

AGENDA

**PLANNING AND ZONING COMMISSION
CITY OF MANSFIELD, TEXAS
CITY HALL COUNCIL CHAMBERS
MONDAY, NOVEMBER 4, 2019, 6:30 PM**

1. CALL TO ORDER

- 2. RECESS INTO EXECUTIVE SESSION:** Pursuant to Section 551.071, Texas Government Code, the Commission reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

3. APPROVAL OF LAST MEETING MINUTES

- 4. 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.

5. OTHER AGENDA ITEMS:

- A. SD#19-054: Final Plat of Lot 4, Block 1, Hunter’s Pointe Addition

6. COMMISSION ANNOUNCEMENTS

7. STAFF ANNOUNCEMENTS

8. ADJOURNMENT OF MEETING

9. NEXT MEETING DATE: November 18, 2019

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, October 31, 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.

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

October 21, 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
Kent Knight	Commissioner
Blake Axen	Commissioner
Stephen Groll	Commissioner
Tamera Bounds	Commissioner
Anne Weydeck	Commissioner

Absent:

Cory Smithee	Vice-Chairman
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Staff:

Lisa Sudbury	Interim Director of Planning
Art Wright	Planner II
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 October 7, 2019, minutes. Commissioner Bounds made a motion to approve the minutes as presented. Commissioner Knight seconded the motion which carried by the following vote:

Ayes: 6 – Wilshire, Knight, Axen, Groll, Bounds and Weydeck

Nays: 0

Abstain: 0

Citizen Comments

None

Public Hearings

SD#19-032: Public hearing on a replat to create Lots 1R, 2R and 3 thru 6, Block 1, Daper Downs Addition

Michael Davis, 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 Groll made a motion to approve the replat. Commissioner Bounds seconded the motion which carried by the following vote:

Ayes: 6 – Wilshire, Knight, Axen, Groll, Bounds and Weydeck

Nays: 0

Abstain: 0

SD#19-052: Public hearing on a replat to create Lot 1, Block 1, The Redeemed Christian Church of God Addition

Mickey Thomas, 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 Axen made a motion to approve the replat. Commissioner Weydeck seconded the motion which carried by the following vote:

Ayes: 6 – Wilshire, Knight, Axen, Groll, Bounds and Weydeck

Nays: 0

Abstain: 0

SD#19-053: Public hearing on a replat to create Lots 6R1, 6R2 and 6R3, Block 2, Original Town of Britton

Ben Hartman, the applicant, gave a brief overview 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 Knight made a motion to approve the replat. Commissioner Bounds seconded the motion which carried by the following vote:

Ayes: 6 – Wilshire, Knight, Axen, Groll, Bounds and Weydeck

Nays: 0

Abstain: 0

ZC#19-012: Public hearing for a change of zoning from PD, Planned Development District to PD, Planned Development District for single-family residential uses on approximately 30.001 acres out of the S. Mitchell Survey, Abstract No. 1024, Tarrant County, TX, and Abstract No. 593, Johnson County, TX, located at 890 & 932 S. Mitchell Road.

Andrew Bogda gave the staff presentation, power point presentation and overview of the request. John Arnold, the applicant, continued the power point presentation and was available for questions.

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

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

After discussion, Commissioner Bounds made a motion to approve the request with staff recommendations and an additional recommendation that Lot 1, Block 5 be made openspace due to the proximity to the gas well site. Commissioner Groll seconded the motion which carried by the following vote:

Ayes: 5 – Wilshire, Knight, Axen, Groll and Bounds

Nays: 1 – Weydeck

Abstain: 0

Commissioner Axen made a motion to amend the previous motion to include a recommendation that the wood fence along the northern perimeter of the development be increased from 6 feet to 8 feet (due to adjacency to the gas well site and access road) and the masonry wall along Mitchell Road be continued west along River Birch to the enhanced entryway. Commissioner Groll seconded the amendment which carried by the following vote:

Ayes: 5 – Wilshire, Axen, Groll, Bounds and Weydeck

Nays: 1 - Knight

Abstain: 0

Work Session: Presentation on The Reserve Planned Development District

Ms. Sudbury gave a power point presentation, overview of The Reserve and was available for questions. She noted that the plan was adopted in 2006 and amended in 2012 and 2016 to add Multi-Family. The subdistricts are titled as follows:

Central – 1,505 dwelling units

Workplace – 1,024 dwelling units

Neighborhood Center 1 – 189 dwelling units

Neighborhood Center 2 – 272 dwelling units

Business Campus – 612 dwelling units

SouthPoint Expansion – 932 dwelling units (no apartments allowed)

Highway 287 – no dwelling units allowed in this subdistrict.

Commissioner Announcements

None

Staff Announcements

None

Adjournment

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

Ayes: 6 – Wilshire, Knight, Axen, Groll, Bounds and Weydeck

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 8:00 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: November 4, 2019

Subject: SD#19-054: Final Plat of Lot 4, Block 1, Hunter's Pointe Addition

GENERAL INFORMATION

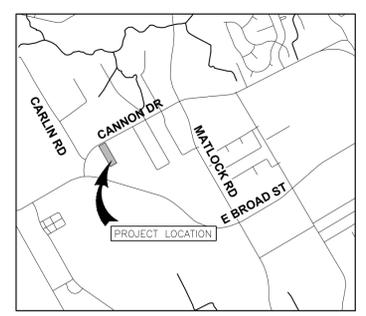
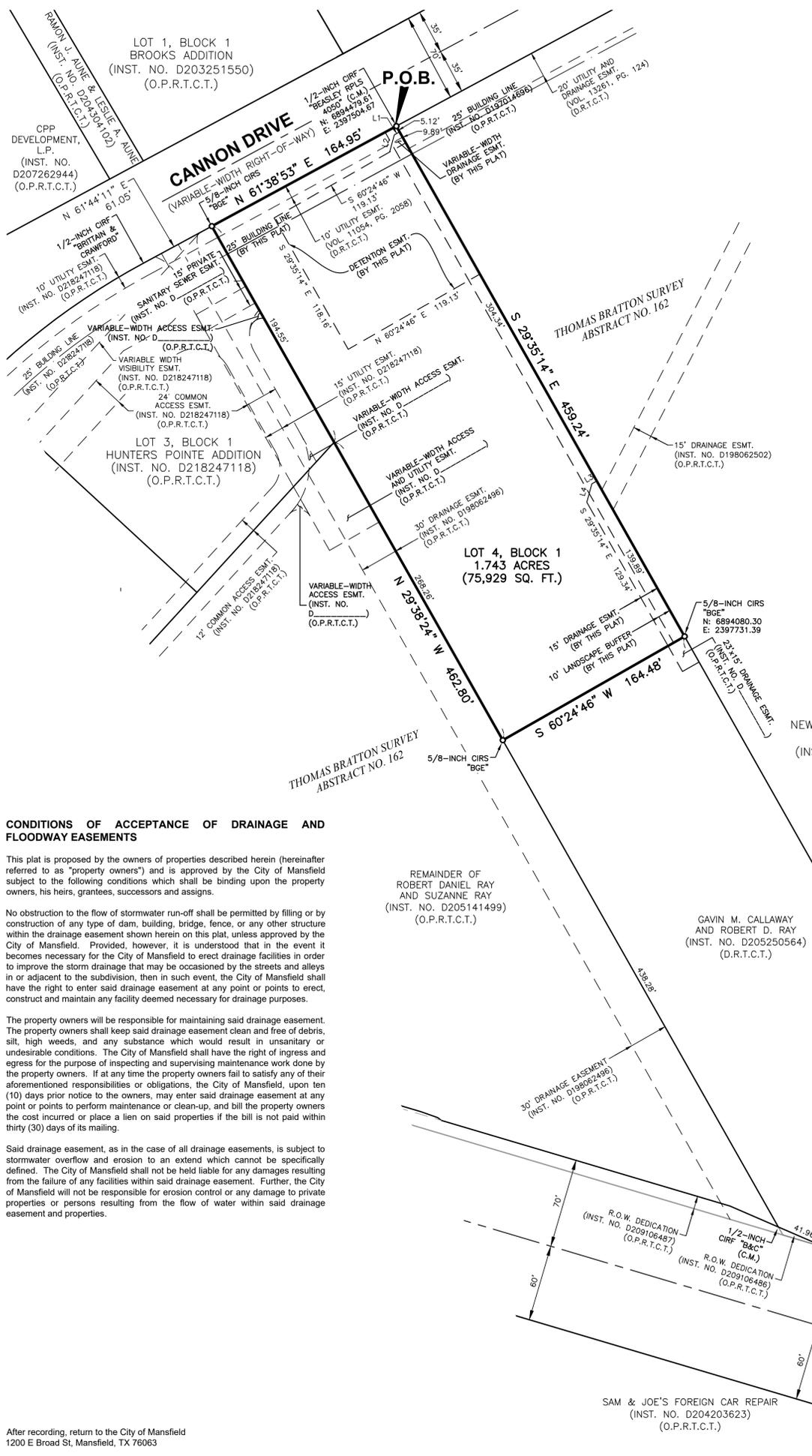
Applicant:	Callaway Real Estate, owner Ray's Pharmacy, owner BGE, Inc., surveyor
Location:	1850 Cannon Drive
Existing Zoning:	PD
Proposed Use:	Commercial
Size:	3.741 acres
Total Number of Lots:	1
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

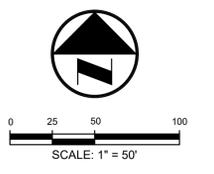
The purpose of this plat is to create one lot to accommodate a new commercial building. Lot 4 meets the minimum requirements for a non-residential lot.

There are several blanks on the plat for the recording information for off-site access and drainage easements. The plat cannot be filed in the County records until the applicant provides the easement information on the plat.

Staff recommends approval with the condition that the applicant provide the easement information on the plat prior to the Chair signing for the plat approval.



VICINITY MAP
(NOT TO SCALE)



LEGEND

- CIRF CAPPED IRON ROD FOUND
- (C.M.) CONTROLLING MONUMENT
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- O.P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
- PG. PAGE
- VOL. VOLUME
- PROPERTY LINE
- EASEMENT LINE

NUMBER	BEARING	DISTANCE
L1	N 60°21'36" E	4.76'
L2	N 15°21'36" E	13.97'
L3	S 60°21'36" W	4.45'
L4	S 15°25'21" W	14.92'

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

This plat is proposed by the owners of properties described herein (hereinafter 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 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.

REMAINDER OF ROBERT DANIEL RAY AND SUZANNE RAY (INST. NO. D205141499) (O.P.R.T.C.T.)

GAVIN M. CALLAWAY AND ROBERT D. RAY (INST. NO. D205250564) (D.R.T.C.T.)

LOT 1, BLOCK 1 NEW ELEMENTARY SCHOOL SOUTH ADDITION (INST. NO. D197014696) (O.P.R.T.C.T.)

SAM & JOE'S FOREIGN CAR REPAIR (INST. NO. D204203623) (O.P.R.T.C.T.)

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Gavin M. Callaway and Robert D. Ray are the owners of a 1.743-acre tract of land situated in the Thomas Bratton Survey, Abstract No. 162, City of Mansfield, Tarrant County, Texas; said tract being part of that certain tract of land described in Warranty Deed with Vendor's Lien to Gavin M. Callaway and Robert D. Ray recorded in Instrument No. D205250564 of the Official Public Records of Tarrant County, Texas; said tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod with "BEASLEY RPLS 4050" cap found in the southeast right-of-way line of Cannon Drive (a variable-width right-of-way); said point being the northeast corner of said Gavin M. Callaway and Robert D. Ray tract and the northwest corner of Lot 1, Block 1, New Elementary School South Addition, an addition to the City of Mansfield according to the plat recorded in Instrument No. D197014696 of said Official Public Records;

THENCE, South 29 degrees 35 minutes 14 seconds East, departing the said southeast right-of-way line of Cannon Drive, along the northeast line of the said Gavin M. Callaway and Robert D. Ray tract and southwest line of said Lot 1, Block 1, a distance of 459.24 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 60 degrees 24 minutes 46 seconds West, departing the said southwest line of Lot 1, Block 1 and across the said Gavin M. Callaway and Robert D. Ray tract, a distance of 164.48 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the southwest line of the said Gavin M. Callaway and Robert D. Ray tract and in the northeast line of that certain tract of land described in Warranty Deed with Vendor's Lien to Robert Daniel Ray and Suzanne Ray as recorded in Instrument No. D205141499 of said Official Public Records;

THENCE, North 29 degrees 38 minutes 24 seconds West, with the said southwest line of the Gavin M. Callaway and Robert D. Ray tract and the said northeast line of the said Robert Daniel Ray and Suzanne Ray tract, passing at a distance of 268.26 feet the southeast corner of Lot 3, Block 1, Hunters Pointe Addition, an addition to the City of Mansfield according to the plat recorded in Instrument No. D218247118 of said Official Public Records, continuing for a total distance of 462.80 feet to a 5/8-inch iron rod with "BGE" cap set in the said southeast right-of-way line of Cannon Drive; said point being the northwest corner of the said Gavin M. Callaway and Robert D. Ray tract and the northeast corner of said Lot 3, Block 1; said point also being North 61 degrees 44 minutes 11 seconds East, a distance of 61.05 feet from a 1/2-inch iron rod with "BRITAIN & CRAWFORD" cap found in the said southeast right-of-way line of Cannon Drive;

THENCE, North 61 degrees 38 minutes 53 seconds East, along the said southeast right-of-way line of Cannon Drive, a distance of 164.95 feet to the POINT OF BEGINNING;

CONTAINING: 1.743 acres or 78,929 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

This is to certify that I, Gregory Mark Peace, 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.

Dated this _____ day of _____, 2019.



Gregory Mark Peace
Registered Professional Land Surveyor, No. 6608

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned a Notary Public, in and for The State of Texas, on this day personally appeared Gregory Mark Peace, 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 therein expressed.

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

Notary Public, State of Texas

My Commission Expires On: _____ Date

GENERAL NOTES:

- Bearing system for this survey is based on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, based on observations made on May 1, 2019 with an applied combined scale factor of 1.00012.
- Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies within Zone X as delineated on Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map Number 48439C0480K with Map Revised September 25, 2009.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain
- 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.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF _____ §

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That, Gavin M. Callaway and Robert D. Ray are the owners of the above described parcel, acting by and thru the undersigned, their duly authorized agents, do hereby adopt the herein above described property as Lot 4, Block 1, Hunters Pointe Addition, an addition to the City of Mansfield, Tarrant County, Texas, and do dedicate to the public use the streets and easements as shown thereon.

Gavin M. Callaway

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned a Notary Public, in and for The State of Texas, on this day personally appeared Gavin M. Callaway, 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 therein expressed.

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

Notary Public, State of Texas

My Commission Expires On: _____ Date

Robert D. Ray

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned a Notary Public, in and for The State of Texas, on this day personally appeared Robert D. Ray, 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 therein expressed.

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

Notary Public, State of Texas

My Commission Expires On: _____ Date

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

**FINAL PLAT
LOT 4, BLOCK 1
HUNTERS POINTE
ADDITION**

BEING 1.743 ACRES OUT OF THE THOMAS BRATTON SURVEY, ABSTRACT NO. 162 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

1 LOT
OCTOBER 2019
SD#19-054

SURVEYOR

DEVELOPER

JAMIZE AND BRITANNY OLAWALE
1016 Delcroix Drive, Southlake, TX 76092
817-557-7697
brittanyolawale@gmail.com

OWNER

GAVIN M. CALLAWAY AND ROBERT D. RAY
8128 Plum Creek TrailBurleson, TX 76028
817-915-3015
gavin@callawayrealestate.net



BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPLS Licensed Surveying Firm No. 10193953

Contact: Mark Peace
Telephone: (972) 464-4884 • Email: mpeace@bgeinc.com

After recording, return to the City of Mansfield
1200 E Broad St, Mansfield, TX 76063

THIS PLAT FILED IN INSTRUMENT NO. _____ DATE _____

Project No. 6781-00 | JAL/GMP

Summary of City Council Actions

October 28, 2019

Third and Final 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 6 – 0 (Broseh absent)

Third and Final 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 6 – 0

Public Hearing Continuation and Second Reading of an Ordinance approving 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 105 N. Waxahachie Street; Chris Jackson of Mansfield, Texas MOB, LP (ZC#19-015)

Approved 6 – 0

Public Hearing and First Reading of an Ordinance approving 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 Street; Sheri Bumgardner of SSB Designs on behalf of David Cook of Altar Holdings, LLC (ZC#19-016)

Approved 6 – 0