

AGENDA

PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS MONDAY, JANUARY 7, 2019, 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. SD#18-043: Public hearing on a replat to create Lots 18R1 and 18R2, Block 5, Hillcrest Addition, Section 3
- B. ZC#18-033: Public hearing for a change of zoning from C-2, Community Business District to PD, Planned Development District for single-family residential uses on approximately 0.393 acres, generally located at the southeast corner of the intersection of North Street and Van Worth Street, on property addressed at 111 Van Worth Street

5. COMMISSION ANNOUNCEMENTS

6. STAFF ANNOUNCEMENTS

7. ADJOURNMENT OF MEETING

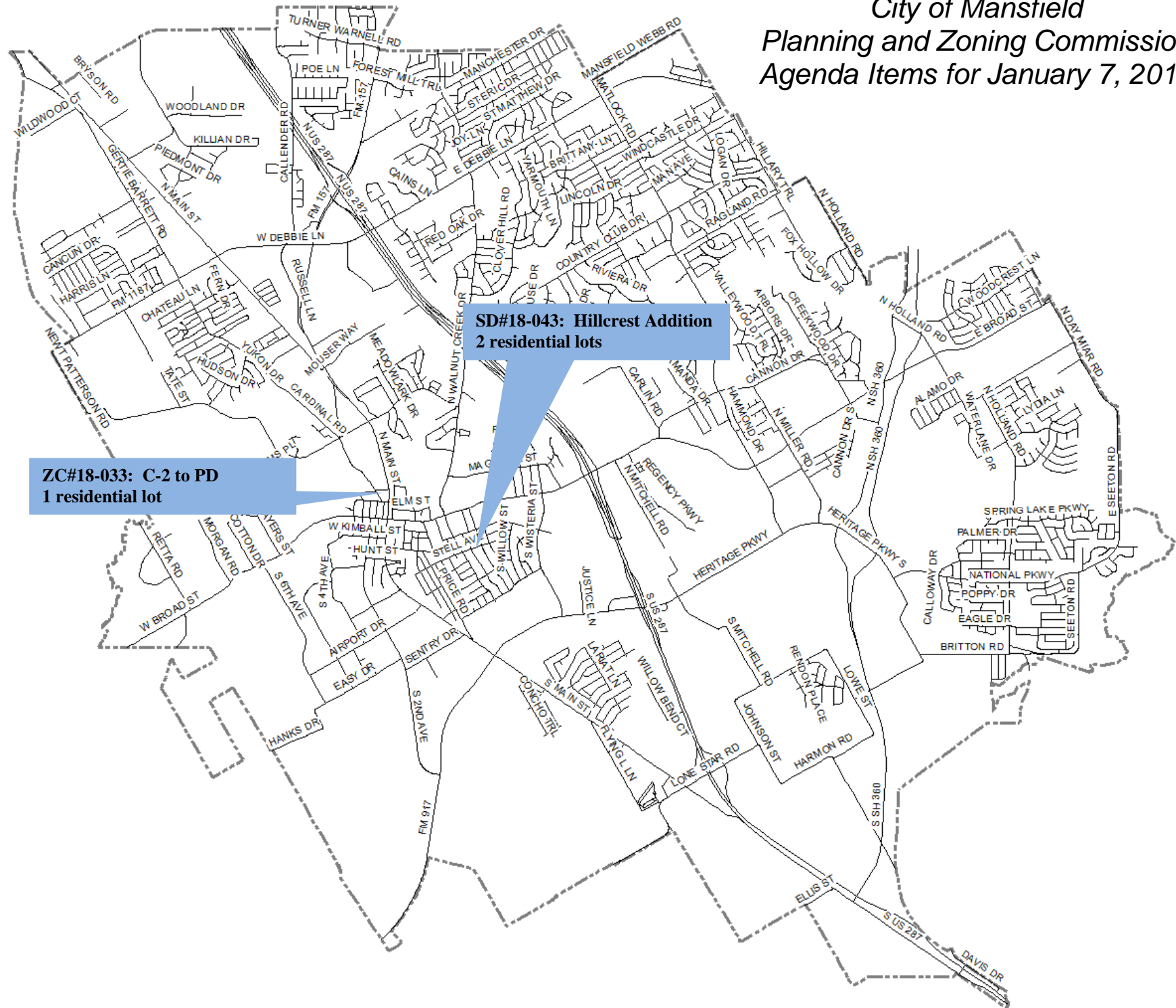
8. NEXT MEETING DATE: Tuesday, January 22, 2018

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, January 3, 2019**, 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 January 7, 2019



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

December 17, 2018

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

Present:

Wayne Wilshire	Chairman
Cory Smithee	Vice-Chairman
Kent Knight	Commissioner
Mel Neuman	Commissioner
Tamera Bounds	Commissioner

Absent:

Robert Klenzendorf	Commissioner
Andrew Papp	Commissioner

Staff:

Lisa Sudbury	Interim Director of Planning
Art Wright	Planner
Shirley Emerson	Planner
Andrew Bogda	Planner
Delia Jones	Planning & Zoning Secretary
Clay Cawood	Fire Marshal
Joe Smolinski	Deputy City Manager

Call to Order

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

Minutes

Chairman Wilshire called for approval of the December 3, 2018, minutes. Commissioner Knight made a motion to approve the minutes. Vice-Chairman Smithee seconded the motion, which carried by the following vote:

Ayes: 5 - Wilshire, Smithee, Neuman, Knight and Bounds
Nays: 0
Abstain: 0

Citizen Comments

None

SD#18-038: Public Hearing on a replat to create Lots 12R-1 and 12R-2, Block 1, Broad Park

Terry Cunningham, representing the applicant, gave an overview of the request 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 Neuman made a motion to approve the replat. Commissioner Knight seconded the motion which carried by the following vote:

Ayes: 5 - Wilshire, Smithee, Neuman, Knight and Bounds
Nays: 0
Abstain: 0

Presentation on the draft Subdivision Ordinance

Mr. Wright stated that the original Subdivision Control Ordinance was adopted in 1968 and over the years has been amended many times. He added that Articles 1 through 4 were adopted in 2006, and amended in 2015 and Staff is currently working on Articles 5 through 7 to complete the ordinance. The draft ordinance is still under review by Staff and the City Attorney and is subject to change; however, Staff will keep the Commission informed throughout the process. A deadline for comments from the Commissioners on the ordinance was set for January 22, 2019.

Commissioner Announcements

Commissioner Bounds inquired about the possibility of Commissioner training classes. Mr. Smolinski stated that he is hopeful training opportunities will be made available soon and he will speak with City Council regarding the classes. Commissioner Neuman stated that he has attended many training classes and he feels that Staff could do the presenting at City Hall rather than traveling to other cities for a class. Vice-Chairman Smithee stated that he found the most beneficial class was with Staff and the City Attorney.

Staff Announcements

Mr. Wright distributed information regarding tabling an item that was brought up by Commissioners at the last meeting. He stated that if a case is tabled, it must be the next meeting date or a date certain, and information must be obtained from the applicant in order for Commissioners to make a more informed decision.

Adjournment

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

Ayes: 5 – Wilshire, Smithee, Neuman, Knight and Bounds

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 7:08 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: January 7, 2019

Subject: SD#18-043: Public hearing on a replat to create Lots 18R1 and 18R2, Block 5,
Hillcrest Addition, Section 3

GENERAL INFORMATION

Applicant:	City of Mansfield, owner Brittain & Crawford, engineer
Existing Zoning:	PD
Proposed Use:	Residential
Total Number of Lots:	2
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes
Location:	801 Stell Avenue

COMMENTS & CONSIDERATIONS

The purpose of the replat is to subdivide the existing Lot 18 into 2 single-family residential lots. This will create two buildable lots that are currently vacant.

Staff recommends approval.

Attachments:

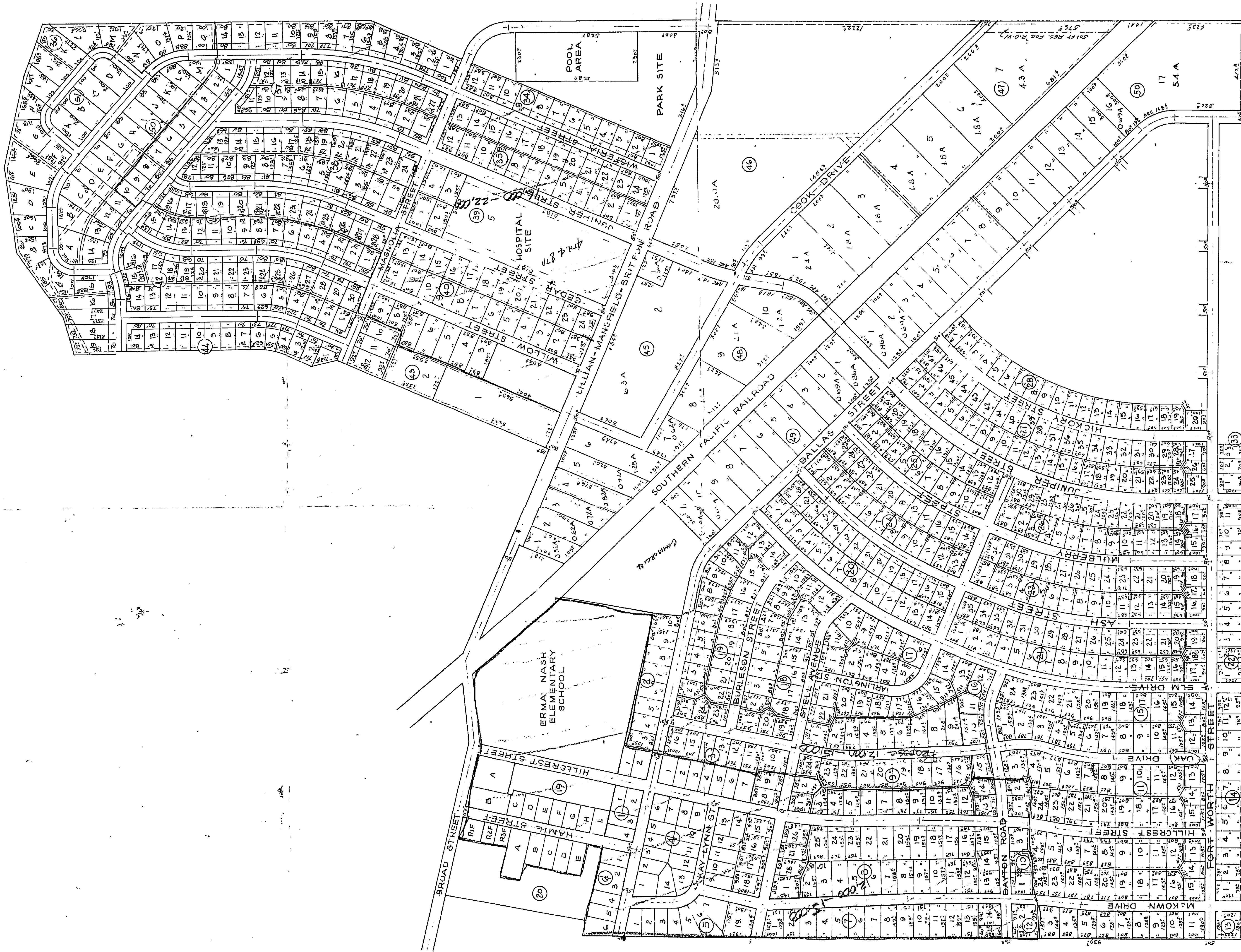
Property Owner Notification List
Previously Approved Plat

Property Owner Notification for SD#18-043

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HILLCREST ADDITION - MANSFIELD	BLK 4	HERNANDEZ, JULIA	805 KAY LYNN	MANSFIELD, TX	76063
HILLCREST ADDITION - MANSFIELD	BLK 4	ESQUIVEL, JOSE S	803 KAY LYNN ST	MANSFIELD, TX	76063-2003
HILLCREST ADDITION - MANSFIELD	BLK 4	HALL, JOE	1050 MCCAMPBELL RD	MANSFIELD, TX	76063
HILLCREST ADDITION - MANSFIELD	BLK 5	HOWARD, JAMES	823 KINGSTON DR	MANSFIELD, TX	76063
HILLCREST ADDITION - MANSFIELD	BLK 5	HALL, JOSEPH B	19 RED BLUFF CT	MANSFIELD, TX	76063-7704
HILLCREST ADDITION - MANSFIELD	BLK 5	BARNFIELD, KATHLEEN	804 KAY LYNN ST	MANSFIELD, TX	76063-2004
HILLCREST ADDITION - MANSFIELD	BLK 5	ESQUIVEL, JOSE R	312 HILLCREST ST	MANSFIELD, TX	76063-2010
HILLCREST ADDITION - MANSFIELD	BLK 5	HALL, JOE	1050 MCCAMPBELL RD	MANSFIELD, TX	76063-5305
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	CLEAVER, VIRGIL	474 HCR 1250	WHITNEY, TX	76692
HILLCREST ADDITION - MANSFIELD	BLK 5	CAMACHO, JOSE	805 STELL AVE	MANSFIELD, TX	76063-2025
HILLCREST ADDITION - MANSFIELD	BLK 5	RAFAH REAL ESTATE LLC SERIES	PO BOX 181811	ARLINGTON, TX	76096
HILLCREST ADDITION - MANSFIELD	BLK 5	MANSFIELD CITY	1200 E BROAD ST	MANSFIELD, TX	76063
HILLCREST ADDITION - MANSFIELD	BLK 5	ALTAR HOLDINGS LLC	709 E ABRAM ST	ARLINGTON, TX	76010
HILLCREST ADDITION - MANSFIELD	BLK 5	PAULSON, RYAN	751 STELL AVE	MANSFIELD, TX	76063
HILLCREST ADDITION- MANSFIELD	BLK 5	CURRENT OWNER	751 STELL AVE	MANSFIELD, TX	76063
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

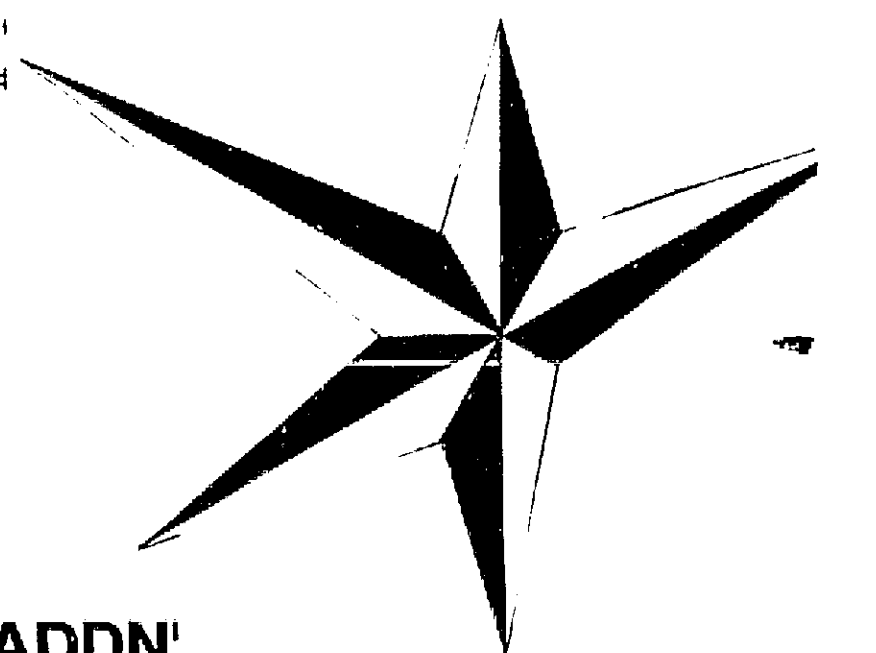
Property Owner Notification for SD#18-043

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HILLCREST ADDITION - MANSFIELD	BLK 7	TRAN, HUNG THANH	404 MCKOWN DR	MANSFIELD, TX	76063-2122
HILLCREST ADDITION - MANSFIELD	BLK 8	WEINERT, NICHOLAS	400 HILLCREST ST	MANSFIELD, TX	76063
HILLCREST ADDITION - MANSFIELD	BLK 8	ONVANI HOME LEASING LLC	2810 ST MARK DR	MANSFIELD, TX	76063
HILLCREST ADDITION - MANSFIELD	BLK 8	CLAYTON, PEPPER	401 MCKOWN DR	MANSFIELD, TX	76063
HILLCREST ADDITION - MANSFIELD	BLK 8	LAWSON, RANDEL EARL	405 MCKOWN DR	MANSFIELD, TX	76063-2121
HILLCREST WEST ADDITION	BLK 1	CHELSIBELLA PROPERTIES INC	194 CR 4146	CRANFILLS GAP, TX	76637
HILLCREST WEST ADDITION	BLK 1	CURRENT OWNER	194 CR 4146	CRANFILLS GAP, TX	76637
HILLCREST WEST ADDITION	BLK 14	J E HARRIS CHILDREN'S TR	1643 CHURCH RD	AZLE, TX	76020-1445



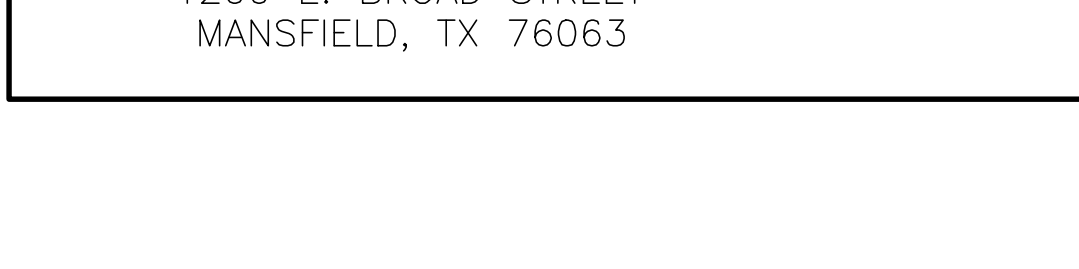
PREVIOUSLY APPROVED PLAT

HILLCREST ADDN'



HILLCREST ADDITION

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



0.292 ACRES SD#18-043
(DANNY) ...Projects\MANSFIELD\HILLCREST REPLAT\LOT 18, BLOCK 5 REPLAT.dwg
SIN FIN #784

PLANNING AND ZONING COMMUNICATION

Agenda: January 7, 2019

Subject: ZC#18-033: Public hearing for a change of zoning from C-2, Community Business District to PD, Planned Development District for single-family residential uses on approximately 0.393 acres, generally located at the southeast corner of the intersection of North Street and Van Worth Street, on property addressed at 111 Van Worth Street

GENERAL INFORMATION

Applicant:	Daryle and Melisa Perez, owners
Size:	0.393 acres
Proposed Use:	Single-family residential
Existing Land Use:	Vacant land
Surrounding Land Use & Zoning:	North - Single-family residential (C-2) South - Single-family residential (C-2) East - Single-family residential (C-2) West - Single-family residential (SF-7.5/12)

COMMENTS AND CONSIDERATIONS

The subject property consists of 0.393 acres of vacant land located at the southeast corner of North Street and Van Worth Street. The property was formerly occupied by a single-family residence. The applicant is requesting a zoning change from C-2, Community Business District to PD Planned Development District for single-family residential uses to accommodate a new house on the property.

Development Plan

The applicant is proposing the following bulk area standards:

Min. Lot Area	7,500 sq. ft. per lot
Min. Floor Area	1,800 sq. ft. per unit
Max. Lot Coverage	50%
Min. Lot Width	65'
Min. Lot Depth	110'
Min. Front Yard	15'
Min. Rear Yard	15'
Min. Interior Side Yard	5'
Min. Exterior Side Yard	20'
Max. Height	35'
Corner Lot Width	10' wider than the min. lot width

The applicant will provide at least 2 garage spaces to meet the parking requirements of Section 7200 of the Zoning Ordinance. In addition, the property will comply with the residential landscaping requirements noted in Section 7300 of the Zoning Ordinance.

Because the lots surrounding this property are still zoned C-2, the applicant is requesting deviations from the Residential Proximity requirements in Section 7400 of the Zoning Ordinance. These regulations require a minimum 40-foot setback from a commercial zoned property, and would be required on the south and east sides of the applicant's property. The surrounding lots are still being used for residential purposes, and this requirement would place an undue hardship on the applicant's property.

Conceptual Elevations

The applicant has provided conceptual building elevations of the type of house that will be constructed on the property. Two example elevations have been provided with craftsman-style features. The house can be either one or two stories.

Lots in the Original Town of Mansfield plat are exempt from the masonry and architectural requirements of Section 4600 of the Zoning Ordinance. The new house may use a combination of building materials to achieve the appearance of the conceptual elevations.

Recommendation

The blocks between North Main Street and North Street were zoned commercial in the 1980s in anticipation that further commercial development would continue west of Main Street. Despite the C-2 zoning, the area has remained predominantly residential. As can be seen on the attached zoning map, one of the properties on this block rezoned back to SF-7.5/16 in 2001. Residential uses are still compatible with this area and the new residence will contribute to the City's downtown revitalization efforts.

Staff recommends approval.

Attachments:

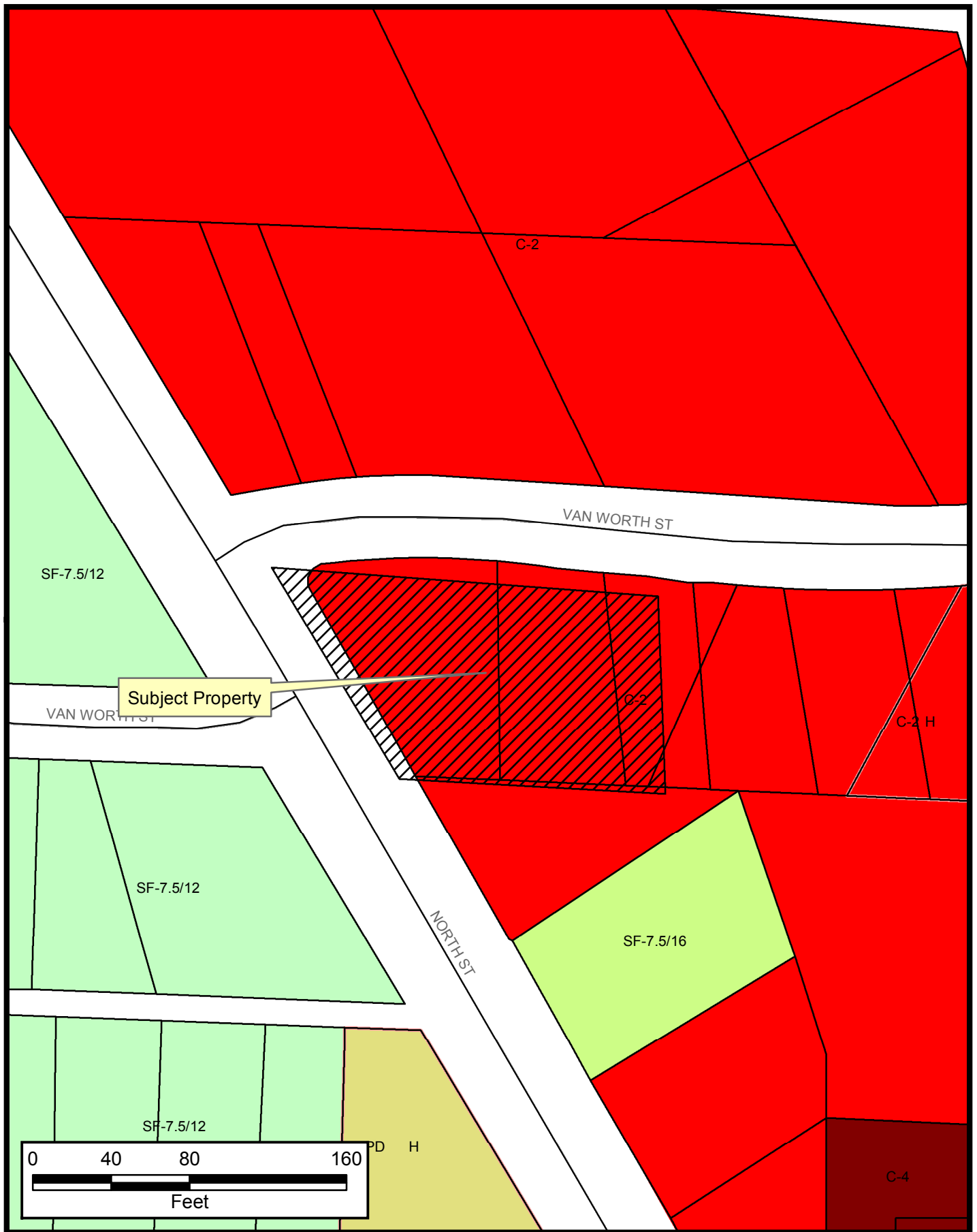
Maps and Supporting Information

Exhibit A – Property Description

Exhibit B – Development Plan



ZC#18-033



ZC#18-033

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.

12/20/2018

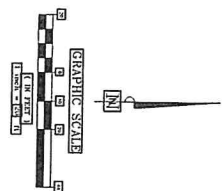
Property Owner Notification for ZC#18-033

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 44	PEREZ, VINDIANA	303 NORTH ST	MANSFIELD, TX	76063-1630
MANSFIELD, CITY OF	BLK 44	LOYA, JOEL	301 VAN WORTH ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 44	BADILLO, JOSE ADAN	205 VAN WORTH ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 44	WILSON, CHARLES	205 NORTH ST	MANSFIELD, TX	76063-1628
MANSFIELD, CITY OF	BLK 44	ESQUIVEL, MARIA	206 W OAK ST	MANSFIELD, TX	76063-1649
MANSFIELD, CITY OF	BLK 44	TREVINO, ROY	204 W OAK ST	MANSFIELD, TX	76063-1649
MANSFIELD, CITY OF	BLK 44	RYDELL, EDNA FAYE	202 W OAK ST	MANSFIELD, TX	76063-1649
MANSFIELD, CITY OF	BLK 44	200 W OAK LLC	128 N MAIN ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 44	BADILLO, JOSE ADAN	205 VAN WORTH ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 45	CAMARILLO, JULIO	110 VAN WORTH ST	MANSFIELD, TX	76063-1653
MANSFIELD, CITY OF	BLK 45	BASSETT, FELICIA FARR	106 VAN WORTH ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 45	RAMOS, ARACELY	112 VAN WORTH ST	MANSFIELD, TX	76063-1653
MANSFIELD, CITY OF	BLK 45	PEREZ, DARYLE	907 LASSO LN	MANSFIELD, TX	76063-8332
MANSFIELD, CITY OF	BLK 45	EXCEL OIL & GAS INC	PO BOX 208	MANSFIELD, TX	76063-0208
MANSFIELD, CITY OF	BLK 45	MIDFIRST BANK	999 NW GRAND BEND STE 110	OKLAHOMA CITY, OK	73118
MANSFIELD, CITY OF	BLK 45	HARTMAN, BEN	500 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 45	WAGNER, PAUL	1901 CALLENDER RD	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 45	MORGAN, DARRELL	204 NORTH ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 45	WALDIE, PATRICIA ANN	202 NORTH ST	MANSFIELD, TX	76063-1629

Property Owner Notification for ZC#18-033

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 45	HUDSON, JAMES RONALD	1233 BROOKFIELD LN	MANSFIELD, TX	76063-2565
MANSFIELD, CITY OF	BLK 45	RAMOS, ARACELY	112 VAN WORTH ST	MANSFIELD, TX	76063-1653
MANSFIELD, CITY OF	BLK 45	CAMARILLO, JULIO	110 VAN WORTH ST	MANSFIELD, TX	76063-1653
MANSFIELD, CITY OF	BLK 45	CAMARILLO, JULIO	110 VAN WORTH ST	MANSFIELD, TX	76063-1653
MANSFIELD, CITY OF	BLK 45	CAMARILLO, JULIO	110 VAN WORTH ST	MANSFIELD, TX	76063-1653
MANSFIELD, CITY OF	BLK 45	PEREZ, DARYLE	907 LASSO LN	MANSFIELD, TX	76063-8332
MANSFIELD, CITY OF	BLK 45	MIDFIRST BANK	999 NW GRAND BEND STE 110	OKLAHOMA CITY, OK	73118
MANSFIELD, CITY OF	BLK 45	ALEGRIA, LUIS H	102 W OAK ST	MANSFIELD, TX	76063-1648
MANSFIELD, CITY OF	BLK 45	PEREZ, DARYLE	907 LASSO LN	MANSFIELD, TX	76063-8332
MANSFIELD, CITY OF	BLK 45	PEREZ, DARYLE	907 LASSO LN	MANSFIELD, TX	76063-8332
MANSFIELD, CITY OF	BLK 45	MIDFIRST BANK	999 NW GRAND BEND STE 110	OKLAHOMA CITY, OK	73118
MANSFIELD, CITY OF	BLK 45	MIDFIRST BANK	999 NW GRAND BEND STE 110	OKLAHOMA CITY, OK	73118
MANSFIELD, CITY OF	BLK 45	EXCEL OIL & GAS INC	PO BOX 208	MANSFIELD, TX	76063-0208
MANSFIELD, CITY OF	BLK 45	EXCEL OIL & GAS INC	PO BOX 208	MANSFIELD, TX	76063-0208
MANSFIELD, CITY OF	BLK 62	DBS GROUP INC	242 CHURCHILL LOOP	GRAPEVINE, TX	76051

ZC#18-033 #1



- BANNISTER**
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823

PROJECT NO.: 999-18-077
SCALE: 1" = 20'
DRAWN BY: sa
CKD BY: md2
SHEET NUMBER

ZC#18-033
Exhibit B

111 Van Worth

**Development
Plan**

0.393 acres

111 Van Worth

Planned Development Regulations:

- Land Use: Detached Single-Family Residential
- Minimum Lot Area: 7500 sq. ft. per lot
- Minimum Residential Floor Area: 1,800 sq. ft. per unit
- Maximum Lot Coverage: 50%
- Minimum Lot Width: 65 ft.
- Minimum Lot Depth: 110 ft
- Minimum Front Yard : 15 ft.
- Minimum Rear Yard: 15 ft.
- Minimum Interior Side Yard: 5 ft.
- Minimum Exterior Side Yard: 20 ft.
- Maximum Height: 35 ft.
- Off-Street Parking: 2 garage spaces per residence; specifications shall adhere to Section 7200 of the Zoning Ordinance.
- Landscaping Standards: Residential landscaping shall adhere to Section 7300 of the Zoning Ordinance

Note: The corner lot shall be at least 10' wider than the min. lot width

Concept Elevations/ Representative Product:

