

AGENDA

**PLANNING AND ZONING COMMISSION
CITY OF MANSFIELD, TEXAS
CITY HALL COUNCIL CHAMBERS
TUESDAY, JANUARY 22, 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#18-045: Public hearing on a replat to create Lot 1R-1, Block 1, Klein Tools Addition
- B. ZC#18-032: Public hearing for a change of zoning from SF-12/22, Single-Family Residential to C-2, Community Business District on approximately 4.888 acres out of the F. B. Waddell Survey, Abstract #1658, Tarrant Co., TX, located at 777 N. Walnut Creek Dr.

5. COMMISSION ANNOUNCEMENTS

6. STAFF ANNOUNCEMENTS

7. ADJOURNMENT OF MEETING

8. NEXT MEETING DATE: February 4, 2019

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, January 17, 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 22, 2019*

**ZC#18-032: SF-12/22 to C-2
1 commercial lot**

SD#18-045: Klein Tools Addition
1 commercial lot

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

January 7, 2019

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
Robert Klenzendorf	Commissioner
Andrew Papp	Commissioner
Tamera Bounds	Commissioner

Absent:

None

Staff:

Lisa Sudbury	Interim Director of Planning
Andrew Bogda	Planner
Delia Jones	Planning & Zoning Secretary
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 17, 2018, minutes. Vice-Chairman Smithee made a motion to approve the minutes. Commissioner Bounds seconded the motion, which carried by the following vote:

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

Nays: 0

Abstain: 2 – Klenzendorf and Papp

Citizen Comments

None

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

Ms. Sudbury gave an overview of the request, noting it is city owned property 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: 7 - Wilshire, Smithee, Neuman, Knight, Klenzendorf, Papp and Bounds

Nays: 0

Abstain: 0

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

Daryle Perez, 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 zoning with the condition that the requested 50% lot coverage be reduced to 45%. Commissioner Papp seconded the motion which carried by the following vote:

Ayes: 7 - Wilshire, Smithee, Neuman, Knight, Klenzendorf, Papp and Bounds

Nays: 0

Abstain: 0

Commissioner Announcements

None

Staff Announcements

None

Adjournment

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

Ayes: 7 – Wilshire, Smithee, Neuman, Knight, Klenzendorf, Papp and Bounds

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 6:52 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: January 22, 2019

Subject: SD#18-045: Public hearing on a replat to create Lot 1R-1, Block 1, Klein Tools Addition

GENERAL INFORMATION

Applicant:	Klein Tools, Inc., owner Wier & Associates, Inc., engineer
Existing Zoning:	I-1 and I-2
Existing/Proposed Use:	Industrial uses
Total Number of Lots:	1
R.O.W. Dedication:	0.983 acres for Klein Blvd and 0.064 acres for S. 2 nd Ave.
Compliance with Ordinances:	Yes
Location:	501 Easy Drive

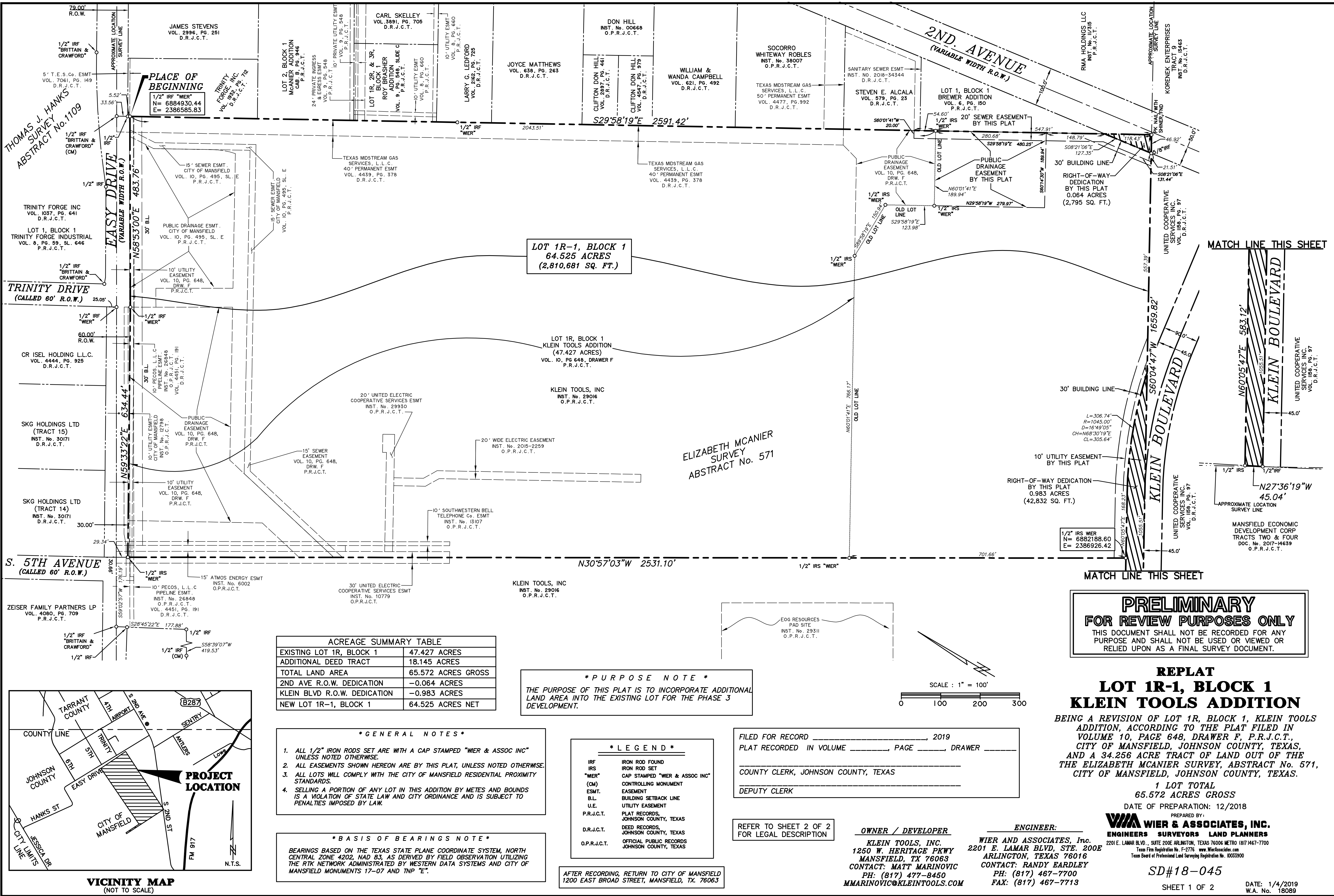
COMMENTS & CONSIDERATIONS

The purpose of this replat is to incorporate additional land into the existing Lot 1R to accommodate future development for Klein Tools.

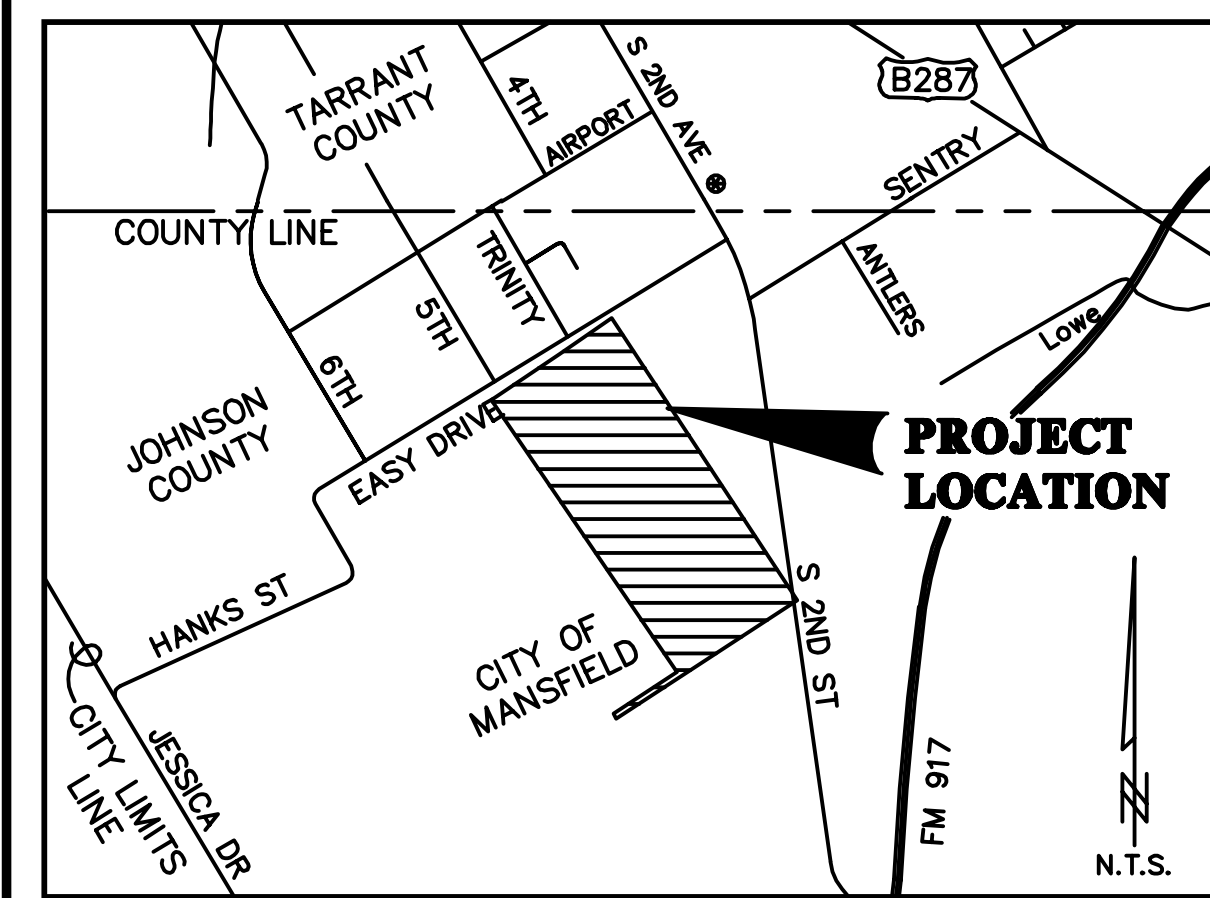
Staff recommends approval.

Attachments:

Previously Approved Plat



S. 5TH AVENUE
(CALLED 60' R.O.W.)



VICINITY MAP
(NOT TO SCALE)

ACREAGE SUMMARY TABLE	
EXISTING LOT 1R, BLOCK 1	47.427 ACRES
ADDITIONAL DEED TRACT	18.145 ACRES
TOTAL LAND AREA	65.572 ACRES GROSS
2ND AVE R.O.W. DEDICATION	-0.064 ACRES
KLEIN BLVD R.O.W. DEDICATION	-0.983 ACRES
NEW LOT 1R-1, BLOCK 1	64.525 ACRES NET

*** PURPOSE NOTE ***
THE PURPOSE OF THIS PLAT IS TO INCORPORATE ADDITIONAL LAND AREA INTO THE EXISTING LOT FOR THE PHASE 3 DEVELOPMENT.

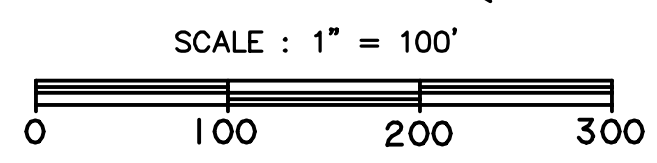
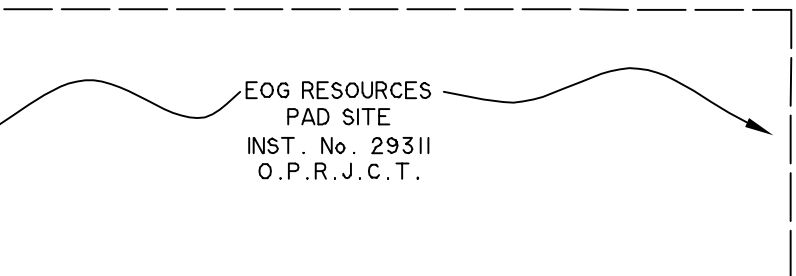
- * GENERAL NOTES ***
- ALL 1/2" IRON RODS SET ARE WITH A CAP STAMPED "WIER & ASSOC INC" UNLESS NOTED OTHERWISE.
 - ALL EASEMENTS SHOWN HEREON ARE BY THIS PLAT, UNLESS NOTED OTHERWISE.
 - ALL LOTS WILL COMPLY WITH THE CITY OF MANSFIELD RESIDENTIAL PROXIMITY STANDARDS.
 - SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.

*** BASIS OF BEARINGS NOTE ***
BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, AS DERIVED BY FIELD OBSERVATION UTILIZING THE RTK NETWORK ADMINISTERED BY WESTERN DATA SYSTEMS AND CITY OF MANSFIELD MONUMENTS 17-07 AND TNP "E".

*** LEGEND ***

IRF	IRON ROD FOUND
IRS	IRON ROD SET
"WIER"	CAP STAMPED "WIER & ASSOC INC"
(CM)	CONTROLLING MONUMENT
ESMT.	EASEMENT
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS

AFTER RECORDING, RETURN TO CITY OF MANSFIELD
1200 EAST BROAD STREET, MANSFIELD, TX. 76063



FILED FOR RECORD _____, 2019
PLAT RECORDED IN VOLUME _____, PAGE _____, DRAWER _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK _____

REFER TO SHEET 2 OF 2
FOR LEGAL DESCRIPTION

OWNER / DEVELOPER
KLEIN TOOLS, INC.
1250 W. HERITAGE PKWY
MANSFIELD, TX 76063
CONTACT: MATT MARINOVIC
PH: (817) 477-8450
MMARINOVIC@KLEINTOOLS.COM

ENGINEER:
WIER AND ASSOCIATES, Inc.
2201 E. LAMAR BLVD, STE. 200E
ARLINGTON, TEXAS 76016
CONTACT: RANDY EARDLEY
PH: (817) 467-7700
FAX: (817) 467-7713

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REPLAT
LOT 1R-1, BLOCK 1
KLEIN TOOLS ADDITION
BEING A REVISION OF LOT 1R, BLOCK 1, KLEIN TOOLS ADDITION, ACCORDING TO THE PLAT FILED IN VOLUME 10, PAGE 648, DRAWER F, P.R.J.C.T., CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, AND A 34.256 ACRE TRACT OF LAND OUT OF THE THE ELIZABETH MCANIER SURVEY, ABSTRACT No. 571, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS.

1 LOT TOTAL
65.572 ACRES GROSS
DATE OF PREPARATION: 12/2018

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SD#18-045

SHEET 1 OF 2

DATE: 1/4/2019
W.A. No. 18089

PRINTED: 1/4/2019 LAST SAVED: 1/4/2019 9:09 AM SAVED BY: MARISSAU FILE: 18089--LOT--1R--REPLAT.DWG

AFTER RECORDING, RETURN TO CITY OF MANSFIELD
1200 EAST BROAD STREET, MANSFIELD, TX. 76063

CITY OF MANSFIELD
CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREIN AFTER REFERRED TO AS "PROPERTY OWNERS") AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS.

NO OBSTRUCTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREIN ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANSFIELD TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFOREMENTIONED RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEAN-UP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY(30) DAYS OF ITS MAILING.

SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS KLEIN TOOLS, INC., ACTING BY AND THROUGH THE UNDERSIGNED IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE ELIZABETH MCANIER SURVEY, ABSTRACT No. 571, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NUMBER 29016, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 1R, BLOCK 1, KLEIN TOOLS ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, RECORDED IN VOLUME 10, PAGE 648, DRAWER F, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.) AND A PORTION OF SAID KLEIN TOOLS TRACT;

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" IN THE SOUTHEAST RIGHT-OF-WAY LINE OF EASY DRIVE (A VARIABLE-WDTH RIGHT-OF-WAY), IN THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO TRINITY FORGE, INC., RECORDED IN VOLUME 1932, PAGE 712, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), SAID IRON ROD BEING THE NORTH CORNER OF SAID LOT 1R, FROM WHICH 1/2" IRON ROD FOUND WITH A CAP STAMPED "BRITTAIN & CRAWFORD", BEARS N 29°58'19" E, 33.56 FEET, SAID IRON ROD BEING THE NORTH CORNER OF SAID KLEIN TOOLS TRACT;

THENCE S 29°58'19" E, ALONG THE NORTHEAST LINE OF SAID KLEIN TOOLS TRACT, AT 2043.51 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE EAST CORNER OF SAID LOT 1R, AND CONTINUING IN ALL A TOTAL DISTANCE OF 2591.42 FEET TO A PK NAIL FOUND IN SECOND AVENUE (A VARIABLE-WIDTH RIGHT-OF-WAY), SAID PK NAIL BEING THE EAST CORNER OF SAID KLEIN TOOLS TRACT;

THENCE S 60°04'47" W, ALONG THE SOUTHEAST LINE OF SAID KLEIN TOOLS TRACT AND THE NORTHWEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO UNITED COOPERATIVE SERVICES, INC., RECORDED IN VOLUME 1158, PAGE 97, D.R.J.C.T., 1659.82 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHEAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO MANSFIELD ECONOMIC DEVELOPMENT CORPORATION, RECORDED IN DOCUMENT NUMBER 2017-14639, O.P.R.J.C.T., SAID IRON ROD BEING THE SOUTH CORNER OF SAID KLEIN TOOLS TRACT AND THE NORTHWEST CORNER OF SAID UNITED COOPERATIVE SERVICES TRACT;

THENCE N 27°36'19" W, ALONG THE SOUTHWEST LINE OF SAID KLEIN TOOLS TRACT AND THE NORTHEAST LINE OF SAID MANSFIELD ECONOMIC DEVELOPMENT CORPORATION TRACT, 45.04 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 60°05'47" E, DEPARTING THE SOUTHWEST LINE OF SAID KLEIN TOOLS TRACT AND THE NORTHEAST LINE OF SAID MANSFIELD ECONOMIC DEVELOPMENT CORPORATION TRACT, 583.12 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 30°57'03" W, AT 701.66 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE SOUTH CORNER OF SAID LOT 1R, AND CONTINUING IN ALL A TOTAL DISTANCE OF 2531.10 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID EASY DRIVE;

THENCE N 59°33'22" E, ALONG THE NORTHWEST LINE OF SAID KLEIN TOOLS TRACT AND THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID EASY DRIVE, 634.44 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 58°53'00" E, ALONG THE NORTHWEST LINE OF SAID LOT 1R, BLOCK 1, KLEIN TOOLS ADDITION AND THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID EASY DRIVE, 483.76 FEET TO THE PLACE OF BEGINNING AND CONTAINING 65.572 ACRES (2,856,308 SQUARE FEET) OF LAND, MORE OR LESS.

FILED FOR RECORD _____, 2019
PLAT RECORDED IN VOLUME _____, PAGE _____, DRAWER _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

APPROVED BY THE CITY OF MANSFIELD
_____, 2019

_____, 2019
APPROVED BY: P & Z COMMISSION CHAIRMAN

_____, 2019
ATTEST: PLANNING & ZONING SECRETARY

REFER TO SHEET 1 OF 2
FOR THE EXHIBIT
PORTION OF THIS PLAT

OWNER / DEVELOPER

KLEIN TOOLS, INC.
1250 W. HERITAGE PKWY
MANSFIELD, TX 76063
CONTACT: MATT MARINOVIC
PH: (817) 477-8450
MMARINOVIC@KLEINTOOLS.COM

ENGINEER:

WIER AND ASSOCIATES, Inc.
2201 E. LAMAR BLVD, STE. 200E
ARLINGTON, TEXAS 76016
CONTACT: RANDY EARDLEY
PH: (817) 467-7700
FAX: (817) 467-7713

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, KLEIN TOOLS, INC., BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1R-1, BLOCK 1, KLEIN TOOLS ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

WITNESS MY HAND AT _____, TEXAS THIS THE ____ DAY OF _____, 2019.

FOR: KLEIN TOOLS, INC.
A TEXAS CORPORATION

BY: _____

Printed Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, REPRESENTATIVE FOR KLEIN TOOLS, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE ____ DAY OF _____, 2019.

NOTARY PUBLIC OF THE STATE OF TEXAS

COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT I, AARON L. STRINGFELLOW, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVING PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, AND ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON January 4, 2019. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6373
AARONLS@WIERASSOCIATES.COM

PRELIMINARY
FOR REVIEW PURPOSES ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REPLAT
LOT 1R-1, BLOCK 1
KLEIN TOOLS ADDITION

BEING A REVISION OF LOT 1R, BLOCK 1, KLEIN TOOLS ADDITION, ACCORDING TO THE PLAT FILED IN VOLUME 10, PAGE 648, DRAWER F, P.R.J.C.T., CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, AND A 34.256 ACRE TRACT OF LAND OUT OF THE THE ELIZABETH MCANIER SURVEY, ABSTRACT No. 571, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS.

1 LOT TOTAL
65.572 ACRES GROSS
DATE OF PREPARATION: 12/2018

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SD#18-045

SHEET 2 OF 2

DATE: 1/4/2019
W.A. No. 18089

PLANNING AND ZONING COMMUNICATION

Agenda: January 22, 2019

Subject: ZC#18-032: Public hearing for a change of zoning from SF-12/22, Single-Family Residential to C-2, Community Business District on approximately 4.888 acres out of the F. B. Waddell Survey, Abstract #1658, Tarrant Co., TX, located at 777 N. Walnut Creek Dr.

GENERAL INFORMATION

Applicant:	First United Methodist Church Mansfield, owner Bannister Engineering, engineer
Size:	4.888 acres
Proposed Use:	Church
Existing Land Use:	Church
Surrounding Land Use & Zoning:	North - Church (applicant), C2 and vacant, 2F South - Church, SF-12/22 and vacant, OP East - Retail, C2 West - Single-family residential, PD and vacant, SF-12/22
Thoroughfare Plan Specification:	N. Walnut Creek Drive, 5-lane undivided minor arterial Pleasant Ridge Drive, 4-lane undivided major collector

COMMENTS AND CONSIDERATIONS

First United Methodist Church is requesting a zoning change from SF-12/22 to C-2 to provide for additional height for new construction on the property. The maximum height of a building in the SF-12/22 District is 35 feet. The proposed C-2 zoning would allow a maximum building height of 50 feet.

The proposed C-2 zoning would be consistent with the existing C-2 zoning on the property. The church also has a narrow portion of property to the northwest with 2F, Two-Family Residential zoning. This part of the property is encumbered by the floodway/floodplain of Watson Branch Creek.

Staff recommends approval.

Attachments:

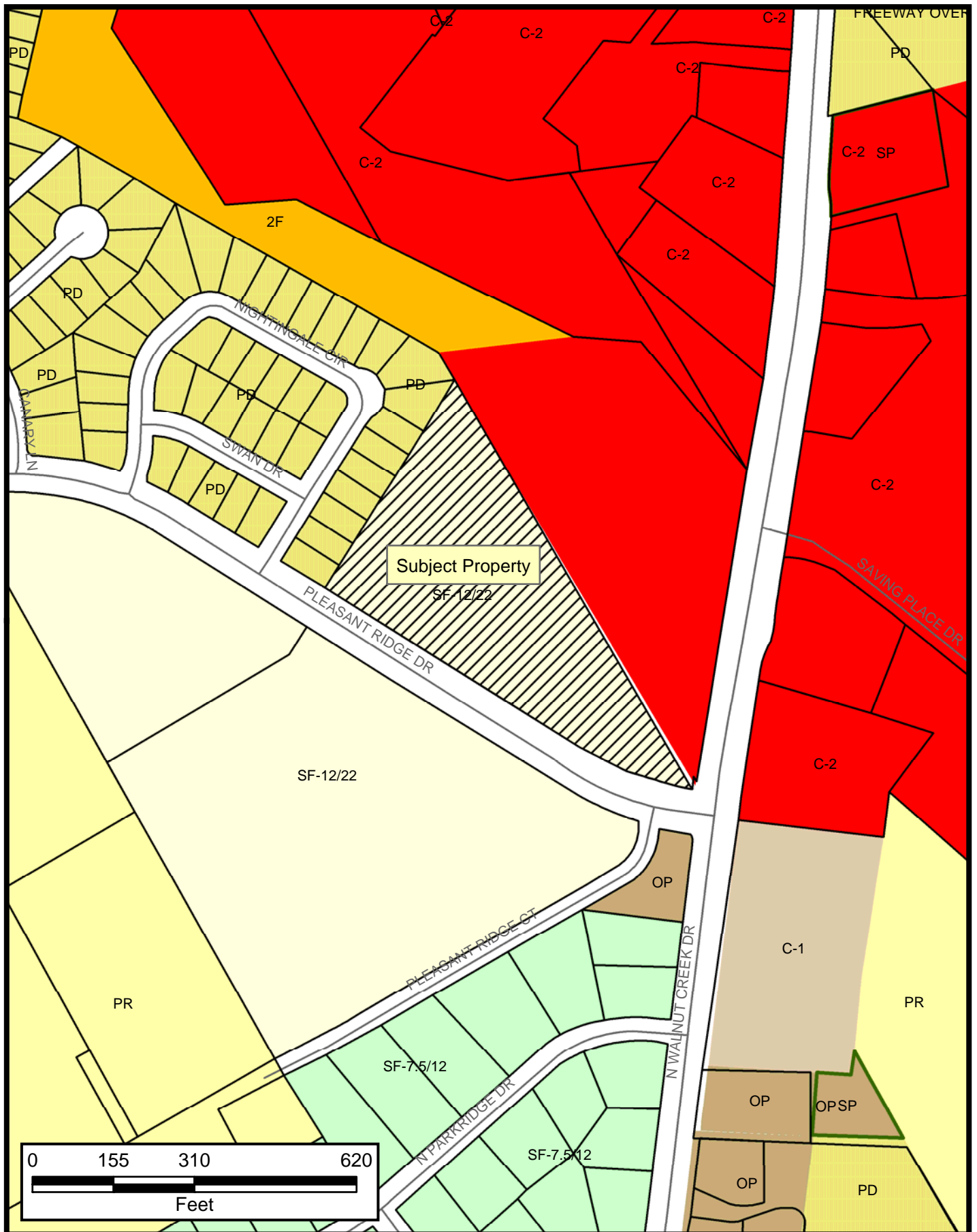
Maps and Supporting Information



ZC#18-032

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.

1/8/2019



ZC#18-032

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1/8/2019

Property Owner Notification for ZC#18-032

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
FAITH ADDITION-MANSFIELD	BLK 1R1	FIRST UNITED METH CH MANSFIELD	601 PLEASANT RIDGE DR	MANSFIELD, TX	76063-1555
MANSFIELD CHURCH OF CHRIST	BLK 1	MANSFIELD CHURCH OF CHRIST	580 PLEASANT RIDGE DR	MANSFIELD, TX	76063-1552
MANSFIELD CHURCH OF CHRIST	BLK 1	FIRST UNITED METHODIST CHURCH OF MANSFIELD	777 N WALNUT CREEK DR	MANSFIELD, TX	76063
NORTH RIDGE SUB (MANSFIELD)	BLK G	EVANS, JAMES R	721 NIGHTINGALE CIR	MANSFIELD, TX	76063-1587
NORTH RIDGE SUB (MANSFIELD)	BLK G	PROGRESS RESIDENTIAL 2015-2 BORROWER LLC	PO BOX 4090	SCOTTSDALE, AZ	85261
NORTH RIDGE SUB (MANSFIELD)	BLK G	DONOGHUE, PATRICK	717 NIGHTINGALE CIR	MANSFIELD, TX	76063-1587
NORTH RIDGE SUB (MANSFIELD)	BLK G	OPENDOOR PROPERTY N LLC, A DELAWARE LIMITED LIABILITY COMPANY	405 HOWARD ST SUITE 550	SAN FRANCISCO, CA	94105
NORTH RIDGE SUB (MANSFIELD)	BLK G	NEWMAN, TODD	713 NIGHTINGALE CIR	MANSFIELD, TX	76063-1587
NORTH RIDGE SUB (MANSFIELD)	BLK G	BEZDEK, LARRY	711 NIGHTINGALE CIR	MANSFIELD, TX	76063-1587
NORTH RIDGE SUB (MANSFIELD)	BLK G	TORRES, ALFONSO O	709 NIGHTINGALE CIR	MANSFIELD, TX	76063-1587
NORTH RIDGE SUB (MANSFIELD)	BLK G	OLIVO-TORRES, ALFONSO	707 NIGHTINGALE CIR	MANSFIELD, TX	76063-1587
NORTH RIDGE SUB (MANSFIELD)	BLK G	PALMER, CHASE	705 NIGHTINGALE CIR	MANSFIELD, TX	76063-1587
NORTH RIDGE SUB (MANSFIELD)	BLK G	CHIN, MARK C	703 NIGHTINGALE CIR	MANSFIELD, TX	76063-1587
NORTH RIDGE SUB (MANSFIELD)	BLK G	CURRENT OWNER	703 NIGHTINGALE CIR	MANSFIELD, TX	76063-1587
NORTH RIDGE SUB (MANSFIELD)	BLK G	COOPER, JOHN H	701 NIGHTINGALE CIR	MANSFIELD, TX	76063-1587
NORTH RIDGE SUB (MANSFIELD)	BLK H	RAMIREZ, RAMOND JR	720 NIGHTINGALE CIR	MANSFIELD, TX	76063
NORTH RIDGE SUB (MANSFIELD)	BLK H	WOODEN, NORMAN	721 SWAN DR	MANSFIELD, TX	76063-1586
NORTH RIDGE SUB (MANSFIELD)	BLK J	AYOUB, SAMUEL	720 SWAN DR	MANSFIELD, TX	76063
PARKRIDGE BUSINESS PARK ADDN	BLK 1	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
WADDELL, F B ADDITION	BLK 1	CENTRAL BAPT CH MANSFIELD	PO BOX 59	MANSFIELD, TX	76063-0059

Property Owner Notification for ZC#18-032

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
WADDELL, F B SURVEY	A 1658	MANSFIELD TC LP	10210 N CENTRAL EXPRESSWAY STE 300	DALLAS, TX	75231
WALGREENS ADDITION (MANSFIELD)	BLK 1	KNOX STREET CAPITAL PARTNERS #1 LLC	PO BOX 1159	DEERFIELD, IL	60015

Summary of City Council Actions

January 14, 2019

Third and Final Reading of an Ordinance approving a change of zoning from PD Planned Development District to PD Planned Development District for a Church and Associated Uses on approximately 7.59 acres known as Lot 6R, Block 4, Hillcrest West Add and approximately 4.74 acres out of the W.C. Price Survey, Abstract No. 1240, Tarrant County, TX, totaling approximately 12.33 acres located at 500 & 600 E. Dallas St., 310 Graves St., and 303 & 305 S. Waxahachie St.; Justin S. Gilmore of Level 5 Design Group, on behalf of Pastor Thu Nguyen of St. Jude Catholic Church (ZC#18-026)

Approved 7 – 0

Third and Final Reading of an Ordinance amending Section 4500.B of the Zoning Ordinance to increase the minimum floor area for houses in the SF-12/22, PR, SF-9.6/20 and SF-8.4/18 zoning districts (OA#18-002A)

Approved 7 – 0

Third and Final Reading of an Ordinance amending Section 4600.D.15 of the Zoning Ordinance to revise the regulations on reduced size lots (OA#18-002B)

Approved 7 – 0

Third and Final Reading of an Ordinance amending Section 6300.E.6 of the Zoning Ordinance to revise the criteria for a Special Exception to allow an increase in the maximum allowable area or height, or a reduction of the minimum setback requirements for accessory buildings or structures on lots of 12,000 square feet or larger (OA#18-003)

Approved 7 – 0

Public Hearing Continuation and Second Reading of an Ordinance approving a change of zoning from C-2, Community Business District to PD, Planned Development District for Bar, Eating Place and Outdoor Entertainment uses on approximately 0.297 acres located at 101 E. Kimball Street; Debi and Billy McGill of Crescent Moon Drink Café (ZC#18-027)

Approved 7 – 0

Public Hearing Continuation and Second Reading of an Ordinance approving a change of zoning from C-2, Community Business District to PD, Planned Development District for C-2 uses with additional use for campground or recreational vehicle park on approximately 15.115 acres known as Lot 1R, Block 1, Eaton Estates Campground, located at 1961 Lone Star Road; Craig Turner of Via Bayou, Inc. dba Texas RV Resort (ZC#18-028)

Tabled to January 28th 7 – 0

Public Hearing and First Reading of an Ordinance approving 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; Daryle and Melisa Perez (ZC#18-033)

Approved 7 – 0

Consideration of a request to revise the Planned Development District Standards and exhibits for M3 Ranch to eliminate certain alleys within the development and to install slip streets to serve single-family residential lots on property with approximately 714.5 acres, generally located east of SM 917, approximately 1,200 feet west of South Main Street, approximately 350 feet north of English Trail, west of FM 917, being northwest from the intersection of FM 917 and Mesquite Drive, and east of Jessica Drive; Hanover Property Company (ZC#18-004A)

Approved 7 – 0 with the condition that the fence on the south side have brick columns every 150 feet and 20% of the lots be J-swing

Consideration of a request to revise the Development Standards for Mill Valley to replace the 20-foot Front Build-To Line with a 20-foot minimum front yard setback for property generally located between S. Matlock Road and SH 360, and south of Harmon Road; Jabez Development (ZC#16-010B)

Approved 6 – 1 (Lewis)