



## Legislation Text

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**File #:** 19-3298, **Version:** 3

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Ordinance - Third and Final Reading of an Ordinance Approving a Change of Zoning From SF-7.5/12 Single-Family Residential District and OP, Office Park District to PD, Planned Development District for Medical Office Uses on Approximately 0.516 Acres Known as a Portion of Lot 1, Block 16, Original Town of Mansfield, Generally Located at 501 E. Broad Street and 104 N. Waxahachie Street; Chris Jackson of Mansfield, Texas MOB, LP (ZC#19-015)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on September 16, 2019, and voted 7-0 to recommend approval with the condition that the applicant address staff comments, add additional landscaping in the landscape buffer along the east property line, and add one additional handicap-accessible parking space. The applicant has submitted revised plans that address all of the recommended conditions and outstanding staff review comments. In order to accommodate the additional handicap-accessible parking space and the additional access aisle, the applicant had to rearrange the parking which resulted in the loss of an additional tree.

The subject property consists of 0.516 acres on the north side of E. Broad St. at Waxahachie St., west of Brown St. and east of Sycamore St. The property consists of two tracts; the northwestern tract (addressed as 104 N. Waxahachie St.) is a vacant lot that was previously occupied by a single-family home and the southeastern tract (addressed as 501 E. Broad St.) is currently improved with a 3,800 sq. ft. single-story medical office building with a 21-space parking lot. The applicant plans a small addition to the medical office building and will also expand the parking lot onto the vacant lot.

The applicant is requesting to re-zone the property from SF-7.5/12 Single-Family Residential and OP Office Park District to PD Planned Development District for medical office uses. The zoning request is to allow for expansion of the commercial parking lot onto the residentially-zoned property as well as to allow for some deviations to some of the typical zoning requirements brought about by the building addition as well as existing developed conditions that predated current zoning requirements.

### Development Plan

The applicant plans to expand the current 3,800 sq. ft. single-story medical office building to a 4,948 sq. ft. building with additions to the east and south. The main entrance into the building will continue to be on the east side of the building. Staff notes that the 4' - 10' building addition to the south will encroach into the typically required 25' front yard. Since the current survey shows that the public right-of-way extends closer to the building than is typical, dimensions have been provided to indicate the distance of the building to the property line as well as to the sidewalk along E. Broad St. (which is where the public right-of-way typically begins). At the shortest distance, the building (with the new additions) will be only 3'-10" from the front property line and 17'-8" from the sidewalk. At the longest distance, the building (with the new additions) will be 14'-6" from the front property line and 24'-1" from the sidewalk. Currently, as measured from the building to the sidewalk at the shortest distance, the building (without additions) does not encroach into the 25' required front yard.

To better accommodate existing demand as well as the building expansion, the parking lot will be reconfigured and expanded from 21 spaces to 33 spaces, which meets the parking requirements for the expanded building. The applicant will provide a 5' sidewalk on the north and east sides of the building adjacent to the parking lot;

this sidewalk will connect to the sidewalk along E. Broad St. The existing row of 11 parking spaces on the east side of the property and two new parking spaces to be added to this row will retain the nonconforming 9' x 17' dimensions, while the new ADA parking spaces and 17 new standard spaces on the north end of the property will meet the typical 9' x 18' dimensions. The van ADA parking space will be 11' x 18'. Access to the property will continue to be from the existing access point on E. Broad St. at the southeast corner of the site. In addition, the parking lot will stub to the 15' public alley (officially designated as N. Waxahachie St.) to the west; this public right-of-way remains unimproved.

The applicant has provided notes that there will be no outside storage on the property, that the loading zone will be striped independent of the fire lane, and that all equipment will be screened in accordance with Section 7301.A of the Zoning Ordinance. The applicant has also indicated that any trash enclosure will be screened in accordance with Section 7301.B of the Zoning Ordinance, however the applicant has indicated to staff that they will be utilizing curbside trash pickup.

### Elevations

The building will predominantly include a mix of red brick and white and beige stone with black metal window frames and accents. The building includes a series of wall plane recesses and projections and wall height variations, particularly on the more visible and prominent south and east facades of the building, which will be most visible to the public. The main entrance to the building will include the most prominent architectural features, including the stone elements, the highest wall heights, and a purple awning feature that matches the business' color scheme. The applicant has provided renderings for all elevations of the building as well as perspectives from the southeast and the east. The entire building as a whole will be 81% masonry, with the balance being metal or glass.

### Landscaping and Screening

Due to the space constraints, the pre-existing conditions and improvements, and the need for parking, the development will deviate from the typical 20' buffer yard and 8' masonry screening wall requirements adjacent to residential property, the 20' street landscape setback requirement, and the parking lot perimeter landscaping requirements, all as noted in Section 7300 of the Zoning Ordinance. However, the applicant will retain four oak trees, two bald cypress trees, and one beech tree. Two elm trees, two yaupon trees, one tallow tree, and one bald cypress tree will be removed. In addition, the applicant will plant dense evergreen shrubs along the east property line and around the transformer, as well as shrubs on the east and south sides of the building. Along the north property line, the applicant will construct a 6' tall cedar wood stockade fence.

### Signage

The applicant notes that they will adhere to Section 7100 of the Zoning Ordinance as it relates to signage and plans two wall signs (one on the south side of the building facing Broad St. and one on the east side of the building at the main entrance) in lieu of a monument sign and wall sign.

### Summary

The proposed development will allow for the modernization and expansion of the existing medical office building, additional parking to more adequately accommodate needs, and the preservation of existing trees. While there are deviations as it relates to parking, setbacks, and landscaping and screening requirements, the applicant has strived to provide an updated building that accommodates modern medical office needs that fits within the existing constraints of the property.

### **Second Reading**

The City Council held a public hearing and first reading on October 14, 2019, and voted 7 - 0 to approve as presented. No changes have been made to the plans

### **Third Reading**

The City Council held a public hearing and second reading on October 28, 2019, and voted 6 - 0 (Broseh

absent) to approve as presented. No changes have been made to the plans..

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