



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Agenda

City Council

Monday, December 12, 2022

7:00 PM

Council Chambers

REGULAR MEETING AMENDED AGENDA

1. **7:00 P.M. - CALL MEETING TO ORDER**

2. **WORK SESSION**

Discussion Regarding Active Transportation Safety Action Plan

3. **RECESS INTO EXECUTIVE SESSION**

Pursuant to Section 551.071, Texas Government Code, the Council 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.

A. **Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071**

B. **Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072**

C. **Personnel Matters Pursuant to Section 551.074**

D. **Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087**

4. **7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**

5. **CITIZEN COMMENTS**

Citizens wishing to address the Council on non-public hearing agenda items and items not on the agenda may do so at this time. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Council as they are not able to do so. THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK UNLESS YOU ARE SPEAKING ON A SCHEDULED PUBLIC HEARING ITEM. After the close of the citizen

*comments portion of the meeting only comments related to public hearings will be heard.
All comments are limited to five (5) minutes.*

In order to be recognized during the "Citizen Comments" or during a Public Hearing (applicants included), please complete a blue or yellow card located at the entrance of the Council Chambers. Please present the card to the Assistant City Secretary prior to the start of the meeting.

6. COUNCIL ANNOUNCEMENTS

7. STAFF COMMENTS

In addition to matters specifically listed below, Staff comments may include updates on ongoing or proposed projects and address of posted agenda items.

A. City Manager Report or Authorized Representative

Current/Future Agenda Items

8. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

9. PUBLIC HEARING

[22-5108](#)

Ordinance - Public Hearing on an Ordinance of the City Council of the City of Mansfield, Texas, Designating a Geographic Area Within the City as a Tax Increment Reinvestment Zone Pursuant to Chapter 311 of the Texas Tax Code, to be Known as Reinvestment Zone Number Four, City of Mansfield, Texas; Describing the Boundaries of the Zone; Creating a Board of Directors for the Zone and Appointing Members of the Board; Establishing a Tax Increment Fund for the Zone; Containing Findings Related to the Creation of the Zone; Providing a Date for the Termination of the Zone; Providing that the Zone Take Effect Immediately Upon Passage of the Ordinance; Providing a Severability Clause; And Providing an Effective Date (Amendment to Agenda)

Presenters: Matt Jones

Attachments: [Ordinance](#)

[TIRZ #4 Preliminary Project and Finance plan](#)

10. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

[22-5043](#)

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District to PD, Planned Development District with Limited I-1, Light Industrial Uses on Approximately 9.94 Acres out of the William Lynn Survey, Abstract Number 984, Tarrant County, Texas, located at 2351, 2361, 2371, 2381 and 2391 N. US 287; City of Mansfield, Applicant

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A](#)

[Exhibit B - PD, Planned Development District Regulations](#)

[Maps and Supporting Information](#)

[22-5045](#)

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development District to PD, Planned Development District for single-family residential uses on approximately 4.997 acres out of the Ray Grievous Survey, Abstract No. 1307, Tarrant County, TX, located at 2005 N Holland, Chandler Development, Developer (ZC#21-022)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A - Legal Description](#)

[Exhibit B - PD Standards](#)

[Exhibits C-F - Site Plan, Landscaping, Screening, Character Elevations](#)

[Maps and Supporting Information](#)

11. **NEW BUSINESS**

[22-5106](#)

Resolution - A Resolution of the City of Mansfield, Texas, Approving an Economic Development Agreement Between the City of Mansfield, the Mansfield Economic Development Corporation, and Crystal Window and Door Systems; Authorizing the City Manager and MEDC President to Execute Said Agreement; and Providing an Effective Date

Presenters: Jason Moore

Attachments: [Resolution](#)

[22-5102](#)

Discussion and Possible Action to Increase Base Standards for Zoning Districts I1, I2, C1, C2, C3, OP, MF1, MF2, Adding Certain Uses in Existing Zoning Districts to the Requirements for Specific Use Permits, and Placing a Moratorium on Certain Uses within Existing Zoning Districts

Presenters: Michael Evans, Todd Tonore, Casey Lewis, Tamara Bounds, Larry Broseh and Mike Leyman

12. **ADJOURN**

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the December 12, 2022 7:00 p.m. Regular City Council Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, mansfieldtexas.gov, on December 9, 2022 prior to 3:30 p.m., in compliance with Chapter 551, Texas Government Code.

Keera Seiger, Assistant City Secretary

Approved as to form:

City Attorney

This facility is ADA compliant. If you plan to attend this public meeting and have a disability that requires special arrangements, please call (817) 473-0211 at least 48 hours in advance. Reasonable accommodation will be made to assist your needs. PLEASE SILENCE CELL PHONES WHILE THE CITY COUNCIL MEETING IS IN SESSION.



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 22-5108

Agenda Date: 12/12/2022

Version: 1

Status: Public Hearing

In Control: City Council

File Type: Ordinance

Agenda Number:

Title

Ordinance - Public Hearing on an Ordinance of the City Council of the City of Mansfield, Texas, Designating a Geographic Area Within the City as a Tax Increment Reinvestment Zone Pursuant to Chapter 311 of the Texas Tax Code, to be Known as Reinvestment Zone Number Four, City of Mansfield, Texas; Describing the Boundaries of the Zone; Creating a Board of Directors for the Zone and Appointing Members of the Board; Establishing a Tax Increment Fund for the Zone; Containing Findings Related to the Creation of the Zone; Providing a Date for the Termination of the Zone; Providing that the Zone Take Effect Immediately Upon Passage of the Ordinance; Providing a Severability Clause; And Providing an Effective Date (Amendment to Agenda)

Requested Action

Hold a public hearing to create a tax increment reinvestment zone, TIRZ #4, and adopt a Preliminary Reinvestment Zone Financing Plan.

Recommendation

Recommend the creation of a tax increment reinvestment zone and approve a Preliminary Reinvestment Zone Financing Plan.

Description/History

The City Council wishes to create TIRZ #4 in accordance with Section 311.003 of the Texas Tax Code regarding the establishment of a tax increment reinvestment zone containing approximately 359.40 acres of land generally located south of Big League Dreams, east of Texas 360 Toll, west of , and west of Heritage Parkway, south of Lone Star Road and being wholly located within the corporate limits of the City; more commonly referred to as Harvest Pointe.

Justification

The City is working with two developers with priority to deliver significant commercial, residential, and entertainment uses in this corridor. A tax increment reinvestment zone is needed to deliver the required infrastructure to the site.

Funding Source

N/A

Prepared By

Matt Jones
Assistant City Manager



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 22-5043

Agenda Date: 12/12/2022

Version: 1

Status: Second Reading

In Control: City Council

File Type: Ordinance

Agenda Number:

Title

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District to PD, Planned Development District with Limited I-1, Light Industrial Uses on Approximately 9.94 Acres out of the William Lynn Survey, Abstract Number 984, Tarrant County, Texas, located at 2351, 2361, 2371, 2381 and 2391 N. US 287; City of Mansfield, Applicant

Requested Action

To consider the subject zoning change request

Recommendation

The Planning and Zoning Commission held a public hearing on November 7, 2022 and voted by 6-0 to recommend approval.

Ayes: 6 - Axen, Mainer, Goodwin, Gilmore, Shaw, and Thompson

Nays: 0

Absent: 1 - Groll

Staff recommends approval.

First Reading

City Council held a public hearing on November 14, 2022, and voted 6-0 to table the case until the December 12, 2022, City Council meeting.

Description/History

Existing Use: Vacant

Existing Zoning: C-2, Community Business District

Land Use Plan: Sub-Area 1

Surrounding Land Use & Zoning:

- North - Mansfield Soccer Association, C-2 Community Business District, within the FR, Freeway Overlay District
- South - Vacant, PR, Pre-Development District
- East - Public Right-of-way for U.S. Highway 287
- West - Single-family Residential, SF-5AC/24 Single-family Residential District

Thoroughfare Plan Specification:

U.S. Highway 287 - Freeway

Synopsis

This is a City-initiated rezoning. The rezoning is intended to accommodate office and light industrial uses that are designed in an elevated manner consistent with the provisions of the FR, Freeway Overlay District, and that will make Mansfield more attractive to private investment.

Staff Analysis

The subject property consists of approximately 9.94 acres of vacant land that is generally located near the northern municipal limits of Mansfield. The site's location may generally be considered as a gateway into the community, and its future development must respect and leverage this to achieve the community's vision for sustainable growth and prosperity.

Severely hindering the development of the property for the conventional retail uses --- as permitted under the C-2, Community Business District --- is the unusually limited vehicular access onto and off of U.S. Highway 287. Further, as the site is not located at the corner of two thoroughfares (i.e., U.S. Highway 287 and Calendar Road), the ability for vehicles to easily enter and exit the site is hampered as well.

Limited access paired with unique site geometry, makes it extremely challenging to attract and to retain users, which may discourage most commercial businesses permitted under the C-2, Community Business from locating to the site.

However, the limited opportunities to access U.S. Highway 287 does not necessarily limit development opportunities for businesses that do not require that type of access and can operate from a facility that is designed and constructed to meet an elevated standard for urban design.

As such, rezoning the property from the C-2, Community Business District to PD, Planned Development District, with limited I-1, Light Industrial District uses, will allow the property to develop for higher intensity commercial and low intensity industrial uses without being disruptive to surrounding properties and securing elevated urban design considerations for development.

Furthermore, the regulations for this PD, Planned Development District, are intentionally based on the regulations for the FR, Freeway Overlay District.

This will result in elevated standards for construction while promoting greater compatibility with existing and future development patterns.

Summary

Although the recommendations provided for in the Official Land Use Plan for Sub-Area 1 generally support development patterns of low intensities, there is a noticeable presence of medium intensity (i.e., commercial) development in proximity to this property.

Prepared By

Jason Alexander, Director of Planning
817-276-4244

ORDINANCE NO. _____

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 LIMITED I-1, LIGHT INDUSTRIAL USES; 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 Chapter 155 “Zoning” of the Code of Ordinances, City of Mansfield, Texas, 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 Chapter 155 “Zoning” of the Code of Ordinances and Map should be amended.

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

SECTION 1.

That Chapter 155 “Zoning” of the Code of Ordinances, 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 District for limited I-1, Light Industrial uses; 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 standards shown in Exhibit “B”, 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 Chapter 155 “Zoning” of the Code of Ordinances, City of Mansfield, Texas 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 Chapter 155 “Zoning” of the Code of Ordinances, City of Mansfield, Texas as a whole.

SECTION 6.

Any person, firm or corporation violating any of the provisions of this ordinance or the Chapter 155 “Zoning” of the Code of Ordinances, City of Mansfield, Texas, 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 second and final reading and the publication of the caption, as the law and charter in such cases provide.

FIRST READING APPROVED ON THE 14TH DAY OF NOVEMBER, 2022.

DULY PASSED ON THE SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 12TH DAY OF DECEMBER, 2022.

Michael Evans, Mayor

ATTEST:

Keera Seiger, Assistant City Secretary

APPROVED AS TO FORM AND LEGALITY:

Drew Larkin, City Attorney

EXHIBIT "A"

Being a 9.94 acre tract or parcel of land situated in the William Lynn Survey, Abstract Number 984 in the City of Mansfield, Tarrant County, Texas and being all Lots 17-AR2, 17-AR3, 17-AR4, 17-AR5 and 17-AR6 of The Woodlands an addition to the City of Mansfield, recorded in Cabinet A, Page 303 of the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of said Lot 17-AR2 and being in the West right-of-way line of U. S. Highway 287;

THENCE with the East line of said The Woodlands and the common West right-of-way line of said U. S. Highway 287 the following courses and distances:

South 35°09'00" East, a distance of 547.11 feet;

South 33°33'58" East, a distance of 544.33 feet the Southeast corner of said Lot 17-AR6;

THENCE North 89°50'49" West, with the South line of said The Woodlands, a distance of 471.70 feet to the Southwest corner of said Lot 17-AR6;

THENCE North 35°09'00" West, with the West line of said The Woodlands, a distance of 1084.72 feet to Northwest corner of said Lot 17-AR2;

THENCE North 88°28'55" East, with the North line of said The Woodlands, a distance of 480.42 feet to the **POINT OF BEGINNING** and containing 9.94 acres of land more or less.

EXHIBIT B FOR ZC#-22-017

PD, PLANNED DEVELOPMENT DISTRICT REGULATIONS

GENERAL STANDARDS:

Except as otherwise provided herein, development within this PD, Planned Development District shall be in accordance with the regulations in Section 155.066, PD, Planned Development District Regulations, in accordance with the regulations in Section 155.067, FR, Freeway Overlay District Regulations, and in accordance with other codes, ordinances, regulations, and standards as adopted by the City of Mansfield, Texas. Where a conflict exists between this PD, Planned Development District and other land development regulations, this PD, Planned Development District standards shall prevail. For the purposes of this PD, Planned Development District, the regulations of the FR, Freeway Overlay District shall apply to all portions of the property.

PERMITTED USES:

Except where modified by regulations set forth in the FR, Freeway Overlay District, uses permitted in this PD, Planned Development District shall be restricted to those in Section 155.054, Permitted Uses, applicable to the I-1, Light Industrial District. All uses requiring a specific use permit shall be reviewed and approved in accordance with the provisions set forth in Section 155.080, Specific Use Permit, except where prohibited by regulations for the FR, Freeway Overlay District.

PROHIBITED USES:

In addition to those uses that are expressly prohibited by the FR, Freeway Overlay District, all the following uses shall also be expressly prohibited within this PD, Planned Development District:

- A. Adult Entertainment Establishment.
- B. Building Material or Lumber Yard.
- C. Bus Station or Terminal.
- D. Cleaning, Laundry Plant.
- E. Clothing Manufacturing or Light Fabrication and Assembly
- F. Dyeing Plant.
- G. Mini-Warehouses.
- H. Motor Freight Terminal.
- I. Open Storage or Outdoor Storage.
- J. Parking Lot, Truck.
- K. Pawn Shop.
- L. Recreational Vehicle Sales, Including RV Trailers.
- M. Storage or Sales Warehouse.
- N. Temporary Storage of Impounded Vehicle.
- O. Trailer or Manufactured Housing Sales or Rental.
- P. All Manufacturing and Industrial Uses listed on the Permitted Use Table under Heading J
(i.e., Section 155.054, Permitted Uses).

AREA, SETBACK, AND HEIGHT REGULATIONS:

Except where modified by regulations set forth in the FR, Freeway Overlay District, development within this PD, Planned Development District shall comply with all regulations in Section 155.055, Area, Setback, and Height Regulations applicable to the I-1, Light Industrial District.

ARCHITECTURE:

- A. The architecture for all buildings and their appurtenances shall be inspired by other similar projects located within the municipal limits of Mansfield (See EXHIBIT “B-1”).
- B. The architecture for all buildings and their appurtenances shall otherwise be in accordance with the provisions in Section 155.056, Community Design Standards for the I-1 Freeway Overlay District.
- C. The exterior finish material on all buildings and their appurtenances, with the exception of openings for doors and windows, shall be restricted to masonry construction materials and to masonry-like construction materials as both are defined in Section 155.012, Definitions.

SIGN STANDARDS:

Except where modified by regulations set forth in the FR, Freeway Overlay District, development within this PD, Planned Development District, shall comply with all regulations existing in Section 155.090, Sign Standards, applicable to the I-1, Light Industrial District.

OFF-STREET PARKING AND LOADING STANDARDS:

Except where modified by regulations set forth in the FR, Freeway Overlay District, development within this PD, Planned Development District, shall comply with all regulations existing in Section 155.091, Off-Street Parking and Loading Standards.

LANDSCAPING AND SCREENING STANDARDS:

Except where modified by regulations set forth in the FR, Freeway Overlay District, development within this PD, Planned Development District, shall comply with all regulations existing in Section 155.092, Landscaping and Screening Standards, applicable to the I-1, Light Industrial District.

RESIDENTIAL PROXIMITY STANDARDS:

Development within this PD, Planned Development District, shall comply with all regulations existing in Section 155.095, Residential Proximity Standards, applicable to the I-1, Light Industrial District.

MISCELLANEOUS STANDARDS:

- A. Building walls set along a thoroughfare shall provide architectural relief, including recesses and projections. Architectural relief shall be required at intervals of 25 feet in length.
- B. Building walls constructed along a thoroughfare shall incorporate a minimum of 25 percent glazing. Glazing in building walls along a thoroughfare shall not extend to finished grade, and shall be designed as shopfronts with knee walls of a masonry material between two (2) and three-and-a-half (3.5) feet in height.
- C. Building mechanical equipment including, but not limited to, electric meters, gas meters, water meters, and transformers and refuse storage shall be visually screened and not located along thoroughfares.
- D. All rooftop mechanical equipment shall be visually screened from all sides by parapet walls or opaque screening enclosures both of which shall be at least 12 inches greater in height than the equipment.

- E. All collection receptacles shall be visually screened on all sides by a solid wall a minimum of six feet in height, and constructed of a material matching the nearest building wall. All access doors into the collection receptacle shall be made of opaque metal matching the height of the solid walls. Lids shall be required on collection receptacles that are not in a roofed enclosure.
- F. All loading docks and service areas shall be located away from thoroughfares, and shall be visually screened from adjoining properties to the satisfaction of the Director of Planning.

BINDING ON APPLICANT; SUCCESSORS AND ASSIGNS; AND APPLICATIONS FOR PLATTING AND BUILDING PERMITS:

Development shall be in accordance with the provisions of this PD, Planned Development District, and all development plans prepared for design review and recorded hereunder shall be binding upon the applicant thereof, his and all successors and assigns, and shall limit and control all applications for building permits. Development plans shall be prepared and submitted in accordance with the provisions set forth in Section 155.066, PD, Planned Development District Regulations, prior to the submittal of any applications for platting or permitting.

EXHIBIT B-1 FOR ZC#-22-017

PD, PLANNED DEVELOPMENT DISTRICT REGULATIONS



EXHIBIT B-1 FOR ZC#-22-017

PD, PLANNED DEVELOPMENT DISTRICT REGULATIONS

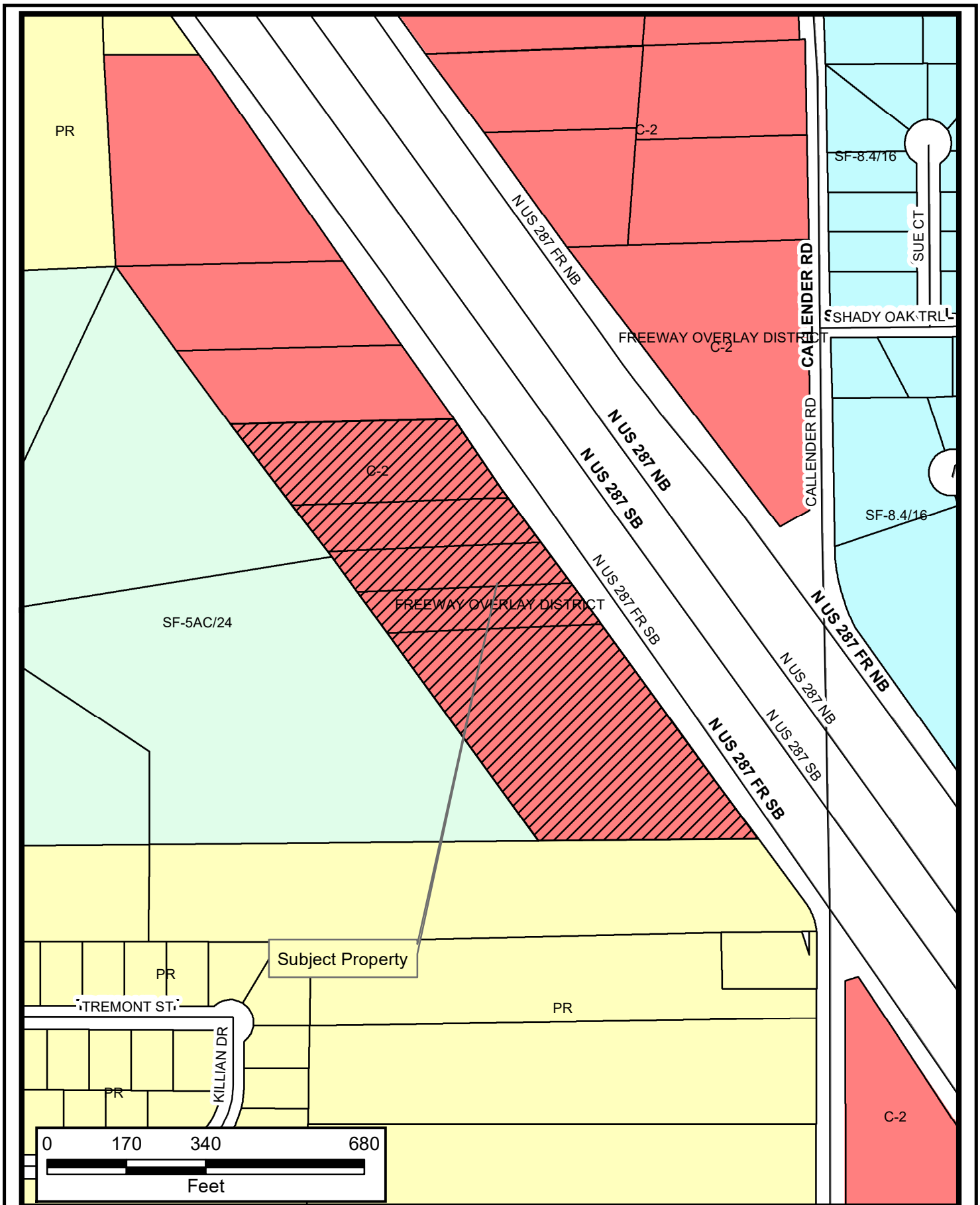




ZC#22-017

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.

10/26/2022



Property Owner Notification for ZC#22-017

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HARRELL, WILLIAM H SURVEY	A 724	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
HARRELL, WILLIAM H SURVEY	A 724	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
LYNN, WILLIAM SURVEY	A 984	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
WOODLANDS ADDN, THE (MANSFIELD	LOT 17A	OASIS RENTAL LLC	344 SW WILSHIRE BLVD	BURLESON, TX	76028
WOODLANDS ADDN, THE (MANSFIELD	LOT 17AR1	OASIS RENTAL LLC	344 SW WILSHIRE BLVD	BURLESON, TX	76028
WOODLANDS ADDN, THE (MANSFIELD	LOT 17AR2	INDUSTRIAL RESERVE LLC	12404 PARK CENTRAL DR SUITE 25	DALLAS, TX	75251
WOODLANDS ADDN, THE (MANSFIELD	LOT 17AR3	INDUSTRIAL RESERVE LLC	12404 PARK CENTRAL DR SUITE 25	DALLAS, TX	75251
WOODLANDS ADDN, THE (MANSFIELD	LOT 17AR4	INDUSTRIAL RESERVE LLC	12404 PARK CENTRAL DR SUITE 25	DALLAS, TX	75251
WOODLANDS ADDN, THE (MANSFIELD	LOT 17AR5	INDUSTRIAL RESERVE LLC	12404 PARK CENTRAL DR SUITE 25	DALLAS, TX	75251
WOODLANDS ADDN, THE (MANSFIELD	LOT 17AR6	INDUSTRIAL RESERVE LLC	12404 PARK CENTRAL DR SUITE 25	DALLAS, TX	75251
WOODLANDS ADDN, THE (MANSFIELD	LOT 8A	WHEELLESS, MICHAEL	8 WOODLAND DR UNIT A	MANSFIELD, TX	76063
WOODLANDS ADDN, THE (MANSFIELD	LOT 9	SMITH, DONALD R	9 WOODLAND DR	MANSFIELD, TX	76063



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 22-5045

Agenda Date: 12/12/2022

Version: 2

Status: Second Reading

In Control: City Council

File Type: Ordinance

Agenda Number:

Title

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development District to PD, Planned Development District for single-family residential uses on approximately 4.997 acres out of the Ray Grievous Survey, Abstract No. 1307, Tarrant County, TX, located at 2005 N Holland, Chandler Development, Developer (ZC#21-022)

Requested Action:

To consider the subject zoning change request.

Recommendation:

The Planning and Zoning Commission held a public hearing on November 7, 2022 and voted 6 to 0 to recommend approval.

Ayes: 6 - Axen, Mainer, Goodwin, Gilmore, Shaw, and Thompson

Nays: 0

Absent: 1 - Groll

Staff recommends approval.

Description/History

Existing Use: Vacant

Existing Zoning: PR, Pre-Development District

Land Use Plan: Sub-Area 5

Surrounding Land Use & Zoning:

North: PR, Single Family Residence

South: PR, Single Family Neighborhood (Ridge Trace)

East: ROW and City of Arlington

West: SF 8.4/18, Single Family Neighborhood (Lakeview Country Estates)

Synopsis

The requested zoning (PD, Planned Development District) is consistent with the vision and recommendations found in the Official Land Use Plan for Sub-Area 5, and the proposed development is compatible with surrounding land uses. Staff recommends approval.

Staff Analysis

The subject property consists of one tract of land totaling approximately 4.997 acres. The developer is proposing to build a maximum of 12 custom homes (resulting in a density 2.4 units/acre). The lots will have a typical width of approximately 130 feet and depth of 94, yielding typical lot sizes of 12,220 sf. The developer is proposing that the minimum home size in this development will be a 2,800-sf home. This lot development and home pattern is consistent with the overall lot size requirements required in PR Pre-Development zoning category, which follows the standards found in our SF 12/22 zoning district.

Development Plan and Standards

The applicant has provided a separate exhibit --- Exhibit B --- containing the standards for development associated with the Copper Creek Planned Development. As provided, the standards address lot dimensions, home sizes, orientation of garages, architecture, and porch frontages.

As proposed, all homes within the Copper Creek Planned Development District must be unique custom designs and the allowance of the same elevation or floorplan within the development is prohibited. To mitigate the adverse visual impact of front facing garages on the development's streetscape, the proposed development requires that each home provide a minimum 2-car garage that must be side- or rear-entry. Homes are permitted to have more than two (2) enclosed parking spaces; however, no more than a single garage door shall be permitted to face the street. Additionally, the standards for the Copper Creek PD provides architectural and design standards for garage doors and requires any garage to be setback a minimum of 30 feet from the front property line and no closer to the street than the front door of the home. This will further reduce the adverse visual impact of the garage doors on the streetscape while emphasizing elevated controls for architecture and urban design.

Roof Pitches

For all lots, pitched roofs will be provided with a minimum angle of 8:12.

Building Materials

The primary exterior finish (a minimum of 80 percent) on building elevations shall be limited to any combination of brick or stone. Secondary exterior finishes (a maximum of 20 percent) shall be limited to any combination of cementitious fiber board, stucco, and / or wood.

..Summary

The Official Land Use Plan provides that new development on available tracts of land should continue the suburban residential consistent with adjacent development. The surrounding neighborhoods that have been developed to the south and west of this development have lot development standards similar to what is being requested by the developers of the Copper Creek.

Prepared By

Arty Wheaton-Rodriguez, Assistant Director of Planning
817-276-4245

ORDINANCE NO. _____

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 FOR SINGLE-FAMILY RESIDENTIAL; 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 Chapter 155 “Zoning” of the Code of Ordinances, City of Mansfield, Texas, 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 Chapter 155 “Zoning” of the Code of Ordinances and Map should be amended.

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

SECTION 1.

That Chapter 155 “Zoning” of the Code of Ordinances, 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 – F" 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 Chapter 155 “Zoning” of the Code of Ordinances, City of Mansfield, Texas 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 Chapter 155 “Zoning” of the Code of Ordinances, City of Mansfield, Texas as a whole.

SECTION 6.

Any person, firm or corporation violating any of the provisions of this ordinance or the Chapter 155 “Zoning” of the Code of Ordinances, City of Mansfield, Texas, 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 second and final reading and the publication of the caption, as the law and charter in such cases provide.

FIRST READING APPROVED ON THE 14TH DAY OF NOVEMBER, 2022.

DULY PASSED ON THE SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 12TH DAY OF DECEMBER, 2022.

Michael Evans, Mayor

ATTEST:

Keera Seiger, Assistant City Secretary

APPROVED AS TO FORM AND LEGALITY:

Drew Larkin, City Attorney

LEGAL LAND DESCRIPTION:

BEING a 4.997 Acres (217,650 square feet) of land in the Ray Grevious Survey, Abstract No. 1307, City of Mansfield, Tarrant County, Texas; said 4.997 Acres (217,650 square feet) of land being a portion of that certain tract of land described in a Warranty Deed to Paul A. Hegwer and Vicki J. Hegwer, co-trustees of the Hegwer Revocable Trust (hereinafter referred to as Hegwer tract), as recorded in Instrument Number D221172623, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said 4.997 Acres (217,650 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at the Northeasterly corner of said Hegwer tract, same being the Southeasterly corner of that certain tract of land described as Lot 1, Block 1, Holland Addition (hereinafter referred to as Lot 1), as recorded in Instrument Number D200108671, O.P.R.T.C.T., same being the existing Southwesterly right-of-way line of North Holland Road (variable width right-of-way);

THENCE South 30 degrees 23 minutes 37 seconds East with the common line between said Hegwer tract and the existing Southwesterly right-of-way line of said North Holland Road, a distance of 236.96 feet to the Southeasterly corner of said Hegwer tract, same being the Northeasterly corner of that certain tract of land described as Block 1, Ridge Trace - Phase One (hereinafter described as Block 1) as recorded in Instrument Number D204161364, O.P.R.T.C.T.;

THENCE South 59 degrees 36 minutes 23 seconds West, departing the existing Southwesterly right-of-way line of said North Holland Road, with the common line between said Hegwer tract and said Block 1, pass at a distance of 163.95 feet, a one-half inch capped iron rod stamped "PRECISE" found for Northwesterly corner of that certain tract of land described as Lot 1, said Block 1, same being the Northeasterly corner of that certain tract of land described as Lot 3, said Block 1, continue with said course, with the common line between said Hegwer tract and said Block 1, for a total distance of 964.66 feet to the Southerly Southwest Corner of said Hegwer tract, same being an angle point in the Easterly line of that certain tract of land described as Lakeview Country Estates, as recorded in Volume 388-82, Page 60, P.R.T.C.T.;

THENCE North 18 degrees 06 minutes 23 seconds East, departing the Northwesterly line of said Block 1, with the common line between said Hegwer tract, and the Easterly line of said Lakeview Country Estates, a distance of 76.00 feet;

THENCE North 34 degrees 23 minutes 37 seconds West, continue with the common line between said Hegwer tract and said Lakeview Country Estates a distance of 167.00 feet to the Westerly Northwest corner of said Hegwer tract;

THENCE North 07 degrees 38 minutes 37 seconds West, continuing with the common line between said Hegwer tract, and said Lakeview Country Estates a distance of 21.70 feet to the Northerly Northwest corner of said Hegwer tract;

THENCE North 59 degrees 36 minutes 23 seconds East, departing the Easterly line of said Lakeview Country Estates, with the common line between said Hegwer Tract and said Lot 1 a distance of 911.00 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 4.997 Acres (217,650 square feet) of land.

COPPER CREEK

PLANNED DEVELOPMENT DISTRICT STANDARDS

Copper Creek is a five (5) acre development in Mansfield bordered to the east by North Holland Road. The development consists of 12 single-family residential lots with designated zoning as PD, Planned Development District with a base zoning district of SF-12/22, Single-family Residential (this PD, Planned Development District). The purpose of this document is to outline architectural and other design standards unique to Copper Creek. Lot restrictions, building materials, or any other design standards not outlined in this document shall default to the provisions set forth in Section 155.056, Community Design Standards, of the City of Mansfield Code of Ordinances.

GENERAL STANDARDS:

1. The proposed development will be in the complete accordance with provisions of the approved Planned Development District and all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors or assigns, and shall limit and control all building permits.
2. A mandatory Owners Association will be responsible for the maintenance of the “insert list of amenities and common areas here”. (i.e. screening wall, open space lots, detention pond, enhanced entryway features, landscaping, hardscape improvements, etc.)
3. The Owners’ Association and associated documents shall be filed in accordance with the City of Mansfield policies. The documents shall be filed with the final plat. The documents shall be submitted in a timely manner to allow for a minimum of sixty (60) days review. Failure to submit the documents of incomplete documents may result in delay of construction, acceptance of the development or delay in approval of a building permit. The City does not accept the responsibility for any delays caused by failure to submit the association document of the inaccuracy of the documents.

PERMITTED USES:

Permitted uses within the Copper Creek Planned Development shall be restricted to all of those uses permitted in the SF-12/22 Single-family Residential District as set forth in Section 155.054, Permitted Uses, of the City of Mansfield Code of Ordinances.

HEIGHT REGULATIONS:

1. Principal buildings:
 - A. Thirty-five (35) feet and a maximum of two and a half stories for principal buildings. Decorative elements, including chimneys and flues, shall not exceed a height greater than twenty (20) percent of the height of the building.

- B. The first story shall have a minimum ceiling height of nine (9) feet.
- 2. Accessory buildings:
 - A. Fourteen feet (14') height and one story for accessory buildings.

AREA REGULATIONS:

- 1. All lots shall be a minimum of 12,000 square feet.
 - A. Minimum lot width is 101 feet
 - B. Minimum lot depth is 69 feet
 - C. Minimum lot frontage is 60 feet
- 2. Yard setback requirements:
 - A. Minimum Front Yard – 15 feet
 - B. Minimum Side Yard – 10 feet
 - C. Minimum Rear yard – 20 feet
- 3. Garage Structure:
 - A. Each home shall have a minimum of two (2) covered parking spaces located within a garage. The required garage must be side or rear entry. For garages with more than two (2) parking spaces, no more than a single car shall be permitted to face the street. Garages cannot be placed closer to the street than the front door of the home.
 - B. All garage doors must be wood clad or incorporate these decorative designs such as stamped panels, windows, faux hinges, and faux handles. Paneled glass garage doors are acceptable in lieu wood or decorative garage doors.
 - C. Front facing garage doors must be set back a minimum of thirty (30) feet from the front property line. Once the 2 car garage minimum is met, only one car garage is allowed to face the street. All others will be side or rear entry.
- 4. Maximum Lot Coverage – The maximum lot coverage for all principal buildings and their accessory buildings shall not exceed forty-five (45) percent.
- 5. Minimum Building Size – A minimum dwelling square footage of two thousand eight hundred (2,800) square feet of air-conditioned space, exclusive of garages and enclosed patios and porches, shall be provided.

ARCHITECTURAL STANDARDS:

1. General:

- A. All homes in Copper Creek must be unique custom designs. Using the same house design and floorplan more than once, even if the elevations are modified, is prohibited.
- B. Buildings may utilize any number of exterior finish materials provided they respect all the following standards for primary and secondary exterior finish:
 - i. Primary exterior finish, with the exception of openings for doors and windows only, shall be limited to any combination of brick and stone.
 - ii. Secondary exterior finish are those materials that complement primary exterior finish and are limited to twenty (20) percent or less of the materials on the building façade, with each façade being calculated independently. Secondary exterior finish shall be limited to any combination of cementitious fiber board, stucco, and wood.
 - iii. Exterior insulated finishing systems (E.I.F.S.) shall be prohibited.
- C. Doors and windows in building façades constructed of brick, stone, or stucco facing streets and open space shall be recessed a minimum of three (3) inches from the exterior wall.
- D. Windows in building façades facing streets or open space shall have multiple panes (i.e., divided lights).
- E. Where provided, arches and piers shall be no less than twelve (12) inches by twelve (12) inches.
 - i. All arches and piers shall be constructed of brick or stone.
- F. Where provided, columns and posts shall be no less than six (6) inches by six (6) inches at finished dimension.
 - i. All columns should be brick, concrete, stone, or stucco.
 - ii. All posts should be composite wood, metal, or wood.

2. Covered Front Porches:

- A. A front porch shall be required for each principal building. The front porch shall be located at the principal entrance into each principal building.

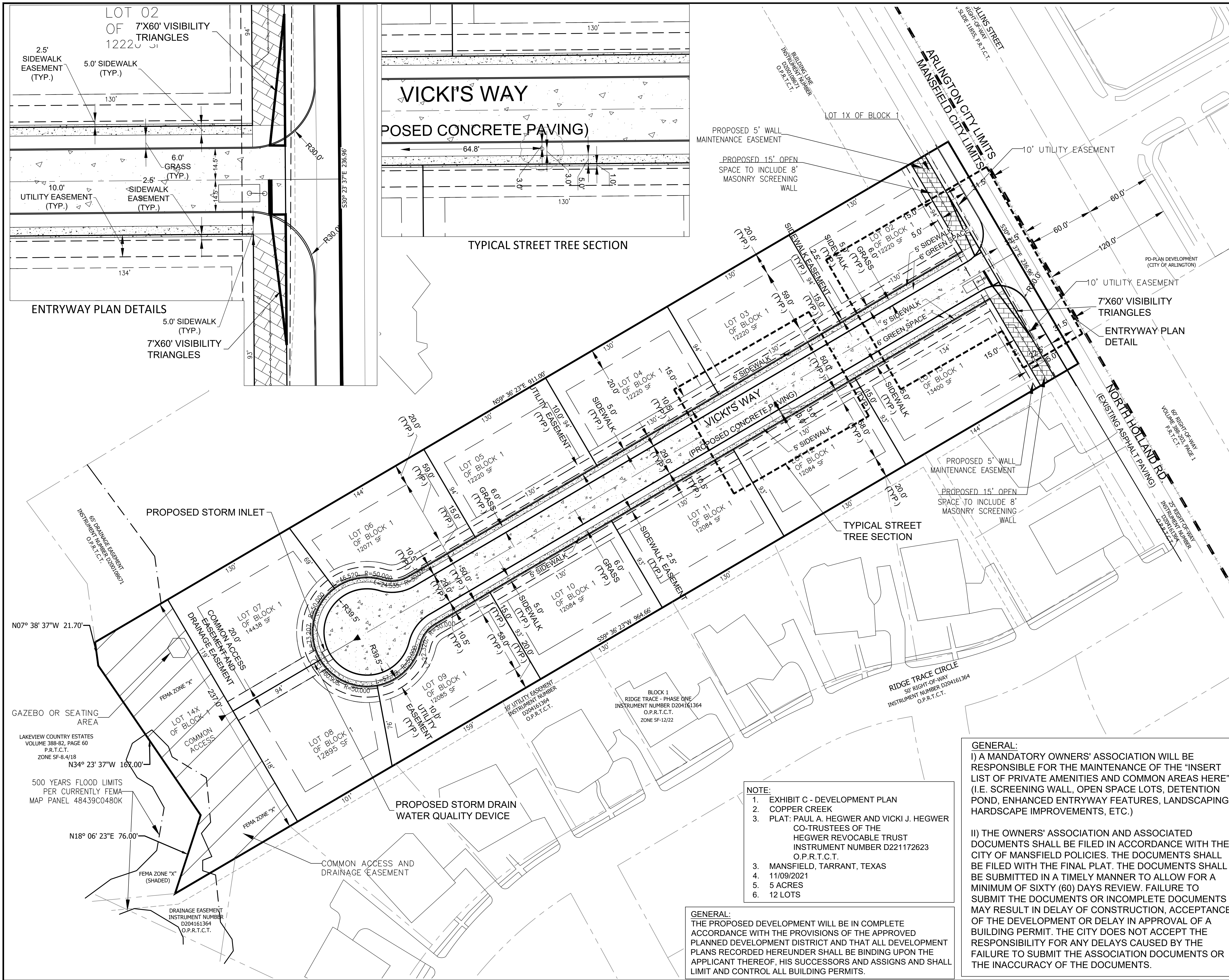
- B. All front porches shall have a minimum depth of five (5) feet.
 - C. All front porches shall have a minimum useable area of fifty (50) square feet.
 - D. All front porches shall have floors of brick, concrete slab, or stone.
 - E. All front porches shall be covered with an ancillary roof with a minimum angle of 4:12.
3. Roofing Systems:
- A. Roofs for principal buildings shall be symmetrically pitched with a minimum angle of 8:12; and roofs for attachments such as porches and accessory buildings shall have a minimum angle of 4:12.
 - B. Roofing materials shall include asphalt, ceramic tile, slate, and standing seam metal.
 - i. Roofing materials for any accessory building shall match the roofing materials on the principal building.
 - C. All roofing shall have a minimum manufacturer's rating of thirty (30) years.
 - D. Incorporation of different roofing materials into the architecture of principal buildings is permitted, provided that the roofing materials are complementary to each other.

SPECIAL REQUIREMENTS:

To achieve the architectural style characteristic of luxury home design, a minimum of one (1) of the following elements must be incorporated into the design of the primary structure:

1. Secondary porches – A front secondary or side porch visible from the street. The minimum square footage of the secondary porch shall be fifty (50) square feet,
2. Front Courtyard – A front courtyard a minimum of fifty (50) square feet and incorporating elements, including but not limited to, columns, decorative metal fencing, hardscapes, and overhead elements such as pergolas.
3. Sunroom – A sunroom must be designed to extend from the front or side elevation a minimum of five (5) feet from the front or side building façade. Sides and front area of the sunroom shall consist of a minimum of fifty (50) percent windows and/or full light

doors on the front and protruding wall of the room. Sunrooms shall be in front of any screen fencing and visible from the street.



LEGEND

- PROPERTY BOUNDARY LINE
- PROPERTY LOT LINE
- NEIGHBORING PROPERTY LOT
- FIRE HYDRANT
- CONCRETE SIDEWALK
- CONCRETE ROAD
- OPEN SPACE

VICINITY MAP
N.T.S.
SCALE: 1" = 500'

NOTE:

- SET BACKS FOR THE SUBDIVISION
 - 1.1. FRONT - 15'
 - 1.2. SIDES - 10'
 - 1.3. BACK - 20'
 - 1.4. R.O.W - 50'
 - 1.5. STREET WIDTH - 29'
 - 1.6. MAINTENANCE EASEMENT FOR EACH LOT ON THE EAST SIDE - 5'
- CITY OF MANSFIELD CONSTRUCTION STANDARDS APPLY WHETHER INDICATED IN THIS PLAN OR NOT.
- DIMENSIONS ARE MEASURED FROM BACK OF CURB.
- ALL SIDEWALK WIDTHS ARE 5' UNLESS NOTED IN THE PLANS.
- NO TREES, WALLS, FENCES, SIGNS BUSHES OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN THESE TRIANGLES.
- THE DEVELOPMENT WILL BE COMPLETED IN ONE PHASE.
- THE COMMON ACCESS EASEMENT SERVES LOT 14X, BLOCK 1.

DOUG CHANDLER
CHANDLER DEVELOPMENT
729 GRAPEVINE HWY, STE# 456,
HURST, TX, 76054
PHONE NO.: 817-296-9949
E-MAIL: DCHANDLER@DEMAPARTNERS.COM

GENERAL:

I) A MANDATORY OWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE "INSERT LIST OF PRIVATE AMENITIES AND COMMON AREAS HERE". (I.E. SCREENING WALL, OPEN SPACE LOTS, DETENTION POND, ENHANCED ENTRYWAY FEATURES, LANDSCAPING, HARDSCAPE IMPROVEMENTS, ETC.)

II) THE OWNERS' ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH THE CITY OF MANSFIELD POLICIES. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT. THE DOCUMENTS SHALL BE SUBMITTED IN A TIMELY MANNER TO ALLOW FOR A MINIMUM OF SIXTY (60) DAYS REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN DELAY OF CONSTRUCTION, ACCEPTANCE OF THE DEVELOPMENT OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS CAUSED BY THE FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.

NO.	REVISION	DESCRIPTION	DATE
CONSULTANT:			
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF SCOTT L. GRAVES (TEXAS P.E. NO. 88150), ON 10/13/2022. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.			
SEAL:			

KJE

500 Moseley Road
Cross Roads, Texas 76227
Phone (940) 387-0805
Fax (940) 387-0830
(TBPE # F-12214)

EXHIBIT C

COPPER CREEK
2005 N HOLLAND RD
MANSFIELD, TEXAS

DATE: 10/13/2022
DRAWN BY: AM / MH
CHECKED BY: SG
PROJECT #: RGH062121E

SHEET: ZC#21-022

CONSULTANT:

OWNER / CLIENT:

DEMA PARTNERS
6804 HILLIER CR.
COLLEYVILLE, TX 76304

Project No:	2021-075
Drawn By:	CTA
Reviewed By:	JDB
Issue Type:	Site Plan
Issue Date:	09/20/2022

REVISIONS:

No.	Date	Description

Interim review documents.
Not for regulatory approval,
permitting or construction.
Jeremy D. Blad
Texas RLA No. 2734

SEPTEMBER 20, 2022

PROJECT:

MANSFIELD RESIDENTIAL
DEVELOPMENT

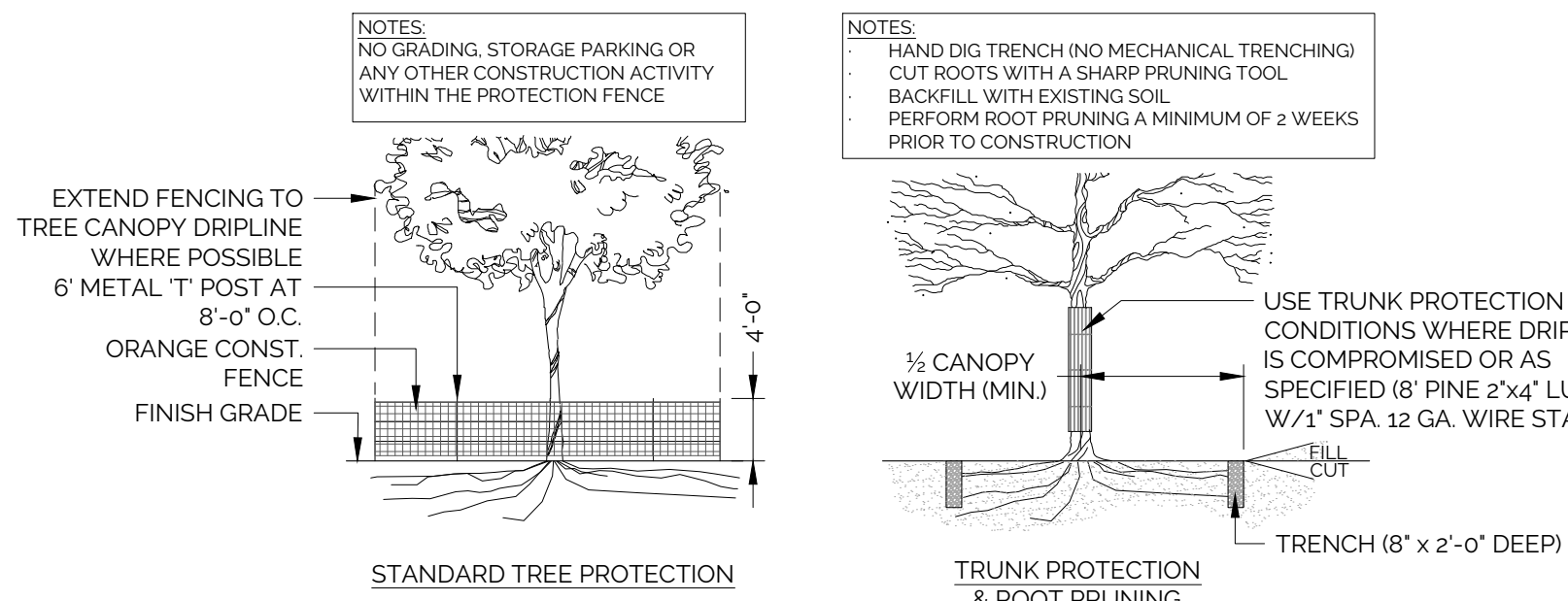
MANSFIELD , TEXAS

SHEET TITLE:

LANDSCAPE AND
SCREENING PLAN

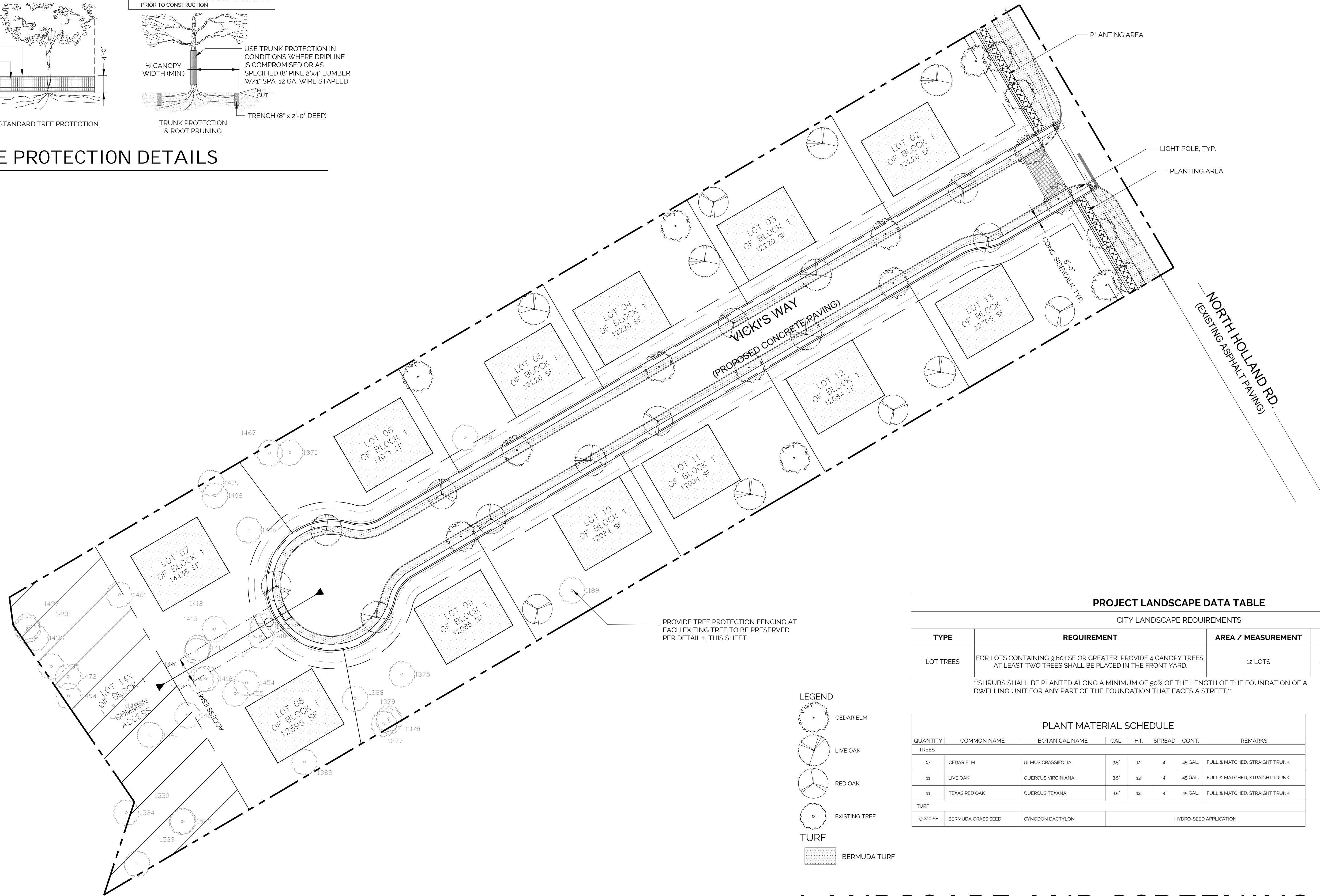
SHEET NUMBER:

LP-1.0



1 TREE PROTECTION DETAILS

1/8"=1'-0"



LEGEND

- CEDAR ELM
- LIVE OAK
- RED OAK
- EXISTING TREE
- TURF
- BERMUDA TURF

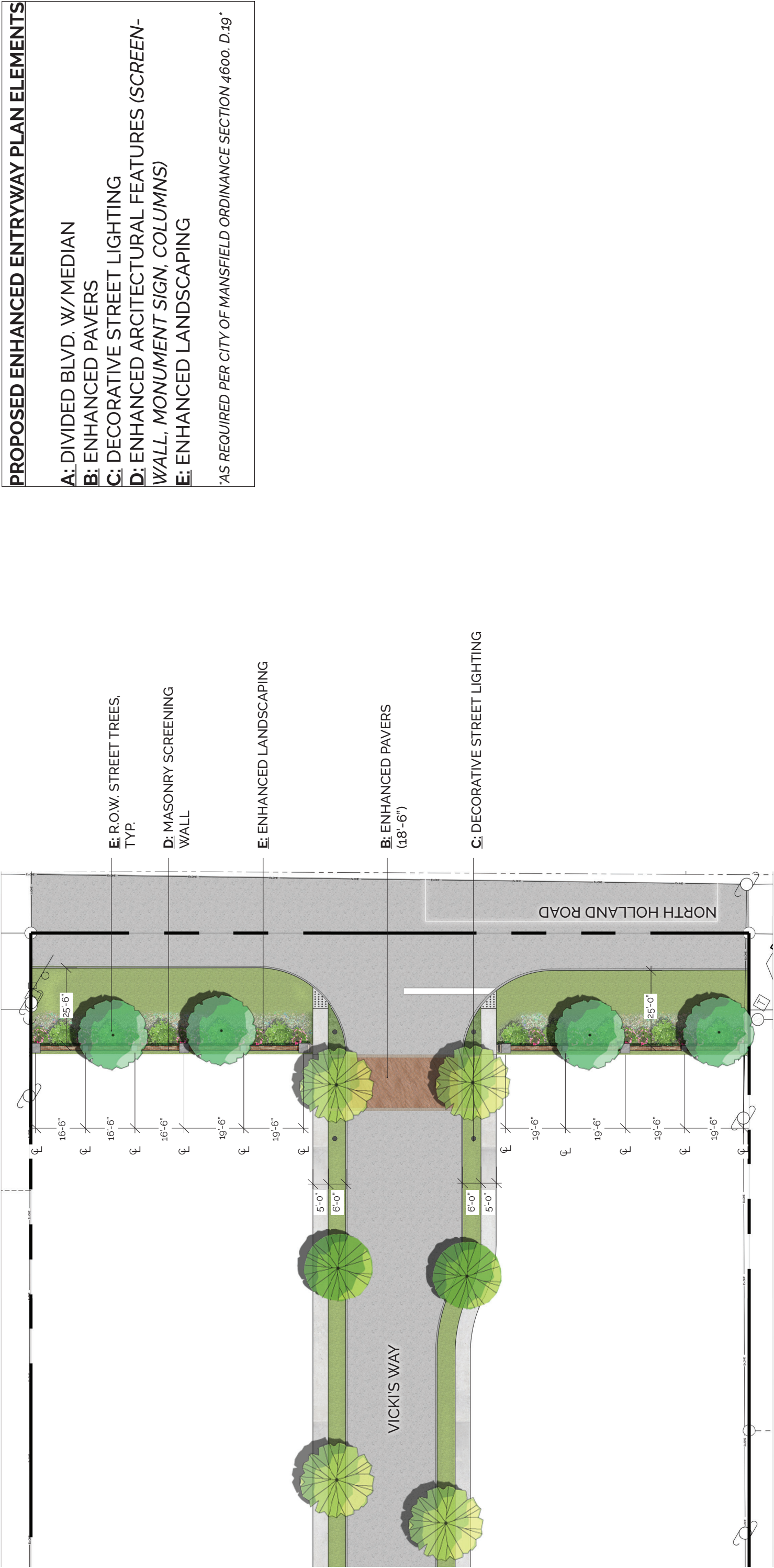
LANDSCAPE AND SCREENING PLAN

SCALE: 1"=40'-0"

PROJECT LANDSCAPE DATA TABLE				
CITY LANDSCAPE REQUIREMENTS				
TYPE	REQUIREMENT	AREA / MEASUREMENT	REQUIRED	PROVIDED
LOT TREES	FOR LOTS CONTAINING 9,601 SF OR GREATER, PROVIDE 4 CANOPY TREES. AT LEAST TWO TREES SHALL BE PLACED IN THE FRONT YARD.	12 LOTS	48 TOTAL TREES	48 TREES (35 NEW TREES & 13 EXISTING TREES)

"SHRUBS SHALL BE PLANTED ALONG A MINIMUM OF 50% OF THE LENGTH OF THE FOUNDATION OF A DWELLING UNIT FOR ANY PART OF THE FOUNDATION THAT FACES A STREET."

PLANT MATERIAL SCHEDULE						
QUANTITY	COMMON NAME	BOTANICAL NAME	CAL.	HT.	SPREAD	REMARKS
17	CEDAR ELM	ULMUS CRASSIFOLIA	3.5"	12'	4'	45 GAL. FULL & MATCHED, STRAIGHT TRUNK
11	LIVE OAK	QUERCUS VIRGINIANA	3.5"	12'	4'	45 GAL. FULL & MATCHED, STRAIGHT TRUNK
11	TEXAS RED OAK	QUERCUS TEXANA	3.5"	12'	4'	45 GAL. FULL & MATCHED, STRAIGHT TRUNK
TURF						
13,220 SF	BERMUDA GRASS SEED	CYNODON DACTYLON	HYDRO-SEED APPLICATION			



SEPTEMBER 20, 2022

ENGINEER:
500 MOSELEY ROAD, CROSS
ROADS, TX 76227
PHONE: (940)-387-0805

OWNER:
29 GRAPEVINE HWY, STE. 456,
HURST, TX 76054
PHONE: (817)-296-9949

HURST, TX 76054
PHONE: (817)-296-9949

HURST, TX 76054
PHONE: (817)-296-9949

500 MOSELEY ROAD, CROSS
ROADS, TX 76227
PHONE: (940)-387-0805

OWNER:
299 GRAPEVINE HWY STE 456



ALL DIMENSIONS ROUNDED TO NEAREST HALF FOOT

SEPTEMBER 20, 2022



Valley Quest
DESIGN

222 S. ELM ST., STE. 102
DENTON, TX. 76201

COPPER CREEK RESIDENTIAL: ENTRY FEATURE & SCREENING CONCEPT DESIGN

EXHIBIT "E" ZC#21-022 PAGE 2 OF 2
MANSFIELD, TEXAS

ENGINEER:
500 MOSELEY ROAD, CROSS
ROADS, TX 76227
PHONE: (840) 387-0805

OWNER:
729 GRAPEVINE HWY, STE. 456,
HURST, TX 76054
PHONE: (817) 286-9849









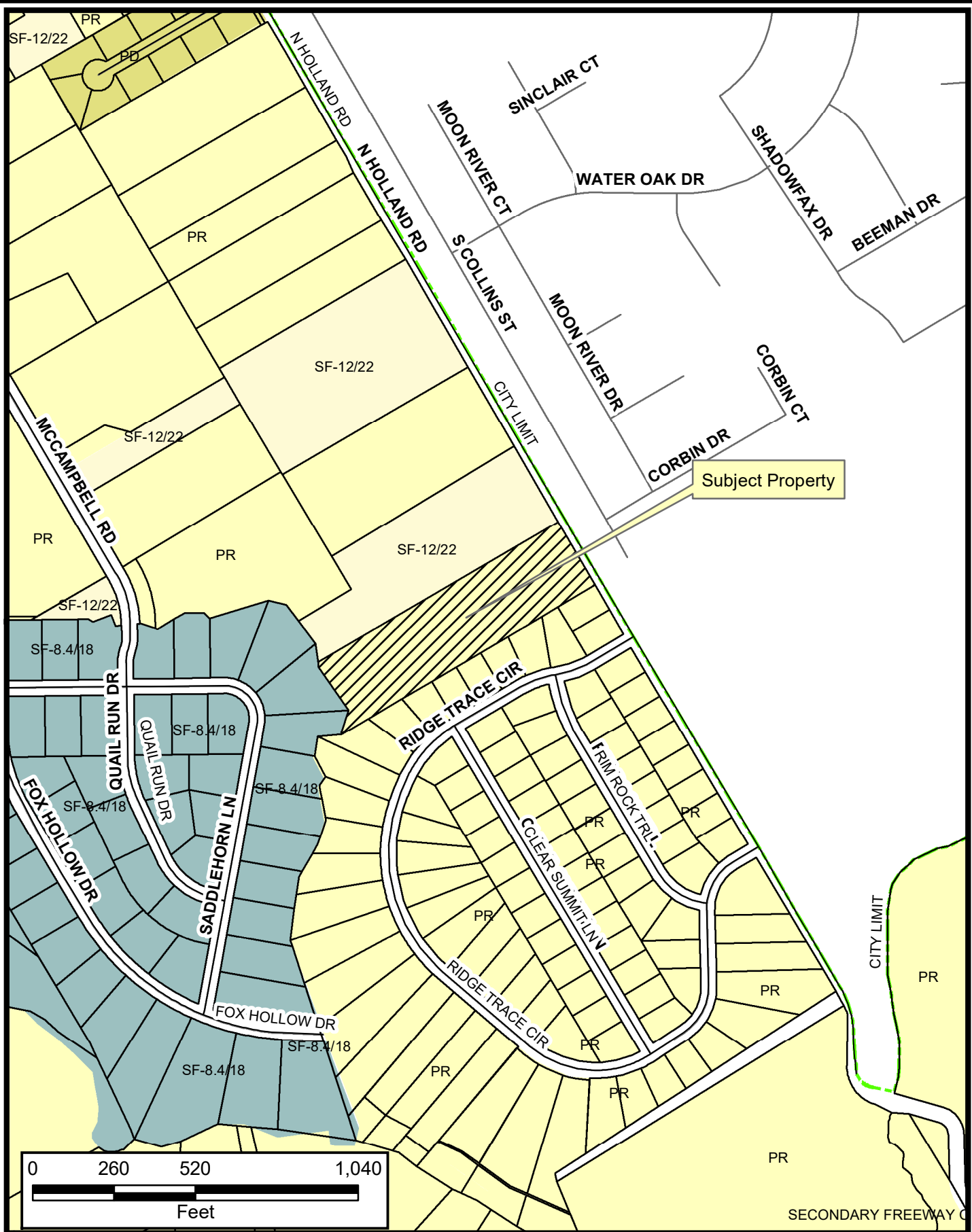




© VISBIEN ASSOCIATES, Inc.







ZC#21-022

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.

10/24/2022

Property Owner Notification for ZC#21-022

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HOLLAND ADDITION-MANSFIELD	BLK 1	LIVINGS, WILLIAM	2017 N HOLLAND RD	MANSFIELD, TX	76063-5504
LAKEVIEW COUNTRY ESTATES ADDN	BLK E	ALFARO, JUAN	18013 SADDLEHORN LN	MANSFIELD, TX	76063
LAKEVIEW COUNTRY ESTATES ADDN	BLK E	DREWYER, ROLAND	12016 SADDLEHORN LN	MANSFIELD, TX	76063-5347
LAKEVIEW COUNTRY ESTATES ADDN	BLK E	PIERCE, NICOLE	12014 SADDLEHORN LN	MANSFIELD, TX	76063
LAKEVIEW COUNTRY ESTATES ADDN	BLK E	ROQUET, WARREN	120212 SADDLEHORN LN	MANSFIELD, TX	76063
RAY, GREVIOUS SURVEY	A 1307	FOSNAUGH, NICHOLAS	902 MCCAMPBELL RD	MANSFIELD, TX	76063
RAY, GREVIOUS SURVEY	A 1307	HEGWAR, PAUL	2005 N HOLLAND RD	MANSFIELD, TX	76063
RIDGE TRACE - MANSFIELD	BLK 1	DRESSLER, JEREMY	3103 RIDGE TRACE CIR	MANSFIELD, TX	76063-5363
RIDGE TRACE - MANSFIELD	BLK 1	DEZFULI, ALI	3105 RIDGE TRACE CIR	MANSFIELD, TX	76063
RIDGE TRACE - MANSFIELD	BLK 1	KARBER, BART A	3107 RIDGE TRACE CIR	MANSFIELD, TX	76063-5363
RIDGE TRACE - MANSFIELD	BLK 1	HESTER, ROBERT	3109 RIDGE TRACE CR	MANSFIELD, TX	76063
RIDGE TRACE - MANSFIELD	BLK 1	LOMBARDO, CHARLES J	3111 RIDGE TRACE CIR	MANSFIELD, TX	76063-5363
RIDGE TRACE - MANSFIELD	BLK 1	SMITH, QUEANNE	3113 RIDGE TRACE CIR	MANSFIELD, TX	76063
RIDGE TRACE - MANSFIELD	BLK 1	CLAY, HAYWARD	3115 RIDGE TRACE CIR	MANSFIELD, TX	76063-5363
RIDGE TRACE - MANSFIELD	BLK 1	BROOKS, WALTER	1901 N HOLLAND RD	MANSFIELD, TX	76063-5503
RIDGE TRACE - MANSFIELD	BLK 1	GODFREY, CHRISTOPHER T	1903 N HOLLAND RD	MANSFIELD, TX	76063
RIDGE TRACE - MANSFIELD	BLK 1	VALENZUELA, EDUARDO	3101 RIDGE TRACE CIR	MANSFIELD, TX	76063-5363
RIDGE TRACE - MANSFIELD	BLK 1	DEMETRIO, ELIZABETH	3117 RIDGE TRACE CIR	MANSFIELD, TX	76063
RIDGE TRACE - MANSFIELD	BLK 1	LANIER, WILLIAM	3119 RIDGE TRACE CIR	MANSFIELD, TX	76063-5363

Monday, October 24, 2022

Page 1 of 2

Property Owner Notification for ZC#21-022

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
RIDGE TRACE - MANSFIELD	BLK 3	GRIMMETT, LANDIS	1819 RIM ROCK TR	MANSFIELD, TX	76063-5367
RIDGE TRACE - MANSFIELD	BLK 3	MONAHAN, TOM	1824 CLEAR SUMMIT LN	MANSFIELD, TX	76063
RIDGE TRACE - MANSFIELD	BLK 4	CROSBY, JON M	1823 CLEAR SUMMIT LN	MANSFIELD, TX	76063-5369



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 22-5106

Agenda Date: 12/12/2022

Version: 1

Status: New Business

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution of the City of Mansfield, Texas, Approving an Economic Development Agreement Between the City of Mansfield, the Mansfield Economic Development Corporation, and Crystal Window and Door Systems; Authorizing the City Manager and MEDC President to Execute Said Agreement; and Providing an Effective Date

Requested Action

Consider Approval of the Economic Development Agreement with Crystal Window and Door Systems

Recommendation

Approval of the Economic Development Agreement with Crystal Window and Door Systems

Description/History

Since May 2022, Staff has been working with Crystal Window and Door Systems, a nationally recognized leader in window manufacturing, with corporate headquarters in Flushing, New York. The company researches, develops, and manufactures window and door systems for commercial and residential buildings. They have approximately 800 employees nationally and their annual revenue is over \$250 million.

They have chosen a 44 acre site generally located west of U.S. 287, south of and adjacent to the railroad tracks, east of and adjacent to Justice Lane, and north of and adjacent to the Tarrant County Corrections facility located at 651 Justice Lane in Mansfield as the location for their new manufacturing facility and regional headquarters. This facility will be built in four phases over the next 6 years. During this time Crystal Window and Door Systems will construct approximately 650k sq. ft. and make a capital investment of at least \$136 million. They will also create over 650 jobs.

The Mansfield Economic Development Corporation and the City of Mansfield have negotiated economic development incentives, the terms of which are contained in the attached agreement. The MEDC considered this agreement at the December 6th MEDC Board meeting.

Justification

Crystal Window and Door Systems will make a capital investment of at least \$136 million in facilities and equipment and create over 650 jobs in the City of Mansfield.

Funding Source

4A and General Fund

Prepared By

Jason Moore, Executive Director of Economic Development, 817-728-3650

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, APPROVING AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MANSFIELD, THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION, AND CRYSTAL WINDOW AND DOOR SYSTEMS, LTD.; AUTHORIZING THE CITY MANAGER AND MEDC PRESIDENT TO EXECUTE SAID AGREEMENT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council has been presented a proposed Economic Development Agreement between the City of Mansfield, the Mansfield Economic Development Corporation (“MEDC”), and Crystal Window and Door Systems, LTD., a copy of which is attached hereto as Exhibit “A” and incorporated herein by reference; and,

WHEREAS, upon full review and consideration of the Economic Development Agreement, and all matters attendant and related thereto, the City Council is of the opinion that the agreement should be approved, and the City Manager and the MEDC President shall be authorized to execute on behalf of the City and MEDC.

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

SECTION 1.

The Economic Development Agreement attached hereto as Exhibit “A” is found to be in the best interest of the City of Mansfield and its citizens and is approved.

SECTION 2.

The City Manager of the City of Mansfield and the President of the MEDC are hereby authorized to execute the Economic Development Agreement.

SECTION 3.

This Resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Mansfield, and it is accordingly so resolved.

PASSED AND APPROVED THIS THE 12TH DAY OF DECEMBER, 2022.

Michael Evans, Mayor

Resolution No. _____

22-5106

Page 2 of 2

ATTEST:

Keera Seiger, Assistant City Secretary



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 22-5102

Agenda Date: 12/12/2022

Version: 1

Status: New Business

In Control: City Council

File Type: Consideration Item

Agenda Number:

Title

Discussion and Possible Action to Increase Base Standards for Zoning Districts I1, I2, C1, C2, C3, OP, MF1, MF2, Adding Certain Uses in Existing Zoning Districts to the Requirements for Specific Use Permits, and Placing a Moratorium on Certain Uses within Existing Zoning Districts

Requested Action

Defer to Council.

Recommendation

Defer to Council.

Description/History

Council Member Lewis requested this item be placed on the agenda for discussion. Support was received from Mayor Evans, Mayor Pro Tem Tonore and Council Members Bounds, Leyman and Broseh.

Funding Source

N/A

Prepared By

Keera Seiger, Assistant City Secretary
817-276-4204