

AGENDA

PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS MONDAY, OCTOBER 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. **CONSENT AGENDA:** All matters listed under the consent agenda are considered routine. If discussion is desired, then an item will be removed from the consent agenda and considered separately.

A. SD#19-040: Final Plat of Easy Drive, 7th Street, and Klein Boulevard

END OF CONSENT AGENDA

5. PUBLIC HEARINGS:

A. SD#19-030: Public hearing on a Preliminary Plat of Knott’s Landing on Cardinal Road Addition

B. ZC#19-016: Public hearing for a change of zoning from 2F Two-Family Residential District and SF-7.5/12 Single-Family Residential District to PD Planned Development District for two-family residential uses on approximately 0.25 acres being a portion of Block 26, Original Town of Mansfield, located at 203 W. Kimball St.

6. COMMISSION ANNOUNCEMENTS

7. STAFF ANNOUNCEMENTS

8. ADJOURNMENT OF MEETING

9. NEXT MEETING DATE: October 21, 2019

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

#19-030: Knott's Landing on Cardinal Road, 32 residential lots

SD#19-040: Easy Dr., 7th St. & Klein Blvd.
1 non-residential lot

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

September 16, 2019

Chairman Wilshire called the meeting to order at 6:31 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
Robert Klenzendorf	Commissioner
Andrew Papp	Commissioner
Tamera Bounds	Commissioner
Anne Weydeck	Commissioner

Absent:

None

Staff:

Lisa Sudbury	Interim Director of Planning
Art Wright	Planner II
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 6:31 p.m.

Minutes

Chairman Wilshire called for approval of the September 3, 2019, minutes. Commissioner Knight made a motion to approve the minutes as presented. Commissioner Bounds seconded the motion which carried by the following vote:

Ayes: 6 – Wilshire, Knight, Papp, Klenzendorf, Bounds and Weydeck

Nays: 0

Abstain: 1 - Smithee

Citizen Comments

None

Public Hearings

SD#19-042: Public Hearing on a Replat to create Lots 6R1A, 13 and 14, Block 1, The Shops at Broad Street

Andrew Bogda gave the Staff presentation, overview of the request and was available for questions. Shay Geach, representing Kimley-Horn, 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, Vice-Chairman Smithee made a motion to approve the replat. Commissioner Knight seconded the motion which carried by the following vote:

Ayes: 6 – Smithee, Knight, Papp, Klenzendorf, Bounds and Weydeck

Nays: 1 – Wilshire

Abstain: 0

ZC#19-013: Public Hearing to consider a Historic Landmark Overlay classification for the Gaulden-Baskin House located at 301 W. Broad Street

Art Wright, 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 Papp made a motion to approve the request. Commissioner Weydeck seconded the motion which carried by the following vote:

Ayes: 7 – Wilshire, Smithee, Knight, Papp, Klenzendorf, Bounds and Weydeck
Nays: 0
Abstain: 0

ZC#19-014: Public Hearing for a request for a Specific Use Permit for apartments on approximately 12.918 acres out of the Elizabeth McAnear Survey, Abstract No. 1005 and the Richard Bratton Survey, Abstract No. 114, City of Mansfield, Tarrant County, Texas, located on the south side of E. Broad Street, a quarter-mile east of Cannon Drive

Andrew Bogda gave the Staff presentation, power point presentation, overview of the request and was available for questions. Clay Roby, representing the applicant, continued the power point presentation, overview and was available for questions.

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

Houston Mitchell spoke in opposition to the request, noting that Mansfield already has too many apartments and should not build any more until the existing units are at least 90% occupied.

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

After discussion, Commissioner Papp made a motion to approve the request. Vice-Chairman Smithee seconded the motion which failed by the following vote:

Ayes: 3 – Smithee, Knight and Papp
Nays: 4 – Wilshire, Klenzendorf, Bounds and Weydeck
Abstain: 0

ZC#19-015: Public Hearing for a change of zoning from SF-7.5/12, Single-Family Residential District and OP, Office Park District to PD, Planned Development District for medical office uses on approximately 0.516 acres known as a portion of Lot 1, Block 16, Original Town of Mansfield, generally located at 501 E. Broad Street and 104 N. Waxahachie Street

Andrew Bogda gave the Staff presentation, power point presentation, overview of the request and was available for questions. Justin Gilmore, representing the applicant, continued the power point presentation and overview and was available for questions. Uriel Carrillo, also representing the applicant, 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 Knight made a motion to approve the request as presented with staff comments, landscape buffer on the east side and add 1 additional handicapped parking space. Commissioner Weydeck seconded the motion which carried by the following vote:

Ayes: 7 – Wilshire, Smithee, Knight, Papp, Klenzendorf, Bounds and Weydeck
Nays: 0
Abstain: 0

Commissioner Announcements

Commissioner Papp stated that more education is needed on The Reserve Planned Development and how it works with the Zoning Ordinance to better understand the vision for the plan.

Staff Announcements

Ms. Sudbury stated that the next meeting will be on Monday, October 7, 2019.

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, Knight, Papp, Klenzendorf, Bounds and Weydeck

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 8:17 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: October 7, 2019

Subject: SD#19-040: Final plat of Easy Drive, 7th Street, and Klein Boulevard

GENERAL INFORMATION

Applicant:	Larry Klos on behalf of Mansfield Economic Development Corporation (owner) James L. Brittain on behalf of Brittain & Crawford, LLC (engineer/surveyor)
Location:	Generally along and south of Easy Drive, approximately a third of a mile west of S. 2nd Ave.
Existing Zoning:	PD
Proposed Use:	Public right-of-way
Size:	12.979 acres
Total Number of Lots:	N/A
R.O.W. Dedication:	Easy Drive (variable width R.O.W.); 7th Street (70' R.O.W.); Klein Boulevard (90' R.O.W.)
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

The purpose of this plat is to dedicate public right-of-way for Easy Drive, 7th Street, and Klein Boulevard to accommodate future development of a light industrial business park at this location. The plat generally conforms to the conceptual plan associated with the planned development zoning in place for this property, as well as the City's Thoroughfare Plan.

Staff recommends approval.

PLANNING AND ZONING COMMUNICATION

Agenda: October 7, 2019

Subject: SD#19-030: Public hearing on a Preliminary Plat of Knott's Landing on Cardinal Road Addition

GENERAL INFORMATION

Applicant:	Daniel and Laurie Nichols, owners Double Eagle Real Estate Holdings, developer MMA, Inc., engineer
Location:	1101 and 1109 Cardinal Road
Existing Zoning:	SF-12/22
Existing/Proposed Use:	Single-family residential
Size:	11.6 acres
Total Number of Lots:	32
R.O.W. Dedication:	30' from the centerline of Cardinal Road and internal residential streets
Compliance with Ordinances:	Variances will be required

COMMENTS & CONSIDERATIONS

The purpose of this plat is to create 28 residential lots and four open space lots. A public hearing is required for this plat as it involves a replat of two existing lots, Lots 1-R and 2-R, Dan Nichols Addition.

The applicant is seeking a variance to the minimum width of the corner lots as stated in their letter of request. The Subdivision Control Ordinance requires that corner residential lots have a minimum width 15 feet greater than the adjacent lot. The applicant is proposing corner lots that are 10 feet greater in width than the minimum lot width of 90 feet for lots in the SF-12/22 District. A variance is requested for the following lots:

- Block 1, Lot 11
- Block 2, Lot 2
- Block 3, Lot 5
- Block 4, Lots 1, 4, 5, 8

Staff recommends approval with the requested variance.

Attachments:

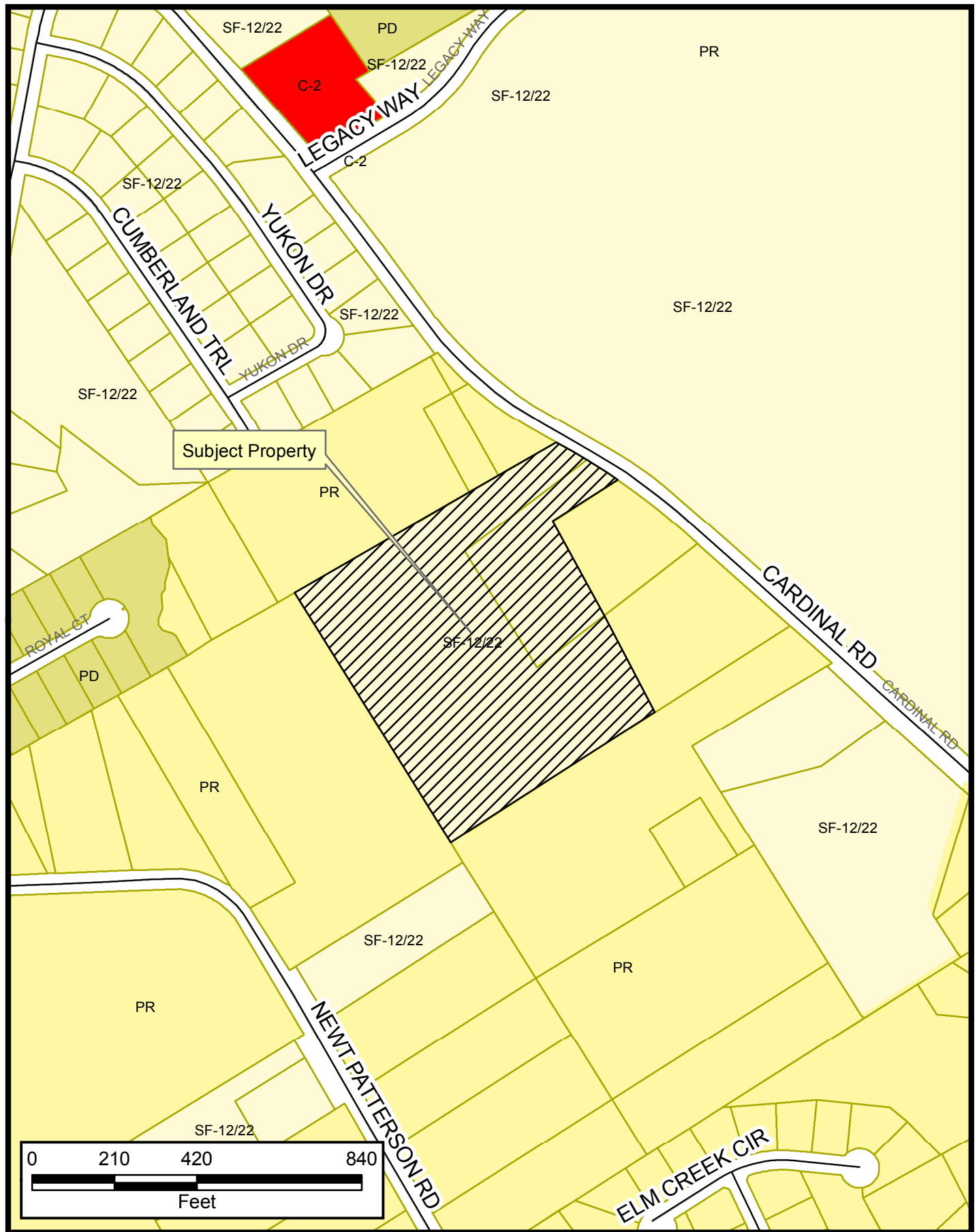
Maps and supporting information
Letter of request
Previously Approved Plat

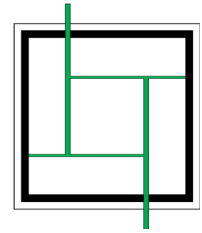


SD#19-030

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.

8/16/2019





September 11, 2019

Wayne Wilshire
Planning and Zoning Commission Chairman
City of Mansfield
1200 E Broad Street
Mansfield, Texas 76063

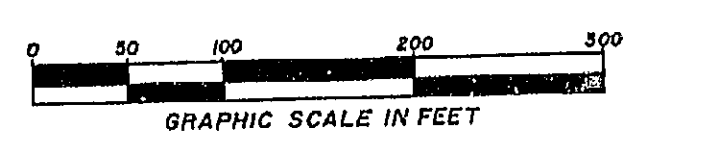
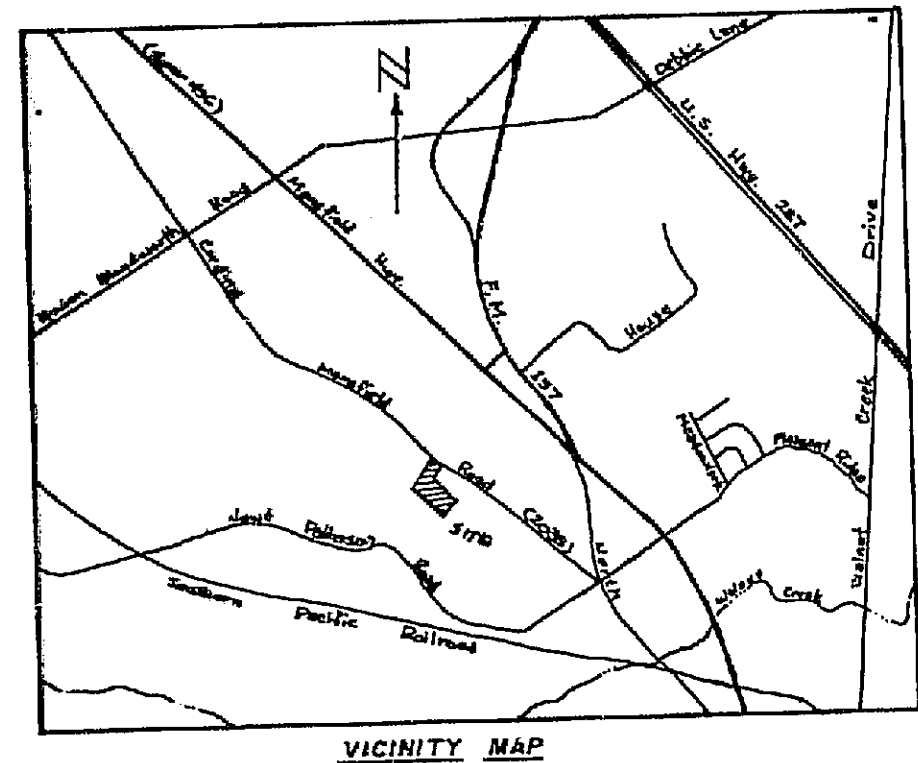
Mr. Wilshire,

The proposed development, Knott's Landing on Cardinal Road is currently zoned for 12,000 square foot lots. We are proposing 29 single family residential lots with a minimum lot size of 12,000 square feet. Because the lots are a minimum of 12,000 square feet we respectfully request the following waiver.

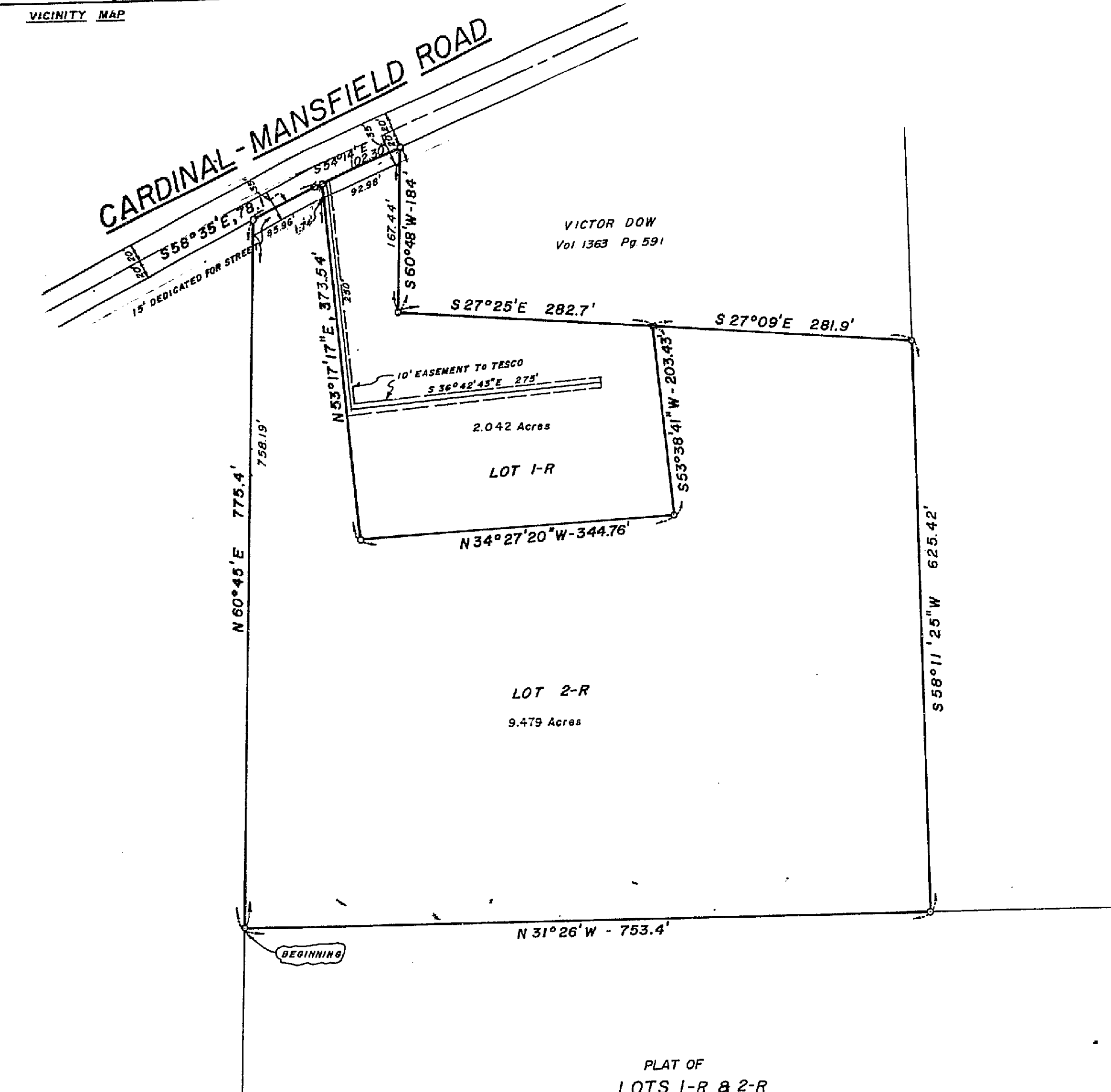
- The corners lot to be a minimum of 10' wider than the minimum lot width of 90 feet for lots in the SF-adjacent lot instead of 15' for the following lots:
 - Block 1, Lot 11
 - Block 2, Lot 2
 - Block 3, Lot 5
 - Block 4, Lots 1, 4, 5, 8

Sincerely,

Andrea Taylor, PE
Project Manager
ataylor@mmatexas.com



SCALE: 1"=100'



CITY of Mansfield, Texas
City Plan Commission
NOTE:
This plat is valid only if recorded within
312 (6) months after date of approval.
PLAT APPROVAL DATE 5-19-86
BY GEO. D. FARR CHAIRMAN
BY PAUL D. HESTER SECRETARY

UTILITY	Approval	Date
Southwestern Bell	<u>D. W. Williams</u>	<u>6-27-85</u>
TESCO	<u>A. L. K. O'Brien</u>	<u>6-27-85</u>
Unit Star Gas	<u>W. D. Mason</u>	<u>6-27-85</u>
Blackhawk Cable	<u>O. C. Montgomery</u>	<u>6-27-85</u>

PLAT OF
LOTS 1-R & 2-R
DAN NICHOLS ADDITION
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
11.583 ACRE TRACT
M. ROCKERFELLOW SURVEY, ABSTRACT NO. 1267
BEING A REVISION OF BLOCK 10, J.T. NICHOLS ESTATE
LANDS RECORDED IN VOL. 1777, PG. 641 DRT CT
SCALE 1"=100' JUNE, 1985
OWNER: DAN NICHOLS
703 W. ROCHELLE DRIVE
IRVING, TEXAS 75062
SURVEYOR: FREEMAN GRIZZARD
2315-B ROOSEVELT DRIVE
ARLINGTON TEXAS 76016
PHONE: 461-2750

STATE OF TEXAS I
COUNTY OF TARRANT I
WHEREAS, I, Daniel Mack Nichols am the sole owner of a tract of land situated in the M.
Rockerfellow Survey, Abstract No. 1267, County of Tarrant, according to the deed recorded in
Volume 774, page 1338, Deed Records of Tarrant County, Texas, and more particularly described
as follows:
Being a tract of land out of the M. Rockerfellow Survey, Abstract No. 1367, Tarrant County,
Texas, and being out of Block 10, J.T. Nichols Estates, according to the plat recorded
in Volume 1777, page 641, Deed Records, Tarrant County, Texas:
Beginning at a pipe in the Northerly line of said Block 10, said pipe being North 68 degrees,
45 minutes East, 587.31 feet to the Northwest corner of said Block 10;
Thence North 60 degrees, 45 minutes East, along a fence and the Northerly line of said Block
10, 775.4 feet to an iron pin for corner in the Southwesterly line of County Road No. 2033;
Thence along the Southwesterly line of said County Road and along a fence, South 58 degrees,
35 minutes East, 78.1 feet to an iron pin and South 54 degrees, 14 minutes East, 102.3 feet
to an iron pin for corner;
Thence South 60 degrees, 48 minutes West, along a fence, 184.0 feet to an iron pin for corner;
Thence South 27 degrees, 25 minutes East, along a fence, 282.7 feet to an iron pin for corner;
Thence South 27 degrees, 09 minutes East, 281.9 feet to an iron pin for corner in a fence line;
Thence South 58 degrees, 11 minutes, 25 seconds West, along a fence 625.42 feet to a pipe
for corner;
Thence North 31 degrees, 26 minutes West, along a fence 753.4 feet to the point of Beginning
and containing 11.583 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, I, Daniel Mack Nichols, being the sole owner do hereby adopt this plat designating the
hereinabove described property as Lot 1 and 2, Dan Nichols Addition to the City of Mansfield,
Tarrant County, Texas and do hereby dedicate to the public, the easements and right of ways
shown thereon.

WITNESS my hand at Arlington, Tarrant County, Texas, this the 9th day of July,
1985.
Daniel Mack Nichols
Daniel Mack Nichols

STATE OF TEXAS I
COUNTY OF TARRANT I
BEFORE ME, the undersigned authority, on this day personally appeared Daniel Mack Nichols, known
to me to be the person whose name is subscribed to the above and foregoing instrument
and acknowledged to me that he executed the same for the purposes and consideration
expressed and in the capacity therein stated.

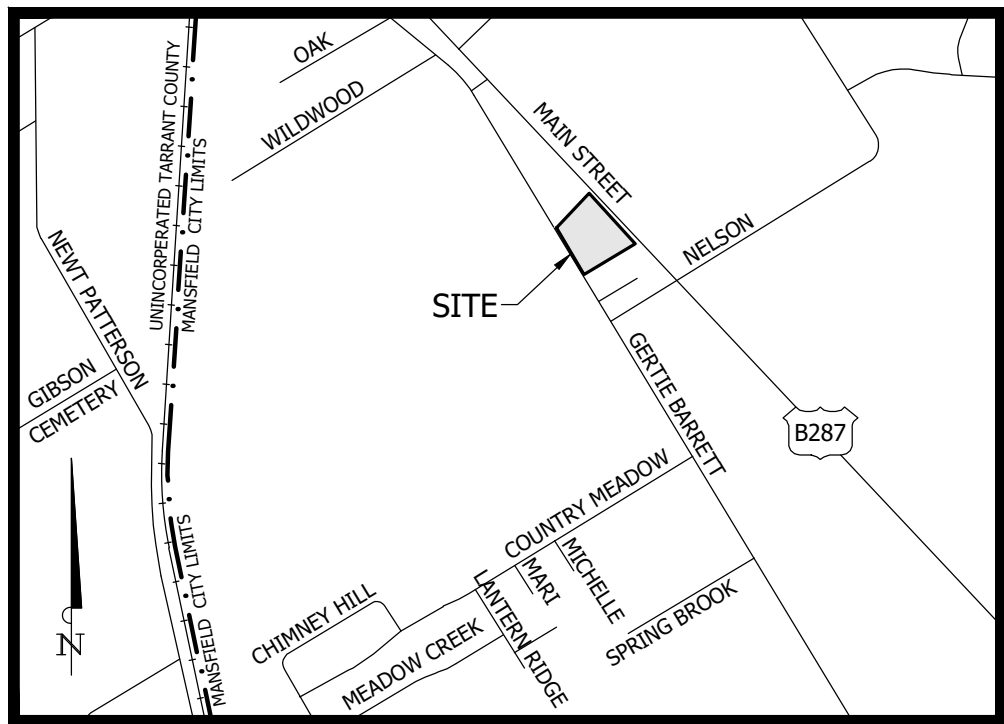
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 9th day of July, 1985.
Martha Grizzard
Notary Public, Tarrant County, Texas

This is to certify that I, Freeman Grizzard, a Registered Public Surveyor of the State of
Texas, have plotted the above subdivision from an actual survey on the ground; and that
all lot corners, angle points, and points of curve shall be properly marked on the ground
and that this plat correctly represents that survey made by me.

Freeman Grizzard
Freeman Grizzard
Texas Registration No. 1812

AT
86 JUN 27 09:55
BCC
COUNTY OF TARRANT
STATE OF TEXAS
I hereby certify that this instrument was filed on this
date and at the time stamped hereon by me and was duly
recorded in the Volume and Page of the Deed Records
of Tarrant County, Texas, as stamped hereon by me.
JUN 27 1986
Martha Grizzard
COUNTY CLERK
TARRANT COUNTY, TEXAS
Manfield
CHECKED
BY PC

BD7H; AGE>K 3BBDAH76 B>3F



VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS

LEGEND

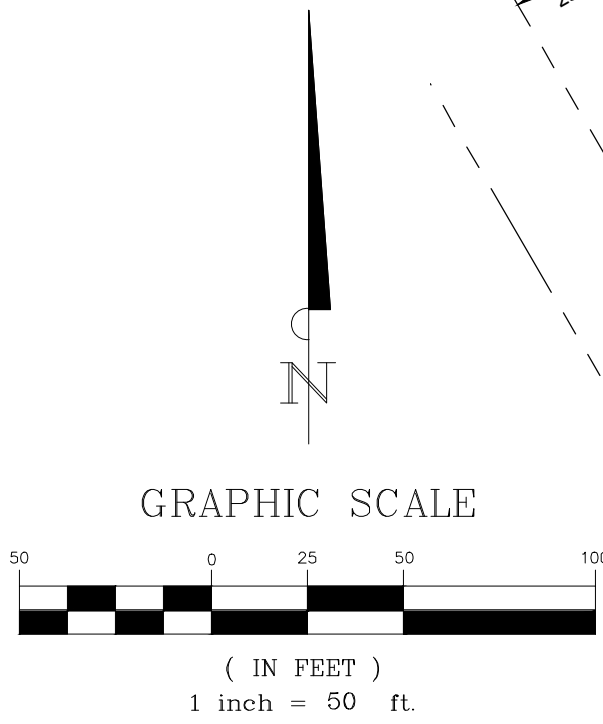
N NORTH
S SOUTH
E EAST
W WEST

* DEGREES
* MINUTES/FEET
* SECONDS/INCHES

D.R.T.C.T.
DEED RECORDS
TARRANT COUNTY, TEXAS

P.R.T.C.T.
PLAT RECORDS
TARRANT COUNTY, TEXAS

O.P.R.T.C.T.
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

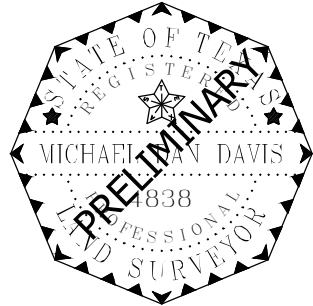


SURVEYOR'S CERTIFICATION:

I, Michael Dan Davis, Registered Professional Land Surveyor Number 4838, State of Texas, having platted the above described 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 direct supervision.

PRELIMINARY,

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



Michael Dan Davis DATE:
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823

GENERAL NOTES:

- All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). Based on City of Mansfield GPS Monument No. AR-29. All distances shown herein are surface distances.
- Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance and is subject to penalties imposed by law.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C0460K, dated September 25, 2009. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

SURVEYOR / ENGINEER:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MIKE DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER / DEVELOPER:
RDS PROPERTIES, LTD.
2789 GERTIE BARRETT ROAD
MANSFIELD, TEXAS 76063
CONTACT: ROBERT SHERRILL

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

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

This plat filed in Instrument No. _____, Date: _____

APPROVED BY THE CITY OF MANSFIELD
_____ 2019
APPROVED BY: P&Z COMMISSION CHAIRMAN
_____ 2019
ATTEST: PLANNING & ZONING SECRETARY

OWNERS DEDICATION:

WHEREAS, **RDS Properties, Ltd.**, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 5.176 acres or (225,486 square feet) tract of land located in the James McDonald Survey, Abstract No. 997, City of Mansfield, Tarrant County, Texas as recorded in Instrument Number D207016097, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and recorded in Instrument Number D207128841, O.P.R.T.C.T., and being a Portion of Lot 1, Block 1, Dapper Downs Addition (hereinafter referred to as Lot 1), an addition to the City of Mansfield, Tarrant County, Texas, according to the Plat thereof recorded in Instrument Number D198199618, Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.) and being all of Lot 2, Block 1, said Dapper Downs Addition (hereinafter referred to as Lot 2), said 5.176 acres or (225,486 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Easterly corner of said Lot 2, same being the Northerly corner of that certain tract of land described as Cedar Oaks Addition (hereinafter referred to as Cedar Oaks Addition), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D198819618, O.P.R.T.C.T., same also being the existing Southwesterly right-of-way line of North Main Street, also known as Business Highway 287 (100' right-of-way), as recorded in Volume 1115, Page 355, Deed Records, Tarrant County, Texas;

THENCE South 59 degrees 17 minutes 32 seconds West, departing the existing Southwesterly right-of-way line of said North Main Street and with the common line between said Lot 2 and said Cedar Oaks Addition, a distance of 494.05 feet to a one-half inch iron rod with plastic cap stamped "D & T" found for the Southerly corner of said Lot 2, same being the existing Northeasterly right-of-way line of Gertie Barrett Road (variable width right-of-way), as recorded in Instrument Number D198199618, O.P.R.T.C.T.;

THENCE North 30 degrees 24 minutes 28 seconds West, departing the Northwesterly line of said Cedar Oaks Addition and with the common line between said Lot 2 and the existing Northeasterly right-of-way line of said Gertie Barrett Road, pass at distance of 241.10 feet, the Westerly corner of said Lot 2, same being the Southerly corner of said Lot 1 and continue with said course and the common line between said Lot 1 and the existing Northeasterly right-of-way line of said Gertie Barrett Road for a total distance of 473.94 feet to a one-half inch iron rod with plastic cap stamped "GEODATA" found in the agreed upon common boundary between RDS Properties and Starpeach Texas, LP;

THENCE North 47 degrees 24 minutes 12 seconds East, departing the existing Northeasterly right-of-way line of said Gertie Barrett Road and crossing said Lot 1, with the agreed upon boundary between that certain tract of land described under Exhibit "B" in a General Warranty Deed to Starpeach Texas, LP (hereinafter referred to as Exhibit "B" tract), as recorded in Instrument Number D214251194, O.P.R.T.C.T. and continue with said course and the common line between said Exhibit "B" tract and the remainder of said Lot 1, pass at a distance of 149.33 feet, the Easterly corner of said Exhibit "B" tract, same being the Southerly corner of that certain tract of land described under Exhibit "A" in a General Warranty Deed to Starpeach Texas, LP (hereinafter referred to as Exhibit "A" tract), as recorded in Instrument Number D214251194, O.P.R.T.C.T. and continue with said course and the agreed upon boundary line between said Exhibit "A" tract, pass at a distance of 382.66 feet, a three-quarters inch pipe found for the Northerly corner of said Lot 1 and the Easterly corner of said Exhibit "A" tract, and continue for a total distance of 383.73 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set in the existing Southwesterly right-of-way line of said North Main Street;

THENCE South 42 degrees 33 minutes 41 seconds East with the common line between said Lot 1, said Lot 2 and the existing Southwesterly right-of-way line of said North Main Street a distance of 565.04 feet to the **PLACE OF BEGINNING**, and containing 5.176 acres or (225,486 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **RDS Properties, Ltd.**, 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 **Lots 1R, 2R and 3 thru 6, Block 1, DAPPER DOWNS ADDITION**, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

RDS Properties, Ltd.

By: _____
Robert Sherrill, President

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Robert Sherrill, 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 consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2019.

Notary Public, The State of Texas

The purpose of this plat is to subdivide the existing 2 lots into 6 lots.

REPLAT
LOTS 1R, 2R and 3 thru 6, BLOCK 1
DAPPER DOWNS ADDITION
Being a revision of a Portion of Lot 1 and all of Lot 2, Block 1,
Dapper Downs Addition, according to the plat filed in Instrument
Number D198199618, P.R.T.C.T.
City of Mansfield, Tarrant County, Texas
6 Lots
5.176 acres
Date Prepared: June 2019
Case: SD# 19-032
SHEET 1 OF 1

PLANNING AND ZONING COMMUNICATION

Agenda: October 7, 2019

Subject: ZC#19-016: Public hearing for a change of zoning from 2F Two-Family Residential District and SF-7.5/12 Single-Family Residential District to PD Planned Development District for two-family residential uses on approximately 0.25 acres being a portion of Block 26, Original Town of Mansfield, located at 203 W. Kimball St.

GENERAL INFORMATION

Applicant:	Sheri Bumgardner of SSB Designs (site planner) David Cook of Altar Holdings, LLC (owner)
Size:	0.25 acres
Proposed Use:	Two-family residential
Existing Land Use:	Single-family residential
Surrounding Land Use & Zoning:	North - Kimball St.; Single-family residential (2F & PD) across the street South - Single-family residential (2F & SF-7.5/12) East - Single-family residential (SF-7.5/12) West - Single-family residential (2F)

COMMENTS AND CONSIDERATIONS

The subject property consists of 0.25 acres located on the south side of Kimball Street, west of 1st Street and east of 2nd Street. The property is currently improved with a single-family home. The applicant is requesting to re-zone the property from 2F Two-Family Residential District and SF-7.5/12 Single-Family Residential District to PD Planned Development District for two-family residential uses.

Development Plan

The applicant plans to remove the existing single-family home and redevelop the property for two-family residential uses (a duplex). A duplex would ordinarily be permitted by the existing 2F zoning, but the applicant is making a PD application to allow deviations to some of the typical lot dimension and setback requirements. The two residences will be attached by a common wall and will be separately platted lots, with the lot line running along this common wall. The applicant plans the following minimum lot standards:

Minimum Lot Area: 3,750 sq. ft.

Minimum Floor Area: 2,000 sq. ft. per dwelling

Maximum Lot Coverage: 60%

Minimum Lot Width: 40'

Minimum Lot Depth: 105'

Minimum Front Setback: 20' to garage; 10' to covered porch

Minimum Rear Setback: 15'

Minimum Side Setback, Interior: 5' & 10'

Maximum Height: 35'

The development will provide for two off-street parking spaces in each garage, plus two spaces in the driveway of each dwelling unit.

Architecture

The applicant has provided architectural standards that propose façade cladding of at least 70% wood or cementitious fiber materials. The minimum roof pitch will be a mix of 4:12 and 8:12 as indicated on the provided roof plan; roof shingles must be three-dimensional architectural shingles. To enhance and provide interest to the front elevations, it is specified that they shall include porches with a minimum depth of 7', minimum area of 70 sq. ft., and 6" x 6" columns. In addition, since the garages will be front facing and situated side-by-side in the center of the structure, the doors will include windows, a metal shed roof, and brackets to provide further enhancement to the front elevation. In addition, the concrete driveways will include salt finishes. Furthermore, windows seen from the street are required to be wood, look like wood, or be wood with vinyl or aluminum cladding. The applicant has provided elevations that depict two-story residences with stone bases and the required design elements.

Landscaping

The applicant's landscaping standards specify two new or existing trees per lot with a minimum caliper size of 3.5". At least one tree must be in the front yard of each dwelling. The development plan and tree survey specify the preservation of two existing hackberry and two existing bois d' arc trees in the rear of the properties, one pecan tree in one of the side yards, and one pine tree in one of the front yards. An existing crepe myrtle tree will be removed and a new crepe myrtle tree will be planted in the other front yard. In addition, the standards specify that at least 50% of the foundation facing the street shall be planted with shrubs and flower beds.

Summary and Recommendation

The proposed development will provide for the development of two attached residences (a duplex) in downtown Mansfield. Staff notes that the proposed development is compatible with the existing 2F zoning that comprises the vast majority of the property (which has been in place since at least the 1980s) and also with the surrounding neighborhood, which includes a mix of detached and attached residences, as well as some higher densities. The Official Land Use Plan also encourages higher densities as infill projects with appropriate buffers from existing single-family homes. In addition, the proposed design standards are compatible with the existing architecture in the area, which includes predominantly non-masonry construction and the use of Craftsman-style products and architecture. The applicant has endeavored to provide for adequate setbacks and buffers from surrounding properties and enhancements to the front building elevations, including a 1' offset of the garages, front covered porches, wood or wood-like window frames, garage door design enhancements, three-dimensional shingles, salt driveway finishes, and front foundation plantings. The development will also preserve six existing trees and replace another. Staff recommends approval.

Attachments:

Maps and Supporting Information

Exhibit A – Property Description

Exhibit B – Development Plan

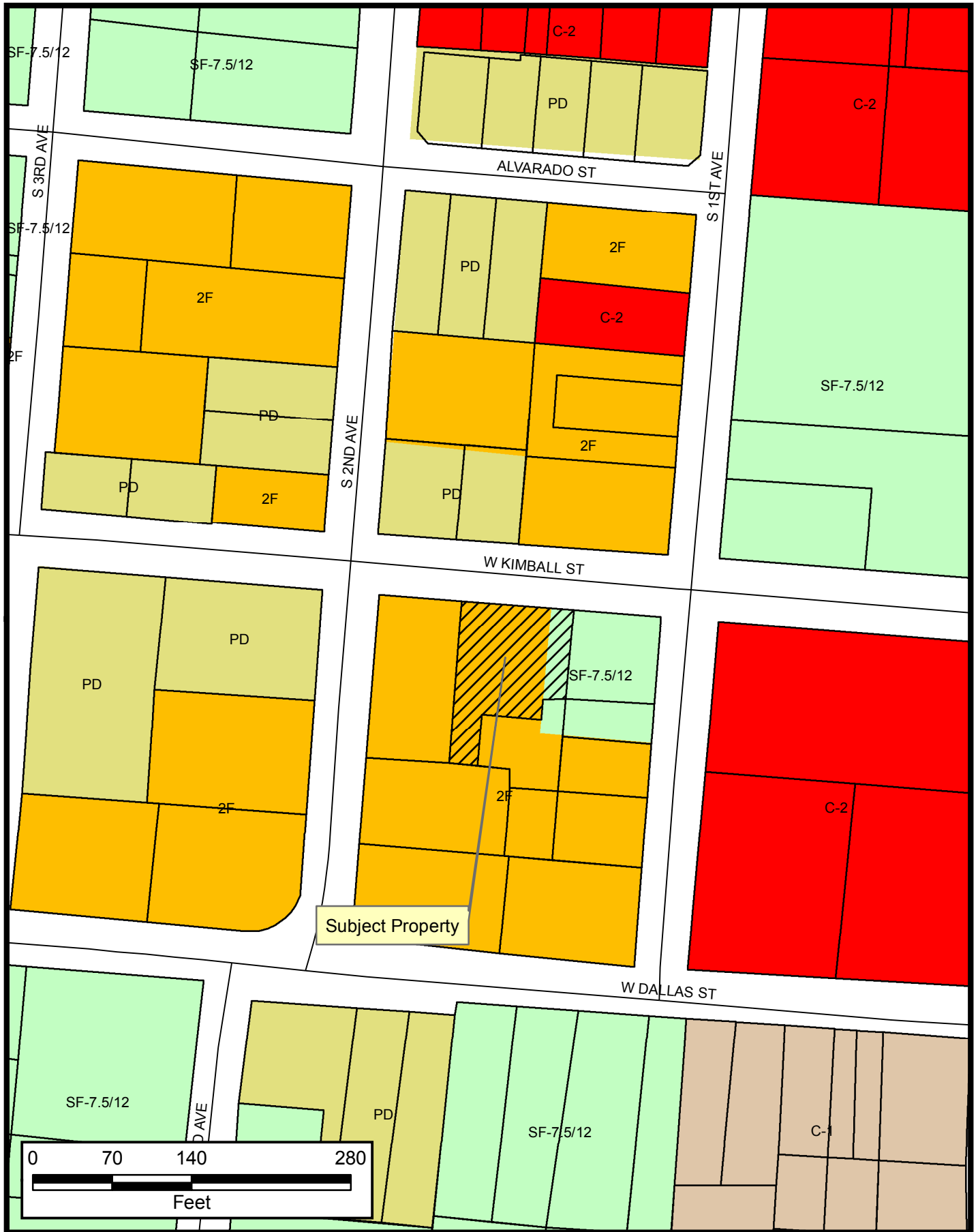
Exhibit C – Elevations, Roof Plan, and Floor Plan



ZC#19-016

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.

9/26/2019



Property Owner Notification for ZC#19-016

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 24	PARRISH, DONNA	3201 CRYSTAL LAKE DR	GRANBURY, TX	76049
MANSFIELD, CITY OF	BLK 24	ASHING, JOSEFINA	209 S 1ST AVE	MANSFIELD, TX	76063-1903
MANSFIELD, CITY OF	BLK 25	MAGNOLIA BUSINESS ENTERPRISES	914 AMANDA DR	MANSFIELD, TX	76063-3407
MANSFIELD, CITY OF	BLK 25	MAGNOLIA BUSINESS ENTERPRISES	914 AMANDA DR	MANSFIELD, TX	76063-3407
MANSFIELD, CITY OF	BLK 26	WILSON, JENNIFER L	205 W KIMBALL ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 26	GIDLEY SHIRLEY SUPPLEMENTAL NEEDS TRUST	5 VELVET CT	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 26	HARRIS, WILLIAM E & MARY A	201 W KIMBALL ST	MANSFIELD, TX	76063-1953
MANSFIELD, CITY OF	BLK 26	HARRIS, WILLIAM E & MARY A	201 W KIMBALL ST	MANSFIELD, TX	76063-1953
MANSFIELD, CITY OF	BLK 26	HARTMAN, BEN	500 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 26	OWENS, JAMES C & CINDA	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 & JILL E	4790 FIREWOOD DR	BURLESON, TX	76028-3642
MANSFIELD, CITY OF	BLK 26	HARRIS, WILLIAM E & MARY A	201 W KIMBALL ST	MANSFIELD, TX	76063-1953
MANSFIELD, CITY OF	BLK 26	HARRIS, WILLIAM E & MARY A	201 W KIMBALL ST	MANSFIELD, TX	76063-1953
MANSFIELD, CITY OF	BLK 26	OWENS, JAMES C & CINDA	24 LAKEVIEW TERR	WEATHERFORD, TX	76087-7748
MANSFIELD, CITY OF	BLK 27	SOTO, ROSA & ANASTACIO	205 S 2ND AVE	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 27	PINYAN, DANNY	204 S 1ST AVE	MANSFIELD, TX	76063-1904
MANSFIELD, CITY OF	BLK 27	PHILLIPS, EDDIE & MCKAY-SWANSON, MARY E	200 W KIMBALL ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 27	PINYAN, DANNY	204 S 1ST AVE	MANSFIELD, TX	76063-1904

Property Owner Notification for ZC#19-016

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 27	DALLEY, LINDSEY & HAYDEN JOSEPH	204 W KIMBALL ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 27	MUELLER, GARY L & CINDY A	206 W KIMBALL ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 30	HARRIS COOK PROPERTIES	309 E BROAD	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 30	FARRINGTON, JASON & ALEXIS S	206 S 2ND AVE	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 30	ANCHORA PROPERTIES LLC	309 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 31	AVANTE PROCUREMENT LLC	3792 JOE WILSON RD	MIDLOTHIAN, TX	76065
MANSFIELD, CITY OF	BLK 31	JOHNSON, CHRISTOPHER	11713 COUNTY ROAD 528	MANSFIELD, TX	76063-7050
MANSFIELD, CITY OF	BLK 31	ANCHORA PROPERTIES LLC	309 E BROAD ST	MANSFIELD, TX	76063

EXHIBIT A FOR ZC#19-016

Being a portion out of Block 26, of the Original Town of Mansfield, Tarrant County, Texas, according to the Plat thereof recorded in Volume 63, Page 53, Plat Records, Tarrant County, Texas, same being that tract of land conveyed to Shirley Gidley Supplemental Needs Trust, Nancy Cardinale, Trustee, by deed recorded in Instrument No. D215197256, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to William E. Harris and spouse, Mary Ann Harris, by deed recorded in Instrument No. D201108581, Official Public Records, Tarrant County, Texas, and being along the South line of W. Kimball Street (50 foot right-of-way);

THENCE South 05 degrees 05 minutes 21 seconds West, along the West line of said Harris tract, passing at a distance of 60d nail found on-line for reference, continuing along a total distance of 88.00 feet to a 3/4 inch iron pipe found for corner, said corner being the Southwest corner of said Harris tract, and being along a North line of that tract of land conveyed to William Earl Harris and Mary Ann Harris, a married couple, by deed recorded in Instrument No. D219038177, Official Public Records, Tarrant County, Texas;

THENCE North 84 degrees 54 minutes 39 seconds West, along a North line of said Harris tract, a distance of 20.00 feet to a point for corner, said corner being an "ell" corner of said Harris tract, from which a fence post found for witness bears South 64 degrees 57 minutes 10 seconds West, a distance of 1.58 feet;

THENCE South 05 degrees 05 minutes 21 seconds West, along a West line of said Harris tract, a distance of 18.00 feet to a point for corner, from which a fence post found for witness bears South 66 degrees 15 minutes 13 seconds West, a distance of 1.68 feet;

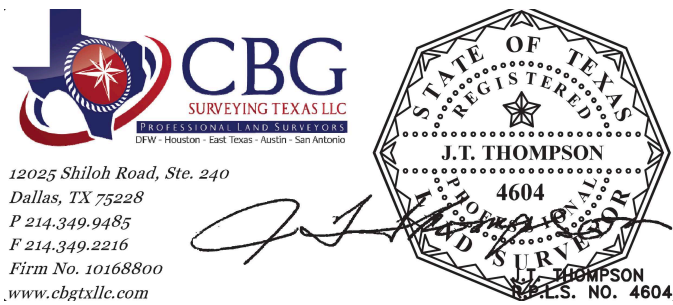
THENCE North 84 degrees 54 minutes 39 seconds West, along a North line of said Harris tract, a distance of 52.00 feet to a point for corner, said corner being an "ell" corner of said Harris tract, from which a fence post found for witness bears South 00 degrees 41 minutes 06 seconds West, a distance of 1.89 feet;

THENCE South 05 degrees 05 minutes 21 seconds West, along a West line of said Harris tract, a distance of 47.01 feet to a point for corner, said corner being a Southwest corner of said Harris tract, and being along the North line of that tract of land conveyed to Ben Hartman, by deed recorded in Instrument No. D218115266, Official Public Records, Tarrant County, Texas;

THENCE North 86 degrees 45 minutes 19 seconds West, along the North line of said Hartman tract, a distance of 24.08 feet to a 1/2 inch iron rod found for corner, said corner being a Southeast corner of that tract of land conveyed to Jennifer Leigh Wilson, by deed recorded in Instrument No. D218277804, Official Public Records, Tarrant County, Texas;

THENCE North 04 degrees 44 minutes 24 seconds East, along the East line of said Wilson tract, a distance of 153.79 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of said Wilson tract, and being along the South line of said W. Kimball Street;

THENCE South 84 degrees 54 minutes 39 seconds East, along said South line of said W. Kimball Street, a distance of 97.00 feet to the POINT OF BEGINNING and containing 11,035 square feet or 0.25 acres of land.



PLANNED DEVELOPMENT REGULATIONS

PERMITTED USE:

TWO (2) SINGLE FAMILY ATTACHED DWELLINGS

AREA AND HEIGHT REGULATIONS:

- MINIMUM LOT AREA - 3,750 S.F.
- MINIMUM FLOOR AREA - 2,000 S.F. PER DWELLING
- MAXIMUM LOT COVERAGE - 60%
- MINIMUM LOT WIDTH - 40'
- MINIMUM LOT DEPTH - 105 FT.
- MINIMUM FRONT SETBACK TO GARAGE - 20 FT. TO GARAGE; 10 FT. TO COVERED PORCH
- MINIMUM REAR SETBACK - 15 FT.
- MINIMUM SIDE SETBACK, INTERIOR - 5 FT., 10 FT.
- MAXIMUM HEIGHT - 35 FT.

OFF-STREET PARKING:

- 2 SPACES IN GARAGE PLUS 2 SPACES ON DRIVEWAY PER DWELLING

LANDSCAPE AND SCREENING:

- TWO NEW OR EXISTING TREES PER LOT WITH A MINIMUM CALIPER SIZE OF 3.5 INCHES. AT LEAST ONE -TREE MUST BE IN THE FRONT YARD OF EACH DWELLING
- AT LEAST 50% OF THE FOUNDATION FACING THE STREETS MUST BE PLANTED WITH SHRUBS AND FLOWER BEDS
- LAWNS AND LANDSCAPING MUST BE IRRIGATED WITH AN IRRIGATION SYSTEM

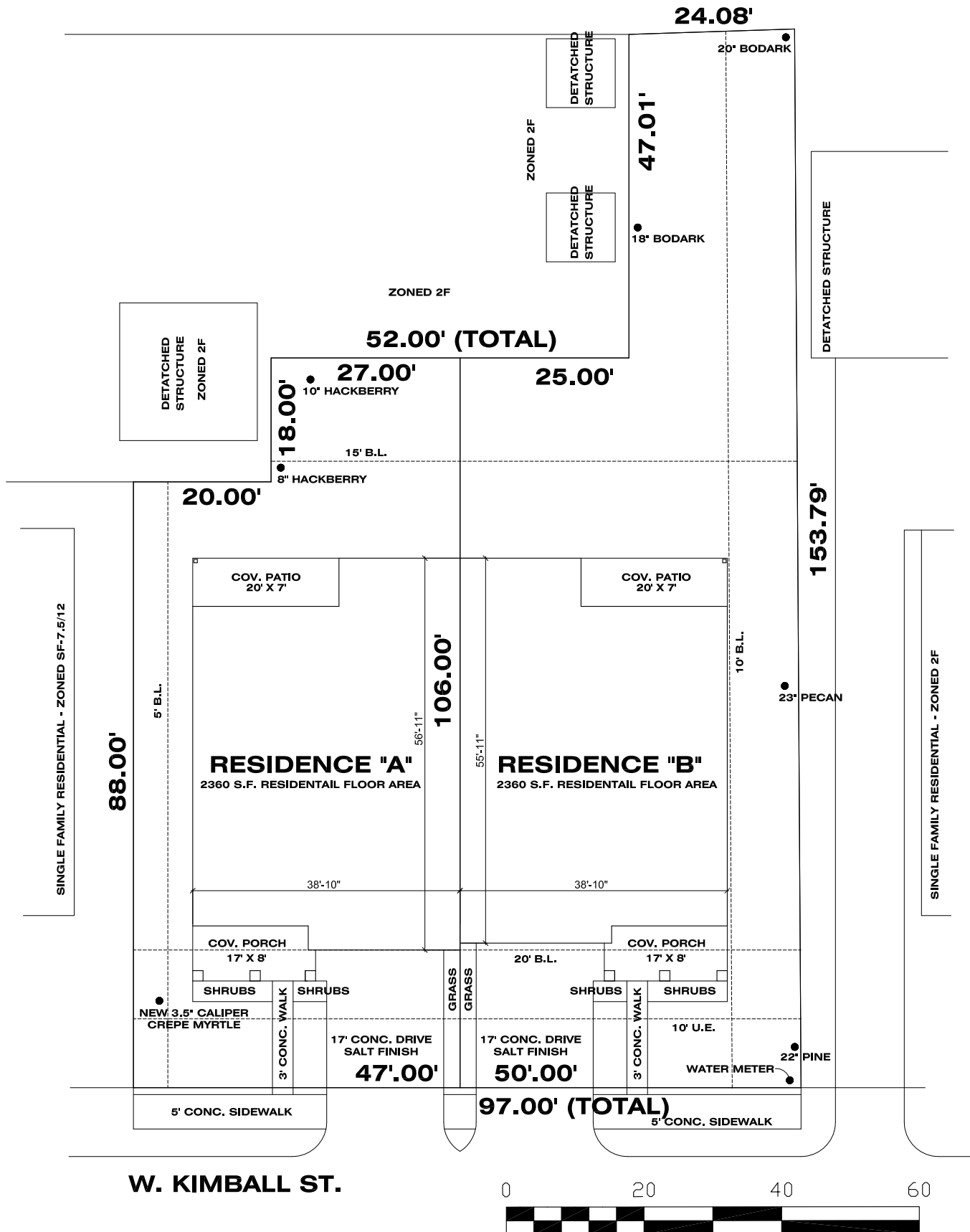
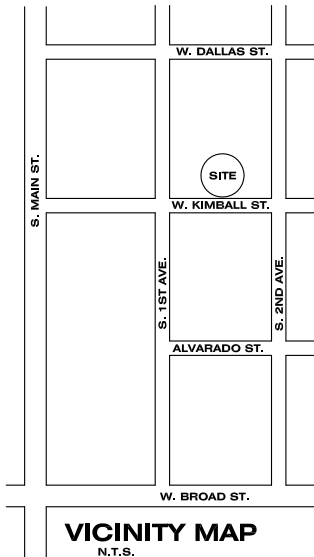
ARCHITECTURAL STANDARDS:

- FRONT BUILDING ELEVATION MUST INCLUDE A PORCH WITH A MINIMUM DIMENSIONS OF 7 FT. DEPTH, 70 S.F. AND 6'X6' 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
- ROOF PITCH TO BE A MIXTURE OF 8:12 AND 4:12 AS SHOWN ON EXHIBIT 'C'
- FACADE CLADDING MUST BE AT LEAST 70% WOOD OR CEMENTITIOUS FIBER MATERIALS
- WINDOWS, METAL SHED ROOF AND BRACKETS WILL BE PROVIDED AS GARAGE DOOR DESIGN ELEMENTS
- A GRASSY MEDIAN AND SALT FINISH WILL PROVIDE DRIVEWAY DESIGN ELEMENTS

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.

BASED ZONING DISTRICT: 2F, TWO FAMILY RESIDENTIAL DISTRICT



DEVELOPMENT PLAN

PROJ: 203 W. KIMBALL ST.

DATE: 9-17-19

REVISIONS:

ZONING CASE NO.:

ZC#19-016

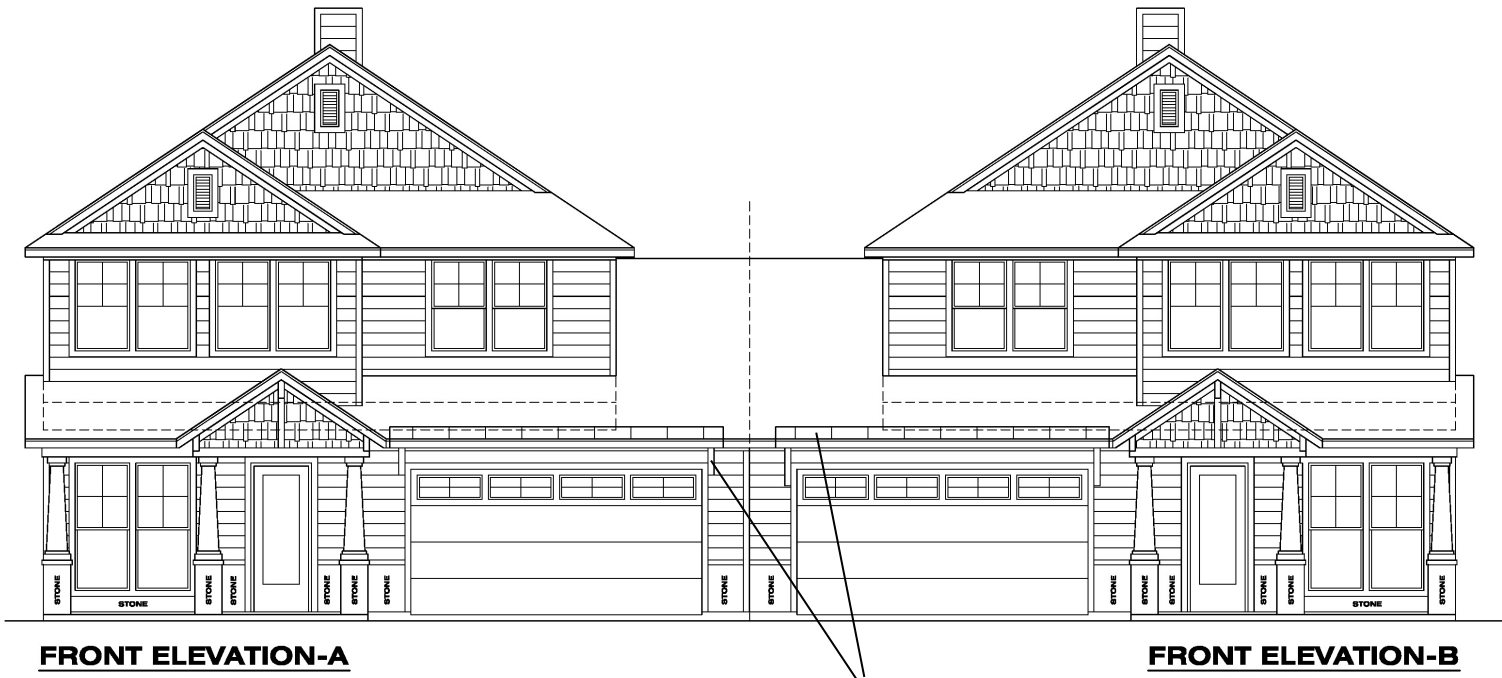
EXHIBIT B
PAGE 1 OF 1

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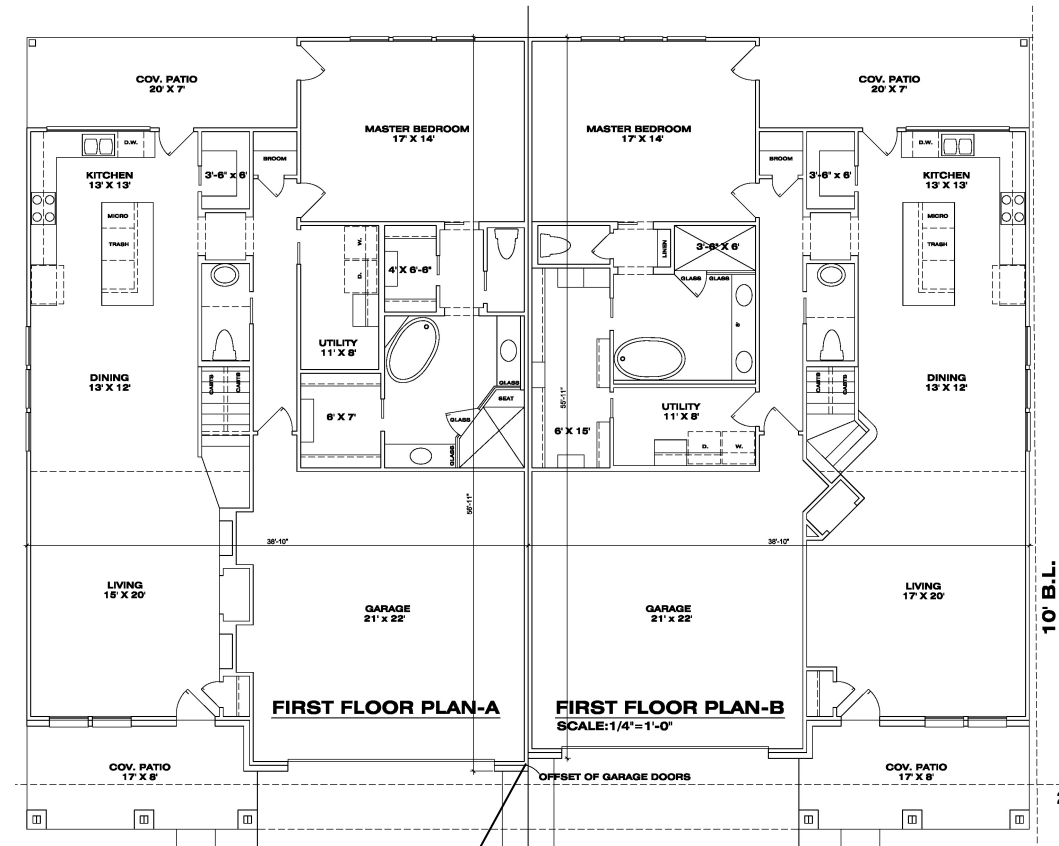
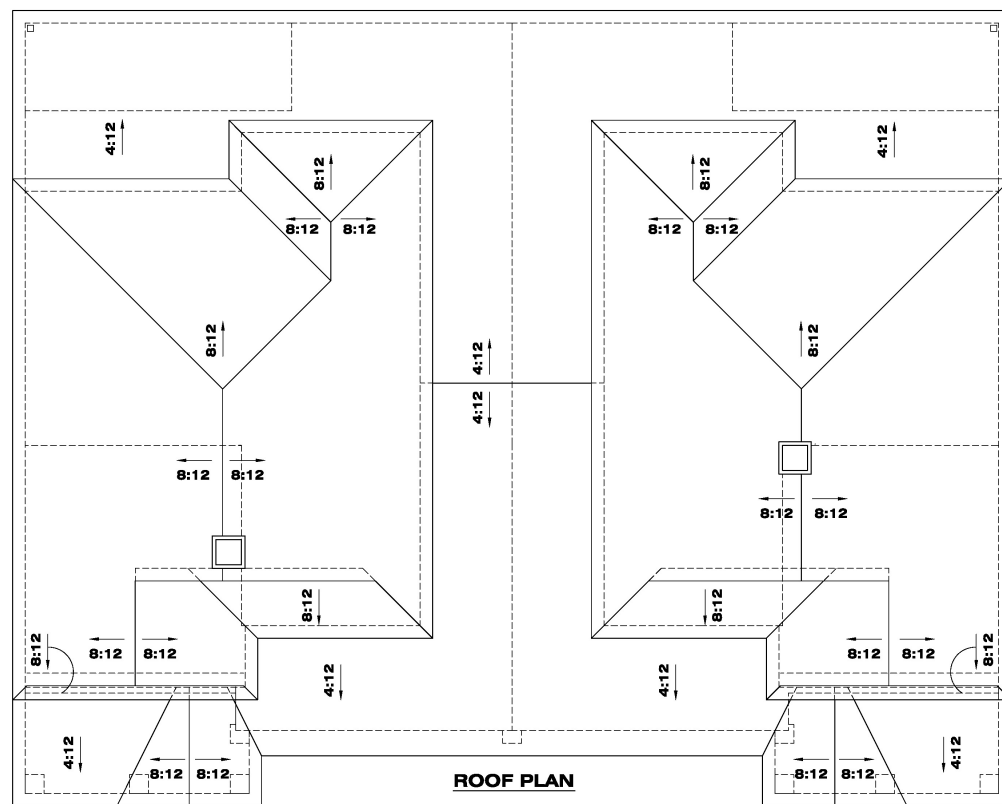
SITE PLAN
SCALE: 1"=20'

203 W. KIMBALL ST.
ORIG. TOWN OF MANS.
MANSFIELD, TX.
.25 ACRES

OWNER:
ALTAR HOLDINGS, LLC
309 E. BROAD ST.
MANSFIELD, TX 76063
817-473-3333



Metal shed roof and brackets
over both garage doors



Offset of
garage doors

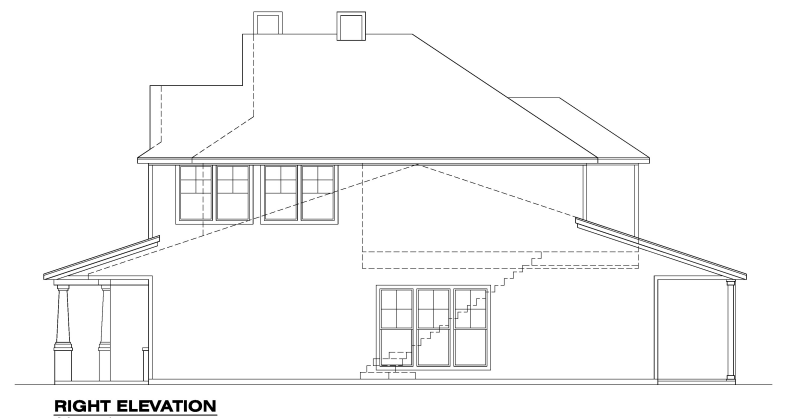


EXHIBIT C for ZC#19-016
CONCEPTUAL BUILDING ELEVATIONS,
ROOF PLAN AND FLOOR PLAN

Summary of City Council Actions

September 23, 2019

Third and Final Reading of an Ordinance approving a change of zoning from PR, Pre-Development District to PD, Planned Development for Professional Office Uses on approximately 0.608 acres located at 1089 Matlock Road; Adam Rope on behalf of A. Rope Investments, LLC (ZC#19-010)

Approved 7 – 0

Public Hearing Continuation and Second Reading of an Ordinance approving a change of zoning from SF-7.5/12, Single-Family Residential District to PD, Planned Development District for Single-Family Residential uses on approximately 0.62 acres being a portion of Blocks 36 and 36A of the Original Town of Mansfield, generally located at 506-508 Kimball Street; Ben Hartman (ZC#19-011)

Approved 6 – 0 - 1 (Short abstained)

Public Hearing and First Reading of an Ordinance approving a change of zoning from PD Planned Development District to PD Planned Development District for Age-Restricted Single-Family uses on approximately 33.495 acres out of the S. Mitchell Survey, City of Mansfield, Abstract No. 593, Johnson County, TX and Abstract No. 1024, Tarrant County, TX, located at the northeast corner of Mitchell and Mathis Roads; John Delin of Integrity Group, LLC on behalf of James Cornelius of Sowell Reserve Associates, L.P. and Bill Bryant (ZC#19-006)

Approved 7 – 0 with conditions

Public Hearing and First Reading of an Ordinance approving a Historic Landmark Overlay District classification for the property located at 301 W. Broad Street, Art Wright, City Historic Preservation Officer on behalf of Manuel and Elva Hernandez, Property Owners (ZC#19-013)

Approved 7 – 0