



CITY OF MANSFIELD

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

Agenda - Final

Planning and Zoning Commission

Monday, March 1, 2021

6:00 PM

City Hall Council Chambers

**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_DEg2JezFQ6yUGw_rsikqpg

**by 6:00 pm on Monday, March 1, 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: 955 6205 6703

Passcode: 686957

**Citizen comments on any agenda item for the March 1, 2021, Planning and Zoning
Commission meeting may be submitted by email at planning@mansfieldtexas.gov. All
comments must be received by 12:00 noon, Monday, March 1, 2021, for presentation to
the Commissioners prior to the meeting.**

1. CALL TO ORDER

2. APPROVAL OF MINUTES

[21-3968](#)

Minutes - Approval of the February 16, 2021 Planning and Zoning
Commission Meeting Minutes

Attachments: [Meeting Minutes for 02-16-2021.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. PUBLIC HEARINGS

[21-3954](#)

ZC#20-021: Public hearing continuation for a change of zoning from
SF-7.5/12 Single-Family Residential District to PD Planned Development

District for single-family residential attached townhome uses on approximately 2.997 acres known as Lot 15, Mount Zion Estates, located at 301 Sayers St.; Michael Thomas of MJ Thomas Engineering, LLC (engineer) on behalf of Christine Panagopoulos of Trinity Habitat for Humanity (owner/developer)

Attachments: [Maps and Supporting Information.pdf](#)

[Exhibit A - Property Description.pdf](#)

[Exhibit B - Development Plan.pdf](#)

[Exhibit C - Elevations & Floor Plans.pdf](#)

[Exhibit D - Landscape Plan.pdf](#)

5. **DISCUSSION ITEMS**

[21-3967](#) Discussion on the Public Hearing Notification Requirements for Zoning Cases

6. **COMMISSION ANNOUNCEMENTS**

7. **STAFF ANNOUNCEMENTS**

8. **ADJOURNMENT OF MEETING**

9. **NEXT MEETING DATE: Monday, March 15, 2021**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on February 24, 2021, in accordance with Chapter 551 of the Texas Government Code.

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: 21-3968

Agenda Date: 3/1/2021

Version: 1

Status: Approval of Minutes

In Control: Planning and Zoning Commission

File Type: Meeting Minutes

Title

Minutes - Approval of the February 16, 2021 Planning and Zoning Commission Meeting Minutes

Description/History

The minutes of the February 16, 2021 Planning and Zoning Commission are in DRAFT form and will not become effective until approved by the Committee at this meeting.



CITY OF MANSFIELD

1200 E. Broad St.
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Meeting Minutes - Draft

Planning and Zoning Commission

Tuesday, February 16, 2021

6:00 PM

City Hall Council Chambers

IMMEDIATELY FOLLOWING THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE MEETING

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

1. CALL TO ORDER

Chairman Knight called the meeting to order at 6:22 p.m. in a virtual session, 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. All participants in this meeting attended by video conferencing.

Staff Present:

Matt Jones, Director of Planning

Art Wright, Planner II

Andrew Bogda, Planner

Jennifer Johnston, Development Coordinator

Commissioners:

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

2. APPROVAL OF MINUTES

[21-3937](#)

Minutes - Approval of the January 19, 2021 Planning and Zoning Commission Meeting Minutes

Commissioner Groll made a motion to approve the January 18, 2021 minutes as presented. Commissioner Mainer seconded the motion which carried by the following vote:

Aye: 6 - Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 1 - Anne Weydeck

3. CITIZENS COMMENTS

None

4. PUBLIC HEARINGS

21-3953

SD#20-021: Public hearing on a replat to create Lots 2-R-1 and 2-R-2, Block 1, First Baptist Church Addition, being 1.497 acres located at 1830 E. Broad Street; Coombs Land Surveying, surveyor; DCS&FK, L.P., owner; and First Baptist Church of Mansfield, owner

Mr. Wright was 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 replat 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

21-3956

SD#21-005: Public hearing on a replat to create Lots 2R and 3, Block 1, The Reserve at Mansfield being 2.507 acres located at 2200 E. Broad Street; BGE, Inc. engineer and SW Mansfield Retail I, LLC, owner

Mr. Wright was 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 replat as presented. Commissioner Gilmore seconded the motion which carried by the following votes:

Aye: 6 - Anne Weydeck; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 1 - Blake Axen

21-3954

ZC#20-021: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential attached townhome uses on approximately 2.997 acres known as Lot 15, Mount Zion Estates, located at 301 Sayers St.; Michael Thomas of MJ Thomas Engineering, LLC (engineer) on behalf of Christine Panagopoulos of Trinity Habitat for Humanity (owner/developer)

Mr. Bogda gave a brief presentation and was available for questions.

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

Tanya Ragan, 360 S. Pearl St., Dallas TX 75201, advised she is the owner of 45 acres next to the proposed development. Ms. Ragan stated she had just received notice of the proposed zoning change the Thursday before the public hearing. Ms. Ragan asked the matter be tabled until the next meeting to give her time to see how the project will affect her property.

After discussion, Commissioner Goodwin made a motion to table the zoning change until the Commission's next scheduled meeting on March 1, 2021. Vice-Chairman Axen seconded the motion which carried by the following votes:

After discussion, Commissioner Goodwin made a motion to table the zoning change until the next schedule Planning and Zoning meeting scheduled March 01, 2021. Vice- Chairman Axen 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

With no further business, Chairman Knight adjourned the meeting at 7:02 p.m.

Commissioner Gilmore made a motion to adjourn the meeting. Commissioner Goodwin 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

Kent Knight, Chairman

Jennifer Johnston, Development Coordinator



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STAFF REPORT

File Number: 21-3954

Agenda Date: 3/1/2021

Version: 2

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Case

Agenda Number:

Title

ZC#20-021: Public hearing continuation for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential attached townhome uses on approximately 2.997 acres known as Lot 15, Mount Zion Estates, located at 301 Sayers St.; Michael Thomas of MJ Thomas Engineering, LLC (engineer) on behalf of Christine Panagopoulos of Trinity Habitat for Humanity (owner/developer)

Description/History

Existing Use: Vacant land

Existing Zoning: SF-7.5/12, Single-Family Residential District

Surrounding Land Use & Zoning:

North - Single-family residential, SF-7.5/12

South - Single-family residential, SF-7.5/12

East - Vacant land, PR

West - Sayers St.; single-family residential (SF-7.5/12) across the street

Continuation to March 1, 2021

A public hearing for this request was held via teleconference on February 16, 2021. Staff gave an overview of the request and was available for questions. Due to inclement weather and the closure of City Hall, the Planning & Zoning Commission continued the public hearing to March 1, 2021 and voted 7-0 to table consideration until March 1, 2021 to allow the applicant and staff to present the request in person, provide some examples of other developments similar to this one, and work to address the concerns of surrounding property owners. During the public hearing, one adjacent property owner spoke, expressing concern about the development as it relates to plans she has for her property. The applicant has not made any changes to their plans.

Comments and Considerations

The subject property consists of 2.997 acres of vacant land. The applicant is requesting to rezone the property from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential attached townhome uses.

Development Plan and Regulations

The applicant plans to develop a single-family residential attached neighborhood called Habitat for Humanity Mansfield Cottages, including 33 units. Each residential unit will be a separate lot and the units will be spread amongst 13 buildings, including a mix of 2, 3,

and 4-unit buildings; all units will be owner-occupied and renting will be prohibited. All property outside of the dwelling units will be under common ownership. There will be a large open space area in the center of the development that will include amenities for the residents and a stormwater detention area will be located in the northeast corner. The development will be predominantly served by surface parking spaces on the north and south sides of the property, with the exception of ten units on the east side of the development that will each have their own attached carport (for one car). A gas pipeline runs along the east and south property lines and consent will need to be obtained from the pipeline operator to pave and landscape over the easements. The development will have a gross density of 11 dwelling units per acre. There will be five unit types, all of which are two stories and include three bedrooms. The units range in size from 1,107 sq. ft. to 1,309 sq. ft. The maximum building height is 28'-6".

Access, Circulation, and Parking

The development will be served by two access drives on the north and south sides of the property. The access drive on the south side of the property includes the majority of the parking spaces (51 spaces) and also extends along the east side of the property to provide access to the units in the rear, which include attached carport spaces. The access drive on the north side of the property is shorter and only includes 13 spaces and is intended to serve units located in the northwest portion of the property. The two access drives do not connect in order to accommodate a drainage/detention area in the northeast portion of the property and reduce impervious coverage. The development includes 64 surface parking spaces and 10 carport spaces, for a total of 74 spaces (or 2.2 spaces per unit). Three of the spaces are ADA-accessible spaces and one space is dedicated for mail/delivery parking. The development includes sidewalks throughout the development to connect the different units to parking areas, amenities, and open spaces, and there are connections to the existing public sidewalk along Sayers Drive.

Storage, Equipment/Service Area Screening, Trash Enclosures, Signage, and Lighting

The applicant notes that there will be no outside storage or outside operations on the property, no parking of boats/trailers/recreational vehicles, all service areas and mechanical equipment will be screened in accordance with Section 7301.B of the Zoning Ordinance, all rooftop equipment will be screened by building parapets at least one foot taller than the tallest piece of equipment, and that sufficient lighting will be provided to aid in safety and that the lighting will be shielded downward to eliminate glare and not cause light to trespass onto surrounding properties. All signage will adhere to the standards for MF-1 zoned properties as specified in the Zoning Ordinance. Two trash enclosures will be provided and will be screened by masonry enclosures with opaque metal gates. In addition, a small storage shed will be provided adjacent to the pavilion amenity.

Elevations and Floor Plans

The applicant has provided building elevations and floor plans for the proposed units, as well as a color rendering of the overall development, and details for the pavilion, trash enclosures, and fencing. The units are all two stories and include a mix of brick, Hardie plank siding, shake siding, and fiber cement board materials. Most of the units will be 75-80%+ masonry, however Unit 17C2 will only be 62% masonry. The units include a pitched roof design (predominantly 12:12) with 30-year composition shingles. It is noted

that the façade material colors shall vary within every 10 units and the same combination of materials colors shall not be used on other units within five (5) units on either side of a given unit. The units are articulated with windows and doors, wall plane recesses and projections, materials variations, and front porches on all of the units. The units in the rear of the development will also include attached carports. The amenity pavilion will include cedar columns, wood timber beams, and pitched roofs with 30-year composition shingles.

Landscaping, Screening, and Amenities

Over 40 existing trees are to be preserved, most of them oak and elm trees, as well as a few hackberries. Most of the trees to be preserved are located in the open space areas in the central and northern portions of the property. In addition, eight live oak trees will be planted in the landscape setback along Sayers Street and ten Chinese pistache trees will be planted in the parking lot areas. Wider landscape buffers of 50' would typically be required between multi-family/townhome developments and the surrounding single-family zoning, however due to the configuration of the property, the significant existing tree cover and larger lot sizes of adjacent properties, as well as in order to preserve more trees in the center of the subject property, smaller landscape buffers of only 5' will be provided on the north, east, and south sides of the property to screen the parking and driving areas; these buffers will include dwarf wax myrtles. In addition, numerous ornamental trees, shrubs, and groundcover will be planted in the open space and amenity areas in the center of the development, in the front of the development, around buildings, and to screen trash enclosures and parking areas and provide additional enhancements to tree islands. The amenity areas also include several planter boxes. Hardscape elements in the amenity areas include a covered pavilion, grilling area, fire pit, seating areas, walking trails, trash receptacles, and open lawns. The mail center will be located in the southern part of the development roughly towards the center of the largest parking area. The development will be screened by a 5'-tall wrought iron fence on the north, east, and south sides of the property; the screening will provide security and identification of the development boundaries while maintaining an open-style design that provides a more residential character and also allows for open drainage flow.

Recommendation

The proposed development will provide for an infill development including attached single-family (townhome) uses to provide affordable housing by Habitat for Humanity. The Land Use Plan encourages the promotion of special housing opportunities for those who wish to age in place and similar denser products; to allow smaller, narrower lots; to save heavily wooded areas; and to continue to rehab and revitalize the housing along W. Broad St. through special financial programs. This development provides opportunities for affordable housing and also provides for smaller lots and denser development in order to preserve trees and open space. In addition, the applicant has worked cooperatively with staff to provide for enhanced architecture with a design that provides for articulation, front porch areas to provide for a neighborhood feel, and variation in materials and colors. The development provides for the parking and access necessary to support the development while limiting impervious area in order to preserve trees and large areas of open space. The development will also include additional landscaping to soften building facades, enhance amenity areas, shade and screen parking areas, and provide visual

enhancement from the street. Additionally, the development will include several amenities for the residents, including walking trails, a covered pavilion, fire pit, grilling area, and seating areas. Finally, a perimeter wrought-iron fence will provide some security and identification of the bounds of the development while maintaining an open, neighborhood feel with the surrounding area. Staff recommends approval with the condition that documentation is provided from the gas pipeline operator consenting to the development plan configuration as shown.

Attachments:

Maps and Supporting Information

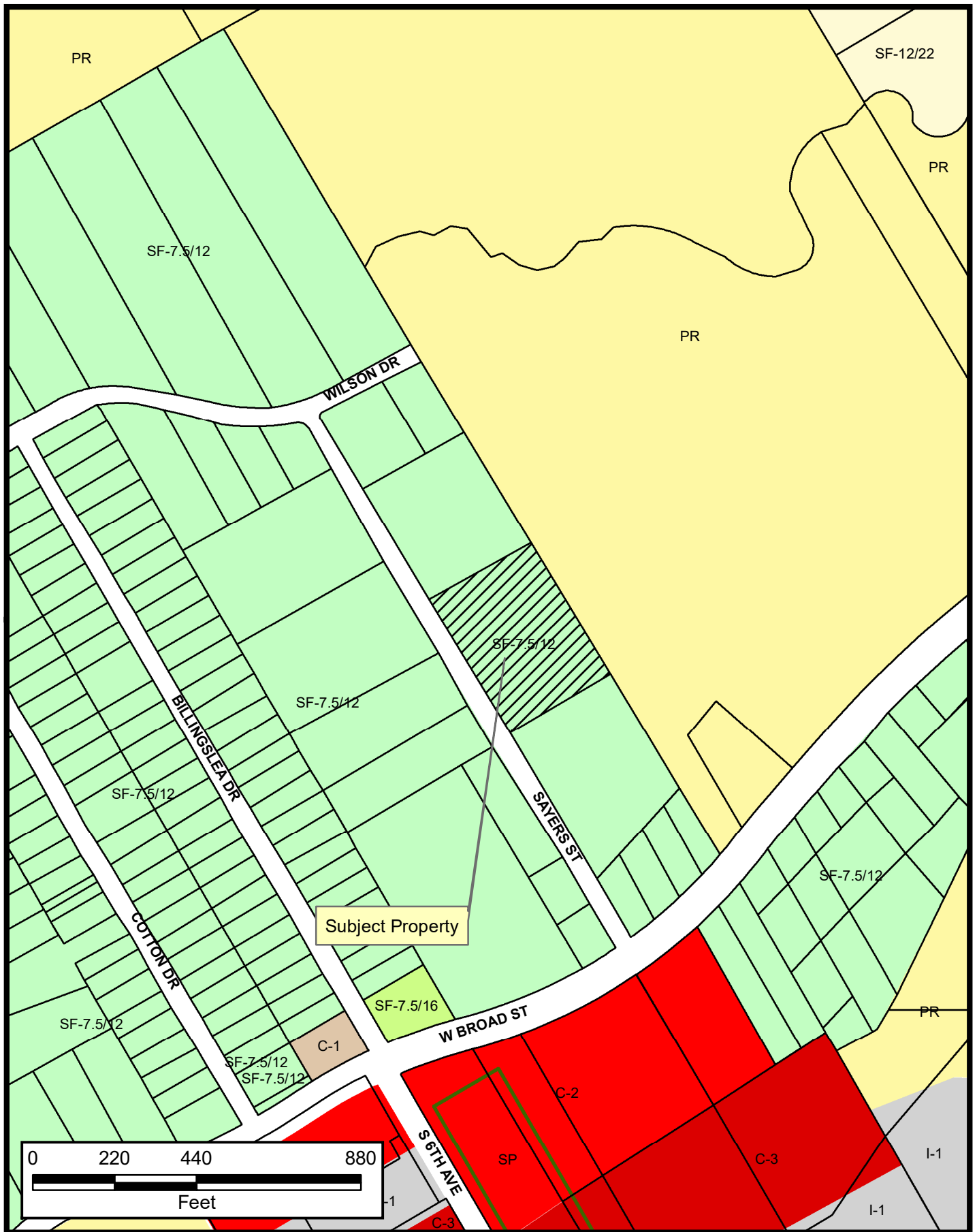
Exhibit A - Property Description

Exhibit B - Development Plan

Exhibit C - Elevations & Floor Plans

Exhibit D - Landscape Plan





ZC#20-021

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.

2/4/2021

Property Owner Notification for ZC#20-021

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HANKS, THOMAS J SURVEY	A 644	RAGAN LLC	1242 MARION RD SE	ROCHESTER, MN	55904-5729
MOUNT ZION ESTATES	LOT 14	SANSOM, MARY	253 SAYERS DR	MANSFIELD, TX	76063-4518
MOUNT ZION ESTATES	LOT 15	TRINITY HABITAT FOR HUMANITY	9333 N NORMANDALE ST	FORT WORTH, TX	76116
MOUNT ZION ESTATES	LOT 15	TRINITY HABITAT FOR HUMANITY	9333 N NORMANDLE ST	FORT WORTH, TX	76116
MOUNT ZION ESTATES	LOT 16	CHADWICK, JEANETTE	341 SAYERS DR	MANSFIELD, TX	76063-4519
MOUNT ZION ESTATES	LOT 1A	MORENO, AGUSTIN	5533 LASTER RD	FORT WORTH, TX	76119-6561
MOUNT ZION ESTATES	LOT 4	STEWART, JO ANN	348 SAYERS DR	MANSFIELD, TX	76063
MOUNT ZION ESTATES	LOT 5A	HERNANDEZ, ROLANDO IBARRA, MARIA	310 SAYERS DR	MANSFIELD, TX	76063-4521
MOUNT ZION ESTATES	LOT 5BR1	ARMSTEAD, RODERICK T	318 SAYERS DR	MANSFIELD, TX	76063
MOUNT ZION ESTATES	LOT 6	LONG, JILL	2304 RANDY CT	MANSFIELD, TX	76063
MOUNT ZION ESTATES	LOT 7	CLEVELAND, DEBRA, ET AL	242 SAYERS DR	MANSFIELD, TX	76063

EXHIBIT A
ZC#20-021

Being Lot 15, Mount Zion Estates, an addition to Tarrant County, Texas according to the plat recorded in Volume 388-11, Page 134, Plat Records, Tarrant County, Texas.



RENDERED ELEVATION FROM SAYERS STREET



BIRD'S EYE VIEW

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T.
2.997 ACRES

**HABITAT FOR HUMANITY
MANSFIELD COTTAGES**

301 SAYERS ST
MANSFIELD, TEXAS 76063

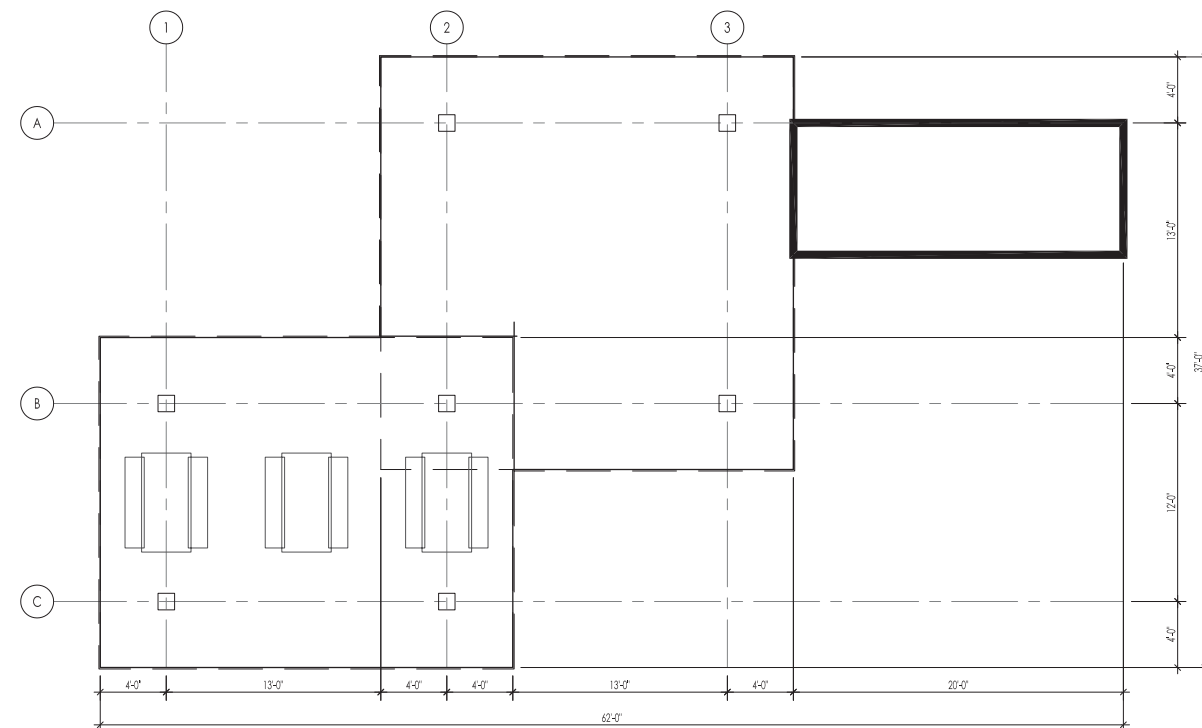
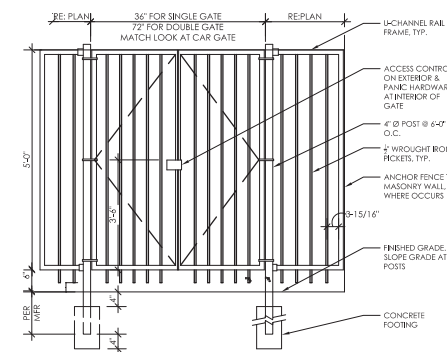
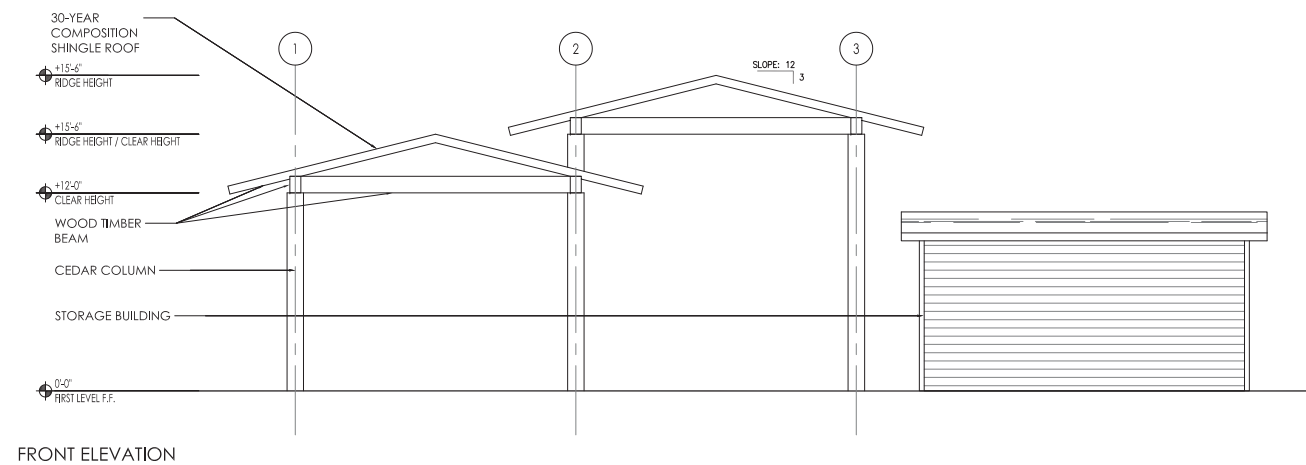
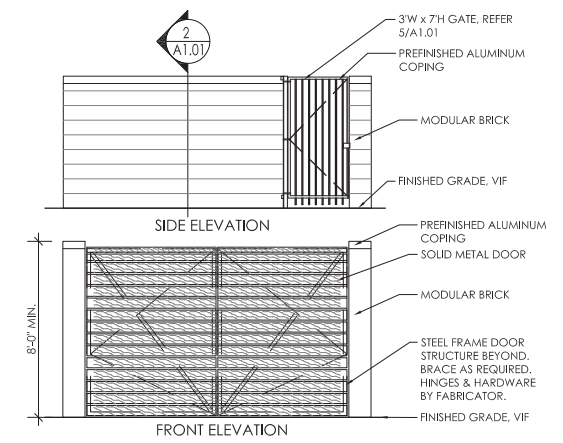
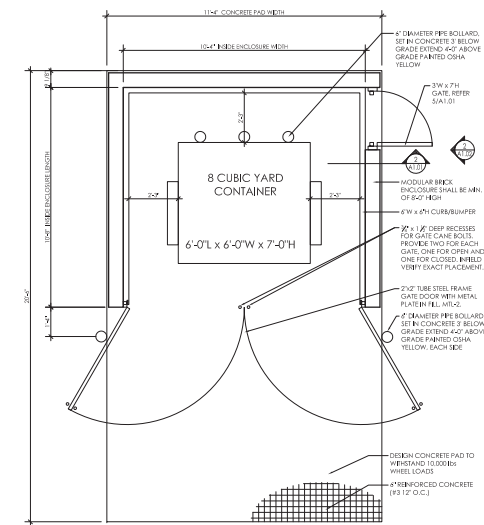
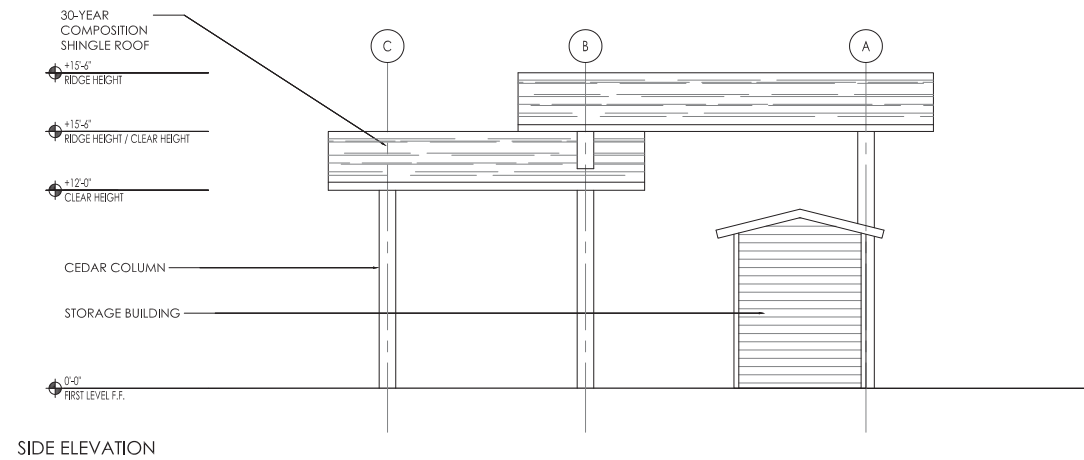
**A.110
RENDERINGS**

OWNER
CHRISTINE PANAGOPOULOS
TRINITY HABITAT FOR HUMANITY
(817)926-9219
C.PANAGOPOULOS@TRINITYHABITAT.ORG
9333 N. NORMANDELE ST.
FORT WORTH, TX 76116

CIVIL ENGINEER
MICHAEL THOMAS
MJ THOMAS ENGINEERING, LLC
(817)996-3446
MICKEYT@MJTHOMASENG.COM
4700 BRYANT IRVIN CT, STE 204
FORT WORTH, TX 76107

LANDSCAPE ARCHITECT
SAM HIMMELHAVER
SPSD
(817)640-7962
SHIMMELHAVER@SPSD.COM
1108 107TH STREET
ARLINGTON, TEXAS 76011

ARCHITECT
STEVEN HALLIDAY
STUDIO 97W
(817)882-6940
STEVEN.HALLIDAY@STUDIO97W.COM
901 SOUTH MAIN STREET
FORT WORTH, TX 76104



1ST FLOOR

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T.
2.997 ACRES

HABITAT FOR HUMANITY
MANSFIELD COTTAGES

301 SAYERS ST
MANSFIELD, TEXAS 76063

A.111

PAVILION PLANS

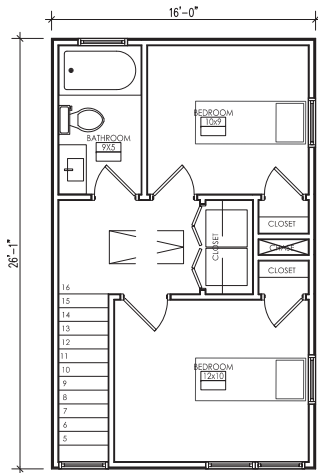
<u>OWNER</u>	<u>CIVIL ENGINEER</u>
CHRISTINE PANAGOPOULOS TRINITY HABITAT FOR HUMANITY (817)926-9219 C.PANAGOPOULOS@TRINITYHABITAT.ORG	MICHAEL THOMAS MJ THOMAS ENGINEERING, LLC (817)996-3446 MICKET@MJTHOMASENG.COM
9333 N. NORMANDALE ST. FORT WORTH, TX 76116	4700 BRYANT IRVIN CT, STE 204 FORT WORTH, TX 76107

CIVIL ENGINEER
MICHAEL THOMAS
MJ THOMAS ENGINEERING, LLC
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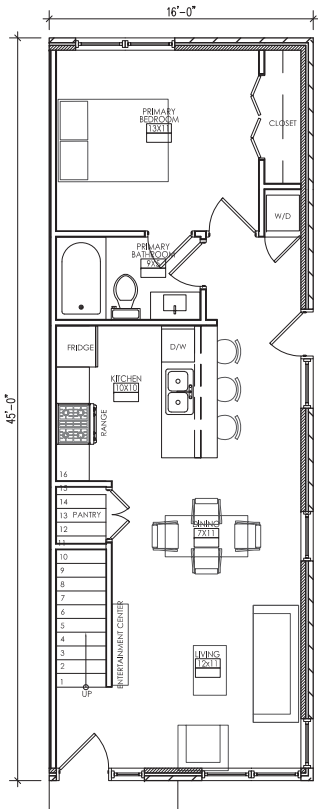
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ARCHITECT
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STUDIO 97W
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901 SOUTH MAIN STREET
FORT WORTH, TX 76104

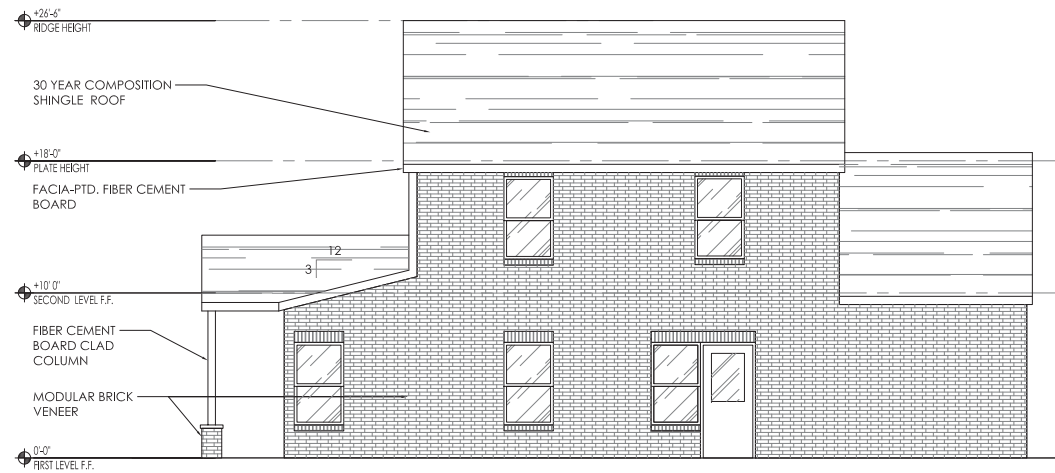
ZC#20-021
Exhibit C



2ND FLOOR



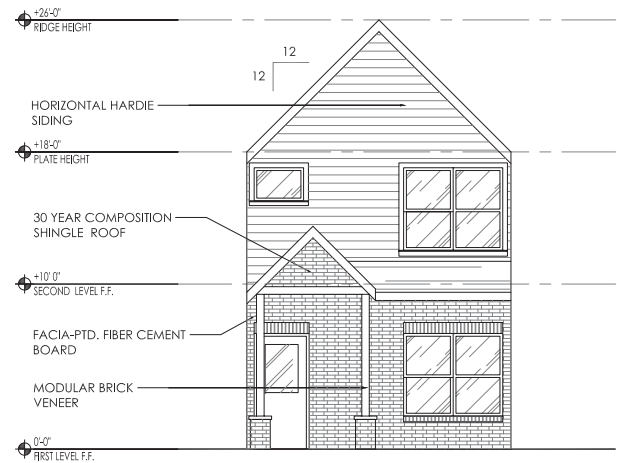
1ST FLOOR



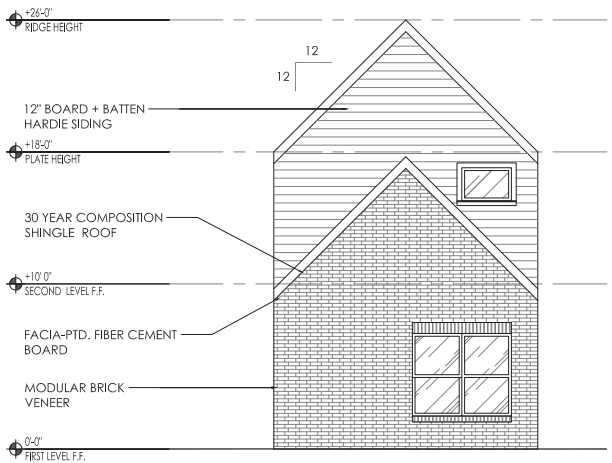
SIDE ELEVATION

ELEVATION	MATERIALS		REMARKS
	BRICK	FIBER CEMENT	
FRONT	105 S.F.	120 S.F.	
REAR	208 S.F.	115 S.F.	
SIDE	588 S.F.	0 S.F.	
TOTAL	901 S.F.	235 S.F.	79 % TOTAL BRICK ON ALL ELEVATIONS

NOTE: FACADE MATERIAL COLORS SHALL VARY WITHIN EVERY 10 UNITS. THE SAME COMBINATION OF MATERIALS COLORS SHALL NOT BE USED ON OTHER UNITS WITHIN FIVE (5) UNITS ON EITHER SIDE OF A GIVEN UNIT.



FRONT ELEVATION



REAR ELEVATION

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T.
2.997 ACRES

HABITAT FOR HUMANITY
MANSFIELD COTTAGES

301 SAYERS ST
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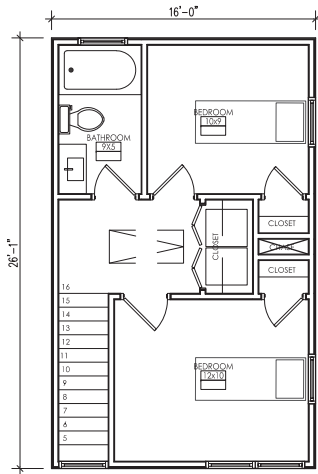
A.116H1
UNIT 16H1 PLANS

OWNER
CHRISTINE PANAGOPOULOS
TRINITY HABITAT FOR HUMANITY
(817)926-9219
C.PANAGOPOULOS@TRINITYHABITAT.ORG
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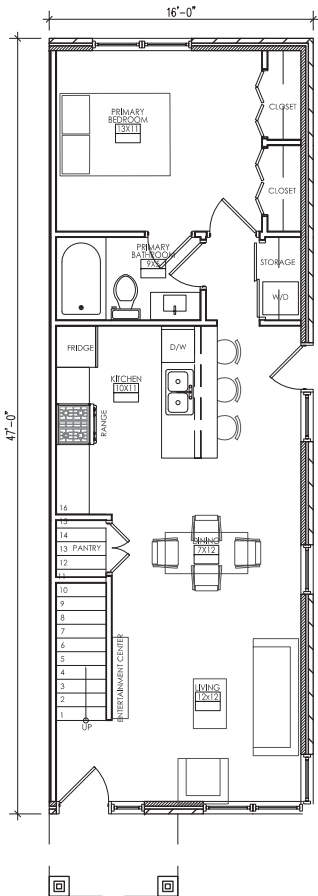
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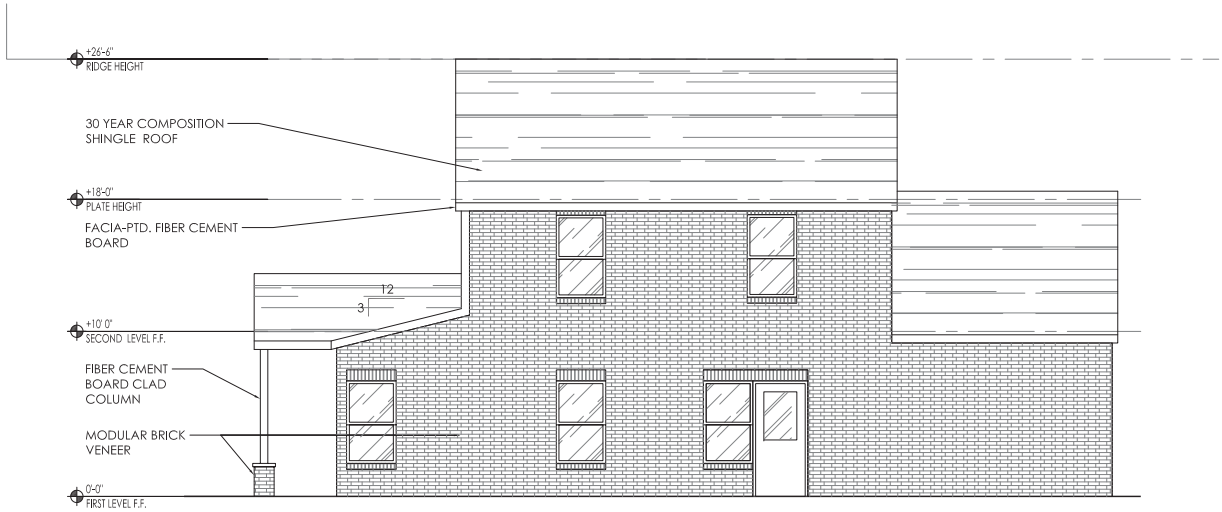
ARCHITECT
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STUDIO 97W
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2ND FLOOR



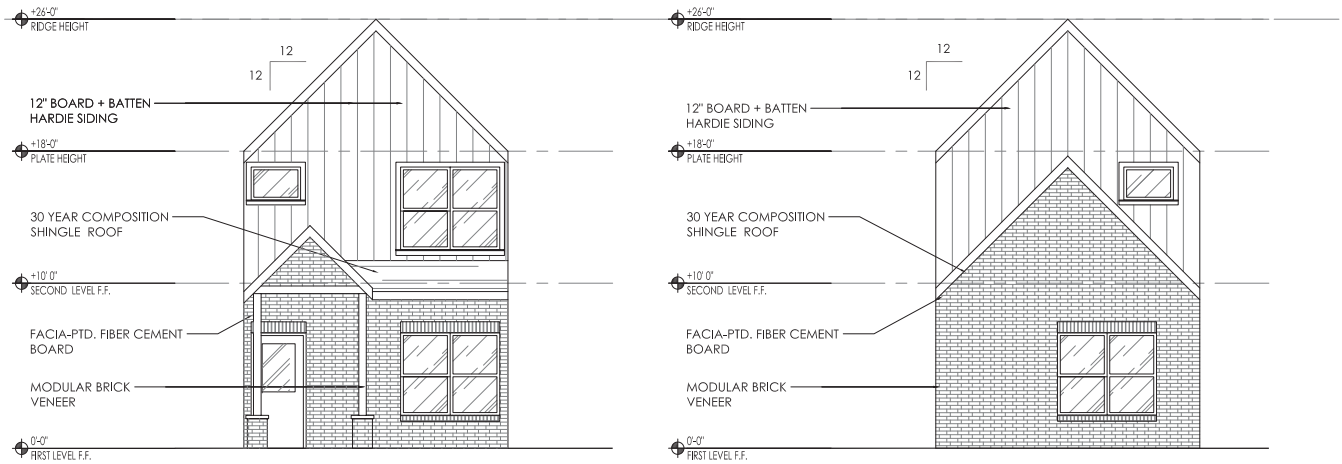
1ST FLOOR



SIDE ELEVATION

ELEVATION	MATERIALS		REMARKS
	BRICK	FIBER CEMENT	
FRONT	105 S.F.	120 S.F.	
REAR	208 S.F.	115 S.F.	
SIDE	606 S.F.	0 S.F.	
TOTAL	919 S.F.	235 S.F.	80 % TOTAL BRICK ON ALL ELEVATIONS

NOTE: FACADE MATERIAL COLORS SHALL VARY WITHIN EVERY 10 UNITS. THE SAME COMBINATION OF MATERIALS COLORS SHALL NOT BE USED ON OTHER UNITS WITHIN FIVE (5) UNITS ON EITHER SIDE OF A GIVEN UNIT.



FRONT ELEVATION

REAR ELEVATION

OWNER
CHRISTINE PANAGOPOULOS
TRINITY HABITAT FOR HUMANITY
(817)926-9219
C.PANAGOPOULOS@TRINITYHABITAT.ORG
9333 N. NORMANDELA ST.
FORT WORTH, TX 76116

CIVIL ENGINEER
MICHAEL THOMAS
MJ THOMAS ENGINEERING, LLC
(817)996-3446
MICKEYT@MJTHOMASENG.COM
4700 BRYANT IRVIN CT, STE 204
FORT WORTH, TX 76107

LANDSCAPE ARCHITECT
SAM HIMMELHAVER
SPSD
(817)640-7962
SHIMMELHAVER@SPSD.COM
1108 107TH STREET
ARLINGTON, TEXAS 76011

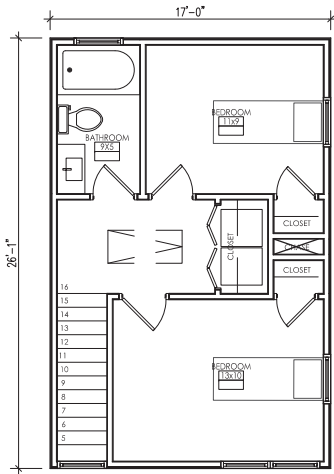
ARCHITECT
STEVEN HALLIDAY
STUDIO 97W
(817)882-6940
STEVEN.HALLIDAY@STUDIO97W.COM
901 SOUTH MAIN STREET
FORT WORTH, TX 76104

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T.
2.997 ACRES

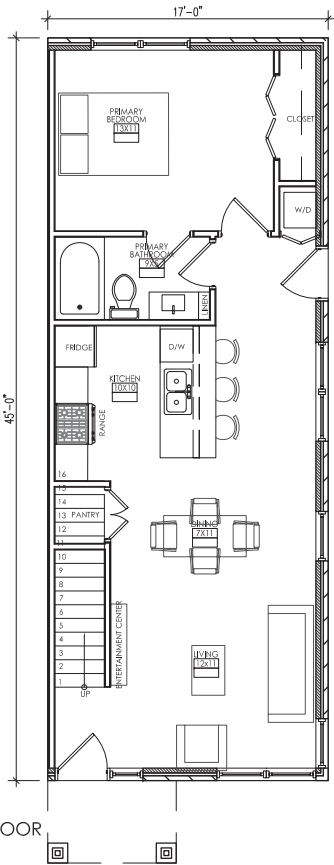
**HABITAT FOR HUMANITY
MANSFIELD COTTAGES**

301 SAYERS ST
MANSFIELD, TEXAS 76063

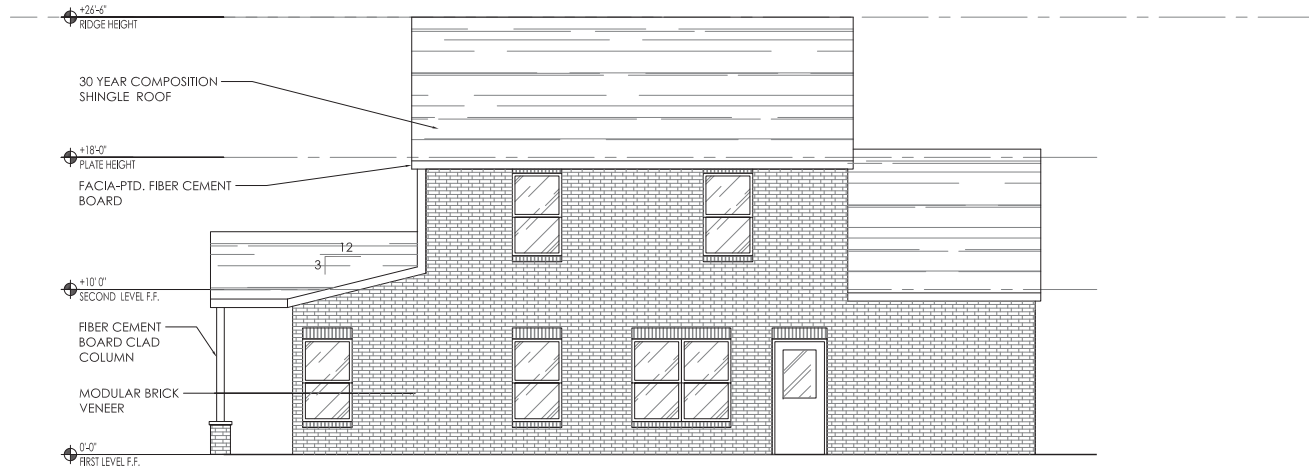
A.116H2
UNIT 16H2 PLANS



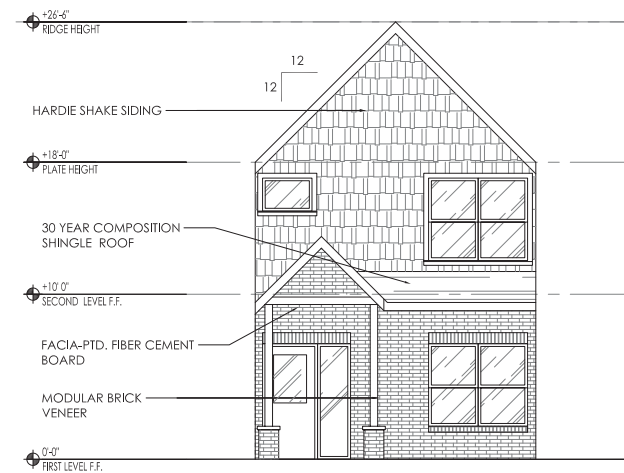
2ND FLOOR



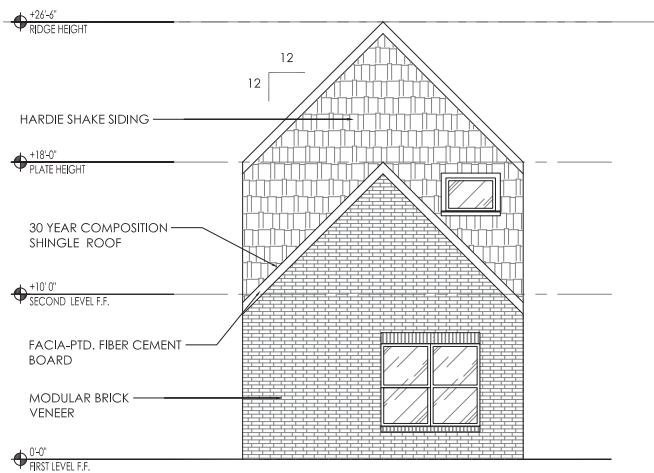
1ST FLOOR



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

ELEVATION	MATERIALS		REMARKS
	BRICK	FIBER CEMENT	
FRONT	104 S.F.	130 S.F.	
REAR	193 S.F.	126 S.F.	
SIDE	540 S.F.	0 S.F.	
TOTAL	837 S.F.	256 S.F.	76 % TOTAL BRICK ON ALL ELEVATIONS

NOTE: FACADE MATERIAL COLORS SHALL VARY WITHIN EVERY 10 UNITS. THE SAME COMBINATION OF MATERIALS COLORS SHALL NOT BE USED ON OTHER UNITS WITHIN FIVE (5) UNITS ON EITHER SIDE OF A GIVEN UNIT.

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T.
2.997 ACRES

HABITAT FOR HUMANITY
MANSFIELD COTTAGES

301 SAYERS ST
MANSFIELD, TEXAS 76063

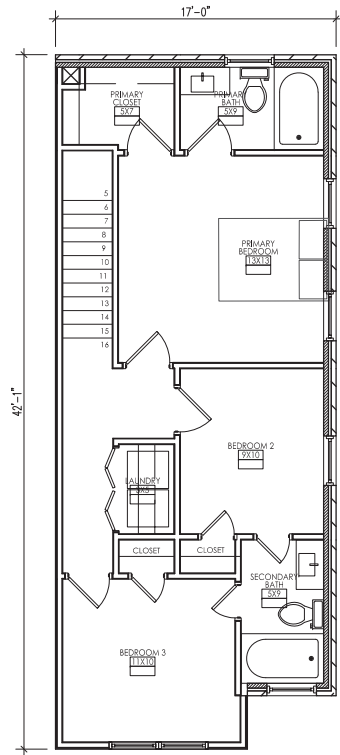
A.117
UNIT 17 PLANS

OWNER
CHRISTINE PANAGOPOULOS
TRINITY HABITAT FOR HUMANITY
(817)926-9219
C.PANAGOPOULOS@TRINITYHABITAT.ORG
9333 N. NORMANDALE ST.
FORT WORTH, TX 76116

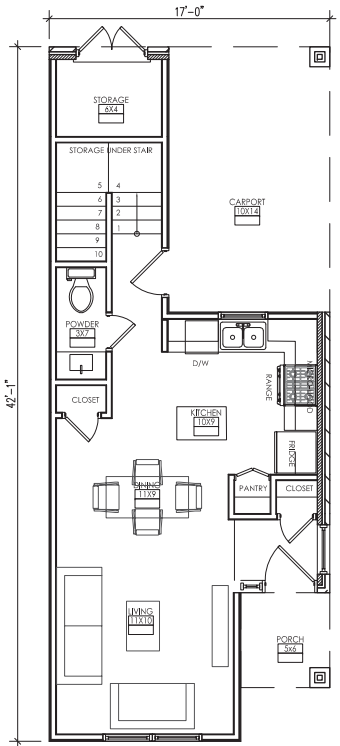
CIVIL ENGINEER
MICHAEL THOMAS
MJ THOMAS ENGINEERING, LLC
(817)996-3446
MICKEYT@MJTHOMASENG.COM
4700 BRYANT IRVIN CT, STE 204
FORT WORTH, TX 76107

LANDSCAPE ARCHITECT
SAM HIMMELHAVER
SPSD
(817)640-7962
SHIMMELHAVER@SPSD.COM
1108 107TH STREET
ARLINGTON, TEXAS 76011

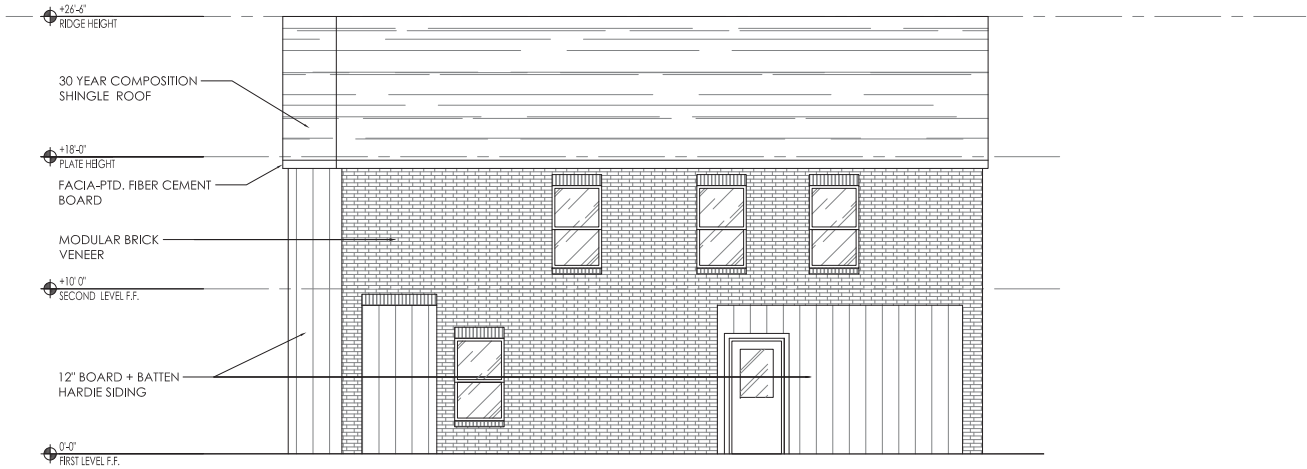
ARCHITECT
STEVEN HALLIDAY
STUDIO 97W
(817)882-6940
STEVEN.HALLIDAY@STUDIO97W.COM
901 SOUTH MAIN STREET
FORT WORTH, TX 76104



2ND FLOOR



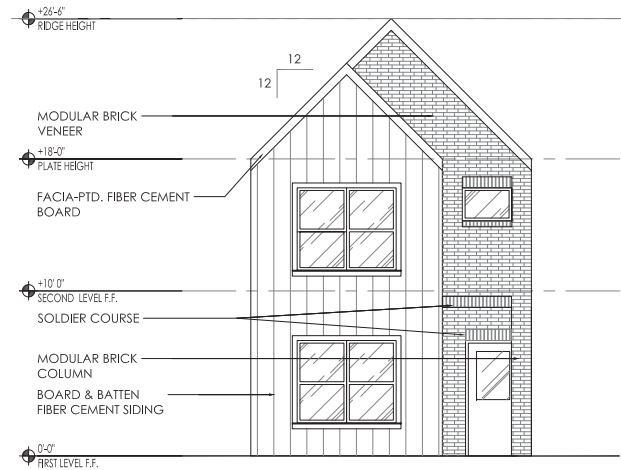
1ST FLOOR



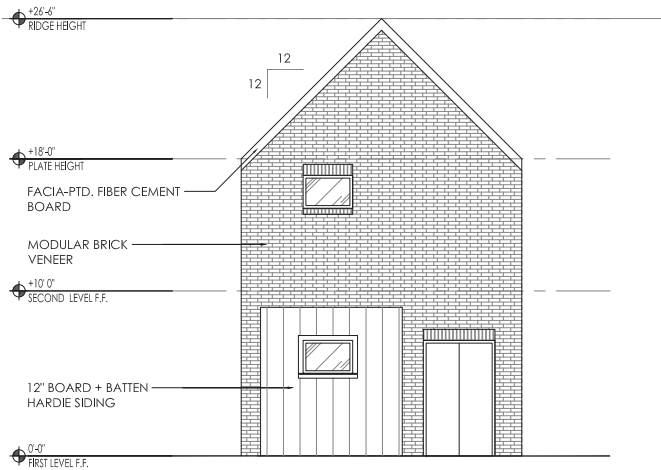
SIDE ELEVATION

ELEVATION	MATERIALS		REMARKS
	BRICK	FIBER CEMENT	
FRONT	98 S.F.	160 S.F.	
REAR	253 S.F.	68 S.F.	
SIDE	436 S.F.	246 S.F.	
TOTAL	787 S.F.	474 S.F.	62 % TOTAL BRICK ON ALL ELEVATIONS

NOTE: FACADE MATERIAL COLORS SHALL VARY WITHIN EVERY 10 UNITS. THE SAME COMBINATION OF MATERIALS COLORS SHALL NOT BE USED ON OTHER UNITS WITHIN FIVE (5) UNITS ON EITHER SIDE OF A GIVEN UNIT.



FRONT ELEVATION



REAR ELEVATION

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T.
2.997 ACRES

**HABITAT FOR HUMANITY
MANSFIELD COTTAGES**

301 SAYERS ST
MANSFIELD, TEXAS 76063

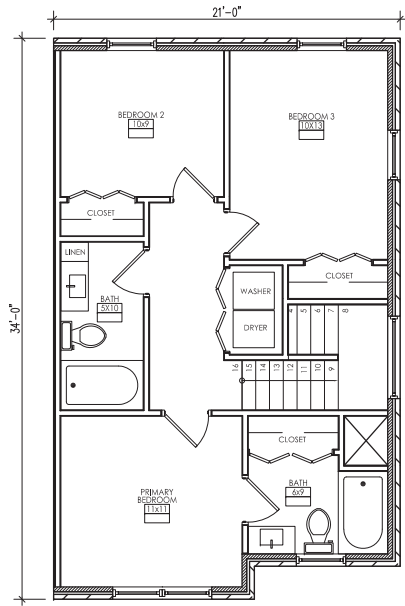
**A.117C
UNIT 17-C PLANS**

OWNER
CHRISTINE PANAGOPOULOS
TRINITY HABITAT FOR HUMANITY
(817)926-9219
C.PANAGOPOULOS@TRINITYHABITAT.ORG
9333 N. NORMANDALE ST.
FORT WORTH, TX 76116

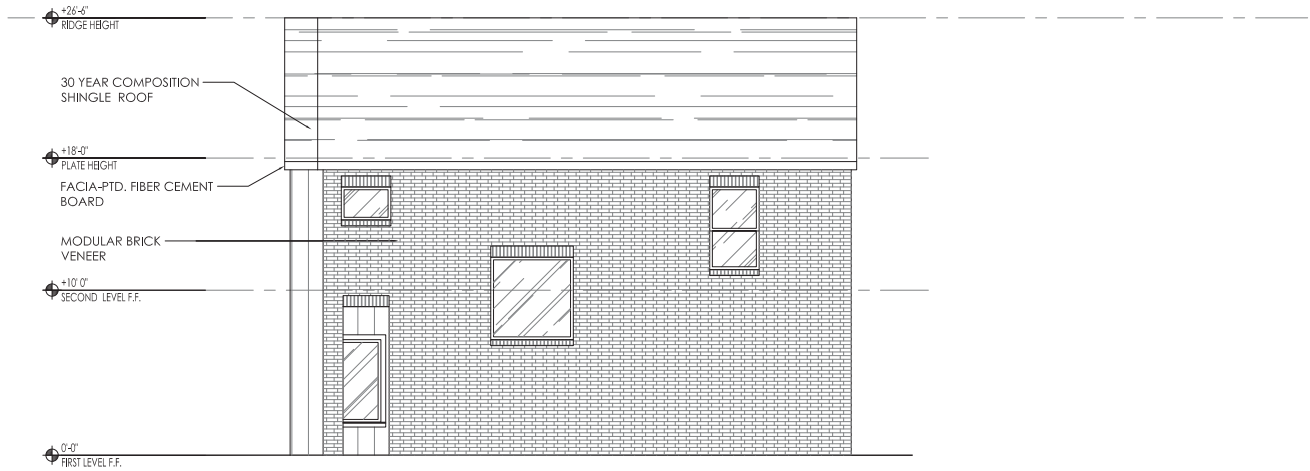
CIVIL ENGINEER
MICHAEL THOMAS
MJ THOMAS ENGINEERING, LLC
(817)996-3446
MICKEYT@MJTHOMASENG.COM
4700 BRYANT IRVIN CT, STE 204
FORT WORTH, TX 76107

LANDSCAPE ARCHITECT
SAM HIMMELHAVER
SPSD
(817)640-7962
SHIMMELHAVER@SPSD.COM
1108 107TH STREET
ARLINGTON, TEXAS 76011

ARCHITECT
STEVEN HALLIDAY
STUDIO 97W
(817)882-6940
STEVEN.HALLIDAY@STUDIO97W.COM
901 SOUTH MAIN STREET
FORT WORTH, TX 76104



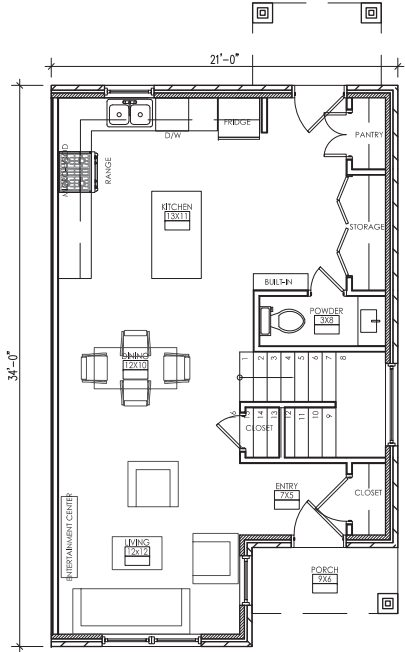
2ND FLOOR



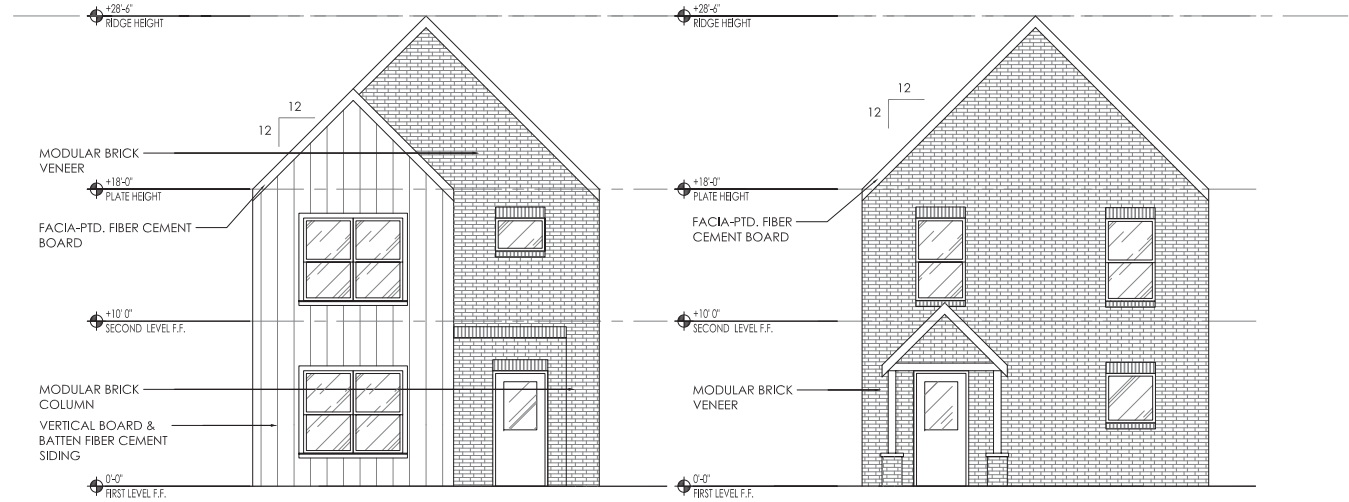
SIDE ELEVATION

ELEVATION	MATERIALS		REMARKS
	BRICK	FIBER CEMENT	
FRONT	206 S.F.	174 S.F.	
REAR	411 S.F.	0 S.F.	
SIDE	469 S.F.	70 S.F.	
TOTAL	1,086 S.F.	244 S.F.	82 % TOTAL BRICK ON ALL ELEVATIONS

NOTE: FACADE MATERIAL COLORS SHALL VARY WITHIN EVERY 10 UNITS. THE SAME COMBINATION OF MATERIALS COLORS SHALL NOT BE USED ON OTHER UNITS WITHIN FIVE (5) UNITS ON EITHER SIDE OF A GIVEN UNIT.



1ST FLOOR



FRONT ELEVATION

REAR ELEVATION

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T.
2.997 ACRES

HABITAT FOR HUMANITY MANSFIELD COTTAGES

301 SAYERS ST
MANSFIELD, TEXAS 76063

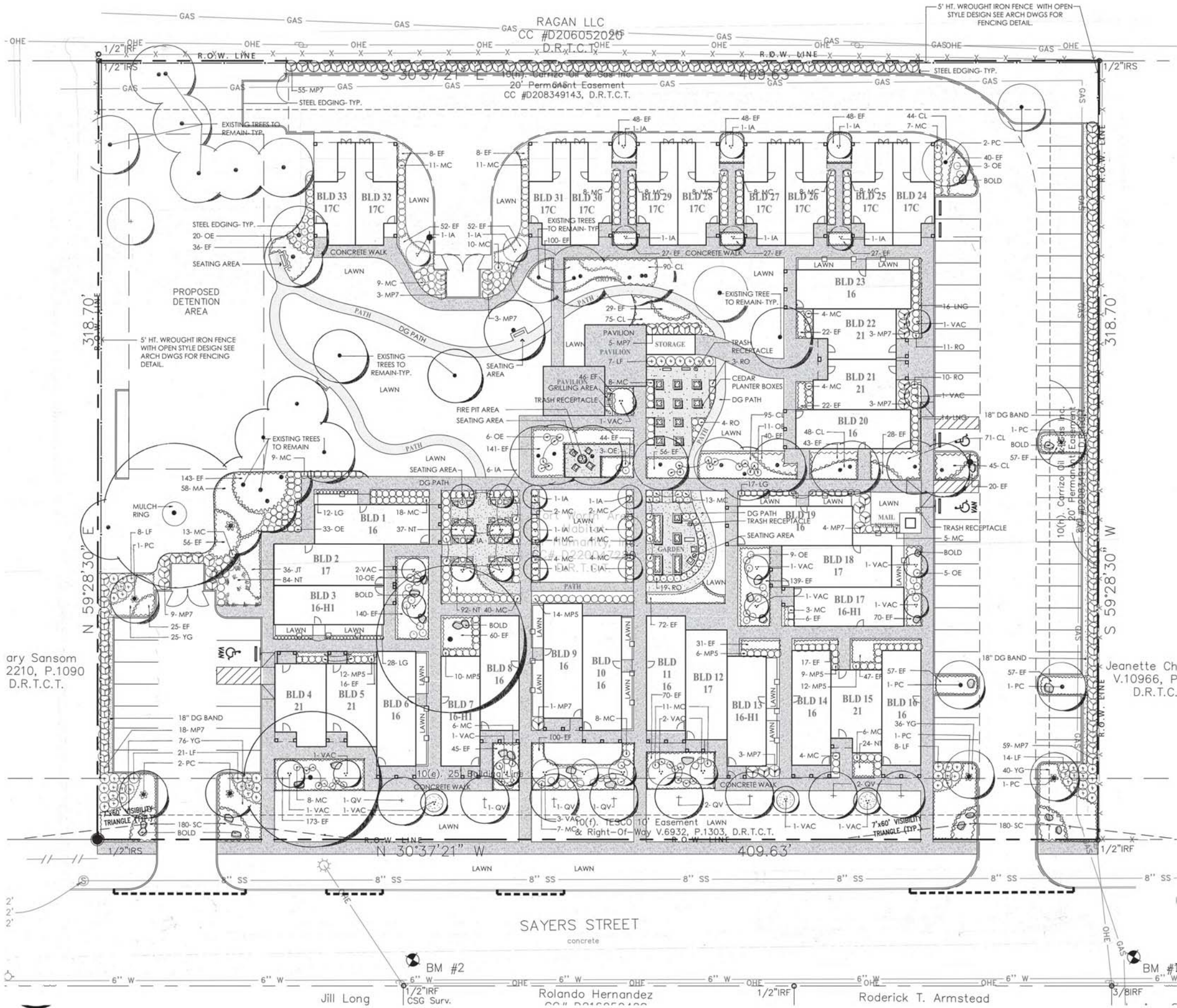
A.121
UNIT 21 PLANS

OWNER
CHRISTINE PANAGOPOULOS
TRINITY HABITAT FOR HUMANITY
(817)926-9219
C.PANAGOPOULOS@TRINITYHABITAT.ORG
9333 N. NORMANDELA ST.
FORT WORTH, TX 76116

CIVIL ENGINEER
MICHAEL THOMAS
MJ THOMAS ENGINEERING, LLC
(817)996-3446
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4700 BRYANT IRVIN CT, STE 204
FORT WORTH, TX 76107

LANDSCAPE ARCHITECT
SAM HIMMELHAVER
SPSD
(817)640-7962
SHIMMELHAVER@SPSD.COM
1108 107TH STREET
ARLINGTON, TEXAS 76011

ARCHITECT
STEVEN HALLIDAY
STUDIO 97W
(817)882-6940
STEVEN.HALLIDAY@STUDIO97W.COM
901 SOUTH MAIN STREET
FORT WORTH, TX 76104



- HOMEOWNERS ASSOCIATION NOTES:
1. OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SCREENING FENCES, DRIVEWAYS, PARKING LOTS, SIDEWALKS, COMMON AREAS, AMENITY CENTERS, LANDSCAPING, HARDSCAPE IMPROVEMENTS, PAVILIONS, AND WALKING PATHS.
 2. THE OWNER'S 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.

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T.
2.997 ACRES

**HABITAT FOR HUMANITY
MANSFIELD COTTAGES**

301 SAYERS ST
MANSFIELD, TEXAS 76063

L-1.01
LANDSCAPE PLAN

OWNER CHRISTINE PANAGOPOULOS TRINITY HABITAT FOR HUMANITY (817)926-9219 C.PANAGOPOULOS@TRINITYHABITAT.ORG 9333 N. NORMANDALE ST. FORT WORTH, TX 76116	CIVIL ENGINEER MICHAEL THOMAS MJ THOMAS ENGINEERING, LLC (817)996-3446 MICKEYT@MJTHOMASENG.COM 4700 BRYANT IRVIN CT, STE 204 FORT WORTH, TX 76107	LANDSCAPE ARCHITECT SAM HIMMELHAVER SPSD (817)640-7962 SHIMMELHAVER@SPSD.COM 1108 107TH STREET ARLINGTON, TEXAS 76011	ARCHITECT STEVEN HALLIDAY STUDIO 97W (817)882-6940 STEVEN.HALLIDAY@STUDIO97W.COM 901 SOUTH MAIN STREET FORT WORTH, TX 76104
--	--	--	--

SUMMARY CHART – INTERIOR PARKING LOT LANDSCAPING	
# Of Required Parking Spaces	62
# Of Provided Parking Spaces	62
# of Tree Islands Provided	4
*Note any credits used in calculations: a.	
Other Comments: 1. 2.	

SUMMARY CHART – INTERIOR LANDSCAPE						
	Landscape Area (in Sq Ft)	% of Landscape Area	Canopy Trees	Ornamental Trees	Shrubs	Ground Cover (in Sq Ft)
LOT SIZE	129,600 SF (405 X 320)					
Required						
Provided	54,285 SF	42%	18	44	709	5,385
*Note any credits used in calculations: a.						
Other Comments: 1. I DIDN'T COME ACROSS ANY REQUIREMENT IN THE ZONING ORDINANCE. 2. IF THERE IS A REQUIREMENT, PLEASE DIRECT ME TO THE PG. SO I CAN MAKE REVISIONS. 3. I ONLY COUNTED PURPLE WINTERCREEPER AS A GROUND COVER (2,393 X 2.25)						

SUMMARY CHART - BUFFERYARDS/SETBACKS							
Location Of Buffer Yard or Setback	Required/ Provided	Length	Buffervard or Setback Width/Type	Canopy Trees	Ornamental Trees	Shrubs	Screening Wall/Device Height & Material
North	Required	405 LF	N/A	N/A	N/A	55	3' SHRUB
	Provided					55	
East	Required	320 LF	N/A	N/A	N/A	59	3' SHRUB
	Provided					59	3' SHRUB
South	Required	405 LF	LANDSCAPE	11	11		
	Provided		SETBACK	12	11		
West	Required	320 LF	N/A	N/A	N/A	18	3' SHRUB
	Provided					18	3' SHRUB
*Note any credits used in calculations: a. EXISTING 22" CAL. PECAN (4 TREES) + 8 CANOPY TREES TO MEET SOUT CANOPY TREE REQ.							
Other comments: 1. SHRUBS ON NORTH, EAST, AND WEST ARE MEANT TO SCREEN INTERIOR PARKING 2. 3.							

QTY	SYM	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
CANOPY TREES						
8	QV	LIVE OAK	QUERCUS VIRGINIANA	3.5" CAL.; 12' HT.; 5' SPRD.	AS SHOWN	CONTAINER GROWN; STRONG CENTRAL LEADER
10	PC	CHINESE PISTACHE	PISTACHIA CHENENSIS	3.5" CAL.; 12' HT.; 5' SPRD.	AS SHOWN	CONTAINER GROWN; STRONG CENTRAL LEADER
ORNAMENTAL TREES						
24	IA	EAGLESTON HOLLY	ILEX X ATTENUATA 'EAGLESTON'	2" CAL.; 8' HT. ; 5' SPRD.	AS SHOWN	TREE-FORM; CONTAINER GROWN; STRONG CENTRAL LEADER
20	VAC	VITEX	VITEX AGNUS-CASTUS	2" CAL.; 8' HT.; 5' SPRD.	AS SHOWN	CONTAINER GROWN; STRONG CENTRAL LEADER
SHRUBS						
166	MP7	DWARF WAX MYRTLE	MYRICA PUSILLA	7 GAL.	60" O.C.	FULL; CONTAINER GROWN
50	LF	TEXAS SAGE 'GREEN CLOUD'	LEUCOPHYLLUM FRUTESCENS	5 GAL.	48" O.C.	FULL; CONTAINER GROWN
283	MC	GULF MUHLY	MUHLENBERGIA CAPILLARIS	5 GAL.	36" O.C.	FULL; CONTAINER GROWN
63	MP5	DWARF WAX MYRTLE	MYRICA PUSILLA	5 GAL.	36" O.C.	FULL; CONTAINER GROWN
100	OE	SPINELESS PRICKLY PEAR	OPUNTIA ELLISIANA	5 GAL.	36" O.C.	FULL; CONTAINER GROWN
47	RO	UPRIGHT ROSEMARY	ROSEMARINUS OFFICINALIS	5 GAL.	36" O.C.	FULL; CONTAINER GROWN
DWARF SHRUBS / PERENNIALS / GROUNDCOVER						
57	LG	GIANT LIRIOPE	LIRIOPE GIGANTEA	3 GAL.	24" O.C.	FULL; CONTAINER GROWN
36	JT	BLUE DART JUNCUS	JUNCUS TENUIS 'BLUE DART'	3 GAL.	24" O.C.	FULL; CONTAINER GROWN
58	MA	TURKS CAP	MELOCACTUS AZUREUS	3 GAL.	24" O.C.	FULL; CONTAINER GROWN
233	NT	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	3 GAL.	18" O.C.	FULL; CONTAINER GROWN
177	YG	SPANISH DAGGER YUCCA	YUCCA GLORIOSA	3 GAL.	30" O.C.	FULL; CONTAINER GROWN
468	CL	INLAND SEA OATS	CHASMANTHIUM LATIFOLIUM	1 GAL.	18" O.C.	FULL; CONTAINER GROWN
2,393	EF	PURPLE WINTERCREEPER	EUONYMUS FORTUNEI	1 GAL.	18" O.C.	FULL; CONTAINER GROWN
38	LNG	NEW GOLD LANTANA	LANTANA 'NEW GOLD'	1 GAL.	24" O.C.	FULL; CONTAINER GROWN
180 (SF)	SC	SEASONAL COLOR	TBD	4" POTS	6-8" O.C.	FULL; CONTAINER GROWN
LAWN						
		BERMUDA SOD	CYNODON DACTYLON			
QTY	SYM	DESCRIPTION				NOTES
HARDSCAPE AND SITE FURNISHINGS ITEMS						
	BOLD	MOSS BOULDERS		AVG. 30" DIA.		
		RAISED CEDAR PLANTER BOXES				WESTERN RED CEDAR
		CONCRETE WALKS		VARIES		MEDIUM-BROOM FINISH
		DECOMPOSED GRANITE PATH		5' W, 4" DEPTH		FILTER FABRIC BENEATH; COMPACT IN 2" LIFTS
		STEEL EDGING		1/8"X4"		BLACK; POWDERCOATED

HOMEOWNERS ASSOCIATION NOTES:

1. OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SCREENING FENCES, DRIVEWAYS, PARKING LOTS, SIDEWALKS, COMMON AREAS, AMENITY CENTERS, LANDSCAPING, HARDSCAPE IMPROVEMENTS, PAVILIONS, AND WALKING PATHS.
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LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T.
2.997 ACRES

HABITAT FOR HUMANITY
MANSFIELD COTTAGES

301 SAYERS ST
MANSFIELD, TEXAS 76063

L-2.01
LANDSCAPE PLANT LIST
AND TABULATIONS

OWNER

CHRISTINE PANAGOPOULOS
TRINITY HABITAT FOR HUMANITY
(817)926-9219
C.PANAGOPOULOS@TRINITYHABITAT.ORG
9333 N. NORMANDALE ST.
FORT WORTH, TX 76116

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MICHAEL THOMAS
MJ THOMAS ENGINEERING, LLC
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SPSD
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1108 107TH STREET
ARLINGTON, TEXAS 76011

ARCHITECT

STEVEN HALLIDAY
STUDIO 97W
(817)882-6940
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CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-3967

Agenda Date: 3/1/2021

Version: 1

Status: Consideration

In Control: Planning and Zoning Commission

File Type: Discussion Item

Agenda Number:

Title

Discussion on the Public Hearing Notification Requirements for Zoning Cases

Description/History

At the February 16, 2021, meeting, the Commission requested information regarding the notification requirements for public hearings. Notifications for zoning changes are established in Section 211 of the Texas Local Government Code. The statute requires the following:

- Written notice of a public hearing before the Planning and Zoning Commission on a proposed zoning must be sent to each owner listed on the most recently approved municipal tax roll, of real property within 200 feet of the property on which the change in classification is proposed.
- A public hearing notice must be published in an officially designated newspaper no less than 15 days before the public hearing at City Council. The official newspaper of Mansfield is the Fort Worth Star-Telegram.
- Section 8600 of the Zoning Ordinance mirrors these requirements.

In addition to the state requirements, Staff also performs the following:

- A yellow Zoning Change sign is placed on the subject property by City staff, usually the day following an application deadline. The sign is not required by law, but is displayed as a courtesy for the adjacent residents and the traveling public passing the property.
- Staff provides the dates for the public hearings at the Commission and the City Council in both the written notice to property owners and the legal advertisement in the newspaper rather than sending them separately.
- Although the law only requires the City to send notice to the owners listed on the approved tax roll, Staff compares the list to a current tax roll in case a property has been sold. In this instance, both the owner on the approved roll and the new owner will be sent a notice. A list of owners notified is included in the Commission's packet information.
- The City has created a Development Projects Map on the City website. This map displays the zoning case applications and tracks their status through the approval

process. New zoning cases are added to the map by the Friday following an application deadline. The map can be viewed here:

<https://mansfieldtx.maps.arcgis.com/apps/Shortlist/index.html?appid=4f76013be8574ec9be883256acebaea9>