

AGENDA

PLANNING AND ZONING COMMISSION
CITY OF MANSFIELD, TEXAS
CITY HALL MULTI PURPOSE ROOM
MONDAY, MARCH 5, 2018, 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 yellow “Appearance Card” located at the entry to the Chambers and present it to the Planning Secretary.

4. PUBLIC HEARINGS:

- A. ZC#18-003: Public hearing for a zoning change from SF-7.5/12 to PD, Planned Development District for single family residential uses by Felix Wong on approximately 0.61 acres located at 211 W. Dallas Street.

5. COMMISSION ANNOUNCEMENTS

6. STAFF ANNOUNCEMENTS

7. ADJOURNMENT OF MEETING

8. NEXT MEETING DATE: March 19, 2018

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, March 1, 2018**, 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 March 5, 2018*

ZC#18-003: SF-7.5/12 to PD for Single Family Uses
3 lots

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

February 20, 2018

Chairman Wilshire called the meeting to order at 6:40 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
Larry Hudson	Commissioner
Kent Knight	Commissioner
Mel Neuman	Commissioner
Gary Mills	Commissioner
Robert Klenzendorf	Commissioner

Absent:

None

Staff:

Lisa Sudbury	Interim Director of Planning
Andrew Bogda	Planner
Delia Jones	P&Z Secretary
Clay Cawood	Fire Marshal

Call to Order

Chairman Wilshire called the meeting to order at 6:40 p.m.

Minutes

Chairman Wilshire called for approval of the January 16, 2018, minutes. Commissioner Knight made a motion to approve the minutes. Vice-Chairman Smithee seconded the motion, which carried by the following vote:

Ayes: 6 - Wilshire, Smithee, Hudson, Knight, Neuman and Klenzendorf

Nays: 0

Abstain: 1 – Mills

Citizen Comments

None

ZC#18-002: Public hearing for a change of zoning from C-2, Community Business District to PD, Planned Development District for C-2 uses on approximately 1,252 acres located at 2000 FM 157

Christopher Tran, representing the applicant, made a brief overview of the request, power point presentation and was available for questions.

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

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

After discussion, Commissioner Hudson made a motion to approve with the condition that the applicant repair the parking lot with concrete within six months. Commissioner Neuman seconded the motion, which carried by the following vote:

Ayes: 7 – Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Klenzendorf

Nays: 0

Abstain: 0

Other agenda items

SD#17-055: Preliminary Plat of Riverwalk

Andrea Taylor, representing the applicant, gave a brief overview of the request and was available for questions.

After discussion, Commissioner Knight made a motion to approve with the requested variance as the block will have access from South Main Street and connections to Fox Glen Village and the future M3 Ranch. Commissioner Hudson seconded the motion which carried by the following vote:

Ayes: 7 – Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Klenzendorf
Nays: 0
Abstain: 0

Commissioner Announcements

Vice-Chairman Smithee and Commissioner Klenzendorf stated that they will not be able to attend the March 5, 2018, meeting.

Staff Announcements

None

Adjournment

Vice-Chairman Smithee made a motion to adjourn the meeting. Commissioner Hudson seconded the motion which carried by the following vote:

Ayes: 7 – Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Klenzendorf
Nays: 0
Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 7:10 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: March 5, 2018

Subject: ZC#18-003: Public hearing for a zoning change from SF-7.5/12 to PD, Planned Development District for single family residential uses by Felix Wong on approximately 0.61 acres located at 211 W. Dallas Street.

GENERAL INFORMATION

Applicant:

Becky Fountain, Property Owner
Mansfield Custom Homes, Developer
Felix Wong, Applicant

Size:

0.61 acres

Proposed Use:

Single-family residential

Existing Land Use:

Single-family residential

Surrounding Land Use &
Zoning:

North - Single-family residential; 2F
South - Single-family residential; SF-7.5/12
East - Single-family residential; SF-7.5/12
West - Single-family residential; SF-7.5/12

Thoroughfare Plan Specification:

West Dallas Street – Local Collector, 2-lane
undivided

COMMENTS AND CONSIDERATIONS

The applicant is seeking to rezone the property from SF-7.5/12 to PD to accommodate two additional single-family houses on the property. The applicant is requesting the following deviations from the base zoning of SF-7.5/18 for the new homes:

- Reduce the 65' minimum lot width to 45' (Section 4500.B).
- Reduce the minimum side yard setback of 5' & 10' to 5' for both sides of the property (Section 4500.B).

The existing house will remain on the property. The applicant is requesting the following deviations from the base zoning of SF-7.5/18 to prevent the existing house from becoming a non-conforming structure:

- Reduce the minimum 25' front yard setback to 20'. (Section 4500.B).
- Reduce the minimum 25' exterior side yard setback to 20'. (Section 4500.B)
- Reduce the minimum 110' lot depth to 90'. (Section 4500.B).
- Reduce the minimum floor area from 1800 sf to 1500 sf (Section 4500.B)
- Allow the existing gravel driveway to remain in place of the required concrete off-street parking. (7200.B.13).

The existing accessory buildings will be relocated and will remain on the lot with the existing house as shown on the development plan (Exhibit B).

The applicant has detailed architectural standards and landscaping standards (Exhibit C) that will be applicable to the 2 new homes, which will vary from each other in terms of color and architectural features. The 80% masonry regulations do not apply to this subdivision. The applicant is proposing to use wood or cementitious fiber materials to create a similar look to the surrounding houses and design elements like front porches that are intended to make the new homes compatible with the existing residential structures in Historic Mansfield.

Staff recommends approval.

Attachments:

Maps and Supporting Information
Exhibits A - D

Property Owner Notification for ZC#18-003

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 31	DICKEY, TIMOTHY	304 S 2 ND AVE	MANSFIELD, TX	76063-1911
MANSFIELD, CITY OF	BLK 31	HARRIS COOK PROPERTIES	709 E ABRAMS ST	ARLINGTON, TX	76010-1207
HANKS, THOMAS J SURVEY	A 644	RAY, ROBERT D	1831 E BROAD ST	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	RAY, ROBERT D	1831 E BROAD ST	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	RAY, ROBERT D	1831 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 26	MUSSER, CHARLOTTE E	302 S 1ST AVE	MANSFIELD, TX	76063-1905
MANSFIELD, CITY OF	BLK 26	HERRERA, ADAN	305 S 2ND AVE	MANSFIELD, TX	76063-1910
MANSFIELD, CITY OF	BLK 26	OWENS, JAMES C	24 LAKEVIEW TERR	WEATHERFORD, TX	76087-7748
MANSFIELD, CITY OF	BLK 26	RAMIREZ, BENITO	210 W DALLAS ST	MANSFIELD, TX	76063-1942
MANSFIELD, CITY OF	BLK 26	COBLE, PAUL S	4790 FIREWOOD DR	BURLESON, TX	76028-3642
MANSFIELD, CITY OF	BLK 26	OWENS, JAMES C	24 LAKEVIEW TERR	WEATHERFORD, TX	76087-7748
MANSFIELD, CITY OF	BLK 31	DONJUAN, CELESTINO	304 W DALLAS ST	MANSFIELD, TX	76063-1979
MANSFIELD, CITY OF	BLK 31	JOHNSON, CHRISTOPHER	11713 COUNTY ROAD 528	MANSFIELD, TX	76063-7050
MANSFIELD, CITY OF	BLK 46	SMITH, DAVID	1093 N BEDFORD	KAYSVILLE, UT	84037
MANSFIELD, CITY OF	BLK 46	HERNANDEZ, ALBERTO	8019 MCMURTRY DR	ARLINGTON, TX	76002-4487
MANSFIELD, CITY OF	BLK 46	CHRYSLIS D REAL ESTATE INVEST	1342 MEADOW GREEN	DUNCANVILLE, TX	75137
MANSFIELD, CITY OF	BLK 46	RAMIREZ, BENITO	210 W DALLAS ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 46	ANDERSON, J B	408 S 2ND AVE	MANSFIELD, TX	76063-1913
MANSFIELD, CITY OF	BLK 47	FOUNTAIN, BECKY LOUISE	211 W DALLAS ST	MANSFIELD, TX	76063-1941

Property Owner Notification for ZC#18-003

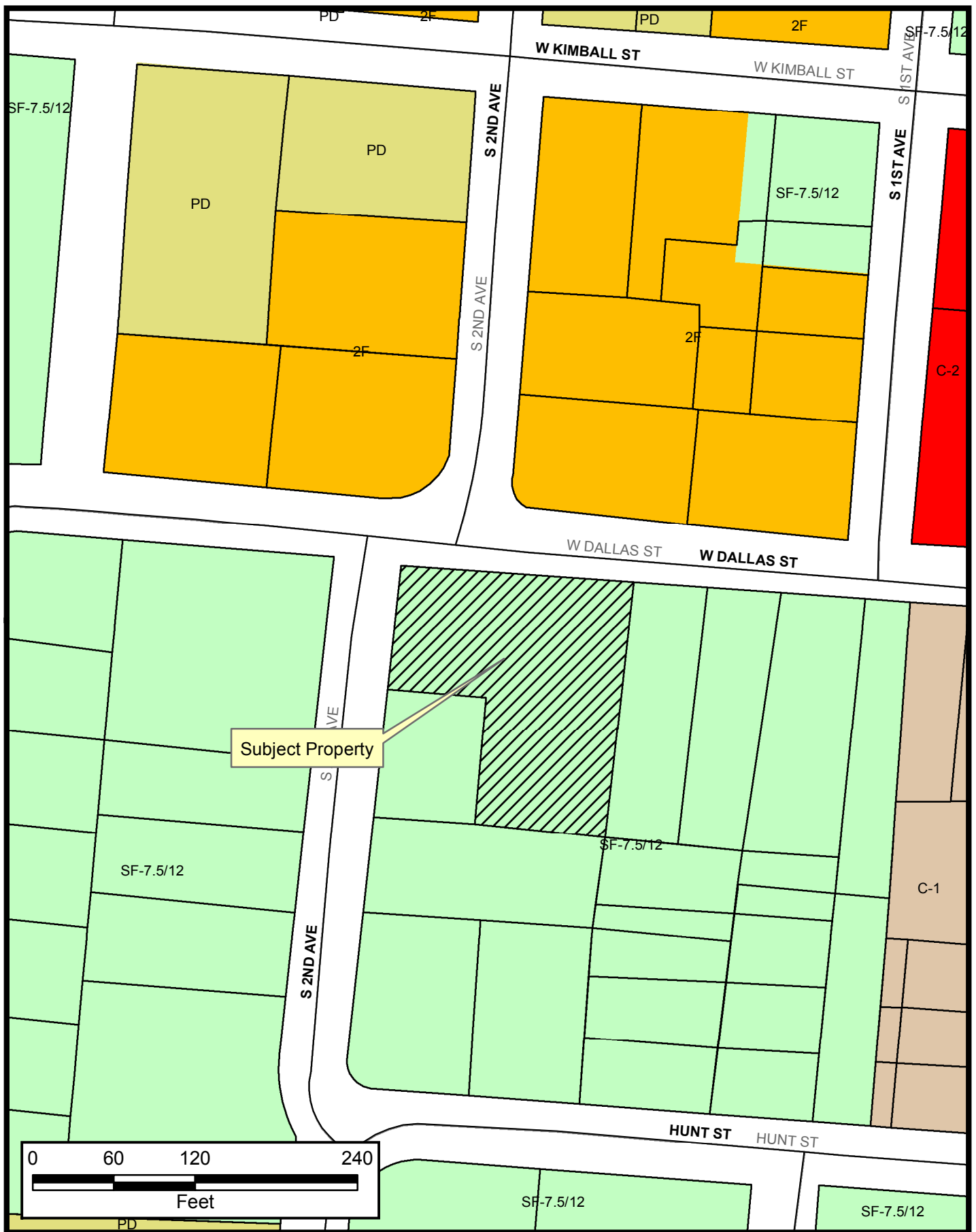
LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 47	GONZALEZ, JUAN G	201 W DALLAS ST	MANSFIELD, TX	76063-1941
MANSFIELD, CITY OF	BLK 47	WILES, TIMOTHY K	104 S 2ND AVE	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 47	TORRES, ROSARIO	403 S 2ND AVE	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 47	PINA, SERGIO	208 HUNT ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 47	CARDENAS, MARIA ISELA MENDOZA	2021 N COMMERCE ST	FORT WORTH, TX	76164
MANSFIELD, CITY OF	BLK 47	ALDANA, IRENE A EST	204 HUNT ST	MANSFIELD, TX	76063-1951
MANSFIELD, CITY OF	BLK 47	ALDANA, IRENE A EST	204 HUNT ST	MANSFIELD, TX	76063-1951
MANSFIELD, CITY OF	BLK 47	GONZALEZ, JUAN G	201 W DALLAS ST	MANSFIELD, TX	76063-1941
MANSFIELD, CITY OF	BLK 47	GONZALEZ, JUAN G	201 W DALLAS ST	MANSFIELD, TX	76063-1941
MANSFIELD, CITY OF	BLK 47	GONZALEZ, JUAN G	201 W DALLAS ST	MANSFIELD, TX	76063-1941
MANSFIELD, CITY OF	BLK 47	ALDANA, IRENE A EST	204 HUNT ST	MANSFIELD, TX	76063-1951
MANSFIELD, CITY OF	BLK 48	SHELTON, KATHERINE LOUISE	3201 COUNTY ROAD 607	ALVARADO, TX	76009-6582
MANSFIELD, CITY OF	BLK 48	SHELTON, KATHERINE LOUISE	3201 COUNTY ROAD 607	ALVARADO, TX	76009-6582
MANSFIELD, CITY OF	BLK 48	SHELTON, KATHERINE LOUISE	3201 COUNTY ROAD 607	ALVARADO, TX	76009-6582
MANSFIELD, CITY OF	BLK 48	SHELTON, KATHERINE LOUISE	3201 COUNTY ROAD 607	ALVARADO, TX	76009-6582
MANSFIELD, CITY OF	BLK 48	SHELTON, KATHERINE LOUISE	3201 COUNTY ROAD 607	ALVARADO, TX	76009-6582



ZC#18-003

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.

2/20/2018



Great Southwestern Land Surveyors, LLC

1305 Brook Arbor Drive • Mansfield • Texas • 76063 • 817-822-3591

Firm Registration No. 10163400



Notes:

1. Unless otherwise shown hereon, bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone, and are based on the North American Datum of 1983, the combined surface to grid factor is 0.999822194, and the angle of convergence is 00°44'20".

2. Distances shown hereon are Surface distances. Multiply the surface distance by the combined grid factor to derive the grid distance.

3. This survey has been made without benefit of title commitment letter information and the information that would normally be contained therein.

4. Detached metal carport, flagpoles, and horseshoe pits are not shown hereon.

PLAT SHOWING Lot 14-A, Block 47 Mansfield Addition to the City of Mansfield

Tarrant County
Texas

according to the plat filed of record in Volume
388-176, Page 54, Plat Records of Tarrant
County, Texas

I hereby affirm that this plat represents a survey made on the ground on January 30, 2018, and that it substantially conforms to the Professional and Technical Standards of the Texas Board of Professional Land Surveying.

W. Michael Evans

Registered Professional Land Surveyor No. 4715

LEGEND:

CIRS = Capped Iron Rod Set
IRF = Iron Rod Found
WB = Water Meter
T = Telephone Riser
G = Guy
NAD = North American Datum
TXNC = Texas North Central Zone
P = Power Pole
OE = Overhead Electric Line
(XXX) = Record Data
SPC = State Plane Coordinates

EXHIBIT A OF ZC#18-003

FIELD NOTES
0.613 Acres of land
Lot 14-A, Block 47
A revision of Lot 14, Block 47
Mansfield Addition
City of Mansfield
Tarrant County
Texas

All that certain lot, tract, or parcel of land lying and being situated in the City of Mansfield, Tarrant County, Texas and being Lot 14-A, Block 47, a revision of Lot 14, Block 47, Mansfield Addition according to the plat filed of record in Volume 388-176, Page 54, Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron found in the south line of West Dallas Street (N: 6,889,578.11 feet; E: 2,386,265.39 feet), the northeast corner of said Lot 14-A, and being the northwest corner of that certain tract conveyed to Juan G. Gonzalez according to the deed filed of record in Volume 12864, Page 171, Official Public Records of Tarrant County, Texas, for the northeast corner of this tract;

THENCE S 08°12'15" W, along the east line of said Lot 14-A and along or near the west line of said Gonzalez tract, a distance of 185.04 feet to a 1/2" iron rod found in or near the west line of said Gonzalez tract, the southeast corner of said Lot 14-A, the northeast corner of that certain tract of land conveyed to Rosario Torres according to the deed filed of record as County Clerk Instrument #D216202434, Official Public Records of Tarrant County, Texas, for the southeast corner of this tract;

THENCE N 85°29'38" W, along the north line of said Torres tract and along the most southerly south line of said Lot 14-A, and along or near a chain link fence, a distance of 104.20 feet to a 1/2" iron rod with a yellow plastic cap marked "GSW Surveyors" set, the southeast corner of Lot 14-B of said Mansfield Addition, and the most southerly southwest corner of said Lot 14-A, for the most southerly southwest corner of this tract;

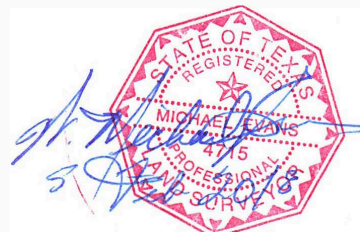
THENCE N 08°12'15" E, along the most southerly west line of said Lot 14-A and along the east line of said Lot 14-B, a distance of 93.02 feet to a 1/2" iron rod with a yellow plastic cap marked "GSW Surveyors" set, the northeast corner of said Lot 14-B, and the inside corner of said Lot 14-A, for the inside corner of this tract;

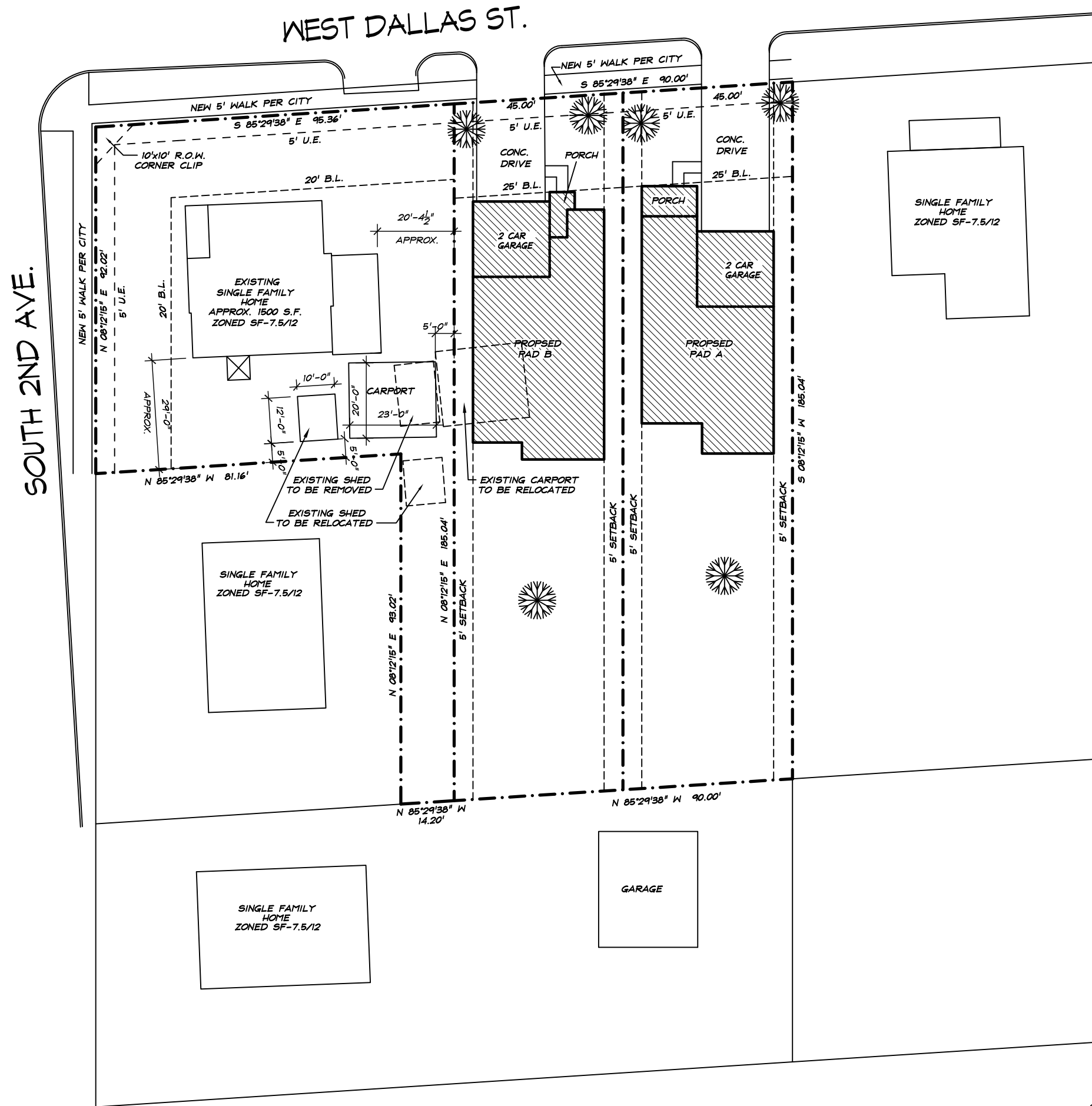
THENCE N 85°29'38" W, along the north line of said Lot 14-B, and along the most northerly south line of said Lot 14-A, a distance of 81.16 feet to a 1/2" iron rod with a yellow plastic cap marked "GSW Surveyors" set in the east line of South Second Avenue, said point being the northwest corner of said Lot 14-B and the most northerly southwest corner of said Lot 14-A for the most northerly southwest corner of this tract;

THENCE N 08°12'15" E, along the most northerly west line of said Lot 14-A and along the east line of said South Second Avenue a distance of 92.02 feet to a 1/2" iron rod found at the intersection of the east line of South Second Avenue and the south line of West Dallas Street, said point being the northwest corner of said Lot 14-A, for the northwest corner of this tract;

THENCE S 85°29'38" E, along the south line of West Dallas Street and along the north line of said Lot 14-A, a distance of 185.36 feet to the PLACE OF BEGINNING, and containing 0.613 acres (26,702 square feet) of land, more or less.

All bearings and coordinates described herein are referenced to the Texas Coordinate System of 1983, Texas North Central Zone, based upon the North American Datum of 1983, CORS 2011 Adjustment [Epoch: 2010.0000]. The combined grid factor for surface to grid conversion is 0.999822194, and the angle of convergence is 00°44'20".

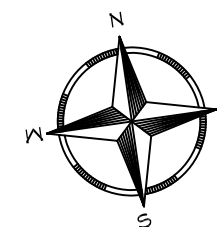




VICINITY MAP



PROPOSED CONCEPT ELEVATIONS



DEVELOPER:
MANSFIELD CUSTOM HOMES
PO BOX 1927
MANSFIELD, TX 76063
PH. (882) 552-4374
stoneyshort@posseconstruction.net

OWNER:
BECKY FOUNTAIN
211 W. DALLAS ST.
MANSFIELD, TX 76063
PH. (817) 253-3698
beckyfountain@att.net



180285

211 W.
DALLAS ST.

ZC#18-003

211 W. DALLAS ST.
LOT 14 A BLOCK 47
MANSFIELD ADDITION
MANSFIELD, TX
TARRANT COUNTY

DATE: 1-31-18
2-6-18
2-21-18
2-27-18

SHEET Title:

DEVELOPEMENT PLAN
EXHIBIT B
SCALE = 1:30



219 N. WALNUT CREEK DR. MANSFIELD TEXAS 76063
817.471.1324 METRO 817.471.3853 FAX
ARCHITECTS

© COPYRIGHT 2010 NO. 10 DESIGN GROUP

SHEET No.:

1 OF 1

PLANNED DEVELOPMENT REGULATIONS

Land Use - Single family detached houses and permitted residential accessory buildings or uses

Area and Height Regulations for Pads A & B

- Minimum Lot Width - 45 ft
- Minimum Lot Depth - 110 ft
- Minimum Front Setback - 25 ft
- Minimum Rear Setback - 15 ft
- Minimum Side Setback - 5 ft
- Minimum Floor Area - 1,800 sf
- Minimum Off-Street Parking - 2 spaces per house
- Maximum Height - 35'
- Maximum Lot Coverage - 45%

Landscaping and Screening for Pads A & B

- Three trees per lot with a minimum caliper size of 3.5 inches and at least two of the trees between the lot line and front building elevation.
- At least 50% of the foundation facing the streets must be planted with shrubs or flower beds.
- Lawns and landscaping must be irrigated with an irrigation system.

Architectural Standards for Pads A and B

- Front building elevation must include a porch with minimum dimensions of 7 ft depth, 70 sf area and 6" x 6" columns
- Windows seen from the street are required to be wood, look like wood, or be wood with vinyl or aluminum cladding
- Roof shingles must be three dimensional architectural shingles.
- Minimum roof pitch must be 8:12.
- Facade cladding must be at least 70% wood or cementitious fiber materials
- Any chimney on the exterior wall must be 100% brick or stone
- Craftsman style details like exposed rafter tails and corbels are encouraged
- Exterior elevation of the houses must vary from each another in terms of color, architectural features, roof form, and combination of cladding materials.

Area and Height Regulations for Existing Lot

Minimum Lot Width - 65 ft
Minimum Lot Depth - 90 ft
Minimum Front Setback - 20 ft
Minimum Rear Setback - 15 ft
Minimum Side Setback, Interior - 5 ft
Minimum Side Setback, exterior - 20 ft
Minimum Floor Area - 1,500 sf
Minimum Off-Street Parking - 2 spaces per house
Maximum Height - 35'
Maximum Lot Coverage - 45%

Accessory Buildings or Uses

- Accessory buildings and uses on Pads A and B shall comply with the regulations in Section 7800B.5
- Accessory buildings and uses on the existing lot shall comply with the regulations in Section 7800B.5, except that the allowable square footage and setback shall be as shown in the Development Plan

Compliance with PD Regulations

The proposed development will be in complete accordance with the provisions of the approved Planned Development District and that all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

EXHIBIT D for ZC#18-003

DEVIATIONS FROM BASED ZONING DISTRICT

Subject Property: 211 W Dallas St, Lot 14A, Block 47, Mansfield Addition

Proposed Use: Single family detached houses and permitted residential accessory buildings or uses

Base Zoning District: SF-7.5/18

Deviations from Base Zoning District on Pads A & B

Section	Requirement	Provided
4500B	Min. Lot Width 65 ft	45 ft
4500B	Min. Side Yard 5 & 10 ft	5 ft

Deviations from Base Zoning District on Existing Lot

Section	Requirement	Provided
4500B	Min. Front Yard 25 ft	20 ft
4500B	Min. Side Yard 25 ft	20 ft
4500B	Min. Lot Depth 110 ft	90 ft
4500B	Min. Floor Area 1,800 sf	1,500 sf
7200B.13	Facilities used for parking and vehicular access shall have a pavement constructed of concrete	Existing parking area and driveway have a gravel surface

Summary of City Council Actions

February 26, 2018

Third and Final Reading on an Ordinance approving a zoning change from PR, Pre-Development to PD, Planned Development for Single-Family Residential use on approximately 15.598 acres, generally located east of Newt Patterson Road and south of Sabine Trail, Peycos Court and Columbia Court; Bloomfield Homes (ZC#16-022)

Approved 6 – 1 (Moore)

Consideration of a request to extend the use of Family Viewings and Visitation for the deceased on property located at 404 E. Broad Street for a period of twelve (12) months; Jonathan Mitchell, Prestige Mortuary, LLC (ZC#02-008A)

Approved 5 – 2 (Hoffman and Newsom)