



CITY OF MANSFIELD

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

Meeting Agenda

Planning and Zoning Commission

Monday, August 21, 2023

5:00 PM

City Hall Council Chambers

IMMEDIATELY FOLLOWING THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING

1. **CALL TO ORDER**
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **TEXAS PLEDGE**
5. **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. In order to be recognized during the "Citizens Comments" or during a public hearing (applicants included), please complete a blue "Appearance Card" located at the entry to the Chambers and present it to the Planning Secretary.

6. **WORK SESSION**

Discussion Regarding Potential New Special Purpose District: The T, Toll Road 360 Form-based Development District

7. **RECESS INTO EXECUTIVE SESSION**

Pursuant to Section 551.071, Texas Government Code, the Commission 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.

8. **APPROVAL OF MINUTES**

[23-5525](#)

Minutes - Approval of the August 7, 2023, Planning and Zoning Commission Meeting Minutes

Attachments: [08-07-23 Draft Minutes](#)

9. **PUBLIC HEARINGS**

[23-5523](#)

Public Hearing on a Change of Zoning from SF-12/22 Single-Family

Residential District, MH Manufactured Housing District, and C-2 Community Business District to PD, Planned Development District for Detached and Attached Single-Family Residential Uses on approx. 24.841 acres in the Margaret Rockerfellow Survey, Abstract. No. 1267, City of Mansfield, Tarrant County, TX on property located at 1503 N Main Street; Jacob Sumpter, MMA Inc., Applicant (ZC#23-009)

Attachments: [Maps and Supporting Information](#)

[Exhibits Site Development Plan and Landscape Plan](#)

[23-5419](#) Public Hearing to Consider Amending Chapter 155 of the Code of Ordinances of the City of Mansfield, "Zoning" by Amending Special Purpose District Regulations and Creating a New Section 155.074 "T, Toll Road 360 Form-based Development District" (OA#23-002)

[23-5443](#) Public Hearing on a Change of Zoning from PR, Pre-Development District to the T, Toll Road 360 Form-based Development District on approx. 210 acres, being a 20.6-acre tract of land situated in the J. Lawrence Survey, Abstract No. 616, and a 189.4-acre tract of land situated in the M. Gregg Survey, Abstract No. 385, J. Lawrence Survey, Abstract No. 616, and the H. Henderson Survey, Abstract No. 432; City of Mansfield, Ellis County, Texas, located east of State Highway 360, south of Lone Star Road, and south of Britton Road.; Arcadia, Developer (ZC#23-005)

Attachments: [Maps and Supporting Information](#)

10. **SUMMARY OF CITY COUNCIL ACTIONS**
11. **COMMISSION ANNOUNCEMENTS**
12. **STAFF ANNOUNCEMENTS**
13. **ADJOURNMENT OF MEETING**
14. **NEXT MEETING DATE: Tuesday, September 5, 2023**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on August 18, 2023 prior to 5:00 p.m. in accordance with Chapter 551 of the Texas Government Code.

Clarissa Carrasco, Administrative Assistant II

* 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: 23-5525

Agenda Date: 8/21/2023

Version: 1

Status: Approval of Minutes

In Control: Planning and Zoning Commission

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the August 7, 2023, Planning and Zoning Commission Meeting Minutes



CITY OF MANSFIELD

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

Meeting Minutes - Final

Planning and Zoning Commission

Monday, August 7, 2023

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Chair Axen called the meeting to order at 6:06 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 present:

Executive Director of Planning and Development Services Jason Alexander

Assistant Director of Planning Arty Wheaton-Rodriguez

Planner Shirley Emerson

Planner Helina Sarkodie-Minkah

City Attorney Bradley Anderle

Administrative Assistant II Clarissa Carrasco

Commissioners:

Present 7 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

2. INVOCATION

Commissioner Moses gave the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. RECESS INTO EXECUTIVE SESSION

The commission did not recess into executive session.

6. APPROVAL OF MINUTES

[23-5491](#)

Minutes - Approval of the July 25, 2023, Planning and Zoning Commission Meeting Minutes

Vice Chair Mainer made a motion to approve the minutes of the July 25, 2023, Planning and Zoning Commission meeting as presented. Commissioner Shaw seconded the motion which carried by the following vote:

Aye: 7 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Abstain: 0

7. **CITIZENS COMMENTS**

There were no citizen comments.

8. **PRESENTATION OF THE PRESIDENT'S VOLUNTEER SERVICE AWARD**

Councilwoman Bounds presented the Planning and Zoning Commission with the President's Volunteer Service Award.

9. **CONSENT AGENDA**

[23-5503](#)

Final Plat of Lots 1X, 2 through 13, 14X and 15X, Block 1, Copper Creek Estates on Approximately 4.997 Acres Located at 2005 North Holland Road; Bannister Engineering, LLC, engineer, Chandler Development, developer, and Paul and Vicki Hegwer, owners

Vice Chair Mainer made a motion to approve the final plat as presented.

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

Aye: 7 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Abstain: 0

10. **PUBLIC HEARINGS**

[23-5494](#)

Public Hearing on a Replat to Create Lots 1-10 and 1X-4X, Block 1, 1st Avenue Rowhouse Addition on .638 acres, Being a Revision of a Portion of Block 27, Original Town of Mansfield an addition to City of Mansfield, Tarrant County TX; Coombs Land Surveying, Inc., surveyor; Altar Holdings, LLC, owner (SD#23-016).

Mr. Wheaton-Rodriguez briefly presented the plat and was available for questions.

Chair Axen opened the public hearing at 6:16 p.m. and called for anyone wishing to speak to come forward.

Felix Wong, representative of the applicant, gave a brief description of the plat and was available for questions.

Seeing no one else come forward, Chair Axen closed the public hearing at 6:17 p.m.

Commissioner Shaw made a motion for approve the replat as presented.

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

Aye: 7 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Abstain: 0

[23-5486](#)

Public Hearing on a Final Plat to create Lots 1-R1, 1-R2, 1-R3, 2-R1, 2-R2, 3R and 13R Block 1, Benson Estates on Approximately 11.360 Acres, Being a Revision of Lots 1, 2, 3 and 13, Block 1, Benson Estates, According to the Plat Filed in Instrument No. D222157388, D.R.T.C.T.; DD Benson Development, LLC, Owner, and Herbert S. Beasley Land Surveyors LP, Surveyor/Engineer (SD#23-018).

Mr. Wheaton-Rodriguez briefly presented the plat and was available for questions.

Chair Axen opened the public hearing at 6:20 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Axen closed the public hearing at 6:20 p.m.

Vice Chair Mainer made a motion to approve the final plat as presented.

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

Aye: 7 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Abstain: 0

[23-5487](#)

Public Hearing on a Replat to create Lots 1R and 2R, Block 43, Original Town of Mansfield on Approximately 3.067 Acres, Being a Revision of a Portion of Blocks 42 and 43, Original Town of Mansfield, According to the Plat Filed in Volume 63, Page 53, P.R.T.C.T., City of Mansfield, Tarrant County, TX, Located at 400 West Oak Street.; Vincent and Amy Chien, Owner, and Bannister Engineering, LLC, Surveyor/Engineer (SD#23-020).

Mr. Wheaton-Rodriguez briefly presented the replat and was available for questions.

Chair Axen opened the public hearing at 6:23 p.m. and called for anyone wishing to speak to come forward.

Michael Davis, Bannister Engineering, representative of the applicant, presented the replat and was available for questions.

Seeing no one else come forward to speak, Chair Axen closed the public hearing at 6:24 p.m.

Commissioner Moses made a motion to approve the replat as presented.

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

Aye: 7 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Abstain: 0

[23-5484](#)

Public Hearing on a Specific Use Permit for an Automotive Service on 2.19 acres being Lot 5, Block 1, Copper Square Addition filed in Cabinet A, Slide 11684, P.R.T.C.T. located at 2840 FM 157; Great Lakes Center Mansfield Series F LLC, Owner; Foxfield LTD., Applicant (SUP#23-003)

Ms. Emerson gave a presentation of the case and was available for questions.

Chair Axen opened the public hearing at 6:33 p.m. and called for anyone wishing to speak to come forward.

Jeff Stark, the applicant, gave a description of the specific use permit and was available for questions.

Seeing no one else come forward to speak, Chair Axen closed the public hearing at 7:06 p.m.

Vice Chair Mainer made a motion to deny the specific use permit.

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

Aye: 7 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Abstain: 0

[23-5419](#)

Public Hearing to Consider Amending Chapter 155 of the Code of Ordinances of the City of Mansfield, "Zoning" by Amending Special Purpose District Regulations and Creating a New Section 155.074 "T, Toll Road 360 Form-based Development District" (OA#23-002)

Mr. Wheaton-Rodriguez mentioned the applicant's request to table the case until the next Planning and Zoning Commission meeting on Monday, August 21, 2023.

Mr. Alexander provided clarification regarding the applicant's request and was available for questions.

Chair Axen opened the public hearing at 7:10 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Axen closed the public hearing at 7:10 p.m.

Commissioner Goodwin made a motion to approve the applicant's request to table the case until the August 21, 2023, Planning and Zoning Commission meeting. Commissioner Thompson seconded the motion which carried by the following vote:

Aye: 6 - Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 1 - Blake Axen

Abstain: 0

[23-5443](#)

Public Hearing on a Change of Zoning from PR, Pre-Development District to the T, Toll Road 360 Form-based Development District on approx. 210 acres, being a 20.6-acre tract of land situated in the J. Lawrence Survey, Abstract No. 616, and a 189.4-acre tract of land situated in the M. Gregg Survey, Abstract No. 385, J. Lawrence Survey, Abstract No. 616, and the H. Henderson Survey, Abstract No. 432; City of Mansfield, Ellis County, Texas, located east of State Highway 360, south of Lone Star Road, and south of Britton Road.; Arcadia, Developer (ZC#23-005)

Mr. Wheaton-Rodriguez mentioned the applicant's request to table the case until the next Planning and Zoning Commission meeting on Monday, August 21, 2023.

Chair Axen opened the public hearing at 7:15 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Axen closed the public hearing at 7:16 p.m.

Commissioner Shaw made a motion to approve the applicant's request to table the case until the August 21, 2023, Planning and Zoning Commission meeting. Commissioner Goodwin seconded the motion which carried by the following vote:

Aye: 6 - Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 1 - Blake Axen

Abstain: 0

11. SUMMARY OF CITY COUNCIL ACTIONS

None.

12. COMMISSION ANNOUNCEMENTS

Commissioner Moses thanked the city for presenting the President's Volunteer Service Award to the commission.

Commissioner Bennett mentioned his experience visiting an applicant's development.

Commissioner Thompson seconded Commissioner Moses' appreciation of the President's Volunteer Service Award being presented to the commission.

13. STAFF ANNOUNCEMENTS

Mr. Wheaton-Rodriguez mentioned the possibility of scheduling the first meeting of September on September 5, 2023, due to Labor Day falling on the originally scheduled date.

14. ADJOURNMENT OF MEETING

Commissioner Moses made a motion to adjourn the meeting. Vice Chair Mainer seconded the motion which carried by the following vote:

Aye: 7 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Abstain: 0

With no further business, Chairman Axen adjourned the meeting at 7:22 p.m.

Blake Axen, Chairman

Clarissa Carrasco, Administrative Assistant II



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
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STAFF REPORT

File Number: 23-5523

Agenda Date: 8/21/2023

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Case

Agenda Number:

Title

Public Hearing on a Change of Zoning from SF-12/22 Single-Family Residential District, MH Manufactured Housing District, and C-2 Community Business District to PD, Planned Development District for Detached and Attached Single-Family Residential Uses on approx. 24.841 acres in the Margaret Rockerfellow Survey, Abstract. No. 1267, City of Mansfield, Tarrant County, TX on property located at 1503 N Main Street; Jacob Sumpter, MMA Inc., Applicant (ZC#23-009)

Requested Action

To consider the subject zoning change request.

Recommendation

The Department of Planning and Development Services is generally supportive of this project; and there are some components of the development that are currently being addressed in the proposed PD, Planned Development District standards with the development team. The Department of Planning and Development Services recommends that this case be tabled until September 5, 2023.

Items still being refined include:

- (1) That a percentage of homes that have a first and second floor porch/balcony feature,
- (2) The minimum square footage of all units,
- (3) Staff recommendations on certain design standards, and
- (4) Elevation refinements.

Description/History

Existing Use: Majority Vacant, two homes currently on property

Existing Zoning: SF-12/22 Single-Family Residential District, MH Manufactured Housing District, and C-2 Community Business District

Land Use Plan: Sub-Area 1

Surrounding Land Use & Zoning:

- North - Developed, MH Manufactured Housing District
- South - Developed, MH Manufactured Housing District; SF-12/22 Single-Family Residential District (Single Lot)
- East - Right-of-Way North Main Street
- West - Right-of-Way Cardinal Road

Thoroughfare Plan Specification:

North Main Street (United States Highway Business 287) - Major Collector (4-lanes undivided), currently 2-lanes

Synopsis

The applicant has initiated a zoning change on a 24.841-acre property requesting to rezone it from SF-12/22 Single-Family Residential District, MH Manufactured Housing District, and C-2 Community Business District to PD, Planned Development District for attached and detached single-family. As proposed, the development consists of 169 total units (161 townhomes and 8 detached single-family homes) with 8.9 acres of open space divided over 13 lots throughout the development. In conformance with the 2012 Land Use Plan for Sub-Area 1, the project establishes development to rehabilitate and revitalize North Main Street as a primary entrance into the city. The project's proposed commercial overlay also allows for limited retail and service uses to be added at a neighborhood level.

Staff Analysis

The current zoning is predominately SF-12/22 Single-Family Residential. There are relatively small portions of the zoned MH Manufactured Housing and C-2, Community Business Districts closer to North Main Street. The site is currently surrounded by existing manufactured housing uses both to the north and the south of the property.

The proposed PD, Planned Development District seeks to build housing on 169 single-family lots. A total of 161 of those lots will be attached single-family, townhomes. The site has a gross density of 6.8 units per acre. All rowhouse units are accessed via alleys or drives that lead to the garages. This allows the townhomes to front on green spaces or Right-Of-Ways. The project also has 8 detached single-family lots at its western entrance. These homes allow for the development to transition better as the development gets closer to existing single-family.

In order to promote and allow for flexibility in the future, the proposed rezoning has created a commercial overlay that will allow for home occupation or neighborhood serving commercial to exist in homes along the Main Street entrance and centrally located civic space. The commercial overlay provides a limited number of uses that are compatible with neighborhood development and can provide for appropriate commercial opportunities as the area further develops.

The Development Site Plan shows multiple larger common areas as well as front yard mews and green corridors. Site design standards are provided for civic spaces that are designed and amenitized in a way to provide natural feeling open spaces that are useable and functional.

The site itself is bifurcated by a gas pipeline easement and a drainage area. Although there are some restrictions as to what can occur in these areas, the development has provided other adjacent common areas to make these areas points of interest and usable amenity spaces for the community. Where the drainage channel comes through the property the developers have provided a smaller enclave of townhomes that front along Cardinal Rd. The development team has provided a community space with landscaping

and picnic tables. Across the channel is a retention pond that will provide amenities similar to those found within Diagram 5 of the PD, Planned Development District Standards (Exhibit E). Along the gas pipeline easement, multiple community spaces are adjacent to the area, with the community's largest space being just to the east of the easement.

Building scale and orientation is controlled by the PD, Planned Development District Standards. All principal buildings will be a maximum 3 stories when built as a row house, otherwise all other principal buildings are to be a maximum of 2 stories.

Building frontages are provided on all units. There are 4 permitted building frontages:

1. Porch and fence;
2. Dooryard;
3. Stoop; and
4. Shopfront.

Key homes have been identified on the Development Site Plan to provide wraparound frontage elements when the principal building fronts along a street or large common area.

Parking access for all residential lots less than 60 feet required parking to be accessed from the rear via an alley. The detached single-family lots, though, are allowed to be accessed from a driveway. In these cases, the garage doors are not allowed to face streets or civic spaces. This helps create a street experience that is not dominated by garage doors.

Summary

The proposed PD, Planned Development District provides the City with residential development options along the North Main Street Corridor. The development standards provide a predictable development pattern with appropriately spaced green spaces throughout the development. Finally, the commercial overlay allows the development to respond to future demands for neighborhood serving commercial as development reaches this area.

Prepared By

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

Attachment

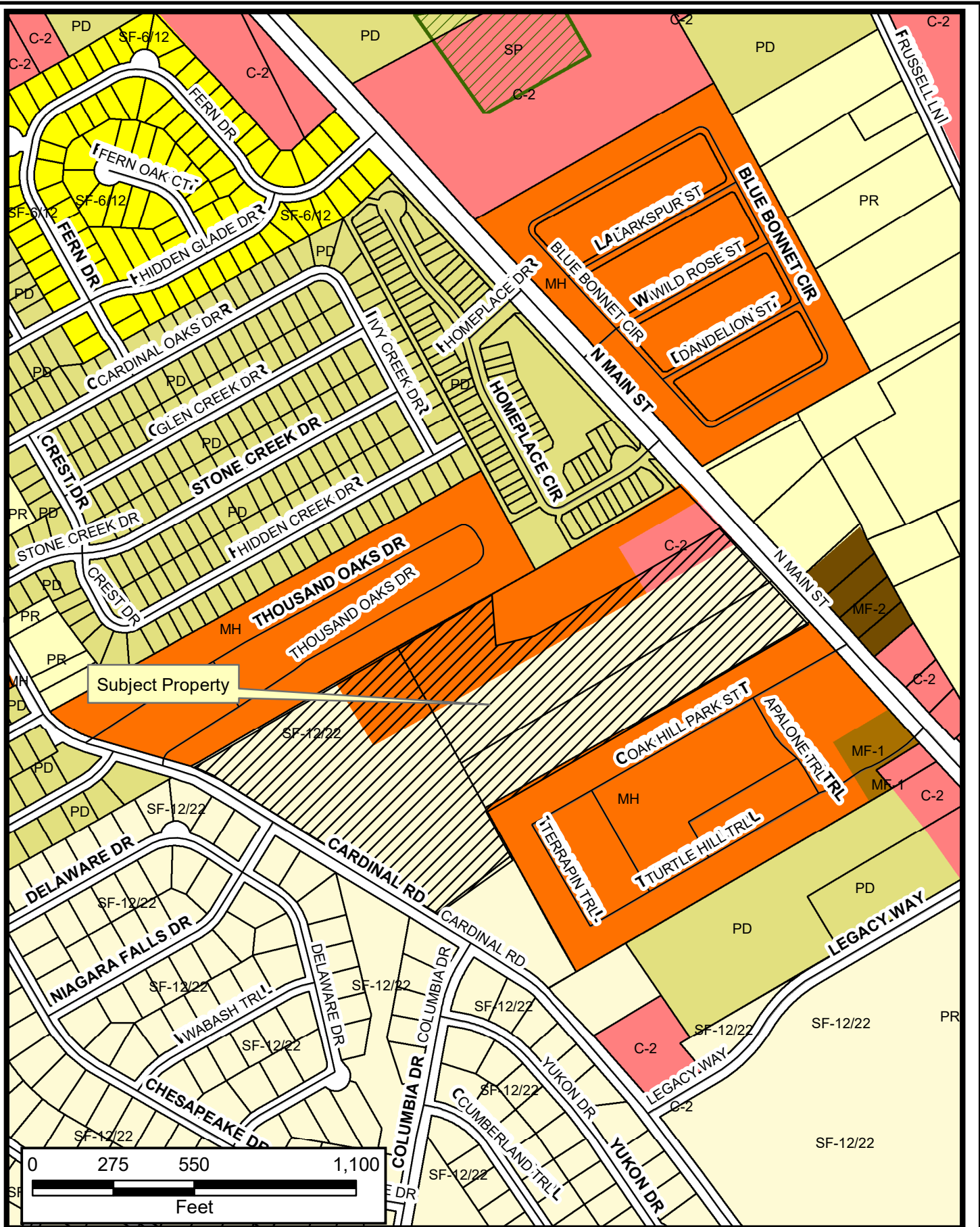
Maps and Supporting Information
Exhibits Site Development Plan and Landscape Plan



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.

ZC#23-009

8/9/2023



Property Owner Notification for ZC#23-009

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
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Property Owner Notification for ZC#23-009

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
OAK HILL VILLAGE MHP	PAD 26	FREEMAN, GILES	26 OAK HILL PARK ST PAD 26	MANSFIELD, TX	76063
OAK HILL VILLAGE MHP	PAD 26	FREEMAN, GILES	26 OAK HILL PARK ST PAD 26	MANSFIELD, TX	76063
OAK HILL VILLAGE MHP	PAD 26	FREEMAN, GILES	26 OAK HILL PARK ST PAD 26	MANSFIELD, TX	76063
OAK HILL VILLAGE MHP	PAD 26	FREEMAN, GILES	26 OAK HILL PARK ST PAD 26	MANSFIELD, TX	76063
ROCKERFELLOW ADDITION	BLK 1	SCHROEDEL, JOHN P	1504 N MAIN ST	MANSFIELD, TX	76063-3932
ROCKERFELLOW ADDITION	BLK 1	JOHNSON, GARY	1440 N MAIN ST	MANSFIELD, TX	76063
ROCKERFELLOW ADDITION	BLK 1	SIMMONS, RACHEL A	1506 MALLARD CIR	MANSFIELD, TX	76063-4080
ROCKERFELLOW ADDITION	BLK 1	ARGARINVESTMENTS LLC	200 CHAMBERS CREEK TRL	ALVARADO, TX	76009
ROCKERFELLOW ADDITION	BLK 1	ARGARIVESTMENTS LLC	3209 GLADE POINTE CT	HURST, TX	76054
ROCKERFELLOW, MARGARET SURVEY	A 1267	THOUSAND OAKS LLC	51 W CENTER ST STE 600	OREM, UT	84057
ROCKERFELLOW, MARGARET SURVEY	A 1267	MASSINGILL, GLADYS	1503 N MAIN ST	MANSFIELD, TX	76063-3963
ROCKERFELLOW, MARGARET SURVEY	A 1267	HAND PROPERTIES LLC	1100 MCKENZIE DR	MANSFIELD, TX	76063
ROCKERFELLOW, MARGARET SURVEY	A 1267	MASSINGILL, GLADYS	1503 N MAIN ST	MANSFIELD, TX	76063-3963
ROCKERFELLOW, MARGARET SURVEY	A 1267	MASSINGILL, GLADYS	1503 N MAIN ST	MANSFIELD, TX	76063-3963
SILVERLEAF MOBILE HOME PK SUB NO LEGAL LTR 8-06 WRG		YES COMPANIES EXP2 KEY LLC	5050 S SYRACUSE ST STE 1200	DENVER, CO	80237

Property Owner Notification for ZC#23-009

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
TWIN CREEKS ADDN (MANSFIELD)	BLK 1	TORNBROUGH, SCOTT	1010 YUKON DR	MANSFIELD, TX	76063
TWIN CREEKS ADDN (MANSFIELD)	BLK 11	GERGES, GERGES	1206 DELAWARE DR	MANSFIELD, TX	76063-6370
TWIN CREEKS ADDN (MANSFIELD)	BLK 11	SHAFFER, STEPHANIE	1202 DELAWARE DR	MANSFIELD, TX	76063
TWIN CREEKS ADDN (MANSFIELD)	BLK 11	CARTER, MATTHEW	1200 DELAWARE DR	MANSFIELD, TX	76063
TWIN CREEKS ADDN (MANSFIELD)	BLK 11	JOHNSON, CARLOS	8185 LA FRONTERA TRL	ARLINGTON, TX	76002
TWIN CREEKS ADDN (MANSFIELD)	BLK 4	CARDENAS, ADRIAN	1100 COLUMBIA DR	MANSFIELD, TX	76063
TWIN CREEKS ADDN (MANSFIELD)	BLK 4	TANNER, MYRON	1102 COLUMBIA DR	MANSFIELD, TX	76063-6354
TWIN CREEKS ADDN (MANSFIELD)	BLK 4	TWIN CREEKS HOMEOWNERS ASSOC	PO BOX 203310	AUSTIN, TX	78720
TWIN CREEKS ADDN (MANSFIELD)	BLK 4	SHORT, DOUGLAS	1108 DELAWARE DR	MANSFIELD, TX	76063
TWIN CREEKS ADDN (MANSFIELD)	BLK 4	CAMPBELL, BRENT	1112 DELAWARE DR	MANSFIELD, TX	76063-6364
TWIN CREEKS ADDN (MANSFIELD)	BLK 4	KHALAF, MAZEN	1114 DELAWARE DR	MANSFIELD, TX	76063-6364
TWIN CREEKS ADDN (MANSFIELD)	BLK 4	BENNETT, GREGORY	1110 DELAWARE DR	MANSFIELD, TX	76063
VISTAWOOD	BLK 3	USLU, CELAL	1201 VISTAWOOD DR	MANSFIELD, TX	76063-6283

PD DEVELOPMENT STANDARDS		
DEVELOPMENT STANDARD	TOWNHOMES	SF DETACHED
MINIMUM FLOOR AREA (SF)	1,100	1,100
MAXIMUM LOT COVERAGE	85%	65%
MINIMUM LOT AREA (SF)	1,700	4,000
MINIMUM LOT WIDTH	22'	40'
MINIMUM LOT DEPTH	80'	90'
MINIMUM FRONT SETBACK	5'	10'
MINIMUM REAR SETBACK	5'	5'
MINIMUM INTERIOR SIDE YARD SETBACK	0'	0'
MINIMUM SIDE STREET YARD SETBACK	5'	5'

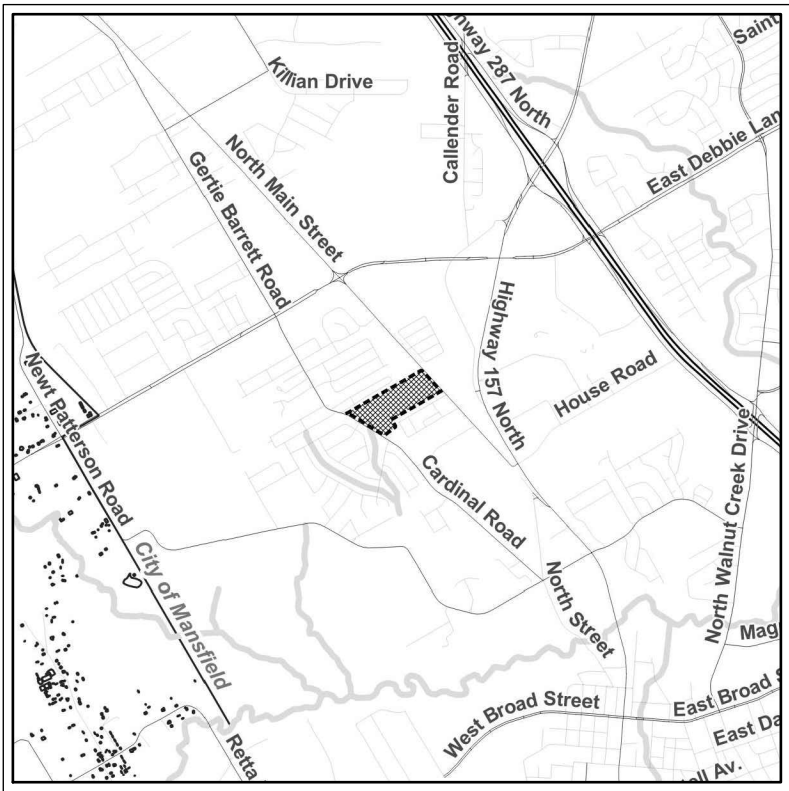
NOTES:

- A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES AND COMMON AREAS.
- THE OWNERS ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH THE CITY OF MANSFIELD POLICIES. THESE DOCUMENTS MUST BE REVIEWED BY THE CITY ATTORNEY PRIOR TO FILING THE PLAT. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT AT TARRANT COUNTY WHEN DEEMED NECESSARY BY THE ATTORNEY. THE DOCUMENTS SHALL BE SUBMITTED IN A TIMELY MANNER TO ALLOW FOR A MINIMUM OF 60 DAYS REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN DELAY OF CONSTRUCTION, ACCEPTANCE OF THE SUBDIVISION OR DELAY IN APPROVAL OF BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS IN CONSTRUCTION, APPROVAL OR ACCEPTANCE OF THE SUBDIVISION CAUSED BY THE FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.
- THE 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.
- FRONT ENTRY GARAGES ARE PROHIBITED ON ALL SINGLE FAMILY DETACHED LOTS.
- REFER TO 'EXHIBIT E' KNOTT'S LEGACY PLANNED DEVELOPMENT CONDITIONS ADDENDUM.

LEGEND:

- 1 DOOR YARDS REQUIRED- 16 LOTS
2 ONE STORY WRAP AROUND PORCH REQUIRED- 34 LOTS
- TOWNHOME LOT
SINGLE FAMILY DETACHED LOT
OPEN SPACE / HOA LOT

LAND USE SUMMARY TABLE	
LOT TYPE	PROPOSED LOT COUNT
TOWNHOMES	161
SINGLE FAMILY DETACHED	8
TOTAL RESIDENTIAL LOTS	169
OPEN SPACE LOTS	13 (8.9 AC)
TOTAL ACREAGE	24.84
GROSS DENSITY	6.80



VICINITY MAP
NO SCALE

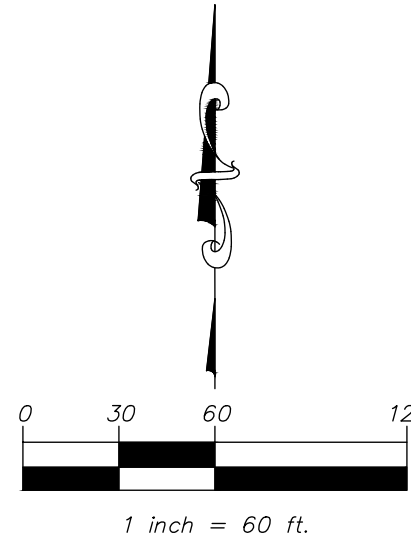


EXHIBIT "C-1"
DEVELOPMENT PLAN
KNOTT'S LEGACY
Being Approximately 24.84 Acres of land
situated in the MARGARET ROCKERFELLOW
Survey, Abstract No. 1267
City of Mansfield, Tarrant County, TX
169 Single Family Lots, 13 Open Space Lots

CASE # ZC 23-009
AUGUST 2023

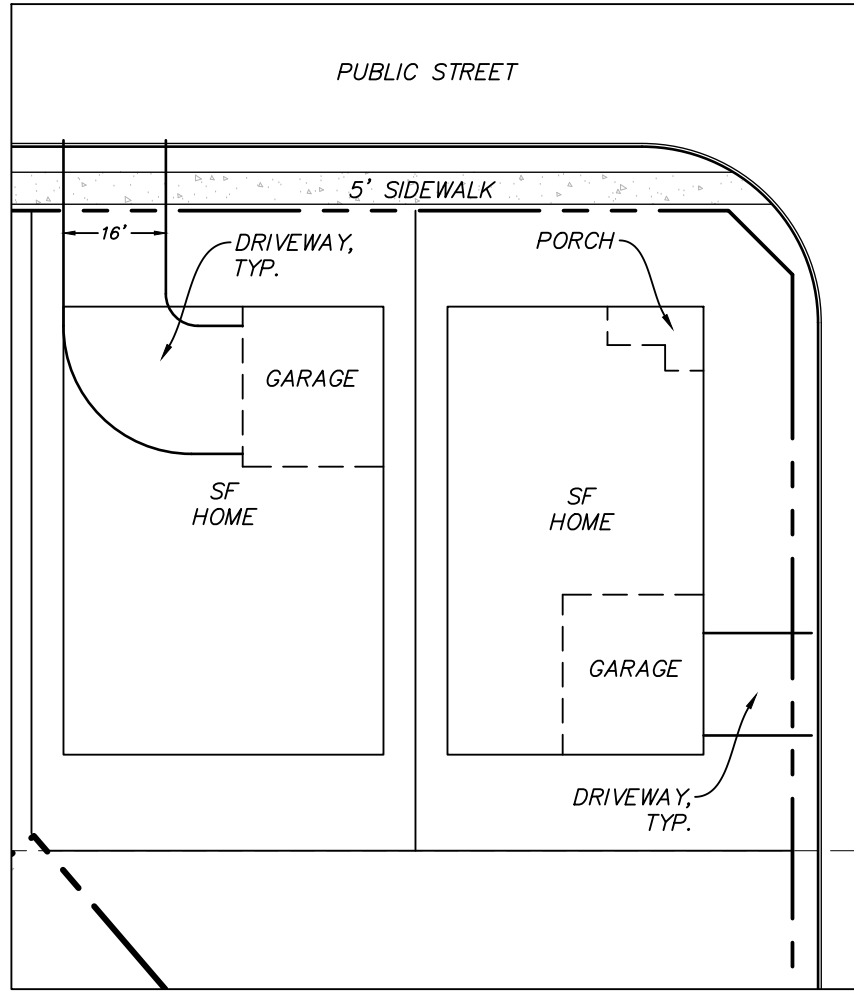
OWNER:
GLADYS MASSINGILL
1503 N. MAIN STREET
MANSFIELD, TX 76063
CONTACT: GLADYS MASSINGILL

DEVELOPER:
KNOTT'S LANDING AT LEGACY, LLC
2200 SMITH BARRY ROAD
ARLINGTON, TX 76013
CONTACT: GARY KNOTT
EMAIL: GKNOTT@DOUBLEAGELERE.COM

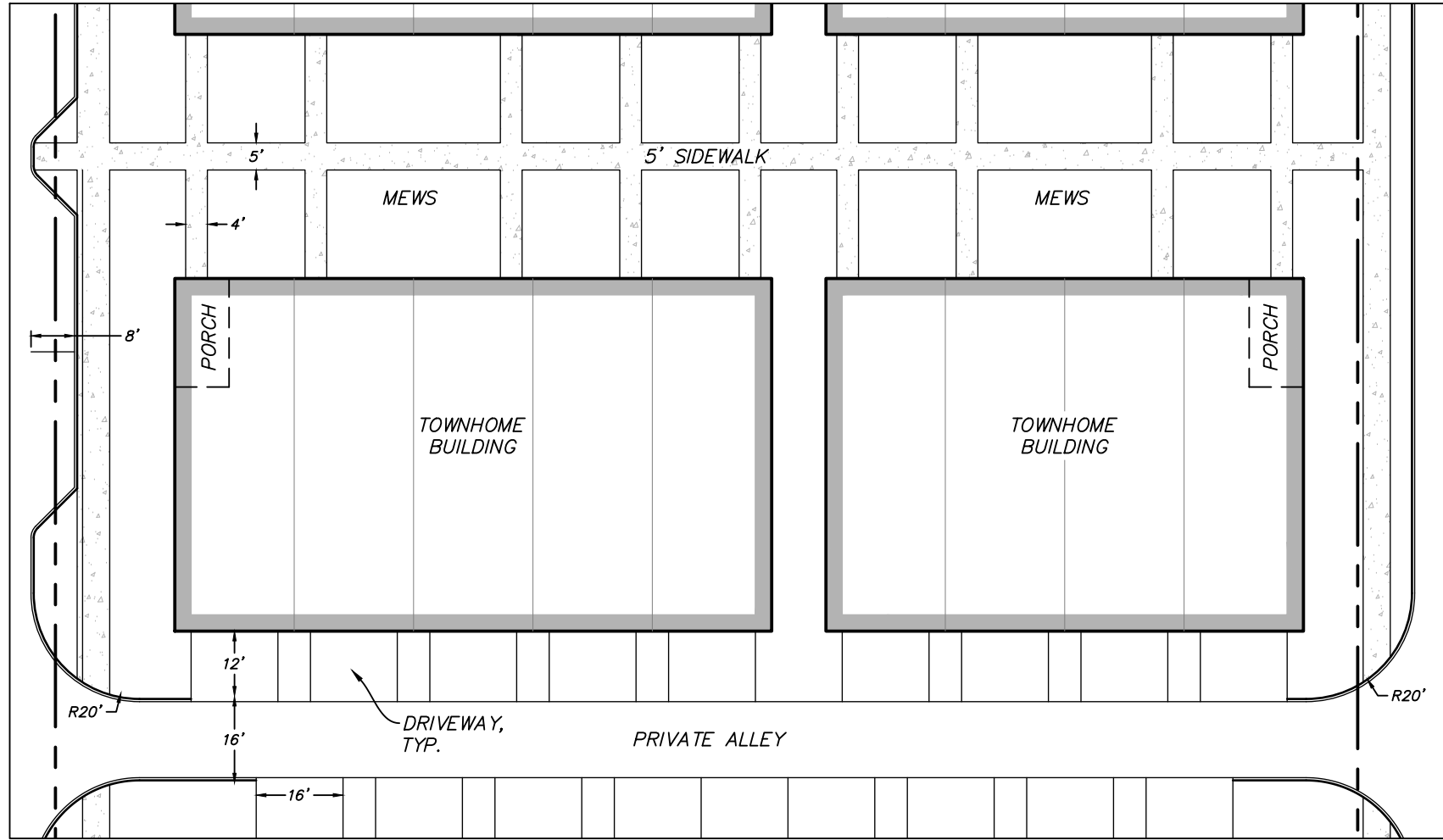
ENGINEER &
LANDSCAPE ARCHITECT



civil engineering surveying landscape architecture planning
license registration number: 1-1755
license registration/license number: 10080000
519 east border
arlington, texas 76010
817-469-1871
fax: 817-274-8757
www.mimatexas.com



TYPICAL FRONT ENTRY SINGLE FAMILY DETACHED
1" = 30'



TYPICAL REAR ENTRY TOWNHOME
1" = 30'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	120.00'	N 47°22'04" E
L2	42.04'	N 09°59'29" W
L3	89.14'	N 30°06'46" W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	86.24'	404.45'	12° 13' 03"	N 64°23'57" W
C2	108.82'	215.00'	28° 59' 59"	N 74°14'02" E
C3	18.76'	285.00'	3° 46' 19"	S 86°50'52" W
C4	24.58'	70.00'	20° 07' 17"	N 20°03'08" W

LANDSCAPE MAINTENANCE:

1. THE PROPERTY OWNER, TENANT OR AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE, GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, 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.

RESIDENTIAL LOT NOTES:

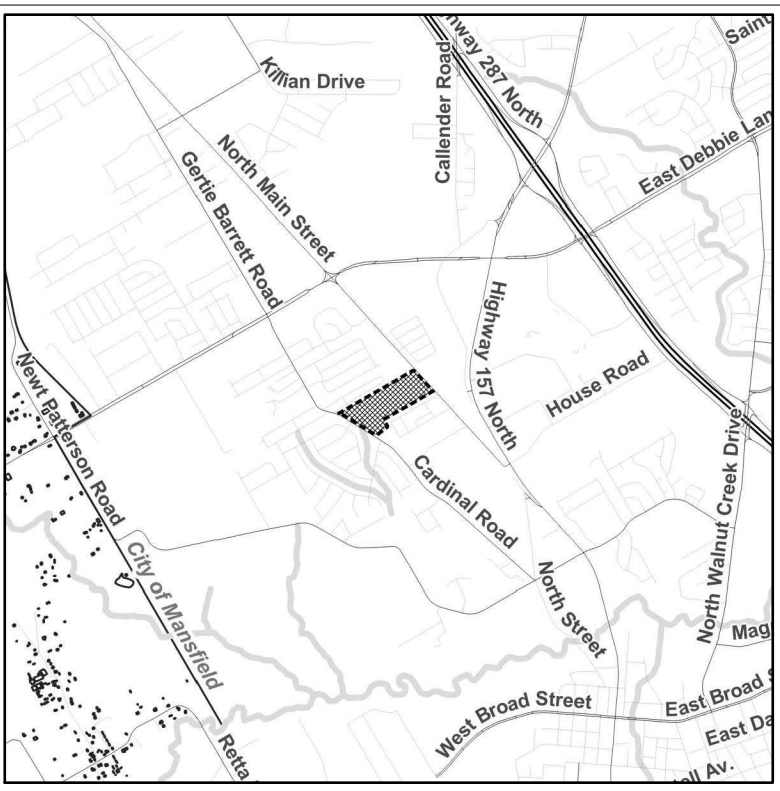
1. THE FRONT, SIDE, AND REAR YARDS ADJACENT TO THE HOUSE, THAT IS OUTSIDE OF ANY REAR YARD FENCING SHALL BE PLANTED WITH GRASS OR GROUND COVER, EXCLUSIVE OF DRIVEWAYS, SIDEWALKS, FLOWER BEDS, GARDENS, ETC.
2. EACH RESIDENTIAL LOT SHALL RECEIVE AN UNDERGROUND, AUTOMATIC, IRRIGATION SYSTEM.

PLANT MATERIAL NOTES:

1. ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS, MATCHING CHARACTER, AND FULL BRANCHING STRUCTURE.
2. ALL SHRUBS TO BE FULL AND UNIFORM BY SPECIES WITH MATCHING CHARACTER AND BRANCHING STRUCTURE.
3. EACH PLANT VARIETY MUST COME FROM A SINGLE SOURCE SUPPLIER IN ORDER TO MAINTAIN A CONSISTENT APPEARANCE.
4. ALL TREES, B&B AND CONTAINER TO BE NURSERY GROWN STOCK, WITH A WELL ESTABLISHED ROOT SYSTEM. COLLECTED SPECIMENS WILL BE REJECTED. CONTAINER GROWN PLANT MATERIAL MUST HAVE A WELL-ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER, ABLE TO MAINTAIN A FIRM BALL WHEN THE CONTAINER IS REMOVED, BUT SHALL NOT HAVE EXCESSIVE ROOT GROWTH ENCIRCLING THE INSIDE OF THE CONTAINER.
5. ALL PLANT MATERIAL SHALL COMPLY WITH THE MINIMUM REQUIREMENTS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN, TEXAS ASSOCIATION OF NURSERYMEN STANDARDS AND/OR AS STATED IN THE PLANT SCHEDULE, WHICHEVER IS MORE STRINGENT.

GENERAL UTILITY NOTES:

1. ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
2. CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MYCOSKIE MCINNIS ASSOCIATES, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.



VICINITY MAP
NO SCALE



PLANT SCHEDULE

LARGE TREES	CODE	QTY	COMMON / BOTANICAL NAME	CALIPER
	BC	5	BALD CYPRESS TAXODIUM DISTICHUM NURSERY GROWN	3" CAL.
	BO	34	BURR OAK QUERCUS MACROCARPA NURSERY GROWN	3" CAL.
	CE	31	CEDAR ELM ULMUS CRASSIFOLIA NURSERY GROWN	3" CAL.
	CO	37	CHINQUAPIN OAK QUERCUS MUEHLENBERGII NURSERY GROWN	3" CAL.
	ERC	18	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	3" CAL.
	LE	8	LACEBARK ELM ULMUS PARVIFOLIA NURSERY GROWN	3" CAL.
	LAO	59	LACEY OAK QUERCUS LACEYI NURSERY GROWN	3" CAL.
	GB	59	MAIDENHAIR TREE GINKGO BILOBA	3" CAL.
	MO	19	MONTEREY OAK QUERCUS POLYMORPHA NURSERY GROWN	3" CAL.
	RO	19	SHUMARD RED OAK QUERCUS SHUMARDII NURSERY GROWN	3" CAL.
ORNAMENTAL TREES	CODE	QTY	COMMON / BOTANICAL NAME	CALIPER
	CT	15	CHASTE TREE VITEX AGNUS-CASTUS	3" CAL.
	CM	56	GRAPE MYRTLE DALLAS RED LAGERSTROEMIA INDICA NURSERY GROWN	3" CAL.
	ORB	37	OKLAHOMA REDBUD CERCIS CANADENSIS TEXENSIS 'OKLAHOMA'	3" CAL.
	PDC	12	PINK DAWN CHITALPA X CHITALPA TASHKENTENSIS 'PINK DAWN' SINGLE TRUNK, TREE FORM ONLY	3" CAL.
	PH	71	POSSUMHAW HOLLY ILEX DECIDUA NURSERY GROWN, COLLECTED TREES WILL BE REJECTED.	3" CAL.
	SH	21	SAVANNAH HOLLY ILEX X ATTENUATA 'SAVANNAH'	3" CAL.
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONTAINER
	CBE	310,385	CELEBRATION BERMUDAGRASS OXYCHON DACTYLON 'CELEBRATION' SOD OR HYDROMULCH	HYDROMULCH
MATERIALS	CODE	QTY	COMMON / BOTANICAL NAME	CONTAINER
	DGR	4,051	DECOMPOSED GRANITE COLOR TO BE SELECTED 1/4" MINUS, COLOR TO BE SELECTED, 2" DEPTH INSTALLED OVER LANDSCAPE FABRIC.	SQ. FT.

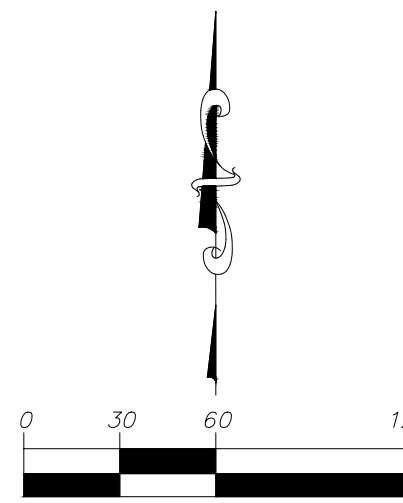


EXHIBIT "D-1"
FENCE AND
LANDSCAPE PLAN

KNOTT'S LEGACY
Being Approximately 24.84 Acres of land
situated in the MARGARET ROCKERFELLOW
Survey, Abstract No. 1267
City of Mansfield, Tarrant County, TX
169 Single Family Lots, 13 Open Space Lots

CASE # ZC 23-009
AUGUST 2023

OWNER:
GLADYS MASSINGILL
1503 N. MAIN STREET
MANSFIELD, TX 76083
CONTACT: GLADYS MASSINGILL

DEVELOPER:
KNOTT'S LANDING AT LEGACY, LLC
2200 SMITH BARRY ROAD
ARLINGTON, TX 76013
CONTACT: GARY KNOTT
EMAIL: GKNOTT@DOUBLEAGELERE.COM
ENGINEER &
LANDSCAPE ARCHITECT



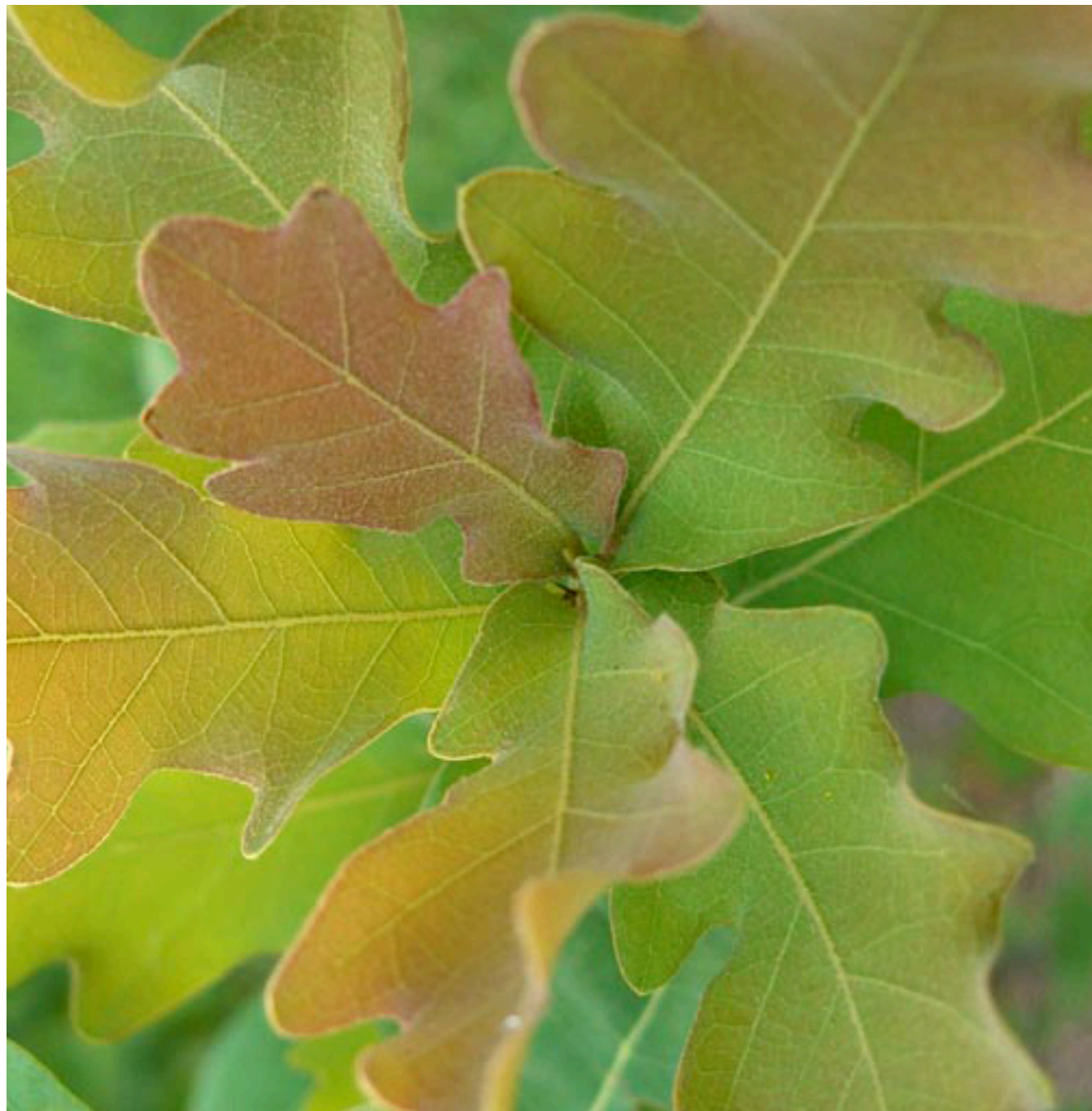
license registration number: 1-275
license registration/license number: 1008000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com



08/04/2023

08/04/2023

KNOTT'S LEGACY
 MANSFIELD, TEXAS
 ENTRYWAY PLAN
 AUGUST 2023



STREET TREES - LACEY OAK



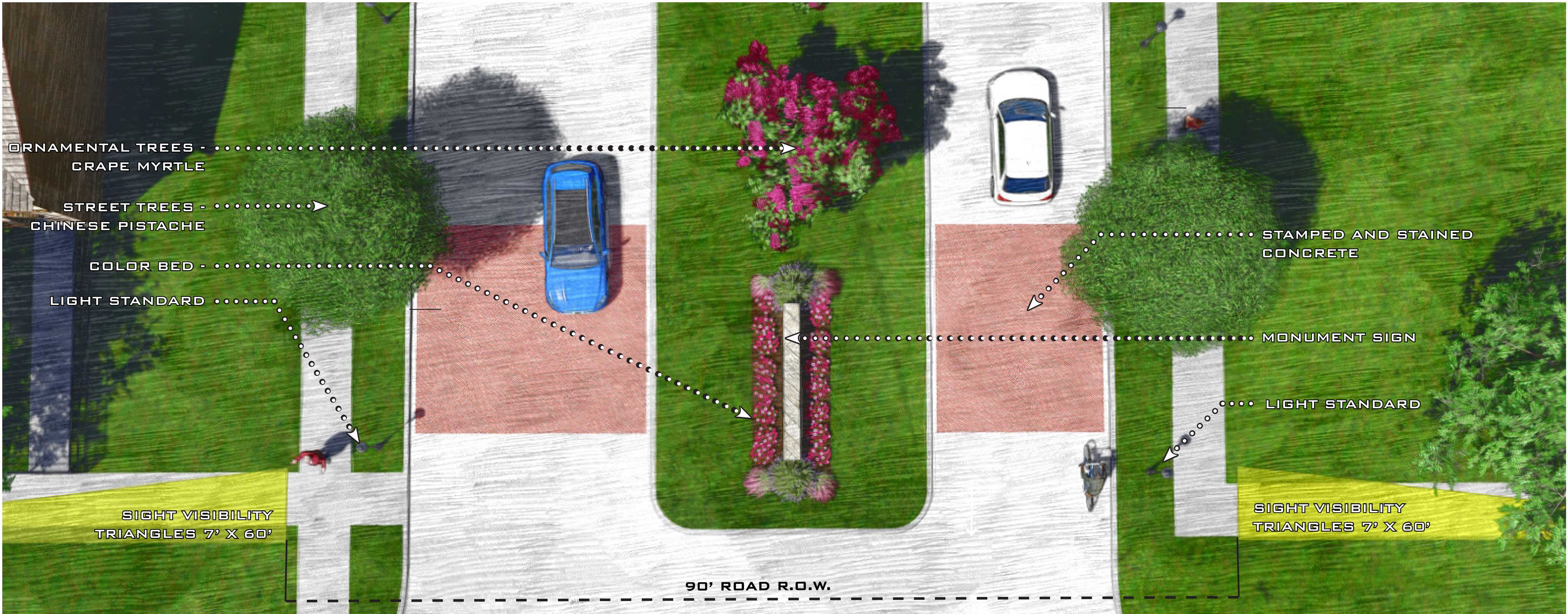
CREPE MYRTLE



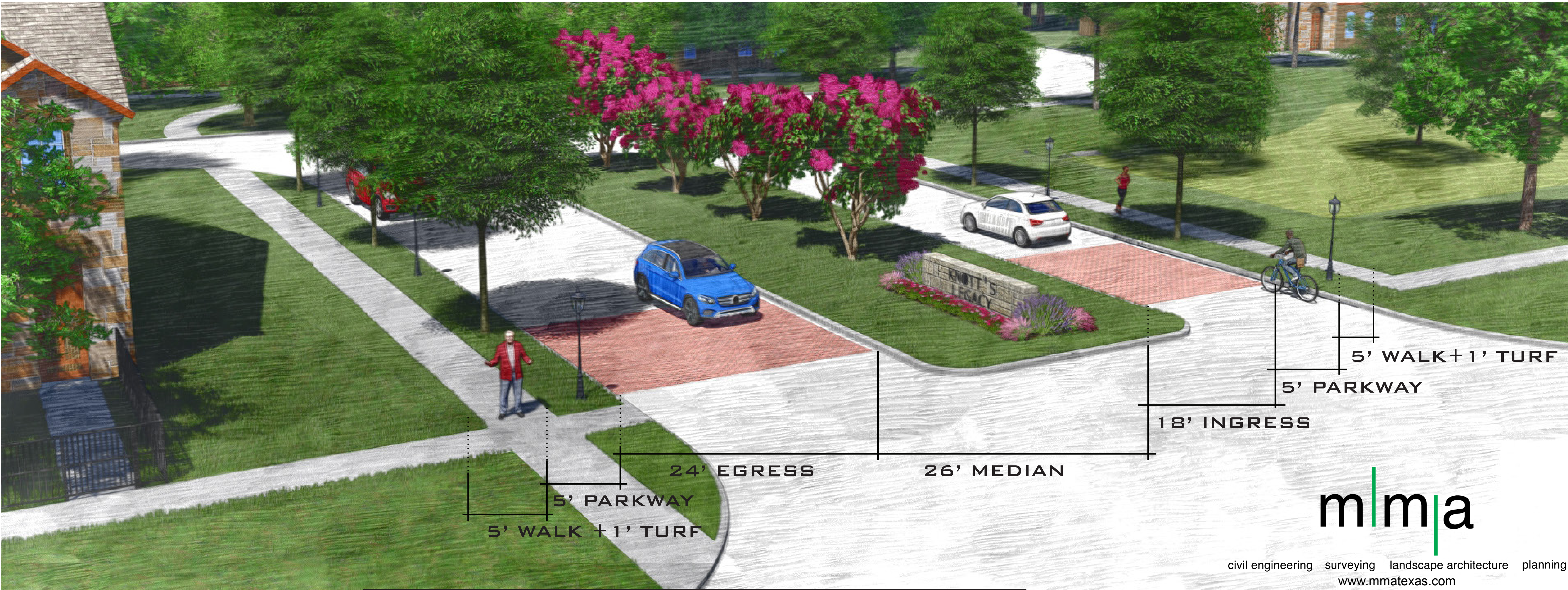
ORNAMENTAL GRASSES



ANNUAL COLOR



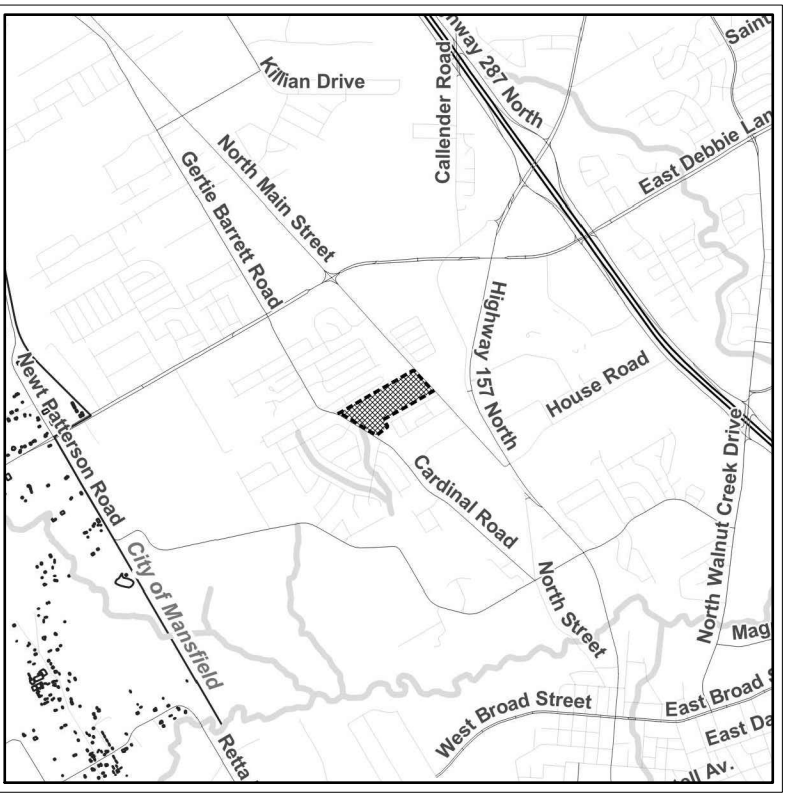
ENTRY MONUMENT - PLAN VIEW



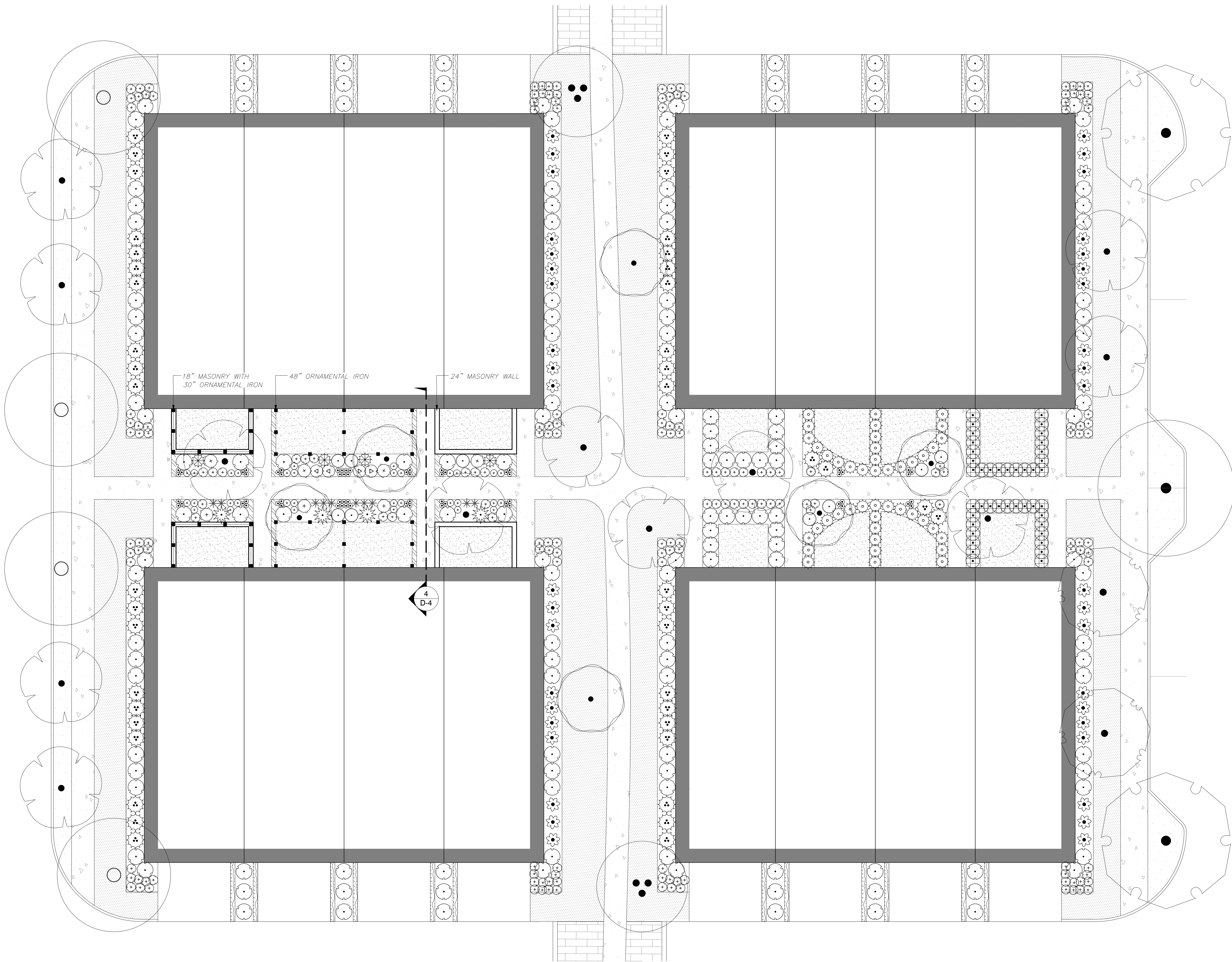
ENTRY MONUMENT - PERSPECTIVE/ELEVATION



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VICINITY MAP
NO SCALE



<i>PLANT SCHEDULE</i>		
LARGE TREES	CODE	COMMON / BOTANICAL NAME
	BO	BURR OAK QUERCUS MACROCARPA NURSERY GROWN
	CE	CEDAR ELM ULMUS CRASSIFOLIA NURSERY GROWN
	LAO	LACEY OAK QUERCUS LACEYI NURSERY GROWN
ORNAMENTAL TREES	CODE	COMMON / BOTANICAL NAME
	CM	GRAPE MYRTLE DALLAS RED LACERSTROEMIA INDICA NURSERY GROWN
	ORB	OKLAHOMA REDBUD CERCIS CANADENSIS TEXENSIS 'OKLAHOMA'
	PH	POSSUMHAW HOLLY ILEX DECIDUA NURSERY GROWN, COLLECTED TREES WILL BE REJECTED.
	SH	SAVANNAH HOLLY ILEX X ATTENUATA 'SAVANNAH'
SHRUBS	CODE	COMMON / BOTANICAL NAME
	BT	AGARITA BERBERIS TRIFOLIOLATA
	AB	AMERICAN BEAUTYBERRY CALLICARPA AMERICANA
	DBH	DWARF BURFORD HOLLY ILEX CORNUTA 'BURFORDII NANA'
	SM	DWARF PALMETTO SABAL MINOR
	MP2	DWARF SOUTHERN WAX MYRTLE MYRTICA PUSILLA
	CF	HOLLY FERN CYRTOMIUM FALCATUM
	ISO	INLAND SEA OATS CHASMANTHIUM LATIFOLIUM
	MB	LEATHERLEAF MAHONIA MAHONIA BEALEI
	HA	PARIS CORAL BELLS HEUCHERA X 'PARIS'
	IR	ROTUNDA DWARF CHINESE HOLLY ILEX CORNUTA 'ROTUNDA'
	TV	SOCIETY GARLIC TULBAGHIA VIOLACEA
	SLY	SOFT LEAF YUCCA YUCCA RECURVIFOLIA
	TRR	TEXAS ROCK ROSE PAVONIA LASIOPETALA
	TC	TURK'S CAP MALVAISCUS ARBOREUS VAR. DRUMMONDII
	ZEX	ZEXMENIA WEDELIA TEXANA
SHRUB AREAS	CODE	COMMON / BOTANICAL NAME
	SGP	SHRUB AND GROUNDCOVER PLANTING SHRUB AND GROUNDCOVER PLANTING
GROUND COVERS	CODE	COMMON / BOTANICAL NAME
	BBL	BIG BLUE LILYTURF LIRIOPE MUSCARI 'BIG BLUE'
	CBE	CELEBRATION BERMUDAGRASS CYNODON DACTYLON 'CELEBRATION' SOD OR HYDROMULCH
MATERIALS	CODE	COMMON / BOTANICAL NAME
	DGR	DECOMPOSED GRANITE COLOR TO BE SELECTED 1/4" MINUS, COLOR TO BE SELECTED, 2" DEPTH INSTALLED OVER LANDSCAPE FABRIC.

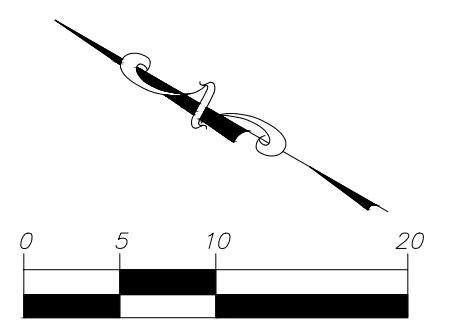


EXHIBIT "D-3"
DOORYARD
EXAMPLES

KNOTT'S LEGACY
Being Approximately 24.84 Acres of land
situated in the MARGARET ROCKERFELLOW
Survey, Abstract No. 1267
City of Mansfield, Tarrant County, TX
169 Single Family Lots, 13 Open Space Lots

CASE # ZC 23-009
AUGUST 2023

OWNER:
GLADYS MASSINGILL
1503 N. MAIN STREET
MANSFIELD, TX 76063
CONTACT: GLADYS MASSINGILL

DEVELOPER:
KNOTT'S LANDING AT LEGACY, LLC
2200 SMITH BARRY ROAD
ARLINGTON, TX 76013
CONTACT: GARY KNOTT
EMAIL: GKNOTT@DOUBLEAGELERE.COM

ENGINEER &
LANDSCAPE ARCHITECT



civil engineering surveying landscape architecture planning

landscape registration number: 1 - 2755

landscape registration/license number: 10088000

519 east border

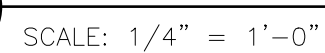
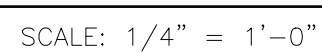
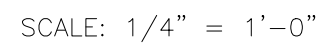
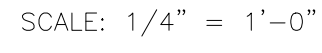
arlington, texas 76010

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NO SCALE



fax: 817-274-8757



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 23-5419

Agenda Date: 8/21/2023

Version: 6

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Ordinance
Amendment

Agenda Number:

Title

Public Hearing to Consider Amending Chapter 155 of the Code of Ordinances of the City of Mansfield, "Zoning" by Amending Special Purpose District Regulations and Creating a New Section 155.074 "T, Toll Road 360 Form-based Development District" (OA#23-002)

Requested Action

To consider the subject ordinance amendments.

Recommendation

The applicant is requesting to develop property along State Highway 360 in accordance with the provisions proposed in the "T, Toll Road 360 Form-based Development District". The proposed text amendment provisions to the Mansfield Zoning Ordinance to create the "T, Toll Road 360 Form-based Development District" are nearly finalized; there is a desire to table the requested text amendment provisions to September 5, 2023.

Description/History

This is a request to amend the provisions of Chapter 155, entitled "Zoning" of the City of Mansfield Code of Ordinances to introduce a new proposed form-based development district --- the T, Toll Road 360 Form-based Development District.

The general purpose and intent of the T, Toll Road 360 Form-based Development District is to encourage and enable:

- [H]armonious and coordinated development;
- [D]evelopment that considers natural features, community facilities, pedestrian / vehicular circulation in conformance with the Thoroughfare plan, and land use relationship with surrounding properties; AND
- [W]alkable pedestrian environments that complement the existing housing stock by offering a variety of building types to serve mixed generations.

This text amendment is intended to guide and direct future development along the State Highway 360 Corridor.

As proposed, the T, Toll Road 360 Form-based Development District was first brought to the Planning and Zoning Commission on May 1, 2023 for review, consideration, and possible action. At that meeting, the Planning and Zoning Commission tabled the item indefinitely with a vote of 7-0 to allow for further review and discussion on the proposed

code.

On May 15, 2023, the Planning and Zoning Commission held a Work Session on proposed code. After the Work Session was held, the case was brought back to the Planning and Zoning Commission on June 13, 2023, and tabled again until June 29, 2023, a Special Called Meeting, with a vote of 5-0-2 (with two absences). At the Special Called Meeting there was a Work Session held on the proposed T, Toll Road 360 Form-based Development District. Following the Work Session, the Planning and Zoning Commission held a public hearing and, directed the Department of Planning and Development Services to review and redline the draft form-based development code based on the conversation and discussion from the Work Session. The case was voted on by the Planning and Zoning Commission, and tabled until July 12, 2023 with a vote of 6-0-1 (with one absence).

On July 12, 2023, the case was publicly heard and the Department of Planning and Development Services provided feedback on suggested revisions to the code as requested by the Planning and Zoning Commission. The Planning and Zoning Commission voted 6-0-1 (with one absence) to table the case until the July 25, 2023 Planning and Zoning Commission Meeting.

On July 25, 2023, the Planning and Zoning Commission voted 6-0-1 (with one absence) to table the item until their August 7, 2023 Meeting.

On August 7, 2023, the Planning and Zoning Commission voted 6-1 (with one nay vote) to table the item until their August 21, 2023 Meeting.

The applicant requesting zoning pursuant to the provisions of the "T, Toll Road 360 Form-based Development District" has requested that the Planning and Zoning Commission table their recommendation until September 5, 2023.



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 23-5443

Agenda Date: 8/21/2023

Version: 4

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Case

Agenda Number:

Title

Public Hearing on a Change of Zoning from PR, Pre-Development District to the T, Toll Road 360 Form-based Development District on approx. 210 acres, being a 20.6-acre tract of land situated in the J. Lawrence Survey, Abstract No. 616, and a 189.4-acre tract of land situated in the M. Gregg Survey, Abstract No. 385, J. Lawrence Survey, Abstract No. 616, and the H. Henderson Survey, Abstract No. 432; City of Mansfield, Ellis County, Texas, located east of State Highway 360, south of Lone Star Road, and south of Britton Road.; Arcadia, Developer (ZC#23-005)

Requested Action

To consider the subject request for zoning change.

Recommendation

The request is to consider a change in zoning from PR, Pre-Development District to the T, Toll Road 360 Form-based Development District. The request is a companion item to the public hearing and reading of the text proposed and presented for the T, Toll Road 360 Form-based Development District. As the provisions of the "T, Toll Road 360 Form Based Development District" are nearing finalization, there is a desire to table the change in zoning request to September 5, 2023.

Description/History

This is a request to rezone approximately 210 acres of property east of State Highway 360 and south of Lone Star and Britton Roads from PR, Pre-Development District to the T, Toll Road 360 Form-based Development District. The T, Toll Road 360 Form-based Development District intends to encourage and enable "harmonious and coordinated development and to create "walkable pedestrian environments that complement the existing housing stock by offering a variety of building types to serve mixed generations."

The proposed text of the T, Toll Road 360 Form-based Development District, if approved by the City Council, is the zoning designation proposed to guide and direct development patterns on this property.

This request was most recently heard and tabled by The Planning and Zoning Commission on July 25, 2023, with a vote of 6-0-1 (with one absence) to table the case until the August 7, 2023 Planning and Zoning Commission meeting.

This request was also tabled by the Planning and Zoning Commission on August 7, 2023 with a vote of 6-1 (with one nay vote) until August 21, 2023.

There is a desire to table the requested change in zoning to “T, Toll Road 360 Form-based Development District” has requested that the Planning and Zoning Commission table their recommendation indefinitely.

Attachments

Maps and Supporting Information



Property Owner Notification for ZC 23-005

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
2;PT3 I O T BRITTON		BRITTON UNITED METHODIST	4510 BRITTON RD	MANSFIELD, TX	76065
385 M GREGG 0.0307 ACRES		TEXAS DEPARTMENT OF TRANSPORTA	125 E 11TH ST	AUSTIN, TX	78701
385 M GREGG 0.26 ACRES		TEXAS DEPARTMENT OF TRANSPORTA	125 E 11TH ST	AUSTIN, TX	78701
385 M GREGG 1.622 ACRES		THREE SIXTY REALTY INC	% MR ROSWELL M CURTIS III	DELRAY BEACH, FL	33483--725
385 M GREGG 15.81 ACRES		CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063--180
385 M GREGG 19.1659 ACRES		CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063--180
385 M GREGG 2.7571 ACRES		CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063--180
385 M GREGG 3.216 ACRES		THREE SIXTY REALTY INC	% MR ROSWELL M CURTIS III	DELRAY BEACH, FL	33483--725
385 M GREGG 7.85 ACRES		CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063--180
4;PT3& 5;6 I O T BRITTON 2.388 ACRES		MARTIN MARIA E	932 COOK ST	MIDLOTHIAN, TX	76065
432 LOTS 1-3 & PT4 & 10 & 11 & PT 12 BLK 10 432 H HENDERSON		SOUTHWEST DYNAMICS SERVICE INC	PO BOX 201807	ARLINGTON, TX	76006
432 H HENDERSON 0.5 ACRES		BALLARD JOE ETAL	1200 N HOUSTON ST	COMANCHE, TX	76442--178
432 H HENDERSON 1.5 ACRES		BRITTON CEMETERY	4510 BRITTON RD	MANSFIELD, TX	76065--400
432 H HENDERSON 65.603 ACRES		ABRAMS MYRNA P	2315 MEADOW DR SOUTH	WILMETTE, IL	60091--220
432 H HENDERSON & 616 J LAWRENCE 69.500 ACRES		MC VEAN MELINDA LOU & FRED BAL	1200 N HOUSTON ST	COMANCHE, TX	76442--178
616 385 J LAWRENCE M GREGG 0.223 ACRES		THREE SIXTY REALTY INC	% MR ROSWELL M CURTIS III	DELRAY BEACH, FL	33483--725

Thursday, April 20, 2023

Page 1 of 3

Property Owner Notification for ZC 23-005

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
616 385 J LAWRENCE M GREGG 19.575 ACRES		THREE SIXTY REALTY INC	% MR ROSWELL M CURTIS III	DELRAY BEACH, FL	33483--725
616 385 J LAWRENCE M GREGG 1.755 ACRES		THREE SIXTY REALTY INC	% MR ROSWELL M CURTIS III	DELRAY BEACH, FL	33483--725
616 385 J LAWRENCE M GREGG 16.263 ACRES		THREE SIXTY REALTY INC	% MR ROSWELL M CURTIS III	DELRAY BEACH, FL	33483--725
616 385 J LAWRENCE M GREGG 36.26 ACRES		PHILLIPS FAMILY LIVING TRUST	3320 CHADWELL	DALLAS, TX	75234
616 J LAWRENCE 0.667 ACRES 75234--512		PHILLIPS JUDITH A	3320 CHADWELL DR	FARMERS BRANCH, TX	
616 J LAWRENCE 1.886 ACRES		SUNBELT LAND INVESTMENT 360 LT	*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
616 J LAWRENCE 101.284 ACRES		SUNBELT LAND INVESTMENT 360 LT	*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
616 J LAWRENCE; 432 H HENDERSON 5.217 ACRES		GREENWAY TRAILS OWNERS ASSOCIA	5757 ALPHA RD STE 680	DALLAS, TX	75240--478
8 1 O T BRITTON 0.517 ACRES		CLARK RONALD CHARLES	920 NOAH ST	MANSFIELD, TX	76065--902
E 225 OF 1 1 O T BRITTON 1.031 ACRES		MASSEY DANIEL J	4150 BRITTON RD	MANSFIELD, TX	76063--871
GREGG, MELTON SURVEY	A 560	CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063-1805
J LAWRENCE 5.068 AC		TARRANT CO WATER	800 E NORTHSIDE DR	FORT WORTH, TX	76102--101
LOT 1 BLK 1 CREED CONCEPTS ADDN .408 AC		CREED CONCEPTS LLC SERIES C	1105 HUNTINGTON TRL	MANSFIELD, TX	76063
LOT 10 BLK 1 O T BRITTON-REV 0.516 AC		MIZER BILLY & KIMBERLY KELLY	936 NOAH ST	MIDLOTHIAN, TX	76065
LOT 1R BLK 1 MARANATHA RANCH 5.392 AC		MASSEY DAN J	4000 BRITTON RD	MANSFIELD, TX	76063
LOT 6R1, 6R2 & 6R3 BLK 2 O T BRITTON-REV 0.594 AC		HARTMAN BEN	509 ALVARADO ST	MANSFIELD, TX	76063--193
LOT 7 BLK 2 O T BRITTON-REV 1.085 AC		MASON SANDRA L	936 COPE ST	MIDLOTHIAN, TX	76065
LOT 9 BLK 1 O T BRITTON-REV 0.691 AC		CUEVAS KENEDI H	950 E PLEASANT DR	DALLAS, TX	75217--446
LOT PT 4 BLK 6 O T BRITTON-REV 0.881 AC		MASSEY DAN J	4150 BRITTON RD	MANSFIELD, TX	76063--871

Property Owner Notification for ZC 23-005

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
LOT PT 5 BLK 1 O T BRITTON-REV 0.37 AC		STORY HAROLD R & SUE	4224 BRITTON RD	MANSFIELD, TX	76063--872
LOT PT 6 O T BRITTON-REV	0.17 AC	MUWAQUET MARWAN F	9606 FAIRWAY VISTA DR	ROWLETT, TX	75089
LOT PT 7 BLK 1 O T BRITTON-REV .496 AC		TRIPLE K ASSETS LLC	2909 TURNER WARNELL RD	ARLINGTON, TX	76001
NEILL, SAMUEL C SURVEY	A 1159	CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063-1805
NEILL, SAMUEL C SURVEY	A 1159	BUTLER HERITAGE LLC	PO BOX 297	LANCASTER, TX	75146
W 150 OF 11 O T BRITTON	0.689 ACRES	MASSEY FRANK A	3953 BETTY LN	CLEBURNE, TX	76031--000
WPT 51 O T BRITTON	0.5 ACRES	MASSEY DANIEL JAY	4150 BRITTON RD	MANSFIELD, TX	76063--871