



CITY OF MANSFIELD

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

Meeting Agenda - Final

Planning and Zoning Commission

Tuesday, June 21, 2022

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **TEXAS PLEDGE**

5. **APPROVAL OF MINUTES**

[22-4726](#)

Minutes - Approval of the June 6, 2022 Planning and Zoning Commission Meeting Minutes

Attachments: [Meeting Minutes 06-06-2022.pdf](#)

6. **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.

8. **PUBLIC HEARINGS**

[22-4727](#)

OA#22-005: Public Hearing to Consider a Proposed Amendment of Sections 155.072(B), of the Mansfield Code of Ordinances Regarding Definitions for an Accessory Unit and Section 155.072(J)(5)(c) of the Mansfield Code of Ordinances Regarding the habitable area of an Accessory Unit

[22-4728](#)

HLC#22-006: Public hearing to consider a request for a Historic Landmark Overlay District designation for the Front Gable Bungalow, c. 1925, located at 205 North Street; The Wilson Revocable Trust, owner

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

[EXHIBIT A.pdf](#)

[Photograph of 205 North St.pdf](#)

11. SUMMARY OF CITY COUNCIL ACTIONS

Update from 06/13/2022 CC

- ZC 20-021 -Habitat for Humanity
- OA 22-003 – SOMA
- ZC 22-008 – 54 Acres
- Special Event- Mansfield Rocks

12. COMMISSION ANNOUNCEMENTS

13. STAFF ANNOUNCEMENTS

14. ADJOURNMENT OF MEETING

15. NEXT MEETING DATE:Tuesday, July 5, 2022

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on June 15, 2022, in accordance with Chapter 551 of the Texas Government Code.

Planning and Zoning Secretary

* This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817 473-0211 or TDD 1-800-RELAY TX,

* 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: 22-4726

Agenda Date: 6/21/2022

Version: 1

Status: Approval of Minutes

In Control: Planning and Zoning Commission

File Type: Meeting Minutes

Title

Minutes - Approval of the June 6, 2022 Planning and Zoning Commission Meeting
Minutes

Description/History

The minutes of the June 6, 2022 Planning and Zoning Commission meeting are in DRAFT form and will not become effective until approved by the Board at this meeting.



CITY OF MANSFIELD

1200 E. Broad St.
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Meeting Minutes - Draft

Planning and Zoning Commission

Monday, June 6, 2022

6:00 PM

City Hall Council Chambers

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 the date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

Staff:

Jason Alexander, Planning Director

Arty Wheaton-Rodriguez, Assistant Planning Director

Shirley Emerson, Planner I

Helina Sarkodie-Minkah, Planner I

Jennifer Johnston, Development Coordinator

Commissioners:

Absent 2 - Blake Axen and Justin Gilmore

Present 5 - Anne Weydeck; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer

2. INVOCATION

Commissioner Mainer provided the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

[22-4694](#)

Minutes - Approval of the May 16, 2022 Planning and Zoning Commission Meeting Minutes

Commissioner Groll made a motion to approve the May 16, 2022 minutes as presented. Commissioner Goodwin seconded the motion which carried by the following vote:

Aye: 5 - Anne Weydeck; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Blake Axen and Justin Gilmore

Abstain: 0

6. CITIZENS COMMENTS

None

7. PUBLIC HEARINGS

[22-4696](#)

SD#22-024: Public hearing on a replat to create Lots 4BR1, 4BR2, 5DR1, and 5DR2, Block 2, Original Town of Britton on 0.569 acres located at 906 Cope Street and 911 Noah Street; 360 Surveying, surveyor; Ben Hartman, owner

Chairman Knight opened the public hearing at 6:05 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Knight closed the public hearing at 6:05 p.m.

**Commissioner Mainer made a motion to approve the replat as presented.
Commissioner Weydeck seconded the motion which carried by the following vote:**

Aye: 5 - Anne Weydeck; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Blake Axen and Justin Gilmore

Abstain: 0

[22-4697](#)

SD#22-020: Public hearing on a replat to create Lots 6R-1 and 6R-2, Block 34, Original Town of Mansfield, being a revision of a portion of Block 34, Original Town of Mansfield, according to the plat filed in Volume 63, Page 53 of the plat records of Tarrant County, TX, City of Mansfield by Christian Cole Investments LLC, owner/developer, Coombs Land Surveying, Inc. surveyor/engineer.

Chairman Knight opened the public hearing at 6:07 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Knight closed the public hearing at 6:07p.m.

**Commissioner Weydeck made a motion to approve the replat as presented.
Commissioner Groll seconded the motion which carried by the following vote:**

Aye: 5 - Anne Weydeck; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Blake Axen and Justin Gilmore

Abstain: 0

[22-4705](#)

SD #22-025: Public hearing on a replat to create Lots 1R1, Block 1, Electronics Addition on approximately 67.577 acres located at 1000 N Main St., Mouser Electronics Inc., owner and Baird, Hampton, and Brown Engineering and Surveying, engineer/surveyor

Chairman Knight opened the public hearing at 6:09 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Knight closed the public hearing at 6:09 p.m.

After a brief discussion, Commissioner Weydeck made a motion to approve the replat as presented. Commissioner Goodwin seconded the motion which carried by the following vote:

Aye: 5 - Anne Weydeck; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Blake Axen and Justin Gilmore

Abstain: 0

[22-4655](#)

OA#22-003: Public hearing to consider amending Chapter 155 of the Code of Ordinances of the City of Mansfield, "Zoning" by Amending Special Purpose District Regulations and Creating a New Section 155.073 "S, South Mansfield Form-based Development District".

Mr. Alexander, Planning Director, gave a presentation and was available for questions.

Chairman Knight opened the public hearing at 6:33 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Knight closed the public hearing at 6:33 p.m.

After a discussion, Commissioner Mainer made a motion to approve the amendment to the ordinance with the approval subject to legal review with additional clarification for Paragraph (S)(9)(A): "The property owner or the developer may appeal a special land assemblage plan decision to the City Manager." Commissioner Goodwin seconded the motion which carried by the following vote:

Aye: 5 - Anne Weydeck; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Blake Axen and Justin Gilmore

Abstain: 0

[22-4695](#)

ZC#22-008: Public hearing for a zoning change from PD, Planned Development District to S, South Mansfield Form-Based Development District with T-3, Urban Edge Transect, T-4, Urban Transition Transect and T-5, Urban Center Transect zones on approximately 54.393 acres out of the C Vela Survey, Abstract No. 851, Johnson County, Texas, generally located at the northeast corner of South U.S. 287 and Lone Star Road; City of Mansfield, applicant; Chisholm Flats, LLC, owner

Mr. Alexander gave a presentation and was available for questions.

Chairman Knight opened the public hearing at 6:51p.m. and called for anyone wishing to speak to come forward.

David Berzina, applicant, spoke on the project and was available for questions.

Seeing no one else come forward to speak, Chairman Knight closed the public hearing at 6:54 p.m.

After a discussion, Commissioner Goodwin made a motion to approve the request for a zoning change. Commissioner Weydeck seconded the motion which carried by the following vote:

Aye: 5 - Anne Weydeck; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Blake Axen and Justin Gilmore

Abstain: 0

8. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Alexander advised the Commission of the following:

- ZC 21-011 – Birdsong East – Failed second reading
- ZC 20-021 – Habitat for Humanity – Passed 1st reading

9. COMMISSION ANNOUNCEMENTS

Commissioner Groll will not be at the June 21st meeting.

10. STAFF ANNOUNCEMENTS

None

11. ADJOURNMENT OF MEETING

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

Aye: 5 - Anne Weydeck; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Blake Axen and Justin Gilmore

Abstain: 0

With no further business, Chairman Knight adjourned the meeting at 7:09 p.m.

Kent Knight, Chairman

Jennifer Johnston, Development Coordinator



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STAFF REPORT

File Number: 22-4727

Agenda Date: 6/21/2022

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Case

Agenda Number:

Title

OA#22-005: Public Hearing to Consider a Proposed Amendment of Sections 155.072(B), of the Mansfield Code of Ordinances Regarding Definitions for an Accessory Unit and Section 155.072(J)(5)(c) of the Mansfield Code of Ordinances Regarding the habitable area of an Accessory Unit

Description/History

Section 155.072(B) in the D, Downtown District currently sets out the definition of an accessory unit as: "A dwelling unit not greater than 800 square feet, and sharing ownership and utility connections with a principal building; and the dwelling may or may not be within an principal building and it may or may not be for rent."

The current ordinance allows both the principal building and the accessory unit to be rented to different tenants. In this situation, the accessory unit ceases to be ancillary to the principal building and becomes a principal building in its own right. The proposed amendment ensures that the property is owner-occupied and only one of the buildings can be rented. An owner may 1) live in the principal building and rent the accessory unit; or 2) the owner may live in the accessory unit and rent out the principal building. The amendment also requires that an accessory unit has a separate entrance from the principal building. The amendment will revise the definition of an accessory unit to read as follows:

"ACCESSORY UNIT:

A type of residential unit not greater than 800 square feet sharing ownership and utility connections with a principal building with a separate entrance from the principal building; it may or may not be within an outbuilding. Accessory units may only be rented if the principal building is owner-occupied. Alternatively, a property owner may live in the accessory unit and rent the principal building (SYNONYM: ANCILLARY UNIT)."

The amendment to Section 155.072(J)(5)(c), setting out the habitable square footage of an accessory unit, is intended to further distinguish the differences between an accessory unit within a principal building and one in an outbuilding.

The current definition of an accessory unit establishes a maximum area of 800 square feet for an accessory unit. And Section 155.072(J)(5)(c) establishes a maximum area of 800 square feet of habitable area for the accessory unit. Habitable area only includes the heated and air conditioned part of a residence. If an owner wishes to add non-heated/air

conditioned space to an accessory unit, such as a 400 square foot garage, currently section 155.072(J)(5)(c) would allow it. This may result in an accessory unit that is the same size or larger than the principal building.

The proposed amendment would limit both the habitable and non-habitable space of an accessory unit in an outbuilding to 800 square feet. This will ensure that the outbuilding remains ancillary to and does not exceed the size or scale of the principal building. An accessory unit within a principal building may continue to have a maximum of 800 square feet of habitable space, as the principal building is being enlarged and the accessory unit remains an ancillary use to the principal building. The amendment will revise Section 155.072(J)(5)(c) to read as follows:

“(c) The habitable area for an accessory unit within a principal building shall not exceed 800 square feet. The habitable area for an accessory unit within an outbuilding, excluding garages, porches, and other similar components, shall not exceed 800 square feet. The habitable area for an accessory unit within an outbuilding shall not exceed the habitable area of a principal building.”

Recommendation

Staff recommends approval.



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STAFF REPORT

File Number: 22-4728

Agenda Date: 6/21/2022

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Case

Title

HLC#22-006: Public hearing to consider a request for a Historic Landmark Overlay District designation for the Front Gable Bungalow, c. 1925, located at 205 North Street; The Wilson Revocable Trust, owner

Description/History

Existing Use: Single-family residence

Existing Zoning: D, Downtown District, D2 Zone

Surrounding Land Use & Zoning:

North - Single-family residence, D2 Zone

South - Single-family residences and retail, D1 and D2 Zones

East - Single-family residence, D2 Zone

West - Single-family residence, D2 Zone

Comments and Considerations

Charles and Ranee Wilson, owners of the Front Gable Bungalow (c. 1925) at 205 North Street, have requested a Historic Landmark Overlay District classification. This designation will allow the Commission to review future exterior alterations to the structure and protect the building's historic significance. The property is currently zoned D, Downtown District, D-2, Urban Transition zone.

Historic Background

This house is a front-gable bungalow built around 1925 with Craftsman style elements, such as the jerkinhead gable and eave brackets. The property was owned by A.J. Dukes, who lived in a mansion at the corner of W. Oak Street and North Street.

After Mr. Dukes death in 1921, ownership of this property passed to his daughter, Roberta Dukes Richardson. Mrs. Richardson had already demolished the mansion on Oak Street and used the materials for three smaller houses, two of which were rental homes. Around 1925, a new bungalow was built at 205 North Street to replace a house that was previously on the lot.

Architecturally, this bungalow resembles the other Craftsman style houses built by the Richardson family on Oak Street. Some of the original character-defining architectural elements of the bungalow have been altered, but the house retains the form of a Craftsman influenced residence.

The house is listed on the 1998 Historic Resources Survey Update as a Medium Priority resource. Medium Priority resources are characterized by alterations or deterioration of materials that have been removed, changed or obscure original design features or by less significant associations with the historic context. If included in a historic district, they are almost always considered Contributing resources to the district.

This bungalow and the neighboring houses built by the Richardsons reflect the character and development of the W. Oak Street neighborhood in the 1920s.

The house is an officially recognized historic resource of the City of Mansfield.

Designation Criteria

The Historic Landmark Overlay District designation should be considered in light of the following criteria:

1. *Character, interest or value as part of the development, heritage or cultural characteristics of the City of Mansfield, State of Texas, or the United States.* This bungalow and the three adjacent bungalows reflect the character and development of the W. Oak Street neighborhood in the 1920s and the increase of single-family or two-family rental homes.
2. *Relationship to other distinctive buildings, sites or areas which are eligible for preservation based on architectural, historic or cultural motif.* The house retains some detailing from the Craftsman-style influence. This styling is similar to homes on the adjacent lots on West Oak and Van Worth Streets.
3. *Identification with a person or persons who significantly contributed to the culture or development of the City.* The house was constructed by Roberta Dukes Richardson, daughter of A.J. Dukes, a prominent businessman in Mansfield. Mrs. Richardson was influential in the change from Victorian-era homes to early 20th century middle class houses on West Oak and Van Worth Streets.

Recommendation

The Historic Landmark Commission held a public hearing on June 9, 2022 and voted 5 to 0 to recommend approval of the landmark designation.

Staff recommends approval.

Attachments

Maps and supporting information

Exhibit A

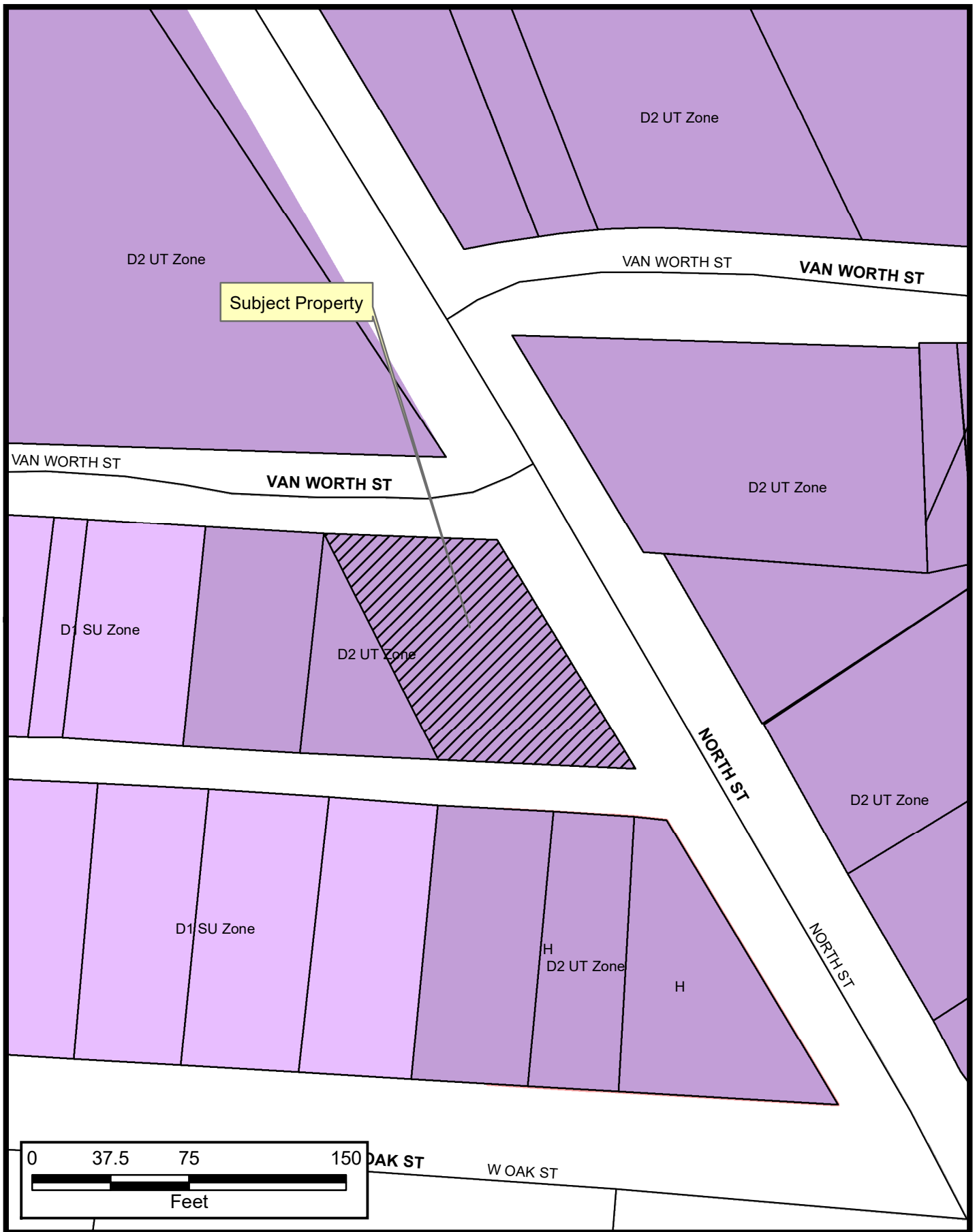
Photograph of the house



HLC#22-006

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.

5/20/2022



HLC#22-006

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5/20/2022

Front-Gable Bungalow, c. 1925

205 North Street

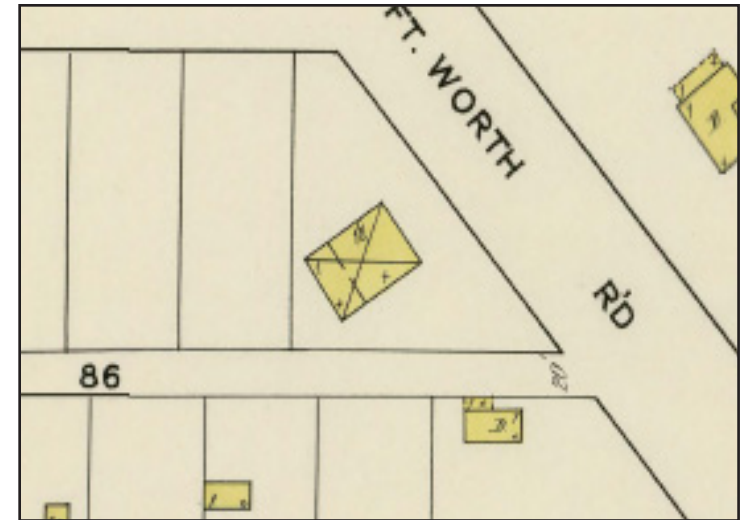
This house is a front-gable bungalow built around 1925 with Craftsman style elements, such as the jerkinhead gable and eave brackets. The property was owned by A.J. Dukes, who lived in a mansion at the corner of W. Oak Street and North Street.

After Mr. Dukes death in 1921, ownership of this property passed to his daughter, Roberta Dukes Richardson. Mrs. Richardson had already demolished the mansion on Oak Street and used the materials for three smaller houses, two of which were rental homes. Around 1925, a new bungalow was built at 205 North Street to replace a house that was previously on the lot.

Architecturally, this bungalow resembles the other Craftsman style houses built by the Richardson family on Oak Street. Some of the original character-defining architectural elements of the bungalow have been altered, but the house retains the form of a Craftsman influenced residence.

This bungalow and its cousins reflect the character and development of the W. Oak Street neighborhood in the 1920s.

This house is an officially recognized historic resource of the City of Mansfield.



1921 Sanborn Insurance Map showing the original house at 205 North Street. Note the shape of the lot and location of the house.



1933 Sanborn Insurance Map showing the 1925 bungalow at 205 North Street. The new house was closer to Van Worth Street and had a porch on the left side of the front façade that is still there today.

Property Owner Notification for HLC#22-006

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 44	RAMIREZ, VIRIDIANA	303 NORTH ST	MANSFIELD, TX	76063-1630
MANSFIELD, CITY OF	BLK 44	PEREZ, BENINO	305 VAN WORTH ST	MANSFIELD, TX	76063-1655
MANSFIELD, CITY OF	BLK 44	LOYA, JOEL	301 VAN WORTH ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 44	BADILLO, JOSE ADAN	205 VAN WORTH ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 44	THE WILSON REVOCABLE TRUST	205 NORTH ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 44	MARTINEZ, SANDRA	5325 LANSLOWNE AVE	FORT WORTH, TX	76135-1416
MANSFIELD, CITY OF	BLK 44	LOPEZ, ARMANDO	300 W OAK ST	MANSFIELD, TX	76063-1651
MANSFIELD, CITY OF	BLK 44	HENNIG, MICHAEL	210 W OAK ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 44	VARGAS, ANTONIO ANGEL	208 W OAK ST	MANSFIELD, TX	76063-1649
MANSFIELD, CITY OF	BLK 44	ESQUIVEL, MARIA	206 W OAK ST	MANSFIELD, TX	76063-1649
MANSFIELD, CITY OF	BLK 44	TREVINO, ROY	204 W OAK ST	MANSFIELD, TX	76063-1649
MANSFIELD, CITY OF	BLK 44	RYDELL, EDNA FAYE	202 W OAK ST	MANSFIELD, TX	76063-1649
MANSFIELD, CITY OF	BLK 44	200 W OAK LLC	128 N MAIN ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 44	SCHOEPLEIN, SUSAN	312 VAN WORTH ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 44	PEREZ, BENINO	305 VAN WORTH ST	MANSFIELD, TX	76063-1655
MANSFIELD, CITY OF	BLK 44	LOYA, JOEL	301 VAN WORTH ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 44	BADILLO, JOSE ADAN	205 VAN WORTH ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 45	RAMOS, ARACELY	112 VAN WORTH ST	MANSFIELD, TX	76063-1653

Friday, May 20, 2022

Page 1 of 2

Property Owner Notification for HLC#22-006

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 45	HARTMAN, BEN	500 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 45	WAGNER, PAUL	1901 CALLENDER RD	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 45	WALKER, LANCE	204 NORTH ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 45	WALDIE, PATRICIA ANN	725 J MARIE CT	CROWLEY, TX	76036
MANSFIELD, CITY OF	BLK 45	HUDSON, JAMES RONALD	1233 BROOKFIELD LN	MANSFIELD, TX	76063-2565
MANSFIELD, CITY OF	BLK 45	RAMOS, ARACELY	112 VAN WORTH ST	MANSFIELD, TX	76063-1653
MANSFIELD, CITY OF	BLK 45	CAMARILLO, JULIO	110 VAN WORTH ST	MANSFIELD, TX	76063-1653
MANSFIELD, CITY OF	BLK 45	HOWARD, JAMES	823 KINGSTON DR	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 45	HOWARD, JAMES	823 KINGSTON DR	MANSFIELD, TX	76063
PEREZ ADDITION	BLK 45	PEREZ, DARYLE	111 VAN WORTH ST	MANSFIELD, TX	76063

EXHIBIT "A"

Being all of Lot 10, Block 44, Original Town of Mansfield, according to the plat filed in Volume 63, Page 53, Plat Records, Tarrant County, Texas.

Recommendations for Official Recognition – Quadrants 1 & 2

Historic Preservation Advisory Board – March 2022

205 North Street

- Year Built: 1940
(tad.org), 1925
- Craftsman Style
- Front-facing gable
- Board-and-batten siding
- 1921 Sanborn Map

