



## Legislation Text

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**File #:** 18-2643, **Version:** 3

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Ordinance - Third and Final Reading of an Ordinance Approving a Change of Zoning From C-2 Community Business District to PD Planned Development District for C-2 Uses on Approximately 1.252 Acres Located at 2000 FM 157; Christopher Tran, 2000 Walnut Plaza LLC (ZC#18-002)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on February 20, 2018, and voted 7-0 to recommend approval with the condition that the applicant repair the parking lot with concrete within six months.

### **First Reading - March 5, 2018**

Located on the east side of FM 157, north of Moore Road, the subject property consists of 1.252 acres, fully developed as a neighborhood shopping center known as Walnut Plaza, with a 19,636 sq. ft. retail building and paved parking lot with 83 parking spaces. Built in 1985, it is one of the oldest shopping centers in Mansfield. The applicant is requesting to re-zone the property from C-2 Community Business District to PD Planned Development District for C-2 uses. The purpose of the PD request is to obtain deviations from the Zoning Ordinance as it relates to exterior building materials (70% masonry) and architectural attributes (wall plane projections, recesses, etc.). These requirements were incorporated into the Zoning Ordinance nearly twenty years after the shopping center was built. The scope of the proposed building improvements would ordinarily require the applicant to adhere to these new architectural requirements under C-2 zoning. In a letter to the Planning & Zoning Commission and City Council, the applicant notes that their proposed renovations would transform an old and neglected building with a deteriorating exterior into something more modern and updated. In making these improvements, the applicant believes they will help to revitalize this part of the community, attract more business, and contribute further to the tax base, employment, and overall economy of Mansfield.

The applicant will be removing the existing deteriorating block columns while maintaining the steel columns, and covering the existing block surface with stucco. The majority of the new exterior will be stucco, with areas of masonry stone added to the prominent corners of the building. As part of the improvements, the applicant will also increase the height of the parapet walls at the prominent corners of the building to add some architectural interest to the building. In addition, the name of the center and the address number will be added to the building to aid patrons in finding the shopping center. The applicant has provided renderings and elevations that show the planned improvements. The applicant also notes that all parapet walls will be at least 1 foot taller than the highest point of rooftop mechanical equipment and that all signage will comply with C-2 zoning. Given the limited site area, no landscape improvements are planned at this time.

### **Second Reading - March 19, 2018**

The City Council held a public hearing and first reading on March 5, 2018, and voted 6-1 (Moore) to approve with the condition that the applicant work with staff to determine if a dumpster enclosure, landscaping improvements and parking lot pavement improvements can be accommodated and to provide a letter to Council addressing these items. The applicant has provided the requested letter

### **Third Reading - April 9, 2018**

The City Council held a public hearing and second reading on March 26, 2018, and voted 5-2 (Councilmen Haynes and Moore) to approve with the condition that the applicant provide a landscape plan, irrigation quotes, and continue to investigate if a trash enclosure can be accommodated on the property. The applicant

has provided a landscape plan, irrigation quote, and photos showing the landscaping at a nearby property and photos demonstrating the inadequate space to accommodate a trash enclosure.

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