

ORDINANCE NO. OR-2165-20

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR SINGLE-FAMILY RESIDENTIAL USES, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Mansfield, Texas, in compliance with the laws of the State of Texas with reference to the amendment of the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing opportunity to all property owners generally and to owners of the affected properties, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS:

SECTION 1.

That the Comprehensive Zoning Ordinance of the City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a new zoning district classification of PD, Planned Development; said property being described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2.

That the use and development of the hereinabove described property shall be in accordance with the development plan shown on Exhibit "B" attached hereto and made a part hereof for all purposes.

SECTION 3.

That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4.

That the above described properties shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

SECTION 5.

Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6.

Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of Mansfield, Texas, shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7.

This ordinance shall take effect immediately from and after its passage on third and final reading and the publication of the caption, as the law and charter in such cases provide.

FIRST READING APPROVED ON THE 13TH DAY OF JANUARY, 2020.

SECOND READING APPROVED ON THE 27TH DAY OF JANUARY, 2020.

DULY PASSED ON THE THIRD AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 10TH DAY OF FEBRUARY, 2020.



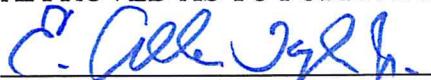
David L. Cook, Mayor

ATTEST:



Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY

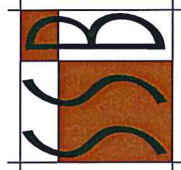


Allen Taylor, City Attorney

EXHIBIT A FOR ZC#19-018

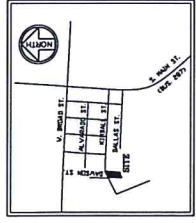
PROPERTY DESCRIPTION

Being all of Lot 1, Block 1, Bastian Addition, an addition to the City of Mansfield, Texas according to the plat recorded in Clerk's File No. D216048404 of the Official Public Records of Tarrant County, Texas



DESIGNS, INC.
 900 N. WALNUT CREEK DR.,
 SUITE 100-PMB 308
 DALLAS, TX 75243-8043
 PH: (817)306-7083
 FAX: (817)477-5397

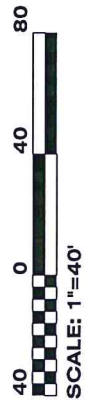
SITE PLAN
 PROJ.: 607 W. KIMBALL ST.
 DATE: 11-24-19
 REVISIONS:
 PLAN NO.:
 607 W. KIMBALL



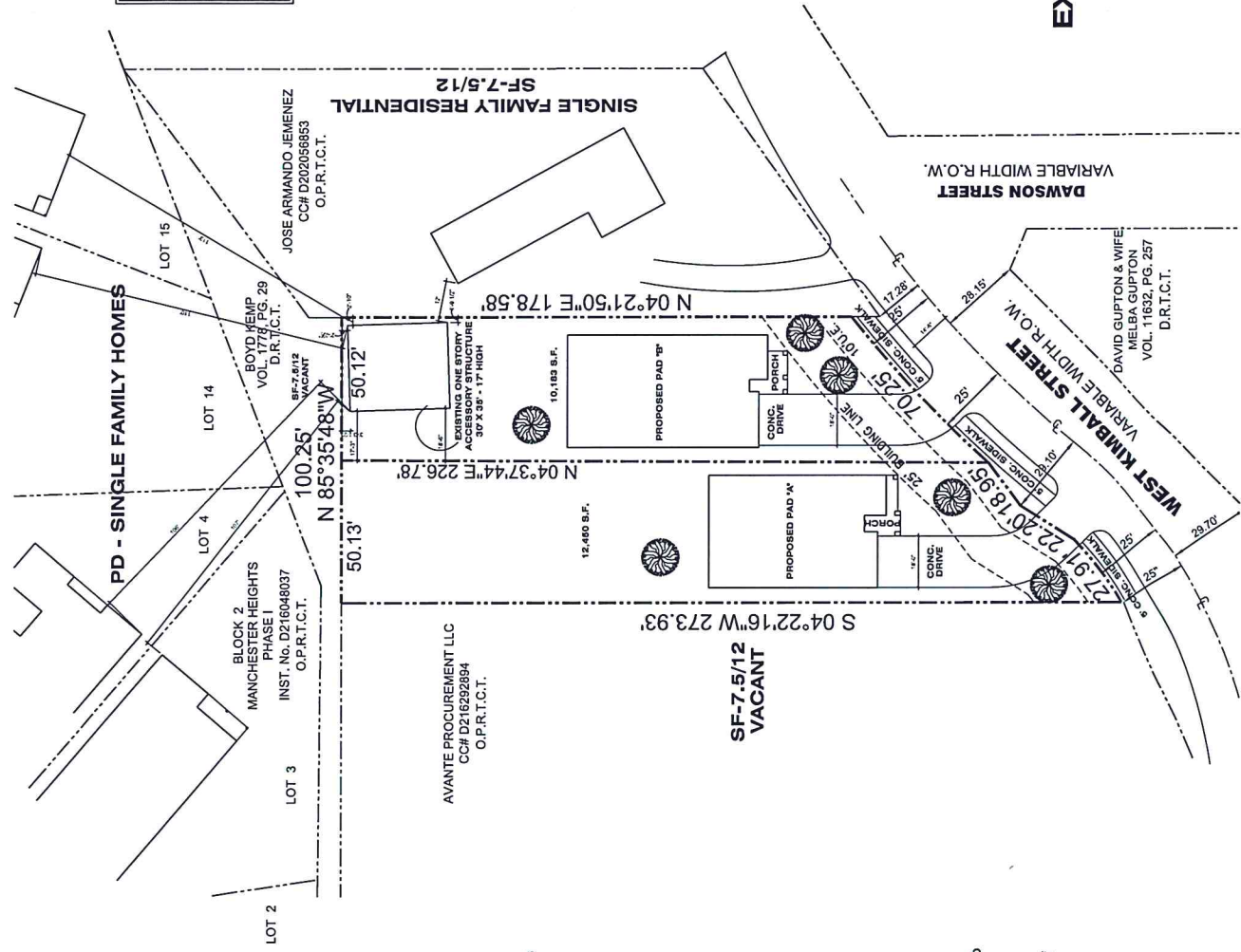
SITE PLAN
SCALE: 1"=40'

607 W. KIMBALL
LOT 1, BLOCK 1
BASTIAN ADDITION
MANSFIELD, TX.

OWNER:
MANSFIELD CUSTOM HOMES
1848 LONE STAR RD. SUITE 308
MANSFIELD, TX 76063
682-518-1158



SCALE: 1"=40'



PLANNED DEVELOPMENT REGULATIONS

Land Use - Two (2) Single family detached houses

Area and Height Regulations - Applicable only to the primary residential building

- Minimum Lot Area - 10,000 SF
- Minimum Lot Width - 50 ft
- Minimum Lot Depth - 110 ft
- Minimum Front Setback - 25 ft
- Minimum Rear Setback - 15 ft
- Minimum Side Setback, Interior - 5 ft
- Minimum Floor Area - 1,800 sf
- Minimum Off-Street Parking - 2 spaces per house
- Maximum Height - 35'
- Maximum Lot Coverage - 45%
- Minimum Parking - 2 spaces per garage per dwelling

Landscaping and Screening

- Three trees per lot with a minimum caliper size of 3.5 inches
- At least 50% of the foundation facing the streets must be planted with shrubs or flower beds
- Lawns and landscaping must be irrigated with an irrigation system

Architectural Standards

- Front building elevation must include a porch with minimum dimensions of 7 ft depth, 70 sf area and 6" x 6" columns
- Windows seen from the street are required to be wood, look like wood, or be covered with vinyl or aluminum cladding
- Roof shingles must be three dimensional architectural shingles.
- Minimum roof pitch must be 8:12.
- Facade cladding must be at least 70% wood or cementitious fiber materials
- Craftsman style details are encouraged
- Garage doors will incorporate small windows or woodgrain paint finish or carriage style enhancements
- Exterior elevation of the houses must vary from each other in terms of color, architectural features, roof form, and combination of cladding materials.

Accessory Building - The existing accessory structure shall be allowed to remain in its current size, height and setbacks as clearly identified in the Development Plan and be used as personal storage, workshop or cabana. Any new accessory structures or accessory additions shall be subject to the accessory structure requirements stated in Section 7800.B.5 of the Zoning Ordinance, with SF-7.5/12 as the base zoning. Pad B shall not be allowed any additional structures or additions to the existing accessory structure. If the existing accessory structure is removed, the regulations for this lot shall default to the Zoning Ordinance.

Compliance with PD Regulations

The proposed development will be in complete accordance with the provisions of the approved Planned Development District and that all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

EXHIBIT B FOR ZC#19-018