

AGENDA

PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS

MONDAY, MARCH 11, 2019, FOLLOWING TREE BOARD MEETING

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. OTHER AGENDA ITEMS:

A. SD#17-045: Consideration of an extension of the expiration date for a Preliminary Plat of The View at the Reserve

5. COMMISSION ANNOUNCEMENTS

6. STAFF ANNOUNCEMENTS

7. ADJOURNMENT OF MEETING

8. NEXT MEETING DATE: March 18, 2018

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

SD#17-045: The View at The Reserve Addition
381 total lots

SD#17-045: The View at The Reserve Addition
381 total lots

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

February 19, 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
Mel Neuman	Commissioner
Kent Knight	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

Call to Order

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

Minutes

Chairman Wilshire called for approval of the February 4, 2019, minutes. Commissioner Knight made a motion to approve the minutes as corrected. Vice-Chairman Smithee seconded the motion which carried by the following vote:

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

Nays: 0

Abstain: 0

Citizen Comments

None

SD#18-041: Final Plat of Lots 3 and 4, Block 1, Ritter-Meehan No. 1 Addition

The applicant was available for questions.

Commissioner Neuman made a motion to approve the plat as presented. 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

SD#19-002: Public Hearing on a replat to create Lots 1 – 7, Block 3, Britton Riness Addition

Felix Wong stated that he was available for questions.

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

Estella Martin stated that the current location of the rear fence encroaches on her property and the property pins are on her side. She also noted that the proposed homes will be on very small lots and will cause drainage issues for them. She stated that she hopes all of these issues can be corrected before moving forward with the project. James Martin also expressed his concerns. Julie Harding, property owner across the street from the

proposed homes stated that she was concerned about the narrow street width, increased traffic, drainage, density and the lack of street parking. Elaine Daves submitted a card in opposition to the project.

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

Commissioner Bounds requested that Mr. Wong speak again in order to further explain the request.

Mr. Wong stated that the property is in the Original Town of Britton. He added that the PD zoning was due to the lot depth not meeting the required minimum, however, everything else conforms to zoning. He stated that there will be 6 homes plus the 1 existing home.

After discussion, Commissioner Bounds made a motion to approve the plat. Commissioner Papp seconded the motion which carried by the following vote:

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

Nays: 0

Abstain: 0

Commissioner Announcements

Vice-Chairman Smithee stated that driving from the post office and across the bridge into downtown at night looks wonderful. Commissioner Bounds stated that she will be traveling Wednesday with the Chamber of Commerce to Austin, Texas. Commissioner Knight stated that his daughter will turn 18 years old this weekend. Chairman Wilshire stated that he celebrated his 80th birthday this past weekend with family and friends.

Staff Announcements

None

Adjournment

Commissioner Klenzendorf made a motion to adjourn the meeting. Vice-Chairman Smithee 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: March 11, 2019

Subject: SD#17-045: Consideration of an extension of the expiration date for a Preliminary Plat of The View at the Reserve

COMMENTS & CONSIDERATIONS

The preliminary plat for The View at the Reserve was approved by the Planning and Zoning Commission on November 6, 2017. Under Section 3.12 (A) of the Subdivision Control Ordinance, a preliminary plat expires 6 months from the approval date unless a final plat for all or a portion of the property covered by the preliminary plat has been submitted to the City.

The preliminary plat was originally due to expire on May 7, 2018. On April 16, 2018, at the request of the previous developer, the Commission granted a one year extension. This extension is due to expire on April 16, 2019.

The new developer is requesting an extension to allow time to redevelop the southwestern portion of the property (the area shown as Phase 2 on the plat) for a Ladera age-restricted residential condominium project. Phases 1, 3, and 4 will be developed in conformance to the current preliminary plat for single-family residential use under Southpointe's development standards.

The applicant is requesting a 12-month extension of the plat. The Subdivision Control Ordinance allows the Commission to grant an extension of the plat for a period not to exceed 12 months.

The View at the Reserve has 344 residential lots, 35 open space lots, and 2 lots to be dedicated to the City as public parks.

Staff recommends approval.

Attachments:

Letter of request

Location Map

Approved Preliminary Plat



6060 N Central Expressway, Suite 440, Dallas, Texas 75206
t 469.621.0710 LJA.com TBPE F-1386

March 6, 2019

City of Mansfield
Planning and Zoning Commission
1200 E. Broad Street,
Mansfield, TX 76063

RE: The View at the Reserve, Preliminary Plat (SD#17-045)

Dear Chairman and Members of the Planning and Zoning Commission:

Please let this letter serve as a formal request to extend the expiration term of *The View at the Reserve* Preliminary Plat (SD#17-045) a period of 12 months as allowed by ordinance.

If you have any questions or require additional information, please contact me at 469-484-0777 or via email at kkessler@lja.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'K.C. Kessler', written over a faint, larger blue signature.

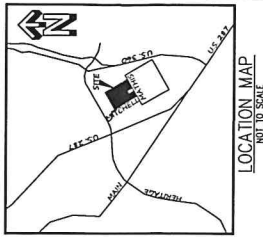
Kevin C. Kessler, PE
Sr. Project Manager

Copy to: Jeff Kennemer, Hines



SD#17-045 Location Map

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.



LOT COUNT TABLE	
VILLAGE LOTS	68 LOTS
TOWNSHIP LOTS	186 LOTS
MANOR LOTS	90 LOTS
OPEN SPACE/COMMON AREA LOTS	35 LOTS
LOTS DEDICATED AS PARKLAND	2 LOTS
TOTAL LOTS	381 LOTS

RESIDENTIAL LOTS	100,187 ACRES
OPEN SPACE/COMMON AREA LOTS	21,020 ACRES
LOTS DEDICATED AS PARKLAND	14,122 ACRES
R.O.W. DEDICATION	2,855 ACRES
GROSS ACRES	138,184 ACRES
NET ACRES	135,329 ACRES

PRELIMINARY PLAT
THE VIEW AT THE RESERVATION

THE VIEW AT THE RESERVE
KEY MAP
138.184 ACRES OUT OF THE
SAMUEL MITCHELL SURVEY, ABSTRACT NO. 1024,
CITY OF MANSFIELD TARRANT COUNTY, TEXAS AND
THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 593,
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS.

344 RESIDENTIAL LOTS
35 OPEN SPACE/Common Area Lots

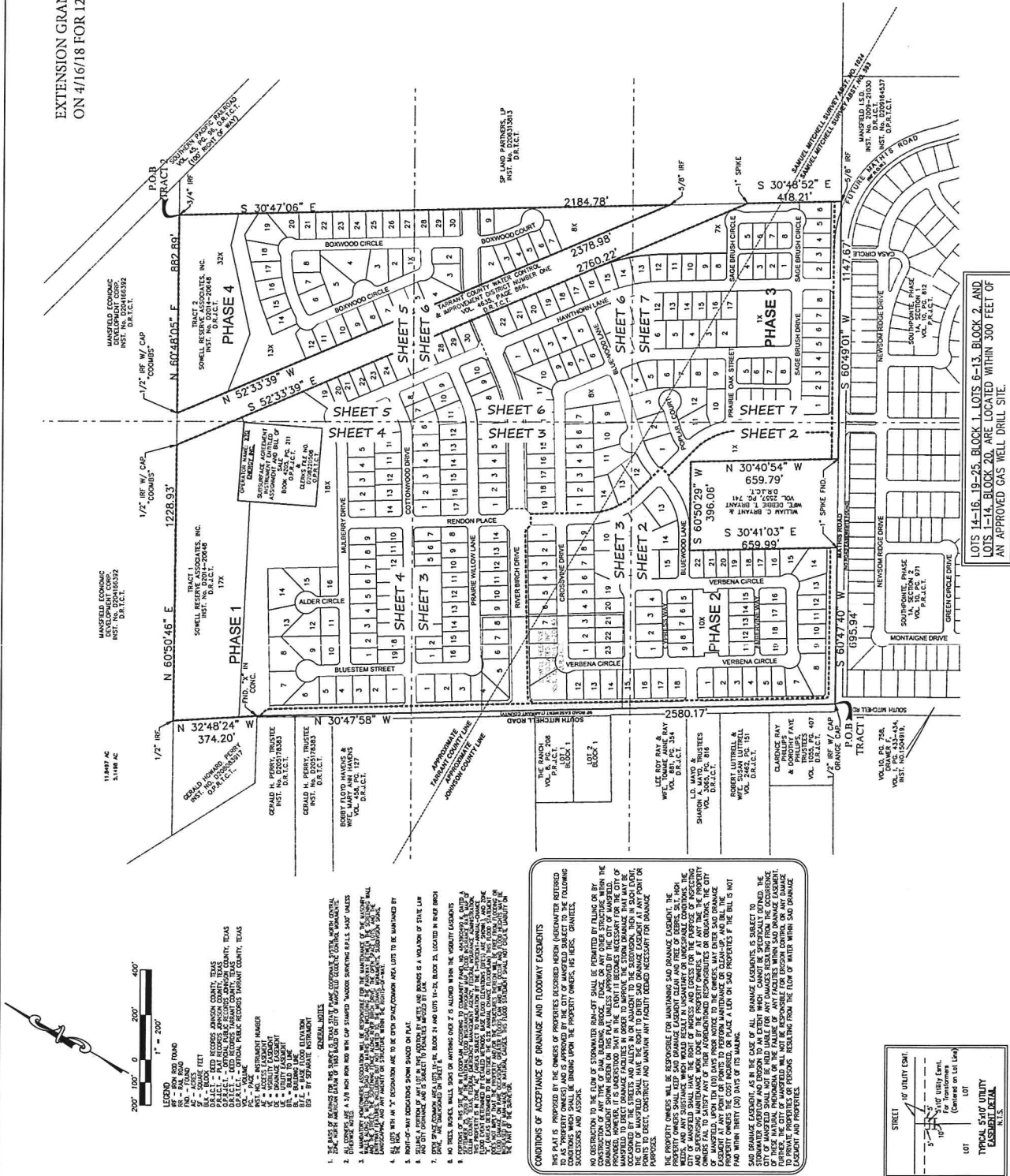
October 16, 2017

Owner:
SHELL RESERVE
ASSOCIATES, L.P.
1401 Elm St. Suite 3500
Dallas, Texas 75201
(214) 871-3129
Contact: James Cornelius
scornelius@jowdico.com

Engineer:
CLAYMOORE
ENGINEERING INC.
1903 Central Drive Suite 406,
Bedford, TX
(817) 211-0322
Contact: Drew Dunskey
drew@claymooreeng.com

Surveyor:
MADDOX SURVEYING &
MAPPING INC.
P.O. Box 2106 Finney,
Texas 75126
(972) 564-4116
Firm No. 16012590
Contact: Jay Maddox
jasmaddox@msurveyors.com

October 16, 2017 1*2007 Sheet 1 of 10 SD#17-045



PREVIOUSLY APPROVED PRELIMINARY

[illegible]

1" = 60'

LEGEND

— 800 FOOT ROAD

— 400 FOOT ROAD

— 200 FOOT ROAD

— 100 FOOT ROAD

— 50 FOOT ROAD

— 25 FOOT ROAD

— 12.5 FOOT ROAD

— 6.25 FOOT ROAD

— 3.125 FOOT ROAD

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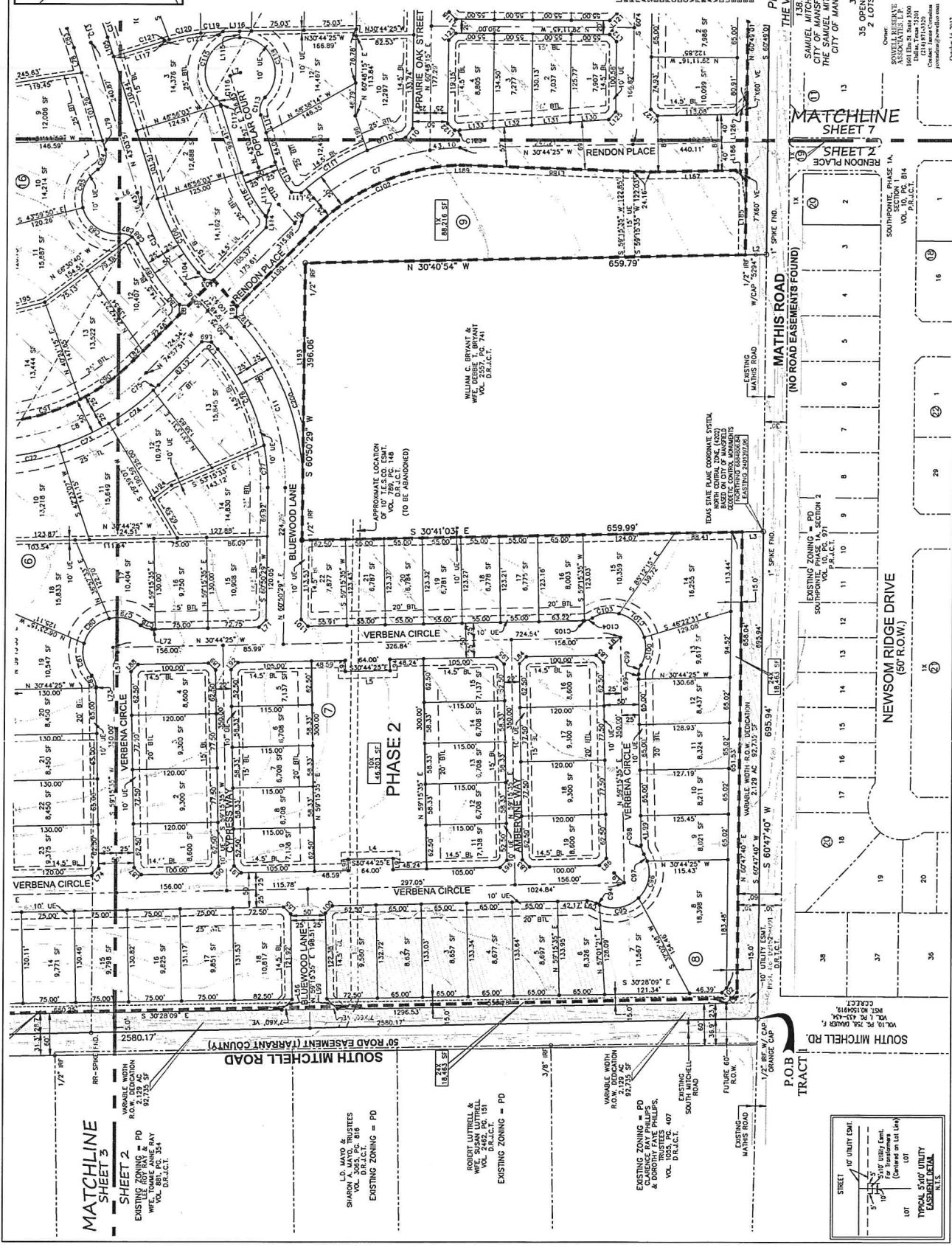
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PRELIMINARY PLAT

138.184 ACRES OUT OF THE
SAMUEL MITCHELL SURVEY, ABSTRACT NO. 1024,
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS AND
THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 593,
CITY OF MANSFIELD JOHNSON COUNTY, TEXAS

<p>POWELL RESERVE ASSOCIATES, L.P. 1601 Elm St. Suite 3500 Dallas, Texas 75201 (214) 747-3501 Contact: Janet Combs Contracting: jcombs@powellco.com</p>	<p>CLAYMOORE ENGINEERING INC. 1903 Central Drive Suite 406, Bedford, TX, (817) 291-5572 Contact: Chris Donnelly dew@claymooreeng.com</p>	<p>MADDOX SURVEYING & MAPPING INC. P.O. Box 2109, Frenzy, Texas 75126 (972) 564-4416 Contact: Jay Maddox jmaddox@madddoxsurvey.com</p>	<p>1st floor October 16, 2017 Sheet 2 of 10</p>
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MATCHLINE

SHEET 3

SHEET 2

WIFE, TOMMIE ANNE RAY
VOL 881, PG. 354
D.R.J.C.T.

LD. MAYO &
SHARON A. MAYO, TRUSTEES
VOL. 3065, PG. 816

D.R.J.C.T.
EXISTING ZONING = PD

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ROBERT LUTTRELL
WIFE, SUSAN LUTTRELL

VOL 2462, PG.
D.R.J.C.T.
EXISTING ZONING

EXISTING ZONING =
CLARENCE RAY PHILLIPS

& DOROTHY FAYE PHIL
TRUSTEES
VOL 1055, PG. 407

D.H.J.C.I.

EXISTING—
MATHIS ROAD

CONCLUSIONS

STREET

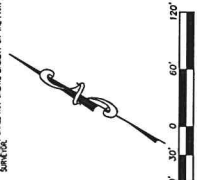
10' UTILITY CSMT.	
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5' 10' Utility Easement
For Transformers

LOT	LOT	(Centered on Lot Line)
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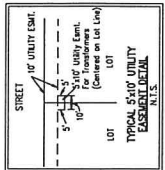
**TYPICAL 5'x10' UTILITY
EASEMENT DETAIL**
N.T.S.

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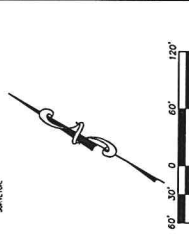
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CITY OF MANSFIELD TARRANT COUNTY, TEXAS AND
THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 593,
CITY OF MANSFIELD JOHNSON COUNTY, TEXAS

Owner:	General Engineer	Surveyor
HOWELL RESERVE ASSOCIATES, L.P.	CLAYMOORE ENGINEERING INC.	MADDON SURVEYING & MAPPING INC.
2001 Elm St. Suite 300	1903 Central Drive Suite 406,	P.O. Box 21069 Fortney,
Dallas, Texas 75201	(817) 281-0572	Texas 75126
(214) 971-3230	Contact Drew Dousky	(972) 564-4416
Contact Jasee Conditia	drew@claymooreeng.com	Firm No. 10013250
conditia@howellco.com		Client Jay Maddox
		jnmaddox@maddonsurvey.com
October 16, 2017	1*402	Sheet 3 of 3



EXISTING ZONING = PD
THE RANCH
VOL. 8, PG. 208
P.R.J.C.T.
LOT 1

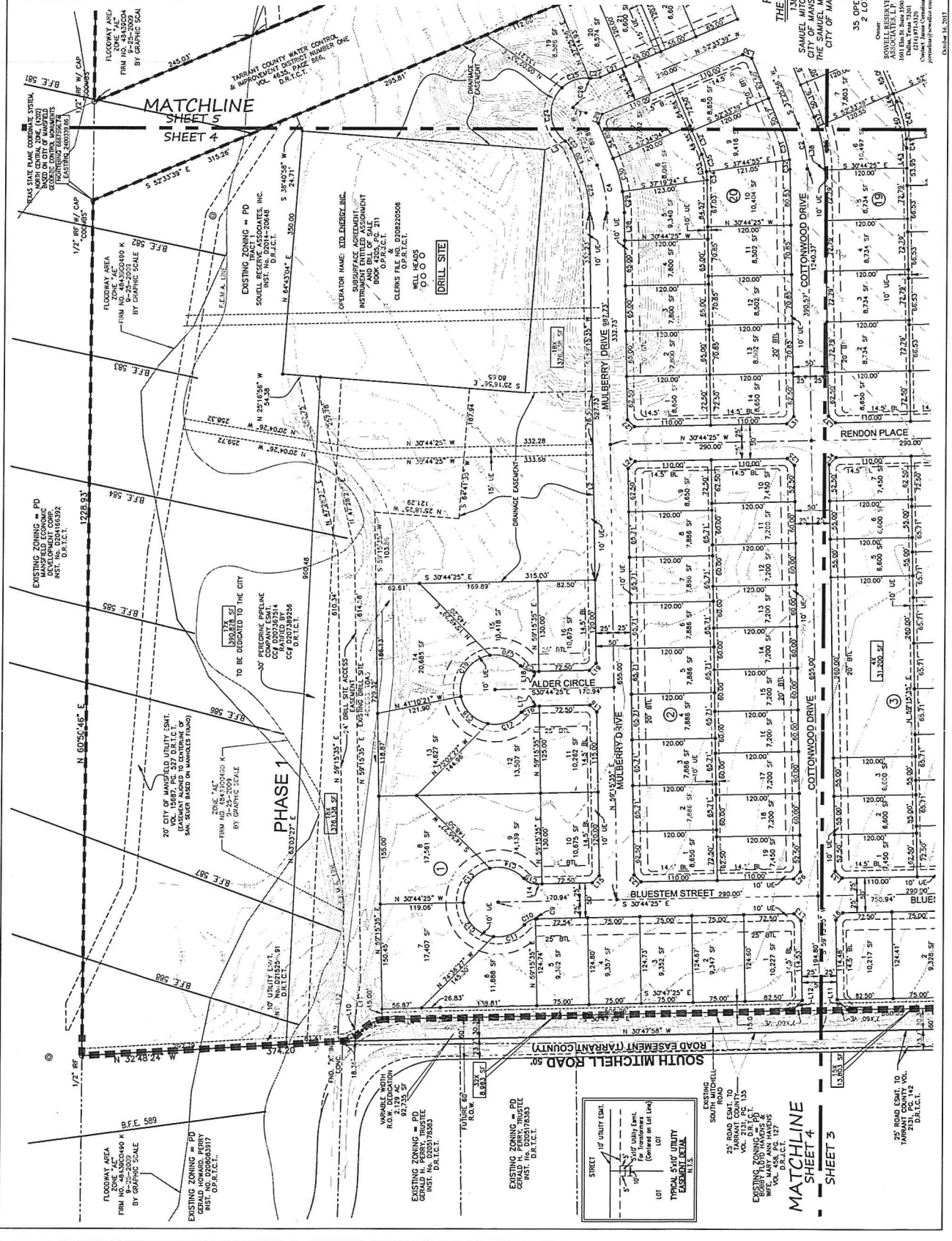
MATCHLINE
SHEET 3

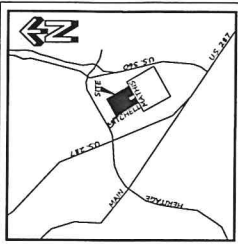
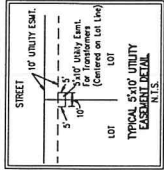
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PRELIMINARY PLAT
THE VIEW AT THE RESERVE

138.184 ACRES OUT OF THE
SAMUEL MITCHELL SURVEY, ABSTRACT NO. 1024,
CITY OF MANSFIELD TARRANT COUNTY, TEXAS AND
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CITY OF MANSFIELD JOHNSON COUNTY, TEXAS

<p>344. RESIDENTIAL LOTS</p> <p>35. OPEN SPACE /COMMON AREA LOTS</p> <p>2 LOTS DECIDED AS PARKLAND</p> <p>OCTOBER 16, 2017</p>	<p>Owner:</p> <p>CONCRETE SURVEYING & ASSOCIATES, LLC</p> <p>1601 Elm St. Suite 1500 Dallas, Texas 75201 (214) 897-0320 concrete@concreteassoc.com concreteassoc.com</p>	<p>Surveyor:</p> <p>MADDOX SURVEYING & ENGINEERING, INC.</p> <p>1903 Central Drive Suite 406, Bedford, TX (817) 281-4572 maddoxsurveying.com drew@claytonsurveying.com</p>	<p>Project:</p> <p>1903 Central Drive Suite 406, Bedford, TX 76126 (972) 564-4416 maddoxsurveying.com Contact: Jay Maddox jmaddox@jaysurveying.com</p>	<p>Sheet # of 10</p> <p>1-4297</p>
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LOCATION MAP
NOT TO SCALE

- GENERAL NOTES**
1. THE CITY OF MANSFIELD, TEXAS, HAS ADOPTED THE 2012 EDITION OF THE TEXAS SUBDIVISION ACT, CHAPTER 211, TEXAS VEHICULAR CODE, ARTICLE 1, SECTION 1.01, AND THE 2012 EDITION OF THE TEXAS SUBDIVISION ACT, CHAPTER 211, TEXAS VEHICULAR CODE, ARTICLE 1, SECTION 1.02.
 2. ALL LOTS ARE TO BE CONVEYED TO THE CITY OF MANSFIELD, TEXAS, BY DEED.
 3. THE CITY OF MANSFIELD, TEXAS, HAS ADOPTED THE 2012 EDITION OF THE TEXAS SUBDIVISION ACT, CHAPTER 211, TEXAS VEHICULAR CODE, ARTICLE 1, SECTION 1.01, AND THE 2012 EDITION OF THE TEXAS SUBDIVISION ACT, CHAPTER 211, TEXAS VEHICULAR CODE, ARTICLE 1, SECTION 1.02.
 4. THE CITY OF MANSFIELD, TEXAS, HAS ADOPTED THE 2012 EDITION OF THE TEXAS SUBDIVISION ACT, CHAPTER 211, TEXAS VEHICULAR CODE, ARTICLE 1, SECTION 1.01, AND THE 2012 EDITION OF THE TEXAS SUBDIVISION ACT, CHAPTER 211, TEXAS VEHICULAR CODE, ARTICLE 1, SECTION 1.02.
 5. THE CITY OF MANSFIELD, TEXAS, HAS ADOPTED THE 2012 EDITION OF THE TEXAS SUBDIVISION ACT, CHAPTER 211, TEXAS VEHICULAR CODE, ARTICLE 1, SECTION 1.01, AND THE 2012 EDITION OF THE TEXAS SUBDIVISION ACT, CHAPTER 211, TEXAS VEHICULAR CODE, ARTICLE 1, SECTION 1.02.
 6. THE CITY OF MANSFIELD, TEXAS, HAS ADOPTED THE 2012 EDITION OF THE TEXAS SUBDIVISION ACT, CHAPTER 211, TEXAS VEHICULAR CODE, ARTICLE 1, SECTION 1.01, AND THE 2012 EDITION OF THE TEXAS SUBDIVISION ACT, CHAPTER 211, TEXAS VEHICULAR CODE, ARTICLE 1, SECTION 1.02.
 7. THE CITY OF MANSFIELD, TEXAS, HAS ADOPTED THE 2012 EDITION OF THE TEXAS SUBDIVISION ACT, CHAPTER 211, TEXAS VEHICULAR CODE, ARTICLE 1, SECTION 1.01, AND THE 2012 EDITION OF THE TEXAS SUBDIVISION ACT, CHAPTER 211, TEXAS VEHICULAR CODE, ARTICLE 1, SECTION 1.02.
 8. THE CITY OF MANSFIELD, TEXAS, HAS ADOPTED THE 2012 EDITION OF THE TEXAS SUBDIVISION ACT, CHAPTER 211, TEXAS VEHICULAR CODE, ARTICLE 1, SECTION 1.01, AND THE 2012 EDITION OF THE TEXAS SUBDIVISION ACT, CHAPTER 211, TEXAS VEHICULAR CODE, ARTICLE 1, SECTION 1.02.
 9. THE CITY OF MANSFIELD, TEXAS, HAS ADOPTED THE 2012 EDITION OF THE TEXAS SUBDIVISION ACT, CHAPTER 211, TEXAS VEHICULAR CODE, ARTICLE 1, SECTION 1.01, AND THE 2012 EDITION OF THE TEXAS SUBDIVISION ACT, CHAPTER 211, TEXAS VEHICULAR CODE, ARTICLE 1, SECTION 1.02.
 10. THE CITY OF MANSFIELD, TEXAS, HAS ADOPTED THE 2012 EDITION OF THE TEXAS SUBDIVISION ACT, CHAPTER 211, TEXAS VEHICULAR CODE, ARTICLE 1, SECTION 1.01, AND THE 2012 EDITION OF THE TEXAS SUBDIVISION ACT, CHAPTER 211, TEXAS VEHICULAR CODE, ARTICLE 1, SECTION 1.02.



- LEGEND**
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PRELIMINARY PLAT
THE VIEW AT THE RESERVE
35.184 ACRES OUT OF THE
SAMUEL MITCHELL SURVEY, ABSTRACT NO. 1024,
CITY OF MANSFIELD TARRANT COUNTY, TEXAS AND
THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 593,
CITY OF MANSFIELD TARRANT COUNTY, TEXAS

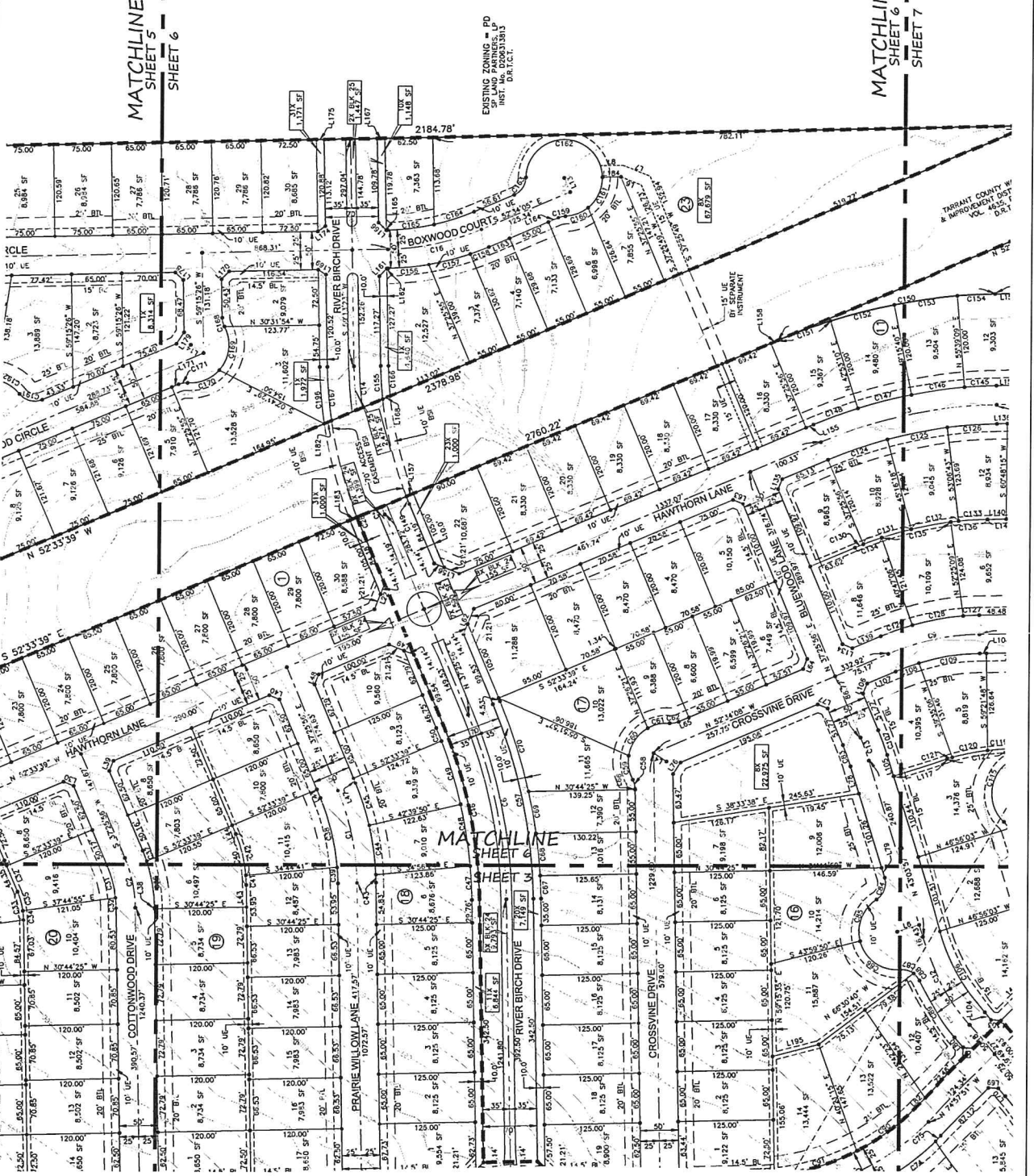
344 RESIDENTIAL LOTS
35 OPEN SPACE/COMMON AREA LOTS
2 LOTS OPEN SPACE/COMMON AREA LOTS

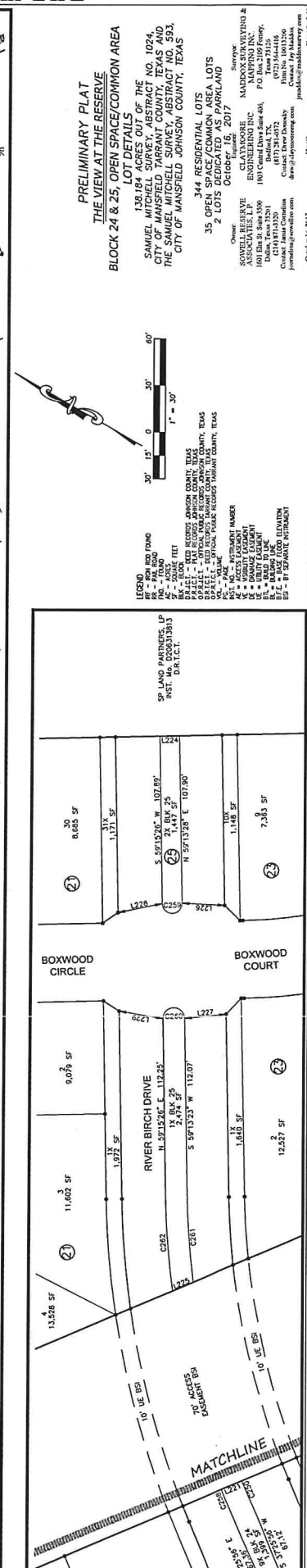
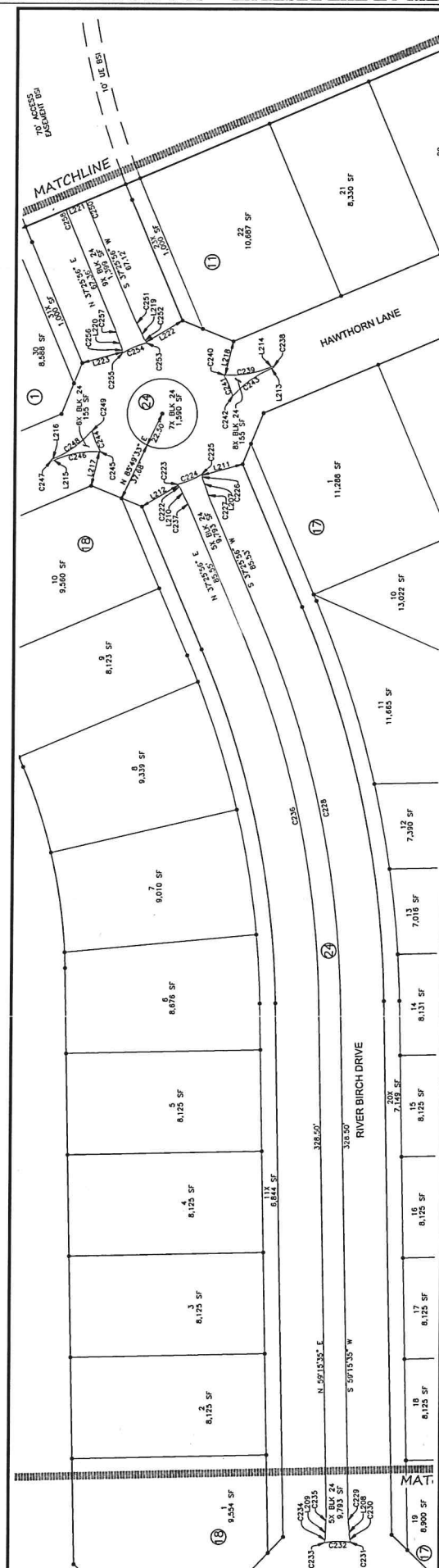
Owner:
KOVACH ENGINEERING &
ASSOCIATES, L.P.
1801 Central Expressway, Suite 400
Dallas, Texas 75201
(214) 911-1320
www.kovach-engineering.com

Surveyor:
KOVACH ENGINEERING &
ASSOCIATES, L.P.
1801 Central Expressway, Suite 400
Dallas, Texas 75201
(214) 911-1320
www.kovach-engineering.com

October 16, 2017

October 16, 2017





PRELIMINARY PLAT
THE VIEW AT THE RESERVE
BLOCK 24 & 25, OPEN SPACE/Common Area

LOT DETAILS
138.184 ACRES OUT OF THE
SAMUEL MITCHELL SURVEY, ABSTRACT NO. 1024,
CITY OF MANSFIELD TARRANT COUNTY, TEXAS AND
THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 593,
CITY OF MANSFIELD JOHNSON COUNTY, TEXAS

344 RESIDENTIAL LOTS
35 OPEN SPACE/Common Area Lots
2 Lots Dedicated as Parkland

Owner	Engineer	Surveyor
SOWTELL RESERVE ASSOCIATES, L.P. 1601 E. 3rd Suite 3500 Dallas, Texas 75201 (214) 871-1320 Contact: James Cordell jcordell@sowtell.com	CLAYMORE ENGINEERING INC. 1901 Central Drive Suite 406, Bedford, TX (817) 281-4072 Contact: Drew Densley drew@claymoreeng.com	MADDOX SURVEYING & MAPPING INC. P.O. Box 1910 Perry, Texas 75125 (972) 364-4416 Firm No. 1001250 Contact: Jay Maddox jnmaddox@madmaddox.com

October 16, 2017 Sheet 3

SD#17-

STATE OF TEXAS
COUNTY OF TARRANT

This is to certify that I, Edson J. Woodcox, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all lot corners, end angle points, and points of curve shall be properly marked on the ground, and that this plot is correctly represents that survey made by me or under my direction and supervision.

Brion J. Modder, RPLS
Texas registration No. 54 W

BEFORE ME, the undersigned authority, a notary public, on this day personally appeared Brian J. Macdonald, 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 herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE VIEW AT THE RESERVE

138.184 ACRES OUT OF THE
SAMUEL MITCHELL SURVEY, ABSTRACT NO. 1024,
CITY OF MANSFIELD TARRANT COUNTY, TEXAS AND
THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 593,
CITY OF MANSFIELD JOHNSON COUNTY, TEXAS

TYPICAL 5'x10' UTILITY EASEMENT DETAIL
N.T.S.

344 RESIDENTIAL LOTS
35 OPEN SPACE/COMMON AREA LOTS
2 LOTS DEDICATED AS PARKLAND
October 16, 2017

Owner:	Engineer:	Surveyor:
CHANDLER ASSOCIATES, L.P.	CLARK ENGINEERING INC.	MADDUX SURVEYING & LAND SURVEYING
1601 Elm St. Suite 1500	1903 Central Drive Suite 406,	P.O. Box 218 Perry,
Dallas, Texas 75201	Bedford TX,	Texas 75136
(214) 871-3310	(817) 281-0572	(972) 564-4416
Contact: Jamie Cordova	Contact: Dore Donosky	Firm No. 10012100
jcordova@jascova.com	dore@clarkengineering.com	Contact: Jay Maddux
		jrmaddux@msurvey.com

Sheet 16 of 16
October 16, 2017

Sheet 10 of 10

Summary of City Council Actions

February 25, 2019

Third and Final 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 12.938 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)

Approved 5 – 2 (Lewis and Moore)

Public Hearing and First Reading of an Ordinance to consider the Voluntary Annexation of approximately 25.02 acres in Johnson County, Texas and being a tract of land out of the M.D. Dickey Survey, Abstract #195, generally located on the east side of Lillian Road, approximately 1,500 feet south of W. Broad Street; Micah and Bryan Adkison (ZC#18-031)

Approved 7 – 0

Public Hearing and First Reading of an Ordinance approving a change of zoning from PR, Pre-Development District for Single-Family Residential and Commercial Uses on approximately 91.7 acres out of the M.D. Dickey Survey, Abstract #195 and T.J. Hanks Survey, Abstract #1109, Johnson County and the M.D. Dickey Survey, Abstract #1986 and T.J. Hanks Survey, Abstract #644, Tarrant County, Texas, generally located at the southeast corner of the intersection of W. Broad Street and Lillian Road and south of the intersection of Retta Road and W. Broad Street; BBC Acquisitions (ZC#18-031)

Approved 7 – 0

Public Hearing and First Reading of an Ordinance approving a change of zoning from PR, Pre Development District and PD, Planned Development District to PD, Planned Development District for Single-Family Residential Uses on approximately 27.86 acres situated in the A.N. Curry Survey, Abstract #129, generally located on the west side of Day Miar Road and the south side of Grand Meadow Boulevard; Noah Flabiano of Skorburg Company on behalf of Sunset Crossing SF, LTD, and James and Yvonne Slack (ZC#18-030)

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 2.177 acres being a portion of Lot 1-R, Block 1, Eaton Estates Campground, located at 1961 Lone Star Road; Craig Turner of Via Bayou Inc., DBA Texan RV Resort (ZC#18-028A)

Motion to approve failed 3 – 4 (Cook, Lewis, Moore and Newsom)

Review and Consideration of a Detailed Site Plan for 2,798 sq.ft. Restaurant with Drive-thru on 0.79 acres located at 3151 E. Broad Street; Everett Fields of PM Design Group on behalf of Will Tolliver of Leon Capital Group; (DS#19-001)

Approved 7 – 0 +

Summary of City Council Actions

March 4, 2019

Public Hearing Continuation and Second Reading of an Ordinance to consider the Voluntary Annexation of approximately 25.02 acres in Johnson County, Texas and being a tract of land out of the M.D. Dickey Survey, Abstract #195, generally located on the east side of Lillian Road, approximately 1,500 feet south of W. Broad Street; Micah and Bryan Adkison (ZC#18-031)

Approved 7 – 0

Public Hearing Continuation and Second Reading of an Ordinance approving a change of zoning from PR, Pre-Development District for Single-Family Residential and Commercial Uses on approximately 91.7 acres out of the M.D. Dickey Survey, Abstract #195 and T.J. Hanks Survey, Abstract #1109, Johnson County and the M.D. Dickey Survey, Abstract #1986 and T.J. Hanks Survey, Abstract #644, Tarrant County, Texas, generally located at the southeast corner of the intersection of W. Broad Street and Lillian Road and south of the intersection of Retta Road and W. Broad Street; BBC Acquisitions (ZC#18-031)

Approved 7 – 0

Public Hearing Continuation and Second Reading of an Ordinance approving a change of zoning from PR, Pre Development District and PD, Planned Development District to PD, Planned Development District for Single-Family Residential Uses on approximately 27.86 acres situated in the A.N. Curry Survey, Abstract #129, generally located on the west side of Day Miar Road and the south side of Grand Meadow Boulevard; Noah Flabiano of Skorburg Company on behalf of Sunset Crossing SF, LTD, and James and Yvonne Slack (ZC#18-030)

Approved 7 – 0