

AGENDA

PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS MONDAY, DECEMBER 2, 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. PUBLIC HEARINGS:

- A. SD#19-031: Public hearing on a replat to create Lots 4R and 5, Block 1, Brentwood Park, Section 2
- B. SD#19-063: Public hearing on a replat to create Lots 1R1 and 1R2, Block 26, Original Town of Mansfield

6. OTHER AGENDA ITEMS:

- A. ZC#19-018: Consideration of 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 0.528 acres known as Lot 1, Block 1, Bastian Addition, located at 607 W. Kimball St. (*Tabled from the November 18, 2019, Planning and Zoning Commission meeting*)

7. COMMISSION ANNOUNCEMENTS

8. STAFF ANNOUNCEMENTS

9. ADJOURNMENT OF MEETING

10. NEXT MEETING DATE: December 16, 2019

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Wednesday, November 27, 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 December 2, 2019

SD#19-063: Original Town of Mansfield
 2 lots for a new duplex

SD#19-031: Brentwood Park, Section 2
 2 commercial lots

ZC#19-018: SF-7.5/12 to PD for single-family residential uses
 2 residential lots

**SD#19-063: Original Town of Mansfield
2 lots for a new duplex**

**ZC#19-018: SF-7.5/12 to PD for
single-family residential uses
2 residential lots**

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

November 18, 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
Blake Axen	Commissioner
Stephen Groll	Commissioner
Tamera Bounds	Commissioner
Anne Weydeck	Commissioner

Absent:

Kent Knight	Commissioner
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Staff:

Lisa Sudbury	Assistant Director of Planning
Art Wright	Planner
Shirley Emerson	Planner
Andrew Bogda	Planner
Delia Jones	Planning & Zoning Secretary
Clay Cawood	Fire Marshall
Matt Jones	Director of Planning

Call to Order

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

Minutes

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

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

Nays: 0

Abstain: 0

Citizen Comments

None

SD#19-061: Public hearing on a replat to create Lots 3R and 4R, Block 31, Original Town of Mansfield

Felix Wong, representing the applicant, was available for questions.

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

Ben Hartman registered in the support of the request.

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

After discussion, Commissioner Groll made a motion to approve the replat as presented. Commissioner Weydeck seconded the motion which carried by the following vote:

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

Nays: 0

Abstain: 0

ZC#19-017: Public hearing for a request for a Specific Use Permit for auto parts or accessory sales (indoor) on approximately 1,013 acres out of the W. Howard Survey, Abstract No. 690, Tarrant County, Texas, located at 3190 E. Broad Street

Andrew Bogda gave the staff presentation, power point presentation and was available for questions. Wesley Berlin, 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 regarding truck traffic, drainage, parking, signage, screening and lighting plan, Commissioner Weydeck made a motion to approve the request with the staff recommendation of approval with the condition that a new acceptable overall access plan for the balance of the Villages Off Broadway development be submitted prior to action by City Council. Vice-Chairman Smithee seconded the motion which carried by the following vote:

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

Nays: 1 – Axen

Abstain: 0

ZC#19-018: Public hearing for 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 0.528 acres known as Lot 1, Block 1, Bastian Addition, located at 607 W. Kimball Street

Andrew Bogda gave the staff presentation, power point presentation and was available for questions. Felix Wong, representing the applicant, gave a brief 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.

Ben Hartman and Hayden Dalley spoke in support of the request. Johana Aguirre stated that she is not opposed to the request but she does have some concerns about anything being built on this property since it already encroaches her property by 4 feet which has caused problems with previous neighbors in the past.

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

After discussion, Commissioner Groll made a motion to table the request to the next meeting on December 2, 2019, in order to give the applicant time to correct inaccurate measurements on the drawing that was submitted for review. Commissioner Bounds seconded the motion which carried by the following vote:

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

Nays: 0

Abstain: 0

ZC#19-019: Public hearing for a change of zoning from PR, Pre-Development District to PD, Planned Development District to Single-Family residence with an accessory dwelling on approximately 1.02 acres, located at 1505 Long and Winding Road

Shirley Emerson gave the staff presentation, power point presentation and was available for questions. Ron Parker, representing the applicant, gave a brief 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.

Dr. Jason Lowry and April Lowry registered in support of the request.

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

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

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

Nays: 0

Abstain: 0

Commissioner Announcements

Commissioner Weydeck stated that she will not be able to attend the December 2, 2019, meeting. Commissioner Bounds ask about updates on the December 2018 Draft Subdivision Ordinance. Ms. Sudbury stated that it is still being reviewed by the City Attorney. Commissioner Axen stated that he would like to sit down with staff and look at the access plan for The Villages Off Broadway.

Staff Announcements

None

Adjournment

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

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

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 7:50 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: December 2, 2019

Subject: SD#19-031: Public hearing on a replat to create Lots 4R and 5, Block 1, Brentwood Park, Section 2

GENERAL INFORMATION

Applicant:	Newport Builders, owner/developer Bannister Engineering, engineer/surveyor
Location:	733 and 737 N. U.S. 287.
Existing Zoning:	C-2
Existing/Proposed Use:	Office/commercial
Total Number of Lots:	2
R.O.W. Dedication:	None
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

The purpose of the replat is to create a new buildable lot (Lot 5) for future commercial development and to add easements on the existing Lot 4, which will become Lot 4R. The property conforms to all applicable ordinances.

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.

Attachments:

Previously Approved Plat

DEDICATION) (1000 14318 12.00 A.D.
THE STATE OF TEXAS) (04/25/88
COUNTY OF TARRANT) (

KNOW ALL MEN BY THESE PRESENTS:

THAT MARGORIE J. BRENTLINGER, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE J.R. WORRALL SURVEY, ABSTRACT NO. 1736, IN THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 287, SAID IRON ROD BEING S 47° 36' 00" E 93.24 FEET AND S 45° 12' 00" E 86.90 FEET (ALONG THE SOUTH R.O.W. LINE OF U.S. HIGHWAY 287) FROM THE SOUTHEAST CORNER OF LOT 2, BLOCK 1 BRENTWOOD PARK SECTION ONE AS RECORDED IN VOLUME 388-170, PAGE 96, PLAT RECORDS TARRANT COUNTY TEXAS.

THENCE S 45° 12' 00" E A DISTANCE OF 100.05 FEET TO AN IRON ROD FOR CORNER;

THENCE S 42° 58' 00" W A DISTANCE OF 202.64 FEET TO AN IRON ROD FOR CORNER;

THENCE N 47° 39' 00" W A DISTANCE OF 100.02 FEET TO AN IRON ROD FOR CORNER, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THE PROPOSED LOT 3-R-R, BLOCK 1, BRENTWOOD PARK SECTION ONE.

THENCE N 42° 58' 00" E ALONG THE COMMON LINE OF SAID PROPOSED LOT 3-R-R, BLOCK 1 A DISTANCE OF 206.92 FEET TO THE POINT OF BEGINNING, AND CONTAINING 20,480.8 SQUARE FEET OR 0.470 ACRES OF LAND MORE OR LESS.

THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARGORIE J. BRENTLINGER, THE OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED TRACT AS LOT 4, BLOCK 1 BRENTWOOD PARK, SECTION TWO AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND UTILITY EASEMENTS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSE AS INDICATED.

IN WITNESS WHEREOF THIS DEDICATION IS EXECUTED THIS THE 24 DAY OF Feb. 1988

Margorie J. Brentlinger
MARGORIE J. BRENTLINGER

THE STATE OF TEXAS) (

COUNTY OF TARRANT) (

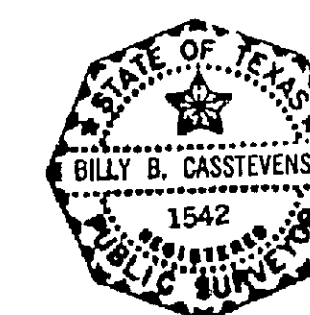
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Margorie J. Brentlinger KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT SHE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED, AND FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 24 DAY OF Feb. 1988

Julius Q. Maup
NOTARY PUBLIC, TARRANT COUNTY, TEXAS
expired 5/8/88

KNOW ALL MEN BY THESE PRESENTS:

THAT I, BILLY B. CASSTEVEUS, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MANSFIELD, TEXAS.



Billy B. Casstevens
BILLY B. CASSTEVEUS
REGISTERED PUBLIC SURVEYOR
NO. 1542
1-22-88

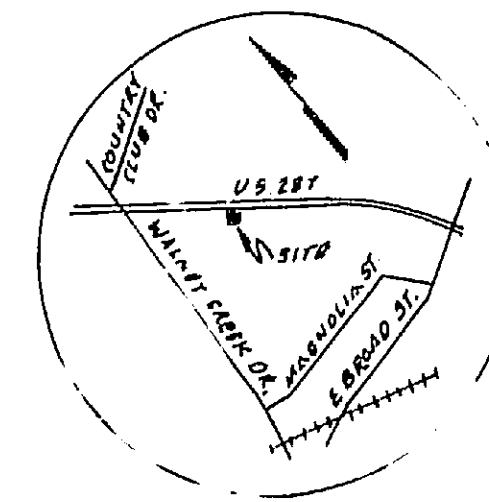
ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

388-215

20

TEXAS
88 APR 22 10 21 56
KCH

BRENTLINGER
VOL 138 PG 842 P.R.T.C.T.

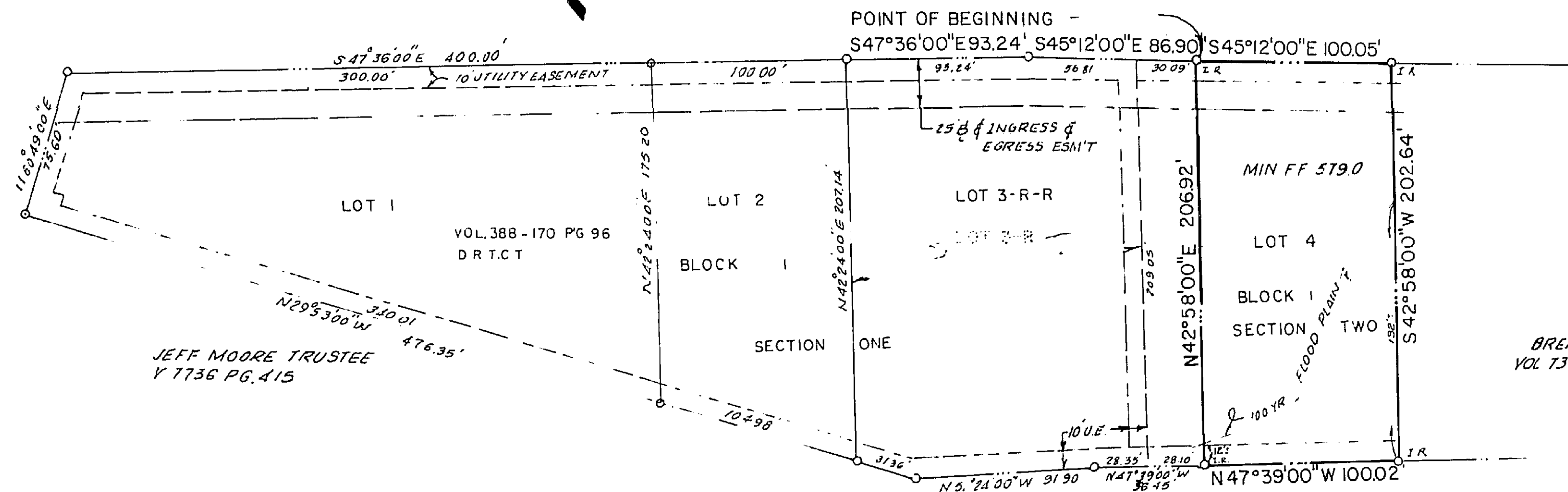


LOCATION MAP

U.S. HIGHWAY 287

SCALE 1"=50'

GREENMEYER BUSINESS
PARK
LOT 1 BLOCK 1
VOL. 388-186 PG. 76 P.R.T.C.T.



JEFF MOORE TRUSTEE
V 7736 PG. 415

LOT 1
VOL. 388-170 PG. 96
D.R.T.C.T.

LOT 2

BLOCK 1
SECTION ONE

LOT 3-R-R

LOT 4

BLOCK 1
SECTION TWO

TARRANT CO. WATER CONTROL &
IMPROVEMENT DISTRICT NO. 1
VOL. 4612 PAGE 23 D.R.T.C.T.

FINAL PLAT
LOT 4 BLOCK 1
BRENTWOOD PARK, SECTION TWO

J.R. WORRALL SURVEY ABSTRACT 1736 MANSFIELD, TEXAS

DEVELOPER: MARGORIE J. BRENTLINGER
P.O. BOX 773, MANSFIELD, TEXAS 76063

ENGINEER: HAWRYLAK & ASSOCIATES, INC.
P.O. BOX 13574, ARLINGTON, TEXAS 76013
METRO (817) 461-0220

DATE April 4, 1988

FILED VOL _____, PAGE _____
PLAT RECORDS, TARRANT COUNTY, TEXAS

APPROVED BY PLANNING AND ZONING COMMISSION
John S. Barnes 4-13-88
Chairman, CITY OF MANSFIELD DATE

PLANNING AND ZONING COMMISSION
ATTEST: Barbara H. Hestrick 4-13-88
PLANNING & ZONING SECRETARY DATE

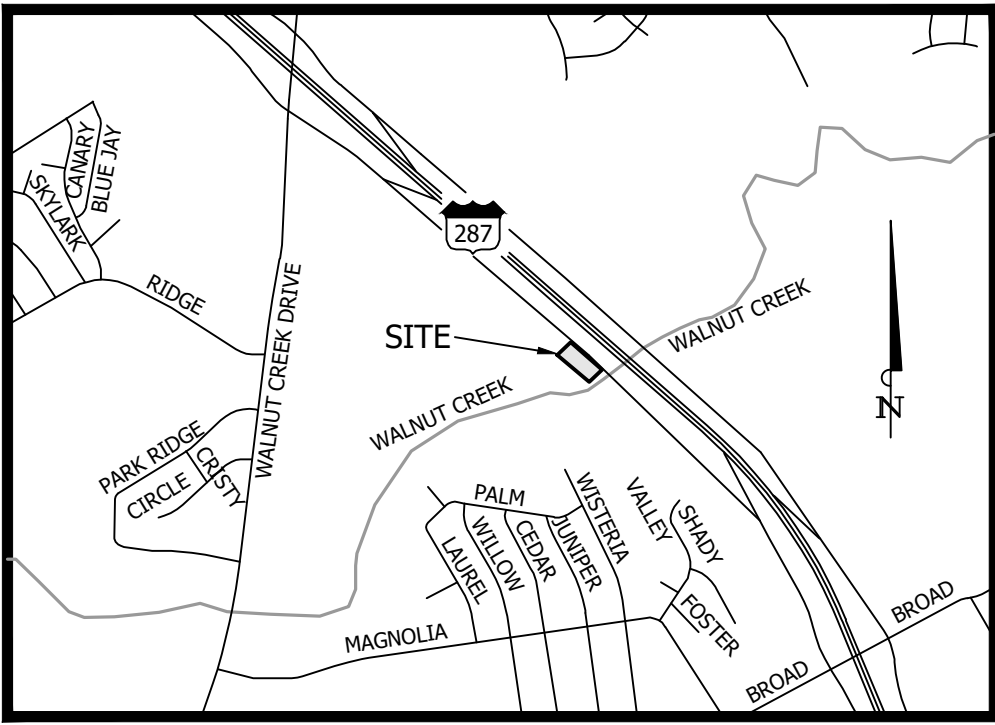
R. L. Robinson 2-19-88
TEXAS ELECTRIC DATE
Gene Bates 2-19-88
LONG STAR DATE
R. Hestrick 2-14-88
SOUTHWESTERN BELL DATE
Monty Montgomery 2-19-88
SAMMONS CABLE DATE

Return to:

City of Mansfield
1305 E. Broad Street
Mansfield, Texas 76063

Previously Approved Plat

SD#88-011



VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS

LEGEND

N NORTH
S SOUTH
E EAST
W WEST

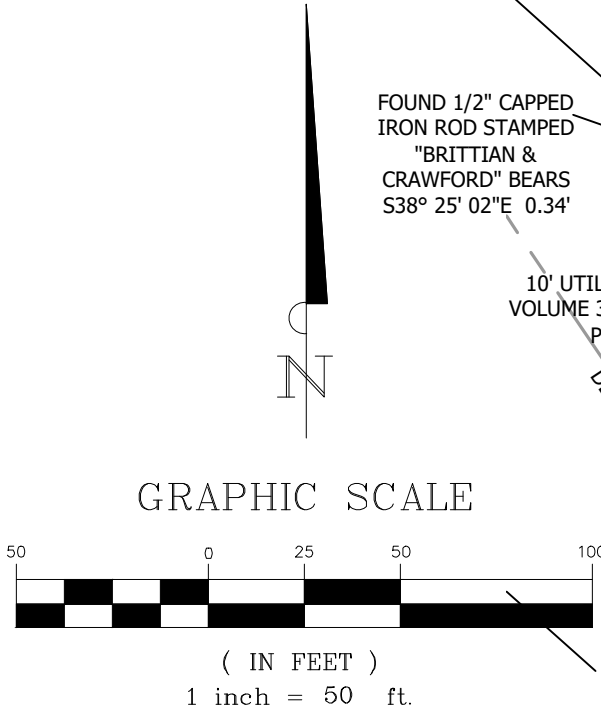
• DEGREES
• MINUTES/FEET
• SECONDS/INCHES

SQ FT SQUARE FEET

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

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

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



SURVEYOR'S CERTIFICATION:

This is to certify that I, Michael Dan Davis, Registered Professional Land Surveyor Number 4838, State of Texas, have 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 the survey made by me or under my direction and supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR
ANY PURPOSE AND SHALL NOT BE USED OR
VIEWED 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:

1. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM),

1% annual chance (100-Year) Floodplain based on Community Panel No.
48439C0460K and 48439C0480K, dated September 25, 2009

Zone "AE"

2. 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".

3. All iron rods set (IRS) are 5/8-inch with a plastic cap stamped "RPLS 4838". All found monuments shown hereon are deemed to be controlling monuments.

4. All coordinates and bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.

5. 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.

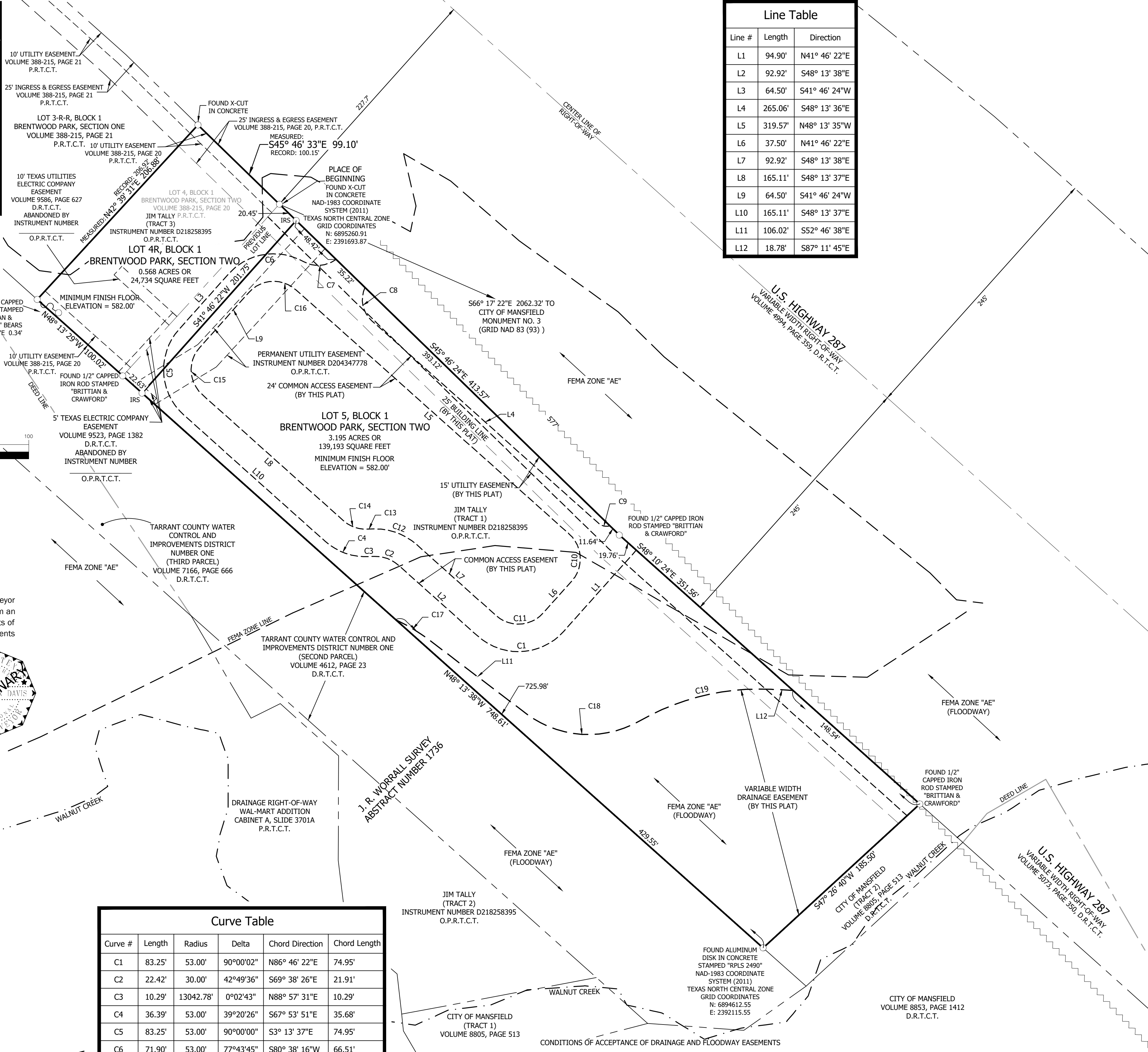
6. The common access easement is for the use of Lot 4R and Lot 5. No improvements shall be made that impede the ingress and egress along this easement.

7. The common access easement shall be maintained by the property owners.

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 PROJECT NO.: 005-19-001



OWNER'S DEDICATION:

WHEREAS **Jim Tally**, is the sole owner of a 3.763 acre (163,927 square feet) tract of land located in the J. R. Worrall Survey, Abstract No. 1736, City of Mansfield, Tarrant County, Texas, and being all of that certain tract of land described as Tract 1 (hereinafter referred to as Tract 1), as recorded in Instrument Number D218258395, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and being all of that certain tract of land described as Lot 4, Block 1, Brentwood Park, Section Two (hereinafter referred to as Lot 4), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 388-215, Page 20, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being more particularly described, by metes and bounds, as follows:

BEGINNING at an "X" cut found in concrete for the Northerly corner of said Tract 1, same being the Easterly corner of said Lot 4, same also being the existing Southwesterly right-of-way line of U.S. Highway 287 (variable width right-of-way), as recorded in Volume 4994, Page 359, Deed Records, Tarrant County, Texas (D.R.T.C.T.);

THENCE South 45 degrees 46 minutes 24 seconds East with the common line between said Tract 1 and the existing Southwesterly right-of-way line of said U.S. Highway 287, a distance of 413.57 feet to a one-half inch iron rod with plastic cap stamped "BRITTIAN & CRAWFORD" found for corner;

THENCE South 48 degrees 10 minutes 24 seconds East, continue with the common line between said Tract 1 and the existing Southwesterly right-of-way line of said U.S. Highway 287, a distance of 351.56 feet to a one-half inch iron rod with plastic cap stamped "BRITTIAN & CRAWFORD" found for the Easterly corner of said Tract 1, same being the Northerly corner of that certain tract of land described as Tract 2 in a Warranty Deed to the City of Mansfield (hereinafter referred to as Tract 2), as recorded in Volume 8805, Page 513, D.R.T.C.T.;

THENCE South 47 degrees 26 minutes 40 seconds West, departing the existing Southwesterly right-of-way line of said U.S. Highway 287 and with the common line between said Tract 1 and said Tract 2, a distance of 185.50 feet to an aluminum disk stamped "RPLS 2490" found in concrete for the Southerly corner of said Tract 1, same being the Westerly corner of said Tract 2, same also being the Northeasterly line of that certain tract of land described as Second Parcel in a Warranty Deed to Tarrant County Water Control and Improvements District Number One (hereinafter referred to as Second Parcel), as recorded in Volume 4612, Page 23, D.R.T.C.T.;

THENCE North 48 degrees 13 minutes 38 seconds West with the common line between said Tract 1 and said Second Parcel, a distance of 748.61 feet to a one-half inch iron rod with plastic cap stamped "BRITTIAN & CRAWFORD" found for the Westerly corner of said Tract 1, same being the Southerly corner of said Lot 4;

THENCE North 48 degrees 13 minutes 29 seconds West with the common line between said Lot 4 and said Second Parcel, a distance of 100.02 feet to the Westerly corner of said Lot 4, same being the Southerly corner of that certain tract of land described as Lot 3-R-R, Block 1, Brentwood Park, Section One (hereinafter referred to as Lot 3-R-R), an addition to the City of Mansfield, Tarrant County, Texas, from which a one-half inch iron rod with plastic cap stamped "BRITTIAN & CRAWFORD" found bears South 46 degrees 05 minutes 59 seconds East, a distance of 0.39 feet;

THENCE North 42 degrees 39 minutes 31 seconds East, departing the Northeasterly line of said Second Parcel and with the common line between said Lot 4 and said Lot 3-R-R, a distance of 206.88 feet to an "X" cut found in concrete for the Northerly corner of said Lot 4, same being the Easterly corner of said Lot 3-R-R, same also being the existing Southwesterly right-of-way line of said U.S. Highway 287;

THENCE South 45 degrees 46 minutes 33 seconds East with the common line between said Lot 4 and the existing Southwesterly right-of-way line of said U.S. Highway 287, a distance of 99.10 feet to the **PLACE OF BEGINNING** and containing 3.763 acres (163,927 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, JIM TALLY, being the sole owner of the above described parcel, does hereby adopt the herein above described property as **Lot 4R and Lot 5, Block 1, Brentwood Park, Section Two**, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

By: _____
JIM TALLY

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared JIM TALLY, 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

PURPOSE NOTE:

To create a buildable lot (Lot 5) for future development and add easements onto existing Lot 4.

REPLAT
Lot 4R and Lot 5, Block 1
Brentwood Park, Section Two

Being a revision of Lot 4, Block 1, Brentwood Park, Section Two, according to the plat filed in Volume 388-215, Page 20, P.R.T.C.T.

City of Mansfield, Tarrant County, Texas,
2 Lots

3.763 acres
Date Prepared: October 2019
Sheet 1 of 1

SD#19-031

APPROVED BY THE CITY OF MANSFIELD

_____, 2019

APPROVED BY: P & Z COMMISSION CHAIRMAN

_____, 2019

ATTEST: PLANNING & ZONING SECRETARY

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

OWNER / DEVELOPER:
JIM TALLY
2101 BAY COVE COURT
ARLINGTON, TEXAS 76013
PHONE: 817-654-1301
E-MAIL: newportbuild@aol.com

This plat filed in
Instrument No. _____
Date: _____

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 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.

PLANNING AND ZONING COMMUNICATION

Agenda: December 2, 2019

Subject: SD#19-063: Public hearing on a replat to create Lots 1R1 & 1R2, Block 26, Original Town of Mansfield

GENERAL INFORMATION

Applicant:	Altar Holdings, owner Coombs Land Surveying, surveyor
Location:	203 W. Kimball Street
Existing Zoning:	PD
Existing/Proposed Use:	Duplex
Total Number of Lots:	2
R.O.W. Dedication:	25' from centerline of West Kimball Street
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

The purpose of the replat is to subdivide the existing lot into two lots to accommodate a dwelling unit on each side of a new duplex in accordance with the recently-approved planned development. The lots conform to the approved planned development and are compliant with all applicable ordinances.

Staff recommends approval.

Attachments

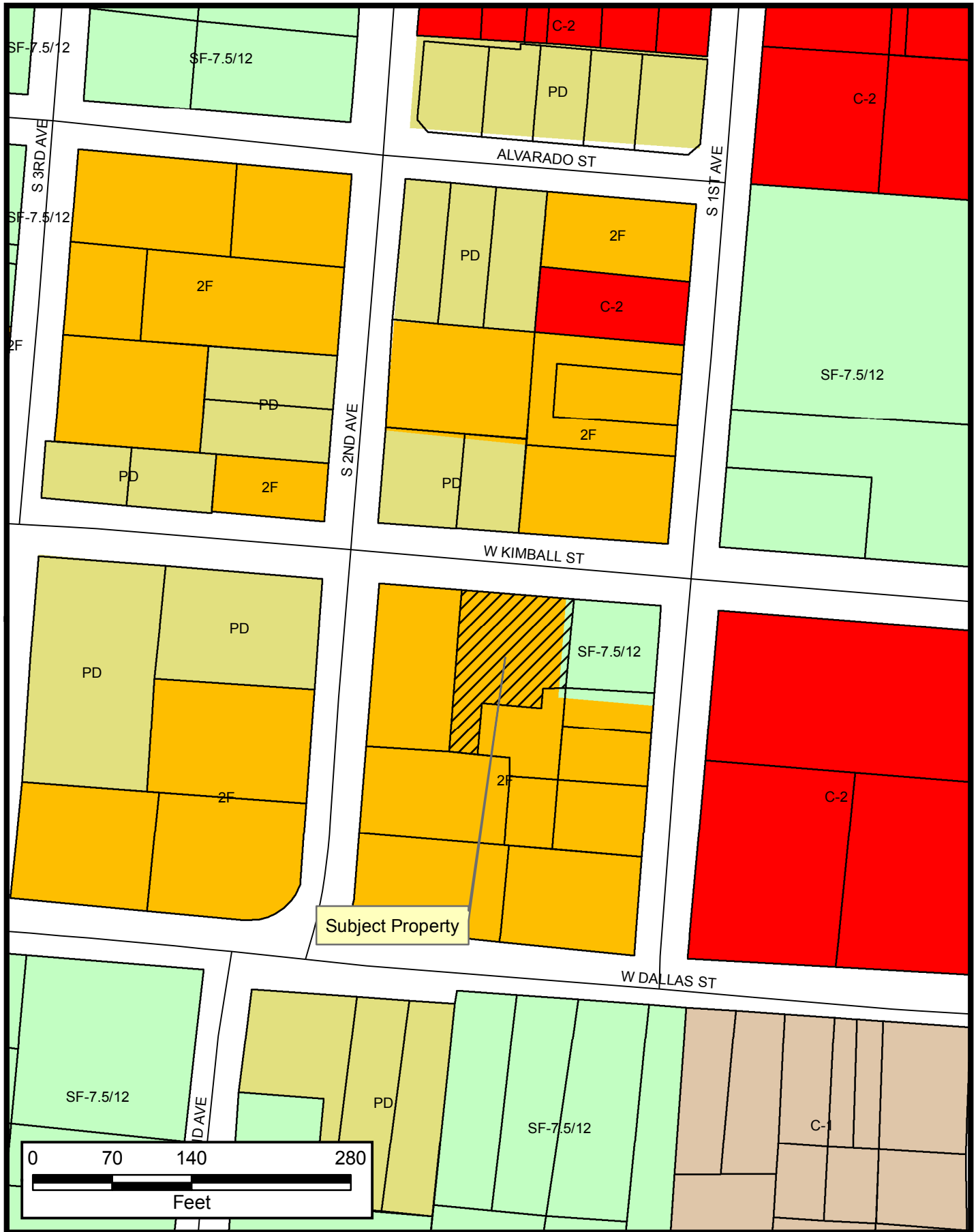
Maps and supporting information
Previously approved plat



SD#19-063

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.

11/15/2019



SD#19-063

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.

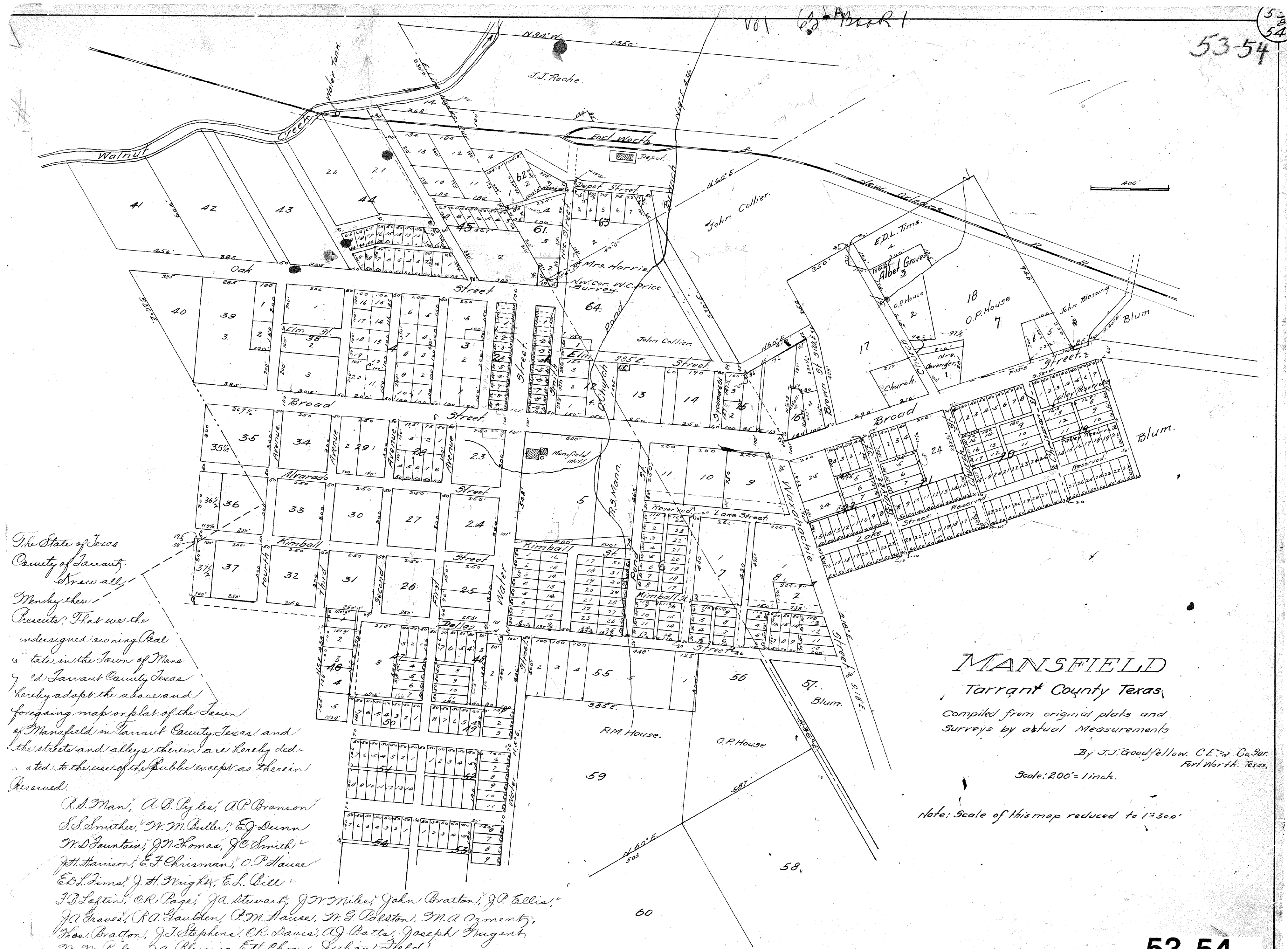
11/15/2019

Property Owner Notification for SD#19-063

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	DOMINQUEZ, JACINTO	209 S 1ST AVE	MANSFIELD, TX	76063-1903
MANSFIELD, CITY OF	BLK 25	MAGNOLIA BUSINESS ENTERPRISES LLC	914 AMANDA DR	MANSFIELD, TX	76063-3407
MANSFIELD, CITY OF	BLK 25	MAGNOLIA BUSINESS ENTERPRISES LLC	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	ALTAR HOLDINGS LLC	309 E BROAD ST	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	MANSFIELD, TX	76063
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	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 26	HARRIS, WILLIAM E & MARY A	201 W KIMBALL	MANSFIELD, TX	76063
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 SD#19-063

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	ANCHORA PROPERTIES LLC	309 E BROAD ST	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	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 31	AVANTE PROCUREMENT LLC	3792 JOE WILSON RD	MIDLOTHIAN, TX	76065
MANSFIELD, CITY OF	BLK 31	ALTAR HOLDINGS LLC	309 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 31	ANCHORA PROPERTIES LLC	309 E BROAD ST	MANSFIELD, TX	76063



The State of Texas
County of Tarrant.
Know all
Men by these
Presents: That we the
undersigned, owning Real
estate in the Town of Mans-
field Tarrant County Texas
hereby adopt the above and
foregoing map or plat of the Town
of Mansfield in Tarrant County Texas and
the streets and alleys therein are hereby ded-
icated to the use of the Public except as therein
Reserved.

A.D. Man, A.B. Pyle, A.P. Branson,
J.S. Smith, W.M. Butler, E.J. Dunn,
W.D. Fountain, J.M. Thomas, J.C. Smith,
J.H. Harrison, E.F. Chrisman, O.P. House,
E.D. Sims, J.H. Wright, E.L. Bell,
J.B. Loftin, C.R. Page, J.A. Stewart, J.W. Miles, John Bratton, J.P. Ellis,
J.A. Graves, R.A. Gaudin, P.M. House, W.E. Ralston, M.A. Ozyment,
Thos. Bratton, J.T. Stephens, C.R. Davis, A.G. Batts, Joseph Nugent,
W.W. Pyle, J.A. Blessing, Est. Chom, Julian Field.

The State of Texas
County of Tarrant.
Before me J.H. Alexander J.P. Ex. Off. Notary Public in and for Tarrant County Texas personally appeared A.D. Man, A.B. Pyle, A.P. Branson, J.S. Smith,
W.M. Butler, E.J. Dunn, W.D. Fountain, J.M. Thomas, J.C. Smith, J.H. Harrison, E.F. Chrisman, O.P. House, E.D. Sims, J.H. Wright, E.L. Bell, C.R. Page, J.A. Stewart, J.W. Miles, John Bratton, J.P. Ellis,
J.A. Graves, R.A. Gaudin, P.M. House, W.E. Ralston, M.A. Ozyment, Thos. Bratton, J.T. Stephens, C.R. Davis, A.G. Batts, Joseph Nugent, W.W. Pyle, J.A. Blessing, Est. Chom, Julian Field known to
me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed
Given under my hand and seal of office for the 28th day of July 1890. J.H. Alexander J.P. Ex. Off. Notary Public T. Co. Tex. Filed for Record July 28, 1890. ocllo - PM. JNO Brum, Clerk.

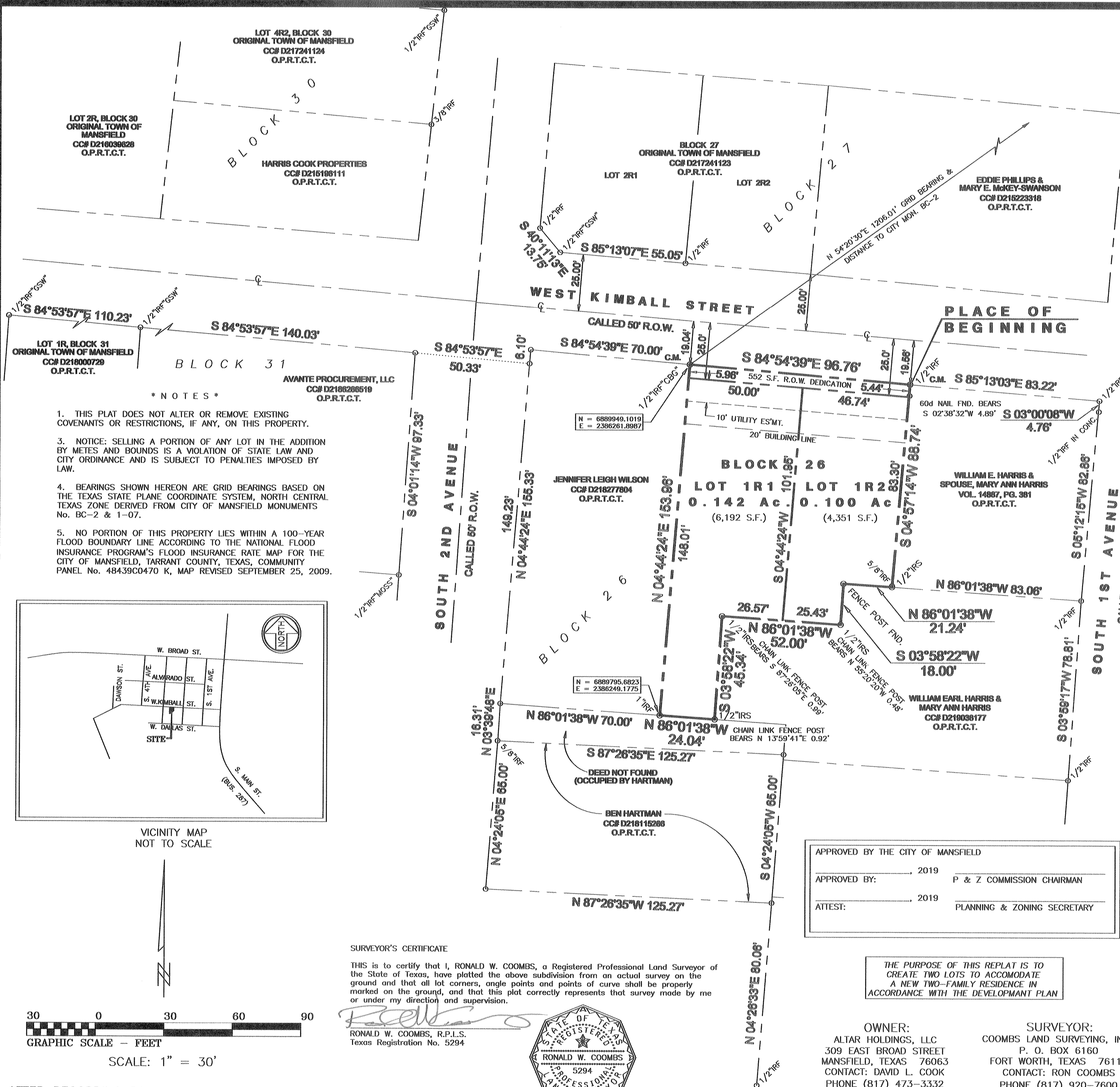
MANSFIELD Tarrant County Texas

Compiled from original plats and
surveys by actual Measurements

By J.J. Goodfellow, C.E. & Co. Sur.
Fort Worth, Texas.

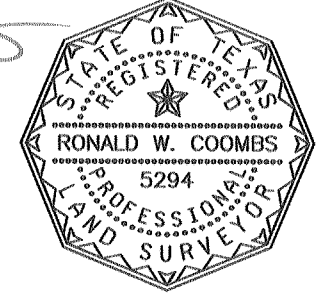
Scale: 200' = 1 inch.

Note: Scale of this map reduced to 1" = 300'



AFTER RECORDING RETURN TO THE CITY OF MANSFIELD 1200 E. BROAD STREET, MANSFIELD, TEXAS 76063

SURVEYOR'S CERTIFICATE
THIS is to certify that I, RONALD W. COOMBS, 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, 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.

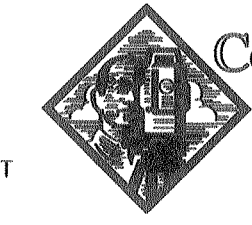


APPROVED BY THE CITY OF MANSFIELD
APPROVED BY: _____ 2019 P & Z COMMISSION CHAIRMAN
ATTEST: _____ 2019 PLANNING & ZONING SECRETARY

THE PURPOSE OF THIS REPLAT IS TO CREATE TWO LOTS TO ACCOMMODATE A NEW TWO-FAMILY RESIDENCE IN ACCORDANCE WITH THE DEVELOPMENT PLAN

OWNER:
ALTAR HOLDINGS, LLC
309 EAST BROAD STREET
MANSFIELD, TEXAS 76063
CONTACT: DAVID L. COOK
PHONE (817) 473-3332
email: david@harriscooklaw.com

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P. O. BOX 6160
FORT WORTH, TEXAS 76115
CONTACT: RON COOMBS
PHONE (817) 920-7600
email: ron.coombs@sbcglobal.net



Coombs Land Surveying, Inc.
P. O. Box 6160 Fort Worth, Texas 76115
(817) 920-7600
T.B.P.L.S. FIRM No. 10111800
CLS JOB No. 19-0152
CF No. NONE

IPF DENOTES IRON PIPE FOUND
IRF DENOTES IRON ROD FOUND
W/ORANGE PLASTIC CAP STAMPED
"R. W. COOMBS RPLS 5294"
C.M. DENOTES CONTROLLING MONUMENT
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, ALTAR HOLDINGS, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of all that certain tract portion of Block 26, Original Town of Mansfield, an addition to the City of Mansfield, Texas according to the plat recorded in Volume 63, Page 53 of the Plat Records of Tarrant County, Texas as described in deed recorded in Clerk's File No. D219145797 of the Official Public Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the Northeast corner of said Altar Holdings Tract, being the Northwest corner of that certain tract of land described in deed to William E. Harris and spouse, Mary Ann Harris, recorded in Volume 14887, Page 381 of the Official Public Records of Tarrant County, Texas, lying in the monumented South right-of-way line of West Kimball Street (a called 50-foot wide right-of-way) and from which a 1/2-inch iron rod found at its intersection with the West right-of-way line of South 1st Street bears S 85° 13' 03" E, 83.22 feet and also from which a 60D nail found bears S 02° 38' 32" W, 4.89 feet;

THENCE S 04° 57' 14" W, at 88.20 feet passing a 5/8-inch iron rod found at the Southwest corner of said Harris Tract and continuing in all a total distance of 88.74 feet along the East boundary line of said Altar Holdings Tract to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the most Easterly Southeast corner thereof, lying in the North boundary line of that certain tract of land described in deed to William Earl Harris and Mary Ann Harris, recorded in Clerk's File No. D219038177 of the Official Public Records of Tarrant County, Texas, lying N 86° 01' 38" W, 83.06 feet from a 1/2-inch iron rod found at the Northeast corner of said William Earl Harris and Mary Ann Harris Tract;

THENCE along the North boundary line of said William Earl Harris and Mary Ann Harris Tract as follows:

N 86° 01' 38" W, 21.24 feet to a chain link fence post found;

S 03° 58' 22" W, 18.00 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" from which a chain link fence post bears N 55° 20' 20" W, 0.48 feet;

N 86° 01' 38" W, 52.00 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" from which a chain link fence post bears S 87° 26' 05" E, 0.99 feet;

S 03° 58' 22" W, 45.34 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the most Southerly Southeast corner of aforesaid Altar Holdings Tract, from which a chain link fence post bears N 13° 59' 41" E, 0.92 feet;

N 86° 01' 38" W, 24.04 feet to a 1-inch iron rod found at the Southwest corner of said Altar Holdings Tract, being the Southeast corner of aforesaid Wilson Tract;

THENCE N 04° 44' 24" E, 153.96 feet along the common boundary line between said Altar Holdings Tract and said Harris Tract to a 1/2-inch iron rod found with yellow plastic cap stamped "CBG" at the Northwest corner of said Altar Holdings Tract, lying in the aforesaid monumented South right-of-way line of West Kimball Street;

THENCE S 84° 54' 39" E, 96.76 feet along the North boundary line of said Altar Holdings Tract with the said monumented South right-of-way line of West Kimball Street to the PLACE OF BEGINNING, containing 0.255 acre (11,094 square feet) of land.

STATE OF TEXAS
COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ALTAR HOLDINGS, LLC, 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 1R1 AND 1R2, BLOCK 26, ORIGINAL TOWN OF MANSFIELD, an addition to the City of Mansfield, Tarrant County, Texas and does hereby dedicate to the public's use the streets and easements as shown thereon.

I hereby set my signature for the purposes herein expressed this the 22nd day of Nov., 2019.

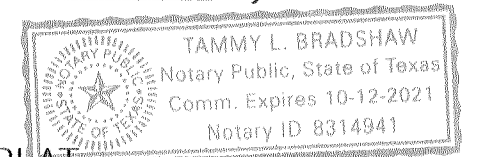
ALTAR HOLDINGS, LLC
By: DAVID L. COOK, PRESIDENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared DAVID L. COOK, 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 purposes and considerations therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 22nd day of November, 2019.

NOTARY PUBLIC
STATE OF TEXAS



**LOTS 1R1 AND 1R2, BLOCK 26
ORIGINAL TOWN OF MANSFIELD**
BEING A REVISION OF A PORTION OF BLOCK 26,
ORIGINAL TOWN OF MANSFIELD ACCORDING TO THE PLAT
FILED IN VOLUME 63, PAGE 53 OF THE
PLAT RECORDS OF TARRANT COUNTY, TEXAS

CITY OF MANSFIELD
TARRANT COUNTY, TEXAS
2 LOTS
0.242 ACRE
NOVEMBER 15, 2019 SD# 19-063

THIS PLAT RECORDED IN INSTRUMENT # _____, T.C.T. DATE: _____

PLANNING AND ZONING COMMUNICATION

Agenda: December 2, 2019

Subject: ZC#19-018: Consideration of 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 0.528 acres known as Lot 1, Block 1, Bastian Addition, located at 607 W. Kimball St. *(Tabled from the November 18, 2019, Planning and Zoning Commission meeting)*

GENERAL INFORMATION

Applicant:	Hayden Dalley of Mansfield Custom Homes (owner/developer) Sheri Bumgardner of SSB Designs, Inc. (site planner)
Size:	0.528 acres
Proposed Use:	Single-family residential
Existing Land Use:	Vacant land with accessory building
Surrounding Land Use & Zoning:	North - Kimball St.; Single-family residential (SF-7.5/12 & PD) across the street South - Vacant land (SF-7.5/12); Single-family residential (PD) East - Vacant land (SF-7.5/12) West - Single-family residential (SF-7.5/12)

CONTINUATION TO DECEMBER 2, 2019:

The Planning & Zoning Commission held a public hearing on November 18, 2019 and voted 6-0 (Knight absent) to table consideration until December 2, 2019 to allow the applicant time to address the outstanding staff comments, as well as to determine if the existing accessory structure encroaches the neighboring property or not.

Based on the Commission's comments, the applicant has made the following changes to the development plan:

- Corrected the orientation of the north arrow
- Revised the heading "Existing Accessory Building" to "Accessory Building"
- Reduced the size of the accessory building from 50'x38' to 30'x35' by removing the awning/carport. The square footage of the reduced building is 1,050 square feet.
- Revised the site plan to clearly show the location of the accessory building at the rear of Pad "B"

- Shifted the house on Pad “B” further to the rear so that it does not encroach the 25’ front yard setback
- Removed the side and rear setback lines from the plan to reduce clutter and eliminate confusion with the regard to the location of the accessory structure. The required setbacks are listed in the Area and Height Regulations on Exhibit B.
- Labeled the ownership of the rear landlocked parcel that is to retain SF-7.5/12 zoning.
- Revised the distance of the street curb to be 14.5’ as measured from the center line of the street to be consistent with the construction plans for Kimball Street
- Revised the sidewalk to be parallel to the street curb

The revised Exhibit B is attached. The applicant has also provided a survey and photographs that appear to show that the existing accessory structure does not encroach on the neighboring property.

Staff believes these revisions address the outstanding comments and recommends approval.

COMMENTS AND CONSIDERATIONS

The subject property consists of 0.528 acres of land located on the south side of W. Kimball Street, just east of Dawson Street. The property is currently vacant, aside from an existing accessory structure. The property also previously included a single primary residence. The applicant is requesting to re-zone the property from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential uses.

Development Plan

The applicant plans to develop two single-family homes on the property and retain the existing accessory structure in the rear of the property. The applicant proposes the following minimum lot standards:

Minimum Lot Area: 10,000 sq. ft.

Minimum Lot Width: 50’

Minimum Lot Depth: 110’

Minimum Front Setback: 25’

Minimum Rear Setback: 15’

Minimum Side Setback, Interior: 5’

Minimum Floor Area: 1,800 sq. ft.

Max. Height: 35’

Max. Lot Coverage: 45%

Minimum Off-Street Parking: 2 spaces per house

Minimum Parking: 2 spaces per garage per dwelling

The development proposes Craftsman-style architecture with façade cladding that is at least 70% wood or cementitious fiber. In addition, the architectural standards include a requirement for front porches; windows seen from the street to be wood, look like wood, or be covered with vinyl or aluminum cladding; a minimum 8:12 roof pitch; and three-dimensional architectural

shingles. In addition, the garages doors will include small windows, woodgrain paint finish, or carriage-style enhancements. The two homes must also vary from each other in terms of color, architectural features, roof form, and combination of cladding materials.

The existing accessory structure located on the property will remain and the permitted uses will be personal storage or workshop. The accessory structure was constructed circa 2012-13 and was built up right to the rear and side property lines without the proper setbacks and with an area of 1,750 sq. ft. and a height of 17', which exceed the maximum allowances for an accessory structure on a lot of this size. The applicant has specified that Pad B will not be allowed any additional accessory structures (or accessory structure additions) and that the typical accessory structure regulations specified in the Zoning Ordinance will apply to Pad A. If the existing accessory structure is removed, the accessory structure regulations for Pad B will default to the typical Zoning Ordinance requirements.

The landscaping will include three trees per lot, with the plan showing two trees in the front yard and one tree in the rear. In addition, at least 50% of the foundation facing the streets shall include shrubs or flower beds.

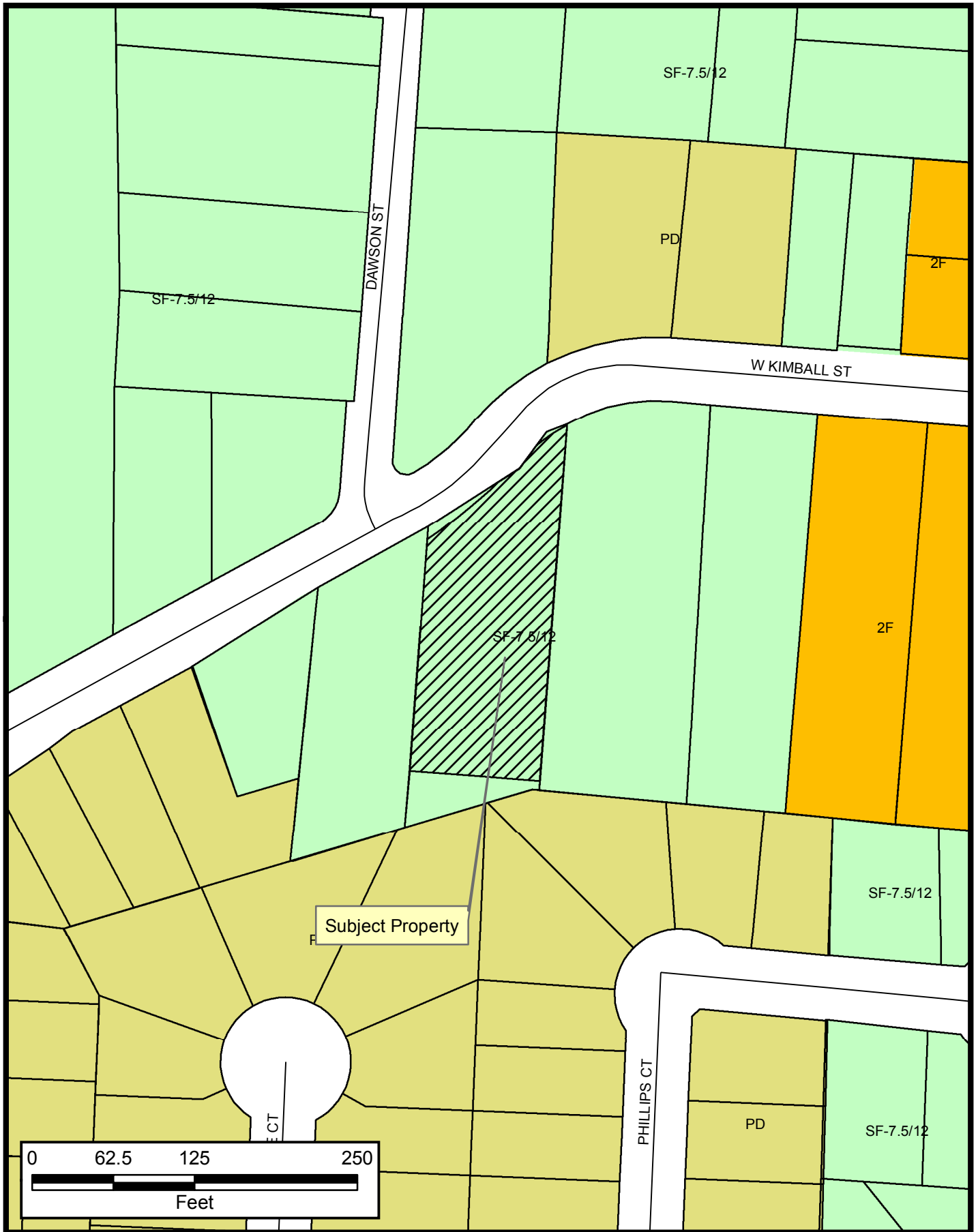
Recommendation

The proposed development will provide for the development of two new homes on the outskirts of downtown Mansfield with development standards that largely meet or exceed the development standards for the surrounding zoning with the notable exception of lot width, however the lots are also considerably larger and deeper. The development will include Craftsman-style architectural standards that are compatible with downtown, as well as porches, garage door enhancements, foundation shrub beds, and other elements to make the homes visually appealing from the street. While the existing accessory structure is nonconforming as it relates to size, height, and setbacks, the applicant has agreed that no additional accessory structures will be allowed for the future lot on which it will be located and that all new accessory structures will be subject to the standard Zoning Ordinance requirements. Staff recommends approval with the condition that the north arrow be corrected, the heading "existing accessory building" be re-titled "accessory buildings", the building on Pad B be shifted to the rear so that the home and porch do not encroach the 25' front yard setback, and that the ownership be labeled on the rear landlocked parcel that is to retain SF-7.5/12 zoning.

Attachments:

Maps and Supporting Information
Exhibit A – Property Description
Revised Exhibit B – Development Plan
Applicant's survey and photographs





Property Owner Notification for ZC#19-018

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BASTIAN ADDITION	BLK 1	MANSFIELD CUSTOM HOMES LLC	1848 LONE STAR RD #308	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	GUPTON, DAVID & MELVA	606 W KIMBALL ST	MANSFIELD, TX	76063-1962
HANKS, THOMAS J SURVEY	A 644	RUSSELL, ELIZABETH ANN	212 DAWSON ST	MANSFIELD, TX	76063-1944
HANKS, THOMAS J SURVEY	A 644	DOWNES, ROBERT T & SHANNON R	214 DAWSON ST	MANSFIELD, TX	76063-1944
HANKS, THOMAS J SURVEY	A 644	CARTER, LAWRENCE Z	PO BOX 433	MANSFIELD, TX	76063-0433
HANKS, THOMAS J SURVEY	A 644	CARTER, LAWRENCE Z & PEGGY	PO BOX 433	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	JEMENEZ, JOSE ARMANDO	609 W KIMBALL ST	MANSFIELD, TX	76063-1961
HANKS, THOMAS J SURVEY	A 644	PEREZ, CIRILA A	705 W KIMBALL ST	MANSFIELD, TX	76063-1963
MANCHESTER HEIGHTS	BLK 1	2 CB BUILDERS LLC	990 N WALNUT CREEK DR STE 100	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 1	2 CB BUILDERS LLC	990 N WALNUT CREEK DR STE 100	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	GREENE, ASHLEY N & CHRIS	103 EDDIE CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	EVANS, JENNIFER D	101 EDDIE CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	LONGINO, KALINDA	100 EDDIE CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	PANG, ALAN T & HUONG, DUONG	102 EDDIE CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	PINKERTON, JESSE M & SANDRA D	410 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	POWERS, SHANESSA & EASON, JUDY	412 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	PARKEN, SCOTT & KRISTIE	414 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	LARICCHIA, ASHLEY M & SEDBERRY, JOHN B JR	500 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	FOSTER, ANITA	502 PHILLIPS CT	MANSFIELD, TX	76063

Property Owner Notification for ZC#19-018

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 36	HARTMAN, BEN	500 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 36	WOOD, CURTIS D	504 W KIMBALL ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 36A	HARTMAN, BEN	500 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 37	MITCHELL, ROBERT D & C	203 HART CIRCLE	WAXAHACHIE, TX	75165
MANSFIELD, CITY OF	BLK 37	TAYLOR, CHARLES K	501 W KIMBALL ST APT A	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 37A	AVANTE PROCUREMENT LLC	3792 JOE WILSON RD	MIDLOTHIAN, TX	76065

EXHIBIT A FOR ZC#19-018

PROPERTY DESCRIPTION

Being all of Lot 1, Block 1, Bastian Addition, an addition to the City of Mansfield, Texas according to the plat recorded in Clerk's File No. D216048404 of the Official Public Records of Tarrant County, Texas

PLANNED DEVELOPMENT REGULATIONS

Land Use - Two (2) Single family detached houses

Area and Height Regulations - Applicable only to the primary residential building

- Minimum Lot Area - 10,000 SF
- Minimum Lot Width - 50 ft
- Minimum Lot Depth - 110 ft
- Minimum Front Setback - 25 ft
- Minimum Rear Setback - 15 ft
- Minimum Side Setback, Interior - 5 ft
- Minimum Floor Area - 1,800 sf
- Minimum Off-Street Parking - 2 spaces per house
- Maximum Height - 35'
- Maximum Lot Coverage - 45%
- Minimum Parking - 2 spaces per garage per dwelling

Landscaping and Screening

- Three trees per lot with a minimum caliper size of 3.5 inches
- At least 50% of the foundation facing the streets must be planted with shrubs or flower beds
- Lawns and landscaping must be irrigated with an irrigation system

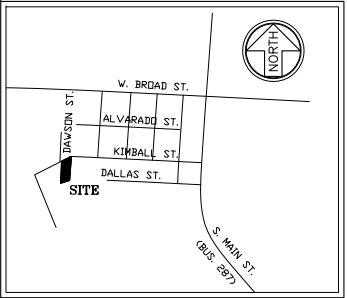
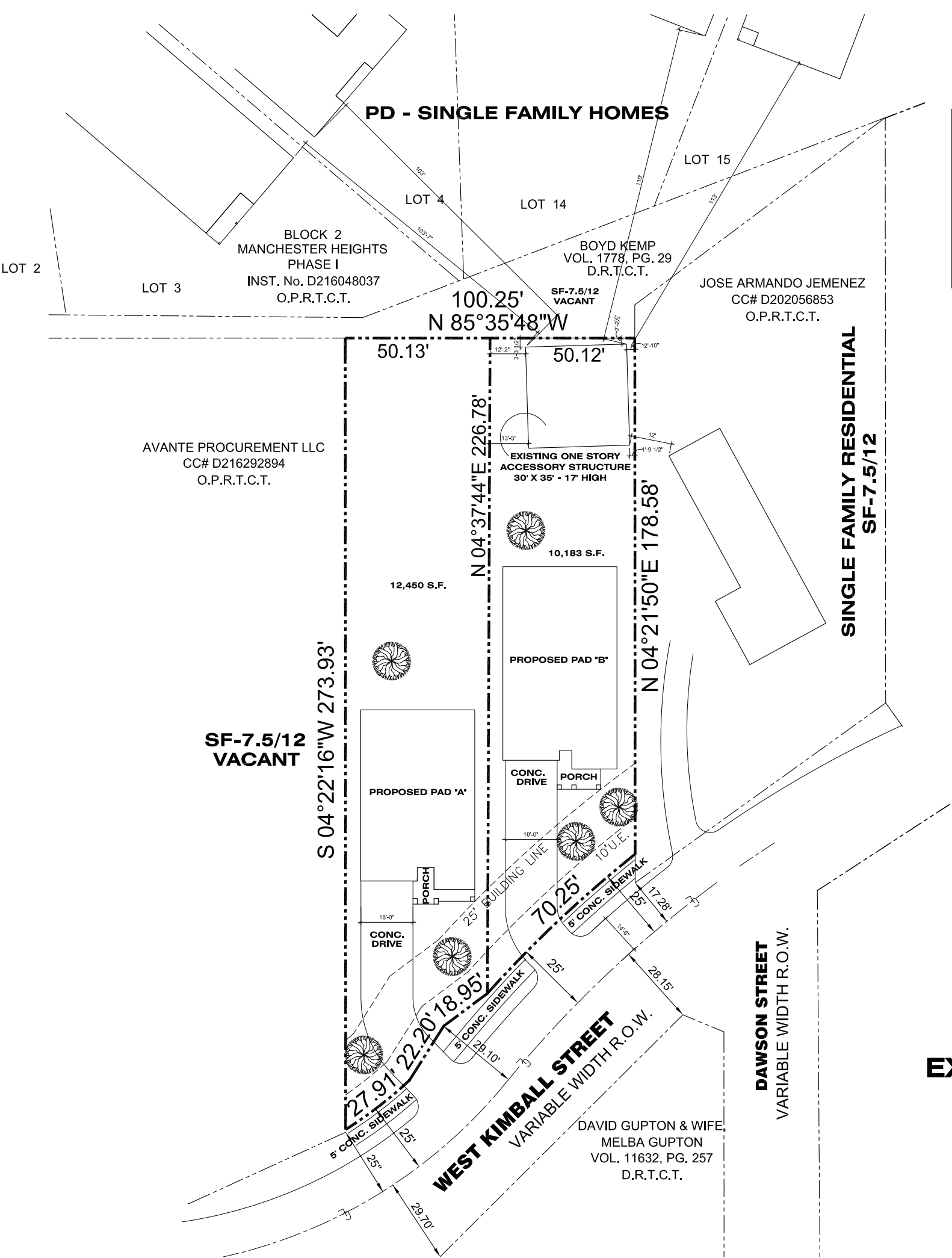
Architectural Standards

- Front building elevation must include a porch with minimum dimensions of 7 ft depth, 70 sf area and 6" x 6" columns
- Windows seen from the street are required to be wood, look like wood, or be covered with vinyl or aluminum cladding
- Roof shingles must be three dimensional architectural shingles.
- Minimum roof pitch must be 8:12.
- Facade cladding must be at least 70% wood or cementitious fiber materials
- Craftsman style details are encouraged
- Garage doors will incorporate small windows or woodgrain paint finish or carriage style enhancements
- Exterior elevation of the houses must vary from each other in terms of color, architectural features, roof form, and combination of cladding materials.

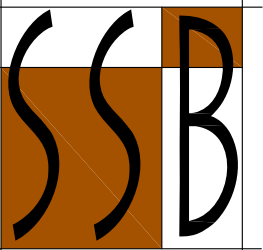
Accessory Building - The existing accessory structure shall be allowed to remain in its current size, height and setbacks as clearly identified in the Development Plan and be used as personal storage, workshop or cabana. Any new accessory structures or accessory additions shall be subject to the accessory structure requirements stated in Section 7800.B.5 of the Zoning Ordinance, with SF-7.5/12 as the base zoning. Pad B shall not be allowed any additional structures or additions to the existing accessory structure. If the existing accessory structure is removed, the regulations for this lot shall default to the Zoning Ordinance.

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.



VICINITY MAP
NOT TO SCALE



DESIGNS, INC.

900 N. WALNUT CREEK DR.
SUITE 100-PMB 366
MANSFIELD, TX 76063
PH: (817)300-7052
FAX: (817)477-3397

SITE PLAN

PROJ: 607 W. KIMBALL ST.

DATE: 11-21-19

REVISIONS:

PLAN NO.:

607 W. KIMBALL

SITE PLAN

SCALE: 1"=40'

607 W. KIMBALL
LOT 1, BLOCK 1
BASTIAN ADDITION
MANSFIELD, TX.

OWNER:
MANSFIELD CUSTOM HOMES
1848 LONE STAR RD. SUITE 308
MANSFIELD, TX 76063
682-518-1158



SCALE: 1"=40'

EXHIBIT B FOR ZC#19-018



SURVEYORS CERTIFICATION

I, DAVID A. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND LINES PORTION OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY WAS EXAMINED AND FOUND TO BE A FEETED PROPERTY, AND PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT THE LINES AND BOUNDARIES SHOWN ON THIS PLAT REPLY TO THE LINES AND BOUNDARIES AND THEREOF OF EACH OF THE PARCELS HAD BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY AND SHOWN ON THIS PLAT. SURVEYOR DID NOT ASSUME THIS PROPERTY. THIS SURVEY WAS NOT PREPARED EXCLUSIVELY FOR THE USE OF THE CUSTOMER PURCHASING SHOWN, AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SMO USE.

PROLINE
SURVEYING LTD.
www.prolinesurveyors.com
Ph# 877-276-1148 Info@prolinesurveyors.com

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SURVEY CAN BE USED FOR ONE SINGLE PURPOSE

OWNED BY **NH** DATE **2**

This survey is hereby
accepted and approved.

Purchaser

Purchaser

Date



DRAGON BY: **NH** DATE: **2-13-13**

SURVEY ONLY VALID WITH ORIGINAL SIGNATURE

Tax tract numbers shown on this survey plat are based on the mapping system of Tarrant Appraisal District and are used to aid in identifying land parcels.







W Jackson St

W Kimball St

W Kimball St

W Kimball St

Measurement



| Sq Feet ▾

Measurement Result

891.6 Sq Feet

Clear

Press CTRL to enable snapping



Summary of City Council Actions

November 25, 2019

Third and Final 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 4 – 0 – 2 (Cook and Short abstained, Newsom absent)

Public Hearing and First Reading of an Ordinance approving 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 and 932 S. Mitchell Road, John Arnold of Skorborg Company on behalf of Bobby F. and Mary A. Havens (ZC#19-012)

Approved 4 – 2 (Lewis and Moore)

Public Hearing and First Reading of an Ordinance approving a zoning change from PR to PD, Planned Development for a Single-Family Residence with an Accessory Dwelling on approximately 1.02 acres located at 1505 Long and Winding Road; Dr. Jason and April Lowry (ZC#19-019)

Approved 6 – 0