

AGENDA

**PLANNING AND ZONING COMMISSION
CITY OF MANSFIELD, TEXAS
CITY HALL COUNCIL CHAMBERS
MONDAY, AUGUST 15, 2016, 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. PUBLIC HEARINGS:

A. SD#16-021: Public hearing on a replat to create Lots 1 and 2, Block 1, McBride Addition

B. ZC#16-010: Public hearing to consider a request to amend The Reserve Planned Development District by expanding the South Pointe Expansion Subdistrict of The Reserve PD to include approx. 61.7 acres generally located between S Matlock Rd and SH 360 and south of Harmon Rd. by Jabez Development, LP.

5. COMMISSION ANNOUNCEMENTS

6. STAFF ANNOUNCEMENTS

7. ADJOURNMENT OF MEETING

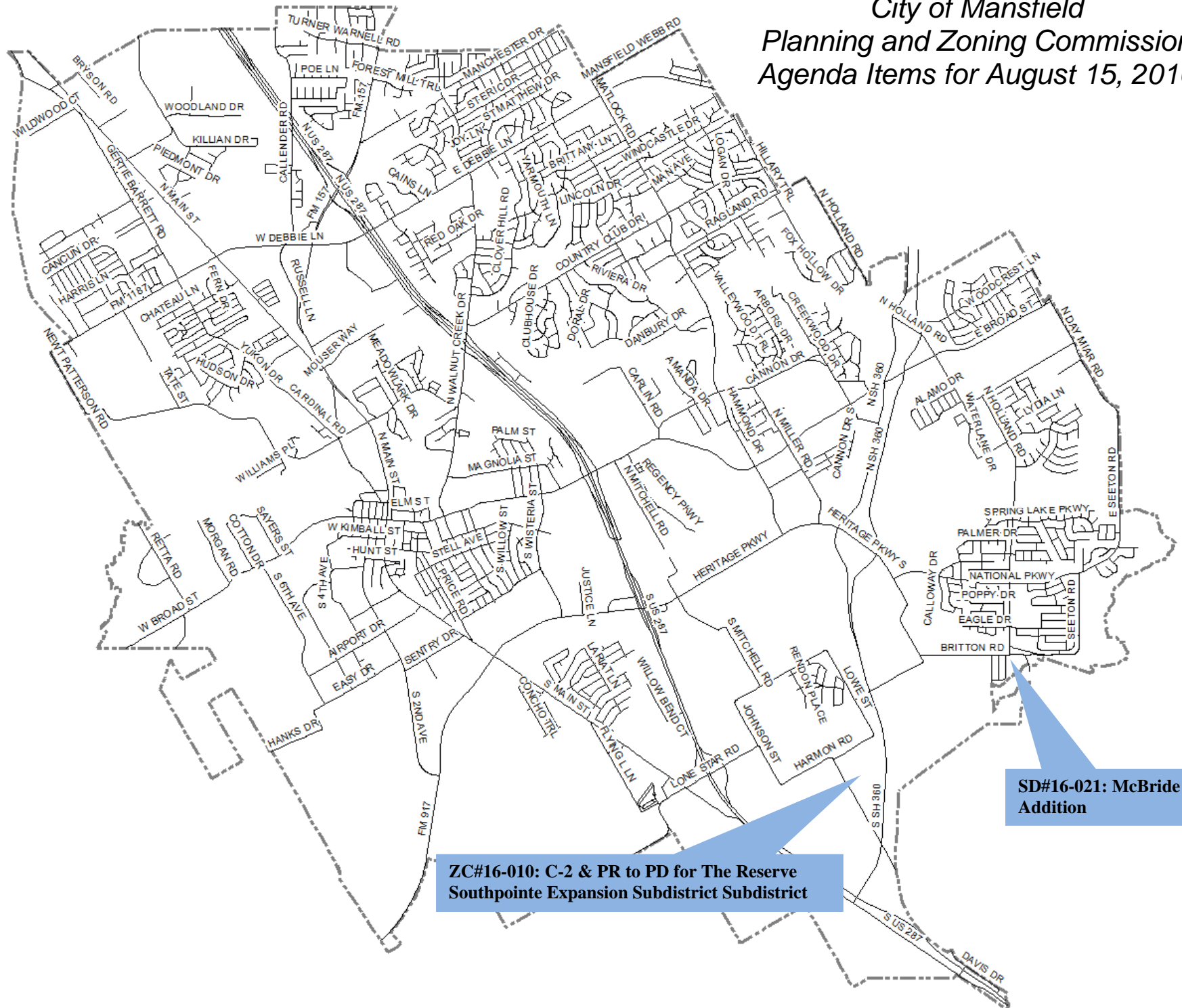
8. NEXT MEETING DATE: Tuesday, September 6, 2016

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, August 11, 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 15, 2016*



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

August 1, 2016

Chairman Wilshire called the meeting to order at 6:48 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
Kent Knight	Commissioner
Preston Horn	Commissioner
Stephen Polozola	Commissioner

Absent:

Larry Hudson	Commissioner
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Staff:

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

Call to Order

Chairman Wilshire called the meeting to order at 6:48 p.m.

Minutes

Chairman Wilshire called for approval of the July 5, 2016, minutes. Vice-Chairman Smithee made a motion to approve the minutes. Commissioner Horn seconded the motion, which carried by the following vote:

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

Nays: 0

Abstain: 1 – Knight

Citizen Comments

None

Consent Agenda

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

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

Commissioner Neuman made a motion to approve the plats. Commissioner Knight seconded the motion which carried by the following vote:

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

Nays: 0

Abstain: 0

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 Road

Kami Kinsey, the applicant, made a brief presentation and 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 Knight seconded the motion, which carried by the following vote:

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

Commission Announcements

None

Staff Announcements

None

Adjournment

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

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

With no further business, Chairman Wilshire adjourned the meeting at 7:00 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: August 15, 2016

Subject: SD#16-021: Public hearing on a replat to create Lots 1 and 2, Block 1, McBride Addition

GENERAL INFORMATION

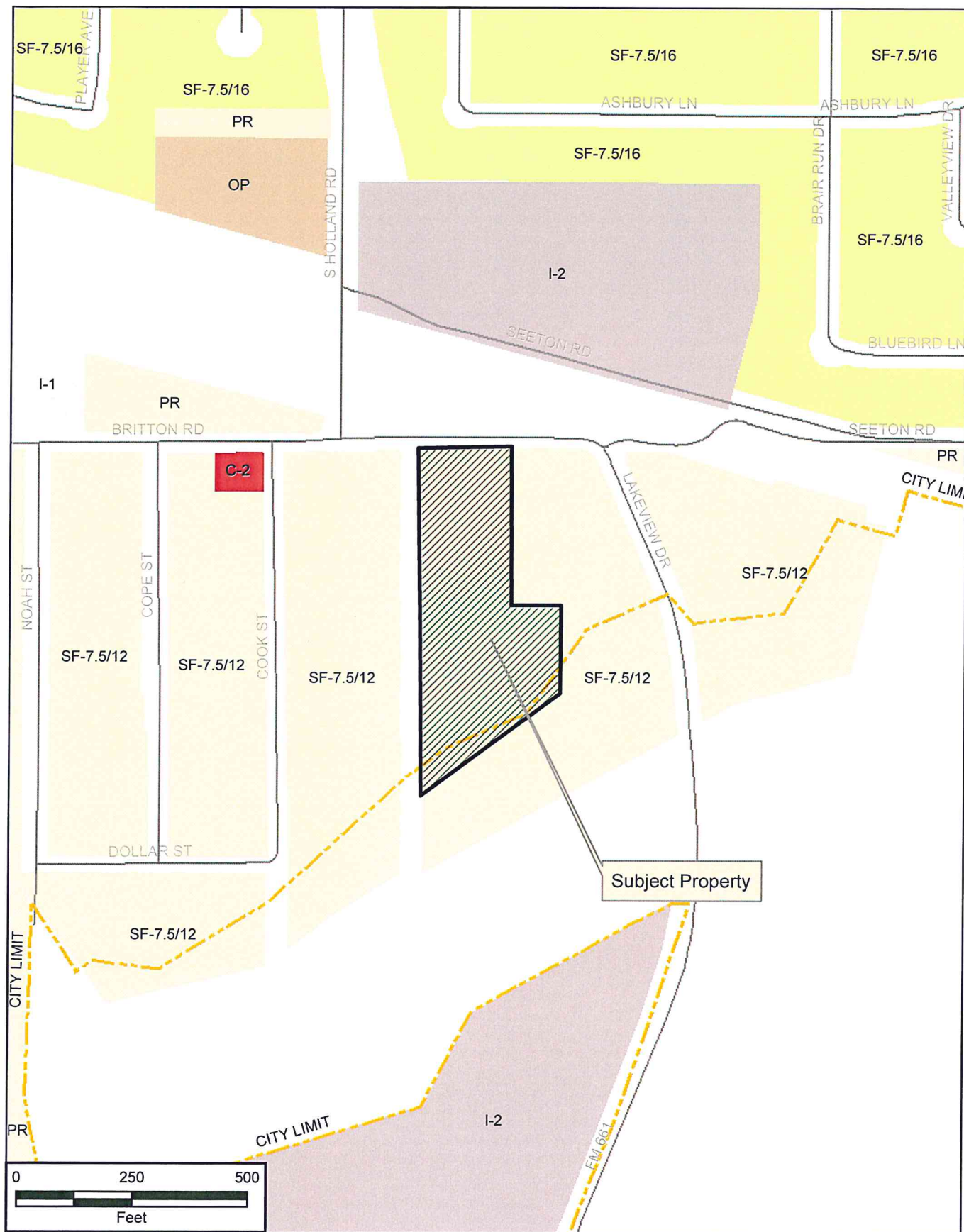
Applicant:	Morgan and Janice McBride, owners Graham Associates, engineer
Existing Zoning:	SF-7.5/12
Existing/Proposed Use:	Single-family residential
Total Number of Lots:	2
R.O.W. Dedication:	675 sq. feet for S. Holland Road
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

The purpose of the replat is to create two residential lots. There is an existing house on Lot 1. Staff recommends approval.

Attachments:

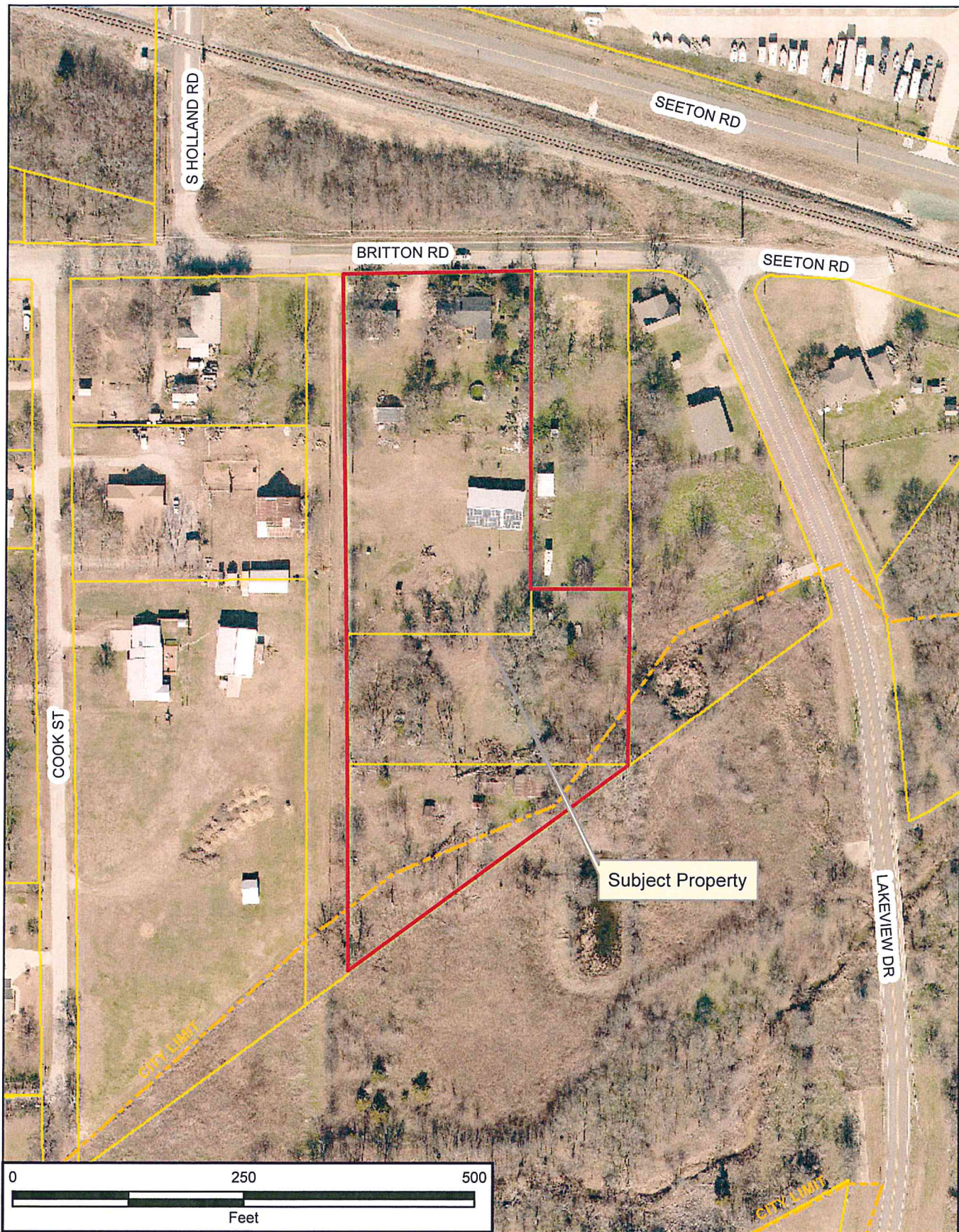
Maps and supporting information
Previous Plat



SD# 16-021

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.

06/13/2016



SD# 16-021

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06/13/2016

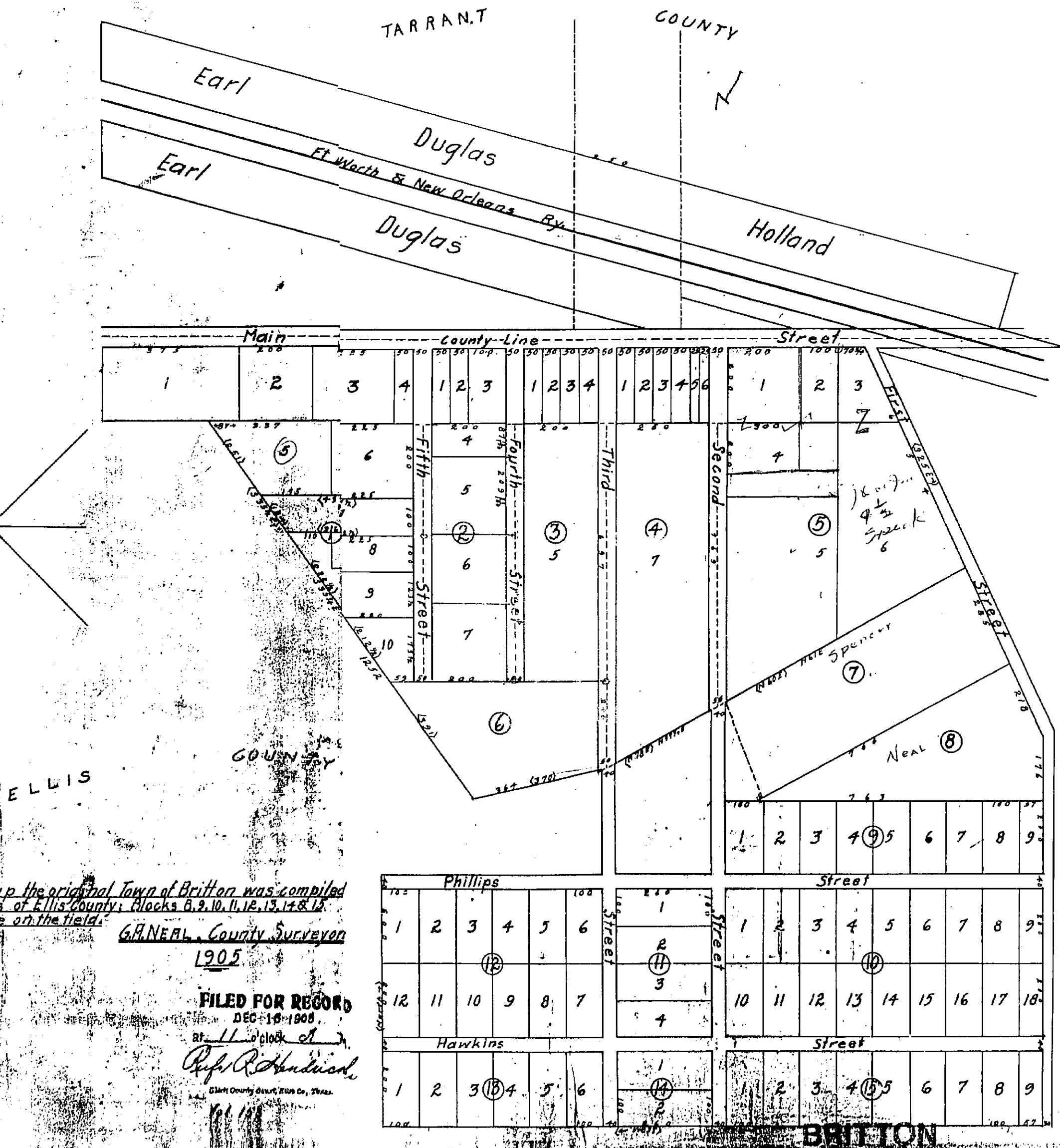
Property Owner Notification for SD# 16-021

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
1;WPT4 5 O T BRITTON 1.991 ACRES		MC BRIDE MORGAN A & JANICE A	4432 BRITTON RD	MIDLOTHIAN, TX	76065
2:EPT4 5 O T BRITTON 0.801 ACRES		WAGONER INES	413 COLLEGE ST	GRAND PRAIRIE, TX	75050
3:PT6 5 O T BRITTON 1.12 ACRES		GARLAND BARBARA A L/E	908 LAKEVIEW DR	MIDLOTHIAN, TX	76065
NPT 1- 6 4 O T BRITTON 1.003 ACRES		YARBROUGH FREDDIE L & NEVA	1499 KARI ANN DR	CEDAR HILL, TX	75104
NPT 7& SPT 1- 6 4 O T BRITTON 1.002 ACRES		HUNTER RHONDA B & REGINALD J	911 COOK ST	MIDLOTHIAN, TX	76065
PT 5 O T BRITTON 1.15 ACRES		MC BRIDE MORGAN A & JANICE A	4432 BRITTON RD	MIDLOTHIAN, TX	76065
PT 5 O T BRITTON 1.15 ACRES		MC BRIDE MORGAN A & JANICE A	4432 BRITTON RD	MIDLOTHIAN, TX	76065
PT 7 4 O T BRITTON 3.19 ACRES		SHORT JASON	919 COOK ST	MIDLOTHIAN, TX	76065
LOT PT 1 & 3 & PT6 BLK 5 O T BRITTON .923 ACRES		KING HENRY	908 LAKEVIEW DR	MIDLOTHIAN, TX	76065
LOT PT 1 BLK 5 O T BRITTON .2031 ACRES		NORMAN MARIE P	911 LAKEVIEW DR	MIDLOTHIAN, TX	76065

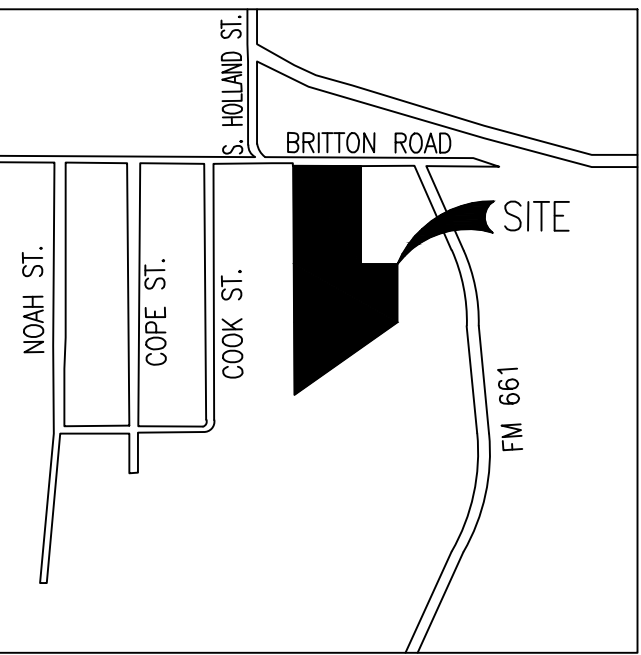
ELLIS COUNTY TEXAS.

Scale 1 inch = 200 ft.

Variation $8^{\circ} 51'$



Previous Plat



VICINITY MAP
(NOT TO SCALE)

BASIS OF BEARING IS NORTH AMERICAN DATUM OF 1983 (NAD-83) STATE
PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL.

NOTE:

1. 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.
2. ALL CORNERS ARE SET 1/2" IRON RODS CAPPED "GAI" UNLESS SHOWN OTHERWISE.
3. THE PURPOSE OF THIS PLAT IS TO COMBINE THE PROPERTY INTO TWO LOTS.
4. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FEMA DESIGNATED FLOODPLAIN OR FLOOD PRONE AREA, ELLIS COUNTY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 48139C0025F EFFECTIVE DATE JUNE 3, 2013.



GRAPHIC SCALE



REPLAT

LOTS 1 AND 2, BLOCK 1,
McBRIDE ADDITION
BEING A REVISION OF LOTS 1,4 AND A PORTION OF LOT 5,
BLOCK 5, ORIGINAL TOWN OF BRITTON, ACCORDING TO THE
PLAT FILED IN VOL. 158, PAGE 45, D.R.E.C.T.,
CITY OF MANSFIELD, ELLIS COUNTY, TEXAS

2 LOTS

3.075 ACRES

JULY 2016

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

CASE NO. SD#16-021

SHEET 1 OF 2

Parcel Line Table		
LINE #	LENGTH	DIRECTION
L1	497.01'	S0° 32' 45"E
L2	23.59'	S38° 13' 28"W
L3	169.17'	S89° 44' 15"W
L4	500.30'	S0° 32' 45"E
L5	68.77'	S89° 44' 15"W
L6	2.75'	S0° 02' 49"W
L7	20.24'	S89° 42' 12"W
L8	5.73'	S0° 12' 50"W
L9	36.15'	S89° 22' 29"W
L10	8.72'	N0° 15' 45"W
L11	43.64'	S89° 44' 15"W

APPROVED BY THE CITY OF MANSFIELD
_____, 2016

APPROVED BY: P & Z COMMISSION CHAIRMAN

 _____, 2016

ATTESTED: PLANNING & ZONING SECRETARY

THIS PLAT FILED IN DOCUMENT NO. _____ DATE _____, 20____

PLANNING AND ZONING COMMUNICATION

Agenda: 15 August 2016

Subject: ZC#16-010: Public hearing to consider a request to amend The Reserve Planned Development District by expanding the South Pointe Expansion Subdistrict of The Reserve PD to include approx. 61.7 acres generally located between S Matlock Rd and SH 360 and south of Harmon Rd. by Jabez Development, LP.

GENERAL INFORMATION

Applicant:

Williams/ TX Midstream Gas Services –
Property Owner
Jabez Development, LP - Developer
Goodwin & Marshall - Engineer
N/A - Architect

Size: 61.7 acres

Proposed Use: Single-Family Residential

Existing Land Use: Vacant

Surrounding Land Use &
Zoning:

North - Vacant, PD
South - Single-Family Residence, Vacant;
PR & C-2
East - S SH 360, Vacant; C-2
West - Vacant; PD

Thoroughfare Plan Specification: S Matlock Rd – Major Arterial

COMMENTS AND CONSIDERATIONS

The Reserve Planned Development contains seven Subdistricts. One of them is named “South Pointe Expansion Subdistrict” assigned to an area immediate north of South Pointe. The development regulations in the South Pointe Expansion Subdistrict follow the same regulations for single family homes in South Pointe. A subdivision named “The View at The Reserve” has been approved in this area under such regulations.

The subject property is currently zoned PR, Pre-Development and C-2, Community Business District. It is contiguous to the eastern boundary of South Pointe along S. Matlock Rd (see attached map).

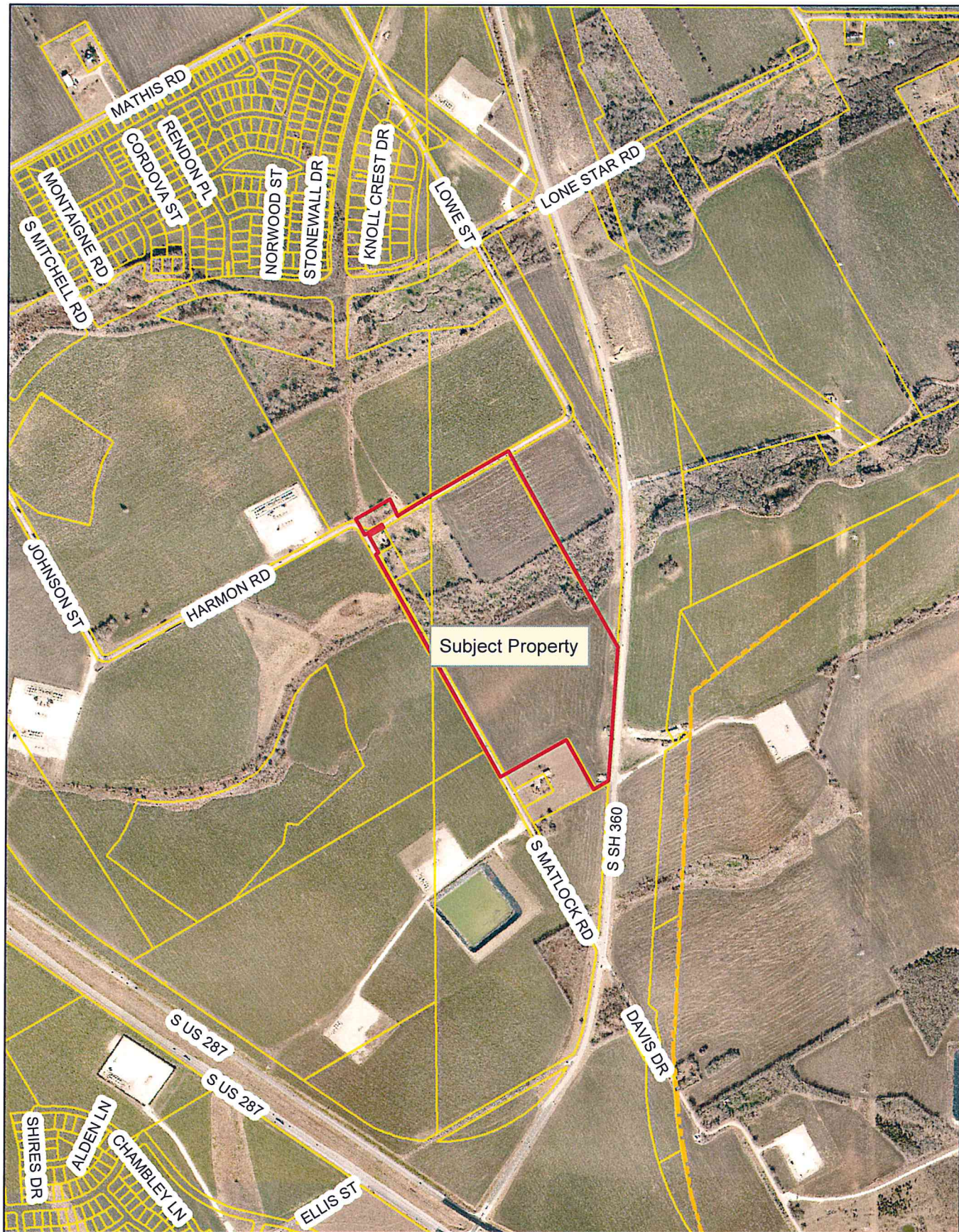
The applicant has proposed to develop the subject property for single family homes under the same regulations of South Pointe. Consequently, he is requesting that the property become part of the South Pointe Expansion Subdistrict of The Reserve PD.

Staff recommends approval.

Attachments:

Maps and Supporting Information

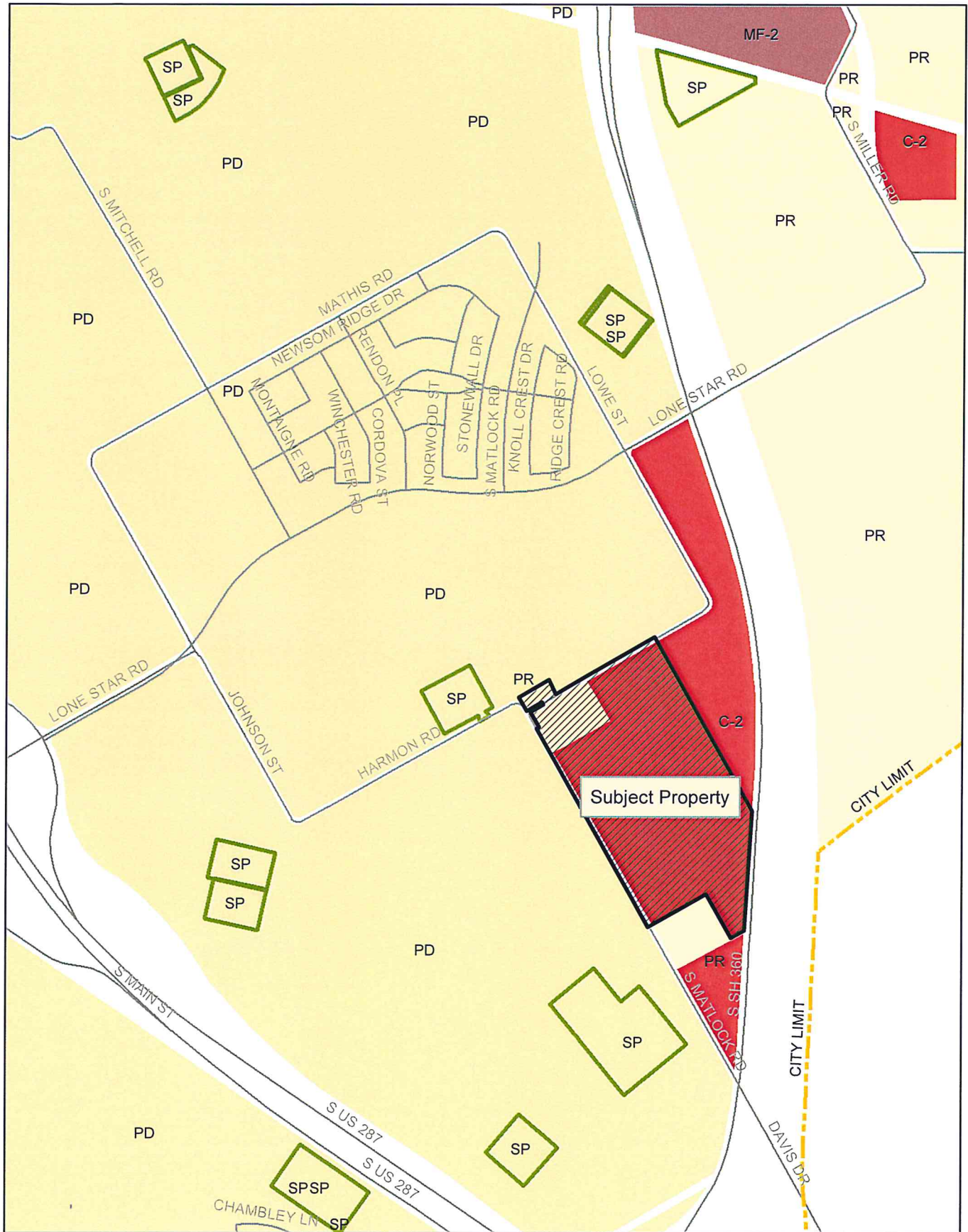
South Pointe Expansion Subdistrict Regulations



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ZC# 16-010

07/20/2016



ZC# 16-010

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07/20/2016

Property Owner Notification for ZC# 16-010

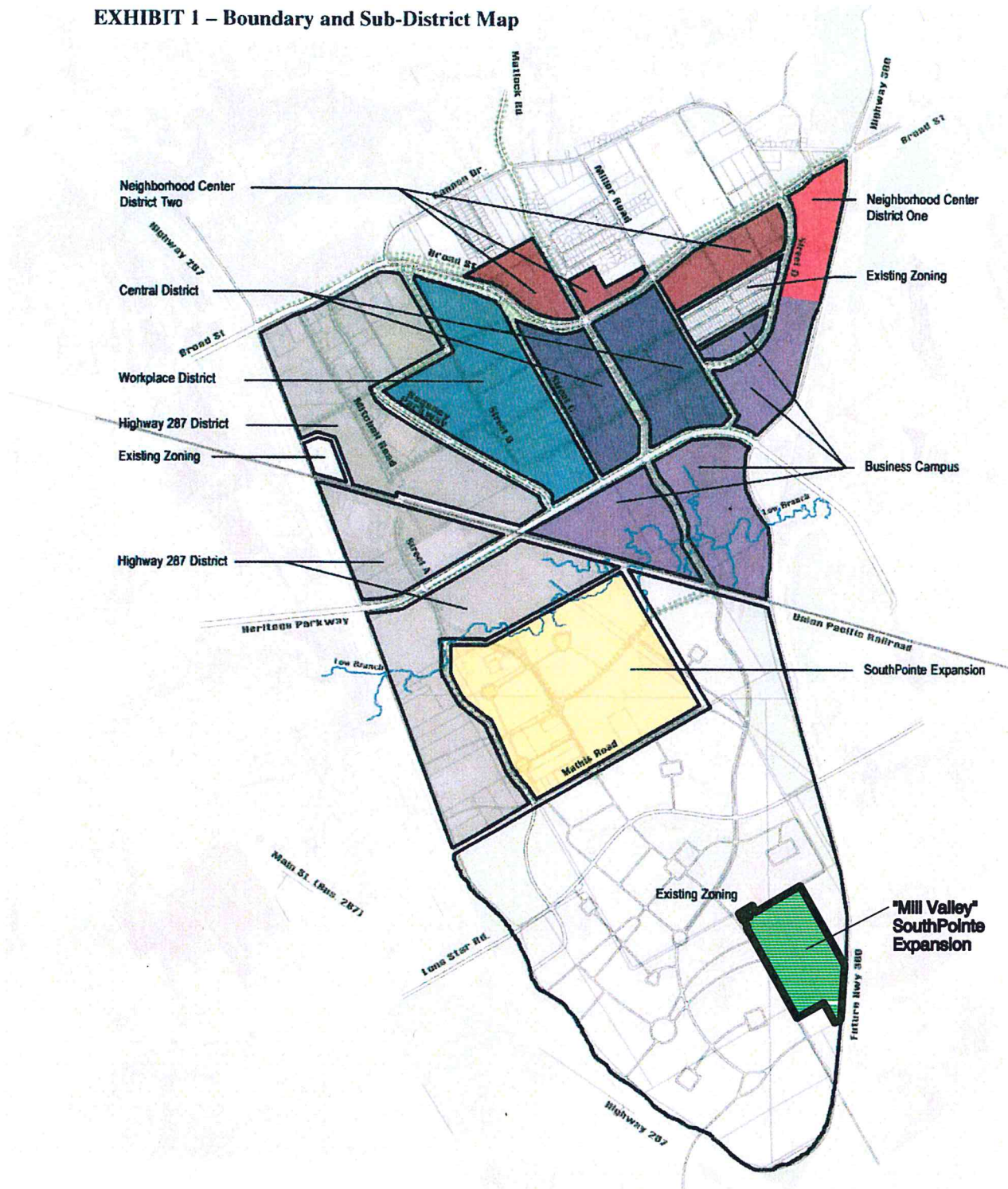
LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
1102 C VERA 8.5 ACRES		RUBY 07 SPMTGE LLC	6723 WEAVER RD	ROCKFORD, IL	61108
1102 C VERA,616 J LAWRENCE,135 S M BLAIR		TEXAS MIDSTREAM GAS SERVICES L	PO BOX 18162	OKLAHOMA CITY, OK	73118
135 616 S M BLAIR J LAWRENCE6.54 ACRES		AULD ROBERT M ETAL	5708 GEORGIAN CT	HALTOM CITY, TX	76117
135 S M BLAIR 67.028 ACRES		RUBY 07 SPMTGE LLC	6723 WEAVER RD	ROCKFORD, IL	61108
135 S M BLAIR:616 J LAWRENCE 1.0 ACRES		SWOFFORD ROGER D & LINDA D	2055 DAVIS DR	MIDLOTHIAN, TX	76065
135 S M BLAIR:616 J LAWRENCE 4.26 ACRES		SWOFFORD ROGER D & LINDA D	2055 DAVIS DR	MIDLOTHIAN, TX	76065
616 J LAWRENCE 14.4 ACRES		SUNBELT LAND INVESTMENTS LTD	2904 HIGHWAY 121	BEDFORD, TX	76021
935 L RUSSELL 38.5 ACRES		RUBY 07 SPMTGE LLC	6723 WEAVER RD	ROCKFORD, IL	61108
C VELA	TR 10	TEXAS MIDSTREAM GAS SERVICES L	P O BOX 18355	OKLAHOMA CITY, OK	73154-0355
C VELA	TR 10B	TEXAS MIDSTREAM GAS SERVICES L	P O BOX 18355	OKLAHOMA CITY, OK	73154-0355
C VELA	TR 10PT	TEXAS MIDSTREAM GAS SERVICES L	P O BOX 18355	OKLAHOMA CITY, OK	73154-0355
C VELA	TR 10PT	TEXAS MIDSTREAM GAS SERVICES L	P O BOX 18355	OKLAHOMA CITY, OK	73154-0355
C VELA	TR 10PT	TEXAS MIDSTREAM GAS SERVICES L	P O BOX 18355	OKLAHOMA CITY, OK	73154-0355
C VELA	TR 9	RUBY 07 SPMTGE LLC	6723 WEAVER RD STE 108	ROCKFORD, IL	61114-8021
HARMON ADDITION	BLK 1	TEXAS MIDSTREAM GAS SERVICES L	P O BOX 18355	OKLAHOMA CITY, OK	73154-0355
L RUSSELL	TR 1	RUBY 07 SPMTGE LLC	6723 WEAVER RD STE 108	ROCKFORD, IL	61114-8021

DESIGN STANDARDS

An addition to South Pointe Expansion

**GOODWIN
MARSHALL &**
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

EXHIBIT 1 – Boundary and Sub-District Map



Summary of City Council Actions

August 8, 2016

Public Hearing Continuation and Second 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

Third and Final 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 Third and Final 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

Public Hearing Continuation and Second 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