

AGENDA

**PLANNING AND ZONING COMMISSION
CITY OF MANSFIELD, TEXAS
CITY HALL COUNCIL CHAMBERS
MONDAY, NOVEMBER 7, 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. OTHER AGENDA ITEMS:

- A. SD#16-038: Final Plat of Lots 1 & 2, Block 1, Chatha Acres

5. PUBLIC HEARINGS:

- A. SD#16-037: Public hearing on a replat to create Lot 9-R1 and Lot 9-R2, Block 1 Fielderdale Farms
- B. SD#16-039: Public hearing on a replat to create Lots 19R1 and 19R2, Block 5, Hillcrest Addition, Section 3
- C. SD#16-040: Public hearing on a replat to create Lots 6R1 and 6R2, Block 7, Mansfield Country Estates, Section Two
- D. ZC#16-013: Public hearing for zoning change from PR to PD for limited C-2 uses by HCC Contracting, Inc., on approximately 3.95 acres, generally located at 1209 N. Day Mirar Rd.
- E. ZC#16-017: Continued public hearing for zoning change from PR to PD for single-family residential by Skorburg Company on approximately 15.47 acres, generally located south of the southeast corner of N. Matlock Road and E. Debbie Lane.
- F. ZC#16-020: Public hearing to consider a Historic Landmark Overlay District classification for the Mansfield Chamber of Commerce Building located at 114 N. Main St.

6. COMMISSION ANNOUNCEMENTS

7. STAFF ANNOUNCEMENTS

8. ADJOURNMENT OF MEETING

9. NEXT MEETING DATE: November 21, 2016

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, November 3, 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.

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

October 17, 2016

Vice-Chairman Smithee 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:

Coty Smithee	Vice-Chairman
Mel Neuman	Commissioner
Kent Knight	Commissioner
Preston Horn	Commissioner
Gary Mills	Commissioner

Absent:

Wayne Wilshire	Chairman
Larry Hudson	Commissioner

Staff:

Lisa Sudbury	Assistant Director of Planning
Art Wright	Planner
Delia Jones	P&Z Secretary
Scott Lingo	Fire Department

Call to Order

Vice-Chairman Smithee called the meeting to order at 6:30 p.m.

Minutes

Vice-Chairman Smithee called for approval of the September 19, 2016, minutes. Commissioner Knight made a motion to approve the minutes as presented. Commissioner Horn seconded the motion, which carried by the following vote:

Ayes: 4 – Neuman, Knight, Horn and Mills
Nays: 0
Abstain: 1 – Smithee

Citizen Comments

None

Consent Agenda

SD#16-035: Final Plat of Lot 1, Block 1, Leger Addition

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

Ayes: 5 – Smithee, Neuman, Knight, Horn and Mills
Nays: 0
Abstain: 0

SD#16-031: Public hearing on a replat to create Lot 1R1, Block A, Ladera

The applicant was not available.

Vice-Chairman Smithee opened the public hearing and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Vice-Chairman Smithee closed the public hearing.

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

Ayes: 5 – Smithee, Neuman, Knight, Horn and Mills
Nays: 0
Abstain: 0

ZC#16-015: Public hearing for zoning change from PR to C-2 for Retail, Office and Restaurant Uses by Reilly Brothers on approximately 30 acres, generally located at the southeast corner of E. Debbie Lane and N. Matlock Road

Tom Reilly, the applicant, gave a brief presentation and was available to answer questions.

Vice-Chairman Smithee opened the public hearing and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Vice-Chairman Smithee closed the public hearing.

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

Ayes: 5 – Smithee, Neuman, Knight, Horn and Mills
Nays: 0
Abstain: 0

ZC#16-017: Public hearing for zoning change from PR to PD for single-family residential by Skorburg Company on approximately 15.47 acres, generally located south of the southeast corner of N. Matlock Road and E. Debbie Lane

Richard Darragh, the applicant, stated that he is requesting the case be tabled to the next meeting, November 7, 2016, in order to allow more time to conduct neighborhood meetings.

Vice-Chairman Smithee opened the public hearing and called for anyone wishing to speak to come forward.

Cynthia Yates and Louellen Brown both spoke in opposition to the request noting too much traffic congestion in the area already and additional homes would make matters worse. Registering in opposition to the request but not wishing to speak was Hubert Yates.

Seeing no one else come forward to speak, Vice-Chairman Smithee closed the public hearing.

Commissioner Neuman made a motion to table the request to November 7. Commissioner Horn seconded the motion, which carried by the following vote:

Ayes: 5 – Smithee, Neuman, Knight, Horn and Mills
Nays: 0
Abstain: 0

ZC#16-019: Public hearing on a request for Specific Use Permit for Retail and Service Establishment Not Elsewhere Listed (brewery) by Dirty Job Brewing in the existing building located at 117 N. Main Street

Derek Hubenak, the applicant, gave a brief presentation and was available to answer questions.

Vice-Chairman Smithee opened the public hearing and called for anyone wishing to speak to come forward.

Nancy Etter, Sheri Bumgardner and Dave Goodwin spoke in support of the request. Daryle Perez had questions regarding hours of operation, type of clientele, odors or smells, church operating in the karate studio and will this affect TABC ruling and how will this business benefit downtown.

Registering in support of the request but not wishing to speak was Eddie Phillips, Dennis Webb, Susan Goodwin, Ann Smith, Justin Watson, Lashawn Hubenak, Myra Miller, Mary Elizabeth Phillips and Nathan Castles.

Ms. Sudbury read for the record three e-mails in support of the request.

Rebuttal:

Mr. Hubenak stated that the hours of operation will be 8 hours per day, 5 days per week (Tuesday thru Saturday, 4:00 p.m. to midnight. He added that he understands the concerns regarding the smells associated with a brewery so he has arranged with a composting business to have the solid waste in sealed barrels picked up and removed every four days. He also noted that he has spoken with Mr. Dorsey regarding the request and he was not for or against it. Regarding clientele, he stated that he isn't expecting problems, however, it will be addressed as needed should security be needed.

Seeing no one else come forward to speak, Vice-Chairman Smithee closed the public hearing.

After discussion, Commissioner Knight made a motion to approve the request with the condition that by-products like spent grains, yeasts and dregs must be transported off-site in 4 days and not disposed of via the brewery's dumpster or other dumpsters in the City of Mansfield and must not be stored outside of the building. Commissioner Mills seconded the motion, which carried by the following vote:

Ayes: 5 – Smithee, Neuman, Knight, Horn and Mills

Nays: 0

Abstain: 0

Commission Announcements

None

Staff Announcements

None

Adjournment

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

Ayes: 5 – Smithee, Neuman, Knight, Horn and Mills

Nays: 0

Abstain: 0

With no further business, Vice-Chairman Smithee adjourned the meeting at 7:17 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: November 7, 2016

Subject: SD#16-038: Final Plat of Lots 1 & 2, Block 1, Chatha Acres

GENERAL INFORMATION

Applicant:	Simranjit Chatha, owner Fuller Engineering & Land Surveying, surveyor
Existing Zoning:	SF-12/22
Proposed Use:	Single-family residential
Size:	2.056 acres
Total Number of Lots:	2
R.O.W. Dedication:	None required
Compliance with Ordinances:	No, a variance to the frontage requirement is needed

COMMENTS & CONSIDERATIONS

The purpose of this plat is to subdivide the property into two single-family lots. There is an existing house on Lot 1.

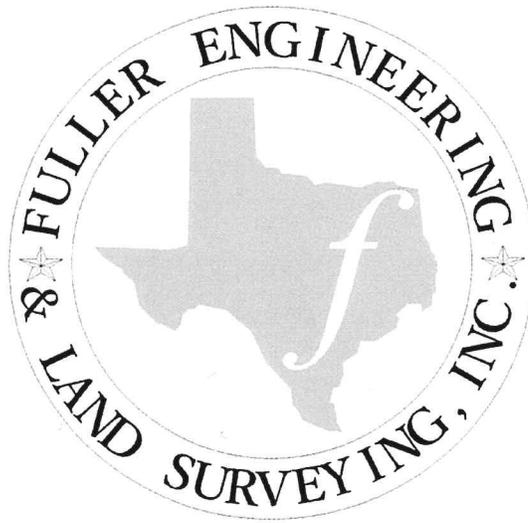
The Subdivision Control Ordinance requires that every lot have frontage on a public street. These lots do not have street frontage due to an intervening lot in the Pleasant Acres Addition between the subject property and Cain's Lane. The property owner also owns the lot on Cain's Lane and has provided an access easement on that property to serve the new lots. The applicant is requesting a variance to the frontage requirement.

Staff recommends approval with the requested variance.

Attachment:

Letter of Request

2411 Garden Park Court
Suite A
Arlington, TX 76013
Texas Registered Engineering Firm F-8331



PHONE 817-856-2442
EMAIL Orders@DFWSurvey.com
WEB SITE WWW.DFWSurvey.com
Texas Registered Surveying Firm 10091800

VARIANCE REQUEST LETTER
SD#16-038
FINAL PLAT OF LOTS 1 & 2, BLOCK 1
CHATHA ACRES

To: The City of Mansfield,

The Subdivision Control Ordinance requires that every lot must have frontage on a public street. This is a variance request required for the two lots of this Subdivision. There is currently an existing Private Access & Private Utility Easement, as recorded in Inst. No. D215232741, Deed Records of Tarrant County, Texas. It is the intention of these two lots to utilize the Access Easement to Cain's Lane to meet the Ordinance requirements. With this letter, we hereby request a variance to the Subdivision Control Ordinance.

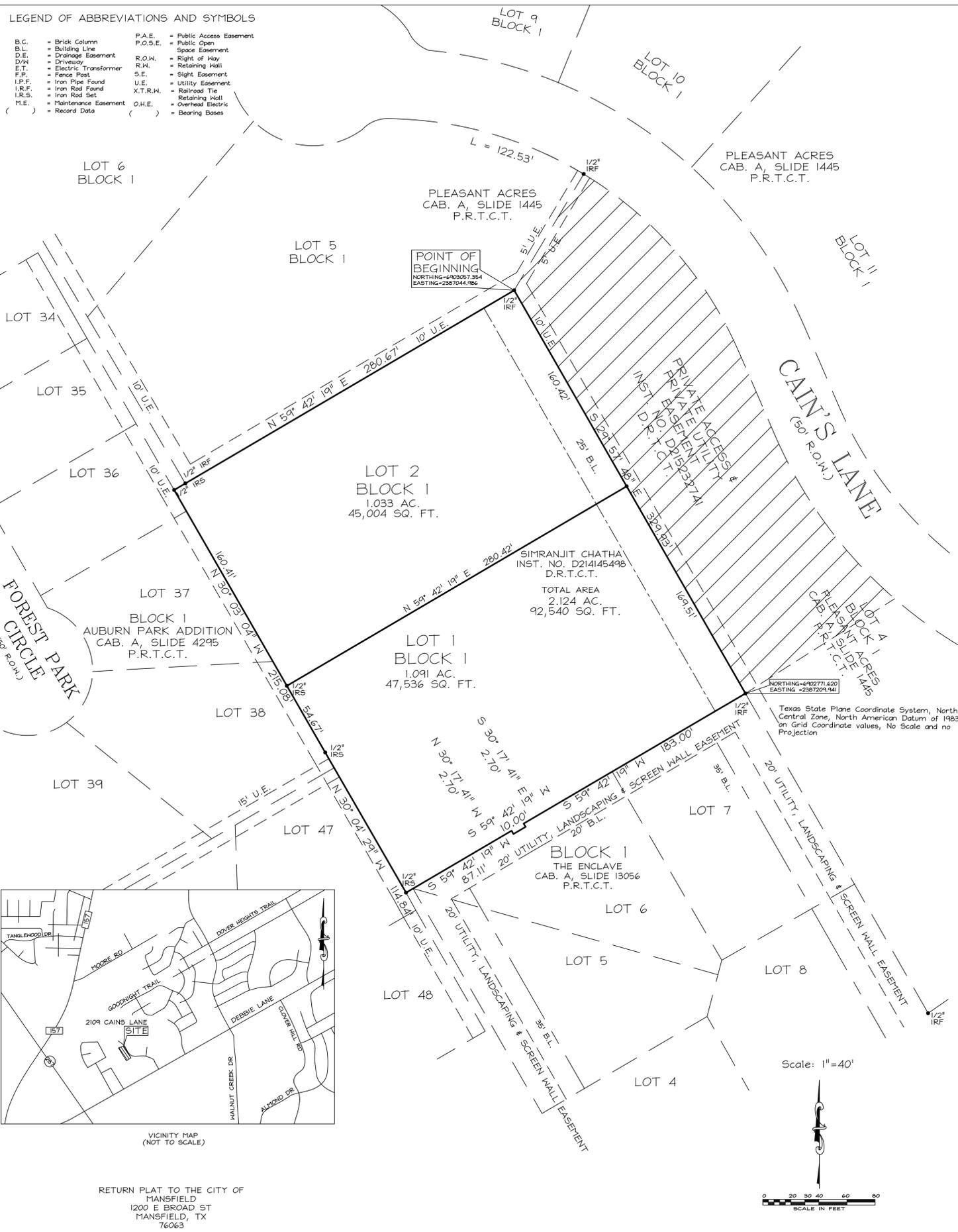
Respectfully Requested,

A handwritten signature in black ink that reads "Paul G. Fuller II".

Paul G. Fuller II, P.E., R.P.L.S.
Fuller Engineering & Land Surveying, Inc.
President

LEGEND OF ABBREVIATIONS AND SYMBOLS

B.C.	= Brick Column	P.A.E.	= Public Access Easement
B.L.	= Building Line	P.O.S.E.	= Public Open Space Easement
D.E.	= Drainage Easement	R.O.W.	= Right of Way
D/W	= Driveway	R.W.	= Retaining Wall
E.T.	= Electric Transformer	S.E.	= Sight Easement
F.P.	= Fence Post	U.E.	= Utility Easement
I.P.F.	= Iron Pipe Found	X.T.R.W.	= Railroad Tie Retaining Wall
I.R.S.	= Iron Rod Set	O.H.E.	= Overhead Electric
M.E.	= Maintenance Easement		= Bearing Boxes
R.D.	= Record Data		



PLANNING AND ZONING COMMUNICATION

Agenda: November 7, 2016

Subject: SD#16-037: Public hearing on a replat to create Lot 9-R1 and Lot 9-R2, Block 1
Fielderdale Farms

GENERAL INFORMATION

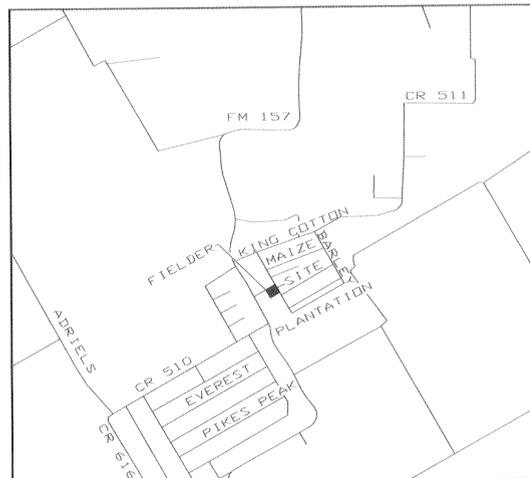
Applicant:	Jimmy and Mary Ward
Existing Zoning:	N/A – property in ETJ
Existing/Proposed Use:	Manufactured housing
Total Number of Lots:	2
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

The subject property is located in Mansfield’s extraterritorial jurisdiction in Johnson County. The purpose of the replat is to subdivide the existing lot into 2 lots. Although, the copies of the plat in the commission’s packet do not have signatures, the mylars to be filed in Johnson County have been signed.

Staff recommends approval.

VICINITY MAP



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.

Scale: 1"=60'	Drawn by: JDB/dmb	Approved by: JDB
Job No. 14516	Date drawn: 9/27/16	Date Appr'd: 9/27/16
Rev. Rec'd: 10/21/16	Rev. Appr'd: 10/25/16	Appr'd by: JDB

LEGEND

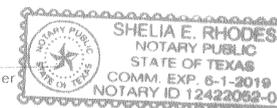
CIRF = CAPPED IRON ROD FOUND
IRF = IRON ROD FOUND
RPLS = REGISTERED PROFESSIONAL LAND SURVEYOR
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT OF WAY

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That We, Jimmy Ceil Ward and Mary Janice Ward, being the sole owners of the above described parcel, do hereby adopt the herein above described property as Fielderdale Farms, Lots 9-R1 and 9-R2, on addition to Johnson County, Texas and do dedicate to the public use the streets and easements as shown thereon.

Executed this 27th day of October, 2016.

Jimmy Ceil Ward
Jimmy Ceil Ward, Owner



THE STATE OF TEXAS

Before me, the undersigned, *Shelia Rhodes*, a Notary Public in and for the County of Johnson and the State of Texas on this day personally appeared Jimmy Ceil Ward, 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 considerations therein.

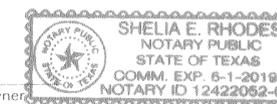
WITNESS MY HAND AND SEAL OF OFFICE THIS THE 27th day of October, 2016.

Shelia E. Rhodes
Notary Public in and for the State of Texas

My Commission Expires 06/01/2019

Executed this 27th day of October, 2016.

Mary Janice Ward
Mary Janice Ward, Owner



THE STATE OF TEXAS

Before me, the undersigned, *Shelia Rhodes*, a Notary Public in and for the County of Johnson and the State of Texas on this day personally appeared Mary Janice Ward, 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 considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 27th day of October, 2016.

Shelia E. Rhodes
Notary Public in and for the State of Texas

My Commission Expires 06/01/2019

APPROVED BY THE CITY OF MANSFIELD

2016 _____

APPROVED BY: _____ P & Z COMMISSION CHAIRMAN

2016 _____

ATTEST: _____ PLANNING & ZONING SECRETARY

Plat Recorded in Volume _____ Page _____

Slide _____ Date _____

County Clerk, Johnson County, Texas.

Deputy _____

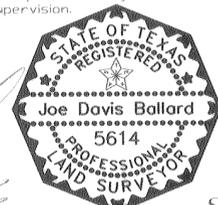
REPLAT
**LOT 9-R1 and 9-R2, BLOCK 1,
FIELDERDALE FARMS**
Being a revision of Lot 9, Fielderdale Farms,
according to the plat recorded in
Volume 4, Page 62,
Plat Records, Johnson County, Texas.

2 Lots
2.733 ACRES

The purpose of this replat is to separate the lot into two lots for separate ownership.

SURVEYOR'S CERTIFICATION

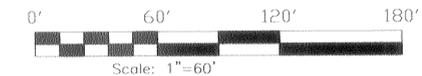
This is to certify that I, Joe Davis Ballard, Registered Professional Land Surveyor number 5614 of the State of Texas, having plotted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me under my direction and supervision.



Joe Davis Ballard
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5614
Date 10/25/16

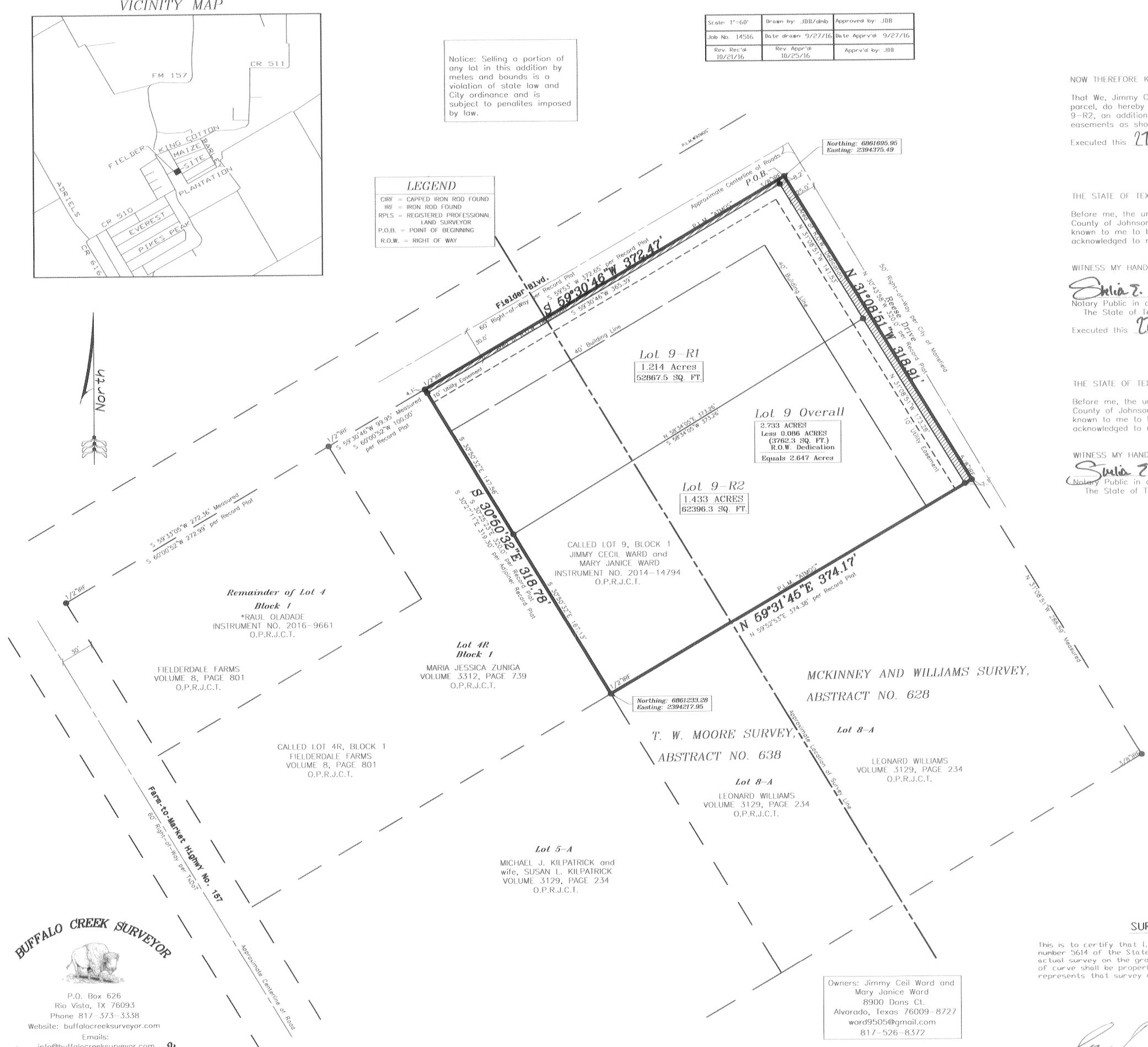
Owners: Jimmy Ceil Ward and Mary Janice Ward
8900 Dons Ct.
Alvarado, Texas 76009-8727
ward9505@gmail.com
817-526-8372

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



BUFFALO CREEK SURVEYOR

P.O. Box 626
Rio Vista, TX 76093
Phone 817-373-3338
Website: buffalocreeksurveyor.com
Emails:
info@buffalocreeksurveyor.com
texasurveyor5614@gmail.com
Firm License Number
10116000
SURVEYING THE AREA SINCE 2002



Scale: 1"=60'	Drawn by: JDB/dmb	Approved by: JDB
Job No. 14516	Date drawn: 9/27/16	Date Approved: 9/27/16
Rev. Rec'd: 10/21/16	Rev. Appr'd: 10/25/16	Appr'd by: JDB

NOW, THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS THAT We, Jimmy Ceil Ward and Mary Janice Ward, are the Owners of the following described property to wit:

Being all of that certain tract or parcel of land situated in the T. W. MOORE SURVEY, ABSTRACT NO. 638, and in the MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 628, Johnson County, Texas, and being all of that certain called Lot 9, Block 1, Fielderdale Farms, an addition to Johnson County, Texas, according to the plat recorded in Volume 4, Page 62, of the Plat Records of Johnson County, Texas, as conveyed by Kelly Renee Robinson Elliott to Jimmy Ceil Ward and Mary Janice Ward, by the deed recorded as Instrument No. 2014-14794, of the Official Public Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 3/8 inch iron rod found for the northeast corner of said Lot 9, and said iron rod found at the intersection of a southeasterly right-of-way line of Fielder Blvd. with a southwesterly right-of-way line of Reese Drive;

THENCE South 59 degrees 30 minutes 46 seconds West, along the northwesterly line of said Lot 9 and along a southeasterly right-of-way line of Fielder Blvd., a distance of 372.47 feet, to a 1/2 inch iron rod found for the northwest corner of said Lot 9, said iron rod found being the northeast corner of that certain called Lot 4R, Block 1, of Fielderdale Farms, an addition to Johnson County, Texas, according to the plat recorded in Volume 8, Page 801, of the Plat Records of Johnson County, Texas, as conveyed to Maria Jessica Zuniga, by the deed recorded in Volume 3312, Page 739, of the Official Public Records of Johnson County, Texas;

THENCE South 30 degrees 50 minutes 32 seconds East, along the common line between said Lot 9 and said Lot 4R, a distance of 318.78 feet, to a 1/2 inch iron rod found for the southwest corner of said Lot 9, said iron rod found being the southeast corner of said Lot 4R, said iron rod found being the northeast corner of that certain called Lot 5-A, of said Block 1, and said iron rod found being the northwest corner of that certain called Lot 8-A, of said Block 1;

THENCE North 59 degrees 31 minutes 45 seconds East, along the common line between said Lot 9 and said Lot 8-A, a distance of 374.17 feet, to a 5/8 inch iron rod found for the southeast corner of said Lot 9, said iron rod found being the northeast corner of said Lot 8-A, and said iron rod found on a southwesterly right-of-way line of Reese Drive;

THENCE North 31 degrees 08 minutes 51 seconds West, along the northeasterly line of said Lot 9 and along a southwesterly right-of-way line of Reese Drive, a distance of 318.91 feet, to the POINT OF BEGINNING and containing 2.733 acres of land more or less, as surveyed by Buffalo Creek Surveyor, LLC, under the supervision of Joe Davis Ballard, RPLS No. 5614.



P.O. Box 626
Rio Visto, TX 76093
Phone 817-373-3338
Website: buffalocreeksurveyor.com
Emails:
info@buffalocreeksurveyor.com
texassurveyor5614@gmail.com
Firm License Number
10116000

REPLAT
**LOT 9-R1 and 9-R2, BLOCK 1,
FIELDERDALE FARMS**
Being a revision of Lot 9, Fielderdale Farms,
according to the plat recorded in
Volume 4, Page 62,
Plat Records, Johnson County, Texas.

2 Lots
2.733 ACRES

Plat Recorded in Volume _____, Page _____.

Slide _____, Date _____.

County Clerk, Johnson County, Texas.

Deputy

Owners: Jimmy Ceil Ward and
Mary Janice Ward
8900 Dons Ct.
Alvarado, Texas 76009-8727
ward9505@gmail.com
817-526-8372

UTILITY EASEMENTS:

Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficacy of its respective systems in any of the easements shown on the plat; and any public utility, including Johnson County, shall have the right at all times of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Notes on Private Sewage Facility:

1. On-site sewage facility performance cannot be guaranteed even though all provisions of the Rules of Johnson County, Texas for Private Sewage Facilities are complied with.
2. Inspection and/or acceptance of a private sewage facility by the Public Works Department shall indicate only that the facility meets minimum requirements and does not relieve the owner of the property from complying with County, State and Federal regulations. Private Sewage Facilities, although approved as meeting minimum standards, must be upgraded by the owner at the owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created, or if the facility when used does not comply with governmental regulations.
3. A properly designed and constructed private sewage facility system, in suitable soil, can malfunction if the amount of water it is required to dispose of is not controlled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.

Notes:

1. This Surveyor was not contracted to prepare a title search or an abstract of title and this survey plat does not constitute such. This survey plat reflects only the easements and rights-of-way which have been reported to this Surveyor.
2. All bearings and coordinates are correlated to the Texas State Plane Coordinate System, North Central Texas Zone, Nad 83 Datum, determined by using the Global Positioning System, City of Mansfield Control Monument No. BC9, Northing: 6874205.22, Easting: 2387326.50, Elevation 660.10'.
3. All monuments are capped (stamped "RPLS 5614") 1/2 inch iron rods set unless otherwise noted.
4. This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.
5. The easement to Lone Star Gas Company, as shown on Fielderdale Farms Addition, recorded in Volume 4, Page 62, of the Plat Records, Johnson County, Texas, does not give a Volume or Page for the recording of said easement.
6. The blanket easement to Lone Star Gas Company as recorded in Volume 258, Page 638, of the Official Public Records of Johnson County, Texas, affects the herein described tract of land. The location of said easement cannot be determined by said document.
7. This Surveyor takes no responsibility for the accuracy and/or location of any easements hereon shown or remarked upon. This surveyor has marked easement(s) as depicted on referenced document(s), or from ground evidence. Ground evidence does not necessarily coincide with easement(s) description(s) described in referenced document(s). This Surveyor takes no responsibility for the location of underground appurtenances, this Surveyor can only show markers as found on the ground.
8. Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.
9. The existing creeks or drainage channels traversing along or across this addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to drainage courses along or across said lots.
10. Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
11. Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
12. A portion of the property shown hereon appears to be located in Zone "X" (areas determined to be outside the 500-Year Flood Plain), and a portion of the property shown hereon appears to be located in Zone "A" (areas with no base flood elevations determined), according to the Flood Insurance Rate Map, Map No. 48251C0250J, Map Revised: December 4, 2012. This Surveyor will not accept the responsibility for the accuracy of said map, nor will this Surveyor accept the responsibility for the local surface drainage affecting the property shown hereon.
13. *Ownership per Central Appraisal District of Johnson County, Texas. This surveyor did not research this parcel, as it is not an adjoining property. This Surveyor will not accept the responsibility for the accuracy of said parcel information.

Joe Davis Ballard
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5614



Date 10-25-16

PLANNING AND ZONING COMMUNICATION

Agenda: November 7, 2016

Subject: SD#16-039: Public hearing on a replat to create Lots 19R1 and 19R2, Block 5, Hillcrest Addition, Section 3

GENERAL INFORMATION

Applicant:	Altar Holdings, LLC, owner Great Southwestern Land Surveyors, surveyor
Existing Zoning:	SF-7.5/12
Existing/Proposed Use:	Single-family residential
Total Number of Lots:	2
R.O.W. Dedication:	None required
Compliance with Ordinances:	No, a variance to the minimum corner lot width requirement is needed

COMMENTS & CONSIDERATIONS

The purpose of the replat is to subdivide the property into two lots. There is an existing residence on the proposed Lot 19R2. Lot 19R1 will be available for a new residence.

The Subdivision Control Ordinance requires that corner lots be at least 15 feet wider than the adjacent lot. Lot 19R1 is approximately 71 feet in width. Lot 19R2 is approximately 74 feet in width. The applicant is requesting a variance to the corner lot width requirement for Lot 19R2. Although the extra lot width is intended to accommodate a 15' exterior side yard setback, the existing house on Lot 19R2 is already located approximately 25 feet from the side property line.

Staff recommends approval with the requested variance.

Attachments:

Maps and supporting information
Previously Approved Plat

Great Southwestern Land Surveyors, LLC

600 Strada Circle, Suite 100 • Mansfield • Texas • 76063 • 817-330-0110 T • 817-330-0115 F

October 20, 2016

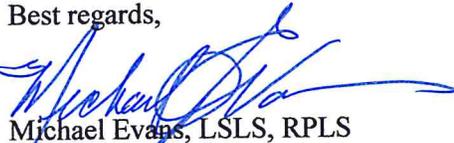
Art Wright
City of Mansfield
1200 East Broad Street
Mansfield, TX 76063

Re: Replat of Lots, 19R1 & 19R2, Block 5, Hillcrest Addition SD#16-039 Variance request

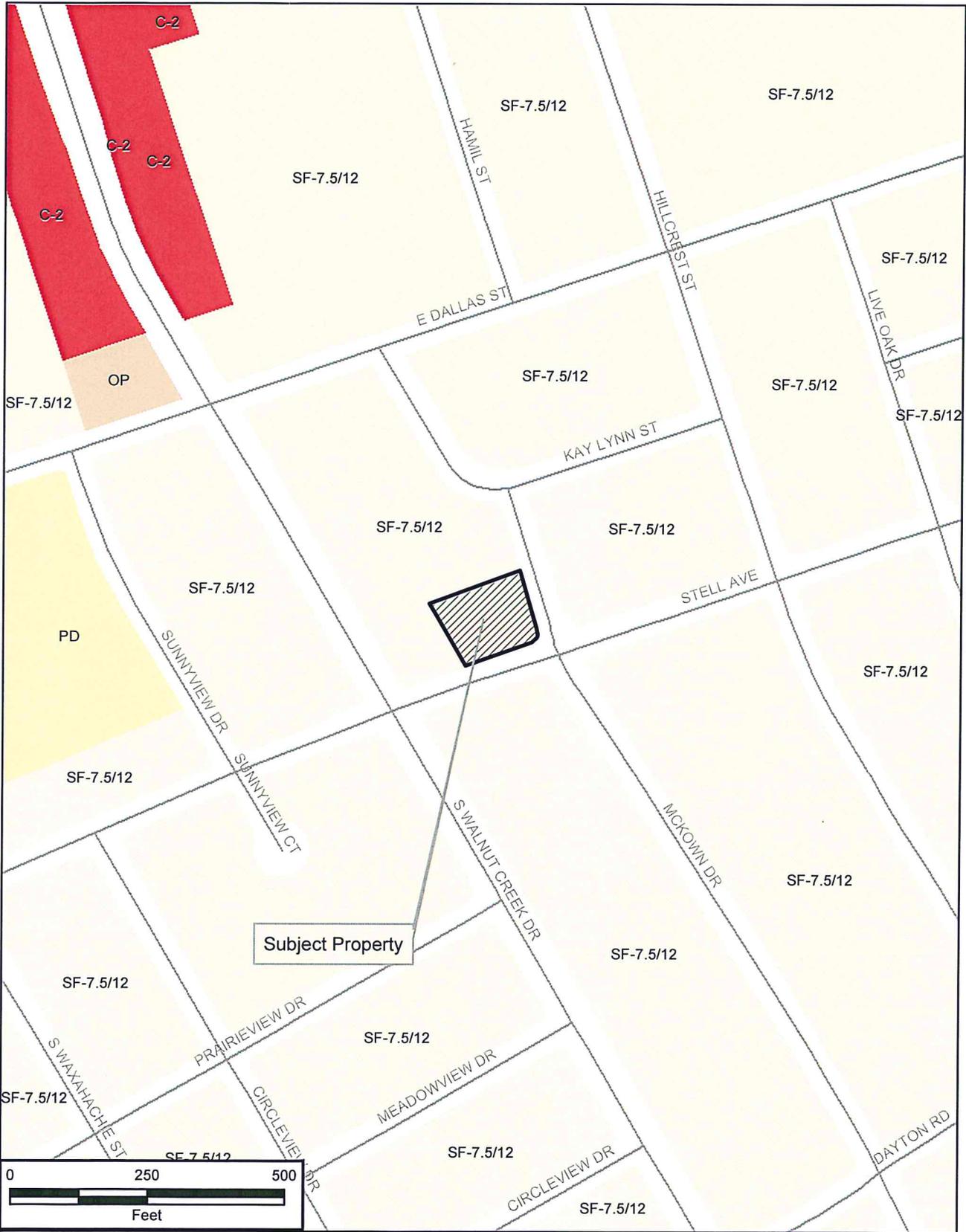
Dear Mr. Wright:

In accordance with Comment #4 in the comments that I received pursuant to the referenced case that indicates that corner lots be at least 15 feet wider than the adjacent lot, and since the corner lot shown on the referenced replat does not meet that threshold, I hereby request that a variance in connection with the said comment be granted.

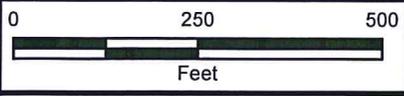
Best regards,



Michael Evans, LSLS, RPLS
Principal



Subject Property



SD# 16-039

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.



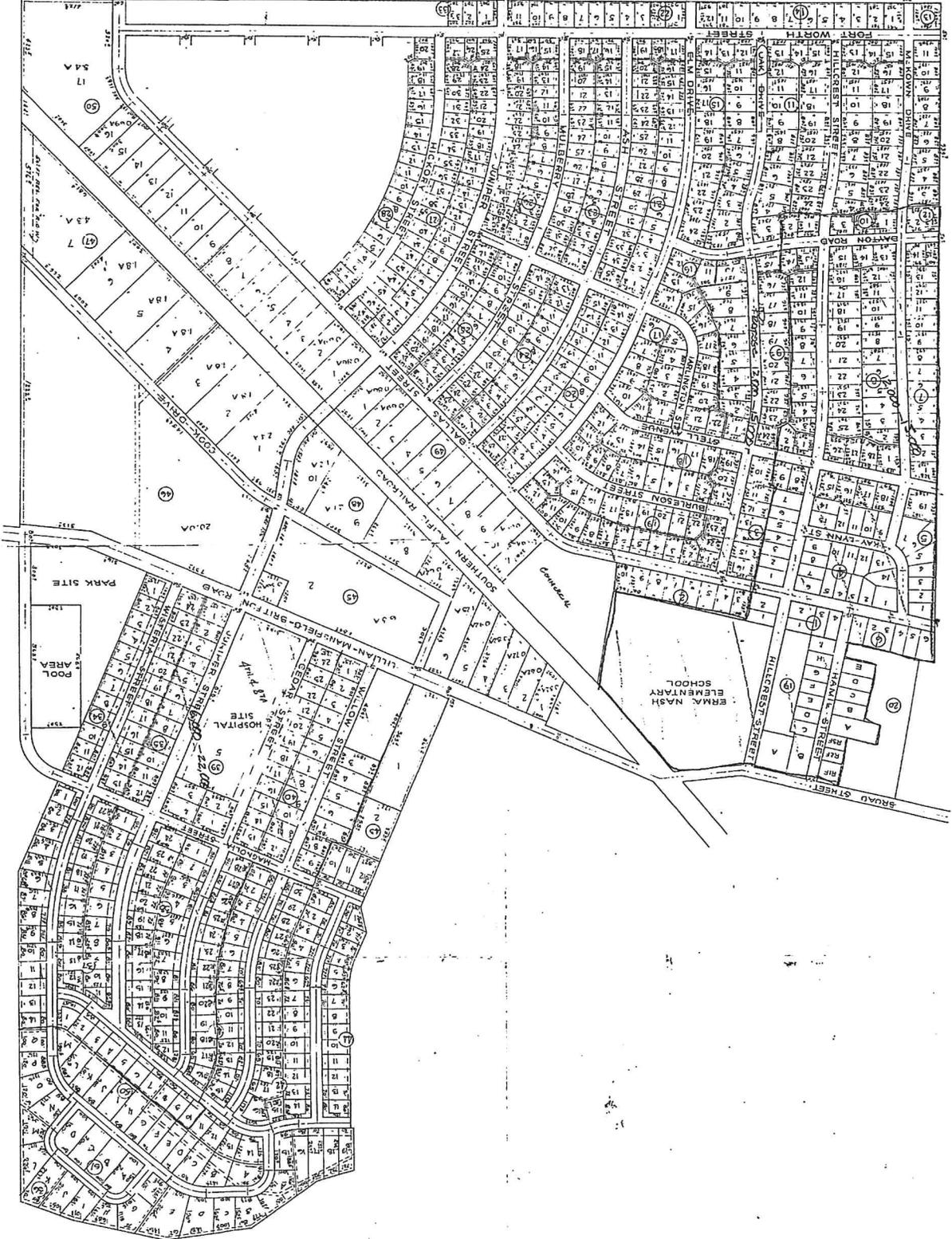
Property Owner Notification for SD# 16-039

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HILLCREST ADDITION - MANSFIELD	BLK 4	MARTINEZ, SALVADOR	310 KAY LYNN ST	MANSFIELD, TX	76063-2002
HILLCREST ADDITION - MANSFIELD	BLK 5	REED, GLEEN DORA	306 KAY LYNN ST	MANSFIELD, TX	76063-2002
HILLCREST ADDITION - MANSFIELD	BLK 5	BARNFIELD, KATHLEEN	804 KAY LYNN ST	MANSFIELD, TX	76063-2004
HILLCREST ADDITION - MANSFIELD	BLK 5	LOZANO, OSWALDO	308 KAY LYNN ST	MANSFIELD, TX	76063-2002
HILLCREST ADDITION - MANSFIELD	BLK 5	HALL, JOE	18 RED BLUFF CT	MANSFIELD, TX	76063-7704
HILLCREST ADDITION - MANSFIELD	BLK 5	PRATER, TOMMY	2729 WARREN LN	FORT WORTH, TX	76112
HILLCREST ADDITION - MANSFIELD	BLK 5	MARTINEZ, S	310 KAY LYNN ST	MANSFIELD, TX	76063-2002
HILLCREST ADDITION - MANSFIELD	BLK 5	ROBERTSON, MARGARET ANN	312 KAY LYNN ST	MANSFIELD, TX	76063-2002
HILLCREST ADDITION - MANSFIELD	BLK 5	HIGNOJOS, MONICA	803 STELL AVE	MANSFIELD, TX	76063
HILLCREST ADDITION - MANSFIELD	BLK 5	MIXON, JEFFERY S	801 STELL AVE	MANSFIELD, TX	76063-2025
HILLCREST ADDITION - MANSFIELD	BLK 5	LEWELLYN, WILLIAM K	2166 PINOT CIR	UPLAND, CA	91784-7305
HILLCREST ADDITION - MANSFIELD	BLK 5	ALTAR HOLDINGS LLC	709 E ABRAM ST	ARLINGTON, TX	76010
HILLCREST ADDITION - MANSFIELD	BLK 7	KEMP, ELLA MAE	400 MCKOWN DR	MANSFIELD, TX	76063-2122
HILLCREST ADDITION - MANSFIELD	BLK 7	RAMIREZ, ELIAS	402 MCKOWN DR	MANSFIELD, TX	76063-2122
HILLCREST ADDITION - MANSFIELD	BLK 7	HANNA, DORCAS	404 MCKOWN DR	MANSFIELD, TX	76063-2122
HILLCREST ADDITION - MANSFIELD	BLK 8	ONVANI HOMES LEASING LLC	2810 ST MARKS DR	MANSFIELD, TX	76063
HILLCREST ADDITION - MANSFIELD	BLK 8	GRAY, GREGORY	1956 GERTIE BARRETT RD	MANSFIELD, TX	76063-6260

MANSFIELD
SMITHFIELD LAND COMPANY
JOHN R. BALL, JR.
ENGINEER
TEXAS
DEVELOPERS
SCALE: 1" = 200'



HILLCREST ADDITION



HILLCREST ADDN

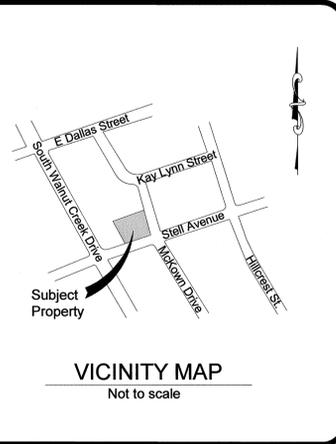
PREVIOUSLY APPROVED PLAT

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.



LEGEND

- IRF = IRON ROD FOUND
- (XXX) = RECORD DATA
- CIRS = CAPPED IRON ROD SET
- (YELLOW PLASTIC CAP MARKED "GSW LAND SURVEYORS")
- D.R.T.C.T. = DEED RECORDS OF TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- P.R.T.C.T. = PLAT 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. = PLACE OF BEGINNING
- U. E. = UTILITY EASEMENT



GENERAL NOTES

1. 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]).
2. The combined grid factor is 0.99988292222, and the Angle of Convergence is 00°44'45.89".
3. Distances shown hereon that are not indicated to be "GRID" distances are Surface distances.
4. Land areas shown are within the tolerances stated in the Professional and Technical Standards of the Texas Board of Professional Land Surveying.
5. The purpose of this plat is to subdivide Lot 19 into two lots

OWNER'S DEDICATION

State of Texas (X)
County of Tarrant (X)

Whereas Altar Holdings, LLC, 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 C. Price Survey, Abstract No.1240, in Tarrant County, Texas, and being all of that certain tract of land conveyed by Anna Lewellyn to Altar Holdings, LLC, according to the Warranty Deed filed of record the reference to which is County Clerk File Number D216191404, Official Public Records of Tarrant County, Texas, and being all of Lot 19, Block 5, Hillcrest Addition, Section Three to the City of Mansfield, Tarrant County, Texas, according to the plat filed of record in Volume 388-6, Page 57, Plat 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," said point being located at North 6,889,503.6232 feet, East 2,389,811.0320 feet in the Texas Coordinate System of 1983, North Central Zone, based upon the North American Datum of 1983 (CORS 2010), said point also being the southwest corner of said Lot 19, Block 5, and being in the north line of Stell Avenue, for the southwest corner of this tract;

THENCE N 31°08'16" W, along the west line of said Lot 19, and along the east line of Hillcrest West Addition, according to the plat filed of record in Volume 388-11, Page 96, Plat Records of Tarrant County, Texas, a distance of 133.00 feet to a 3/8" iron rod found embedded in the base of a 8" hackberry tree, the northwest corner of said Lot 19, and the southwest corner of Hillcrest Addition according to the plat filed of record in Volume 388-Y, Page 116, Plat Records of Tarrant County Texas, for the northwest corner of this tract;

THENCE N 71°03'18" E, along the south line of said Hillcrest Addition, and along the north line of said Lot 19, a distance of 171.09 feet to a 3/8" iron rod found in the west line of MCKOWN Drive, said point the northeast corner of said Lot 19, for the northeast corner of this tract;

THENCE S 16°55'04" E, along the east line of said Lot 19 and along the west line of said drive, a distance of 130.08 feet to a 1/2" iron rod with yellow plastic cap marked "GSW Surveyors" set at the intersection of the north line of Stell Avenue and the west line of MCKOWN Drive, the southeast corner of said Lot 19, for the southeast corner of this tract;

THENCE S 71°03'18" W, along the south line of said Lot 19, and along the north line of said avenue, a distance of 138.40 feet to the PLACE OF BEGINNING, and containing 0.46 acres or 20,117 square feet of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That Altar Holdings, LLC, 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 19R1 and LOT 19R2, BLOCK 5, HILLCREST ADDITION, SECTION THREE, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, and does hereby dedicate to the public use the streets and easements shown hereon.

WITNESS, our hands at Mansfield, Texas, this 28 day of October, 2016.

David L. Cook
DAVID L. COOK, MANAGING MEMBER

STATE OF TEXAS (X)
COUNTY OF TARRANT (X)

This instrument was acknowledged before me on the 28 day of October, 2016, by David L. Cook for the purposes and considerations therein expressed.

Trisha Navaro
Notary Public My Commission Expires: 12-29-19

Printed Name: Trisha Navaro

TRISHA NAVARO
My Notary ID # 125501855
Expires December 29, 2019

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 19th day of September, 2016.

W. Michael Evans
W. Michael Evans
Registered Professional Land Surveyor No. 4715

RE-PLAT
LOT 19R1 AND 19R2, BLOCK 5
Hillcrest Addition
SECTION 3

BEING A REVISION OF LOT 19, BLOCK 5, HILLCREST ADDITION, SECTION THREE, TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT FILED OF RECORD IN VOLUME 388-6, PAGE 57, PLAT RECORDS OF TARRANT COUNTY, TEXAS

2 LOTS
0.46 ACRES

600 Strada Circle, Suite 100
Mansfield, Texas 76063
(817) 822-3591
Firm Registration No. 10163400

APPROVED BY THE CITY OF MANSFIELD:

_____, 2016
APPROVED BY: _____ P & Z COMMISSION CHAIRMAN

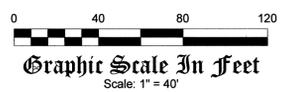
_____, 2016
ATTEST: _____ PLANNING & ZONING SECRETARY

Owner/Developer:
Altar Holdings, LLC
309 E. Broad Street
Mansfield, TX 76063
(817) 473-3332
david@harriscooklaw.com

Surveyor:
Great Southwestern Land Surveyors, LLC
600 Strada Circle, Suite 100
Mansfield, TX 76063
(817) 822-3591
mevans@gswland.com

CASE NO: SD#16-039

This plat filed in Instrument # _____ Date _____, 2016.



PLANNING AND ZONING COMMUNICATION

Agenda: November 7, 2016

Subject: SD#16-040: Public hearing on a replat to create Lots 6R1 and 6R2, Block 7, Mansfield Country Estates, Section Two

GENERAL INFORMATION

Applicant:	Altar Holdings, LLC, owner Great Southwestern Land Surveyors, surveyor
Existing Zoning:	SF-7.5/16
Existing/Proposed Use:	Single-family residential
Total Number of Lots:	2
R.O.W. Dedication:	None required
Compliance with Ordinances:	No, a variance to the frontage requirement is needed

COMMENTS & CONSIDERATIONS

The purpose of the replat is to subdivide the property into two lots. There is an existing residence on the proposed Lot 6R2. Lot 6R1 will be available for a new residence.

The Subdivision Control Ordinance requires that every lot have frontage on a public street. Lot 6R2 does not have direct frontage on the street. This lot will have access from an access easement on Lot 6R1. The applicant is requesting a variance to the frontage requirement for Lot 6R2. The proposed lots meet the minimum requirements for lots in the SF-7.5/16 zoning of the property.

Staff recommends approval with the requested variance.

Attachments:

Maps and supporting information
Previously Approved Plat

Great Southwestern Land Surveyors, LLC

600 Strada Circle, Suite 100 • Mansfield • Texas • 76063 • 817-330-0110 T • 817-330-0115 F

October 20, 2016

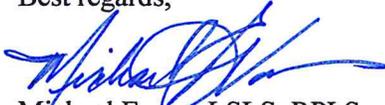
Art Wright
City of Mansfield
1200 East Broad Street
Mansfield, TX 76063

Re: Replat of Lots, 6R1 & 6R2, Mansfield Country Estates SD#16-040 Variance request

Dear Mr. Wright:

Comment #5 in the comments that I received pursuant to the referenced case notified me that, since Lot 6R2 does not adjoin Country Meadows Drive, a variance would need to be requested. I hereby request that the variance in connection with the said comment be granted.

Best regards,



Michael Evans, LSLS, RPLS
Principal



SD# 16-040

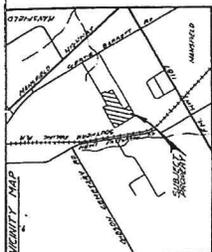
This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy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

10/10/2016



Property Owner Notification for SD# 16-040

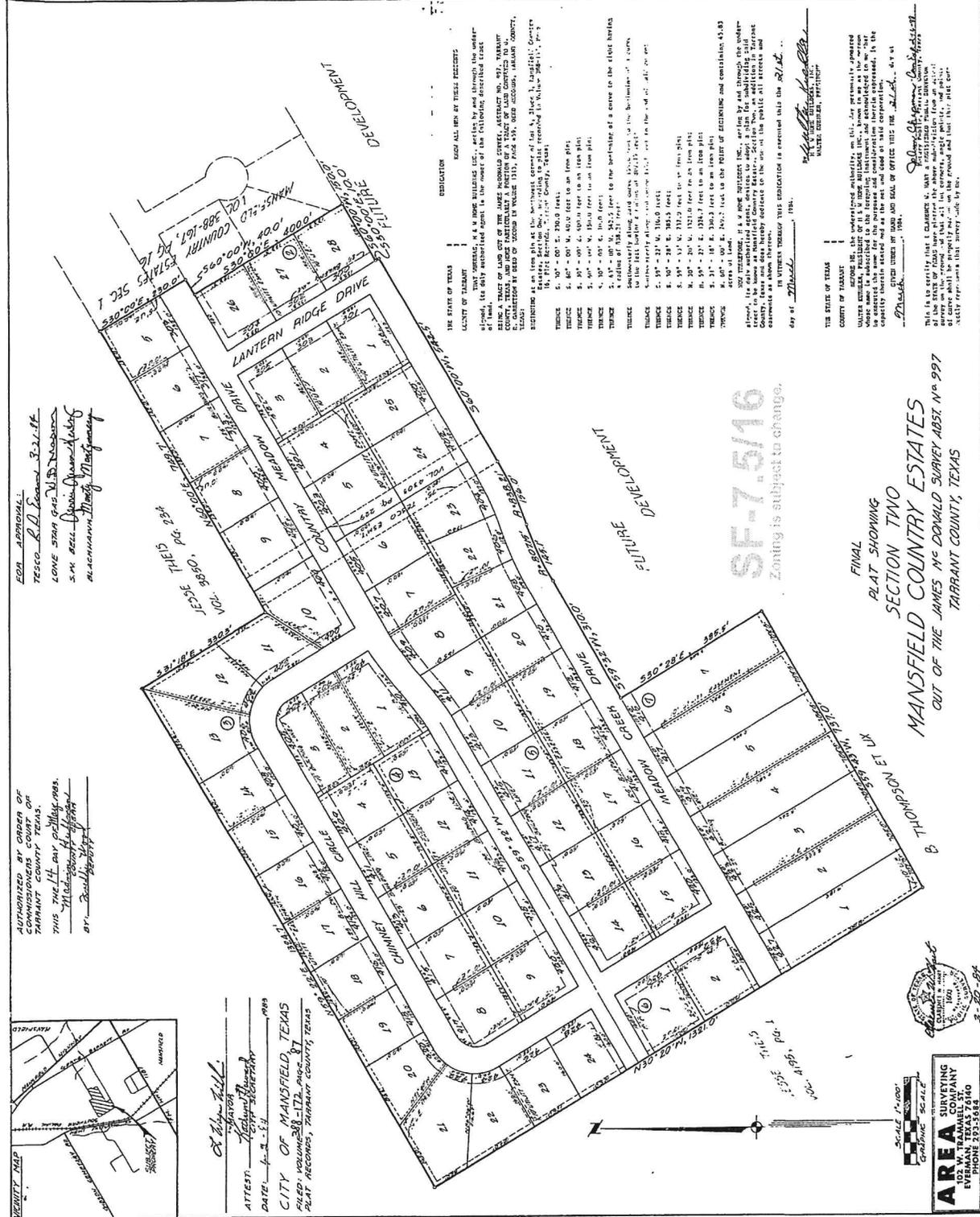
LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD COUNTRY ESTATES ADDN	BLK 5	REECE, W GARY	412 MEADOW CREEK DR	MANSFIELD, TX	76063-5921
MANSFIELD COUNTRY ESTATES ADDN	BLK 5	MILHIME, GERALD	414 MEADOW CREEK DR	MANSFIELD, TX	76063-5921
MANSFIELD COUNTRY ESTATES ADDN	BLK 5	REID, PATRICIA	416 MEADOW CREEK DR	MANSFIELD, TX	76063-5921
MANSFIELD COUNTRY ESTATES ADDN	BLK 5	HEUER, ROBERT	418 MEADOW CREEK DR	MANSFIELD, TX	76063-5921
MANSFIELD COUNTRY ESTATES ADDN	BLK 5	DUCHENE, DENIS	420 MEADOW CREEK DR	MANSFIELD, TX	76063
MANSFIELD COUNTRY ESTATES ADDN	BLK 7	KRYSTINIK, RAYMOND	415 MEADOW CREEK DR	MANSFIELD, TX	76063-5922
MANSFIELD COUNTRY ESTATES ADDN	BLK 7	ALTAR HOLDINGS LLC	709 E ABRAM ST	ARLINGTON, TX	76010
MANSFIELD COUNTRY ESTATES ADDN	BLK 7	BENNETT, DWIGHT	419 MEADOW CREEK DR	MANSFIELD, TX	76063-5922
MANSFIELD COUNTRY ESTATES ADDN	BLK 7	POWERS, C GLEN	421 MEADOW CREEK DR	MANSFIELD, TX	76063-5922
MANSFIELD COUNTRY ESTATES ADDN	BLK 7	ALTAR HOLDINGS LLC	709 E ABRAM ST	ARLINGTON, TX	76010



AUTHORIZED BY ORDER OF
COMMISSIONERS OF
TARRANT COUNTY TEXAS
THIS TWENTH DAY OF JULY 1988.
Walter Zumbler
BY: [Signature]

FOR APPROVAL
TESCO, P. D. [Signature] 3.2.1.11
LOVE STAR GAS CO. [Signature]
S.M. GILL [Signature]
ALAGUANNI, MARY [Signature]

ATTEST: [Signature]
DATE: 7-3-88
CITY OF MANSFIELD, TEXAS
FILED RECORDS, TARRANT COUNTY, TEXAS



DESIGNATION
THE STATE OF TEXAS
COUNTY OF TARRANT
THE UNDERSIGNED, WALTER ZUMBLER, Surveyor, do hereby certify that the foregoing plat, as shown on the plat, was prepared by me or under my supervision and that I am a duly licensed Surveyor in the State of Texas.
WALTER ZUMBLER, Surveyor
[Signature]

SF-7.516
Zoning is subject to change.

FINAL
PLAT SHOWING
SECTION TWO
MANSFIELD COUNTRY ESTATES
OUT OF THE JAMES Mc DONALD SURVEY ABST. No 997
TARRANT COUNTY, TEXAS



SCALE 1"=100'
CONFORMING SCALE
AREA SURVEYING
102 W. TRAMMELL ST.
EVINGTON, TEXAS 76140
PHONE 252-5251

PREVIOUSLY APPROVED PLAT

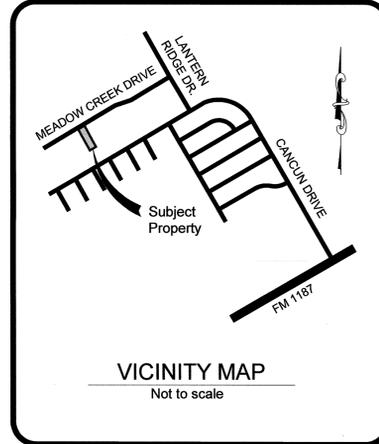
MANSFIELD COUNTRY ESTATES

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.



LEGEND

- IRF = IRON ROD FOUND
- (XXX) = RECORD DATA
- CIRS = CAPPED IRON ROD SET
- (YELLOW PLASTIC CAP MARKED "GSW LAND SURVEYORS")
- D.R.T.C.T. = DEED RECORDS OF TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- P.R.T.C.T. = PLAT 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. = PLACE OF BEGINNING



GENERAL NOTES

1. 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]).
2. The combined grid factor is 0.99962759991, and the Angle of Convergence is 00°43'09.5".
3. Distances shown hereon that are not indicated to be "GRID" distances are Surface distances.
4. Land areas shown are within the tolerances stated in the Professional and Technical Standards of the Texas Board of Professional Land Surveying.
5. The purpose of this plat is to subdivide Lot 6 into two lots.
6. a. The access easement is for the use of Lot 6R2. No improvements shall be made that impede ingress and egress along this easement.
b. The access easement shall be maintained by property owners.

OWNER'S DEDICATION

State of Texas (X)
County of Tarrant (X)

Whereas Altar Holdings, LLC, 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 James McDonald Survey, Abstract No. 997, in Tarrant County, Texas, and being all of that certain tract of land conveyed by Drika Alka to Altar Holdings, LLC, according to the Warranty Deed filed of record the reference to which is County Clerk File Number D216178511, Official Public Records of Tarrant County, Texas, and being a portion of Lot 6, Block 7, Mansfield Country Estates, Section Two, to the City of Mansfield, Tarrant County, Texas, according to the plat filed of record in Volume 388-172, Page 87, Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the south line of Meadow Creek Drive, said point being located at North 6,900.479.6198 feet, East 2,374.586.5732 feet in the Texas Coordinate System of 1983, North Central Zone, based upon the North American Datum of 1983 (CORS 2010), said point also being the northwest corner of said Lot 6, Block 7, for the northwest corner of this tract;

THENCE N 59°17'09" E, along the north line of said Lot 6, and along the south line of said drive, a distance of 96.83 feet to a 1/2" iron rod found near a wooden fence post, the northeast corner of this tract, and the northeast corner of that certain tract of land conveyed to Raymond F. Krystnik according to the deed filed of record in Volume 10425, Page 2277, Official Public Records of Tarrant County, Texas, from which a 1/2" iron rod found, the northeast corner of said Lot 6, bears N 59°17'09" E, a distance of 8.00 feet;

THENCE S 30°45'20" E, along the most northerly west line of said Krystnik tract, a distance of 309.24 feet to a 1/2" iron rod found for an inside ell corner of said Krystnik tract and the southeast corner of this tract;

THENCE S 59°33'34" W, along the most southerly north line of said Krystnik tract, a distance of 96.77 feet to a 1/2" iron rod found in the west line of said Lot 6, for the southwest corner of this tract;

THENCE N 30°46'04" W, along the west line of said Lot 6, a distance of 308.78 feet to the PLACE OF BEGINNING, and containing 0.69 acres or 29,912 square feet of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That, Altar Holdings, LLC, 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 LOTS 6R1, and 6R2, BLOCK 7, MANSFIELD COUNTRY ESTATES, SECTION TWO, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, and does dedicate to the public use the streets and easements as shown hereon.

WITNESS, our hands at Mansfield, Texas, this the 26 day of October, 2016.

David L. Cook
DAVID L. COOK, MANAGING MEMBER

STATE OF TEXAS (X)
COUNTY OF TARRANT (X)

This instrument was acknowledged before me on the 26 day of October, 2016, by David L. Cook for the purposes and considerations therein expressed.

Trisha Navarro
Notary Public My Commission Expires: 12-29-19

Printed Name: Trisha Navarro 12-29-19

TRISHA NAVARRO
My Notary ID # 125501955
Expires December 29, 2019

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 September, 2016.

W. Michael Evans
W. Michael Evans
Registered Professional Land Surveyor No. 4715



RE-PLAT
LOTS 6R1, AND 6R2, BLOCK 7
Mansfield Country Estates
SECTION TWO
BEING A REVISION OF LOT 6, BLOCK 7
MANSFIELD COUNTRY ESTATES, SECTION TWO
ACCORDING TO THE PLAT FILED OF RECORD IN
VOLUME 388-172, PAGE 87, P.R.T.C.T.
CITY OF MANSFIELD
TARRANT COUNTY
TEXAS
2 LOTS
0.69 ACRES



APPROVED BY THE CITY OF MANSFIELD:
_____, 2016
APPROVED BY: _____ P & Z COMMISSION CHAIRMAN
_____, 2016
ATTEST: _____ PLANNING & ZONING SECRETARY

Owner/Developer:
Altar Holdings, LLC
309 East Broad Street
Mansfield, TX 76063
david@harriscooklaw.com

Surveyor:
Great Southwestern Land Surveyors, LLC
600 Strada Circle, Suite 100
Mansfield, TX 76063
(817) 822-3591
mevans@gswland.com

CASE NO: SD#16-040

This plat filed in Instrument # _____ Date _____, 2016.



PLANNING AND ZONING COMMUNICATION

Agenda: 7 November 2016

Subject: ZC#16-013: Public hearing for zoning change from PR to PD for limited C-2 uses by HCC Contracting, Inc., on approximately 3.95 acres, generally located at 1209 N Day Miar Rd and west of the city limit line.

GENERAL INFORMATION

Applicant:	HCC Contracting, Inc. - Property Owner, Developer
Size:	3.95 acres
Proposed Use:	Limited C-2
Existing Land Use:	Vacant, Single Family Residential
Surrounding Land Use & Zoning:	North - School; PR South - Single-Family Residences; PR East - Grand Prairie City Limits West - Vacant & Single-Family Residence; PR
Thoroughfare Plan Specification:	N Day Miar Rd – Major Collector

COMMENTS AND CONSIDERATIONS

The applicant is proposing a 4-building office/retail center at 1209 N Day Miar Road. The buildings range from 3,700 square feet to 9,394 square feet and will house 1 – 4 occupants. The buildings are predominantly brick and feature standing seam metal pitched roofs. The site will be developed in 4 phases as shown on the plans.

The applicant is proposing a natural screen of ash and elm trees along the west boundary in lieu of the 8-foot masonry screening wall. Other deviations include a reduction of parking to an approximate number of 1-space per 250 square feet of building area. The C-2 uses are limited to those shown on the plan.

Staff recommends approval with the following comment: provide a dumpster in Phase 1.

Attachments:

Maps and Supporting Information
Proposed PD

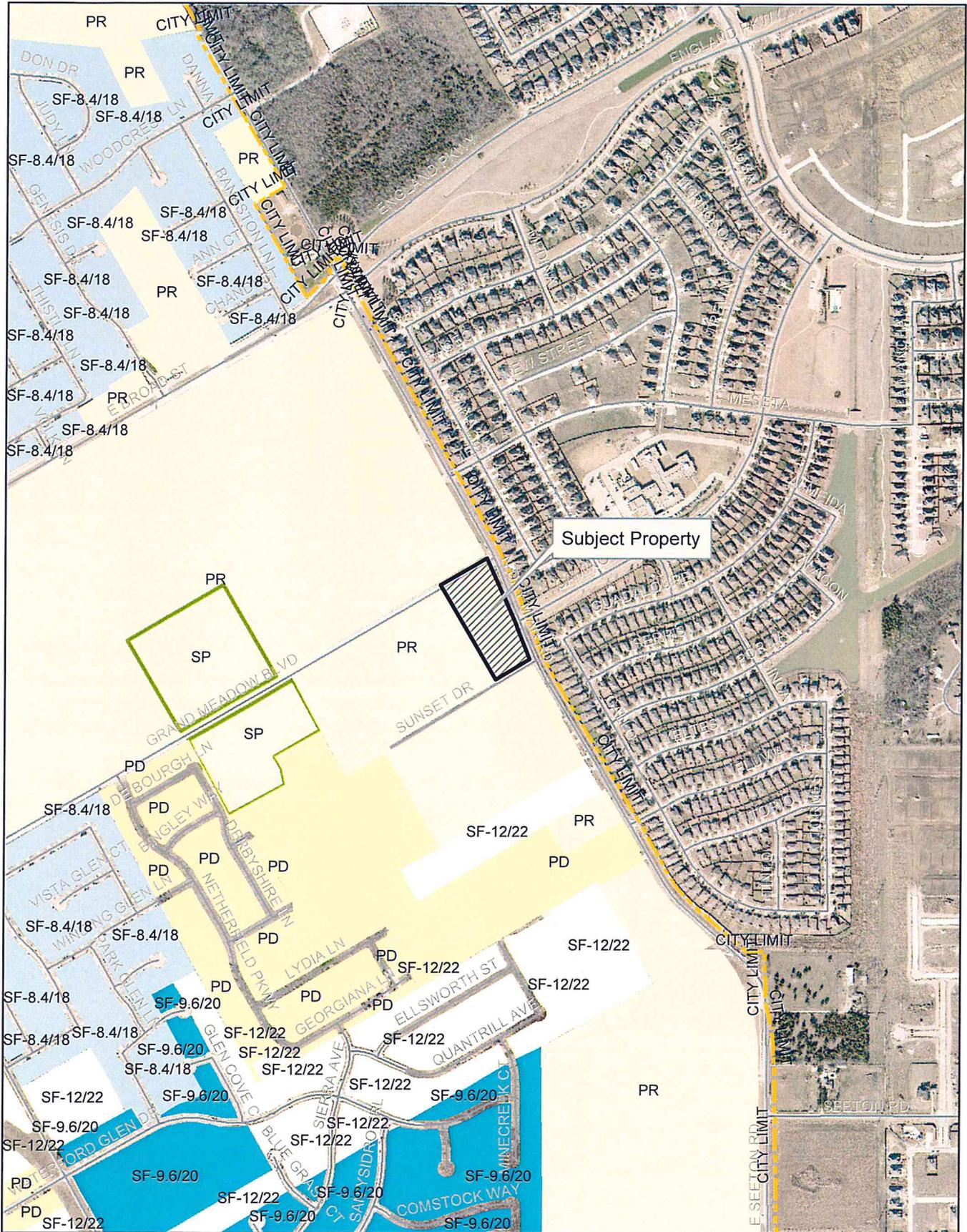


MANSFIELD
TEXAS

ZC# 16-013

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.

08/25/2016



Subject Property



ZC# 16-013

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.

08/25/2016

Property Owner Notification for ZC# 16-013

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BRANDENBURG, H ADDITION	BLK 1	MANSFIELD, ISD	605 E BROAD ST	MANSFIELD, TX	76063-1766
CURRY, A N SURVEY	A 332	MCDOUGALD, MALCOM	327 CARLIN RD	MANSFIELD, TX	76063
CURRY, A N SURVEY	A 332	COLLINS, JOHNSON	4831 SUNSET DR	MANSFIELD, TX	76063-6708
CURRY, A N SURVEY	A 332	MCDOUGALD, MALCOM	327 CARLIN RD	MANSFIELD, TX	76063
CURRY, A N SURVEY	A 332	ALBRIGHT, ROBERT JOHN	1201 N DAY MIAR RD	MANSFIELD, TX	76063-6721

TRIANGLE surveying company

P.O. Box 548
 Hurleson, Texas 76097
 817-295-1148

REGISTERED FIRM NO. 10094100

Being a 3.95 acre tract of land out of the A. N. CURRY SURVEY, ABSTRACT NO. 332, in Tarrant County, Texas, and being a portion of the tract of land conveyed to David R. Harmon by deed recorded in Volume 6532, Page 510, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron pin found in the easterly line of said Harmon tract and in the westerly line of North Day Mlar Road, said pin being the south corner of a 0.042 acre tract conveyed to the City of Mansfield by Document No. D2120022169, Deed Records, Tarrant County, Texas;

THENCE South 21 degrees, 12 minutes, 27 seconds East, along the common line of said Harmon tract and said North Day Mlar Road, at 582.47 feet a 5/8 inch iron pin found, continuing, in all, 592.93 feet to a point for corner at the southeast corner of said Harmon tract;

THENCE South 58 degrees, 49 minutes, 30 seconds West, along the southerly line of said Harmon tract, 217.04 feet to a point for corner at the southwest corner of said Harmon tract;

THENCE North 31 degrees, 29 minutes, 43 seconds West, along the westerly line of said Harmon tract, at 30.00 feet a 5/8 inch iron pin found, continuing, in all, 836.01 feet to a 1/2 inch iron pin found for corner at the southwest corner of a 0.262 acre tract of land conveyed to the City of Mansfield by Document No. D21316197, Deed Records, Tarrant County, Texas and in the southerly line of Grand Meadows Boulevard;

THENCE North 58 degrees, 54 minutes, 00 seconds East, along the southerly line of said 0.262 acre tract and said Grand Meadows Boulevard, 258.52 feet to a 1/2 inch iron pin found for corner at the northwest corner of said 0.042 acre tract;

THENCE South 85 degrees, 06 minutes, 00 seconds East, along the south line of said 0.042 tract, 80.14 feet to the POINT OF BEGINNING and containing 3.95 acres of land, more or less.

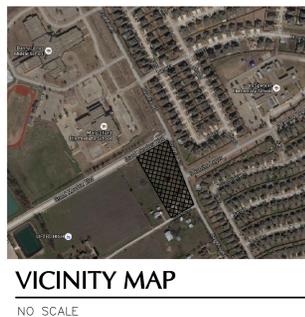


5/4/16

EXHIBIT "A"

SITE DATA SUMMARY CHART	
EXISTING ZONING	PR
PROPOSED ZONING	PD FOR LIMITED C-2 USES
GROSS ACREAGE	3.950 ACRES (172,062 SF)
GROSS ACREAGE ADJUSTED (FOR STREET EXPANSION)	3.617 ACRES (157,557 SF)
MAXIMUM COVERAGE ALLOWED	1.808 ACRES (78,778.5 SF) = 50%
MAXIMUM COVERAGE PROPOSED	0.427 ACRES (18,600) = 12%
AREA OF OPEN SPACE	3.19 ACRES (138,956 SF)
PERCENTAGE OF OPEN SPACE	88%
AREA OF IMPERVIOUS COVERAGE	
BUILDING 'A' (PHASE I)	5,506 SF
BUILDING 'B' (PHASE II)	9,396 SF
BUILDING 'C' (PHASE III)	3,700 SF
BUILDING 'D' (PHASE IV)	3,700 SF
SIDEWALKS	12,701 SF
PAVING	57,698 SF
TOTAL IMPERVIOUS COVERAGE	2.129 ACR. (92,701 SF)
PERCENTAGE OF IMPERVIOUS COVERAGE	59% (ALLOWED = 70%)
TOTAL PROPOSED BUILDING AREA (PHASES I, II, III & IV)	22,302 SF
NUMBER OF STORES	1
MAXIMUM BUILDING HEIGHT	35 FT (2.5 STORIES)
PROPOSED FLOOR AREA	21,060 SF
REQUIRED PARKING	C-2 = 1 SPACE PER 250 SF 21,060 SF / 250 = 84.24 TOTAL REQUIRED = 85 SPACES
PROPOSED PARKING (9'X18') TYP.	C-2 TOTAL SPACES PROVIDED = 107 SPACES
ACCESSIBLE PARKING	ACCESSIBLE SPACES REQ. BY A.D.A. = 4 SPACES ACCESSIBLE SPACES PROVIDED = 10 SPACES TOTAL

- PERMITTED PRIMARY C-2 USES**
- SECTION E, EDUCATIONAL, INSTITUTIONAL & SPECIAL USES
 - ART GALLERY
 - DAY NURSERY OF CHILD CARE CENTER
 - SECTION F, GENERAL RETAIL USES
 - BAKERY OR CONFECTIONARY STORE, RETAIL
 - BOOK STORE, RETAIL
 - CAMERA AND PHOTOGRAPHY SUPPLY
 - FLORIST, RETAIL
 - GIFT STORE
 - HANDICRAFT OR ART OBJECT SALES STORE
 - HOBBY, TOY OR GAME STORE
 - JEWELRY STORE
 - LUCKY OR LEATHER GOODS STORE
 - SEWING, NEEDLE WORK AND GOODS STORE
 - STATIONARY OR OFFICE SUPPLY STORE
 - SPORTING GOODS OR BICYCLE STORE
 - SECTION G, GENERAL SERVICE AND OFFICE TYPE USES
 - BEAUTY SHOP OR BARBER SHOP
 - COMPUTER AND/OR DATA PROCESSING SERVICES
 - EATING PLACES WITHOUT DRIVE-THROUGH SERVICES
 - OFFICE, PHYSICIANS, DENTIST OR OTHER HEALTH PRACTITIONERS OFFICE, PROFESSIONAL OR ADMINISTRATION
 - PERSONAL SUPPLY SERVICE
 - PET GROOMING
 - VETERINARIAN OFFICE ONLY
 - SECTION M, RECREATION AND ENTERTAINMENT USES
 - MEMBERSHIP SPORT OR RECREATION CLUB
- PROPOSED HOURS OF OPERATION:
PHASE I, FITNESS CENTER - 24 HRS. ACCESS CONTROLLED
PHASES II, III & IV - 8:00 AM TO 9:00 PM
- ** THERE WILL BE NO OUTSIDE STORAGE **

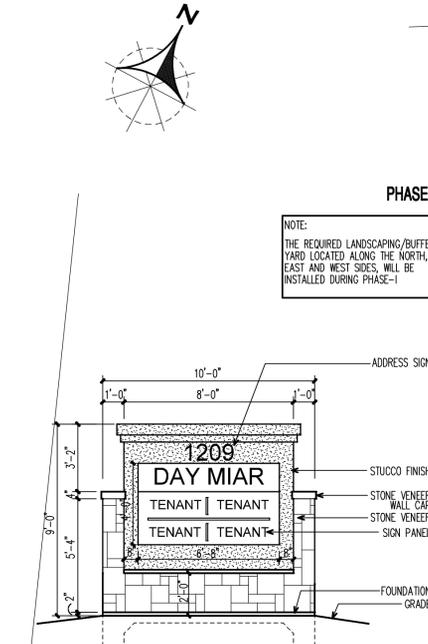
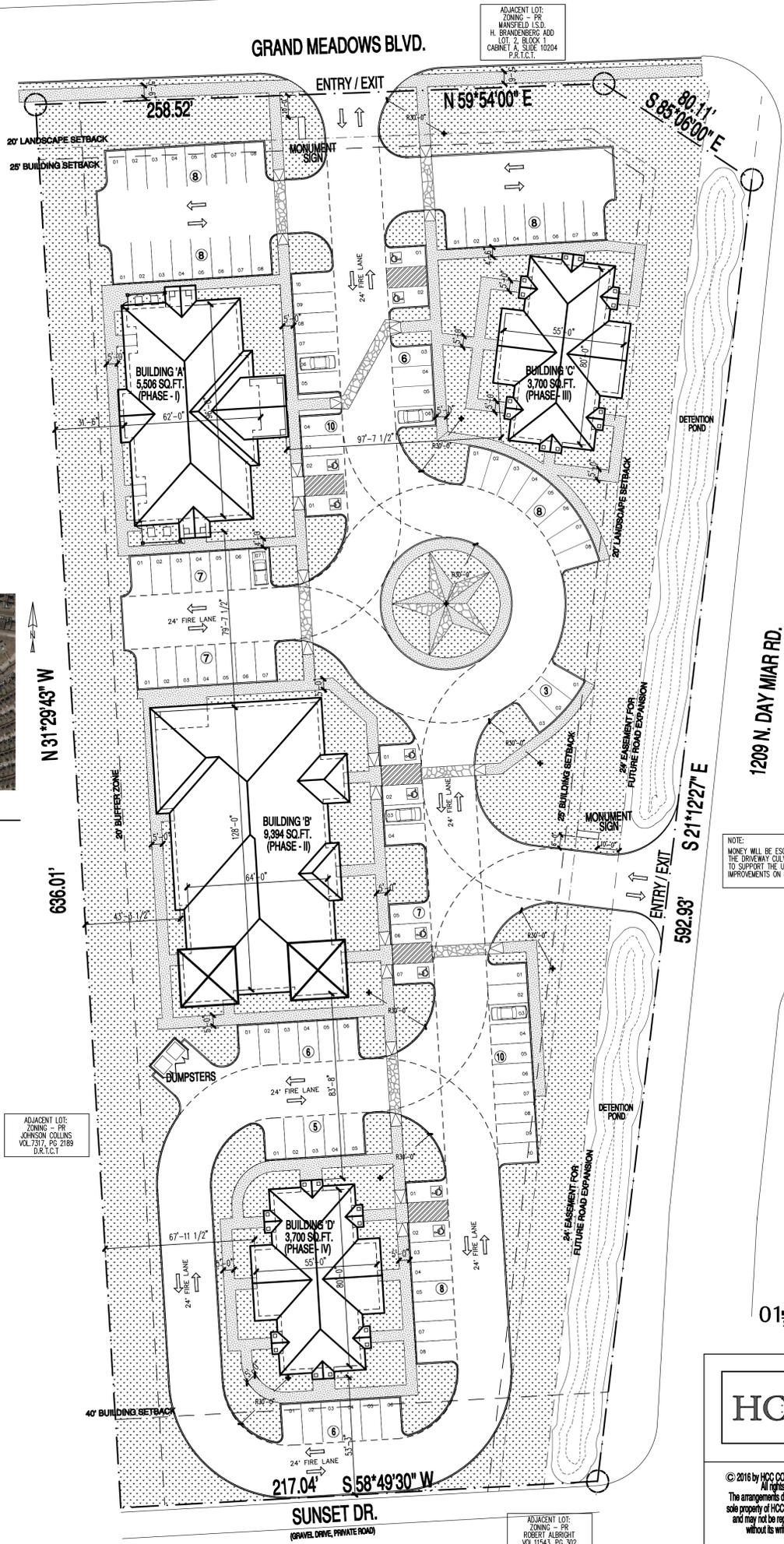


BUILDING SQUARE FOOTAGE			
BUILDINGS FOOTPRINT	22,302 SF		
BUILDINGS SQUARE FOOTAGE	21,060 SF		
BUILDING 'A' (PHASE I)	GROSS SF	NET SF	
FIRST FLOOR	5,506	5,056	
TOTAL SF	5,506	5,056	
BUILDING 'B' (PHASE II)	GROSS SF	NET SF	
FIRST FLOOR	9,396	9,204	
TOTAL SF	9,396	9,204	
BUILDING 'C' (PHASE III)	GROSS SF	NET SF	
FIRST FLOOR	3,700	3,400	
TOTAL SF	3,700	3,400	
BUILDING 'D' (PHASE IV)	GROSS SF	NET SF	
FIRST FLOOR	3,700	3,400	
TOTAL SF	3,700	3,400	

- BUILDING ENTRANCE / EXIT**
← AT GRADE
- PEDESTRIAN ACCESS PLAN (CONCRETE) 4' WIDE (MIN.)**
- BUILDING AREA
 - STAMPED CONCRETE
 - LANDSCAPE AREA
 - STREET AREA (CONCRETE)

BUFFERYARD SUMMARY CHART	
20' BUFFERYARD REQUIRED FACING ADJACENT RESIDENTIAL ZONE (WEST SIDE)	
LANDSCAPE ORDINANCE - SECTION 42 - BUFFERYARDS - 42.4 C	

PROPERTY DATA	
LOT INFO:	TRACT "2B" & "2B-1", ACREAGE: 3.95 AC
	TRACT OF LAND OUT OF THE "A.N. CURRY" SURVEY
	ABSTRACT NO. 332
	CITY OF MANSFIELD
	TARRANT COUNTY, TEXAS

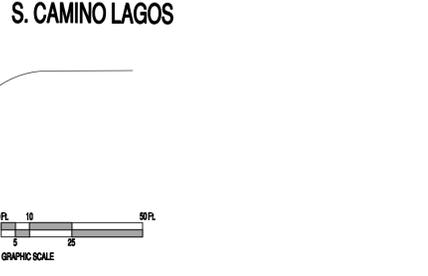


03 MONUMENT SIGNS
SCALE: 1/4" = 1'-0"

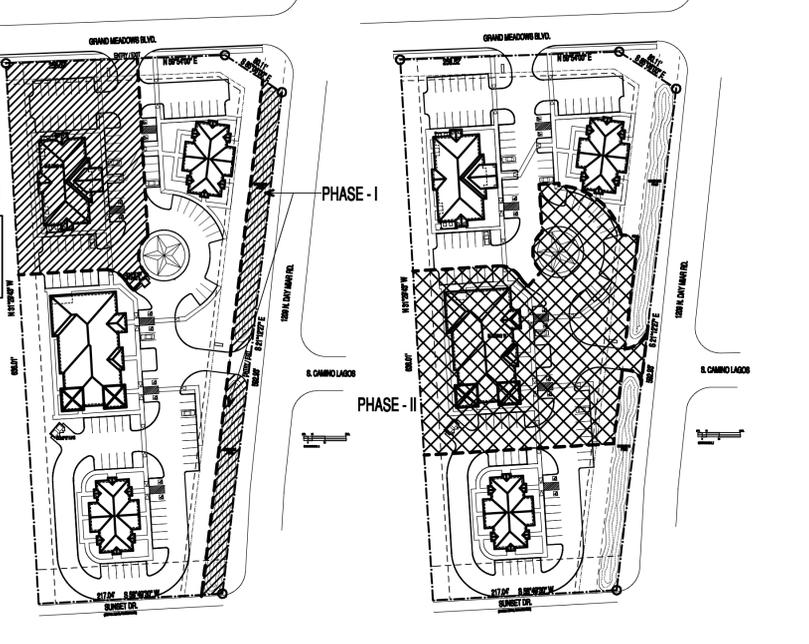
NOTE: ALL SIGNAGE WILL COMPLY WITH C-2 REGULATIONS

NOTE: INTERIOR MULTIPLE TENANT SIGNS WILL BE WALL PLAQUE TYPE & IN ACCORDANCE TO REGULATIONS

NOTE: MONEY WILL BE ESCROWED OR THE DRIVEWAY CURBSET CONSTRUCTED TO SUPPORT THE ULTIMATE DRAINAGE IMPROVEMENTS ON DAY MIAR RD.

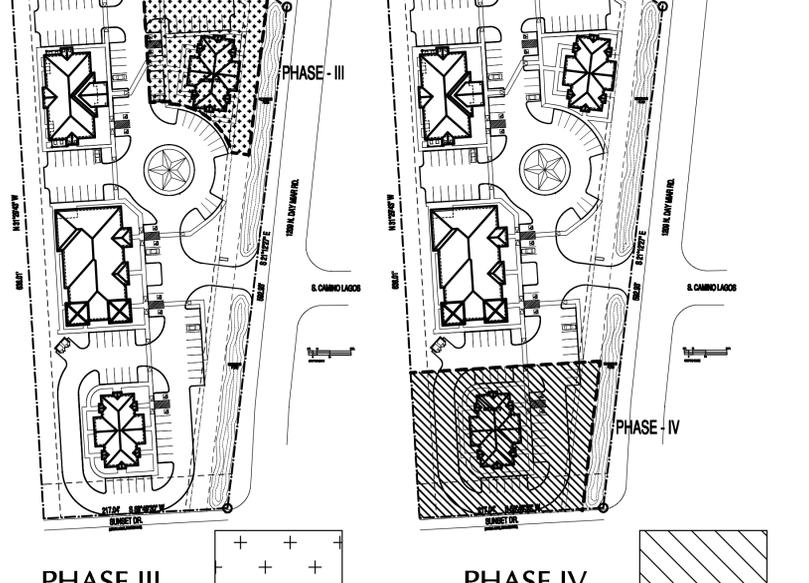


01 PROPOSED SITE PLAN
SCALE: 1" = 30'-0"



PHASE I
TOTAL AREA: 1.19 ACRES
PROJECTED STARTING DATE: MARCH, 2017
PROJECTED COMPLETION DATE: OCTOBER, 2017

PHASE II
TOTAL AREA: 1.40 ACRES
PROJECTED STARTING DATE: 2018
PROJECTED COMPLETION DATE: 2018



PHASE III
TOTAL AREA: 0.53 ACRES
PROJECTED STARTING DATE: 2019
PROJECTED COMPLETION DATE: 2019

PHASE IV
TOTAL AREA: 0.83 ACRES
PROJECTED STARTING DATE: 2020
PROJECTED COMPLETION DATE: 2020

02 PROJECT PHASING
SCALE: 1" = 100'-0"

NOTE: THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND ALL DEVELOPMENT PLANS RECORDED SHALL BE BINDING UPON THE APPLICANT THEREOF. HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT ALL BUILDING PERMITS.

HCC Contracting, Inc.
General Contractor
Design Build
3161 SABINE ST. Suite - A
Forest Hill, TX 76119 214-803-0538

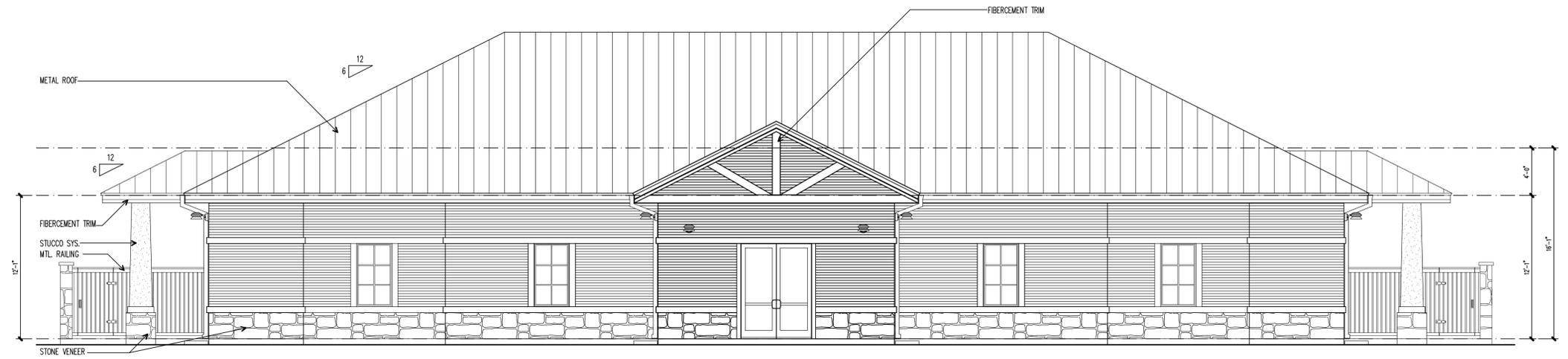
© 2016 by HCC CONTRACTING, INC. All rights reserved. The arrangements depicted herein are the sole property of HCC CONTRACTING, INC. and may not be reproduced in any form without its written permission.

THIS DRAWINGS REFLECT ARCHITECTURAL DESIGN ONLY AND ARE NOT FOR CONSTRUCTION. ALL WORK SHALL BE IN COMPLIANCE WITH ALL NATIONAL, STATE AND LOCAL ORDINANCES APPLICABLE. IT IS RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO VERIFY AND COMPLY WITH ALL THE RULES AND REGULATIONS APPLICABLE.

A NEW DEVELOPMENT FOR
1209 N. DAY MIAR RD.
MANSFIELD, TEXAS

3.95 ACRES
TRACT 2B & 2B-1
A.N. CURRY SURVEY, ABSTRACT NO. 332
TARRANT COUNTY, TEXAS

CASE NUMBER:	ZC#16-013
EXHIBIT:	EXHIBIT "B"
SHEET DESCRIPTION:	SITE PLAN
DRAWN BY: E.S.G.	REVISIONS: REV. 1 08.07.2016
CHECKED BY: B.B.	REV. 2 09.28.2016
DATE: 08.01.2016	REV. 3 10.14.2016



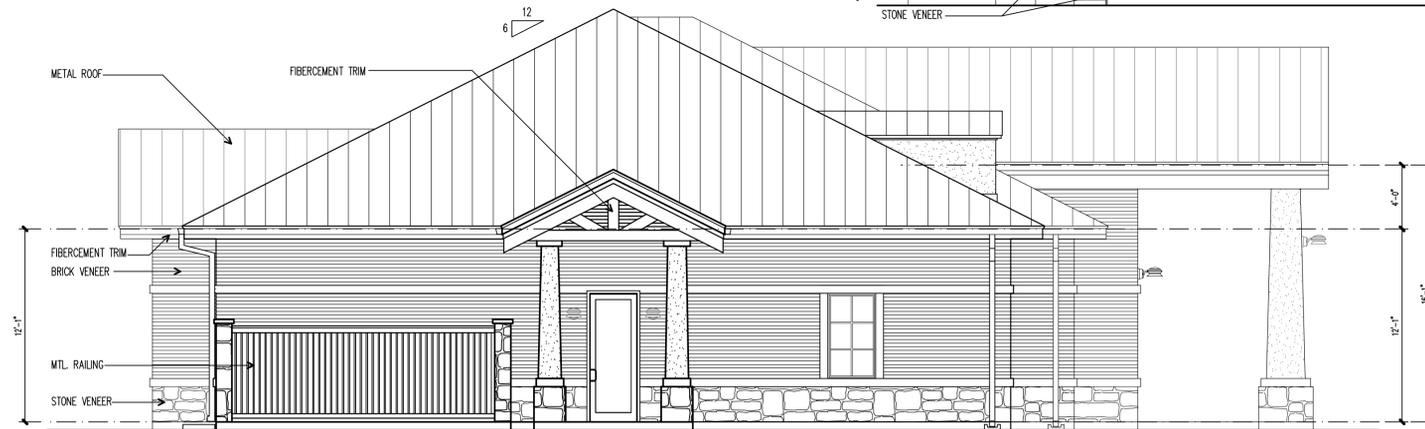
03 PROPOSED REAR ELEVATION - BUILDING "A" (PHASE - I)
 SCALE: 3/16" = 1'-0" EXTERIOR MATERIALS: 95% VENEERS, 5% STUCCO



04 PROPOSED RIGHT ELEVATION - BUILDING "A" (PHASE - I)
 SCALE: 3/16" = 1'-0" EXTERIOR MATERIALS: 95% VENEERS, 5% STUCCO



01 PROPOSED FRONT ELEVATION - BUILDING "A" (PHASE - I)
 SCALE: 3/16" = 1'-0" EXTERIOR MATERIALS: 95% VENEERS, 5% STUCCO



02 PROPOSED LEFT ELEVATION - BUILDING "A" (PHASE - I)
 SCALE: 3/16" = 1'-0" EXTERIOR MATERIALS: 95% VENEERS, 5% STUCCO

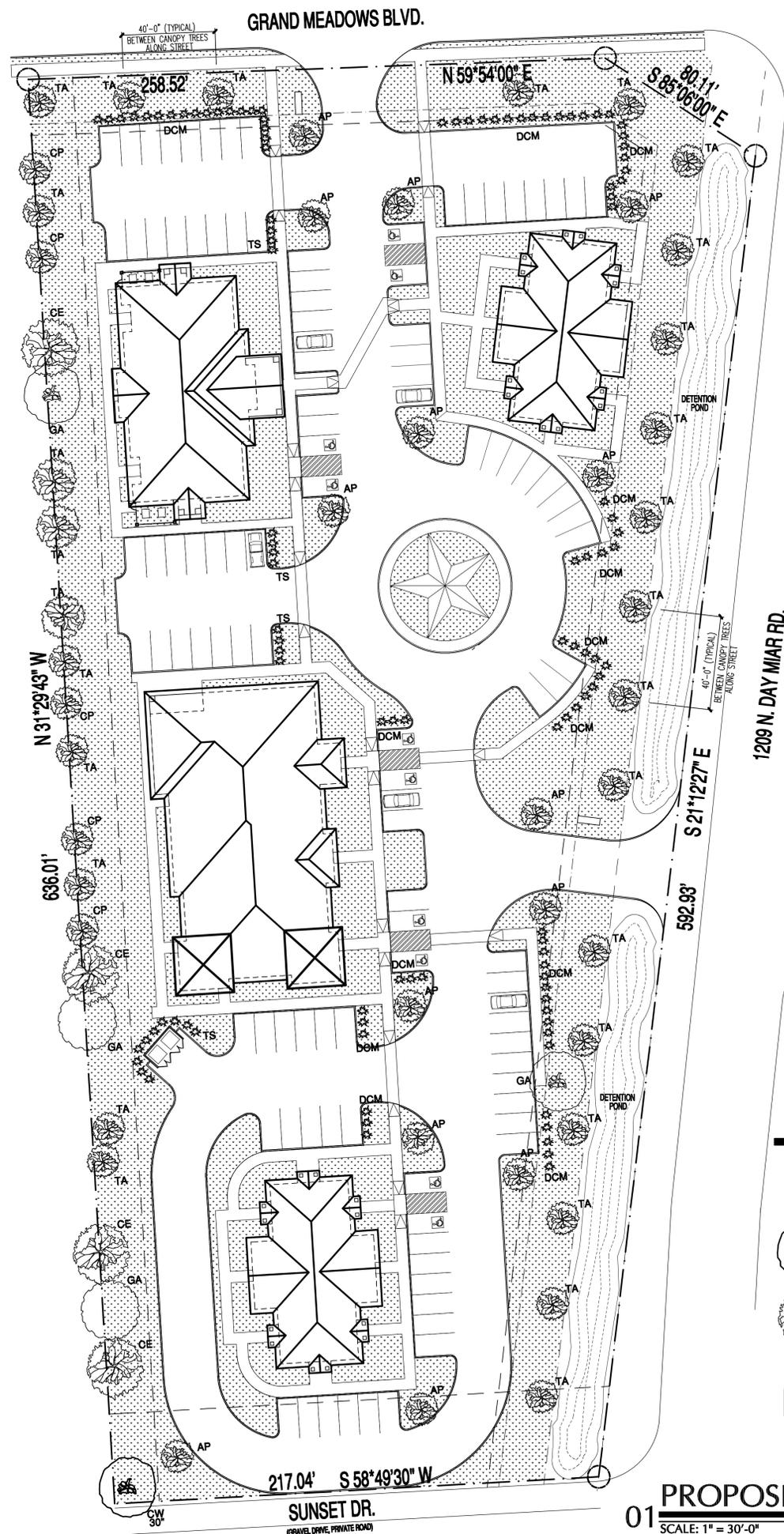
	HCC Contracting, Inc. General Contractor Design Build 3161 SABINE ST. Suite - A Forest Hill, TX 76119 214-803-0538	A NEW DEVELOPMENT PLAN FOR 1209 N. DAY MIAR RD. MANSFIELD, TEXAS	CASE NUMBER: ZC#16-013
	<small>© 2016 by HCC CONTRACTING, INC. All rights reserved. The arrangements depicted herein are the sole property of HCC CONTRACTING, INC. and may not be reproduced in any form without its written permission.</small>	<small>THIS DRAWINGS REFLECT ARCHITECTURAL DESIGN ONLY AND ARE NOT FOR CONSTRUCTION. ALL WORK SHALL BE IN COMPLIANCE WITH ALL NATIONAL, STATE AND LOCAL ORDINANCES APPLICABLE. IT IS RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO VERIFY AND COMPLY WITH ALL THE RULES AND REGULATIONS APPLICABLE.</small>	3.95 ACRES TRACT 2B & 2B-1 A.N. CURRY SURVEY, ABSTRACT NO. 332 TARRANT COUNTY, TEXAS
SHEET DESCRIPTION: BUILDING 'A' FACADES			DRAWN BY: E.S.G. REVISIONS: REV. 1 08.07.2016 CHECKED BY: B.B. REV. 2 08.28.2016 DATE: 08.01.2016 REV. 3 10.14.2016



01 PROPOSED FRONT ELEVATION - BUILDING "B" (PHASE - II)

SCALE: 3/16" = 1'-0" EXTERIOR MATERIALS: 95% VENEER, 5% STUCCO

 HCC <small>© 2016 by HCC CONTRACTING, INC. All rights reserved. The arrangements depicted herein are the sole property of HCC CONTRACTING, INC. and may not be reproduced in any form without its written permission.</small>	HCC Contracting, Inc. General Contractor Design Build 3161 SABINE ST. Suite - A Forest Hill, TX 76119 214-803-0538	A NEW DEVELOPMENT PLAN FOR 1209 N. DAY MIAR RD. MANSFIELD, TEXAS 3.95 ACRES TRACT 2B & 2B-1 A.N. CURRY SURVEY, ABSTRACT NO. 332 TARRANT COUNTY, TEXAS	CASE NUMBER: ZC#16-013 EXHIBIT: EXHIBIT "C-2" SHEET DESCRIPTION: BUILDING 'B' FACADE
	<small>THIS DRAWINGS REFLECT ARCHITECTURAL DESIGN ONLY AND ARE NOT FOR CONSTRUCTION. ALL WORK SHALL BE IN COMPLIANCE WITH ALL NATIONAL, STATE AND LOCAL ORDINANCES APPLICABLE. IT IS RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO VERIFY AND COMPLY WITH ALL THE RULES AND REGULATIONS APPLICABLE.</small>	<small>DRAWN BY: E.S.G. REVISIONS: REV. 1 08.07.2016 CHECKED BY: B.B. REV. 2 08.28.2016 DATE: 08.01.2016 REV. 3 10.14.2016</small>	



PROPOSED PLANT/TREES SUMMARY CHART				
QTY.	SYM.	COMMON NAME	BOTANNICAL NAME	HT. NOTES
CANOPY TREES				
4	CE	CEDAR ELM	ULMUS CRASSIFOLIA	LARGE SIZE
28	TA	TEXAS ASH	FRAXINUS TEXSENSI	MEDIUM SIZE
4	GA	GREEN ASH	FRAXINUS PENNSYLVANICA	LARGE SIZE
6	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	MEDIUM SIZE
ORNAMENTAL TREES				
14	AP	AUSTRIAN PINE	PINUS NIGRA	6'-8'
SHRUBS				
N/A	DCM	DWARF GRAPE MYRTLE	LAGERSTROEMIA INDICA	4'
N/A	TS	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5'
GROUND COVERS				
60,988 SF +/-	BG	BERMUDA GRASS	CYNODON DACTYLON	-

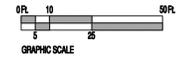
NOTE:
FOUNDATION PLANTINGS IN ACCORDANCE TO SECTION 7300 IS REQUIRED

NOTE:
PLANTINGS SHALL BE SITUATED AROUND, ALONG OR ADJACENT TO THE LOW WING WALLS OR SCREENING WALLS REQUIRED IN SECTIONS 7301.A.2 AND 7301.B OF ZONING ORDINANCE

NOTE:
THE REQUIRED LANDSCAPING/BUFFERYARD LOCATED ALONG THE NORTH, EAST AND WEST SIDES, WILL BE INSTALLED DURING PHASE-1

NOTE:
IN LIEU OF THE 8 FT. MASONRY SCREENING WALL REQUIRED ALONG THE WEST BOUNDARY A LIVING SCREEN WILL BE PROVIDED AS SHOWN.

NOTE:
ALL MINIMUM REQUIREMENTS REGARDING TREE SIZE (CALIPER OR NUMBER OF TRUNK/CANES) WILL BE MET AT THE TIME OF PLANTING.



LEGEND

- EXISTING TREE TO REMAIN
- PROPOSED NEW TREE (REF. PROPOSED TREE SUMMARY CHART)
- PROPOSED NEW DENSE EVERGREEN SHRUBBERY
- GRASS/TURF COVERED AREA



HCC Contracting, Inc.
General Contractor
Design Build
3161 SABINE ST. Suite - A
Forest Hill, TX 76119 214-803-0538

© 2016 by HCC CONTRACTING, INC. All rights reserved. The arrangements depicted herein are the sole property of HCC CONTRACTING, INC. and may not be reproduced in any form without its written permission.

THIS DRAWINGS REFLECT ARCHITECTURAL DESIGN ONLY AND ARE NOT FOR CONSTRUCTION. ALL WORK SHALL BE IN COMPLIANCE WITH ALL NATIONAL, STATE AND LOCAL ORDINANCES APPLICABLE. IT IS RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO VERIFY AND COMPLY WITH ALL THE RULES AND REGULATIONS APPLICABLE.

A NEW DEVELOPMENT FOR
1209 N. DAY MIAR RD.
MANSFIELD, TEXAS

3.95 ACRES
TRACT 2B & 2B-1
A.N. CURRY SURVEY, ABSTRACT NO. 332
TARRANT COUNTY, TEXAS

CASE NUMBER:	ZC#16-013
EXHIBIT:	EXHIBIT "D"
SHEET DESCRIPTION:	LANDSCAPE PLAN
DRAWN BY: E.S.G.	REVISIONS: REV. 1 08.07.2016
CHECKED BY: B.B.	REV. 2 08.28.2016
DATE: 08.01.2016	REV. 3 10.14.2016

01 PROPOSED LANDSCAPE PLAN
SCALE: 1" = 30'-0"



01 **BUILDING "A" - 3D MODEL (S.E. VIEW)**
NOT A SCALE



HCC Contracting, Inc.
General Contractor
Design Build
3161 SABINE ST. Suite - A
Forest Hill, TX 76119 214-803-0538

© 2016 by HCC CONTRACTING, INC.
All rights reserved.
The arrangements depicted herein are the
sole property of HCC CONTRACTING, INC.
and may not be reproduced in any form
without its written permission.

THIS DRAWINGS REFLECT ARCHITECTURAL DESIGN ONLY
AND ARE NOT FOR CONSTRUCTION. ALL WORK SHALL BE
IN COMPLIANCE WITH ALL NATIONAL, STATE AND LOCAL
ORDINANCES APPLICABLE. IT IS RESPONSIBILITY OF THE
OWNER AND CONTRACTOR TO VERIFY AND COMPLY WITH
ALL THE RULES AND REGULATIONS APPLICABLE.

A NEW DEVELOPMENT FOR
1209 N. DAY MIAR RD.
MANSFIELD, TEXAS

3.95 ACRES
TRACT 2B & 2B-1
A.N. CURRY SURVEY, ABSTRACT NO. 332
TARRANT COUNTY, TEXAS

CASE NUMBER: ZC#16-013

EXHIBIT: EXHIBIT "E"

SHEET DESCRIPTION:
**BUILDING "A" - PHASE I
RENDERING**

DRAWN BY: E.S.G.	REVISIONS: REV. 1 08.07.2016
CHECKED BY: B.B.	REV. 2 08.28.2016
DATE: 08.01.2016	REV. 3 10.14.2016

PLANNING AND ZONING COMMUNICATION

Agenda: November 7, 2016

Subject: ZC#16-017: Continued Public hearing for zoning change from PR to PD for single family residential by Skorburg Company on approximately 15.47 acres, generally located south of the southeast corner of N Matlock Road and E Debbie Lane.

GENERAL INFORMATION

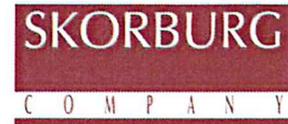
Size:	15.47 acres
Proposed Use:	Single Family Residential
Existing Land Use:	Vacant
Surrounding Land Use & Zoning:	North – Vacant PR South - Single Family SF-7.5/18 East - Single Family house, PR West - Matlock Road
Thoroughfare Plan Specification:	E Debbie Ln. & Matlock Rd, Principal Arterials

COMMENTS AND CONSIDERATIONS

The applicant is requesting to table the request while they work on access issues and staff concurs.

Attachments:

Maps and supporting information
Withdrawal Letter



October 27th, 2016

City of Mansfield
Attn: Lisa Sudbury, Felix Wong and Art Wright
1200 E. Broad St.
Mansfield, TX 76063

Skorburg Company
8214 Westchester, Suite 710
Dallas, TX 75225

Re: Case No. ZC#16-017

Dear Planning and Zoning Department,

Skorburg Company would respectfully request to table Case No. ZC#16-017 to the November 21st, 2016 Planning and Zoning meeting. This case calls for the rezoning of the property in the James Grimsley Survey, Abstract 578, Tract 1a03, owned by Holland Family Farm Surface, LLC. This property is located East of Matlock Road, and south of Debbie Lane.

We have been in continuous contact with the City Engineers and City Fire Marshal to put together a better circulation pattern and address the access situation for our development. We also need to continue to work with the Planning and Zoning department to make sure we have a plan that they are in agreement with. In light of our conversations, we will need more time to put together a plan that best works for the current citizens, future citizens, Fire Department, City staff, and the entire City of Mansfield.

Cordially Yours,

John Arnold
Development Partner

PLANNING AND ZONING COMMUNICATION

Agenda: November 7, 2016

Subject: ZC#16-020: Public hearing to consider a Historic Landmark Overlay District classification for the Mansfield Chamber of Commerce Building located at 114 N. Main St.

GENERAL INFORMATION

Existing Use:	Office
Existing Land Use & Zoning:	C-4
Surrounding Land Use & Zoning:	North – C-4, Commercial South – C-4, Commercial East – C-2, Commercial West – C-4, Single-Family Residence

COMMENTS AND CONSIDERATIONS

With the property owner's consent, Staff nominated the Mansfield Chamber of Commerce Building, historically known as the Big Daylight Store Building (1901), at 114 N. Main St., for a Historic Landmark Overlay District classification as the building is worthy of preservation due to the following:

1. Although the store front has been altered, the overall architecture still retains some historic value.
2. The building is located north of the historic block of Main Street within the Historic Mansfield Tax Increment Reinvestment Zone, and is representative of buildings of its era.
3. The building is associated with a person that contributed to the development of Mansfield.

The property is currently zoned C-4. While the addition of the Historic Landmark Overlay District will not change the current zoning, it will help preserve the historic character of these buildings, and ensure that future changes are done in a manner consistent with the City's historic preservation guidelines.

The Historic Landmark Commission initiated the effort to list this property as a historic landmark. On October 25, 2016, the Historic Landmark Commission held a public hearing and voted 8-0 to recommend approval of the designation. Staff also recommends approval.

Attachments:

Maps and Supporting Information



Subject Property

ELM ST

WALNUT ST

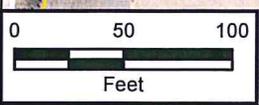
N MAIN ST

SMITH ST

W BROAD ST

E BROAD ST

S MAIN ST



ZC# 16-020

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

10/12/2016



ZC# 16-020

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

10/12/2016

HISTORIC BACKGROUND

The historic background for this property is described in the Tarrant County Historic Resources Survey and the records of the Mansfield Historic Society as follows:

114 N. Main Street – J.H. Wright’s Big Daylight Store (1901):

“This commercial building was constructed for J.H. Wright in 1901 to house the general merchandise business he had established in 1884. Operating under the new name of ‘The Big Daylight Store,’ it was Mansfield’s leading retail business in the years prior to World War II. J.H. Wright played a central role in Mansfield’s development in the 19th and 20th centuries, until his death in 1942. This building is distinguished by its pressed metal front with stacked bands of simulated stone, floral frieze and garlanded cornice. In spite of a storefront remodeling, the building is one of the key contributors to the potential Main Street Historic District, and appears to be individually eligible for the National Register.”



Property Owner Notification for ZC# 16-020

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 1	SWAIM, RICHARD E	435 FM 2258	VENUS, TX	76084-4728
MANSFIELD, CITY OF	BLK 1	128 N MAIN ST LLC	128 N MAIN ST	MANSFIELD, TX	76063-1724
MANSFIELD, CITY OF	BLK 1	SMITH, ROBERT A	126 N MAIN ST	MANSFIELD, TX	76063-1724
MANSFIELD, CITY OF	BLK 1	124 N MAIN ST LLC	128 N MAIN ST	MANSFIELD, TX	76063-1724
MANSFIELD, CITY OF	BLK 1	WELCH, BRIAN C	916 FAIRWAY VIEW DR	MANSFIELD, TX	76063-3469
MANSFIELD, CITY OF	BLK 1	116 N MAIN ST LLC	PO BOX 553	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 1	MANSFIELD CHAMBER OF COMMERCE	114 N MAIN ST	MANSFIELD, TX	76063-1724
MANSFIELD, CITY OF	BLK 1	PATTERSON, JOHN E	790 NEWT PATTERSON RD	MANSFIELD, TX	76063-6326
MANSFIELD, CITY OF	BLK 1	PATTERSON, JOHN E	790 NEWT PATTERSON RD	MANSFIELD, TX	76063-6326
MANSFIELD, CITY OF	BLK 1	AUSTIN, JNO R	1503 TULIP DR	ARLINGTON, TX	76013-5036
MANSFIELD, CITY OF	BLK 1	MANSFIELD HISTORICAL SOCIETY	PO BOX 304	MANSFIELD, TX	76063-0304
MANSFIELD, CITY OF	BLK 1	MCCLENDON, JIMMY R	27 FOREST DR	MANSFIELD, TX	76063-6615
MANSFIELD, CITY OF	BLK 1	SMITH, ROBERT A	126 N MAIN ST	MANSFIELD, TX	76063-1724
MANSFIELD, CITY OF	BLK 1	AUSTIN, JNO R	1503 TULIP DR	ARLINGTON, TX	76013-5036
MANSFIELD, CITY OF	BLK 1	WELCH, BRIAN C	916 FAIRWAY VIEW DR	MANSFIELD, TX	76063-3469
MANSFIELD, CITY OF	BLK 1	MANSFIELD CHAMBER OF COMMERCE	114 N MAIN ST	MANSFIELD, TX	76063-1724
MANSFIELD, CITY OF	BLK 12	C & C BUINESSS PROPERTIES	5880 NEWT PATTERSON RD	MANSFIELD, TX	76063-6152
MANSFIELD, CITY OF	BLK 12	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MANSFIELD, CITY OF	BLK 12	KING, WESLEY C	PO BOX 1462	MANSFIELD, TX	76063-1462

Property Owner Notification for ZC# 16-020

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 12	KING, CORDELL EST	305 W OAK ST APT A	MANSFIELD, TX	76063-1646
MANSFIELD, CITY OF	BLK 12	ERNST REALTY INVESTMENT LLC	7 GLEN ABBEY CT	MANSFIELD, TX	76063-3851
MANSFIELD, CITY OF	BLK 12	SHAFFER, ANNA Y	107 E BROAD ST	MANSFIELD, TX	76063-1774
MANSFIELD, CITY OF	BLK 12	TURRUBIARTES, PRISCILIANO	7023 STETTER DR	ARLINGTON, TX	76001-6201
MANSFIELD, CITY OF	BLK 12	SHAFFER, ANNA Y	107 E BROAD ST	MANSFIELD, TX	76063-1774
MANSFIELD, CITY OF	BLK 12	C & C BUINESSS PROPERTIES	5880 NEWT PATTERSON RD	MANSFIELD, TX	76063-6152
MANSFIELD, CITY OF	BLK 12	ERNST REALTY INVESTMENT LLC	7 GLEN ABBEY CT	MANSFIELD, TX	76063-3851
MANSFIELD, CITY OF	BLK 12	KING, WESLEY C	PO BOX 1462	MANSFIELD, TX	76063-1462
MANSFIELD, CITY OF	BLK 12	KING, CORDELL EST	305 W OAK ST APT A	MANSFIELD, TX	76063-1646
MANSFIELD, CITY OF	BLK 2	RAMIREZ, MAURO Y	812 DORAL DR	MANSFIELD, TX	76063-2600
MANSFIELD, CITY OF	BLK 2	PATTERSON, JOHN	790 NEWT PATTERSON RD	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 2	119 N MAIN ST LLC	128 N MAIN ST	MANSFIELD, TX	76063-1724
MANSFIELD, CITY OF	BLK 2	ARB FAMILY L P	14 RED BLUFF CT	MANSFIELD, TX	76063-7704
MANSFIELD, CITY OF	BLK 2	DORSEY, TROY G	115 N MAIN ST	MANSFIELD, TX	76063-1723
MANSFIELD, CITY OF	BLK 2	PPNCHO LLC	2900 SERENITY CT	ARLINGTON, TX	76016
MANSFIELD, CITY OF	BLK 2	PATTERSON, JOHN E	790 NEWT PATTERSON RD	MANSFIELD, TX	76063-6326
MANSFIELD, CITY OF	BLK 2	MORALES, CHARLES	5880 NEWT PATTERSON RD	MANSFIELD, TX	76063-6152
MANSFIELD, CITY OF	BLK 2	107 N MAIN ST LLC	128 N MAIN ST	MANSFIELD, TX	76063-1724
MANSFIELD, CITY OF	BLK 2	MARTIN, JOE R	PO BOX 91588	ARLINGTON, TX	76015-0088

Property Owner Notification for ZC# 16-020

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 2	ERNST REALTY INVESTMENTS LLC	101 N MAIN ST STE 101	MANSFIELD, TX	76063-7712
MANSFIELD, CITY OF	BLK 2	PATTERSON, JOHN E	790 NEWT PATTERSON RD	MANSFIELD, TX	76063-6326
MANSFIELD, CITY OF	BLK 2	RAMIREZ, MAURO Y	812 DORAL DR	MANSFIELD, TX	76063-2600
MANSFIELD, CITY OF	BLK 2	ARB FAMILY L P	14 RED BLUFF CT	MANSFIELD, TX	76063-7704
MANSFIELD, CITY OF	BLK 2	DORSEY, TROY G	115 N MAIN ST	MANSFIELD, TX	76063-1723
MANSFIELD, CITY OF	BLK 64	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805

Summary of City Council Actions

October 24, 2016

Public Hearing Continuation and Second Reading on an Ordinance approving a Specific Use Permit for Eating Place with Drive-Through Service on approximately 1.1 acres, generally located at the southwest corner of E. Broad Street and N. Holland Road; Muy Hamburger, LLC. (ZC#16-011)

Approved 4 – 3 (Cook Burgess and Newsom)

Consideration of a Request to Withdraw the application for zoning change from PR to SF-7.5/18, SF-9.6/20 and SF-12/22 on approximately 187.85 acres generally located west of Gertie Barrett Road and the end of Cancun Drive, North of Country Meadow Drive and Chimney Hill Circle; Alluvium Development (ZC#16-001)

No action

Reconsideration of Public Hearing Continuation and Second Reading on an Ordinance approving a request to amend The Reserve Planned Development District by extending the South Pointe Expansion Subdistrict of The Reserve PD to include approximately 61.7 acres generally located between S. Matlock Road and SH 360 and south of Harmon Road; Jabez Development LP (ZC#16-010)

November 14, 2016