

ORDINANCE NO. OR-2038-17

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR MULTI-FAMILY, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Mansfield, Texas, in compliance with the laws of the State of Texas with reference to the amendment of the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing opportunity to all property owners generally and to owners of the affected properties, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS:

SECTION 1.

That the Comprehensive Zoning Ordinance of the City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a new zoning district classification of PD, Planned Development; said property being described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2.

That the use and development of the hereinabove described property shall be in accordance with the development plan shown on Exhibits "B"- "D" attached hereto and made a part hereof for all purposes.

SECTION 3.

That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4.

That the above described properties shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

SECTION 5.

Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6.

Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of Mansfield, Texas, shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7.

This ordinance shall take effect immediately from and after its passage on third and final reading and the publication of the caption, as the law and charter in such cases provide.

FIRST READING APPROVED ON THE 13TH DAY OF FEBRUARY, 2017.

SECOND READING APPROVED ON THE 27TH DAY OF FEBRUARY, 2017.

DULY PASSED ON THE THIRD AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 6TH DAY OF MARCH, 2017.

ATTEST:



David L. Cook, Mayor



Jeanne Heard, City Secretary

APPROVED AS TO FORM AND LEGALITY



Allen Taylor, City Attorney

EXHIBIT A - LEGAL DESCRIPTION

BEING a tract of land located in the Thomas J. Hanks Survey, Abstract No. 644, Tarrant County, Texas, also being a portion of the tract of land described in a deed to Bethlehem Baptist Church of Mansfield Incorporation, recorded in Instrument Number D215137756, Deed Records of Tarrant County, Texas (DRTCT), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found, said iron rod being at the southwest corner of a tract of land described in a deed to the City of Mansfield, as recorded in Instrument Number D212265597, DRTCT, and in the south right of way line of Broad Street (a variable width right of way);

THENCE North 58° 40' 57" East, with the south right of way line of Broad Street, a distance of 289.40 feet to a 1/2 inch iron rod found with a cap stamped "Wier & Assoc. Inc", for corner;

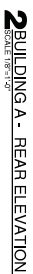
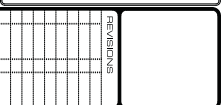
THENCE South 30° 22' 05" East, with the east line of the aforementioned Bethlehem Baptist Church of Mansfield Incorporation tract, 821.16 feet to a 1/2 inch iron rod found, for corner;

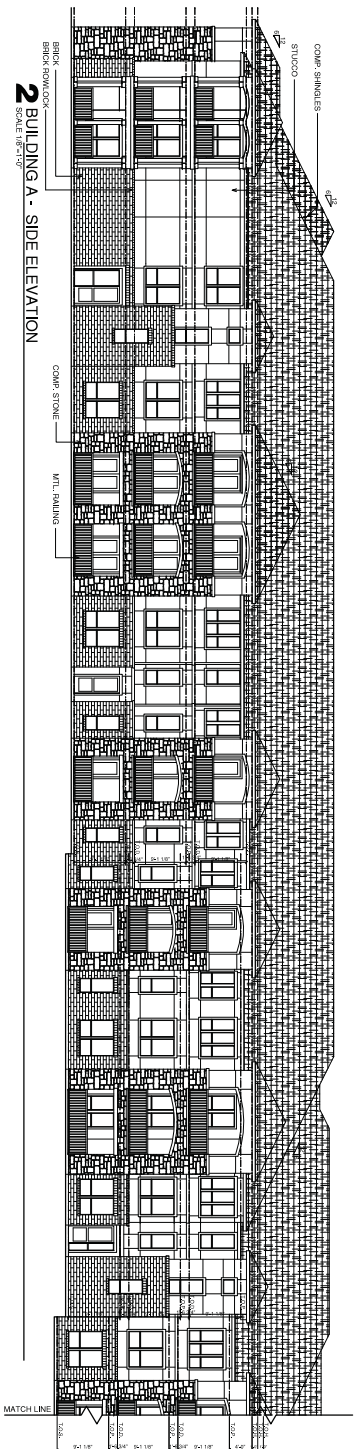
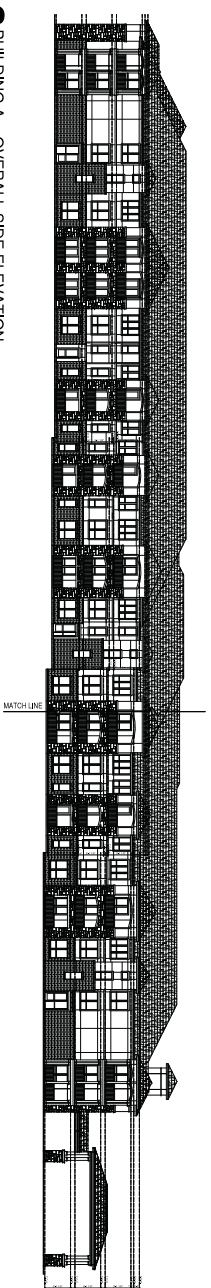
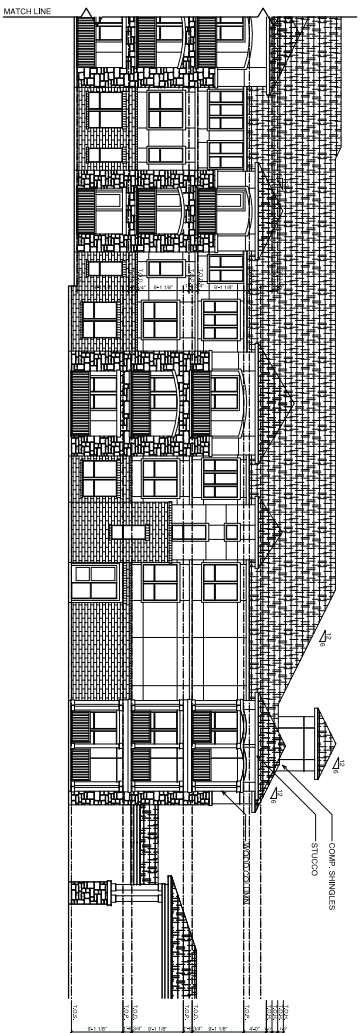
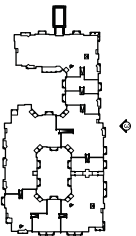
THENCE South 59° 39' 34" West, a distance of 292.75 feet to a 1/2 inch iron rod found with a cap stamped "Wier & Assoc. Inc", for corner;

THENCE North 30° 07' 47" West, a distance of 816.24 feet to the Place of Beginning containing 5.470 acres (238,284 square feet) of land.



Handwritten signature and date:
JRS
2/14/2017



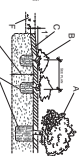
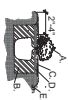
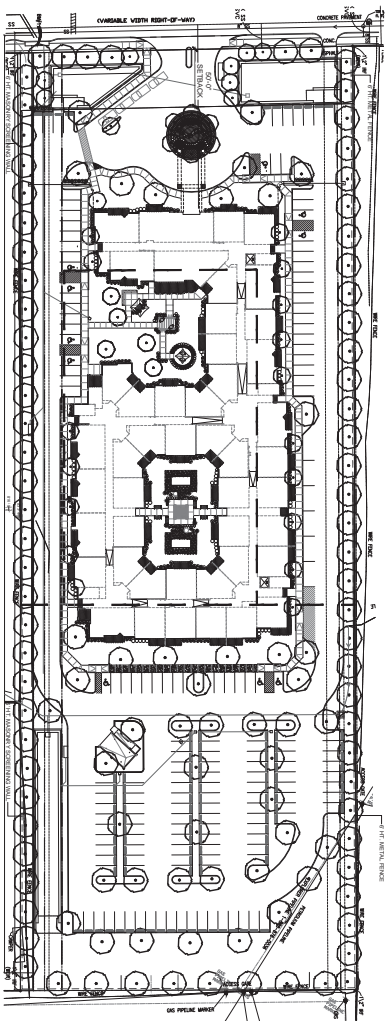
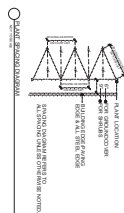
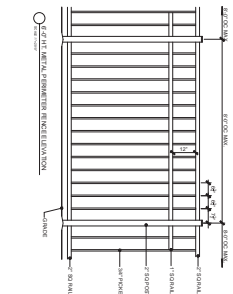
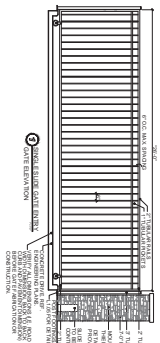
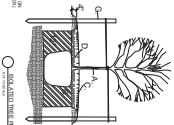
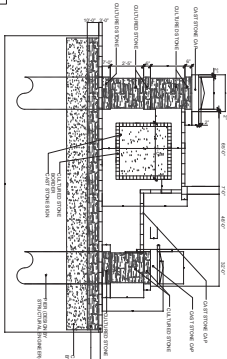
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SUMMARY CHART - INTERIOR LANDSCAPE				
LANDSCAPE AREA (sq. ft.)	% OF TOTAL AREA	CANOPY COVER (PERCENT)	SPREADS (SQUARE FEET)	GROUND COVER (sq. ft.)
REQUIRED	25% or less	0	0	0
PROPOSED	25%	100	26	2,000

STAFFY CHART		EXISTING THEE CREDIT SUMMARY	
INTERIOR MARINER LOT LANS-CAMING		CAUTION	UNDERBORN
#01 RE-GRASS PLANTING STAVES	160	NA	NA
#02 MOUNTED PLANTING SPACES	160		
#03 THEE LANS PROVIDED	20		
CHARTS USED IN CA LATIONS			

Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12	Q13	Q14	Q15	Q16	Q17	Q18	Q19	Q20	Q21	Q22	Q23	Q24	Q25	Q26	Q27	Q28	Q29	Q30	Q31	Q32	Q33	Q34	Q35	Q36	Q37	Q38	Q39	Q40	Q41	Q42	Q43	Q44	Q45	Q46	Q47	Q48	Q49	Q50	Q51	Q52	Q53	Q54	Q55	Q56	Q57	Q58	Q59	Q60	Q61	Q62	Q63	Q64	Q65	Q66	Q67	Q68	Q69	Q70	Q71	Q72	Q73	Q74	Q75	Q76	Q77	Q78	Q79	Q80	Q81	Q82	Q83	Q84	Q85	Q86	Q87	Q88	Q89	Q90	Q91	Q92	Q93	Q94	Q95	Q96	Q97	Q98	Q99	Q100
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TELEVISIONS

PIONEER PLACE
 135 Apartments in MANSFIELD, TX for
CARLTON RESIDENTIAL PROPERTIES

PLANNED DEVELOPMENT
ZC#16-026



Moss Design Group

DATE 12-19-16

BCO-1619

LANDSCAPE PLAN
EXHIBIT
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