



CITY OF MANSFIELD

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

Meeting Agenda - Final

Planning and Zoning Commission

Tuesday, January 17, 2023

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **TEXAS PLEDGE**

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

5. **RECESS INTO EXECUTIVE SESSION**

Pursuant to Section 551.071, Texas Government Code, the Commission reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

6. **APPROVAL OF MINUTES**

[22-5128](#)

Minutes - Approval of the January 3, 2023 Planning and Zoning Commission Meeting Minutes

Attachments: [01.03.23 Meeting Minutes.pdf](#)

7. **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.

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. **CONSENT AGENDA**

[23-5141](#) SD#22-063: Final Plat of Parkside Estates on approximately 12.125 acres generally located on the southeast corner of N. Walnut Creek Drive and E. Debbie Lane; Bannister Engineering, LLC., engineer/surveyor; Parkside Villas Lot Venture, LTD, developer/owner

Attachments: [Approved Preliminary Plat.pdf](#)
[Final Plat.pdf](#)

9. PUBLIC HEARINGS

[22-5131](#) SD#22-067: Public hearing on a replat to create Lots 1R3, Block A, Bethlehem Baptist Church Addition on 19.298 acres generally located at 1880 W Broad Street (see attached location map); DI Scullo-Terry, Stanton & Associates, Inc., engineer/surveyor; Bethlehem Baptist Church of Mansfield, Inc., owners.

Attachments: [Location Map.pdf](#)
[Previously Approved Plat.pdf](#)
[Replat.pdf](#)

[22-5129](#) ZC#22-020: Public hearing for a zoning change from SF-7.5/12, Single-Family Residential District and PD, Planned Development District to D, Downtown District, D-1-, (Sub-Urban Zone) on approximately 1.460 acres located at 505 W. Kimball St., 506 W. Kimball St., and 509 Alvarado St.; Benjamin Hartman, owner.

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

[22-5130](#) ZC#23-001: Public hearing on a change of zoning from C-2, Community Business District to PD, Planned Development District with limited I-1, Light Industrial and Mini-Warehouse uses on approximately 9.94 acres out of the William Lynn Survey, Abstract Number 984, Tarrant County, TX, located at 2351, 2361, 2371, 2381 and 2391 N. Highway U.S. 287; Industrial Reserve, LLC, owner

Attachments: [Maps and Supporting Information.pdf](#)
[Exhibit A - Legal Description.pdf](#)
[Exhibit B - PD Planned Development District Regulations.pdf](#)
[Exhibit C - Site Plan.pdf](#)
[Exhibit D - Elevations.pdf](#)

10. SUMMARY OF CITY COUNCIL ACTIONS

11. COMMISSION ANNOUNCEMENTS

12. STAFF ANNOUNCEMENTS

13. ADJOURNMENT OF MEETING**14. NEXT MEETING DATE: Monday, February 6, 2023**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on Thursday, January 12, 2023 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: 22-5128

Agenda Date: 1/17/2023

Version: 1

Status: Passed

In Control: Planning and Zoning Commission

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the January 3, 2023 Planning and Zoning Commission Meeting
Minutes

Description/History

The minutes of the January 3, 2023 Planning and Zoning Commission meeting are in DRAFT form and will not become effective until approved by the Commission at this meeting.



CITY OF MANSFIELD

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

Meeting Minutes - Draft

Planning and Zoning Commission

Tuesday, January 3, 2023

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Chairman Axen called the meeting to order at 6:02 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
Art Wright, Senior Planner
Shirley Emerson, Planner
Jennifer Johnston, Development Coordinator*

Commissioners:

Absent 3 - Stephen Groll; Justin Gilmore and David Goodwin

Present 4 - Blake Axen; Jennifer Thompson; Brandon Shaw and Michael Mainer

2. INVOCATION

Vice Chairman Mainer provided the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

[22-5111](#)

Minutes - Approval of the December 5, 2022 Planning and Zoning Commission Meeting Minutes

Vice Chairman Mainer made a motion to approve the December 5, 2022 minutes as presented. Commissioner Shaw seconded the motion which carried by the following vote:

Aye: 4 - Blake Axen; Jennifer Thompson; Brandon Shaw and Michael Mainer

Nay: 0

Absent: 3 - Stephen Groll; Justin Gilmore and David Goodwin

Abstain: 0

6. **CITIZENS COMMENTS**

None

7. **CONSENT AGENDA**

[22-5112](#)

SD#22-008: Final Plat of M3 Ranch, Phase 2A and 2B, on approximately 183.409 acres generally located south of M3 Ranch Road and approximately 970 feet east of FM 917; Set Back Partners LTD, owner, M3 Ranch Investment, LTD, owner, Hanover Property Company, developer, and LJA Engineering, Inc., engineer

Vice Chairman Mainer made a motion to approve the final plat as presented. Commissioner Shaw seconded the motion which carried by the following vote:

Aye: 4 - Blake Axen; Jennifer Thompson; Brandon Shaw and Michael Mainer

Nay: 0

Absent: 3 - Stephen Groll; Justin Gilmore and David Goodwin

Abstain: 0

8. **PUBLIC HEARINGS**

[22-5109](#)

OA# 23-001 - Public hearing to consider proposed revisions to the Permitted Use Table in Section 155.054(B) and to the Special Conditions in Section 155.099(B)(40) related to Donation Boxes.

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

Chairman Axen opened the public hearing at 6:10 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Axen closed the public hearing at 6:10 p.m.

After a brief discussion, Vice Chairman Mainer made a motion to approve the proposed revisions to the Permitted Use Table as presented. Commissioner Thompson seconded the motion which carried by the following vote:

Aye: 4 - Blake Axen; Jennifer Thompson; Brandon Shaw and Michael Mainer

Nay: 0

Absent: 3 - Stephen Groll; Justin Gilmore and David Goodwin

Abstain: 0

[22-5113](#)

ZC#22-019: Public hearing on a change of zoning from PR, Pre-Development District, SF-12/22, Single-Family Residential District and PD, Planned Development District to PD, Planned Development District for single-family residential, single-family attached (brownstones) and multi-family residential uses on approximately 16.42 acres out of the Henry Odell Survey, Abstract No. 1196, Tarrant County, Texas, on property located at 1725 E. Broad Street, and 257 and 261 Carlin Road; Bridgeview Real Estate, owner/developer and Matlock East, LLC, owner

Mr. Alexander requested the Commission table the case indefinitely and was available for questions.

Chairman Axen opened the public hearing at 6:20 p.m. and called for anyone wishing to speak to come forward.

Steve Nelson, 257 Carlin Rd., spoke in support on the matter.

Greg Kunasek, 405 Carlin Rd., spoke on the matter.

Amanda Stukey, 333 Carlin Rd., spoke on the matter.

Brad Lipscomb, 319 Carlin Rd., spoke on the matter.

Nicole Zaitocn, 321 Carlin Rd., spoke on the matter.

Justin Minor, 1870 Paul Rd., spoke on the matter.

Aaron Swapp, applicant, spoke on the matter,

Sandi Kunasek, 405 Carin Rd., spoke on the matter.

Geno Fenoglio, 316 Carlin Rd., spoke in opposition on this matter.

Seeing no one else come forward to speak, Chairman Axen closed the public hearing at 6:41 p.m.

After a discussion, Vice Chairman Mainer made a motion to table the case indefinitely. Commissioner Shaw seconded the motion which carried by the following vote:

Aye: 4 - Blake Axen; Jennifer Thompson; Brandon Shaw and Michael Mainer

Nay: 0

Absent: 3 - Stephen Groll; Justin Gilmore and David Goodwin

Abstain: 0

[22-5114](#)

HLC#21-013: Public hearing on an amendment to Section 155.054(K)(1) (b) of the Mansfield Code of Ordinances to adopt new Design Guidelines for commercial and non-residential historic landmarks and to make the guidelines applicable to all areas of the City.

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

Chairman Axen opened the public hearing at 6:48 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Axen closed the public hearing at 6:48 p.m.

Commissioner Shaw made a motion to approve to amend Section 155.054(K) (1) (b) of the Mansfield Code of Ordinances. Vice Chairman Mainer seconded the motion which carried by the following vote:

Aye: 4 - Blake Axen; Jennifer Thompson; Brandon Shaw and Michael Mainer

Nay: 0

Absent: 3 - Stephen Groll; Justin Gilmore and David Goodwin

Abstain: 0

9. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Alexander advised the Commission of City Council actions from their December 12, 2022 meeting.

10. COMMISSION ANNOUNCEMENTS

None

11. STAFF ANNOUNCEMENTS

Mr. Alexander advised the next scheduled P&Z meeting would be Tuesday, January 17th.

Mr. Alexander also advised of a possible joint session with City Council in April 2023.

12. ADJOURNMENT OF MEETING

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

Aye: 4 - Blake Axen; Jennifer Thompson; Brandon Shaw and Michael Mainer

Nay: 0

Absent: 3 - Stephen Groll; Justin Gilmore and David Goodwin

Abstain: 0

With no further business, Chairman Axen adjourned the meeting at 6:55 p.m.

Blake Axen, Chairman

Jennifer Johnston, Development Coordinator



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STAFF REPORT

File Number: 23-5141

Agenda Date: 1/17/2023

Version: 1

Status: Passed

In Control: Planning and Zoning Commission

File Type: Plat

Agenda Number:

Title

SD#22-063: Final Plat of Parkside Estates on approximately 12.125 acres generally located on the southeast corner of N. Walnut Creek Drive and E. Debbie Lane; Bannister Engineering, LLC., engineer/surveyor; Parkside Villas Lot Venture, LTD, developer/owner

Description/History

The purpose of this plat is to create 128 residential townhome lots, 13 open space lots, and 3 alley lots.

The plat conforms to the approved preliminary plat.

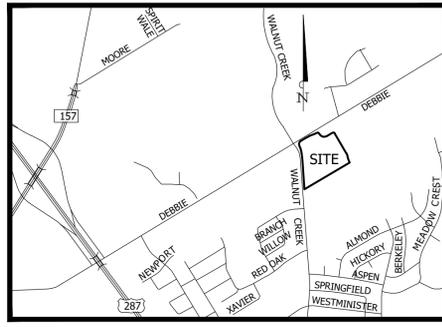
Although the copy of the plat in the Commission's packet has no signatures, the filing copies have been signed. The plat meets the requirements of the Subdivision Control Ordinance.

Recommendation

Staff recommends approval.

Attachments:

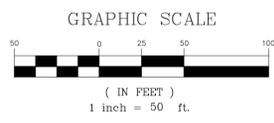
Approved Preliminary Plat
Final Plat



VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS

LEGEND

N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY, TEXAS
P.L.R.T.C.T.	PLAT RECORDS TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
B.L.	BUILDING LINE
◆	STREET NAME CHANGE
C.A. & U.E.	COMMON ACCESS AND UTILITY EASEMENT
U.E.	UTILITY EASEMENT

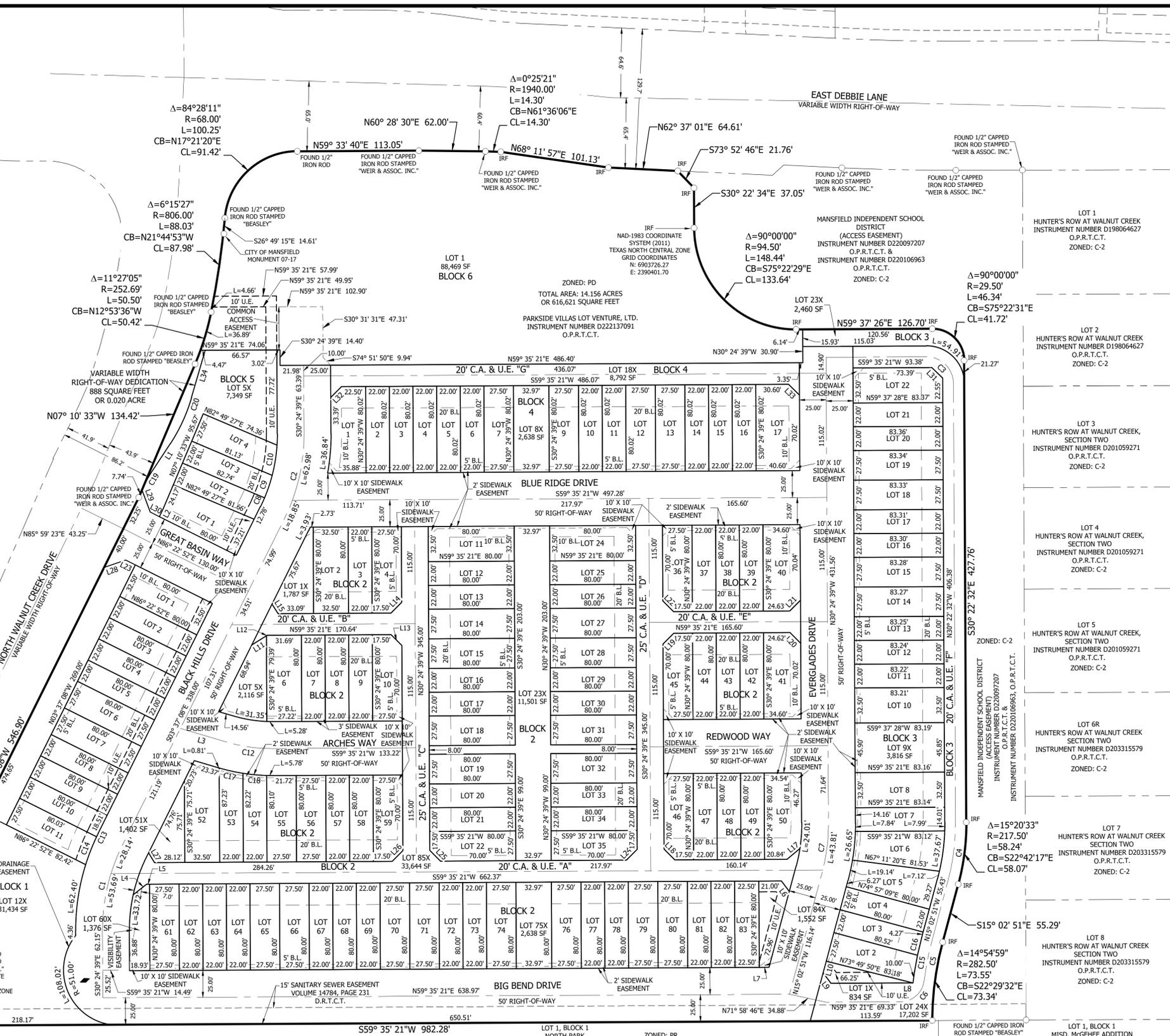


CCAL WALNUT CREEK PRIVATE SCHOOL, LLC
INSTRUMENT NUMBER D214241788
O.P.R.T.C.T.
ZONED: C-2

HENRY MCGEEHEE SURVEY
ABSTRACT NUMBER 998

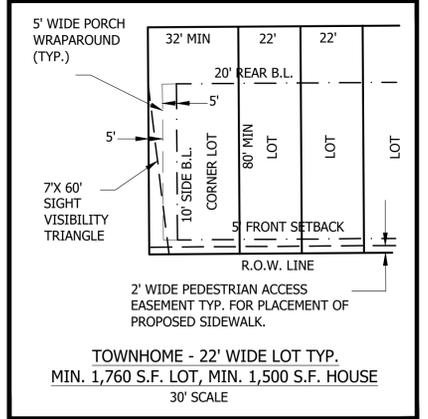
CCAL WALNUT CREEK PRIVATE SCHOOL, LLC
INSTRUMENT NUMBER D214241788
O.P.R.T.C.T.
ZONED: C-2

PLACE OF BEGINNING
FOUND 1/2" CAPPED IRON ROD STAMPED "WEIR & ASSOC. INC."
NAD-1983 COORDINATE SYSTEM (2011)
TEXAS NORTH CENTRAL ZONE
GRID COORDINATES
N: 6902705.07
E: 2390144.68



General Notes:

- All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). Based on City of Mansfield GPS Monument Number 7-07. All distances shown herein are surface distances.
- Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance and is subject to penalties imposed by law.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C0460K, dated September 25, 2009. The property appears to lie within Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone and within Zone "X" (Shaded), defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot of with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- This plat does not alter or remove existing covenants or restrictions, if any, on this property.
- Lot 1X allows pedestrian access to Lot 1X, Block 3 allows pedestrian access.
- All Private Common Access Easements are to be maintained by the Home Owner's Association and to serve Parkside Estates and Lot 23X, Block 3.
- The Common Access Easements serve Parkside Estates and Lot 1, Block 6.
- No trees, bushes, fences, walls or anything over 2' in height is allowed within the visibility triangles/easements.
- Lot 9X, Block 3 will allow for emergency access.
- See Line Table and Curve Table on Sheet No. 2



TOWNHOME - 22' WIDE LOT TYP.
MIN. 1,760 S.F. LOT, MIN. 1,500 S.F. HOUSE
30' SCALE

PRELIMINARY PLAT
PARKSIDE ESTATES
14.156 acres out of the
Henry McGehee Survey, Abstract Number 998
City of Mansfield, Tarrant County, Texas
128 Residential Lots, 13 Open Space Lots, 3 Alley Lots and 1 Commercial Lot
Preparation Date: June 2022
Revision Date: September 2022
SHEET 1 OF 3
SD#22-035

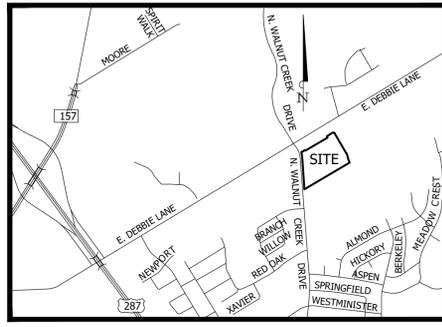
BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 090-22-005

APPROVED PRELIMINARY PLAT

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER:
PARKSIDE VILLAS LOT VENTURE, LTD.
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TEXAS 75225
JOHN ARNOLD - DIRECTOR
PHONE: 214-888-8859

DEVELOPER:
PARKSIDE VILLAS LOT VENTURE, LTD.
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TEXAS 75225
HUMBERTO JOHNSON JR. PE
SKORBURG COMPANY



VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS

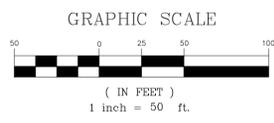
LEGEND

N NORTH
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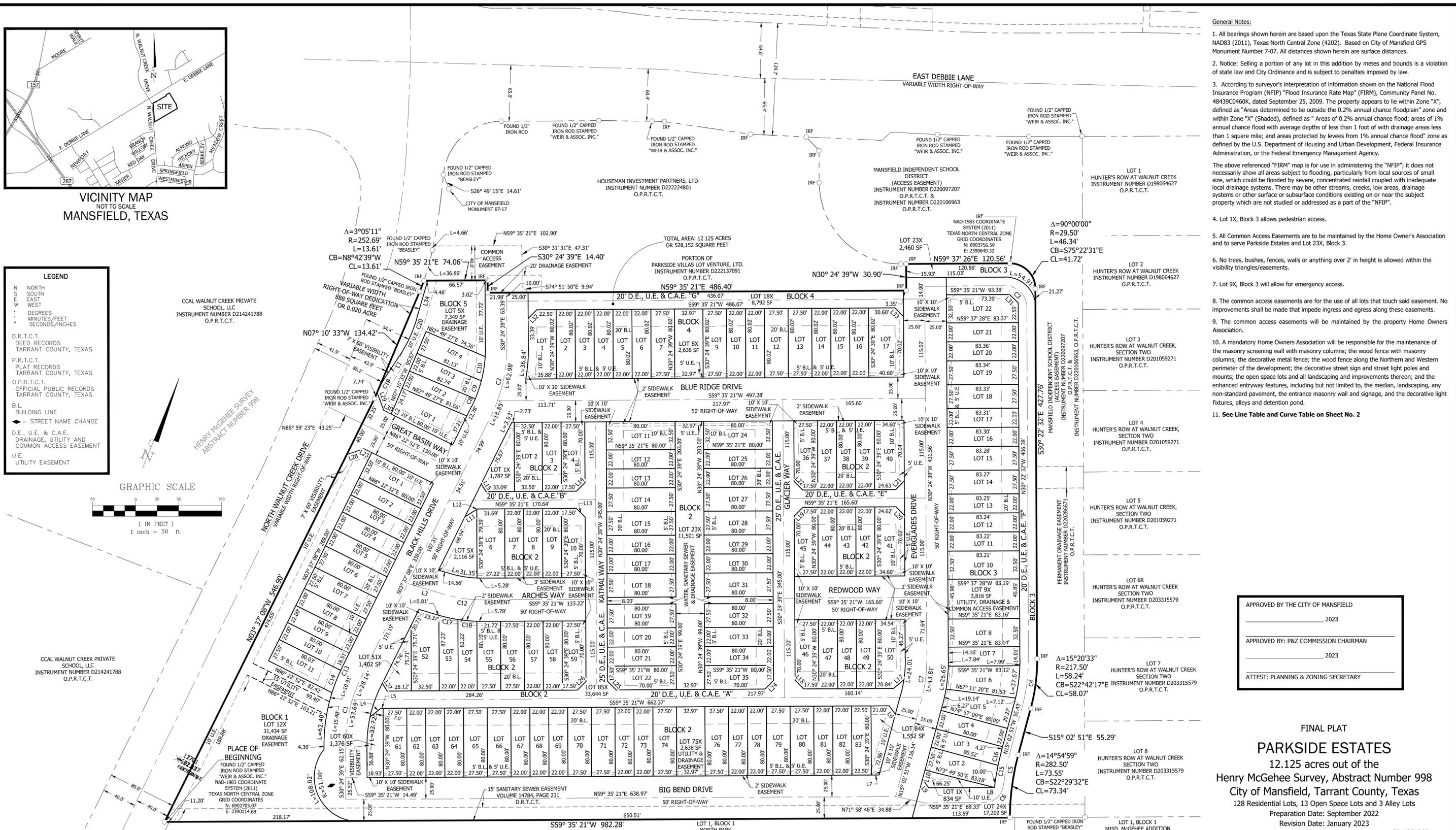
• DEGREES
' MINUTES/FEET
" SECONDS/INCHES

D.R.T.C.T. DEED RECORDS TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS TARRANT COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS

B.L. BUILDING LINE
◆ STREET NAME CHANGE
D.E., U.E. & C.A.E. DRAINAGE, UTILITY AND COMMON ACCESS EASEMENT
U.E. UTILITY EASEMENT



B:\Clients\090 (Shorburg Development)\090-22-005 (Parkside Estates - Mansfield)\Survey see 090-21-0183(Survey) Docs\090-22-005 Residential Plat.dwg
1/9/2023 2:40:34 PM



- General Notes:**
- All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). Based on City of Mansfield GPS Monument Number 7-07. All distances shown herein are surface distances.
 - Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance and is subject to penalties imposed by law.
 - According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C0460K, dated September 25, 2009. The property appears to lie within Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone and within Zone "X" (Shaded), defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot of with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
 - The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
 - Lot 1X, Block 3 allows pedestrian access.
 - All Common Access Easements are to be maintained by the Home Owner's Association and to serve Parkside Estates and Lot 23X, Block 3.
 - No trees, bushes, fences, walls or anything over 2' in height is allowed within the visibility triangles/easements.
 - Lot 9X, Block 3 will allow for emergency access.
 - The common access easements are for the use of all lots that touch said easement. No improvements shall be made that impede ingress and egress along these easements.
 - The common access easements will be maintained by the property Home Owners Association.
 - A mandatory Home Owners Association will be responsible for the maintenance of the masonry screening wall with masonry columns; the wood fence with masonry columns; the decorative metal fence; the wood fence along the Northern and Western perimeter of the development; the decorative street sign and street light poles and mounts; the open space lots and all landscaping and improvements thereon; and the enhanced entryway features, including but not limited to, the median, landscaping, any non-standard pavement, the entrance masonry wall and signage, and the decorative light fixtures, alleys and detention pond.
 - See Line Table and Curve Table on Sheet No. 2

APPROVED BY THE CITY OF MANSFIELD

2023

APPROVED BY: P&Z COMMISSION CHAIRMAN

2023

ATTEST: PLANNING & ZONING SECRETARY

FINAL PLAT
PARKSIDE ESTATES
12.125 acres out of the
Henry McGehee Survey, Abstract Number 998
City of Mansfield, Tarrant County, Texas
128 Residential Lots, 13 Open Space Lots and 3 Alley Lots
Preparation Date: September 2022
Revision Date: January 2023
SHEET 1 OF 2 SD#22-063

BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 090-22-005

After recording, return to City of Mansfield
1200 E. Broad Street, Mansfield, TX 76063

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER:
PARKSIDE VILLAS LOT VENTURE, LTD.
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TEXAS 75225
JOHN ARNOLD - DIRECTOR

DEVELOPER:
PARKSIDE VILLAS LOT VENTURE, LTD.
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TEXAS 75225
HUMBERTO JOHNSON JR. PE
SKORBURG COMPANY

OWNERS DEDICATION:

WHEREAS, **PARKSIDE VILLAS LOT VENTURE, LTD.**, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 12.125 acres (528,152 square feet) of land in the Henry McGehee Survey, Abstract No. 998, City of Mansfield, Tarrant County, Texas; said 12.125 acres (528,152 square feet) of land being a portion of that certain tract of land described in a Special Warranty Deed to PARKSIDE VILLAS LOT VENTURE, LTD. (hereinafter referred to as PARKSIDE VILLAS LOT VENTURE tract), as recorded in Instrument Number D222137091, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said 12.125 acres (528,152 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod with plastic cap stamped "WEIR & ASSOC. INC." found for the Southwest corner of said PARKSIDE VILLAS LOT VENTURE tract, same being the Northwest corner of that certain tract of land described as North Park, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D204096481, O.P.R.T.C.T., same also being the existing Easterly right-of-way line of North Walnut Creek Drive (variable width right-of-way);

THENCE North 03 degrees 37 minutes 08 seconds West with the common line between said PARKSIDE VILLAS LOT VENTURE tract and the existing Easterly right-of-way line of said North Walnut Creek Drive, a distance of 546.90 feet to a one-half inch iron rod with plastic cap stamped "WEIR & ASSOC. INC." found for corner, same being an angle point in the Westerly line of said PARKSIDE VILLAS LOT VENTURE tract;

THENCE North 07 degrees 10 minutes 33 seconds West with the common line between said PARKSIDE VILLAS LOT VENTURE tract and the existing Easterly right-of-way line of said North Walnut Creek Drive, a distance of 134.42 feet to a one-half inch iron rod with plastic cap stamped "BEASLEY" found for corner, same being the beginning of a curve to the left, whose long chord bears North 8 degrees 42 minutes 39 seconds West, a distance of 13.61 feet;

THENCE Northerly, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and the existing Easterly right-of-way line of said North Walnut Creek Drive, with said curve to the left, having a radius of 252.69 feet, through a central angle of 3 degrees 05 minutes 11 seconds, for an arc distance of 13.61 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner at the Southwesterly corner of that certain tract of land described in a Special Warranty Deed to Houseman Investment Partners, Ltd. (hereinafter referred to as Houseman Investment Partners tract), as recorded in Instrument Number D22224801, O.P.R.T.C.T.;

THENCE North 59 degrees 35 minutes 21 seconds East, departing the existing Easterly right-of-way line of said North Walnut Creek Drive, with the common line between the remainder of said PARKSIDE VILLAS LOT VENTURE tract, and said Houseman Investment Partners tract, a distance of 74.06 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 30 degrees 24 minutes 39 seconds East, continue with the common line between the remainder of said PARKSIDE VILLAS LOT VENTURE tract, and said Houseman Investment Partners tract, a distance of 14.40 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE North 59 degrees 35 minutes 21 seconds East, continue with the common line between the remainder of said PARKSIDE VILLAS LOT VENTURE tract, and said Houseman Investment Partners tract, a distance of 486.40 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE North 30 degrees 24 minutes 39 seconds West, continue with the common line between the remainder of said PARKSIDE VILLAS LOT VENTURE tract, and said Houseman Investment Partners tract, a distance of 30.90 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner in a Northeasterly line of said PARKSIDE VILLAS LOT VENTURE tract, same being the Southwesterly line of that certain tract of land described in a Special Warranty Deed to Mansfield Independent School District (hereinafter referred to as Mansfield ISD tract), as recorded in Instrument Number D220097207, O.P.R.T.C.T.;

THENCE North 59 degrees 37 minutes 26 seconds East with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Mansfield ISD tract, a distance of 120.56 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the right, whose long chord bears South 75 degrees 22 minutes 31 seconds East, a distance of 41.72 feet;

THENCE Easterly, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Mansfield ISD tract, with said curve to the right, having a radius of 29.50 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 46.34 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

THENCE South 30 degrees 22 minutes 32 seconds East, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Mansfield ISD tract, a distance of 427.76 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the right, whose long chord bears South 22 degrees 42 minutes 17 seconds East, a distance of 58.07 feet;

THENCE Southeasterly, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Mansfield ISD tract, with said curve to the right, having a radius of 217.50 feet, through a central angle of 15 degrees 20 minutes 33 seconds, for an arc distance of 58.24 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

THENCE South 15 degrees 02 minutes 51 seconds East, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Mansfield ISD tract, a distance of 55.29 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a non-tangent curve to the left, whose long chord bears South 22 degrees 29 minutes 32 seconds East, a distance of 73.34 feet;

THENCE Southeasterly, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Mansfield ISD tract, with said curve to the left, having a radius of 282.50 feet, through a central angle of 14 degrees 54 minutes 59 seconds, for an arc distance of 73.55 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner in the Southeasterly line of said PARKSIDE VILLAS LOT VENTURE tract, same being the Northwesterly line of that certain tract of land described as Lot 1, Block 1 of the aforesaid North Park (hereinafter referred to as Lot 1);

THENCE South 59 degrees 35 minutes 21 seconds West with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Lot 1, a distance of 982.28 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 12.125 acres (528,152 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **PARKSIDE VILLAS LOT VENTURE, LTD.**, acting by and through the undersigned, its duly authorized agent, being the sole owner of the above described parcel, does hereby adopt the herein above described property as **PARKSIDE ESTATES**, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

PARKSIDE VILLAS LOT VENTURE, LTD.

By: John Arnold, Director

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared **John Arnold**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2023.

Notary Public, The State of Texas

BLOCK 1		
Lot Area Table		
Lot #	Square Feet	Acreege
1	2600	0.060
2	1760	0.040
3	1760	0.040
4	1760	0.040
5	1760	0.040
6	2200	0.051
7	2200	0.051
8	1760	0.040
9	1760	0.040
10	1760	0.040
11	2225	0.051
12X	31434	0.722

BLOCK 2		
Lot Area Table		
Lot #	Square Feet	Acreege
1X	1787	0.041
2	2600	0.060
3	1760	0.040
4	2150	0.049
5X	2116	0.049
6	2600	0.060
7	1760	0.040
8	1760	0.040
9	1760	0.040
10	2150	0.049
11	2600	0.060
12	1760	0.040
13	1760	0.040
14	2200	0.051
15	2200	0.051
16	1760	0.040
17	1760	0.040
18	2200	0.051
19	2200	0.051
20	1760	0.040
21	1760	0.040
22	2150	0.049
23X	11501	0.264
24	2600	0.060
25	1760	0.040
26	1760	0.040
27	2200	0.051
28	2200	0.051
29	1760	0.040
30	1760	0.040
31	2200	0.051
32	2200	0.051
33	1760	0.040
34	1760	0.040
35	2150	0.049
36	2150	0.049
37	1760	0.040
38	1760	0.040
39	1760	0.040
40	2718	0.062
41	2718	0.062
42	1760	0.040
43	1760	0.040
44	1760	0.040
45	2150	0.049
46	2150	0.049
47	1760	0.040
48	1760	0.040
49	1760	0.040
50	2675	0.061
51X	1402	0.032
52	2895	0.066
53	1858	0.043
54	1780	0.041
55	2200	0.051
56	2200	0.051
57	1760	0.040
58	1760	0.040
59	2150	0.049
60X	1376	0.032
61	2200	0.051
62	1760	0.040
63	1760	0.040
64	1760	0.040
65	2200	0.051
66	2200	0.051
67	1760	0.040
68	1760	0.040
69	1760	0.040
70	2200	0.051

BLOCK 2		
71	2200	0.051
72	1760	0.040
73	1760	0.040
74	2200	0.051
75	2638	0.061
76	2200	0.051
77	1760	0.040
78	1760	0.040
79	2200	0.051
80	2200	0.051
81	1760	0.040
82	1760	0.040
83	1800	0.041
84X	1552	0.036
85X	33644	0.772

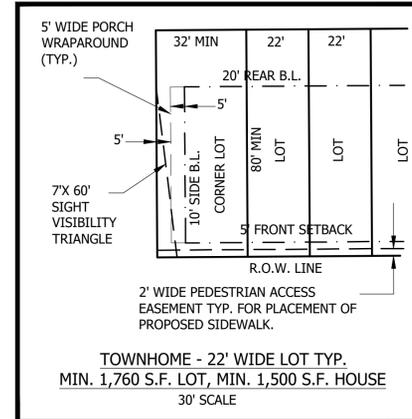
BLOCK 3		
Lot Area Table		
Lot #	Square Feet	Acreege
1X	834	0.019
2	2181	0.050
3	1763	0.040
4	1760	0.040
5	2482	0.057
6	2649	0.061
7	1829	0.042
8	2702	0.062
9X	3816	0.088
10	2704	0.062
11	1831	0.042
12	1831	0.042
13	1831	0.042
14	2290	0.053
15	2290	0.053
16	1832	0.042
17	1833	0.042
18	2291	0.053
19	2292	0.053
20	1834	0.042
21	1834	0.042
22	2662	0.061
23X	2460	0.056
24X	17202	0.395

BLOCK 4		
Lot Area Table		
Lot #	Square Feet	Acreege
1	2592	0.059
2	1760	0.040
3	1760	0.040
4	1760	0.040
5	1760	0.040
6	1760	0.040
7	2200	0.051
8X	2638	0.061
9	2200	0.051
10	1760	0.040
11	1760	0.040
12	2200	0.051
13	2200	0.051
14	1760	0.040
15	1760	0.040
16	1760	0.040
17	3198	0.073
18X	8792	0.202

BLOCK 5		
Lot Area Table		
Lot #	Square Feet	Acreege
1	2796	0.064
2	1811	0.042
3	1808	0.042
4	2151	0.049
5X	7349	0.169

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	81.83'	175.00'	26°47'31"	S17° 00' 54"E	81.09'
C2	81.83'	175.00'	26°47'31"	S17° 00' 54"E	81.09'
C3	39.29'	25.00'	90°02'07"	N75° 23' 36"W	35.37'
C4	55.56'	207.50'	15°20'31"	N22° 42' 19"W	55.40'
C5	39.40'	292.50'	7°43'01"	N18° 55' 12"W	39.37'
C6	31.63'	22.00'	82°22'04"	N18° 24' 19"E	28.97'
C7	46.92'	175.00'	15°21'48"	N22° 43' 45"W	46.78'
C8	9.25'	150.00'	3°32'03"	N5° 23' 10"W	9.25'
C9	22.08'	150.00'	8°26'01"	N11° 22' 12"W	22.06'
C10	28.36'	150.00'	10°50'02"	N21° 00' 13"W	28.32'
C12	43.96'	150.00'	16°47'31"	S67° 59' 06"W	43.80'
C13	3.49'	200.00'	1°00'02"	N4° 07' 09"W	3.49'
C14	27.63'	200.00'	7°54'51"	N8° 34' 35"W	27.60'
C15	16.01'	302.46'	3°02'01"	N19° 56' 21"W	16.01'
C16	17.74'	302.46'	3°21'41"	N16° 44' 30"W	17.74'
C17	22.58'	175.00'	7°23'33"	S72° 25' 08"W	22.56'
C18	22.12'	175.00'	7°14'28"	S65° 06' 07"W	22.10'
C19	20.99'	130.00'	9°15'02"	S1° 10' 18"E	20.97'
C20	47.77'	160.00'	17°06'19"	S5° 15' 22"E	47.59'

Line Table		
Line #	Length	Direction
L1	28.75'	S3° 17' 47"W
L2	8.02'	S3° 37' 08"E
L3	44.35'	S76° 22' 52"W
L4	15.83'	S21° 56' 00"W
L5	2.68'	S59° 35' 21"W
L6	12.12'	N67° 43' 45"W
L7	9.02'	N59° 35' 21"E
L8	10.00'	N59° 35' 24"E
L9	12.13'	S67° 43' 43"E
L10	11.22'	S15° 00' 26"E
L11	16.08'	S27° 59' 06"W
L12	0.95'	S27° 59' 06"W
L13	14.14'	N75° 24' 39"W
L14	14.14'	N14° 35' 21"E
L15	10.48'	S62° 00' 54"E
L17	15.43'	N20° 03' 29"E
L18	14.14'	S75° 24' 39"E
L19	14.14'	S14° 35' 21"W
L20	14.12'	N75° 23' 36"W
L21	14.09'	N14° 36' 24"E
L22	14.14'	S75° 24' 39"E
L23	10.00'	S86° 22' 52"W
L24	14.14'	N14° 35' 21"E
L25	14.14'	S75° 24' 39"E
L26	14.14'	N14° 35' 21"E
L27	10.56'	S62° 16' 56"E
L28	21.21'	S41° 22' 52"W
L29	21.86'	S50° 23' 51"E
L30	9.55'	N86° 22' 52"E
L31	14.14'	N75° 23' 36"W
L32	14.14'	S14° 35' 21"W
L33	14.14'	N75° 24' 39"W
L34	45.67'	S13° 48' 31"E





CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-5131

Agenda Date: 1/17/2023

Version: 1

Status: Passed

In Control: Planning and Zoning Commission

File Type: Plat

Agenda Number:

Title

SD#22-067: Public hearing on a replat to create Lots 1R3, Block A, Bethlehem Baptist Church Addition on 19.298 acres generally located at 1880 W Broad Street (see attached location map); DI Sciuolo-Terry, Stanton & Associates, Inc., engineer/surveyor; Bethlehem Baptist Church of Mansfield, Inc., owners.

Description/History

The purpose of this plat is to combine several tracts of land owned by Bethlehem Baptist Church into one lot. The combination of land into the church lot will facilitate the church's expansion.

The applicant is dedicating 8,586 square feet of land as Right of Way for Retta Road.

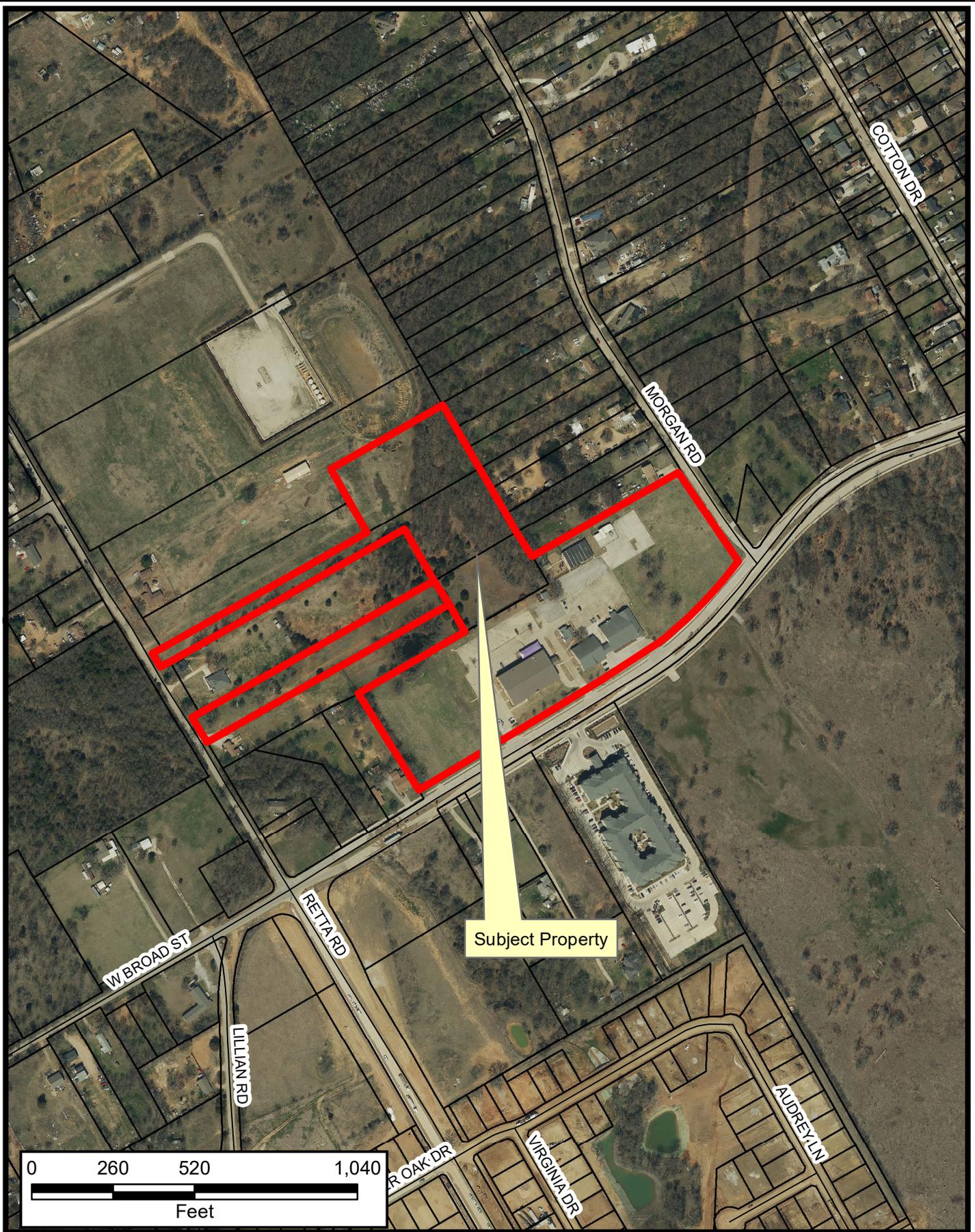
Although the digital copy of the plat in the Commission's packet has no signatures, the filing copy has been signed. The plat meets the requirements of the Subdivision Control Ordinance.

Recommendation

Staff recommends approval.

Attachments

- Location Map
- Previously Approved Plat
- Replat



SD#22-067

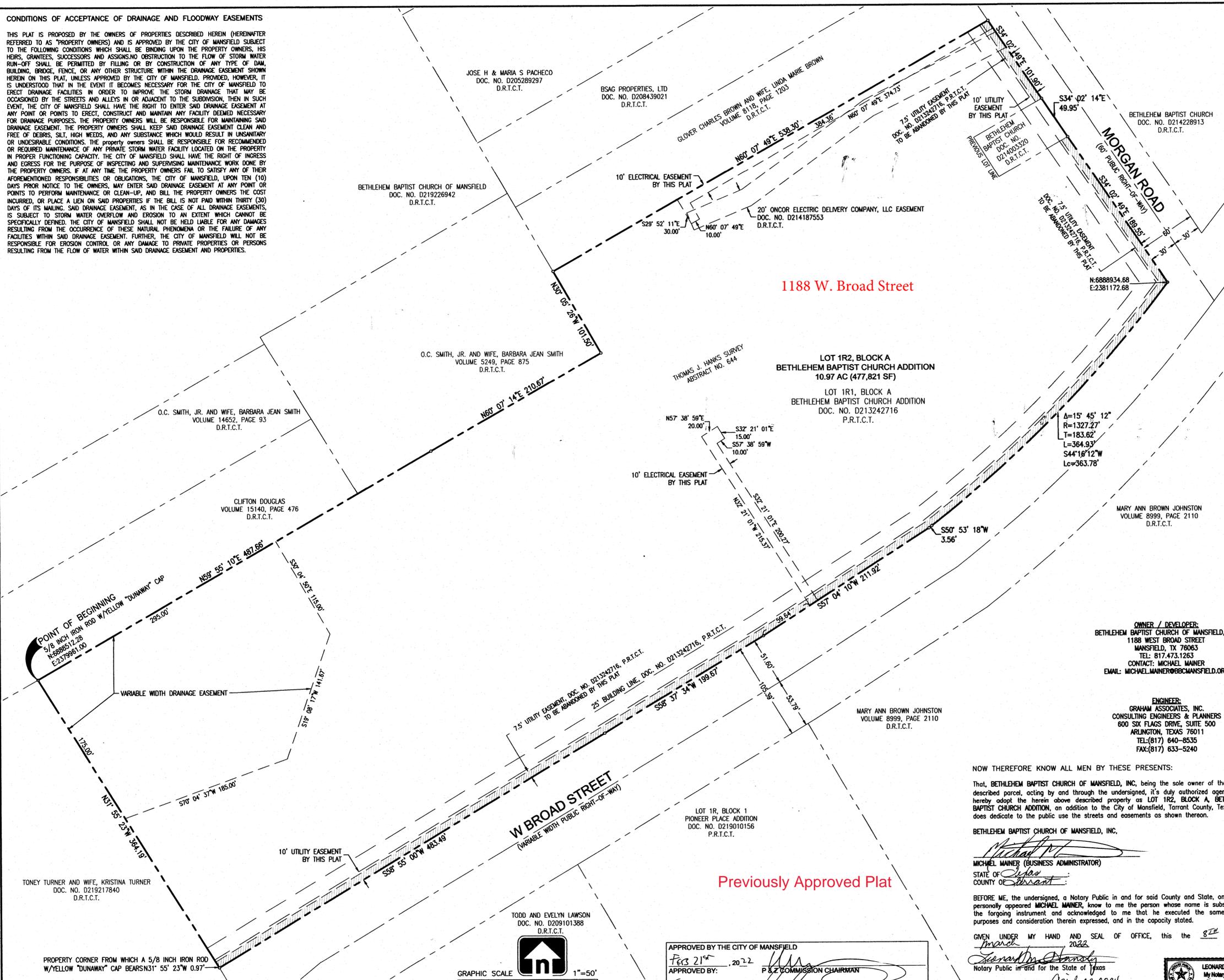
This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

12/21/2022

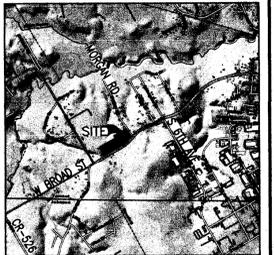
Submitter: City Of Mansfield Planning Dept
Mary Louise Nicholson
 MARY LOUISE NICHOLSON
 COUNTY CLERK

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS") AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS. NO OBSTRUCTION TO THE FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREIN ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANSFIELD TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR RECOMMENDED OR REQUIRED MAINTENANCE OF ANY PRIVATE STORM WATER FACILITY LOCATED ON THE PROPERTY IN PROPER FUNCTIONING CAPACITY. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFOREMENTIONED RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEAN-UP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY (30) DAYS OF ITS MAILING. SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORM WATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.



NOTES:
 1. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FEMA DESIGNATED FLOODPLAIN OR FLOOD PRONE AREA, ACCORDING TO TARRANT COUNTY FLOOD INSURANCE RATE MAP NO. 484390470K, WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
 2. NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
 3. ALL PROPERTY CORNERS SHALL BE MONUMENTED WITH 1/2 INCH IRON ROD SET WITH A CAP STAMPED "GA" UNLESS OTHERWISE SHOWN HEREON.
 4. THE BEARINGS SHOWN HEREON ARE CREATED FROM ACTUAL FIELD SURVEYS, RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (1983-2011) GRID BEARINGS.
 5. THE PURPOSE OF THIS REPLAT IS TO DEDICATE THREE EASEMENTS AND INCLUDE AN ADJACENT TRACT IN THE LOT.



LEGAL DESCRIPTION
 WHEREAS, Bethlehem Baptist Church of Mansfield, Inc., acting by and through the undersigned, its duly authorized agent, is the sole owner of an 10.97 acre tract of land located in the T.J. Hanks Survey, Abstract No. 644, City of Mansfield, Tarrant County, Texas, as recorded in instrument No. D213242716, Plot Records, Tarrant County, Texas, and a tract of land described to Bethlehem Baptist Church of Mansfield Inc., as recorded in Document No. D214003320, Deed Records, Tarrant County, Texas, being more particularly described as follows:
 BEGINNING at a found 5/8 inch iron rod with yellow cap stamped "DUNAWAY", being in the westernmost corner of said Lot 1R1, the north corner of a tract of land described to Toney Turner and wife, Kristina Turner, as recorded in Document No. D219217840, Deed Records, Tarrant County, Texas, also being in the south line of a tract of land described to Clifton Douglas, as recorded in Volume 15140, Page 476, Deed Records, Tarrant County, Texas;
 THENCE North 59°55'10" East, along said south line and the north line of said Lot 1R1, a distance of 487.66 feet to a point, being in the south line of a tract of land described to O. C. Smith, Jr. and wife, Barbara Jean Smith, as recorded in Volume 5249, Page 875, Deed Records, Tarrant County, Texas and said north line, being a common line;
 THENCE North 60°07'14" East, continuing along said common line, a distance of 210.67 feet to a point, being the southeast corner of said Smith tract;
 THENCE North 3°05'26" West, continuing with said common line, a distance of 101.50 feet to a point, being in the southwest corner of a tract of land described to Glover Charles Brown and wife, Linda Marie Brown, as recorded in Volume 8118, Page 1203, Deed Records, Tarrant County, Texas;
 THENCE North 60°07'49" East, along the southeast line of said Brown Tract and said North line, a distance of 538.30 feet to point, being in the northeast corner of said Brown Tract and the west public right-of-way line of Morgan Road (having a 60 foot right-of-way);
 THENCE South 34°02'49" East, along the east line of said Lot 1R1 and said west public right-of-way line, being a common line, a distance of 101.90 feet to a point;
 THENCE South 34°02'14" East, continuing along said common line, a distance of 49.95 feet to a point;
 THENCE South 34°02'49" East, a distance of 189.55 feet to a point, being in the intersection of said west public right-of-way line and the north public right-of-way line of W Broad Street (having a variable width right-of-way), for the beginning of a non-tangent curve to the right having a radius of 1,327.27 feet, a central angle of 15°45'12" and a long chord which bears South 44°16'12" West, 363.78 feet;
 THENCE leaving said common line, along said north public right-of-way line and the south line of said Lot 1R1, being a common line, along said non-tangent curve to the right, a distance of 364.93 feet to a point;
 THENCE South 50°53'18" West, continuing along said common line, a distance of 3.56 feet to a point;
 THENCE South 57°04'10" West, a distance of 211.92 feet to a point;
 THENCE South 58°37'34" West, a distance of 199.67 feet to a point;
 THENCE South 58°55'00" West, a distance of 483.49 feet to a point, being in the east line of said Turner tract, from which a found 5/8 inch iron rod with yellow cap stamped "DUNAWAY" bears North 31°55'23" West, a distance of 0.97;
 THENCE North 31°55'23" West, leaving said common line, along said east line and the west line of said Lot 1R1, a distance of 364.19 feet to the POINT OF BEGINNING AND CONTAINING 477,821 square feet, 10.97 acres of land, more or less.

SURVEYOR'S CERTIFICATE
 This is to certify that I, Michael L. Peterson, a Registered Professional Land Surveyor of the State of Texas, having plotted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plot correctly represents that survey made by me or under my direction and supervision.

OWNER / DEVELOPER:
 BETHLEHEM BAPTIST CHURCH OF MANSFIELD, INC
 1188 WEST BROAD STREET
 MANSFIELD, TX 75063
 TEL: 817.473.1253
CONTACT: MICHAEL MAINER
 EMAIL: MICHAEL.MAINER@BBCMANSFIELD.ORG

ENGINEER:
 GRAHAM ASSOCIATES, INC.
 CONSULTING ENGINEERS & PLANNERS
 600 SIX FLAGS DRIVE, SUITE 500
 ARLINGTON, TEXAS 76011
 TEL:(817) 640-8535
 FAX:(817) 633-5240

Michael L. Peterson 03/01/2022
 Michael L. Peterson, RPLS
 Texas Registration No. 5999

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael L. Peterson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same in and for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7th day of March, 2022

Audrea H. Little
 Notary Public in and for the State of Texas

My commission expires 4-27-2025



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That, BETHLEHEM BAPTIST CHURCH OF MANSFIELD, INC, being the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as LOT 1R2, BLOCK A, BETHLEHEM BAPTIST CHURCH ADDITION, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

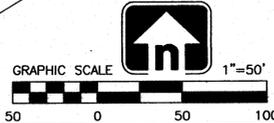
BETHLEHEM BAPTIST CHURCH OF MANSFIELD, INC,
Michael Mainer
 MICHAEL MAINER (BUSINESS ADMINISTRATOR)
 STATE OF Texas
 COUNTY OF Tarrant

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared MICHAEL MAINER, known to me the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 8th day of March, 2022

Leonard M. Hornsby
 Notary Public in and for the State of Texas
 My commission expires April 22, 2024

APPROVED BY THE CITY OF MANSFIELD
 Feb 21st, 2022
 APPROVED BY: *[Signature]*
 Feb 21st, 2022
 ATTEST: *[Signature]*
 PLANNING & ZONING SECRETARY



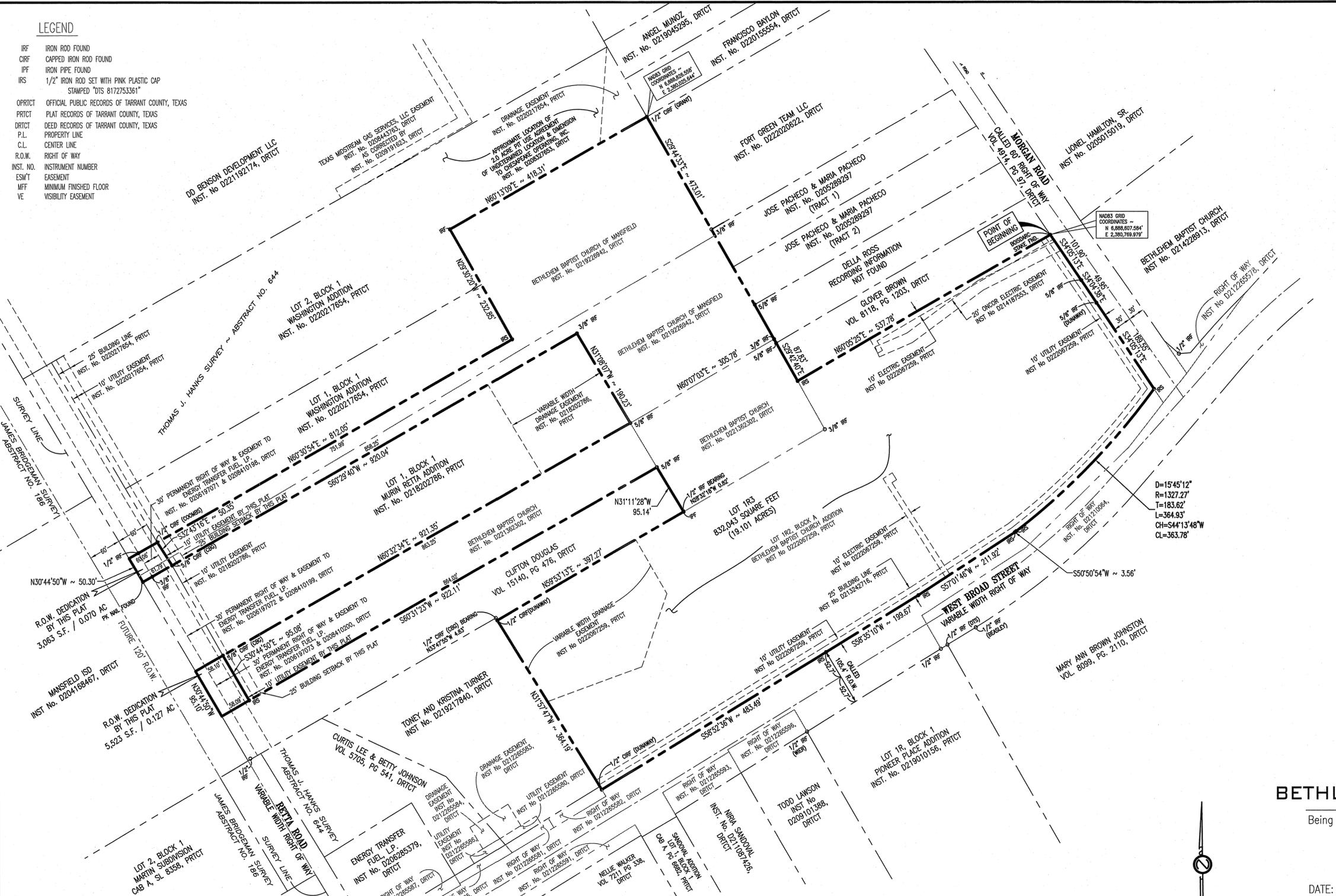
AFTER RECORDING, RETURN TO THE CITY OF MANSFIELD
 1200 E. BROAD STREET, MANSFIELD, TEXAS 76063

REPLAT
LOT 1R2, BLOCK A
BETHLEHEM BAPTIST CHURCH ADDITION
 10.97 ACRES IN THE T.J. HANKS SURVEY, ABSTRACT NO. 644
 BEING A REPLAT OF LOT 1R1, BLOCK A, BETHLEHEM BAPTIST CHURCH ADDITION AS RECORDED IN DOC. NO. D213242716, P.R.T.C.T. & A TRACT OF LAND DESCRIBED IN DEED TO BETHLEHEM BAPTIST CHURCH OF MANSFIELD INC. AS RECORDED IN DOC. NO. D214003320, D.R.T.C.T. CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
 1 LOT
 March 7, 2022
PREPARED BY
Graham Associates, Inc.
 CONSULTING ENGINEERS & PLANNERS
 600 SIX FLAGS DRIVE, SUITE 500
 ARLINGTON, TEXAS 76011 (817) 640-8535
 TBE FIRM T-19178PLS FIRM 10158-00

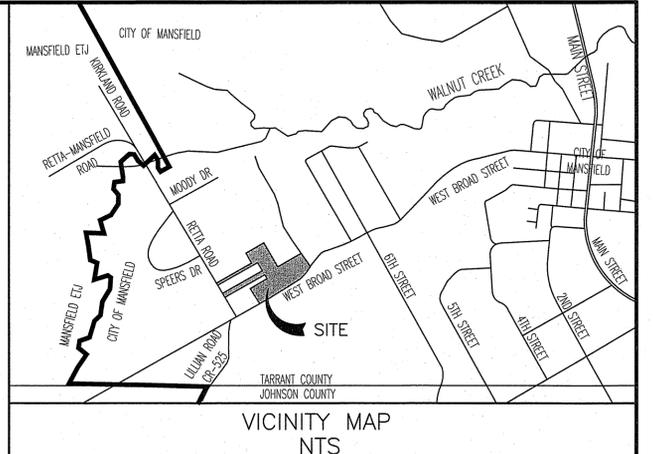
SD#22-003

SHEET 1 OF 1

Z:\BETHLEHEM BAPTIST - HANKS SURVEY - MANSFIELD\REPLAT OF BETHLEHEM BAPTIST.dwg, 12/16/2022 5:41:49 PM, 11



- LEGEND**
- IRF IRON ROD FOUND
 - CRF CAPPED IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - IRS 1/2" IRON ROD SET WITH PINK PLASTIC CAP STAMPED "DTS 817273361"
 - OPRPTCT OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
 - PRPTCT PLAT RECORDS OF TARRANT COUNTY, TEXAS
 - DRPTCT DEED RECORDS OF TARRANT COUNTY, TEXAS
 - P.L. PROPERTY LINE
 - C.L. CENTER LINE
 - R.O.W. RIGHT OF WAY
 - INST. NO. INSTRUMENT NUMBER
 - ESM/T EASEMENT
 - MFF MINIMUM FINISHED FLOOR
 - VE VISIBILITY EASEMENT



- NOTES:**
- Coordinates and bearings recited in this survey are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202.
 - All iron rods set (IRS) are 1/2" in diameter and have a pink plastic cap stamped "DTS 817273361".
 - According to the Flood Insurance Rate Map for Tarrant County and Incorporated Areas, Map Number 48439C0470K, Map Revised Date September 25, 2009, the subject property is located within Zone 'X' (unshaded), defined as "Areas of 0.2% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 1% annual chance flood". This statement does not reflect any type of flood study by this firm.
 - Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance and is subject to penalties imposed by law.
 - The purpose of this plat is to combine several tracts of land into one lot.

SURVEYOR'S CERTIFICATE

THIS is to certify that I, Joyce P. Stanton, a Registered Professional Land Surveyor, in the State of Texas, have planned the above subdivision from an actual survey on the ground, and that this plat accurately represents that survey made by me or under my direction and supervision.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE - RELEASED FOR REVIEW ONLY DECEMBER 6, 2022

Joyce P. Stanton
Registered Professional Land Surveyor
Texas Registration No. 6173

REPLAT

**LOT 1R3, BLOCK A,
BETHLEHEM BAPTIST CHURCH ADDITION**

Being a revision of Lot 1R2, Block A, Bethlehem Baptist Church Addition recorded in Instrument Number D222067259, PRPTCT City of Mansfield, Tarrant County, Texas
1 LOT
19.298 ACRES

DATE: NOVEMBER 2022 FILE: Z:\BETHLEHEM BAPTIST-HANKS SURVEY

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING

908 WEST MAIN STREET * ARLINGTON, TEXAS 76013
TELEPHONE: 817-275-3361
ESTABLISHED 1953 * FIRM NO. E-615 & S-100049-00
EMAIL: jstanton@dterry.com
©DISCIULLO-TERRY, STANTON & ASSOCIATES, INC. 2022

**FP-1033
SHEET 1 OF 2**

APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: _____ 2023
PLANNING & ZONING COMMISSION CHAIRMAN

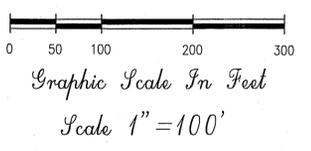
ATTEST: _____ 2023
PLANNING & ZONING SECRETARY

After recording, return to the City of Mansfield,
1200 E. Broad Street, Mansfield, Texas 76063

	PLAT AREAS	
	SQUARE FEET	ACRES
ROW DEDICATION ON RETTA ROAD	8,586	0.197
LOT 1R3	832,043	19.101
TOTAL	840,629	19.298

OWNER

BETHLEHEM BAPTIST CHURCH OF MANSFIELD, INC
CONTACT: MICHAEL MAINER
1188 WEST BROAD STREET
MANSFIELD, TEXAS 76063



OWNER'S CERTIFICATE
§ STATE OF TEXAS
§ COUNTY OF TARRANT

WHEREAS, Bethlehem Baptist Church of Mansfield acting by and through the undersigned, its duly authorized agent, is the sole owner of a 19.298 acre tract of land located in the Thomas J. Hanks Survey, Abstract No. 644, City of Mansfield, Tarrant County, Texas as recorded in Instrument Numbers D219226942, and D221362302, Deed Records of Tarrant County, Texas (DRTCT), and all of Lot 1R2, Block A, Bethlehem Baptist Church Addition, an addition to the City of Mansfield, Tarrant County, Texas as recorded in Instrument Number D222067259, Plat Records of Tarrant County, Texas (PRTCT), being more particularly described as follows:

BEGINNING at a Bois D'Arc stake found at the northeast corner of said Lot 1R2, said stake also being in the west right of way line of Morgan Road (a called 60 foot right of way) as recorded in Volume 4914, Page 97, DRTCT, and at the southeast corner of a tract of land conveyed to Glover Brown as recorded under Volume 8116, Page 1203, DRTCT;

THENCE South 34°05'13" East, with the west right of way line of Morgan Road, a distance of 101.90 feet to a 5/8 inch iron rod found, for angle point;

THENCE South 34°04'38" East, continuing with the west right of way line of Morgan Road, a distance of 49.95 feet to a 5/8 inch iron rod found with a plastic cap stamped "DUNAWAY", for angle point;

THENCE South 34°05'13" East, continuing with the west right of way line of Morgan Road, a distance of 188.55 feet to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361", said iron rod at the intersection of the west right of way line of Morgan Road and the north right of way line of West Broad Street (a called 105.4 foot right of way), also being the beginning of a non-tangent curve to the right, for corner;

THENCE in a southeasterly direction with the north right of way line of West Broad Street, and along said curve to the right having a central angle of 15°45'12", a radius of 1,327.27 feet, a tangent length of 183.62 feet, and a chord which bears South 44°13'48" West, a chord distance of 363.78 feet, an arc length of 364.93 feet, to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361", at the end of said curve;

THENCE South 50°50'54" West, with the north right of way line of West Broad Street, a distance of 3.56 feet, to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361", for angle point;

THENCE South 57°01'46" West, continuing with the north right of way line of West Broad Street, a distance of 211.92 feet to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361", for angle point;

THENCE South 58°35'10" West, continuing with the north right of way line of West Broad Street, a distance of 199.67 feet to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361", for angle point;

THENCE South 58°52'38" West, continuing with the north right of way line of West Broad Street, a distance of 483.49 feet to a 1/2 inch iron rod found with a plastic cap stamped "DUNAWAY" at the southwest corner of Lot 1R2, Block A, Bethlehem Baptist Church Addition, for corner;

THENCE North 31°57'47" West, departing the north right of way line of West Broad Street, with the west line of said Lot 1R2, a distance of 364.19 feet, to a 1/2 inch iron rod found with a plastic cap stamped "DUNAWAY" at the northwest corner of said Lot 1R2, from which a 1/2 inch iron rod with a plastic cap stamped "CBG" bears North 33°47'55" West, a distance of 4.83 feet, for corner;

THENCE North 69°53'13" East, with the north line of the aforementioned Lot 1R2, a distance of 397.27 feet to an iron pipe found, from which an iron rod found bears North 28°32'16" West a distance of 0.82 feet, for corner;

THENCE North 31°11'28" West, departing the north line of the aforementioned Lot 1R2, a distance of 95.14 feet to a 5/8 inch iron rod found, for corner;

THENCE South 60°31'23" West, a distance of 922.11 feet to a point in the Retta Road right of way, for corner;

THENCE North 30°44'50" West, a distance of 95.10 feet to a point in the Retta Road right of way, for corner;

THENCE North 60°32'34" East, at 58.10 feet passing through a 5/8 inch iron rod found with a plastic cap stamped "CBG", said iron rod at the southwest corner of Lot 1, Block 1, Murin Retta Addition, an addition to the City of Mansfield, Tarrant County, Texas as recorded under Instrument Number D218202786, PRTCT, continuing with the south line of said Lot 1, in all a distance of 921.35 feet to a 5/8 inch iron rod found at the southeast corner of said Lot 1, for corner;

THENCE North 31°08'07" West, with the east line of said Lot 1, a distance of 190.23 feet to a 3/8 inch iron rod found, for corner;

THENCE South 60°29'40" West, with the north line of said Lot 1, at a distance of 858.25 feet passing through a 5/8 inch iron rod with a plastic cap stamped "CBG", at a distance of 900.15 feet passing through a 3/8 inch iron rod found, for a total distance of 920.04 feet to a PK nail found in asphalt in the Retta Road right of way, for corner;

THENCE North 30°44'50" West, a distance of 50.30 feet to a point, for corner;

THENCE North 60°30'54" East, at a distance of 19.89 feet passing through a 1/2 inch iron rod found, at a distance of 60.06 feet passing through a 1/2 inch iron rod found with a plastic cap stamped "Coombs", in all a distance of 812.05 feet to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361", for corner;

THENCE North 29°30'20" West, a distance of 232.85 feet to an iron rod found, for corner;

THENCE North 60°13'09" East, a distance of 418.31 feet to a 1/2 inch iron rod found with a plastic cap stamped "Grant", for corner;

THENCE South 29°44'33" East, at a distance of 239.99 feet passing through a 3/8 inch iron rod found, at a distance of 400.52 feet passing through a 5/8 inch iron rod found, in all a distance of 473.01 feet to a 3/8 inch iron rod found, for angle point;

THENCE South 29°42'40" East, at a distance of 8.08 feet passing through a 5/8 inch iron rod found, in all a distance of 87.83 feet to an iron rod set with a plastic cap stamped "DTS 8172753361", for corner;

THENCE North 60°09'29" East, a distance of 537.78 feet to the Point of Beginning containing 19.298 acres (840,629 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Bethlehem Baptist Church of Mansfield, Inc., being the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as Lot 1R3, Block A, Bethlehem Baptist Church Addition, an addition to the City of Mansfield, Tarrant County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND AT _____, this the _____ day of _____, 2023.

FOR: BETHLEHEM BAPTIST CHURCH OF MANSFIELD, INC.

Michael D. Mainer
Church Business Administrator
Bethlehem Baptist Church of Mansfield, Inc.

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Michael D. Mainer, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2023.

Notary Public, for the State of Texas

SURVEYOR'S CERTIFICATE

THIS is to certify that I, Joyce P. Stanton, a Registered Professional Land Surveyor, in the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that this plat accurately represents that survey made by me or under my direction and supervision.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE -- RELEASED FOR REVIEW ONLY DECEMBER 6, 2022

Joyce P. Stanton
Registered Professional Land Surveyor
Texas Registration No. 6173

LEGEND

IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2" IRON ROD SET WITH PINK PLASTIC CAP STAMPED "DTS 8172753361"
OPRTCT	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
PRTCT	PLAT RECORDS OF TARRANT COUNTY, TEXAS
DRTCT	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.L.	PROPERTY LINE
C.L.	CENTER LINE
R.O.W.	RIGHT OF WAY
INST. NO.	INSTRUMENT NUMBER
ESM'T	EASEMENT
MFF	MINIMUM FINISHED FLOOR
VE	VISIBILITY EASEMENT

REPLAT

LOT 1R3, BLOCK A,
BETHLEHEM BAPTIST CHURCH ADDITION

Being a revision of Lot 1R2, Block A, Bethlehem Baptist Church Addition recorded in Instrument Number D222067259, PRTCT

City of Mansfield, Tarrant County, Texas

1 LOT

19.298 ACRES

DATE: NOVEMBER 2022 FILE: Z:\BETHLEHEM BAPTIST--HANKS SURVEY



DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING

908 WEST MAIN STREET * ARLINGTON, TEXAS 76013

TELEPHONE: 817 - 275 - 3361

ESTABLISHED 1953 * FIRM No. E-615 & S-100049-00

EMAIL: jstanton@dterry.com

©DISCIULLO-TERRY, STANTON & ASSOCIATES, INC. 2022

CASE: SD#22-067

FP-1033
SHEET 2 OF 2

OWNER
BETHLEHEM BAPTIST CHURCH OF MANSFIELD, INC
CONTACT: MICHAEL MAINER
1188 WEST BROAD STREET
MANSFIELD, TEXAS 76063



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-5129

Agenda Date: 1/17/2023

Version: 1

Status: Passed

In Control: Planning and Zoning Commission

File Type: Zoning Case

Agenda Number:

Title

ZC#22-020: Public hearing for a zoning change from SF-7.5/12, Single-Family Residential District and PD, Planned Development District to D, Downtown District, D-1,(Sub-Urban Zone) on approximately 1.460 acres located at 505 W. Kimball St., 506 W. Kimball St., and 509 Alvarado St.; Benjamin Hartman, owner.

Description/History

Existing Use: Residential and vacant

Existing Zoning: SF-7.5/12, Single-Family Residential District and PD, Planned Development District

Land Use Plan: Sub-Area 3

Surrounding Land Use & Zoning:

North - SF-7.5/12, Single-Family Residential District

South - PD Planned Development District, and SF-7.5/12, Single-Family Residential District

East - D, Downtown District (D-1, Sub-Urban Zone) 2F, Two Family Residential District

West - SF-7.5/12, Single-family residential and PD, Planned Development District

Synopsis

The proposed rezoning is consistent with the Official Land Use Plan and compatible with the surrounding land uses.

Staff Analysis

The subject property consists of three (3) lots totaling 1.460 acres. The applicant currently lives in a new house on the northern-most lot and is seeking flexible development provisions to introduce new housing opportunities on the remaining lots. The current zoning for the property is SF-7.5/12, Single-Family Residential District.

The applicant is requesting the D, Downtown District, D-1 Sub-Urban Zone classification for the property. The D-1 zone consists of “residential areas with some commercial and mixed-use activity adjacent to higher intensity zone”. The character of the D-1 Zone consists of “detached single-family buildings surrounded by lawns and landscaped yards with limited office”.

The D-1 zone is compatible with the surrounding uses and its provisions allow flexibility for new development (i.e., infill) and the redevelopment of older structures. Any new

construction on either tract must comply with the architectural design and landscaping standards of the D, Downtown District. A building plan and site plan approved by Staff will be required prior to plat approval or issuance of a building permit.

The property falls within the Sub-Area 3 of the Official Land Use Plan. In this Sub-area, more opportunities exist for mixed uses in the downtown core/heart of the City. It also encourages continued and intentional efforts to preserve the Historic Downtown and associated residential properties in close proximity.

This property is located next to single-family uses to the north and west and D-1 zoning to the east and some parts of the south. The property is also located near West-Broad and South-Main Street. This section of West-Broad Street is under study for possible inclusion into the D, Downtown District in order to encourage a diverse and balanced mix of uses in support of nurturing and sustaining the Historic Downtown as the traditional center for business and culture.

Summary

The property is currently zoned SF-7.5/12, Single-Family Residential, and rezoning it to the D, Downtown District (D-1, Sub-Urban Zone), will not be a deviation from the land use plan especially with the properties on West-Broad Street under exploration for inclusion into the D, Downtown District and its proximity to existing D-1 zones in the surrounding area.

Recommendation

Staff recommends approval.

Attachments

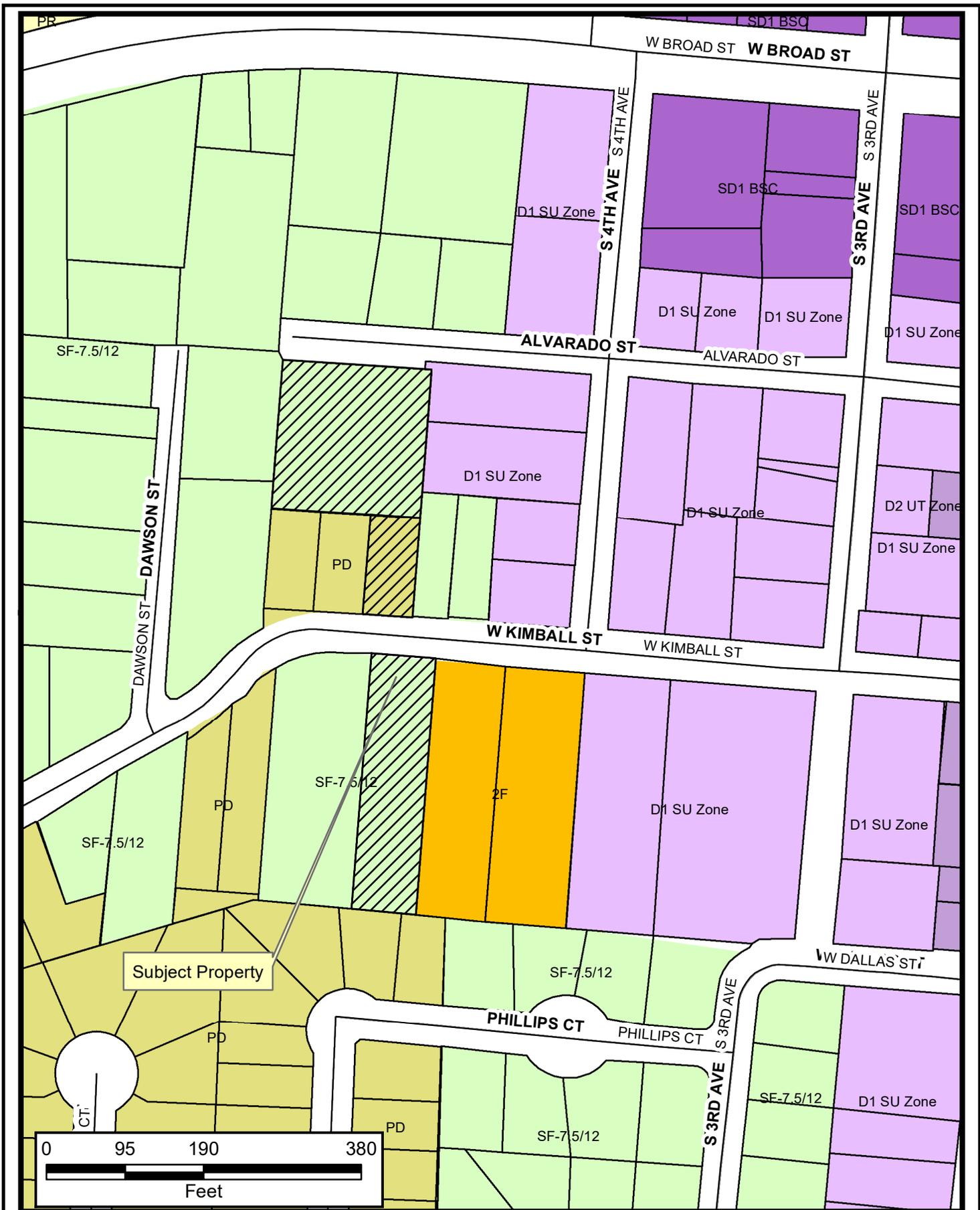
Maps and Supporting Information
Exhibit A



ZC#22-020

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.

12/20/2022



ZC#22-020

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.

12/20/2022

Property Owner Notification for ZC#22-020

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
BASTIAN ADDITION	BLK 1	MORGA, HUGO	605 W KIMBALL ST	MANSFIELD, TX	76063
BASTIAN ADDITION	BLK 1	COEN, ADAM	607 W KIMBALL ST	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	MAXWELL, SALLIE GRAY	600 ALVARADO ST	MANSFIELD, TX	76063-1939
HANKS, THOMAS J SURVEY	A 644	RENDON, NOEL	607 W BROAD ST	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	MAXWELL, SALLIE GRAY	600 ALVARADO ST	MANSFIELD, TX	76063-1939
HANKS, THOMAS J SURVEY	A 644	GUPTON, DAVID	606 W KIMBALL ST	MANSFIELD, TX	76063-1962
HANKS, THOMAS J SURVEY	A 644	RUSSELL, ELIZABETH ANN	212 DAWSON ST	MANSFIELD, TX	76063-1944
HANKS, THOMAS J SURVEY	A 644	DOWNNS, ROBERT T	214 DAWSON ST	MANSFIELD, TX	76063-1944
HANKS, THOMAS J SURVEY	A 644	CARTER, LAWRENCE ZA	202 DAWSON ST	MANSFIELD, TX	76063-1944
MANCHESTER HEIGHTS	BLK 1	MCGEE, MATTHEW EDWARD	501 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	EVANS, JENNIFER D	101 EDDIE CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	PINKERTON, JESSE M	410 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	HUTTON, LLOYD	412 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	ROBERTS, KEB	414 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	LARICCHIA, ASHLEY	500 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	FOSTER, ANITA	502 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	YATES, KAREN	504 PHILLIPS CT	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 32	POHLMAN, P A	405 W KIMBALL ST	MANSFIELD, TX	76063-1957

Property Owner Notification for ZC#22-020

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 35	LANDEROS-HUERTA, LEONEL	503 W BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 35	HARTMAN, BENJAMIN	509 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 35	HARTMAN, BENJAMIN	509 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 35A	GEBHARDT, ELIZABETH	505 W BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 35A	GARCIA, PABLO EST	504 ALVARADO ST	MANSFIELD, TX	76063-1976
MANSFIELD, CITY OF	BLK 35A	GARCIA, DORA ALICIA	504 ALVARADO ST	MANSFIELD, TX	76063-1976
MANSFIELD, CITY OF	BLK 36	HARTMAN, BEN	509 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 36	MUTTI, LYNN	513 N WALNUT CREEK DR	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 36	HARTMAN, BEN	509 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 36	WOOD, CURTIS D	504 W KIMBALL ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 36	FEMCA PROPERTIES INC	155 SOUTHWOOD DR	BURLESON, TX	76028
MANSFIELD, CITY OF	BLK 36	LARA, LIDIA	204 S 4TH AVE	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 36	CIRCLE W HOME INVESTMENTS LLC	841 GREEN VALLEY CIR W	BURLESON, TX	76028-1365
MANSFIELD, CITY OF	BLK 36	NALL, JEFFREY	818 YELLOWSTONE DR	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 36	NALL, JEFFREY	818 YELLOWSTONE DR	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 36	OSMUS, MIKE	508 W KIMBALL ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 37	HARTMAN, BEN	509 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 37	TAYLOR, CHARLES K	501 W KIMBALL ST APT A	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 37	TAYLOR, CHARLES K	501 W KIMBALL ST APT A	MANSFIELD, TX	76063-1996

Property Owner Notification for ZC#22-020

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 37	TAYLOR, CHARLES K	501 W KIMBALL ST APT A	MANSFIELD, TX	76063-1996
MANSFIELD, CITY OF	BLK 37A	AVANTE PROCUREMENT LLC	1223 E DEBBIE LN	MANSFIELD, TX	76063
PORTILLO-BROAD ADDITION	BLK 1	RENDON, NOEL	607 W BROAD ST	MANSFIELD, TX	76063
RUSSELL, ROY ADDITION	BLK 1	RUSSELL, ROY D	206 DAWSON ST	MANSFIELD, TX	76063-1944
WEBB ADDITION (MANSFIELD)	BLK 1	CHAWLA, KUMUD	2317 STARLIGHT CT	ARLINGTON, TX	76016-6425
WEBB ADDITION (MANSFIELD)	BLK 1	HANNUSH, NAN T	406 PHILLIPS CT	MANSFIELD, TX	76063-1969
WEBB ADDITION (MANSFIELD)	BLK 1	DESANTIAGO, EFREN	407 PHILLIPS CT	MANSFIELD, TX	76063-1990
WEBB ADDITION (MANSFIELD)	BLK 1	GUTIERREZ, EDUVIGES C	405 PHILLIPS CT	MANSFIELD, TX	76063-1990
ZANE ADDITION	BLK 1	CARTER, LAWRENCE ZA	202 DAWSON ST	MANSFIELD, TX	76063-1944

ZC22-XXX

Legal Descriptions

1. 505 W Kimball St

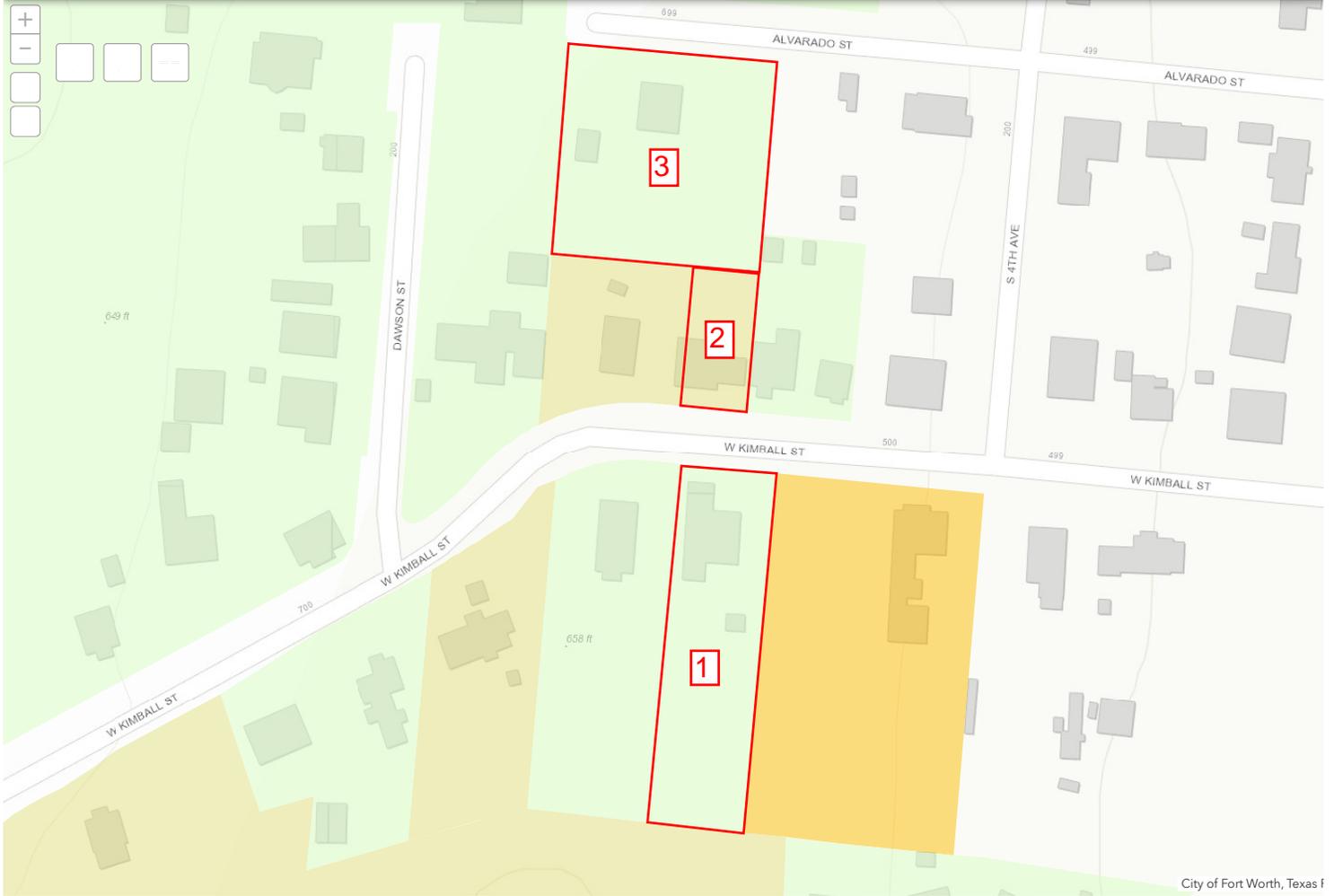
Lot 3R Block 37, Original Town of Mansfield an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in Clerk's File No. D222137520 Official Public Records, Tarrant County, Texas.

2. 506 W Kimball St

Lot 5R Block 36, Original Town of Mansfield an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in Clerk's File No. D219260496 Official Public Records, Tarrant County, Texas

3. 509 Alvarado St

Lot 4R Block 36, Original Town of Mansfield an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in Clerk's File No. D219260496 Official Public Records, Tarrant County, Texas



Mary Louise Nicholson
 MARY LOUISE NICHOLSON
 COUNTY CLERK

OWNER'S CERTIFICATE:

STATE OF TEXAS:
 COUNTY OF TARRANT:

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 0.553 ACRE OF LAND IN THE THOMAS J. HANKS SURVEY, A-644, TARRANT COUNTY, TEXAS AND BEING ALL OF THE FOLLOWING TWO (2) TRACTS: (1) A TRACT WHICH WAS CALLED 0.535 ACRE, A PORTION OF BLOCK 37, ORIGINAL TOWN OF MANSFIELD, A SUBDIVISION OF RECORD IN VOLUME 63, PAGE 53, PLAT RECORDS TARRANT COUNTY TEXAS (P.R.T.C.T.), CONVEYED FROM ROBERT MITCHELL, ET UX TO BEN HARTMAN, BY AN INSTRUMENT OF RECORD IN D2019284856, OFFICIAL PUBLIC RECORD TARRANT COUNTY TEXAS (O.P.R.T.C.T.) AND (2) A TRACT WHICH WAS CALLED 741 SQUARE FEET (S.F.) CONVEYED FROM SHANESSA POWERS, ET AL TO BENJAMIN HARTMAN BY AN INSTRUMENT OF RECORD IN D220206665, O.P.R.T.C.T., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR NORTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID 0.535 ACRE TRACT, NORTHEAST CORNER OF A TRACT WHICH WAS CALLED 0.7620 ACRE CONVEYED FROM BARBARA JARVIS TO AVANTE PROCUREMENT LLC, BY AN INSTRUMENT OF RECORD IN D216292894, O.P.R.E.C.T., LYING IN THE SOUTH RIGHT OF WAY (R-O-W) LINE OF KIMBALL STREET;

THENCE S85°18'32"E, 77.85 FEET ALONG THE COMMON LINE OF SAID 0.535 ACRE TRACT AND KIMBALL STREET TO A 1/2" IRON ROD FOUND FOR NORTHEAST CORNER, BEING THE NORTHEAST CORNER OF SAID 0.535 ACRE TRACT AND NORTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 1R, BLOCK 37, ORIGINAL TOWN OF MANSFIELD, A SUBDIVISION OF RECORD IN VOLUME 388-194, PAGE 86, P.R.T.C.T.;

THENCE DEPARTING KIMBALL STREET, S04°29'44"W, 310.10 FEET ALONG THE COMMON LINE OF SAID 0.535 ACRE TRACT, SAID LOT 1R AND SAID 741 S.F. TRACT TO A 5/8" IRON ROD SET FOR SOUTHEAST CORNER, BEING THE SOUTHEAST CORNER OF SAID 741 S.F. TRACT, LYING IN THE NORTH LINE OF LOT 1, BLOCK 2, MANCHESTER HEIGHTS, BY AN INSTRUMENT OF RECORD IN D216048037, P.R.T.C.T.;

THENCE N84°45'33"W, 77.76 FEET ALONG THE COMMON LINE OF SAID 741 S.F. TRACT, SAID LOT 1 AND LOT 2, OF SAID SUBDIVISION TO A 5/8" IRON ROD SET FOR SOUTHWEST CORNER, BEING THE SOUTHWEST CORNER OF SAID 741 S.F. TRACT AND SOUTHEAST CORNER OF SAID 0.7620 ACRE TRACT;

THENCE N04°28'35"E, 309.35 FEET ALONG THE COMMON LINE OF SAID 741 S.F. TRACT, SAID 0.535 ACRE TRACT AND SAID 0.7620 ACRE TRACT TO THE PLACE OF BEGINNING, CONTAINING 0.553 ACRE OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BEN HARTMAN, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, DOES HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 3R, BLOCK 37, ORIGINAL TOWN OF MANSFIELD, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

WITNESS, MY HAND, THIS THE 26th DAY OF MAY, 2022, BY:

B. Hartman
 BEN HARTMAN

ACKNOWLEDGMENTS:

STATE OF TEXAS:
 COUNTY OF ELLIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BEN HARTMAN, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

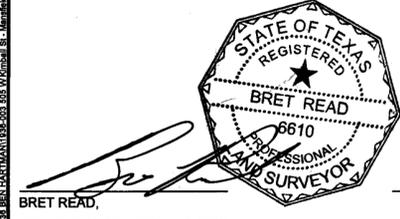
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 26th DAY OF MAY, 2022.

Nena Speigner
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 9-5-2023
 MY COMMISSION EXPIRES ON:



SURVEYOR'S CERTIFICATE:

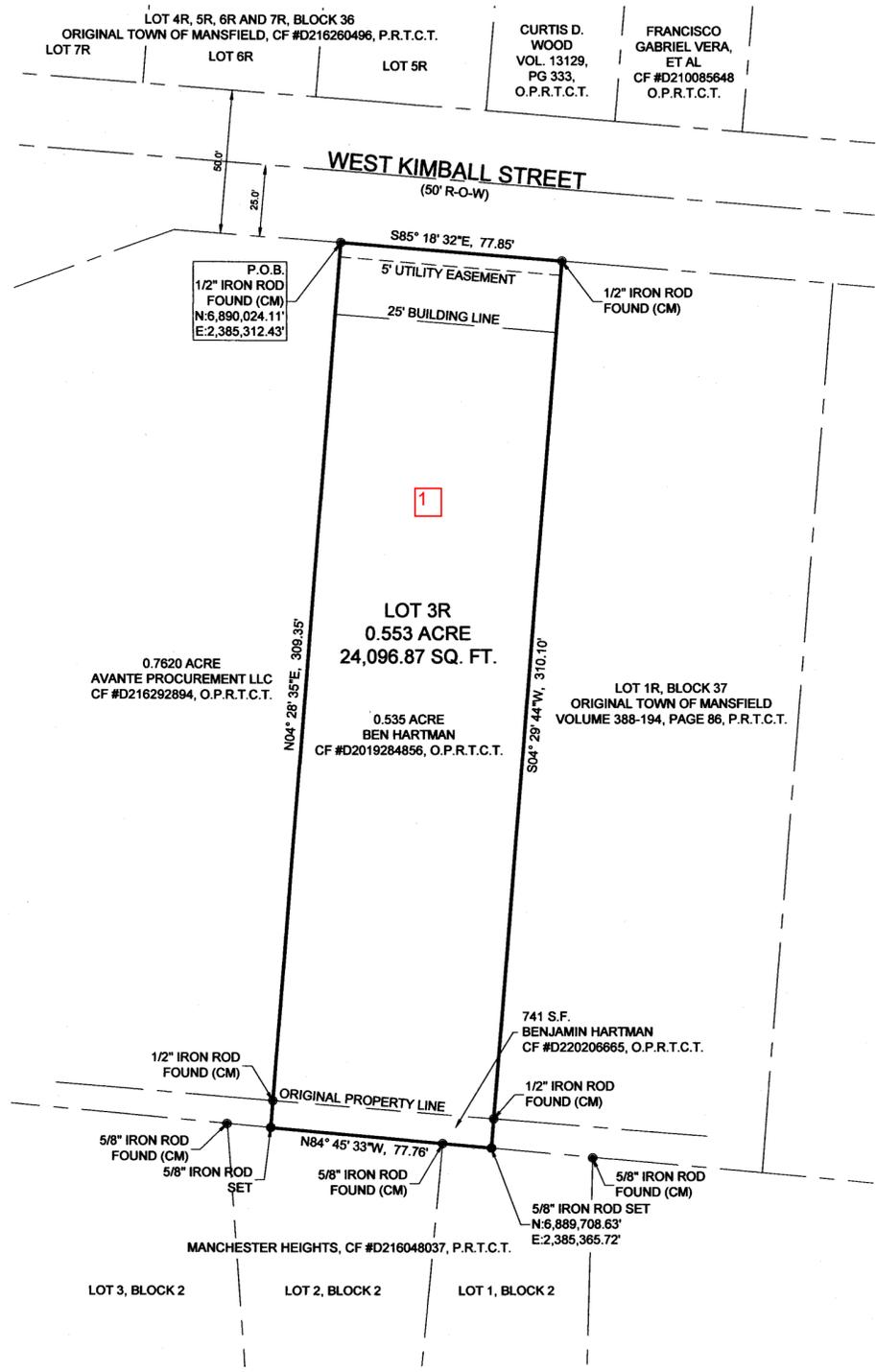
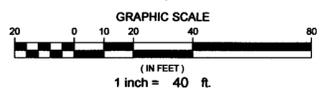
THIS IS TO CERTIFY THAT I, BRET READ, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVING PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, AND ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.



BRET READ, DATE MAY 25, 2022

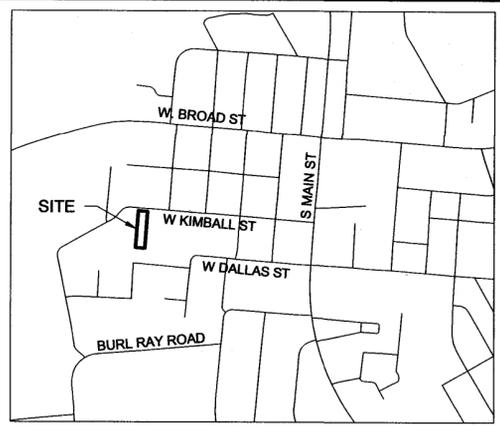
AFTER RECORDING, RETURN TO CITY OF MANSFIELD
 1200 E. BROAD STREET, MANSFIELD, TX 76063

LEGEND	
(CM)	CONTROLLING MONUMENT
(O.P.R.T.C.T.)	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
(P.R.T.C.T.)	PLAT RECORDS TARRANT COUNTY, TEXAS



OWNER:
 BEN HARTMAN
 500 ALVARADO STREET
 MANSFIELD, TEXAS 76063

SURVEYOR:
 360 SURVEYING
 310 H.G. MOSLEY PKWY
 LONGVIEW, TX 75604
 CONTACT: BRET READ
 TEL: (903) 387-2577
 EMAIL: BRET@360SURV.COM



LOCATION MAP
 N.T.S.

NOTES:

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. THIS PLAT DOES NOT INCREASE THE NUMBER OF LOTS OR ALTER OR REMOVE EXISTING COVENANTS OR RESTRICTIONS, IF ANY, ON THIS PROPERTY.
3. SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.

THE PURPOSE OF THIS AMENDING PLAT IS TO ALTER AN INTERIOR LOT LINE TO CLOSE A GAP IN OWNERSHIP.

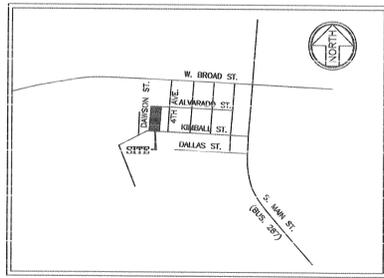
AMENDING PLAT
 LOT 3R, BLOCK 37
 ORIGINAL TOWN OF MANSFIELD
 BEING A REVISION OF A PORTION OF BLOCK 37
 ORIGINAL TOWN OF MANSFIELD
 ACCORDING TO THE PLAT FILED IN VOLUME 63, PAGE 53, P.R.T.C.T.
 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
 1 LOT
 0.553 ACRE



360 SURVEYING
 310 H.G. MOSLEY PKWY, LONGVIEW, TEXAS 75604
 (903) 387-2577 WWW.360SURV.COM
 TBPELS 10194293

APPROVED BY THE DIRECTOR OF PLANNING ON May 21, 2022
Jason Alexander
 DIRECTOR OF PLANNING

SD#22-022



VICINITY MAP NOT TO SCALE

IPF DENOTES IRON PIPE FOUND
IRF DENOTES IRON ROD FOUND
RS DENOTES IRON ROD SET
W/ORANGE PLASTIC CAP STAMPED
"R. W. COOMBS RPLS 5294"
C.M. DENOTES CONTROLLING MONUMENT

Coombs Land Surveying, Inc.
P.O. Box 6160 Fort Worth Texas 76115
(817) 920-7600
T.B.P.L.S. FIRM No. 10111800
CLS JOB No. 19-0148
GF No. NONE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, BEN HARTMAN is the sole owner of all that certain tract of land located in the T. J. HANKS SURVEY, ABSTRACT No. 644, City of Mansfield, Tarrant County, Texas, being a portion of Blocks 36 and 36-1/2, Original Town of Mansfield, an addition to the City of Mansfield, Texas according to the plat recorded in Volume 63, Page 53 of the Plat Records of Tarrant County, Texas as described in deeds recorded in Clerk's File No. D216036943 and D216117433 of the Official Public Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 3/8-inch iron rod found at the Northwest corner of said Hartman Tract recorded in Clerk's File No. D216036943, being the Northeast corner of that certain tract of land described in deed to Sallie Gray Maxwell, recorded in Volume 15079, Page 371 of the Deed Records of Tarrant County, Texas, being the Northwest corner of said Block 36-1/2 and lying in the South right-of-way line of Alvarado Street (a 50-foot wide right-of-way);

THENCE S 86° 13' 26" E, at 119.50 feet passing a 1/2-inch iron rod found with yellow plastic cap stamped "C.B.G." at the Northeast corner of said Block 36-1/2, being the Northwest corner of aforesaid Block 36 and continuing in all a total distance of 179.55 feet along the said South right-of-way line of Alvarado Street to a 1/2-inch iron rod found with yellow plastic cap stamped "GEODATA" at the Northeast corner of said Hartman Tract and said Block 36, being the Northwest corner of Lot 1-R, Block 36, Original Town of Mansfield, an addition to the City of Mansfield, Texas according to the plat recorded in Cabinet B, Slide 3326 of the Plat Records of Tarrant County, Texas;

THENCE S 04° 21' 44" W, at 72.40 feet passing a 1/2-inch iron rod found with yellow plastic cap stamped "GEODATA" at the Southwest corner of Lot 1-R, being the Northwest corner of Lot 2-R, said Block 36 and continuing in all a total distance of 147.40 feet along the East boundary line of said Hartman Tract to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Southeast corner thereof, being the Northeast corner of aforesaid Hartman Tract recorded in Clerk's File No. D216117433 and being the Northwest corner of that certain tract of land described in deed to Curtis D. Wood, recorded in Volume 13129, Page 333 of the Deed Records of Tarrant County, Texas;

THENCE S 04° 30' 06" W, 152.33 feet along the common boundary line between said Hartman Tract and said Wood Tract to a 1/2-inch iron rod found with yellow plastic cap stamped "C.B.G." at the Southeast corner of said Hartman Tract, lying in the North right-of-way line of West Kimball Street (a variable width right-of-way);

THENCE N 86° 20' 15" W, at 60.00 feet passing a 1/2-inch iron rod found with yellow plastic cap stamped "C.B.G." at the Southwest corner of aforesaid Lot 36, being the Southeast corner of aforesaid Block 36-1/2 and continuing in all a total distance of 179.44 feet along the said North right-of-way line of West Kimball Street to a 1/2-inch iron rod found with yellow plastic cap stamped "C.B.G." at the Southwest corner of said Hartman Tract, lying in the East boundary line of that certain tract of land described in deed to David Gupton and wife, Melba Gupton, recorded in Volume 11632, Page 257 of the Deed Records of Tarrant County, Texas;

THENCE along the West boundary line of said Hartman Tracts as follows:
N 04° 20' 58" E, 156.67 feet with the East boundary line of said Gupton Tract to a 5/8-inch iron rod found at the Northeast corner thereof, being the Southeast corner of aforesaid Maxwell Tract;

N 04° 28' 40" E, 143.51 feet with the East boundary line of said Maxwell Tract to the PLACE OF BEGINNING, containing 1.237 acre (53,880 square feet) of land.

STATE OF TEXAS
COUNTY OF TARRANT
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BEN HARTMAN, being the sole owner of the above described parcel, does hereby adopt the herein above described property as LOTS 4R, 5R, 6R AND 7R, BLOCK 36, ORIGINAL TOWN OF MANSFIELD, an addition to the City of Mansfield, Tarrant County, Texas and does hereby dedicate to the public use the streets and easements as shown thereon.

I hereby set my signature for the purposes herein expressed this 4th day of NOVEMBER, 2019.

Ben Hartman
BEN HARTMAN

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared BEN HARTMAN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 4th day of NOVEMBER, 2019.

Ashley Wendler
ASHLEY WENDLER
Notary Public, State of Texas
Comm. Expires 03-15-2020
Notary ID: 128921791



SURVEYOR'S CERTIFICATE
THIS is to certify that I, RONALD W. COOMBS, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Ronald W. Coombs
RONALD W. COOMBS, R.P.L.S.
Texas Registration No. 5294

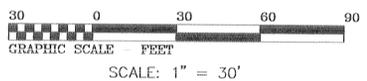


AMENDING PLAT
LOTS 4R, 5R, 6R AND 7R, BLOCK 36
ORIGINAL TOWN OF MANSFIELD

BEING A REVISION OF A PORTION OF BLOCKS 36 AND 36-1/2,
ORIGINAL TOWN OF MANSFIELD, ACCORDING TO THE PLAT
FILED IN VOLUME 63, PAGE 53 OF THE
PLAT RECORDS OF TARRANT COUNTY, TEXAS

CITY OF MANSFIELD
TARRANT COUNTY, TEXAS
4 LOTS
1.237 ACRES
OCTOBER 22, 2019

- * NOTES *
1. THIS PLAT DOES NOT INCREASE THE NUMBER OF LOTS OR ALTER OR REMOVE EXISTING COVENANTS OR RESTRICTIONS, IF ANY, ON THIS PROPERTY.
 2. NOTICE: SELLING A PORTION OF ANY LOT IN THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
 3. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE DERIVED FROM CITY OF MANSFIELD MONUMENTS No. BC-2 & 1-07.
 4. NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No.'s. 48439C0460 K AND 48439C0470 K, MAPS REVISED SEPTEMBER 25, 2009.



AFTER RECORDING RETURN TO THE CITY OF MANSFIELD 1200 E. BROAD STREET, MANSFIELD, TEXAS 76063

APPROVED BY THE DIRECTOR OF PLANNING ON 11/4, 2019
Ron Stubbey
DIRECTOR OF PLANNING

THE PURPOSE OF THIS AMENDING PLAT IS TO MOVE EXISTING INTERIOR LOT LINES IN CONJUNCTION WITH A ZONING CHANGE TO PLANNED DEVELOPMENT ZONING

OWNER:
BEN HARTMAN
500 ALVARADO STREET
MANSFIELD, TEXAS 76063
PHONE (817) 996-8529
email: benhartman8628@gmail.com

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P. O. BOX 6160
FORT WORTH, TEXAS 76115
CONTACT: RON COOMBS
PHONE (817) 920-7600
email: ron.coombs@sbcijobi.net



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-5130

Agenda Date: 2/6/2023

Version: 2

Status: Passed

In Control: Planning and Zoning Commission

File Type: Zoning Case

Agenda Number:

Title

ZC#23-001: Public hearing continuation on a change of zoning from C-2, Community Business District to PD, Planned Development District with limited I-1, Light Industrial and Mini-Warehouse uses on approximately 9.94 acres out of the William Lynn Survey, Abstract Number 984, Tarrant County, TX, located at 2351, 2361, 2371, 2381 and 2391 N. Highway U.S. 287; Industrial Reserve, LLC, owner

Description/History

Existing Use: Vacant

Existing Zoning: C-2, Community Business District, within the FR, Freeway Overlay District

Land Use Plan: Sub-Area 1

Surrounding Land Use & Zoning:

North - Commercial Use, C-2 Community Business District, within the FR, Freeway Overlay District

South - Vacant, PR, Pre-Development District

East - Public Right-of-way for U.S. Highway 287

West - Single-family Residential, SF-5AC/24, Single-Family Residential District

Thoroughfare Plan Specification:

U.S. Highway 287 - Freeway

Synopsis

The Planning and Zoning Commission tabled this case at the January 17, 2023, meeting.

The property owner is requesting a zoning change from C-2, Community Business District to PD, Planned Development District with limited I-1, Light Industrial and mini-warehouse uses on 9.94 acres on the U.S. Highway 287 Frontage Road. The rezoning request is intended to support a business incubator in which a range of light industrial, office, and other complementary commercial uses can be accommodated and a mini-storage facility.

Staff Analysis

The subject property consists of approximately 9.94 acres of vacant land that is generally located near the northern municipal limits of Mansfield. The property is located along U.S. Highway 287, and it is located within an area of Mansfield that is a critical gateway. The

future development of the site should leverage and optimize its location in order to achieve development outcomes consistent with Mansfield's vision for a vibrant, sustainable, and prosperous future.

Although the property commands high visibility from U.S. Highway 287, some businesses permitted under the C-2, Community Business District, may have concerns about locating at the property because of the location of off-ramps onto the U.S. Highway 287 Frontage Road and the location of on-ramps onto U.S. Highway 287 from the Frontage Road.

Further providing challenges to the development of the property include a utility easement that bifurcates the property. The presence of the utility easement may also, coincidentally, create an opportunity for innovation in the design and development of the site.

Those limitations in themselves do not necessarily prevent the property from developing; and the property can be developed to accommodate business incubation and other kinds of businesses that are similar and will not have an adverse impact on adjoining property. Further, site constraints paired with elevated standards for architecture and landscaping can attract, expand, and retain businesses that will expand the tax base and will generate meaningful employment opportunities.

As proposed, the PD, Planned Development District standards would allow for business incubation and other commercial uses that would not have an adverse impact on adjacent property. However, mini-warehouses, storage or sales warehouses, and other industrial uses are not appropriate for the property and are inconsistent with both existing and future development patterns.

Permitted Uses

According to the PD, Planned Development District standards, as proposed, all I-1, Light Industrial uses are permitted except those prohibited by the FR, Freeway Overlay District and the specific uses listed in the PD standards. The proposed PD, Planned Development District standards would also permit mini-warehouses and storage and sales warehouses with site plan approval. Those uses requiring a Specific Use Permit (SUP) under the I-1, Light Industrial District would be reviewed and approved in accordance with the provisions in Section 155.080, Specific Use Permit, of the Code of Ordinances.

Prohibited Uses

Also, according to the PD, Planned Development District standards, as proposed, and in addition to those uses that are expressly prohibited by the FR, Freeway Overlay District, the following uses would be expressly prohibited:

- A. Adult Entertainment Establishment.
- B. Building Material or Lumber Yard.
- C. Bus Station or Terminal.
- D. Cleaning, Laundry Plant.
- E. Clothing Manufacturing or Light Fabrication and Assembly
- F. Dyeing Plant.

- G. Motor Freight Terminal.
- H. Open Storage or Outdoor Storage.
- I. Parking Lot, Truck.
- J. Pawn Shop.
- K. Recreational Vehicle Sales, Including RV Trailers.
- L. Temporary Storage of Impounded Vehicle.
- M. Trailer or Manufactured Housing Sales or Rental.
- N. All Manufacturing and Industrial Uses listed on the Permitted Use Table under Heading J (i.e., Section 155.054, Permitted Uses, of the Code of Ordinances).

Site Plan

The applicant's site plan (Exhibit C) does not fully provide details for the business incubation buildings on the north part of the property. No proposed use or information was provided for the southern part of the property. As the site plan is limited in detail, the development must rely on the proposed PD, Planned Development District standards and the City's other codes and ordinances to provide the necessary development regulations for this project.

The PD, Planned Development District standards require parking to be calculated according to the City's parking regulations in Section 155.091, Off-Street Parking and Loading Standards, of the Code of Ordinances. The site plan shows 38 parking spaces in the middle of the development will be secured storage for trucks, trailers or equipment.

Building Elevations

The building elevations included with this proposed PD, Planned Development District in Exhibit D are not fully consistent with the provisions for architecture and urban design as set forth in Section 155.056, Community Design Standards, of the Code of Ordinances. The site is highly visible from U.S. Highway 287, and it inherently provides tremendous opportunities to incorporate and to leverage elevated architectural considerations such as exterior finish material selection; window treatment; anchoring corners that reinforce view corridors; and visually defining space that fosters and nurtures pedestrian activity. Conceptual images of the mini-warehouse facility are also included in the proposed PD, Planned Development District standards under Exhibit D.

Landscape Plan

No landscape plan was provided, but the applicant shows passive space on the site plan. Pursuant to the recently updated provisions for landscaping under Section 155.092, Landscaping and Screening Standards, of the Code of Ordinances, the minimum area of passive space for a commercial project is ten (10) percent of the total building area. The applicant proposes passive space with a minimum of five (5) percent of the building area. To discourage the location of passive space in areas that are not easily accessible or that are most desirable for development, the provisions of Section 155.092, Landscaping and Screening Standards, of the Code of Ordinances require that passive space must be entered directly from a thoroughfare, a walkway or other pedestrian path, and be visible to the public. The proposed passive space location, in the northwest corner of the property, does not meet these requirements.

In place of a landscape plan, the proposed PD, Planned Development District standards defers to Section 155.092, Landscaping and Screening Standards, of the Code of the Code of Ordinances. This Section requires the following:

- Landscaping in the bufferyards along property lines, as required
- One canopy tree for every ten spaces in the parking lot
- Foundation plantings at the buildings
- Screening of parking lots, dumpster locations, and ground mounted equipment
- Residential proximity features along the western property line, including a 20-foot bufferyard and an 8-foot masonry wall

A landscape plan demonstrating compliance with the provisions of Section 155.092, Landscaping and Screening Standards, of the Code of Ordinances must be submitted for review and approval with any site plan application.

Access

The applicant proposes two (2) driveways from the U.S. Highway 287 Frontage Road. These driveways must be approved by the Texas Department of Transportation (TxDOT). A traffic impact analysis may be required by TxDOT to determine if improvements are needed for the frontage road depending on the predominant use of the property (i.e., office versus industrial). Further any development in proximity to the utility easement will require appropriate coordination.

Summary

Although the recommendations provided for in the Official Land Use Plan for Sub-Area 1 generally support development patterns of low intensities, there is a noticeable presence of medium intensity (i.e., commercial) development in proximity to this property.

Mini-warehouses and storage or sales warehouses are not the most appropriate uses of land in this area, and should not be included as a permitted use under this proposed PD, Planned Development District.

The architectural and landscaping considerations for this project can be elevated; as this property is located along stretch of U.S. Highway 287, the design and construction of the buildings and the design and installation of landscaping should leverage this opportunity. This may be achieved through purposeful building arrangement and design; integrating towers and other similar architectural features at corners with visibility from the highway; and locating the required passive space in an area that is more accessible and visible to the public.

Recommendation

Although staff supports the property's development for non-residential uses, it is vital that the property be developed in a manner that encourages other orderly and quality growth. Collectively, the uses, landscaping, and architecture should present a strong visual image to the community and its surrounding environs. While there are elements of this proposed PD, Planned Development District that meet that goal, there are some considerations

that detract from this goal. Staff recommends the following:

1. That mini-warehouses and storage or sales warehouses be prohibited uses under the PD, Planned Development District.
2. That a minimum of ten (10) percent of the building area be expressly dedicated to passive space in accordance with the provisions set forth in Section 155.092, Landscaping and Screening Standards, of the Code of Ordinances.
3. That a provision be inserted into the PD, Planned Development District standards requiring a detailed site plan for all proposed development subject to review and approval by the Director of Planning.
4. That a provision be inserted into the PD, Planned Development District standards that in the event of a conflict between the text (i.e., written) provisions of this PD, Planned Development District or any of its diagrams and illustrations (i.e., exhibits) that the provisions of the text shall take precedence.
5. That a provision be inserted into the PD, Planned Development District standards that the maximum length of a building façade shall be 200 feet.

Attachments

Maps and Supporting Information

Exhibit A - Legal Description

Exhibit B - PD, Planned Development District Regulations

Exhibit C - Site Plan

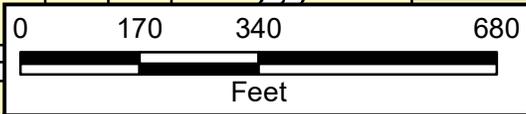
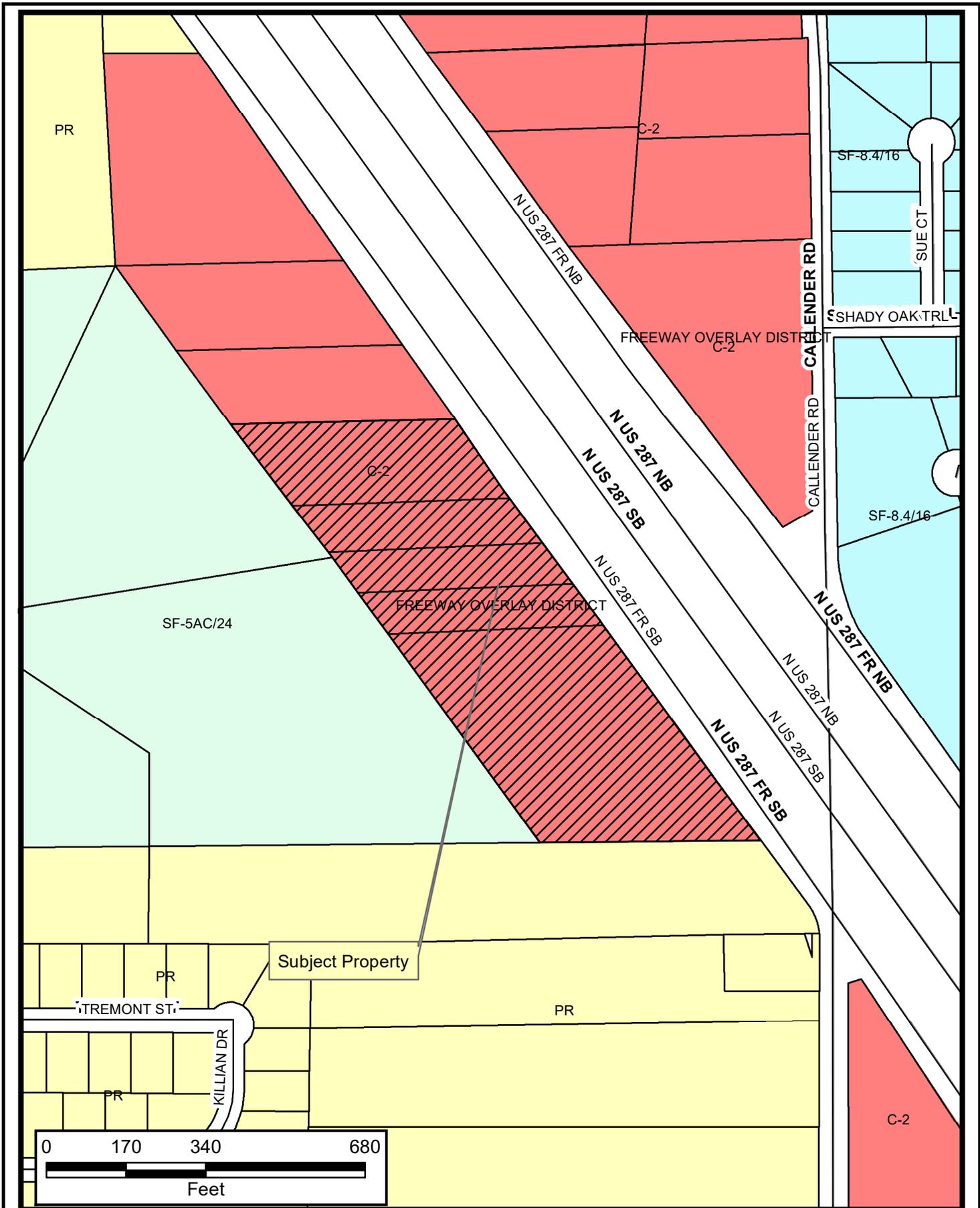
Exhibit D - Elevations



ZC#23-001

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.

01/06/2023



ZC#23-001

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.

01/06/2023

Property Owner Notification for ZC#23-001

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HARRELL, WILLIAM H SURVEY	A 724	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
HARRELL, WILLIAM H SURVEY	A 724	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
LYNN, WILLIAM SURVEY	A 984	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
WOODLANDS ADDN, THE (MANSFIELD)	LOT 17A	OASIS RENTAL LLC	344 SW WILSHIRE BLVD	BURLESON, TX	76028
WOODLANDS ADDN, THE (MANSFIELD)	LOT 17AR1	OASIS RENTAL LLC	344 SW WILSHIRE BLVD	BURLESON, TX	76028
WOODLANDS ADDN, THE (MANSFIELD)	LOT 17AR2	INDUSTRIAL RESERVE LLC	12404 PARK CENTRAL DR SUITE 25	DALLAS, TX	75251
WOODLANDS ADDN, THE (MANSFIELD)	LOT 17AR3	INDUSTRIAL RESERVE LLC	12404 PARK CENTRAL DR SUITE 25	DALLAS, TX	75251
WOODLANDS ADDN, THE (MANSFIELD)	LOT 17AR4	INDUSTRIAL RESERVE LLC	12404 PARK CENTRAL DR SUITE 25	DALLAS, TX	75251
WOODLANDS ADDN, THE (MANSFIELD)	LOT 17AR5	INDUSTRIAL RESERVE LLC	12404 PARK CENTRAL DR SUITE 25	DALLAS, TX	75251
WOODLANDS ADDN, THE (MANSFIELD)	LOT 17AR6	INDUSTRIAL RESERVE LLC	12404 PARK CENTRAL DR SUITE 25	DALLAS, TX	75251
WOODLANDS ADDN, THE (MANSFIELD)	LOT 8A	WHEELESS, MICHAEL	8 WOODLAND DR UNIT A	MANSFIELD, TX	76063
WOODLANDS ADDN, THE (MANSFIELD)	LOT 9	SMITH, DONALD R	9 WOODLAND DR	MANSFIELD, TX	76063

EXHIBIT "A"

Being a 9.94 acre tract or parcel of land situated in the William Lynn Survey, Abstract Number 984 in the City of Mansfield, Tarrant County, Texas and being all Lots 17-AR2, 17-AR3, 17-AR4, 17-AR5 and 17-AR6 of The Woodlands an addition to the City of Mansfield, recorded in Cabinet A, Page 303 of the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of said Lot 17-AR2 and being in the West right-of-way line of U. S. Highway 287;

THENCE with the East line of said The Woodlands and the common West right-of-way line of said U. S. Highway 287 the following courses and distances:

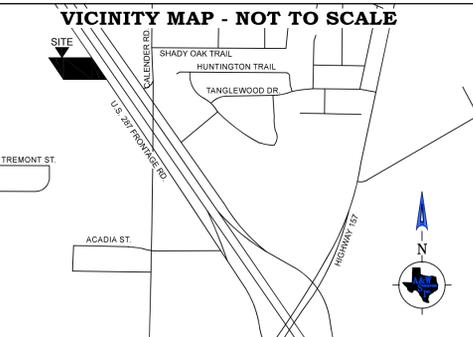
South 35°09'00" East, a distance of 547.11 feet;

South 33°33'58" East, a distance of 544.33 feet the Southeast corner of said Lot 17-AR6;

THENCE North 89°50'49" West, with the South line of said The Woodlands, a distance of 471.70 feet to the Southwest corner of said Lot 17-AR6;

THENCE North 35°09'00" West, with the West line of said The Woodlands, a distance of 1084.72 feet to Northwest corner of said Lot 17-AR2;

THENCE North 88°28'55" East, with the North line of said The Woodlands, a distance of 480.42 feet to the **POINT OF BEGINNING** and containing 9.94 acres of land more or less.



ALTA/NSPS LAND TITLE SURVEY

LOT 17-AR1
 THE WOODLANDS
 INST. NO. D189010369,
 O.P.R.T.C.T.
 MOUSER FAMILY LIMITED
 PARTNERSHIP #1
 INST. NO. D204207309,
 O.P.R.T.C.T.

LOT 8-A
 THE WOODLANDS
 VOL. 388-188, PG. 58,
 P.R.T.C.T.
 MICHAEL S. WHEELLESS
 INST. NO. D220206867,
 O.P.R.T.C.T.

LOT 8-A
 THE WOODLANDS
 VOL. 388-162, PG. 94,
 P.R.T.C.T.
 DONALD R. SMITH
 AND CAROLYN S. SMITH
 INST. NO. D202150773,
 O.P.R.T.C.T.

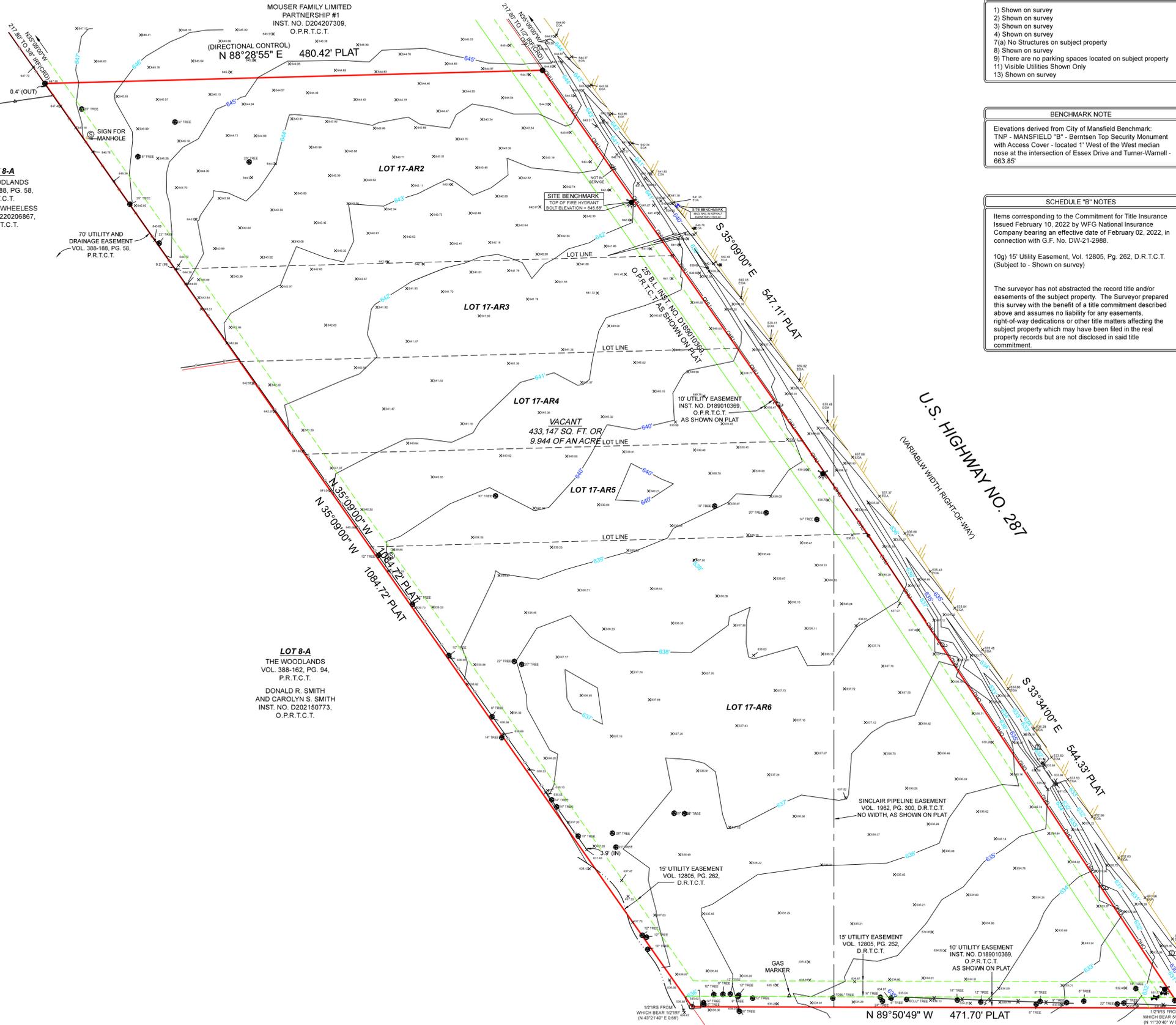
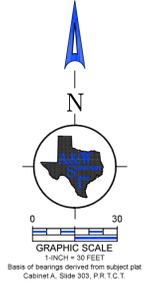


TABLE "A" NOTES

- 1) Shown on survey
- 2) Shown on survey
- 3) Shown on survey
- 4) Shown on survey
- 7(a) No Structures on subject property
- 8) Shown on survey
- 9) There are no parking spaces located on subject property
- 11) Visible Utilities Shown Only
- 13) Shown on survey

BENCHMARK NOTE

Elevations derived from City of Mansfield Benchmark: TWP - MANSFIELD "B" - Bemisen Top Security Monument with Access Cover - located 1' West of the West median nose at the intersection of Essex Drive and Turner-Warnell - 663.85'

SCHEDULE "B" NOTES

Items corresponding to the Commitment for Title Insurance issued February 10, 2022 by WFG National Insurance Company bearing an effective date of February 02, 2022, in connection with G.F. No. DW-21-2988.

10g) 15' Utility Easement, Vol. 12805, Pg. 262, D.R.T.C.T. (Subject to - Shown on survey)

The surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment described above and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

LEGAL DESCRIPTION

Being Lot 17-AR2, Lot 17-AR3, Lot 17-AR4, Lot 17-AR5, and Lot 17-AR6, of the Woodlands, an Addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 303, of the Plat Records of Tarrant County, Texas.

SURVEYOR'S CERTIFICATION

To: Industrial Reserve LLC, JSMT Properties, LLC, and WFG National Title Insurance Company, all in connection with G.F. No. DW-21-2988.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11, and 13 of Table A thereof. The fieldwork was completed on 03-10-2022.

Date of Plat or Map: 04-08-2022

John S. Turner
 JOHN S. TURNER RPLS 4310

This survey was performed exclusively for the parties in connection with the G.F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

FLOOD

This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48439C 0460K, dated 09-25-2009. The property is located in Zone "X".

CITY OF MANSFIELD
 INST. NO. D211102593,
 O.P.R.T.C.T.

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".
 CRD = Corner of Record Dignity

LEGEND

12" IR FOUND	X FOUND	TELE BOX	ROLLARD POST	UTILITY POLE	OVERHEAD UTILITY LINE	COVERED AREA	CONCRETE	BUILDING LINE
12" IR SET	X SET	CABLE BOX	LIGHT POLE	WATER METER	GUY WIRE ANCHOR	ASPHALT	GRAVEL	EASEMENT
18" IR FOUND	1" IR FOUND	ELECTRIC BOX	GAS METER	SAN SEW MH	BARBED WIRE FENCE	FIRE LANE STRIPE	BRICK	BOUNDARY
18" IR FOUND	1" IR FOUND	BRICK COLUMN	IRRIGATION VALVE	A.C. PAD	IRON FENCE	BRICK RET WALL	STONE	HIGHBANK LINE
30" IR FOUND	POINT FOR CORNER	STONE COLUMN	WATER VALVE	TRANS. BOX	CHAINLINK FENCE	STONE RET WALL	WOOD DECK	PARKING STRIPE
36" IR FOUND	CORN MONUMENT	STONE COLUMN	FIRE HYDRANT	POOL EQUIP	WOOD FENCE	COR. RET WALL	BUILDING WALL	HANDICAP SPACE
12" IR FOUND	34" IR FOUND	SAN SEW CO.	IR. VALVE	PIPE RAIL FENCE	NO PARKING	TILE		

2391 N. HWY 287
MANSFIELD, TEXAS

A&W SURVEYORS, INC.
 Professional Land Surveyors
 TEXAS REGISTRATION NO. 100174-00
 P.O. BOX 870229, MESQUITE, TX. 75187
 PHONE: (972) 681-4975 FAX: (972) 681-4954
 WWW.AWSURVEY.COM

JOB# 03-30-2022
 DATE 03-30-2022
 DRAWING BY: JST

EXHIBIT B FOR ZC#23-001

PD, PLANNED DEVELOPMENT DISTRICT REGULATIONS

GENERAL STANDARDS:

Except as otherwise provided herein, development within this PD, Planned Development District shall be in accordance with the regulations in Section 155.066, PD, Planned Development District Regulations, in accordance with the regulations in Section 155.067, FR, Freeway Overlay District Regulations, and in accordance with other codes, ordinances, regulations, and standards as adopted by the City of Mansfield, Texas. Where a conflict exists between this PD, Planned Development District and other land development regulations, this PD, Planned Development District standards shall prevail. For the purposes of this PD, Planned Development District, the regulations of the FR, Freeway Overlay District shall apply to all portions of the property.

PERMITTED USES:

Except where modified by regulations set forth in the FR, Freeway Overlay District, uses permitted in this PD, Planned Development District shall be restricted to those in Section 155.054, Permitted Uses, applicable to the I-1, Light Industrial District. All uses requiring a specific use permit shall be reviewed and approved in accordance with the provisions set forth in Section 155.080, Specific Use Permit, except where prohibited by regulations for the FR, Freeway Overlay District.

PROHIBITED USES:

In addition to those uses that are expressly prohibited by the FR, Freeway Overlay District, all the following uses shall also be expressly prohibited within this PD, Planned Development District:

- A. Adult Entertainment Establishment.

- B. Building Material or Lumber Yard.
- C. Bus Station or Terminal.
- D. Cleaning, Laundry Plant.
- E. Clothing Manufacturing or Light Fabrication and Assembly
- F. Dyeing Plant.
- G. Motor Freight Terminal.
- H. Open Storage or Outdoor Storage.
- I. Parking Lot, Truck.
- J. Pawn Shop.
- K. Recreational Vehicle Sales, Including RV Trailers.
- L. Storage or Sales Warehouse.
- M. Temporary Storage of Impounded Vehicle.
- N. Trailer or Manufactured Housing Sales or Rental.
- O. All Manufacturing and Industrial Uses listed on the Permitted Use Table under Heading J (i.e., Section 155.054, Permitted Uses).

*Mini warehouses (self-storage) are allowed with site plan approval (see Exhibit B-1 for example rendering)

* Storage or Sales Warehouse is allowed with site plan approval

AREA, SETBACK, AND HEIGHT REGULATIONS:

Except where modified by regulations set forth in the FR, Freeway Overlay District, development within this PD, Planned Development District shall comply with all regulations in Section 155.055, Area, Setback, and Height Regulations applicable to the I-1, Light Industrial District.

ARCHITECTURE:

- A. The architecture for all buildings and their appurtenances shall be inspired by other similar projects located within the municipal limits of Mansfield (See EXHIBIT “D”).
- B. The architecture for all buildings and their appurtenances shall otherwise be in accordance with the provisions in Section 155.056, Community Design Standards for the I-1 Freeway Overlay District.
- C. The exterior finish material on all buildings and their appurtenances, with the exception of openings for doors and windows, shall be restricted to masonry construction materials and to masonry-like construction materials as both are defined in Section 155.012, Definitions.
- D. Office-to-warehouse ratio shall be 20 percent or greater.

SIGN STANDARDS:

Except where modified by regulations set forth in the FR, Freeway Overlay District, development within this PD, Planned Development District, shall comply with all regulations existing in Section 155.090, Sign Standards, applicable to the I-1, Light Industrial District.

OFF-STREET PARKING AND LOADING STANDARDS:

Except where modified by regulations set forth in the FR, Freeway Overlay District, development within this PD, Planned Development District, shall comply with all regulations existing in Section 155.091, Off-Street Parking and Loading Standards.

LANDSCAPING AND SCREENING STANDARDS:

Except where modified by regulations set forth in the FR, Freeway Overlay District, development within this PD, Planned Development District, shall comply with all regulations existing in Section 155.092, Landscaping and Screening Standards, applicable to the I-1, Light Industrial District.

RESIDENTIAL PROXIMITY STANDARDS:

Development within this PD, Planned Development District, shall comply with all regulations existing in Section 155.095, Residential Proximity Standards, applicable to the I-1, Light Industrial District.

MISCELLANEOUS STANDARDS:

- A. Building walls set along a thoroughfare shall provide architectural relief, including recesses and projections. Architectural relief shall be required at intervals of 25 feet in length.
- B. Building walls constructed along a thoroughfare shall incorporate a minimum of 25 percent glazing. Glazing in building walls along a thoroughfare shall not extend to finished grade, and shall be designed as shopfronts with knee walls of a masonry material between two (2) and three-and-a-half (3.5) feet in height.
- C. Building mechanical equipment including, but not limited to, electric meters, gas meters, water meters, and transformers and refuse storage shall be visually screened and not located along thoroughfares.
- D. All rooftop mechanical equipment shall be visually screened from all sides by parapet walls or opaque screening enclosures both of which shall be at least 12 inches greater in height than the equipment.
- E. All collection receptacles shall be visually screened on all sides by a solid wall a minimum of six feet in height, and constructed of a material matching the nearest building wall. All

access doors into the collection receptacle shall be made of opaque metal matching the height of the solid walls. Lids shall be required on collection receptacles that are not in a roofed enclosure.

- F. All loading docks and service areas shall be located away from thoroughfares, and shall be visually screened from adjoining properties to the satisfaction of the Director of Planning.

BINDING ON APPLICANT; SUCCESSORS AND ASSIGNS; AND APPLICATIONS FOR PLATTING AND BUILDING PERMITS:

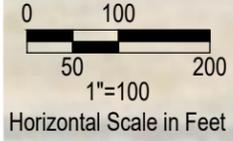
Development shall be in accordance with the provisions of this PD, Planned Development District, and all development plans prepared for design review and recorded hereunder shall be binding upon the applicant thereof, his and all successors and assigns, and shall limit and control all applications for building permits. Development plans shall be prepared and submitted in accordance with the provisions set forth in Section 155.066, PD, Planned Development District Regulations, prior to the submittal of any applications for platting or permitting.

ALLTRADES - 2391 N US 287 - MANSFIELD, TX



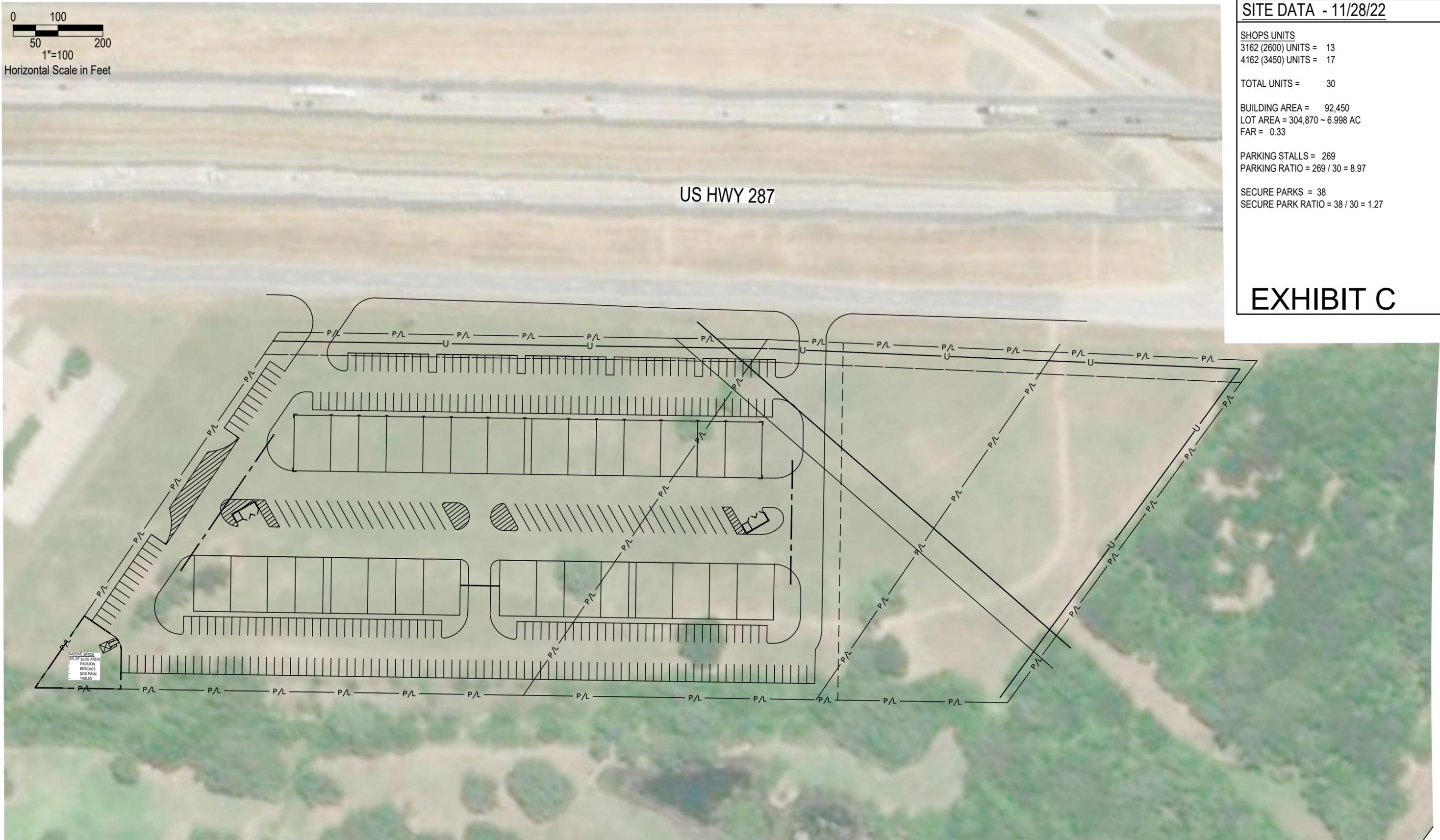
PROJECT MANAGER	DESIGNER
AIP	JL

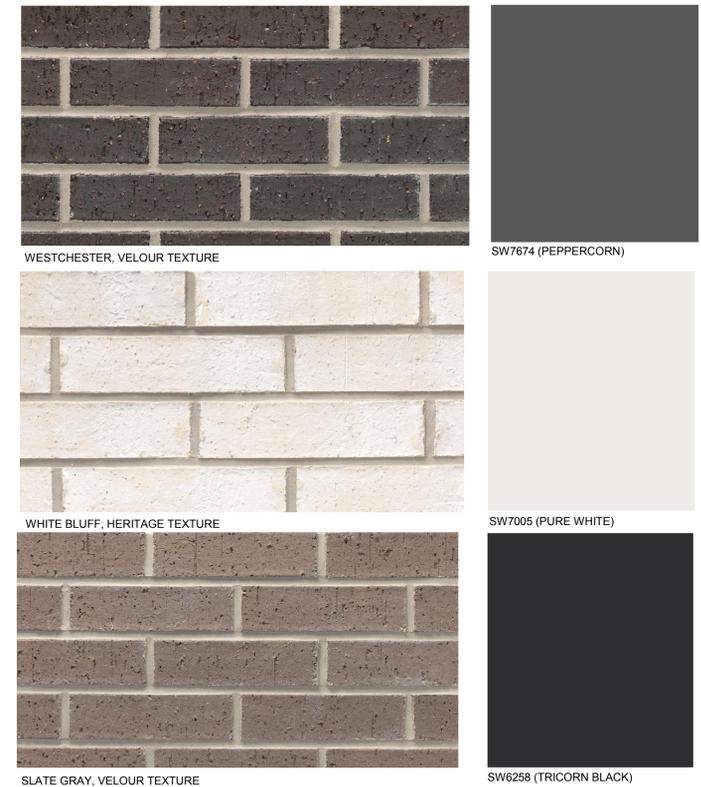
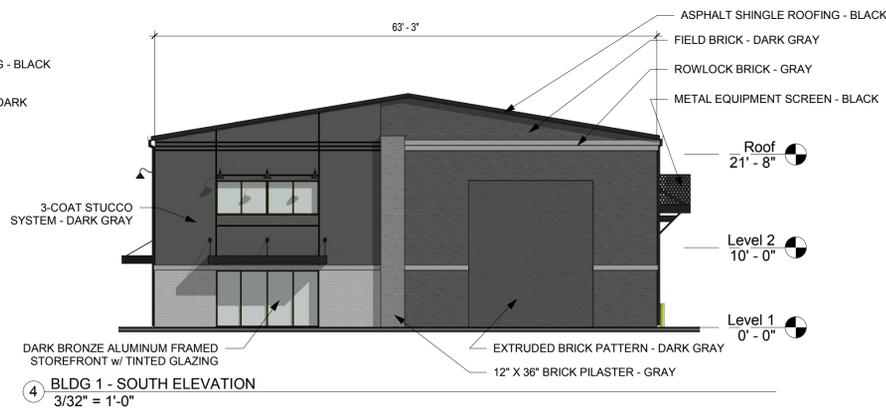
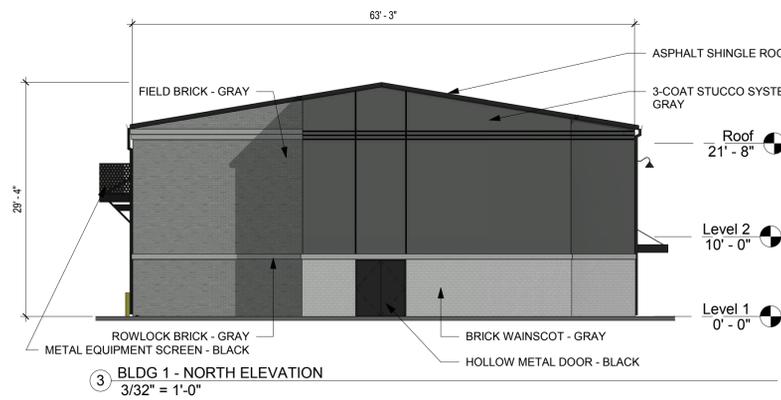
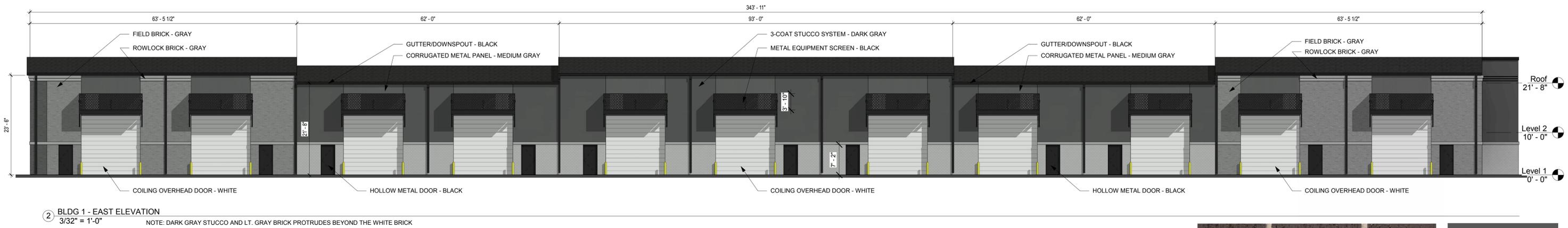
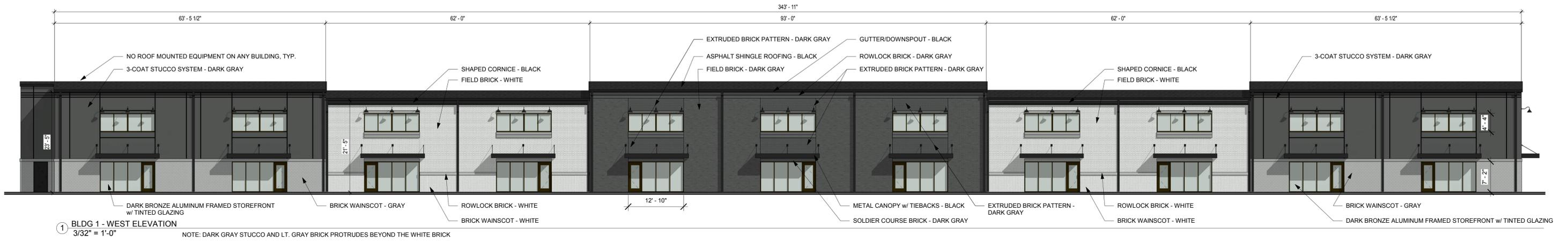
OPT. 6A



SITE DATA - 11/28/22	
SHOPS UNITS	
3162 (2600) UNITS =	13
4162 (3450) UNITS =	17
TOTAL UNITS =	30
BUILDING AREA =	92,450
LOT AREA =	304,870 ~ 6.998 AC
FAR =	0.33
PARKING STALLS =	269
PARKING RATIO =	269 / 30 = 8.97
SECURE PARKS =	38
SECURE PARK RATIO =	38 / 30 = 1.27

EXHIBIT C





MATERIAL LEGEND

- BRICK, DARK GRAY, ACME: WESTCHESTER, VELOUR TEXTURE
- BRICK, WHITE, ACME: WHITE BLUFF, HERITAGE TEXTURE
- BRICK, GRAY, ACME: SLATE GRAY, VELOUR TEXTURE
- PAINT, DOORS - WHITE, SHERWIN WILLIAMS SW7005 (PURE WHITE)
- PAINT, METAL - BLACK, SHERWIN WILLIAMS SW6258 (TRICORN BLACK)
- PAINT, STUCCO - DARK GRAY, SHERWIN WILLIAMS SW7674 (PEPPERCORN)
- PAINT, METAL PANEL - GRAY, SHERWIN WILLIAMS SW7109 (GAUNTLET GRAY)

OWNER:
AllTrades Industrial Parks
1504 Eagle Court, Suite 9
Lewisville Texas 75057
(855) 255-8723 Phone
Todd Huntington, P.E. - 214.412.0695

APPLICANT:
Claymore Engineering
1903 Central Drive, Suite 406
Bedford, TX 76021
Drew Donosky, P.E. - 817.281.0572

ARCHITECT:
Hunt Group
1504 Eagle Court, Suite 7
Lewisville, TX 75077



EXHIBIT D

AIP MANSFIELD
MANSFIELD, TX



THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF MATERIAL SAMPLES PROVIDED.

EXHIBIT D

EXAMPLE ALLOWABLE SELF-STORAGE FACILITY

