



# CITY OF MANSFIELD

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

## Meeting Agenda - Final

### Planning and Zoning Commission

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Tuesday, January 19, 2021

6:00 PM

City Hall Council Chambers

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**PARTICIPATION IN THIS MEETING WILL BE AVAILABLE IN PERSON OR BY VIDEO CONFERENCING. To participate by video, please register at**

**[https://mansfieldtexas.zoom.us/webinar/register/WN\\_r\\_26BqySQJyX3FEeU9D0rg](https://mansfieldtexas.zoom.us/webinar/register/WN_r_26BqySQJyX3FEeU9D0rg)**

**by 6:00 pm on Tuesday, January 19, 2021 or join by telephone at 1-888-788-0099 (Toll Free). When you call into the meeting, provide the Webinar ID number and password below:**

**Webinar ID: 910 4492 1768**

**Passcode: 319139**

**Citizen comments on any agenda item for the January 19, 2021, Planning and Zoning Commission meeting may be submitted by email at [planning@mansfieldtexas.gov](mailto:planning@mansfieldtexas.gov). All comments must be received by 12:00 noon, Tuesday, January 19, 2021, for presentation to the Commissioners prior to the meeting.**

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

**[20-3920](#)**

Minutes - Approval of the January 4, 2021 Planning and Zoning Commission Meeting Minutes

**Attachments:** [Meeting Minutes for 01-04-2021.pdf](#)

**3. CITIZENS 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 blue "Appearance Card" located at the entry to the Chambers and present it to the Planning Secretary.*

**4. OTHER AGENDA ITEMS**

[21-3929](#)

SD#18-031: Consideration of an extension of the expiration date for a Final Plat of Lot 1, Block 1, MISD-Charlene McKinzey Middle School Addition

**Attachments:** [Letter of Request.pdf](#)

[Location Map.pdf](#)

[Approved Final Plat.pdf](#)

5. **COMMISSION ANNOUNCEMENTS**

6. **STAFF ANNOUNCEMENTS**

7. **ADJOURNMENT OF MEETING**

8. **NEXT MEETING DATE: Monday, February 1st, 2021**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on January 14th, 2021 in accordance with Chapter 551 of the Texas Government Code.

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Jennifer Johnston, Development Coordinator.

\* 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,

\* 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.



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## STAFF REPORT

File Number: 20-3920

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**Agenda Date:** 1/19/2021

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Planning and Zoning Commission

**File Type:** Meeting Minutes

### Title

Minutes - Approval of the January 4, 2021 Planning and Zoning Commission Meeting Minutes

### Description/History

The minutes of the January 4, 2021 Planning and Zoning Commission Meeting are in DRAFT form and will not become effective until approved by the Commission at this meeting.



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### Planning and Zoning Commission

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Monday, January 4, 2021

6:00 PM

City Hall Council Chambers

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**This meeting was open to the public and conducted by video conferencing with access to the public**

#### 1. CALL TO ORDER

*Chairman Knight called the meeting to order at 6:00 p.m. in the City 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.*

*Staff Present:*

*Andrew Bogda, Planner*

*Jennifer Johnston, Development Coordinator*

*Commissioner Groll, Goodwin, and Mainer attended by video conferencing.*

*Commissioners:*

**Present** 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

#### 2. APPROVAL OF MINUTES

[20-3916](#)

Minutes - Approval of the December 07, 2020 Planning and Zoning Commission Meeting Minutes

**Vice-Chairman Axen made a motion to approve the December 09, 2020 minutes as presented. Commissioner Weydeck seconded the motion which carried by the following vote:**

**Aye:** 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

**Nay:** 0

**Abstain:** 0

#### 3. CITIZENS COMMENTS

*None*

**4. PUBLIC HEARINGS**[20-3908](#)

SUP#20-020: Public hearing for a request for a Specific Use Permit for a car wash on approximately 0.72 acres known as Lot 3, Block 1, Racetrac Addition, located at 3211 E. Broad St.; John Huffman of Broad Street Investments, LLC

*Andrew Bodga, with the City of Mansfield, gave a brief power point presentation and available for questions. John Huffman, the applicant, and Tracey Dunham, applicant's project coordinator, were also available for questions.*

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

*Seeing no come forward to speak, Chairman Knight closed the public hearing.*

**After discussion, Commissioner Weydeck made a motion to approve the Specific Use Permit as presented. Commissioner Goodwin seconded the motion which carried by the following votes:**

**Aye:** 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

**Nay:** 0

**Abstain:** 0

**5. COMMISSION ANNOUNCEMENTS**

*None*

**6. STAFF ANNOUNCEMENTS**

*None*

**7. ADJOURNMENT OF MEETING**

**Commissioner Gilmore made a motion to adjourn the meeting. Vice-Chairman Axen seconded the motion which carried by the following vote:**

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Kent Knight, Chairman

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Jennifer Johnston, Development Coordinator



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 21-3929

**Agenda Date:** 1/19/2021

**Version:** 1

**Status:** Consideration

**In Control:** Planning and Zoning Commission

**File Type:** Plat

### Title

SD#18-031: Consideration of an extension of the expiration date for a Final Plat of Lot 1, Block 1, MISD-Charlene McKinzey Middle School Addition

### Description/History

The final plat for the MISD-Charlene McKinzey Middle School Addition was approved by the Planning and Zoning Commission on February 4, 2019. Under Section 3.12 (C) of the Subdivision Control Ordinance, a final plat expires 24 months from the approval date unless the plat has been filed in the County plat records.

The purpose of the plat is to create a lot for the new Charlene McKinzey Middle School at the north end of Southpointe.

The applicant has been unable to file the plat due to delays related to the construction and dedication of the Matlock Road right-of-way. The dedication of Matlock Road as a public street is the responsibility of the developer of Southpointe rather than the school district.

Because Matlock Road will serve as the principle vehicular access to the school, the school plat cannot be filed until the right-of-way is dedicated. The developer of Southpointe has filed a plat application for the Matlock right-of-way, but it is still in the review process.

The applicant is requesting a 12-month extension of the McKinzey plat to allow the developer of Southpointe time to complete the right-of-way dedication. The Subdivision Control Ordinance allows the Commission to grant an extension of the plat for a period not to exceed 12 months.

Staff recommends approval.

### Attachments

Letter of request

Location Map

Approved Final Plat



*Mansfield ISD Bond Program - 203 Hillcrest Street  
Mansfield, Texas 76063 (817) 299-6390 Fax (817) 453-7164*

January 12, 2021

City of Mansfield  
Planning and Zoning Commission  
1200 E. Broad Street  
Mansfield, Texas 76063

**RE: Case No. (SD#18-031) Final Plat of Lot 1, Block 1, MISD  
Charlene McKinzey Middle School Addition, 700 S. Matlock Road, Mansfield, Texas 76063**

Dear Chairman and Members of the Planning and Zoning Commission:

Please let this letter serve as a formal request to extend the expiration term of the Charlene McKinzey Middle School Addition Final Plat (SD#18-031) a period of twelve (12) months as allowed by ordinance.

If you have any questions or require additional information, please contact me at

Sincerely,

A handwritten signature in blue ink, appearing to read 'Joel Falcon', with a long horizontal flourish extending to the right.

Joel Falcon  
Assistant Superintendent of Facilities & Bond Program





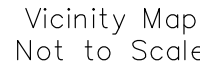
## SD#18-031 Location Map

12/14/2017

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locat8is.  
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.



FIRM NO. 10094900  
METRO 817-429-0194  
FAX 817-446-5488  
hsbeasley@msn.com



ATTEST: PLANNING & ZONING SECRETARY

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.

Being 45.253 acres of land located in the Samuel Mitchell Survey, Abstract No. 1024, the Lewis Russell Survey, Abstract No. 720, and the Milton Gregg Survey, Abstract No. 560, Tarrant County, Texas, and the Lewis Russell Survey, Abstract No. 720 and the Milton Gregg Survey, Abstract No. 1106, Johnson County, Texas

SD#18-031

MISD—McKinzev MS, EP dwc

The bearing basis for the survey hereon was taken from the grid bearings referenced in the City of Mansfield Horizontal and Vertical Control Manual, which is based upon the grid bearings for the Texas State Plane Coordinate System (NAD 83) (2011)(Epoch:2010.0000) Geoid 12A.  
Grid Scale Factor = 0.9999113748

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

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, Mansfield Independent School District (MISD), acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the Samuel Mitchell Survey, Abstract No. 1024, the Lewis Russell Survey, Abstract No. 720, and the Milton Gregg Survey, Abstract No. 560, Tarrant County, Texas, and the Lewis Russell Survey, Abstract No. 720 and the Milton Gregg Survey, Abstract No. 1106, Johnson County, Texas according to the deed recorded in County Clerk's Instrument No. D209164537, Deed Records, Tarrant County, Texas, Tract IV, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the most Easterly Southwest corner of said MISD tract, being the Southeast corner of a tract of land described in the deed to Sowell Reserve Associates, L.P., recorded in County Clerk's Instrument No. D214209293, Deed Records, Tarrant County, Texas;

THENCE N30°39'07"W, along the West line of said MISD tract, at a distance of 15.41 feet passing a 5/8" iron rod found, at a distance of 418.26 feet passing a point from which a 1" iron rod found at the Southeast corner of a tract of land described in the deed to Tarrant County Water Control and Improvement District Number One, recorded in Volume 4635, Page 866, Deed Records, Tarrant County, Texas bears S59°20'53"W 1.10 feet, at a distance of 768.87 feet passing a point from which a 5/8" iron rod found at the Northeast corner of said Tarrant County Water Control and Improvement District Number One tract bears S59°20'53"W 1.60 feet, continuing in all a distance of 1,607.65 feet to a 5/8" iron rod found at the Northwest corner of said MISD tract;

THENCE along the North line of said MISD tract as follows:

- N59°14'04"E, a distance of 149.63 feet to a 1/2" iron rod found at the beginning of a non tangent curve to the right, having a radius of 580.00 feet, a central angle of 64°33'38" and a chord bearing S88°25'50"E, 619.51 feet;
- Easterly, along said non tangent curve to the right, 653.54 feet to a 5/8" iron rod found;
- S56°22'51"E, a distance of 73.14 feet to a 5/8" iron rod found at the beginning of a non tangent curve to the left, having a radius of 555.00 feet, a central angle of 64°18'45" and a chord bearing S88°18'52"E, 590.77 feet;
- Easterly, along said non tangent curve to the left, 622.97 feet to a 5/8" iron rod found;
- N59°10'06"E, a distance of 74.80 feet to a 5/8" iron rod found at the Northeast corner of said MISD tract;

THENCE along the East line of said MISD tract as follows:

- S30°24'52"E, a distance of 378.71 feet to a 5/8" iron rod stamped "Mycoskie McInnis" found at the beginning of a non tangent curve to the right, having a radius of 1,005.00 feet, a central angle of 49°11'50" and a chord bearing S05°50'54"E, 836.68 feet;
- Southerly, along said non tangent curve to the right, 862.95 feet to a 1/2" iron rod found;
- S18°47'37"W, a distance of 647.89 feet to a 5/8" iron rod found at the Southeast corner of said MISD tract, being in the Northeast Right-of-Way line of future Mothis Road according to the plat recorded in Volume 10, Page 812, Slide F, Plat Records, Johnson County, Texas;

THENCE along the South line of said MISD tract and the Northeast line of said Right-of-Way as follows:

- N71°09'03"W, a distance of 5.01 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the beginning of a non tangent curve to the right, having a radius of 495.00 feet, a central angle of 27°42'53" and a chord bearing N57°24'56"W, 237.11 feet;
- Northwesterly, along a non tangent curve to the right, 239.44 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set;
- N43°26'21"W, a distance of 52.69 feet to a 5/8" iron rod found at the beginning of a non tangent curve to the left, having a radius of 555.00 feet, a central angle of 56°49'24" and a chord bearing N71°50'34"W, 528.14 feet;
- Westerly, along said non tangent curve to the left 550.42 feet to a mag nail set at the most Westerly Southwest corner of said MISD tract;

THENCE N60°45'19"E, a distance of 34.89 feet to the point of beginning, containing 45.253 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Mansfield Independent School District, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lot 1, Block 1, MISD-Charlene McKinzey Middle School Addition, an addition to the City of Mansfield, Tarrant and Johnson Counties, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Mansfield, Tarrant County, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2019.

Mansfield Independent School District

\_\_\_\_\_  
Karen Marcucci  
President  
Mansfield ISD School Board

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Karen Marcucci, President, Mansfield ISD School Board, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said School Board.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public, State of Texas

This is to Certify that I, Kenneth R. Rogers, 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, angle points, and points of curve shall be properly marked on the ground and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 6066" unless otherwise stated, and that this plat correctly represents that survey made by me or under my direction and supervision. Irons that are damaged, disturbed, or not so marked are not to be considered original.

\_\_\_\_\_  
Kenneth R. Rogers, R.P.L.S.  
Texas Registration No. 6066



SHEET 2 of 2

Final Plat  
Lot 1, Block 1  
MISD-Charlene McKinzey Middle School Addition  
City of Mansfield  
Tarrant & Johnson Counties, Texas

Being 45.253 acres of land located in the Samuel Mitchell Survey, Abstract No. 1024, the Lewis Russell Survey, Abstract No. 720, and the Milton Gregg Survey, Abstract No. 560, Tarrant County, Texas, and the Lewis Russell Survey, Abstract No. 720 and the Milton Gregg Survey, Abstract No. 1106, Johnson County, Texas

1 Lot

Prepared January 22, 2019

FILED FOR RECORD \_\_\_\_\_ 20\_\_\_\_  
PLAT RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_, DRAWER \_\_\_\_\_

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK MISD-McKinzey MS FP.dwg