

AGENDA

PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS MONDAY, APRIL 17, 2017, 6:30 PM

1. CALL TO ORDER

2. APPROVAL OF LAST MEETING MINUTES

3. **CITIZEN 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. Please refrain from “personal criticisms”.

In order to be recognized during the “Citizens Comments” **or** during a public hearing (applicants included), please complete a yellow “Appearance Card” located at the entry to the Chambers and present it to the Planning Secretary.

4. **CONSENT AGENDA:** All matters listed under the consent agenda are considered routine. If discussion is desired, then an item will be removed from the consent agenda and considered separately.

- A. SD#16-028: Final Plat of Lot 4, Block 1, The Village Off Broadway
- B. SD#16-029: Final Plat of Lot 3, Block 1, The Village Off Broadway
- C. SD#16-030: Final Plat of Lot 5, Block 1, The Village Off Broadway
- D. SD#17-019: Final Plat of Lot 3, Ballard Addition

END OF CONSENT AGENDA

5. COMMISSION ANNOUNCEMENTS

6. STAFF ANNOUNCEMENTS

7. ADJOURNMENT OF MEETING

8. NEXT MEETING DATE: May 1, 2017

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, April 13, 2017**, in accordance with Chapter 551 of the Texas Government Code.

Delia Jones, 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, 1-800-735-2989.
- 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.

*City of Mansfield
Planning and Zoning Commission
Agenda Items for April 17, 2017*

SD#17-019: Ballard Addition
1 residential lot

SD#16-028: The Village Off Broadway
1 commercial lot

SD#16-030: The Village Off Broadway
1 commercial lot

SD#16-029: The Village Off Broadway
1 commercial lot

**PLANNING & ZONING COMMISSION MEETING
CITY OF MANSFIELD**

April 3, 2017

Chairman Wilshire called the meeting to order at 6:30 p.m. in the Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

Present:

Wayne Wilshire	Chairman
Cory Smithee	Vice-Chairman
Mel Neuman	Commissioner
Larry Hudson	Commissioner
Kent Knight	Commissioner
Preston Horn	Commissioner
Gary Mills	Commissioner

Absent:

None

Staff:

Art Wright	Planner
Shirley Emerson	Planner
Delia Jones	P&Z Secretary

Call to Order

Chairman Wilshire called the meeting to order at 6:30 p.m.

Minutes

Chairman Wilshire called for approval of the March 20, 2017, minutes. Vice-Chairman Smithee made a motion to approve the minutes as presented. Commissioner Knight seconded the motion, which carried by the following vote:

Ayes: 5 – Wilshire, Smithee, Neuman, Knight and Mills

Nays: 0

Abstain: 2 – Hudson and Horn

Citizen Comments

None

Consent Agenda

SD#16-033: Final Plat of Southpointe Phase 2

Commissioner Hudson made a motion to approve the plat as presented. Commissioner Mills seconded the motion, which carried by the following vote:

Ayes: 7 – Wilshire, Smithee, Neuman, Hudson, Knight, Horn and Mills

Nays: 0

Abstain: 0

SD#17-004: Public hearing on a replat to create Lots 1R1A, 2R1 and 3R, Block 1, Mansfield Industrial Park

Gina Mclean, representing the applicant, was available for questions.

Chairman Wilshire opened the public hearing and called for anyone wishing to speak to come forward. Seeing no one come forward to speak, Chairman Wilshire closed the public hearing.

Commissioner Neuman made a motion to approve the replat. Commissioner Hudson seconded the motion, which carried by the following vote:

Ayes: 7 – Wilshire, Smithee, Neuman, Hudson, Knight, Horn and Mills

Nays: 0

Abstain: 0

Commission Announcements

None

Staff Announcements

None

Adjournment

Commissioner Knight made a motion to adjourn the meeting. Vice-Chairman Smithee seconded the motion which carried by the following vote:

Ayes: 7 – Wilshire, Smithee, Neuman, Hudson, Knight, Horn and Mills

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 6:34 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: April 17, 2017

Subject: SD#16-028: Final Plat of Lot 4, Block 1, The Village Off Broadway

GENERAL INFORMATION

Applicant:	Cann-Mansfield, LTD., owner Coombs Land Surveying, Inc., surveyor Schatz Consulting Engineering, Inc., engineer
Existing Zoning:	PD
Proposed Use:	Commercial
Size:	0.009 acres
Total Number of Lots:	1
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes

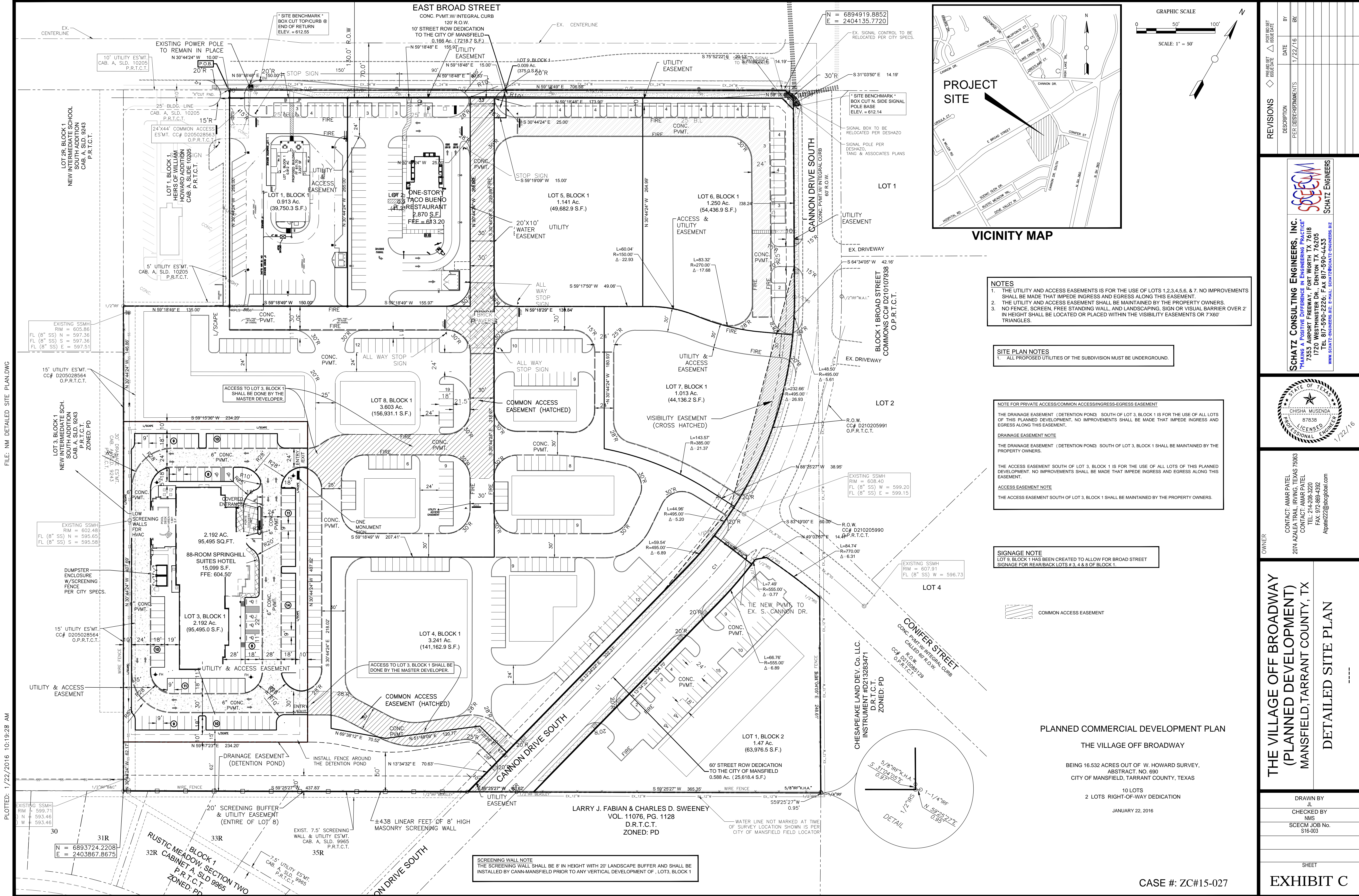
COMMENTS & CONSIDERATIONS

The purpose of this plat is to create a lot for a monument sign for the hotel at the back of the development. This lot conforms to the approved development plan.

Staff recommends approval.

Attachments:

Approved development plan



FILE: NM DETAILED SITE PLAN.DWG
PLOTTED: 1/22/2016 10:19:28 AM

APPROVED DEVELOPMENT PLAN

CASE #: ZC#15-027

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PREPARED SET	1/22/16	BLK
2	ISSUE DATE		

OWNER

THE VILLAGE OFF BROADWAY
(PLANNED DEVELOPMENT)
MANSFIELD, TARRANT COUNTY, TX

DRAWN BY

JL

CHECKED BY

NMS

SCEM JOB NO.

S16-003

SHEET

EXHIBIT C

CONTACT

AMAR PATEL
2074 AZALEA TRAIL, IRVING, TEXAS 75063
TEL 214-208-3320
FAX 972-869-4392
Alpate222@sbcglobal.net

STATE OF TEXAS

87838

SHIRLEY M. MONTGOMERY

PROFESSIONAL ENGINEER

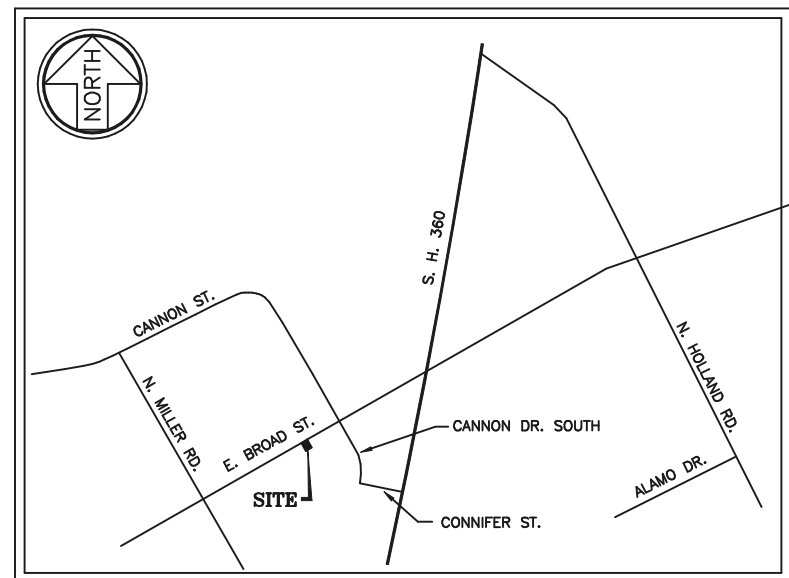
1/22/16

SCHATZ CONSULTING ENGINEERS, INC.

MAKING A POSITIVE DIFFERENCE IN ENGINEERING PRACTICE

7353 AIRPORT FREEWAY, FORT WORTH TX 76118
1720 WESTMINSTER DR., DENTON TX 76205
TEL 817-590-2226; FAX 817-590-4433
WWW.SCHATZ-ENGINEERS.BIZ; E-MAIL: SCHATZ@SCHATZ-ENGINEERS.BIZ

SCHATZ ENGINEERS



VICINITY MAP
NOT TO SCALE

* NOTES *

1. 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.
2. 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. 48439C0480 K, MAP REVISED SEPTEMBER 25, 2009.
3. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE (NAD 83) AS DERIVED FROM CITY OF MANSFIELD MONUMENTS 10-07 AND 11-07.
4. THE COMMON ACCESS AND UTILITY EASEMENT IS FOR THE USE OF LOTS 2, 5 AND 9, BLOCK 1, THE VILLAGE OFF BROADWAY. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
5. THE COMMON ACCESS AND UTILITY EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

IRF DENOTES IRON ROD FOUND
IRS 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 11370 Fort Worth, Texas 76110
(817) 920-7600 (817) 920-7617 FAX
T.B.P.L.S. FIRM No. 10111800
CLS JOB No. 08-0125

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, CANN-MANSFIELD, LTD., acting by and through the undersigned, its duly authorized agent, is the sole owner of a 0.009 acre tract of land located in the William Howard Survey, Abstract No. 690, City of Mansfield, Tarrant County, Texas as recorded in deed to Cann-Mansfield, Ltd. recorded in County Clerk's File Number D206373693, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEING a tract of land located in the WILLIAM HOWARD SURVEY ABSTRACT, No.690, City of Mansfield, Tarrant County, Texas, and being a portion of that certain tract of land described in deed to Cann-Mansfield, Ltd. recorded in County Clerk's File Number D206373693, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete set in the Southeast right-of-way line of East Broad Street as described in deed to the City of Mansfield recorded in County Clerk's File No. D216192371 of the Real Property Records of Tarrant County, Texas and lying N 59° 18' 49" E, 30.00 feet along said right-of-way line from an "X" cut in concrete found at the most Northerly corner of Lot 2, Block 1, The Village Off Broadway, an addition to the City of Mansfield, Texas according to the plat recorded in Clerk's File No. D215095439 of the Real Property Records of Tarrant County, Texas;

THENCE N 59° 18' 49" E, 15.00 feet along the said Southeast right-of-way line of East Broad Street to a 1/2-inch iron rod found with yellow plastic cap stamped "ARTHUR SURVEYING COMPANY";

THENCE S 30° 44' 24" E, 25.02 feet departing said right-of-way line to an "X" cut in concrete found;

THENCE S 59° 19' 09" W, 15.00 feet to an "X" cut in concrete found;

THENCE N 30° 44' 24" W, 25.02 feet to the PLACE OF BEGINNING, containing 0.009 acre (375 square feet) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CANN-MANSFIELD, LTD., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOT 4, BLOCK 1, THE VILLAGE OFF BROADWAY, an addition to the City of Mansfield, Tarrant County, Texas and do hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas this the _____ day

of _____, 2017.

CANN-MANSFIELD, LTD.

By: LNW Management, L.L.C., General Partner

By: _____
ROBERT M. SPENCER, President

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT M. SPENCER, 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 and in the capacity therein stated.

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

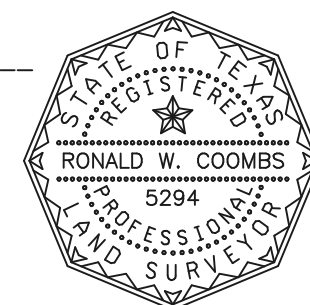
_____, 2017.

NOTARY PUBLIC
STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THIS is to certify that I, RONALD W. COOMBS, a Registered Professional Land Surveyor of the State of Texas, have platted 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, R.P.L.S.
Texas Registration No. 5294



CANN-MANSFIELD, LTD.
CC# D206373693
O.P.R.T.C.T.

ENGINEER:
SCHATZ CONSULTING ENGINEERS, INC.
7473 AIRPORT FREEWAY
FORT WORTH, TEXAS 76118
CONTACT: CHISHA MUSENDA, PE
PHONE (817) 590-2226
FAX (817) 590-4433
email: schatz@schatz-engineers.com

OWNER:
CANN-MANSFIELD, LTD.
2800 S. HULEN STREET, SUITE 120
FORT WORTH, TEXAS 76110
CONTACT: ROBERT M. SPENCER
PHONE (817) 926-3030
FAX (817) 926-3093
email: bspenc55@gmail.com

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P. O. BOX 11370
FORT WORTH, TEXAS 76110
CONTACT: RON COOMBS
PHONE (817) 920-7600
FAX (817) 920-7617
email: ron.coombs@sbcglobal.net

THIS PLAT RECORDED IN INSTRUMENT # _____, T.C.T. DATE: _____

FINAL PLAT
LOT 4, BLOCK 1
THE VILLAGE OFF BROADWAY

AN ADDITION TO THE CITY OF MANSFIELD, TEXAS

BEING 0.009 ACRE OF LAND LOCATED IN THE
WILLIAM HOWARD SURVEY, ABSTRACT No. 690,

CITY OF MANSFIELD
TARRANT COUNTY, TEXAS

MARCH 21, 2017

1 LOT

SD# 16-028

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

PLANNING AND ZONING COMMUNICATION

Agenda: April 17, 2017

Subject: SD#16-029: Final Plat of Lot 3, Block 1, The Village Off Broadway

GENERAL INFORMATION

Applicant:	Broad Hospitality LLC., owner Coombs Land Surveying, Inc., surveyor Schatz Consulting Engineering, Inc., engineer
Existing Zoning:	PD
Proposed Use:	Commercial
Size:	2.192 acres
Total Number of Lots:	1
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes
Property Location:	Generally located north of Scenic Glen Drive, west of Conifer Street and approximately 311' south of E. Broad Street

COMMENTS & CONSIDERATIONS

The purpose of this plat is to create a lot for a hotel on the property. This lot conforms to the approved development plan.

Staff recommends approval.

Attachments:

Location Map

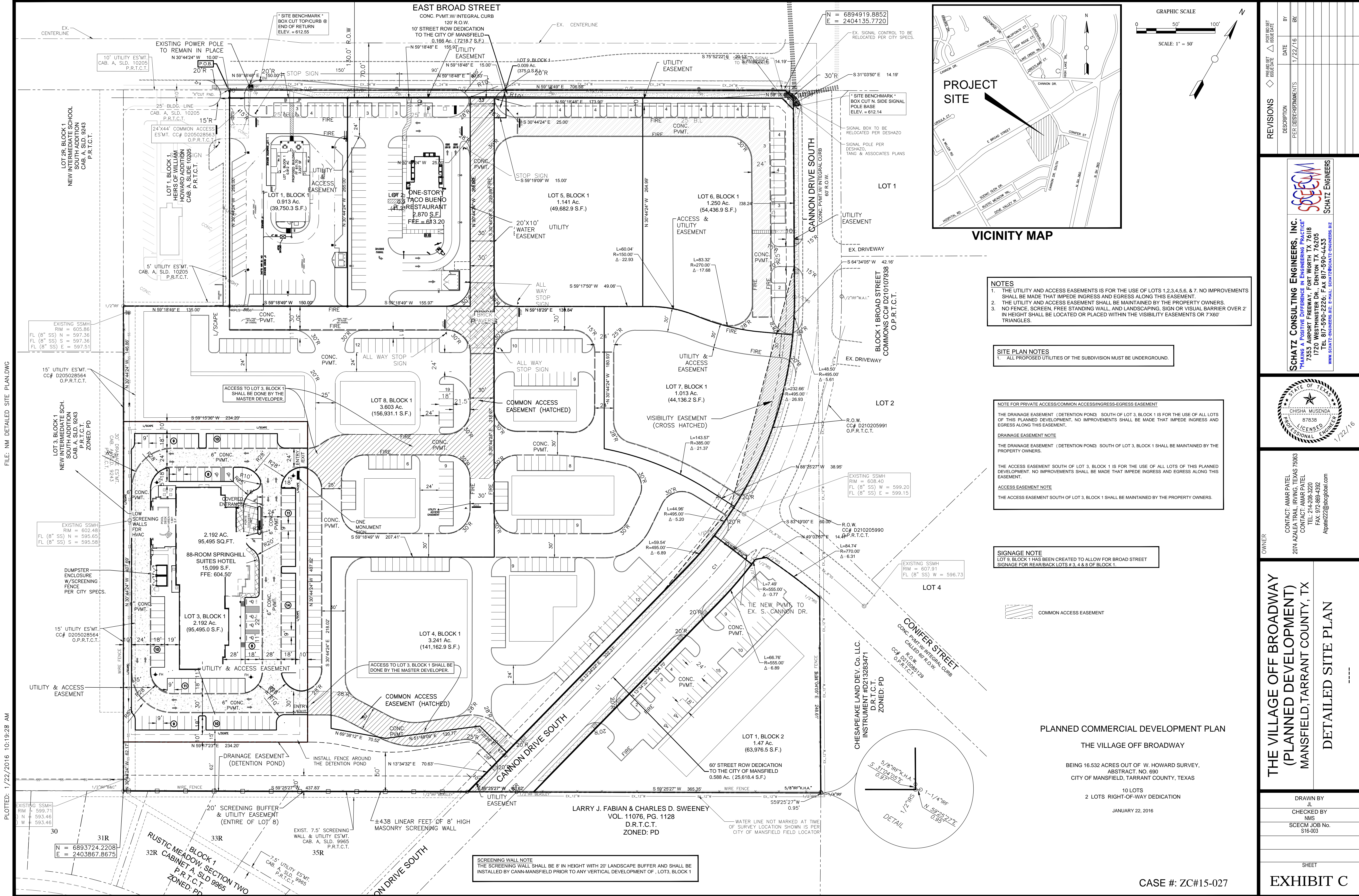
Approved development plan



SD# 16-029

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.

04/06/2017



FILE: NM DETAILED SITE PLAN.DWG
PLOTTED: 1/22/2016 10:19:28 AM

APPROVED DEVELOPMENT PLAN

CASE #: ZC#15-027

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PER DESIGNS	1/22/16	BLK

OWNER

CONTACT: AMAR PATEL
2074 AZALEA TRAIL, IRVING, TEXAS 75063
CONTACT: AMAR PATEL
TEL 214-208-3320
FAX 972-869-4392
Alpate222@sglobal.com

THE VILLAGE OFF BROADWAY
(PLANNED DEVELOPMENT)
MANSFIELD, TARRANT COUNTY, TX

DETAILED SITE PLAN

DRAWN BY
JL

CHECKED BY
NMS

SCEM JOB NO.
S16-003

SHEET

DATE
1/22/16

BY
BLK

PER DESIGNS

PREPARED SET
DATE

ISSUE DATE

87838
SHIRLEY M. MONTGOMERY
PROFESSIONAL ENGINEER
1/22/16

STATE OF TEXAS
87838
SHIRLEY M. MONTGOMERY
PROFESSIONAL ENGINEER
1/22/16

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WWW.SCHATZ-ENGINEERS.BIZ; E-MAIL: SCHATZ@SCHATZ-ENGINEERS.BIZ

SCHATZ ENGINEERS

PLANNED COMMERCIAL DEVELOPMENT PLAN

THE VILLAGE OFF BROADWAY

BEING 16.532 ACRES OUT OF W. HOWARD SURVEY,
ABSTRACT NO. 690
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

10 LOTS
2 LOTS RIGHT-OF-WAY DEDICATION

JANUARY 22, 2016

EXHIBIT C

EAST BROAD STREET
120' R.O.W.

10' UTILITY ES'MT.
CAB. A, SLD. 10205
P.R.T.C.T.

25' BLDG. LINE
CAB. A, SLD. 10205
P.R.T.C.T.

LOT 1, BLOCK 1
THE VILLAGE OFF BROADWAY
INST. No. D214244953
R.P.R.T.C.T.

24'x44' COMMON
ACCESS ES'MT.
CC# D205028563
O.P.R.T.C.T.

5' UTILITY ES'MT.
CAB. A, SLD. 10205
P.R.T.C.T.

LOT 2R, BLOCK 1
NEW INTERMEDIATE SCHOOL
SOUTH ADDITION
CAB. A, SLD. 9243
P.R.T.C.T.

POINT OF
COMMENCING

N 89°25'35"W 929.26'
(GRID BEARING & DISTANCE)
TO CITY MON. 11-07

PLACE OF
BEGINNING

* LINE TABLE *		
L1	S 30°41'18"E	57.00'
L2	N 59°18'42"E	35.00'
L3	S 30°41'18"E	20.00'
L4	S 59°18'42"W	20.00'
L5	N 30°41'18"W	17.00'
L6	S 59°18'42"W	18.00'
L7	N 30°41'18"W	60.00'
L8	N 59°15'36"E	3.00'

LOT 3, BLOCK 1
NEW INTERMEDIATE SCHOOL
SOUTH ADDITION
CAB. A, SLD. 9243
P.R.T.C.T.

ENGINEER:
SCHATZ CONSULTING ENGINEERS, INC.
7473 AIRPORT FREEWAY
FORT WORTH, TEXAS 76118
CONTACT: CHISHA MUSENDA, PE
PHONE (817) 590-2226
FAX (817) 590-4433
email: schatz@schatz-engineers.com

VOL. 13750, PG. 286
D.R.T.C.T.

COMMON ACCESS &
UTILITY EASEMENT BY
SEPERATE INSTRUMENT
CC# D217069621
O.P.R.T.C.T.

DRAINAGE ES'MT. BY
SEPERATE INSTRUMENT
CC# D217069623
O.P.R.T.C.T.

COMMON ACCESS &
UTILITY EASEMENT BY
SEPERATE INSTRUMENT
CC# D217069620
O.P.R.T.C.T.

ELECTRICAL
EASEMENT

LOT 3, BLOCK 1
2.192 Ac.
(95,497 S.F.)

15' SANITARY SEWER
EASEMENT

10' DRAINAGE ES'MT.
(DETENTION POND)

15' UTILITY ES'MT.
CC# D205028564
O.P.R.T.C.T.

15' DRAINAGE &
UTILITY ES'MT.
VOL. 13750, PG. 286
D.R.T.C.T.

COMMON ACCESS &
UTILITY EASEMENT BY
SEPERATE INSTRUMENT
CC# D217069621
O.P.R.T.C.T.

SURVEYOR'S CERTIFICATE

THIS is to certify that I, RONALD W. COOMBS, a Registered Professional Land Surveyor of the State of Texas, have platted 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, R.P.L.S.
Texas Registration No. 5294



20' DRAINAGE &
UTILITY ES'MT. BY
SEPERATE INSTRUMENT
CC# D217069624
O.P.R.T.C.T.

APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: _____, 2017

CHAIRMAN, PLANNING & ZONING COMMISSION

ATTEST: _____, 2017

SECRETARY, PLANNING & ZONING COMMISSION

COMMON ACCESS &
UTILITY EASEMENT BY
SEPERATE INSTRUMENT
CC# D217069621
O.P.R.T.C.T.

DRAINAGE EASEMENT
(DETENTION POND)
BY SEPERATE INSTRUMENT
CC# D217069622
O.P.R.T.C.T.

75' SCREENING WALL & UTILITY ES'MT.
CAB. A, SLD. 9965
P.R.T.C.T.

BLOCK 1
RUSTIC MEADOW, SECTION TWO
CAB. A, SLD. 9965
P.R.T.C.T.

HERITAGE PARKWAY
45' R.O.W.

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

* NOTES *

1. 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.
2. 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. 48439C0480 K, MAP REVISED SEPTEMBER 25, 2009.
3. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE (NAD 83) AS DERIVED FROM CITY OF MANSFIELD MONUMENTS 10-07 AND 11-07.
4. THE COMMON ACCESS AND UTILITY EASEMENT IS FOR THE USE OF LOTS 3, 8 AND 9, BLOCK 1, THE VILLAGE OFF BROADWAY. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
5. THE COMMON ACCESS AND UTILITY EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, BROAD HOSPITALITY, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 2.192 acre tract of land located in the William Howard Survey Abstract, No. 690, City of Mansfield, Tarrant County, Texas, as recorded Instrument Number D216128571, deed records, Tarrant County, Texas, being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found at the most Westerly Northwest corner of said Cann-Mansfield Tract being the most Southerly corner of Lot 1, Block 1, Heirs of William Howard Addition to the City of Mansfield, Texas according to the plat recorded in Cabinet A, Slide 10205 of the Plot Records of Tarrant County, Texas and lying in the Northeast boundary line of Lot 2R, Block 1, New Intermediate School South Addition to the City of Mansfield, Texas according to the plat recorded in Cabinet A, Slide 9243 of the Plot Records of Tarrant County, Texas;

THENCE S 30° 44' 24" E, at 58.60 feet passing a 1/2-inch iron rod found with yellow plastic cap stamped "BRITAIN & CRAWFORD" at the most Easterly corner of said Lot 2R being the most Northerly corner of Lot 3, said Block 1, New Intermediate School South Addition and continuing in all a total distance of 146.86 feet along the Southwest boundary line of said Cann-Mansfield Tract to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the PLACE OF BEGINNING of the tract herein described;

THENCE N 59° 15' 36" E, 234.20 feet departing said boundary line to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294";

THENCE S 30° 44' 24" E, 407.82 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294";

THENCE S 59° 17' 23" W, 234.20 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" in the Southwest boundary line of aforesaid Cann-Mansfield Tract lying in the Northeast boundary line of aforesaid Lot 3;

THENCE N 30° 44' 24" W, 407.70 feet along the common boundary line between said Cann-Mansfield Tract and said Lot 3 to the PLACE OF BEGINNING, containing 2.192 acres (95,497 square feet) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BROAD HOSPITALITY, L.L.C., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOT 3, BLOCK 1, THE VILLAGE OFF BROADWAY, an addition to the City of Mansfield, Tarrant County, Texas and do hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Irving, Dallas County, Texas this the _____ day

of _____, 2017.

BROAD HOSPITALITY, L.L.C.

By: _____

AMAR PATEL, Project Manager/Developmant Owner

STATE OF TEXAS

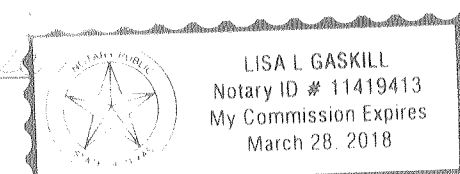
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared AMAR PATEL, 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 and in the capacity therein stated.

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

_____, 2017.

NOTARY PUBLIC
STATE OF TEXAS



FINAL PLAT
LOT 3, BLOCK 1
THE VILLAGE OFF BROADWAY
AN ADDITION TO THE CITY OF MANSFIELD, TEXAS
BEING 2.192 ACRES OF LAND LOCATED IN THE
WILLIAM HOWARD SURVEY, ABSTRACT No. 690,
CITY OF MANSFIELD
TARRANT COUNTY, TEXAS
MARCH 31, 2017
1 LOT

OWNER:
BROAD HOSPITALITY, L.L.C.
2074 AZALEA TRAIL
IRVING, TEXAS 75063
CONTACT: AMAR PATEL
PHONE (214) 208-3220
CC# D216128571, O.P.R.T.C.T.
email: amar.patel@cwhmgmt.com

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P. O. BOX 11370
FORT WORTH, TEXAS 76110
CONTACT: RON COOMBS
PHONE (817) 920-7600
FAX (817) 920-7617
email: ron.coombs@sbcglobal.net

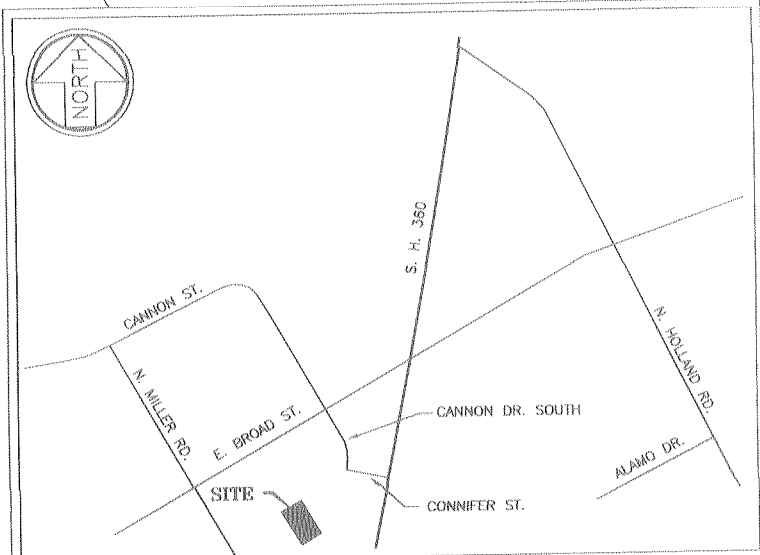
SD# 16-029

THIS PLAT RECORDED IN INSTRUMENT # _____, T.C.T. DATE: _____

60 0 60 120 180
GRAPHIC SCALE - FEET

SCALE: 1" = 60'

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



VICINITY MAP
NOT TO SCALE

PLANNING AND ZONING COMMUNICATION

Agenda: April 17, 2017

Subject: SD#16-030 Final Plat of Lot 5, Block 1, The Village Off Broadway

GENERAL INFORMATION

Applicant:	Mansfield 2016, LLC Schatz Consulting Engineers, Inc.
Existing Zoning:	PD
Proposed Use:	Commercial Restaurant/Retail
Size:	1.042 acres
Total Number of Lots:	1
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes
Property location:	3150 E. Broad Street

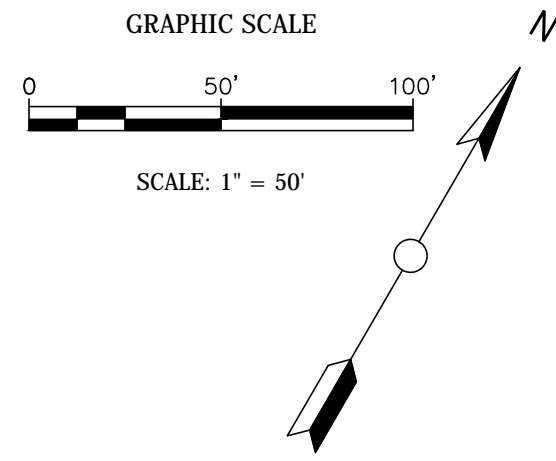
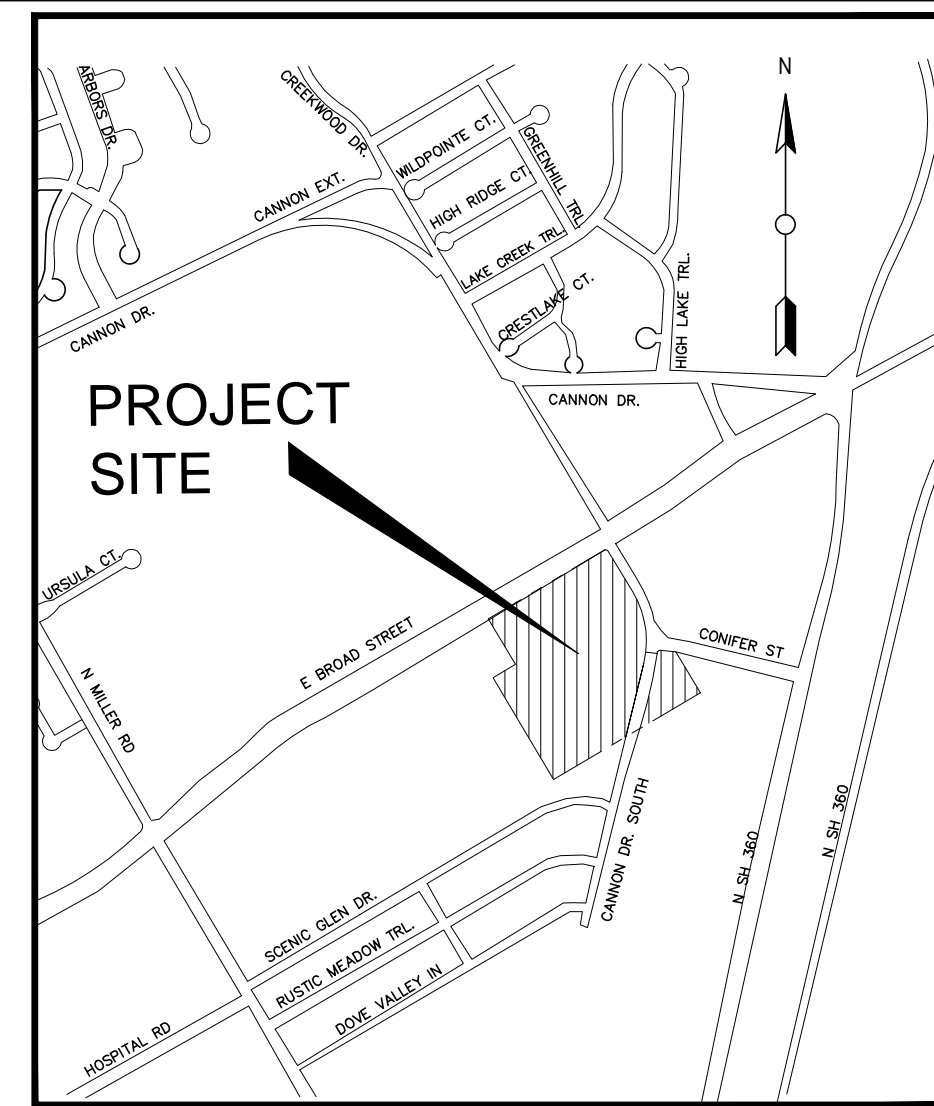
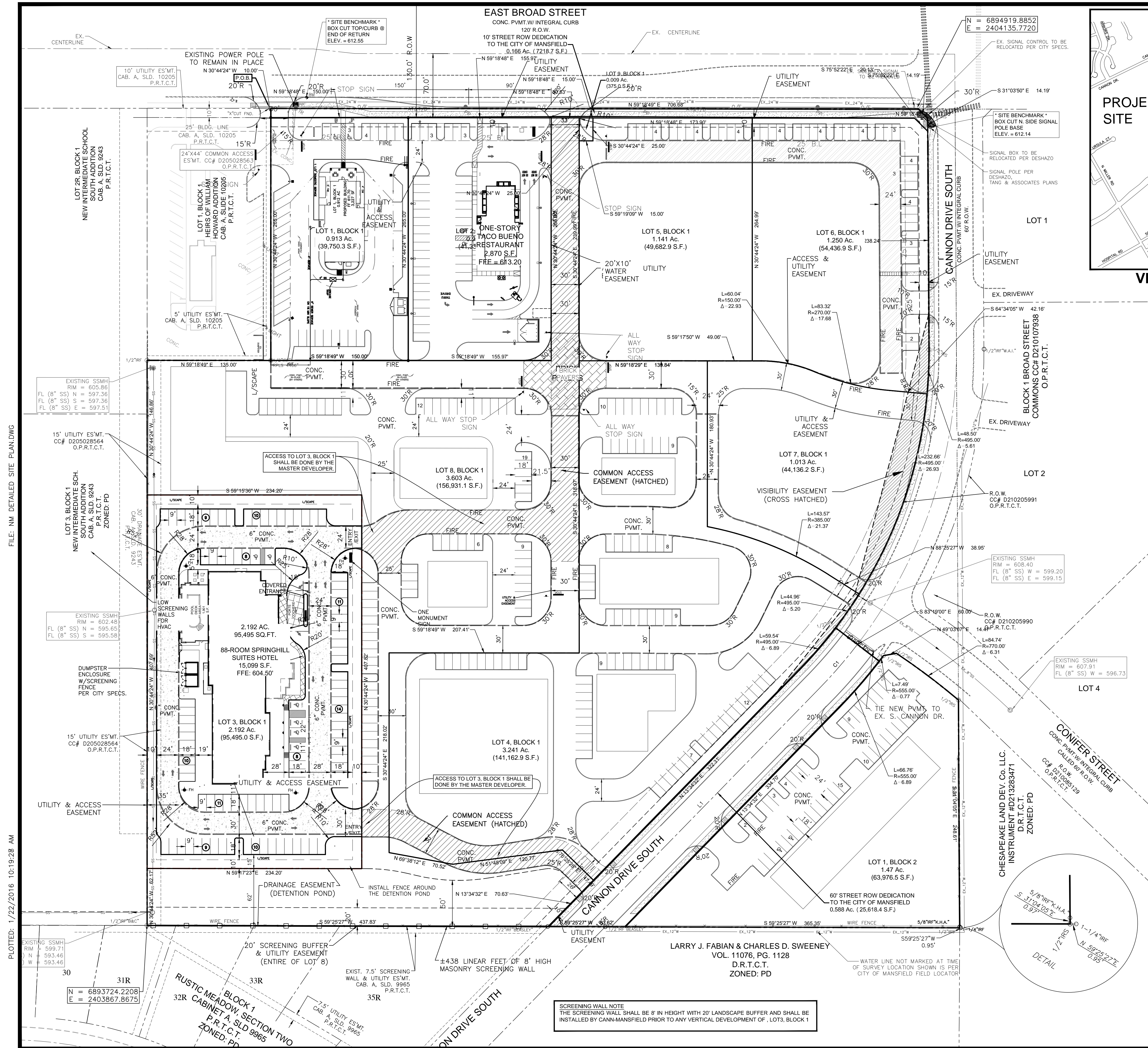
COMMENTS & CONSIDERATIONS

The purpose of this plat is to create a single lot for a restaurant/retail structure on the property. This lot conforms to the approved development plan.

Staff recommends approval.

Attachments:

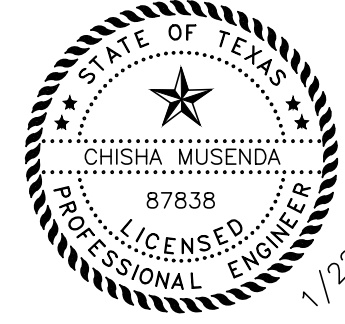
Approved development plan

[illegible]

SCHATZ CONSULTING ENGINEERS, INC.
 MAKING A POSITIVE DIFFERENCE IN ENGINEERING PRACTICE
 7355 AIRPORT FREEMAN, FORT WORTH TX 76118
 1720 WESTMINSTER DR., DENTON TX 76205
 TEL 817-590-2226; FAX 817-590-4403

SCHATZ ENGINEERS

WWW.SCHATZ-ENGINEERS.BIZ E-MAIL: SCHATZ@SCHATZ-ENGINEERS.BIZ



OWNER

CONTACT: AMAR PATEL
2074 AZALEA TRAIL, IRVING, TEXAS 75063
CONTACT: AMAR PATEL
TEL: 214-208-3220
FAX: 972-869-4392
Apateal222@sbcglobal.com

THE VILLAGE OFF BROADWAY
(PLANNED DEVELOPMENT)
MANSFIELD, TARRANT COUNTY, TX

DETAILED SITE PLAN

DRAWN BY JL
CHECKED BY NMS
SCECM JOB No. S16-003

SHEET
EXHIBIT C

NOTES

1. THE UTILITY AND ACCESS EASEMENTS IS FOR THE USE OF LOTS 1,2,3,4,5,6, & 7. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
2. THE UTILITY AND ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
3. NO FENCE, SCREEN, FREE STANDING WALL, AND LANDSCAPING, SIGN OR VISUAL BARRIER OVER 2' IN HEIGHT SHALL BE LOCATED OR PLACED WITHIN THE VISIBILITY EASEMENTS OR 7'x60' TRIANGLES.

SITE PLAN NOTES
1. ALL PROPOSED UTILITIES OF THE SUBDIVISION MUST BE UNDERGROUND.

NOTE FOR PRIVATE ACCESS/COMMON ACCESS/INGRESS-EGRESS EASEMENT

THE DRAINAGE EASEMENT (DETENTION POND) SOUTH OF LOT 3, BLOCK 1 IS FOR THE USE OF ALL LOTS OF THIS PLANNED DEVELOPMENT. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.

DRAINAGE EASEMENT NOTE

THE DRAINAGE EASEMENT (DETENTION POND) SOUTH OF LOT 3, BLOCK 1 SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

THE ACCESS EASEMENT SOUTH OF LOT 3, BLOCK 1 IS FOR THE USE OF ALL LOTS OF THIS PLANNED DEVELOPMENT. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.

ACCESS EASEMENT NOTE

THE ACCESS EASEMENT SOUTH OF LOT 3, BLOCK 1 SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

SIGNAGE NOTE
LOT 9, BLOCK 1 HAS BEEN CREATED TO ALLOW FOR BROAD STREET
SIGNAGE FOR REAR/BACK LOTS # 3, 4 & 8 OF BLOCK 1.

PLANNED COMMERCIAL DEVELOPMENT PLAN

THE VILLAGE OFF BROADWAY

BEING 16.532 ACRES OUT OF W. HOWARD SURVEY,
ABSTRACT. NO. 690
CITY OF LANSFIELD, TARRANT COUNTY, TEXAS

10 LOTS
2 LOTS RIGHT-OF-WAY DEDICATION

JANUARY 22, 2016

CASE #: ZC#15-027

PLANNING AND ZONING COMMUNICATION

Agenda: April 17, 2017

Subject: SD#17-019: Final Plat of Lot 3, Ballard Addition

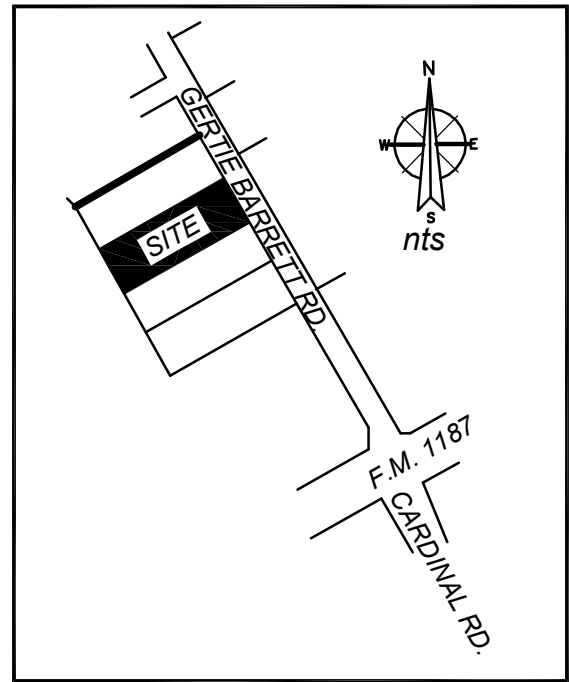
GENERAL INFORMATION

Applicant:	Jeff Ballard, owner WMSA Partners, LTD., engineer Maki and Associates, Inc., surveyor
Existing Zoning:	SF-7.5/12
Proposed Use:	Single-Family Residential
Size:	0.983 acres
Total Number of Lots:	1
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes
Location:	1801 Gertie Barrett Road

COMMENTS & CONSIDERATIONS

The purpose of this plat is to create a lot for a single-family residence. There are some typographical errors on the copies of the plat but they have been corrected on the filing copies.

Staff recommends approval.



NOTES:

- 1. Bearing basis is the East line of Lot 1, Block 1 Schaefer Addition.*
- 2. Control Monuments noted as Δ.*
- 3. Selling a portion of ant 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.*

APPROVED BY THE CITY OF MANSFIELD

_____, 2017 _____
APPROVED BY: P & Z COMMISSION CHAIRMAN

_____, 2017 _____
ATTEST: PLANNING & ZONING SECRETARY

WMSA PARTNERS, LTD.
ENGINEERS · SURVEYORS · PLANNERS
FIRM REG. NOS. F-9681& F-10043800
506 CREEKFORD DRIVE PHONE: 817.903.1182
ARLINGTON, TX 76012 BUD@WMSAONLINE.COM

MAKI AND ASSOCIATES, INC.
P.O. BOX 14293 ARLINGTON, TEXAS
76094-1293
(817) 226-2700,
maki-associates@hotmail.com
TPBLS Firm Reg. No. 100487-00

BEING 0.983 ACRES OF LAND LOCATED IN THE
JAMES McDONALD SURVEY, ABSTRACT No. 997
IN THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
1 LOT
MARCH, 2017

After Recording Return to
City of Mansfield
1200 E. Broad St.
Mansfield, Texas 76063

*This plat filed in Instrument
No. _____ Date: _____*

SD#17-019

Summary of City Council Actions

April 10, 2017

Third and Final Reading on an Ordinance approving a zoning change from PD to PD for C-2 uses on approximately 10 acres, generally located at the northwest corner of State Highway 360 and East Broad Street; Stantec (ZC#16-024)

Approved 6 – 0 with the condition that the wall on the west side be included in the detailed site plan (Broseh absent)

Third and Final Reading for an Ordinance approving a Specific Use Permit for Hospital/Home/Center for Substance Addiction or Psychiatric Patients on approximately 40.199 acres, generally located north of the intersection of Heritage Parkway and State Highway 360; Texas Health Resources (ZC#17-001)

Approved 6 – 0

Public Hearing Continuation and Second Reading on an Ordinance approving a specific use permit for self-storage warehouses on approximately 5.36 acres, generally located north of Commerce Drive and west of South US 287; Quine & Associates (ZC#16-014)

Approved 6 – 0