



Legislation Details (With Text)

**File #:** 16-2146      **Version:** 3      **Name:** Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from PR, Pre Development to PD, Planned Development for C-2 uses on Approximately 3.296 Acres Generally Located South of Mansfield-Webb Road and West of the City Limit

**Type:** Ordinance      **Status:** Passed

**File created:** 12/22/2016      **In control:** City Council

**On agenda:** 2/13/2017      **Final action:** 2/13/2017

**Title:** Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PR, Pre Development to PD, Planned Development for Office, Retail and Service Uses on Approximately 3.296 Acres Generally Located South of Mansfield-Webb Road and approximately 470 feet West of the City Limits; Mansfield-Webb, LLC (ZC#16-016)

**Sponsors:** Joe Smolinski, Felix Wong

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance, 2. Maps & Supporting Information, 3. Exhibit A, 4. Exhibits B-D, 5. Existing Vegetation, 6. Mansfield Webb Office - PD - Aerial View

Date	Ver.	Action By	Action	Result
2/13/2017	3	City Council	Approved on Third And Final Reading	Pass
1/23/2017	2	City Council	Approved on Second Reading	Pass
1/9/2017	1	City Council	Approved on First Reading	Pass

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PR, Pre Development to PD, Planned Development for Office, Retail and Service Uses on Approximately 3.296 Acres Generally Located South of Mansfield-Webb Road and approximately 470 feet West of the City Limits; Mansfield-Webb, LLC (ZC#16-016)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on December 19, 2016, and voted 4 - 2 (Wilshire and Knight) to recommend approval. Commissioner Horn was absent.

**First Reading**

The property is located between Villaggio Apartments and the Northside Church of Christ. The applicant is proposing a four-building office/retail center. The buildings are approximately 4,000 square feet each and are predominantly brick and stone with an 8/12 pitch roof.

There is a drainage swale along the west and south side of the development. The applicant plans to leave the floodplain fringe in a natural state and use the existing vegetation and some new landscaping for screening in lieu of the required 8-foot masonry wall.

Other deviations include a reduction of the street landscape setback from 20 feet to 15 feet.

**Second Reading**

Pursuant to the discussion at the last meeting, the applicant revised the development plans to:

- Show AC unit locations on the side of the buildings

- Show 4 windows on the rear elevations
- Provided pictures of creek vegetation
- Change proposed landscaping to evergreen along the south side

**Third Reading**

In response to Council comments, the developer has prepared another graphic that provides an aerial perspective of the site. This graphic illustrates the extent of the proposed living screen and to show the anticipated locations and screening of the air conditioning units adjacent to the buildings.

Felix Wong, Director of Planning  
817-276-4228