

AGENDA

PLANNING AND ZONING COMMISSION

CITY OF MANSFIELD, TEXAS

CITY HALL COUNCIL CHAMBERS

MONDAY, AUGUST 1, 2016

IMMEDIATELY FOLLOWING THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING AT 6:30 PM

1. CALL TO ORDER

2. APPROVAL OF LAST MEETING MINUTES

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

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

- 4. CONSENT AGENDA:** All matters listed under the consent agenda are considered routine. If discussion is desired, then an item will be removed from the consent agenda and considered separately.

A. SD#16-023: Final Plat of Lowe’s Farm Market, Block 2, Lots 4, 5 & 6

B. SD#16-024: Final Plat of The Village Off Broadway, Lot 6, Block 1

END OF CONSENT AGENDA

5. PUBLIC HEARINGS:

- A. ZC#16-009: Public hearing for zoning change from OP to SF-12/22 for Single-Family Residential by A Child’s Growing Mind on approximately 1.938 acres, generally located at 828 S Holland Rd

6. COMMISSION ANNOUNCEMENTS

7. STAFF ANNOUNCEMENTS

8. ADJOURNMENT OF MEETING

9. NEXT MEETING DATE: August 15, 2016

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, July 28, 2016**, in accordance with Chapter 551 of the Texas Government Code.

Delia Jones, Planning and Zoning Secretary

- 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, 1-800-735-2989.
- 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.

*City of Mansfield
Planning and Zoning Commission
Agenda Items for August 1, 2016*

SD#16-023: Lowe's Farm Market
3 commercial lots

SD#16-024: Village Off Broadway
1 commercial lot

ZC#16-009: OP to SF-12/22

**PLANNING & ZONING COMMISSION MEETING
CITY OF MANSFIELD**

July 5, 2016

Chairman Wilshire called the meeting to order at 6:30 p.m. in the Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

Present:

Wayne Wilshire	Chairman
Cory Smithee	Vice-Chairman
Mel Neuman	Commissioner
Larry Hudson	Commissioner
Preston Horn	Commissioner
Stephen Polozola	Commissioner

Absent:

Kent Knight	Commissioner
-------------	--------------

Staff:

Lisa Sudbury	Assistant Director of Planning
Shirley Emerson	Planner
Delia Jones	P&Z Secretary
Clay Caywood	Fire Marshall

Call to Order

Chairman Wilshire called the meeting to order at 6:30 p.m.

Minutes

Chairman Wilshire called for approval of the June 20, 2016, minutes. Vice-Chairman Smithee made a motion to approve the minutes. Commissioner Hudson seconded the motion, which carried by the following vote:

Ayes: 5 – Wilshire, Smithee, Neuman, Hudson and Horn

Nays: 0

Abstain: 1 – Polozola

Citizen Comments

None

SD#16-017: Public hearing on a replat to create Lots 36R-1 and 36R-2, Block 5, Original Town of Mansfield

Eric Smith, representing the applicant, was available for questions.

Chairman Wilshire opened the public hearing and called for anyone wishing to speak to come forward.

Kim McCaslin registered in support of the request.

Seeing no one else come forward to speak, Chairman Wilshire closed the public hearing.

Commissioner Hudson made a motion to approve the request as presented. Vice-Chairman Smithee seconded the motion which carried by the following vote:

Ayes: 6 – Wilshire, Smithee, Neuman, Hudson, Polozola and Horn

Nays: 0

Abstain: 0

ZC#16-007: Public hearing for zoning change from C-2 to PD for Auto Parts Store by Buddy Webb & Company, Inc. on approximately 1.2 acres, located at 631 W. Debbie Lane

Robert Deal, representing the applicant, was available for questions.

Chairman Wilshire opened the public hearing and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Wilshire closed the public hearing.

Commissioner Neuman made a motion to approve the request as presented. Commissioner Horn seconded the motion, which carried by the following vote:

Ayes: 6 – Wilshire, Smithee, Neuman, Hudson, Polozola and Horn
Nays: 0
Abstain: 0

ZC#16-018: Public hearing for zoning change from PD, Planned Development District, C-2, Community Business District and PR, Pre-Development District to PD for retail shopping center and other limited C-2 uses, sports facilities and multi-family residential dwellings by Shops at Broad, LLC., on approximately 86 acres, generally located west of Carlin Road, north of E. Broad Street and east of N US 287

Tyler Morris, representing the applicant, gave an overview of the request, power-point presentation and was available for questions.

Chairman Wilshire opened the public hearing and called for anyone wishing to speak to come forward.

Steve Nelson, Gino Fenoglio, Catherine Fenoglio, James Sellers, Dianna Sellers and Nathan Doty spoke regarding the following concerns: multi-story apartment complex located next to residential, what is the need for apartments in a shopping center, drainage/flooding issues, inadequate streets to handle the increase in traffic and the potential influx of crime,

Registering in opposition to the request but not wishing to speak was Ann Robertson, Jordan Doty, Danny Battles and Georgana Battles.

Rebuttal: Mr. Morris, along with Kevin Gaskey, representing Kimley-Horn & Associates, addressed the issues and concerns of the property owners.

After discussion, Commissioner Neuman made a motion to approve the request as presented and forward to City Council with the Planning, Engineering and Transportation and Fire Marshall Comments that were included in the agenda packet. The motion died for lack of a second.

Commissioner Polozola made a motion to deny the request. Commissioner Horn seconded the motion, which failed by the following vote:

Ayes: 2 – Polozola and Horn
Nays: 4 – Wilshire, Neuman, Hudson and Smithee
Abstain: 0

Commissioner Neuman made a motion to approve the request without the proposed multi-family residential uses. Commissioner Hudson seconded the motion which carried by the following vote:

Ayes: 4 – Wilshire, Neuman, Hudson and Smithee
Nays: 2 – Polozola and Horn
Abstain: 0

Commission Announcements

None

Staff Announcements

None

Adjournment

Commissioner Neuman made a motion to adjourn the meeting. Commissioner Hudson seconded the motion which carried by the following vote:

Ayes: 6 – Wilshire, Smithee, Neuman, Hudson, Polozola and Horn
Nays: 0
Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 8:12 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: August 1, 2016

Subject: SD#16-023: Final Plat of Lowe's Farm Market, Block 2, Lots 4, 5 & 6

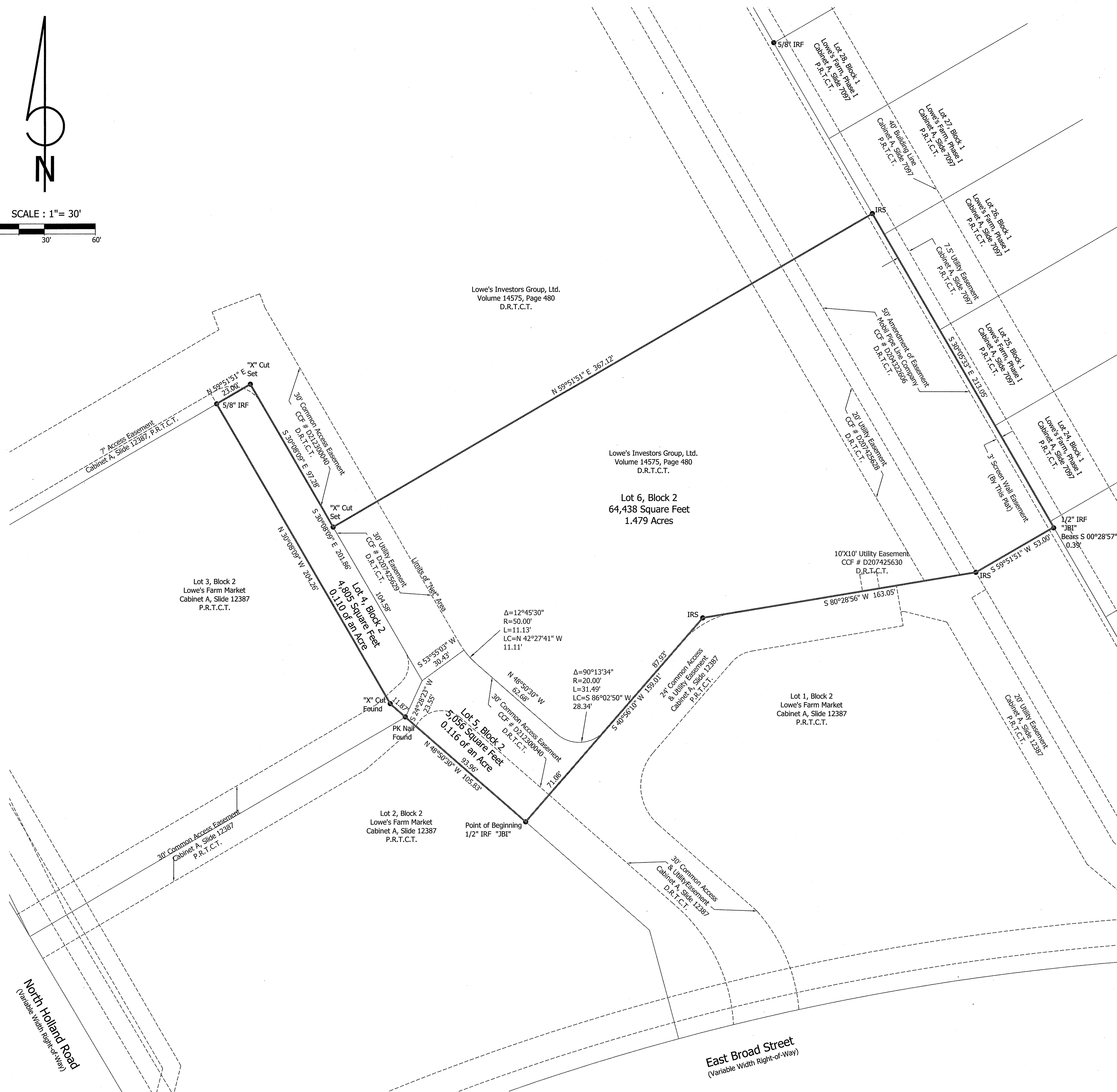
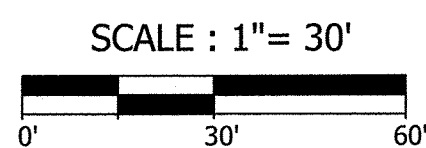
GENERAL INFORMATION

Applicant:	Lowe's Investors Group, Ltd. – owner Westra Consultants – Engineer/Surveyor
Existing Zoning:	PD for Day Care
Proposed Use:	Day Care
Size:	1.706 acres
Total Number of Lots:	3
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes

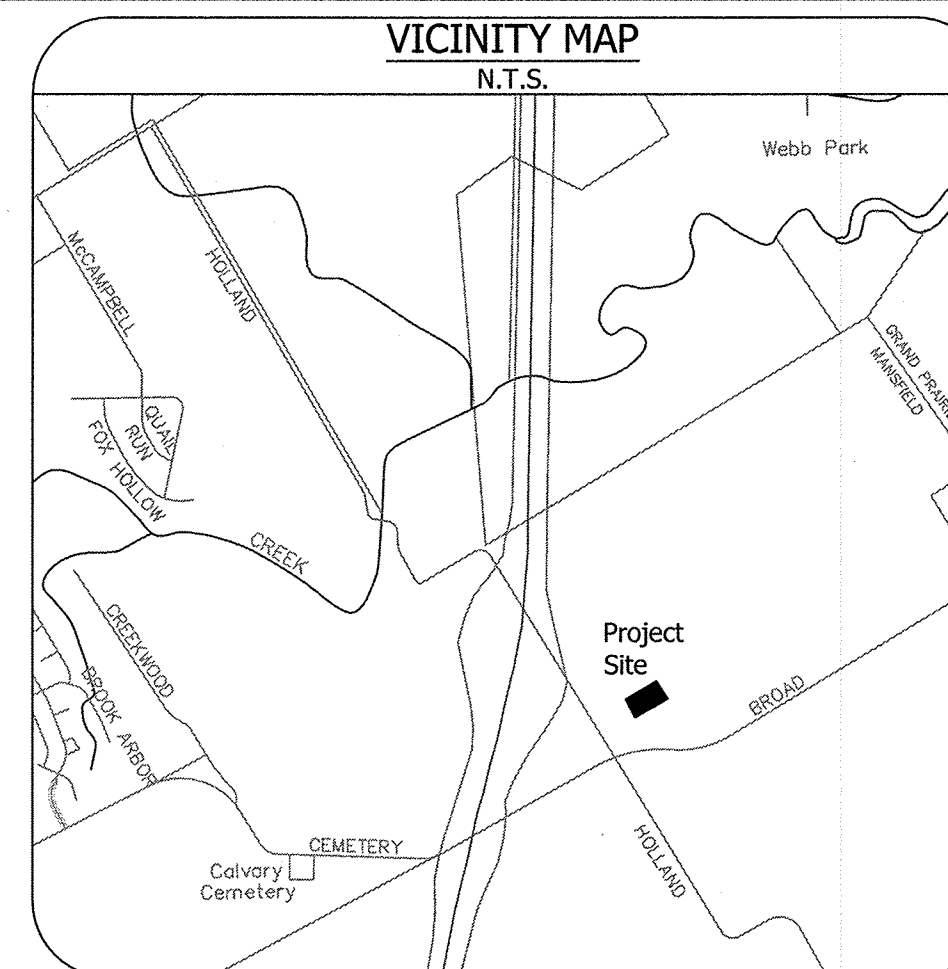
COMMENTS & CONSIDERATIONS

The purpose of this plat is to create a lot for the proposed Day Care, which just went through the PD process, and two access easement lots associated with the existing businesses. The large lot conforms to the approved detailed site plan approved by Council.

Staff recommends approval.



N.T.S



Flood Statement

According to Community Panel Number 48439C0480K, dated September 25, 2009, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

LEGAL DESCRIPTION

WHEREAS, Lowes Investor's Group, Ltd., acting by and through the undersigned, its duly authorized agent is the sole owner of a tract of land situated in the Joab Watson Survey, Abstract Number 1632, Tarrant County, Texas and being a portion of that certain tract of land described by deed to Lowe's Investors Group, Ltd. recorded in Volume 14575, Page 480, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "JBI" found at the northwest corner of Lot 1, Block 2, Lowe's Farm Market, an addition to the City of Mansfield according to the plat thereof recorded in Cabinet A, Slide 12387, Plat Records, Tarrant County, Texas, said iron rod also being in the east line of Lot 2 of said Block 2;

THENCE North 48 degrees 50 minutes 30 seconds West along said east line of Lot 2, passing at 93.96 feet a PK nail found at the northeast corner of said Lot 2, said PK nail also being the southeast corner of Lot 3 of said Block 2, in all 105.83 feet to an "X" cut found in said east line of Lot 3;

THENCE North 30 degrees 08 minutes 09 seconds West, 204.26 feet, continuing along said east line of Lot 3 to a 5/8 inch iron rod found at the northeast corner of said Lot 3;

THENCE North 59 degrees 51 minutes 51 seconds East, 23.00 feet to an "X" cut set;

THENCE South 30 degrees 08 minutes 09 seconds East, 97.29 feet to an "X" cut set;

THENCE North 59 degrees 51 minutes 51 seconds East, 367.12 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found in the west line of Block 1, Lowe's Farm, Phase I, an addition to the City of Mansfield according to the plat thereof recorded in Cabinet A, Slide 7097, Plat Records, Tarrant County, Texas;

THENCE South 30 degrees 05 minutes 33 seconds East, 213.05 feet along said west line of Block 1 to a 5/8 inch iron rod with cap stamped "RESEARCH" set at the northeast corner of Lot 1, Block 2 of said Lowe's Farm Market;


THENCE South 59 degrees 51 minutes 51 seconds West, 53.00 feet along said north line of Lot 1 to a 5/8 inch iron rod with cap stamped "REALSEARH" set;

THENCE South 80 degrees 28 minutes 56 seconds West, 163.05 feet, continuing along said north line of Lot 1 to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;

THENCE South 40 degrees 56 minutes 10 seconds West, 159.01 feet, continuing along said north line of Lot 1 to the POINT OF BEGINNING and containing 74,299 square feet or 1.706 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Lowes Investor's Group, Ltd., acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as LOWE'S FARM MARKET, Lots 4, 5 and 6, Block 2, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.


Name: BEN LUERTKE
Title: EXEC VICE PRESIDENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Ben Luedtke, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 21st day of July, 2016.

Sandi R. Purdy, Esq.
Notary Public, The State of Texas

[SEAL]

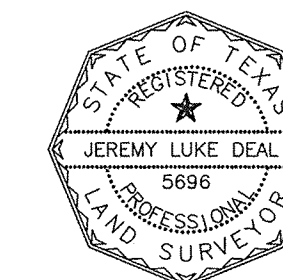


Surveyor's Certification

I, Jeremy Luke Deal, Registered Professional Land Surveyor Number 5696, State of Texas, having plotted 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 direct supervision.

Executed this the 19th day of July, in the year of our Lord 2016.


Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696



Notes

1. Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.
2. IRF = Iron Rod Found.
3. IRS = 5/8 Inch Iron Rod With Cap Stamped "REALSEARCH" Set.
4. D.R.T.C.T. = Deed Records, Tarrant County, Texas.
5. P.R.T.C.T. = Plat Records, Tarrant County, Texas.
6. CCF # = County Clerk's File Number.
7. 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.
8. The common access easements serve all lots within the Lowe's Farm Market boundaries.

APPROVED BY THE CITY OF MANSFIELD

2016

APPROVED BY: P&Z COMMISSION CHAIRMAN

2016

ATTEST: PLANNING & ZONING SECRETARY

Project Number: 160011 Date: June 22, 2016
Revised Date:
Revision Notes:

Sheet 1 of 1

FINAL PLAT
LOTS 4, 5 AND 6, BLOCK 2
LOWE'S FARM MARKET
situated in the Joab Watson Survey, Abstract No.
1632, City of Mansfield, Tarrant County, Texas
3 Lots
1.706 Acres
Date Prepared: June 22, 2016

PLANNING AND ZONING COMMUNICATION

Agenda: August 1, 2016

Subject: SD#16-024: Final Plat of The Village Off Broadway, Lot 6, Block 1

GENERAL INFORMATION

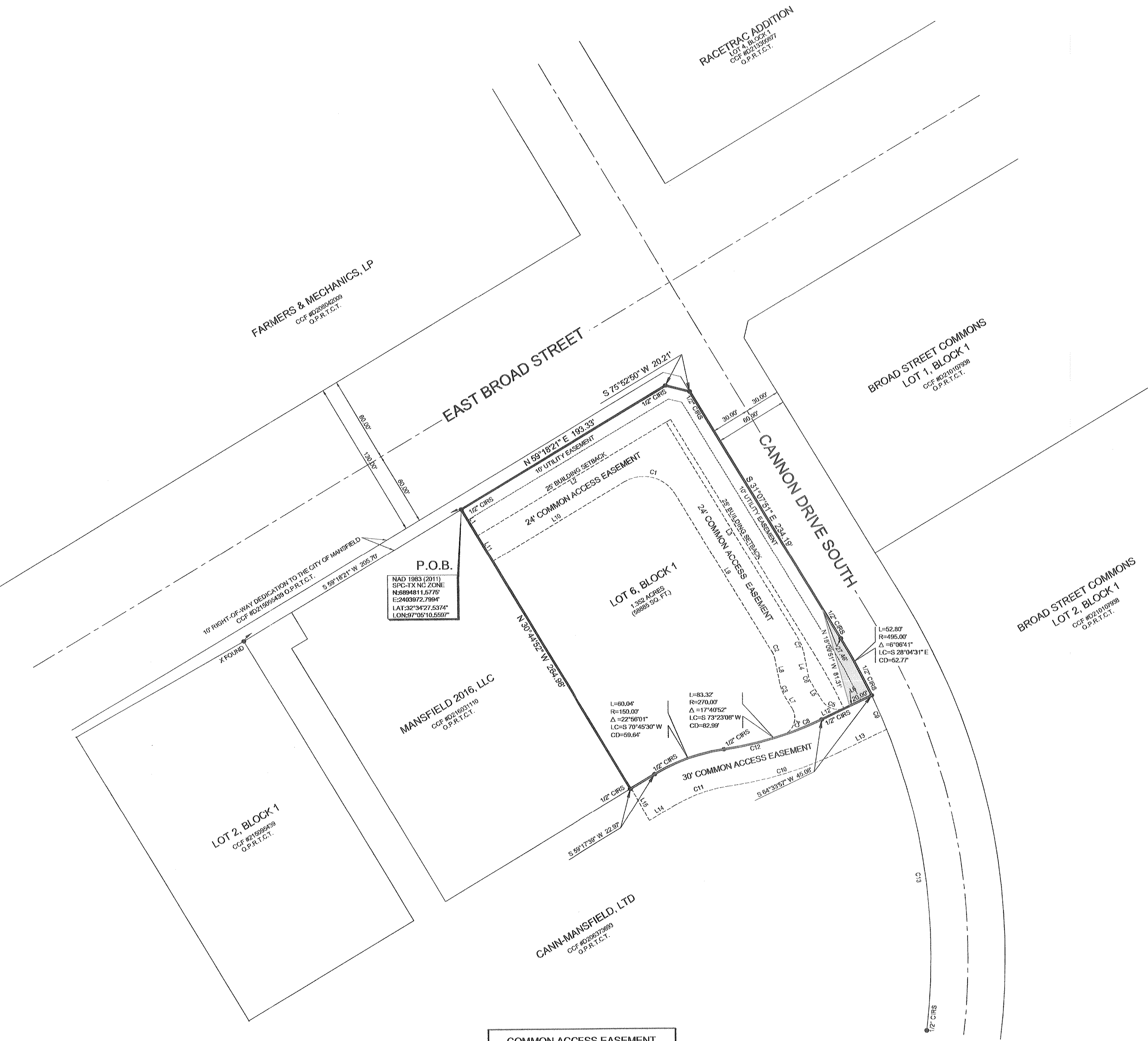
Applicant:	Bank of America – Owner Southwestern Lane Surveyors - Surveyor
Existing Zoning:	PD
Proposed Use:	Bank of America
Size:	1.352 acres
Total Number of Lots:	One
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

The purpose of this plat is to create a single lot for a Bank of America. Council has reviewed their detailed site plan and the plat is consistent with the plan.

Staff recommends approval.

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.

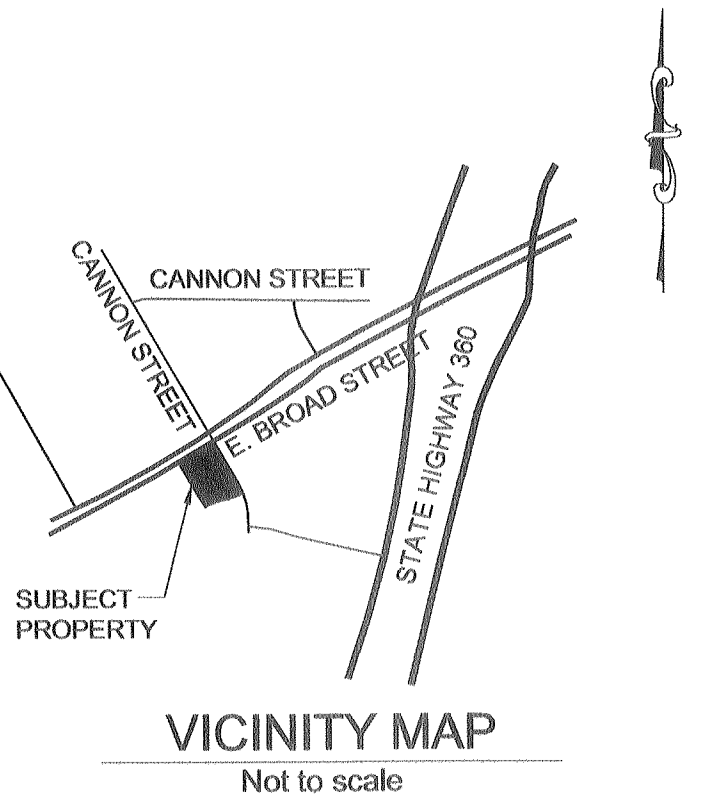


COMMON ACCESS EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 30°33'44\"	25.00'
L2	N 59°25'35\"	178.52'
L3	S 31°07'51\"	204.08'
L4	S 10°46'45\"	19.19'
L5	S 31°04'00\"	17.55'
L6	N 64°33'57\"	23.21'
L7	N 31°04'06\"	10.17'
L8	N 10°46'45\"	19.19'
L9	N 31°07'51\"	150.67'
L10	S 59°25'35\"	125.11'
L11	N 30°30'25\"	24.00'
L12	S 64°33'57\"	21.87'
L13	N 64°33'57\"	43.95'
L14	N 59°17'39\"	22.97'
L15	N 29°12'18\"	29.55'

COMMON ACCESS EASEMENT CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	30.00'	46.79'	42.19'	S 75°49'08\"
C2	15.00'	5.33'	5.33'	S 20°54'18\"
C3	39.00'	13.88'	13.80'	N 20°52'25\"
C4	15.00'	26.95'	23.47'	S 20°24'35\"
C5	15.00'	22.08'	20.14'	N 73°19'04\"
C6	15.00'	5.34'	5.31'	N 20°52'25\"
C7	39.00'	13.92'	13.82'	N 20°54'18\"
C8	269.97'	34.60'	34.57'	S 68°12'59\"
C9	494.94'	30.02'	30.02'	S 23°16'54\"
C10	290.96'	92.57'	92.20'	S 73°23'00\"
C11	119.99'	48.03'	47.71'	N 70°45'30\"
C12	269.97'	48.11'	48.62'	S 77°03'25\"
C13	494.94'	247.92'	245.34'	S 07°11'38\"

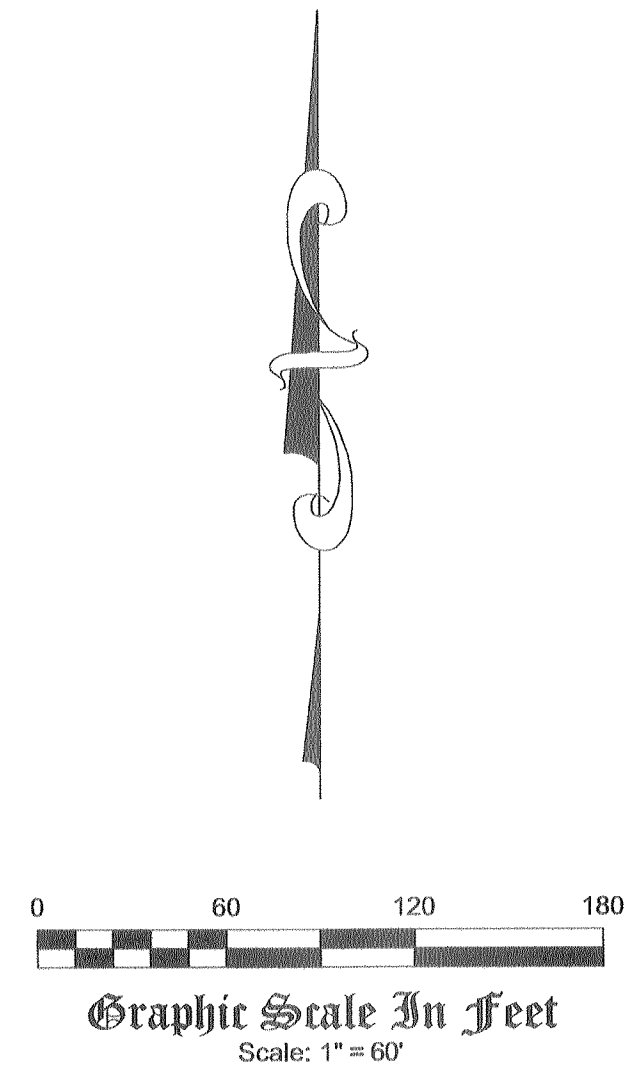
LEGEND

- IRF = IRON ROD FOUND
- X = X IN CONCRETE PAVING
- CIRS = CAPPED IRON ROD SET (YELLOW PLASTIC CAP MARKED "GSW LAND SURVEYORS")
- OPRTCT = OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- SPC = STATE PLANE COORDINATES (TEXAS COORDINATE SYSTEM)
- NAD83 = NORTH AMERICAN DATUM OF 1983 (EPOCH 2010)
- TX NC = TEXAS NORTH CENTRAL ZONE
- P.O.B. = POINT OF BEGINNING
- [Symbol] = VISIBILITY EASEMENT



GENERAL NOTES

- BASIS OF BEARINGS: The bearings shown hereon are grid bearings based upon an actual field survey and are related to the Texas Coordinate System of 1983, North Central Zone(NAD 1983 (Epoch 2010)).
- The combined grid factor is 0.99988226287, and the Angle of Convergence is 00°46'16.59\"
- Distances shown hereon that are not indicated to be "GRID" distances are Surface distances.
- The Common Access Easement is for the use of Lot 6, the adjacent lots, and lots within The Villages Off Broadway boundaries. No improvements shall be made that impede the ingress and egress along this easement.
- The Common Access Easement shall be maintained by the property owners.



OWNER'S DEDICATION

State of Texas X
County of Tarrant X
Whereas CANN-MANSFIELD, LTD, by LNW Management, LLC, General Partner, acting by and through the undersigned, its duly authorized agent, is the sole owner of that certain lot, tract or parcel of land lying and being situated in the William Howard Survey, Abstract No. 690, in Tarrant County, Texas, and being a portion of that certain tract of land conveyed to Cann Mansfield, LTD, according to the Warranty Deed filed of record as referenced by County Clerk File #D206373693, Official Public Records of Tarrant County, Texas, and being more particularly described by Metes and bounds as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap marked "GSW Surveyors" set in the north line of said Cann-Mansfield tract and in the south line of East Broad Street, from which the northeast corner of Lot 2, Block 1, The Village Off Broadway, an X found in concrete paving, bears S 59°18'21" W, a distance of 205.70 feet, said iron rod being the northwest corner of this tract, said point also being the northeast corner of that certain tract of land conveyed to Mansfield 2016, LLC, according to the Warranty Deed filed of record as referenced by County Clerk File #D216032110, Official Public Records of Tarrant County, Texas;

THENCE N59°18'21" E, long the north line of said tract and the south line of said street, a distance of 193.33 feet to a 1/2" iron rod with yellow plastic cap marked "GSW Surveyors" set for the most northerly northeast corner of this tract;

THENCE S 31°07'51" E, along the east line of said tract and along the west line of said street, a distance of 234.19 feet to a 1/2" iron rod with orange plastic cap marked "Coombs" found for a corner of this tract, said point being the beginning of a curve to the right;

THENCE along the east line of said tract, along the west line of said street, and along the said curve, having a radius of 495.00 feet, and a central angle of 6°06'41", the long chord of which bears S 28°04'31" E, a chord distance of 52.77', the arc distance of which is 52.70 feet to 1/2" iron rod with yellow plastic cap marked "GSW Surveyors" set for the southeast corner of this tract;

THENCE S 64°33'57" W, a distance of 45.08 feet to a 1/2" iron rod with yellow plastic cap marked "GSW Surveyors" set for a corner of this tract, said point being the beginning of a curve to the right; THENCE along said curve having a radius of 270.00 feet, a central angle of 17°40'52", the long chord of which bears S 73°23'08" W, a chord distance of 82.99 feet, the arc distance of which is 83.32 feet to a 1/2" iron rod with yellow plastic cap marked "GSW Surveyors" set for a corner of this tract, said point being the beginning of a curve to the left;

THENCE along said curve having a radius of 150.00 feet, a central angle of 22°56'01", the long chord of which bears S 70°45'30" W, a chord distance of 59.64 feet, the rc length of which is 60.04 feet to a 1/2" iron rod with yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE S 59°17'39" W, a distance of 22.97 feet to a 1/2" iron rod with yellow plastic cap marked "GSW Surveyors" set, said point being the southeast corner of said Mansfield 2016 tract for the southwest corner of this tract; THENCE N 30°44'52" W, along the east line of said Mansfield 2016 tract, a distance of 264.98 feet to the PLACE OF BEGINNING, and containing 1.352 acres or 58885 square feet of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That CANN-MANSFIELD, LTD, by LNW Management, LLC, General Partner, being the sole owner of the above describe parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as LOT 6, BLOCK 1, THE VILLAGE OFF BROADWAY in the WILLIAM HOWARD SURVEY, ABSTRACT NO. 690, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, and does hereby dedicate to the public use the streets and easements shown hereon.

WITNESS, my hand at Dallas, Texas, this the 21 day of July, 2016.

By: Robert M. Spencer, President

STATE OF TEXAS X
COUNTY OF TARRANT X

This instrument was acknowledged before me on the 21 day of July, 2016, by Robert M. Spencer for the purposes and considerations therein expressed.

Notary Public: Paula A. Quisenberry
Printed Name: Paula A. Quisenberry
My Commission Expires: September 5, 2018

SURVEYOR'S STATEMENT :

This is to affirm that I, W. Michael Evans, a Registered Professional Land Surveyor of the State of Texas, have plotted the subdivision shown hereon from an actual survey on the ground, and that all lot corners, and angle points shall be properly marked on the ground, and that this plat represents that survey made by me.

Dated this the 19th day of July, 2016.

W. Michael Evans
Registered Professional Land Surveyor No. 4715



FINAL PLAT
LOT 6, BLOCK 1
The Village Off Broadway Addition
BEING 1.352 ACRES OF LAND OUT OF THE
WILLIAM HOWARD SURVEY
ABSTRACT NO. 690
CITY OF MANSFIELD
TARRANT COUNTY
TEXAS
1 LOT



APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: P & Z COMMISSION CHAIRMAN

ATTEST: PLANNING & ZONING SECRETARY

Owner/Developer: CANN-MANSFIELD, LTD.
P.O. Box 100997
Forth Worth, TX 76185
(817) 371-2684
Surveyor: Great Southwestern Land Surveyors, LLC
600 Strada Circle, Suite 100
Mansfield, TX 76063
(817) 822-3591

CASE #

This plat filed in Instrument # Date, 2016.

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

PLANNING AND ZONING COMMUNICATION

Agenda: 1 August 2016

Subject: ZC#16-009: Public hearing for zoning change from OP to SF-12/22 for Single-Family Residential by A Child's Growing Mind on approximately 1.938 acres, generally located at 828 S Holland Rd

GENERAL INFORMATION

Applicant:	A Child's Growing Mind – Property Owner
Size:	1.938 acres
Proposed Use:	Single-Family Residential
Existing Land Use:	Single-Family Residential
Surrounding Land Use & Zoning:	North - Single-Family Residences; PR South - Union Pacific Railroad East - Single-Family Residences and RV storage facility, SF-7.5/16 and I-2 West - Single-family residences, SF-7.5/16

Thoroughfare Plan Specification:

COMMENTS AND CONSIDERATIONS

In 2005, the property owner requested a change in zoning from PR to OP to allow a day care center. The day care facility was never built and the single-family home remained. At this time, the same property owner is requesting the property be zoned back to residential, SF-12/22.

Staff recommends approval.

Attachments:
Maps and Supporting Information



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# 16-009

07/20/2016



ZC# 16-009

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.

07/20/2016

Property Owner Notification for ZC# 16-009

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
GUZMAN ADDITION	BLK 1	GUZMAN HOLDINGS LLC	1275 PROFIT DR	DALLAS, TX	75247-3919
HOLLAND MEADOWS ADDITION	BLK 4	DOHERTY, TODD P	4404 ASHBURY LN	MANSFIELD, TX	76063-6702
HOLLAND MEADOWS ADDITION	BLK 4	WALSTON, BRIAN	4408 ASHBURY LN	MANSFIELD, TX	76063-6702
HOLLAND MEADOWS ADDITION	BLK 4	DANIELS, MARK	1110 PEBBLE BEACH CT	MANSFIELD, TX	76063-2647
MANSFIELD NATL SECTION A & B	BLK 1	KHAN, MOHAMMED	4208 NICKLAUS AVE	MANSFIELD, TX	76063-7366
MANSFIELD NATL SECTION A & B	BLK 1	AVERETT, MARGARET A	4210 NICKLAUS AVE	MANSFIELD, TX	76063-5872
MANSFIELD NATL SECTION A & B	BLK 1	HUDSON, EDWARD	705 PLAYER AVE	MANSFIELD, TX	76063-5881
MANSFIELD NATL SECTION A & B	BLK 1	COLEMAN, NICOLE M	707 PLAYER AVE	MANSFIELD, TX	76063-5881
MANSFIELD NATL SECTION A & B	BLK 1	O'NEAL, EDWARD C	709 PLAYER AVE	MANSFIELD, TX	76063-5881
MANSFIELD NATL SECTION A & B	BLK 1	BURRIS, RICKY	711 PLAYER AVE	MANSFIELD, TX	76063-5881
MANSFIELD NATL SECTION A & B	BLK 1	SERATT, JIMMY	702 EAGLE CT	MANSFIELD, TX	76063-5866
MANSFIELD NATL SECTION A & B	BLK 1	HARDEN, DONALD G	703 EAGLE CT	MANSFIELD, TX	76063-5866
MANSFIELD NATL SECTION A & B	BLK 1	BARRETT-TIPTON, TERESA	704 EAGLE CT	MANSFIELD, TX	76063-5866
MANSFIELD NATL SECTION A & B	BLK 1	REMILLARD, AMANDA	705 EAGLE CT	MANSFIELD, TX	76063-5866
MANSFIELD NATL SECTION A & B	BLK 1	BUTLER, RICARDO A	706 EAGLE CT	MANSFIELD, TX	76063
MANSFIELD NATL SECTION A & B	BLK 3	OKWARA, LILIAN	4209 NICKLAUS AVE	MANSFIELD, TX	76063-5873
NEILL, SAMUEL C SURVEY	A 1159	RODRIGUEZ, JAVIER	820 S HOLLAND RD	MANSFIELD, TX	76063-6704
NEILL, SAMUEL C SURVEY	A 1159	CHILD'S GROWING MIND INC	4606 SPRING LAKE PKWY	MANSFIELD, TX	76063-5590
NEILL, SAMUEL C SURVEY	A 1159	CHILD'S GROWING MIND INC	4606 SPRING LAKE PKWY	MANSFIELD, TX	76063-5590

Property Owner Notification for ZC# 16-009

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
NEILL, SAMUEL C SURVEY	A 1159	SOUTHERN PACIFIC RR CO	1400 DOUGLAS STOP 1640 ST	OMAHA, NE	68179-1001

Summary of City Council Actions

July 11, 2016

Third and Final Reading of an Ordinance approving an amendment to the Planned Development for Hunter's Pointe to allow a mini-warehouse project on approximately 2.5 acres at the SE corner of the Planned Development located at 1831 E. Broad Street; White Line Partners (ZC#07-018A)

Denied 6 – 1 (Haynes)

Third and Final Reading on a request to amend the South Pointe Planned Development District Development Standards by revising the Bulk and Urban Design Standards, replacing mixed-use District A with Residential Village District, expanding the Freeway Commercial District, adding a multi-family residential district on approximately 20 acres generally located west of Lowe Road and approximately 450 feet south of Lone Star Road, plus other related changes to implement the amendment (ZC#04-012A)

Approved 7 – 0

Public Hearing and First Reading on an Ordinance for zoning change from C-1 to PD for Professional Office on approximately .33 acres, located at 500 S. Main Street; Eubanks Appraisals (ZC#16-004)

Tabled to July 25th – 5 – 2 (Hoffman & Newsom)

Public Hearing and First Reading for a Specific Use Permit for Discount Store on approximately 3.8 acres, located at 120 N. Walnut Creek Drive; Grossman Design Build (ZC#16-005)

Approved 7 – 0

Public Hearing and First Reading on an Ordinance approving a zoning change from PD, Planned Development District, C-2, Community Business District, and PR, Pre-Development District to PD for Shopping Center, General Retail, General Service and Office Type Uses, Sports Facilities, and Multi-Family Residential Uses on approximately 86 acres, generally located east of Hwy 287, west of Carlin Road, north of E. Broad Street and south of McKnight Park East; Shops at Broad, LLC (ZC#16-008)

Approved 7 – 0

Summary of City Council Actions

July 25, 2016

Public Hearing and First Reading on an Ordinance for zoning change from C-1 to PD for Professional Office on approximately .33 acres, located at 500 S. Main Street; Eubanks Appraisals (ZC#16-004)

Approved 7 – 0

Public Hearing Continuation and Second Reading for a Specific Use Permit for Discount Store on approximately 3.8 acres, located at 120 N. Walnut Creek Drive; Grossman Design Build (ZC#16-005)

Approved 7 – 0

Public Hearing Continuation and Second Reading on an Ordinance approving a zoning change from PD, Planned Development District, C-2, Community Business District, and PR, Pre-Development District to PD for Shopping Center, General Retail, General Service and Office Type Uses, Sports Facilities, and Multi-Family Residential Uses on approximately 86 acres, generally located east of Hwy 287, west of Carlin Road, north of E. Broad Street and south of McKnight Park East; Shops at Broad, LLC (ZC#16-008)

Approved 6 – 1 (Broseh) Continue the Public Hearing to Third Reading

Public Hearing and First Reading on an Ordinance approving a zoning change from C-2, Community Business to PD, Planned Development for auto parts store on approximately 1.2 acres located at 631 W. Debbie Lane; Buddy Webb & Company, Inc. (ZC#16-007)

Approved 7 – 0 with a change to the fence around the AC units to opaque screening, similar to the facade