (WHEN ABUTTING ROW)
MAX. HEIGHT	50'
LANDSCAPE BUFFER YARD	10' (SOUTH)
LANDSCAPE SETBACK	30' (FR DISTRICT) 20' PUBLIC ROW STREETS

STREET FRONTAGE LANDSCAPING	
EXISTING STREET TREES	(3) ORNAMENTAL TREES
REQUIRED STREET TREES	(5) SHADE TREES PLANTED 40' O.C.
PROPOSED TREES*	(1) ORNAMENTAL TREE (1) SHADE TREE

*PROPOSED STREET TREES BASED ON AVAILABILITY OF SPACE ALONG STREET FRONTAGE DUE TO LOW OVERHEAD POWER LINES.

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.



Client
Driven Assets

Job Name
7 Brew Mansfield, TX



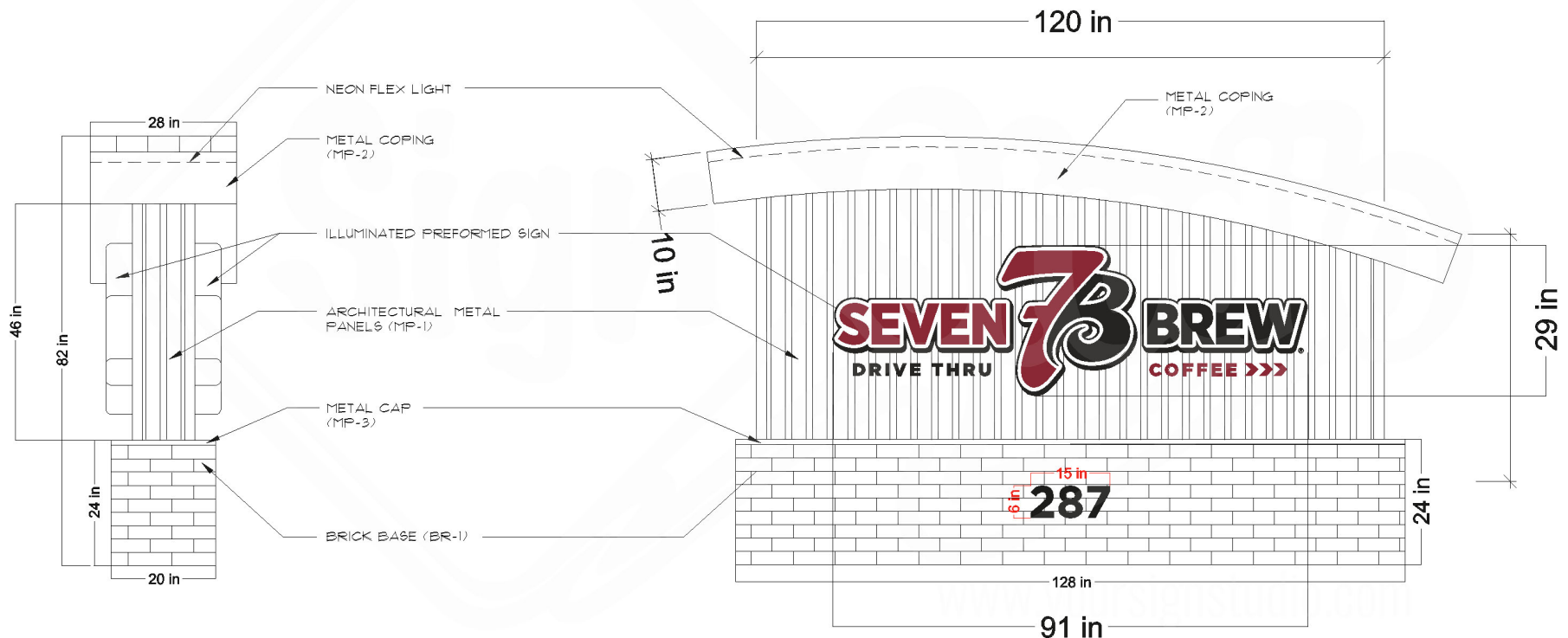
PROOF DATE: 10/18/2021
DESIGNER: Brandon

PLEASE CONFIRM ALL PROOF SPECS ARE ACCURATE. IT IS YOUR RESPONSIBILITY TO CHECK FOR ANY AND ALL ERRORS.
WE ARE NOT RESPONSIBLE FOR ERRORS AFTER APPROVAL. ANY ADDITIONS OR CORRECTIONS AFTER PROOF APPROVAL WILL BE AT CUSTOMER'S EXPENSE.

Bentonville, Cave Springs, and Lowell : 479-250-4844 | www.yoursignstudio.com

FINISH MATERIALS SCHEDULE

SYMBOL	QTY.	ITEM	DESCRIPTION	REMARKS
BR-1		BRICK FACADE	ACME BRICK FINISH: CRIMSON TEXTURE: VELOUR SIZE: MODULAR DTP156, 163315	SIGN BASE
MP-1		METAL PANEL	MORIN MX-10 COLOR: ZINC GRAY FINISH: SMOOTH	EXTERIOR SIDING
MP-2		METAL PANEL	COLOR: REGAL BLUE FINISH: SMOOTH	METAL ROOF AND CANopies
MP-3		METAL PANEL	COLOR: COLONIAL RED FINISH: SMOOTH	METAL COPING AT BRICK BASE



APPROVED: _____

DATE: _____



Client
Driven Assets

Job Name
7Brew, Mansfield TX



PROOF DATE: 10/6/2021
DESIGNER: Brandon

PLEASE CONFIRM ALL PROOF SPECS ARE ACCURATE. IT IS YOUR RESPONSIBILITY TO CHECK FOR ANY AND ALL ERRORS.
WE ARE NOT RESPONSIBLE FOR ERRORS AFTER APPROVAL. ANY ADDITIONS OR CORRECTIONS AFTER PROOF APPROVAL WILL BE AT CUSTOMER'S EXPENSE.

Cave Springs : 479-250-4844 | Bentonville : 479-464-7446
Lowell : 479-770-6004 | www.yoursignstudio.com

UPDATED On Previous Page

29 in
47 in

1 MONUMENT SIGN PLAN

N.T.S.

APPROVED:

DATE:

