AGENDA

PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS MONDAY, FEBRUARY 3, 2020, 6:00 PM

(IMMEDIATELY FOLLOWING THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING)

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".

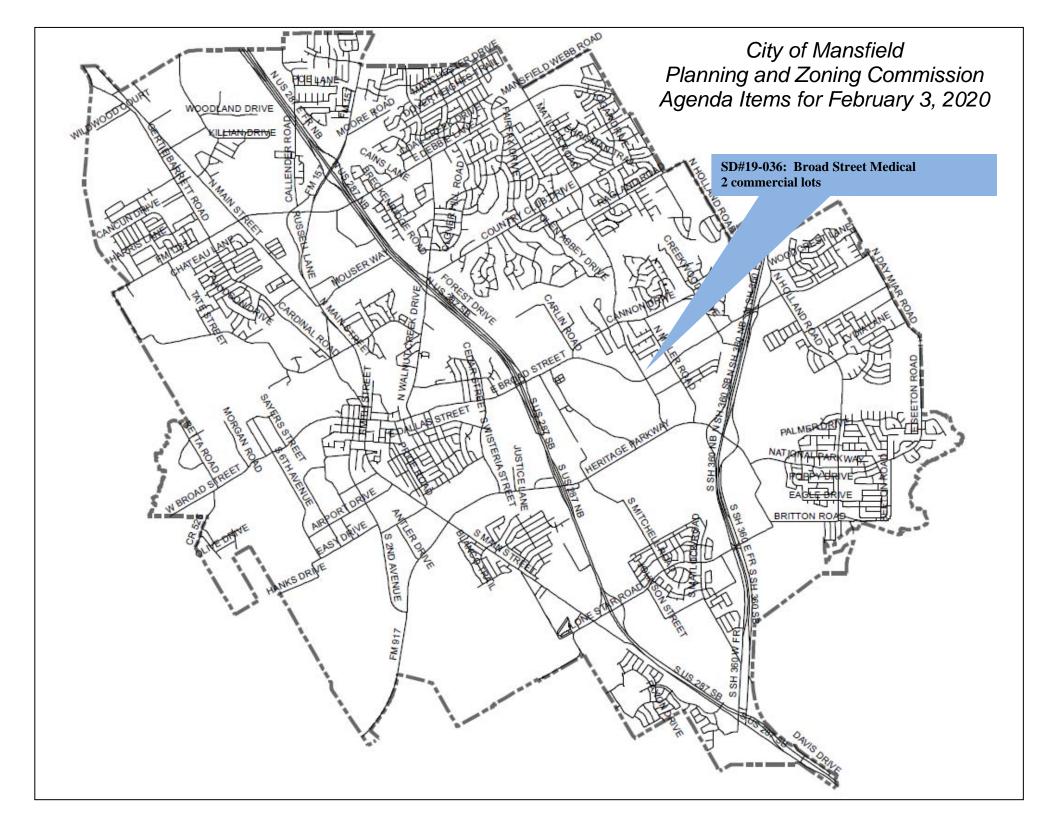
In order to be recognized during the "Citizens Comments" <u>or</u> during a public hearing (applicants included), please complete a yellow "Appearance Card" located at the entry to the Chambers and present it to the Planning Secretary.

- 5. PUBLIC HEARINGS:
 - A. SD#19-036: Public hearing on a replat to create Lots 1BR2-1 and 1BR2-2, Block 1, Broad Street Medical Addition
- 6. COMMISSION ANNOUNCEMENTS
- 7. STAFF ANNOUNCEMENTS
- 8. ADJOURNMENT OF MEETING
- 9. NEXT MEETING DATE: Tuesday, February 18, 2020

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, January 30, 2020**, 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

January 21, 2020

Chairman Wilshire called the meeting to order at 6:00 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
Bob Klenzendorf
Blake Axen
Stephen Groll
Tamera Bounds
Anne Weydeck

Chairman
Chairman
Commissioner
Commissioner
Commissioner
Commissioner

Absent:

Kent Knight Commissioner

Staff:

Lisa Sudbury Assistant Director of Planning

Shirley Emerson Planner

Delia Jones Planning & Zoning Secretary

Call to Order

Chairman Wilshire called the meeting to order at 6:00 p.m.

Minutes

Chairman Wilshire called for approval of the January 6, 2020, minutes. Commissioner Weydeck made a motion to approve the minutes. Commissioner Axen seconded the motion which carried by the following vote:

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

Nays: 0

Abstain: 1 – Klenzendorf

Citizen Comments

None

Consent

Commissioner Bounds made a motion to remove both items from the Consent Agenda. Chairman Wilshire seconded the motion which carried by the following vote:

Ayes: 5 – Wilshire, Klenzendorf, Axen, Bounds, Weydeck

Nays: 1 - Groll

Abstain: 0

SD#19-037: Final Plat of Forest Brook

Tyler Fair, representing the applicant was available for questions.

Chairman Wilshire had a question about floodplain elevations.

Commissioner Axen made a motion to approve the plat with the condition that the applicant provide the instrument number for the drainage easement once it is filed. Commissioner Weydeck seconded the motion which carried by the following vote:

Ayes: 6 – Wilshire, Klenzendorf, Axen, Groll, Bounds, Weydeck

Nays: 0 Abstain: 0

SD#19-048: Final Plat of Lots 1, 2 and 3, Block 1, Mansfield Dental Addition

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

Ayes: 6 – Wilshire, Klenzendorf, Axen, Groll, Bounds, Weydeck

Nays: 0 **Abstain:** 0

Election of a Vice-Chairman

Commissioner Klenzendorf made a motion to nominate Commissioner Knight as Vice-Chairman. Commissioner Weydeck seconded the motion which carried by the following vote:

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

Nays: 0 **Abstain:** 0

Commissioner Announcements

Chairman Wilshire read a resignation letter from Commissioner Bounds stating that she is submitting her application in order to run for a position on City Council. Chairman Wilshire thanked her for her service. Commissioners welcomed Commissioner Klenzendorf back to the Commission. Commissioner Klenzendorf stated that he will not be able to attend the February 3, 2020 meeting.

Staff Announcements

None

Adjournment

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

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

Nays: 0 Abstain: 0

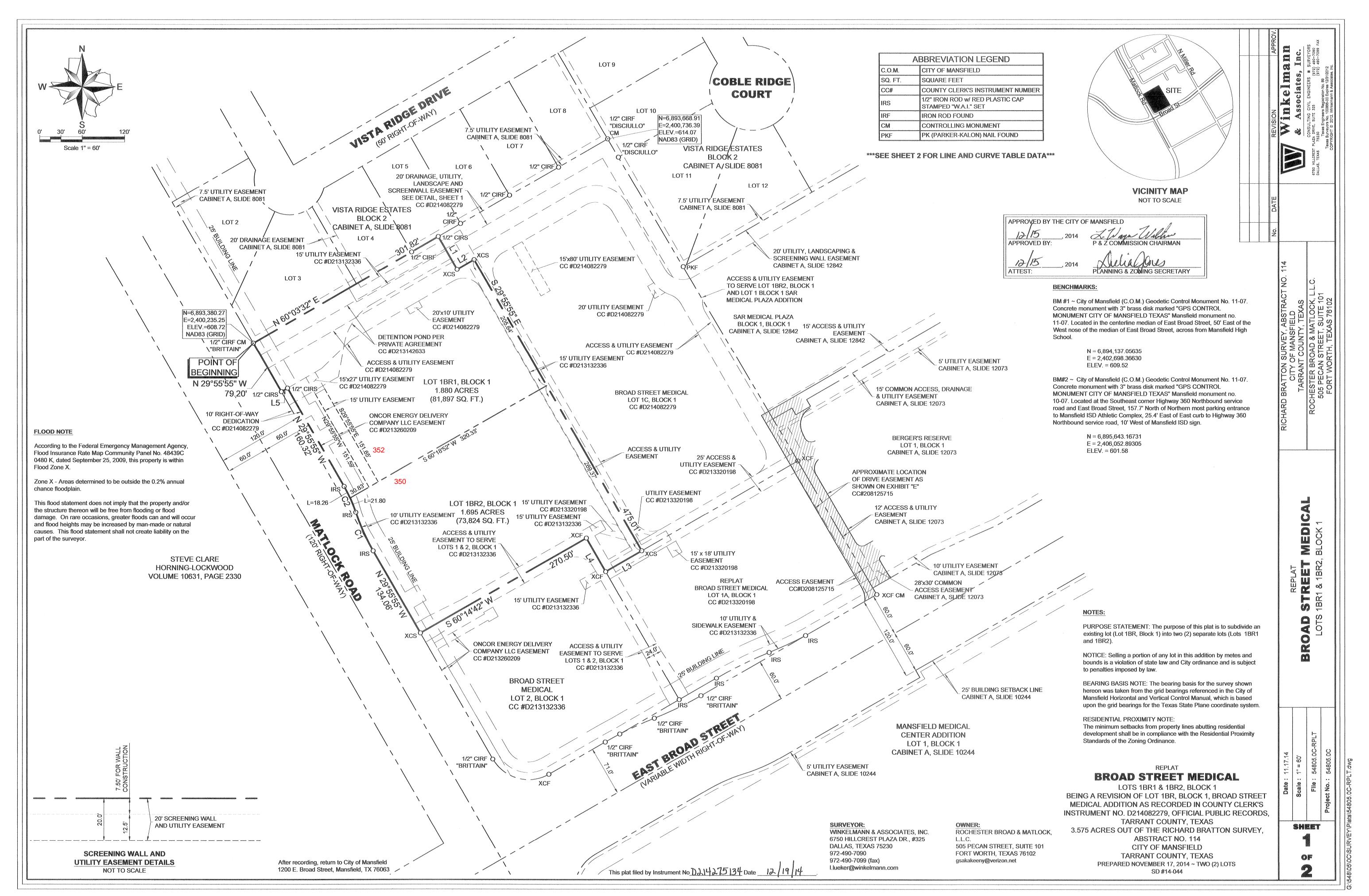
With no further business, Chairman Wilshire adjourned the meeting at 6:09 p.m.

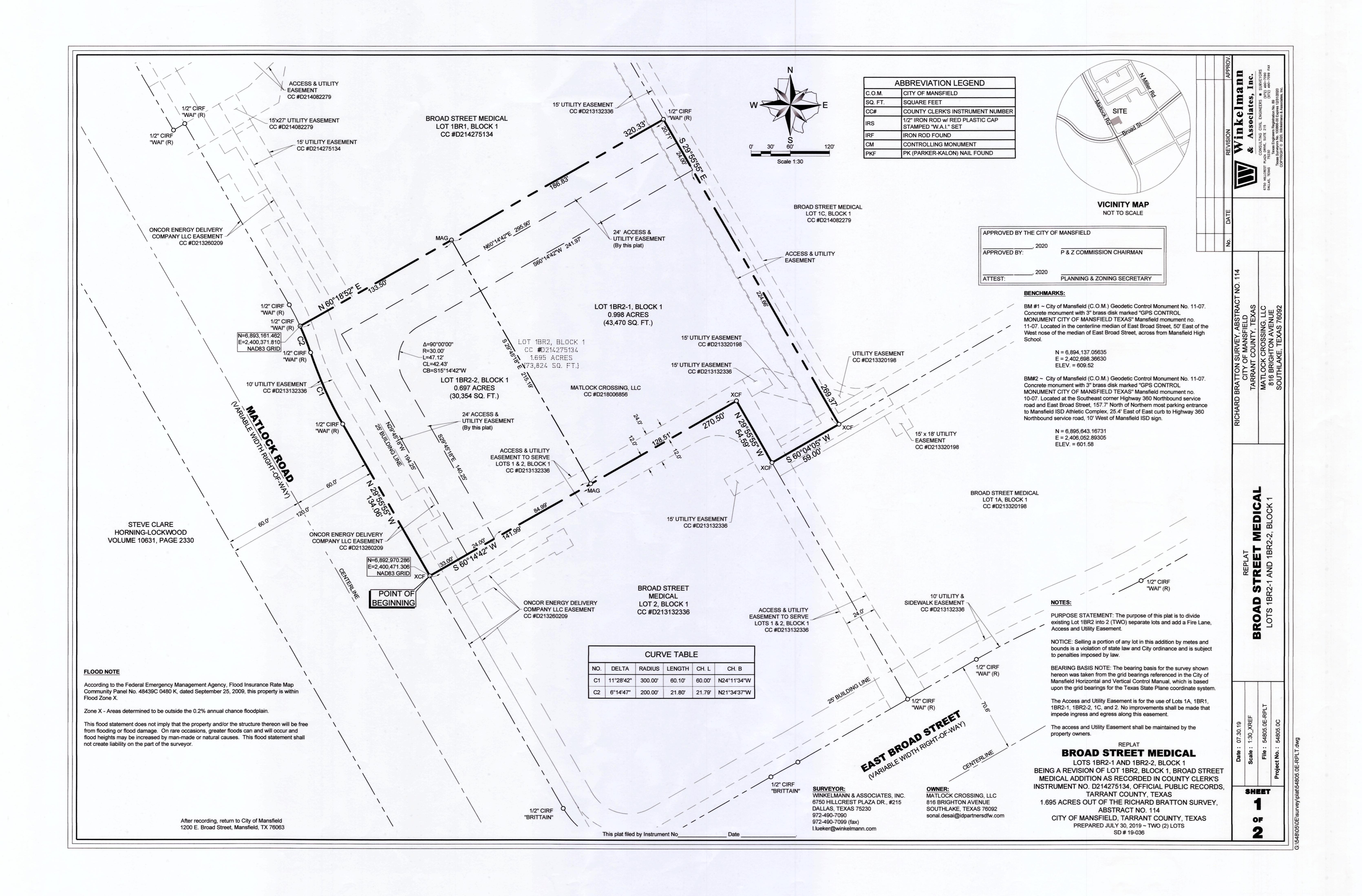
Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: February 3, 2020	
Subject: SD#19-036: Public hearing on a replat to create Lots 1BR2-1 and 1BR2-2, Block Broad Street Medical Addition	
GENERAL INFORMATION	
Applicant:	Matlock Crossing, LLC, owner
	MJ Thomas Engineering, LLC, engineer
Location:	350 Matlock Road
Existing Zoning:	PD
Existing/Proposed Use:	Commercial
Total Number of Lots:	2
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes
COMMENTS & CONSIDERATIONS	
The purpose of the replat is to divide the exi	isting Lot IBR2 into two commercial lots and add
an access and utility easement.	
Staff recommends approval.	
Attachments:	
Previously Approved Plat	





OWNERS CERTIFICATE

COUNTY OF TARRANT § STATE OF TEXAS

WHEREAS, We, Matlock Crossing, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 1.695 acre tract of land located in the W. BRATTON SURVEY, ABSTRACT No. 114, City of Mansfield, Tarrant County, Texas, as recorded in Instrument No. D214275134, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for corner on the Northeasterly right-of-way of Matlock Road, a 120-foot right-of-way (at this point), said "X" cut being the Southwest corner of said Lot 1BR2, said "X" cut also being the Northwest corner of Lot 2, Block 1, Broad Street Medical, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in County Clerk's File No. D213132336, Official Public Records, Tarrant County,

THENCE North 29 deg 55 min 55 sec West, along the Northeast right-of-way line of said Matlock Road, along the Southwesterly line of said Lot 1BR2, a distance of 134.06 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for corner and the beginning of a curve to the right having a radius of 300.00 feet, a central angle of 11 deg 28 min 42 sec, a chord bearing of North 24 deg 11 min 34 sec West, and a chord length of 60.00 feet;

THENCE continuing along said Northeast right-of-way line and along said curve to the right, an arc distance of 60.10 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for corner, said iron rod being the beginning of a curve to the left having a radius of 200.00 feet, a central angle of 06 deg 14 min 47 sec, a chord bearing of North 21 deg 34 min 37 sec West, and a chord length of 21.79 feet;

THENCE continuing along said Northeast right-of-way line and along said curve to the left, an arc distance of 21.80 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for corner, said iron rod being the Northwest corner of said Lot 1BR2 and the Southwest corner of Lot 1BR1, Block 1 of said Broad Street Medical addition;

THENCE North 60 deg 18 min 52 sec East, departing the Northeast right-of-way line of said Matlock Road and along the Northwesterly line of said Lot 1BR2 and the Southeasterly line of said Lot 1BR1, a distance of 320.33 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for corner, said iron rod being situated in the Southwesterly line of Lot 1C, Block 1, Broad Street Medical, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in County, Clerk's File No. D214082279, Official Public Records, Tarrant County, Texas;

THENCE South 29 deg 55 min 55 sec East, departing the Southerly line of said Lot 1BR1 and along the Southwesterly line of said Lot 1C, a distance of 269.37 feet to an "X" cut in concrete found for corner, said "X" cut being the Southwesterly corner of said Lot 1C, the Southeast corner of said Lot 1BR2 and being situated in the Northerly line of Lot 1A, Block 1, Broad Street Medical, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in County Clerk's File No. D213320198, Official Public Records, Tarrant County, Texas;

THENCE South 60 deg 04 min 05 sec West, along the Northwest line of said Lot 1A, and a Southerly line of said Lot 1BR2, a distance of 59.00 feet to an "X" cut in concrete found for the Northwest corner of said Lot 1A;

THENCE North 29 deg 55 min 55 sec West, departing the Northerly line of said Lot 1A and along a Westerly line of said Lot 1BR2 and the Easterly line of said Lot 2, Block 1, a distance of 54.59 feet to an "X" cut in concrete found for corner;

THENCE South 60 deg 14 min 42 sec West, along the Southeasterly line of said Lot 1BR2 and the Northwesterly line of said Lot 2, a distance of 270.50 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 73,824 square feet or 1.695 acres of land, more or less. Bearings shown hereon are based upon the City of Mansfield geodetic monuments No. 10-7 and 11-7, grid bearing (NAD83) Texas North Central Zone (4202).

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Matlock Crossing, L.L.C., being the owner of the above described parcel, acting by and through the undersigned, its duly authorized agents, does hereby adopt the herein above described property as Lots 1BR2-1 and 1BR2-2, Block 1, BROAD STREET MEDICAL 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.

WITNESS MY HAND at North Richland Hills, Texas, this 23 day of January, 2020.

By: Matlock Crossing, LLC

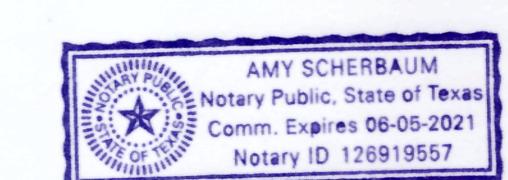
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STATE OF TEXAS **COUNTY OF TARRANT §**

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared onal Desay, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Matlock Crossing, LLC and that he executed the same as the act of such Matlock Crossing, LLC for the purpose and consideration therein expressed, and in the capacity therein

Notary Public in and for State of Texas

My Commission Expires: 06/05/909



SURVEYOR'S CERTIFICATE

This is to certify that I, Leonard J. Lueker, 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.

Leonard J. Lueker Registered Professional/Land Surveyor Texas Registration # 114 Winkelmann & Associate 6750 Hillcrest Plaza Drive, Suite 215 Dallas, Texas 75230 (972) 490-7090

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day, personally appeared Leonard J. Lueker, 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 purpose and consideration therein expressed.

Notary Public in and for State of Texas

My Commission Expires:

My Commission Expires:

My Comm. Exp. Oct. 9, 2022

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 BILI 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 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.

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SHEET

MEDICAL ADDITION AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D214275134, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS 1.695 ACRES OUT OF THE RICHARD BRATTON SURVEY, ABSTRACT NO. 114

PREPARED JULY 30, 2019 ~ TWO (2) LOTS SD # 19-036

WINKELMANN & ASSOCIATES, INC 6750 HILLCREST PLAZA DR., #215 DALLAS, TEXAS 75230 972-490-7090 972-490-7099 (fax) I.lueker@winkelmann.com

MATLOCK CROSSING, L.L.C. 816 BRIGHTON AVENUE SOUTHLAKE, TEXAS 76092 sonal.desai@idpartnersdfw.com

REPLAT **BROAD STREET MEDICAL** LOTS 1BR2-1 AND 1BR2-2, BLOCK 1 BEING A REVISION OF LOT 1BR2, BLOCK 1, BROAD STREET

CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

Summary of City Council Actions

January 27, 2020

Public Hearing Continuation and Second Reading on an Ordinance approving a Historic Landmark Overlay District classification for the Patterson-Rydell House located at 202 W. Oak Street; Art Wright, City Historic Preservation Officer, on behalf of Faye Rydell, Property Owner (ZC#19-021)

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 0.528 acres known as Lot 1, Block 1, Bastian Addition, located at 607 W. Kimball Street; Hayden Dalley of Mansfield Custom Homes (ZC#19-018)

Approved 6 - 0 - 1 (Short abstained)

Third and Final 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 Skorburg Company on behalf of Bobby F. and Mary A. Havens (ZC#19-012)

Approved 7 - 0

Review and Consideration of a Request to approve a Minor Modification of the Development Plan for Vistas at Walnut Ridge located at 3311 E. Broad Street; Brad Lehman of MJ Thomas Engineering, LLC on behalf of Sonal Desai of Matlock Crossing, LIC (ZC#16-024A) (Tabled from the January 13, 2019 meeting)

Approved excluding donut shop, nail salon, vape shop and dry cleaners 7-0

Public Hearing and First Reading on an Ordinance approving a zoning change from C-2, Community Business District to PD, Planned Development for C-2 uses with a freestanding electronic message board on approximately 2.38 acres located at 781 W. Debbie Lane; Casteel & Associates, Inc. on behalf of Marline Two LLC, owner (ZC#19-022)

Withdrawn by the applicant

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 9.612 acres out of the William Howard Survey, Abstract No. 690, Tarrant County Texas, located on the east side of Miller Road, approximately 480 feet south of Cannon Drive, John Arnold of Skorburg Company on behalf of Paul A. and Paula Sutton, Marilyn G. Richardson and Christopher Puempel (ZC#19-020)

Approved 6-1 (Leyman)