

AGENDA

PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS TUESDAY, SEPTEMBER 4, 2018, 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#17-051: Preliminary Plat of Lot 1, Block 1 and Lots 1-5, Block 2, Newport Addition

B. SD#18-027: Final Plat of Lot 1, Block 1, Southpointe - Texas Health Resources Addition

END OF CONSENT AGENDA

5. COMMISSION ANNOUNCEMENTS

6. STAFF ANNOUNCEMENTS

7. ADJOURNMENT OF MEETING

8. NEXT MEETING DATE: September 17, 2018

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, August 30, 2018**, 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.

SD#17-051: Newport Addition
6 commercial lots

**SD#18-027: SouthPointe – Texas Health Resources Add.
1 non-residential lot**

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

August 20, 2018

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
Larry Hudson	Commissioner
Kent Knight	Commissioner
Mel Neuman	Commissioner
Gary Mills	Commissioner
Robert Klenzendorf	Commissioner

Absent:

None

Staff:

Lisa Sudbury	Interim Director of Planning
Andrew Bogda	Planner
Delia Jones	Planning & Zoning Secretary
Clay Cawood	Fire Marshal

Call to Order

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

Minutes

Chairman Wilshire called for approval of the August 6, 2018, minutes. Commissioner Hudson- made a motion to approve the minutes as presented. Commissioner Knight seconded the motion, which carried by the following vote:

Ayes: 7 - Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Klenzendorf

Nays: 0

Abstain: 0

Citizen Comments

None

Chairman Wilshire changed the order of the agenda.

ZC#18-019: Public Hearing for a change of zoning from PR, Pre-Development District to OP, Office Park District on approximately 0.647 acres out of the Joab Watson Survey, Abstract No. 1632, located at 4451 E. Broad Street

Bob Blackwelder, representing the applicant, gave an overview of the request and was available to answer questions.

Chairman Wilshire opened the public hearing and called for anyone wishing to speak to come forward.

Scot Reed spoke in opposition to the request, noting traffic concerns and will his street be used as a cut thru to the proposed development. Shagranda M. Traveler, HOA President for Bankston Meadows, stated that she has met with families living in her neighborhood and in addition to bringing more traffic to the area, Bankston Meadows does not support the request.

Seeing no one else come forward to speak, Chairman Wilshire closed the public hearing.

After discussion, Vice-Chairman Smithee made a motion to approve the request. Commissioner Hudson seconded the motion which carried by the following vote:

Ayes: 7 – Wilshire, Smithee, Hudson, Neuman, Knight, Mills and Klenzendorf
Nays: 0
Abstain: 0

SD#18-004: Public Hearing on a replat to create Lots 1R, 2R, 3R1, 3R2, 4R1, 4R2, 4R3, 5R, 6R1, 6R2, 6R3, 6R4, 7R, 8R, 9R, 10R, 11R through 12, Block 1, The Shops at Broad Street

The applicant was not available. Ms. Sudbury gave a brief overview of the request and answered 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 plat. Commissioner Knight seconded the motion, which carried by the following vote:

Ayes: 7 - Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Klenzendorf
Nays: 0
Abstain: 0

Commissioner Announcements

Vice-Chairman Smithee asked about truck traffic on Main Street and Ms. Sudbury responded that there is an item on the City Council agenda for Third and Final Reading on Monday, August 27, and if approved, it will amend the Code of Ordinances for Designated Truck/Commercial Routes by removing a section of Main Street from the Truck Route and will be adding W. Debbie Lane and FM 157 as Truck Routes and adding Mouser Way, a portion of S. Main Street, Industrial Boulevard and S. 2nd Avenue as Commercial Delivery Routes. Chairman Wilshire stated that the Star Center Grand Opening will be on Thursday, August 30 at 5:00 p.m.

Staff Announcements

None

Adjournment

Commissioner Mills made a motion to adjourn the meeting. Commissioner Hudson seconded the motion which carried by the following vote:

Ayes: 7 – Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Klenzendorf
Nays: 0
Abstain: 0

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

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: September 4, 2018

Subject: SD#17-051: Preliminary Plat of Lot 1, Block 1 and Lots 1-5, Block 2, Newport Addition

GENERAL INFORMATION

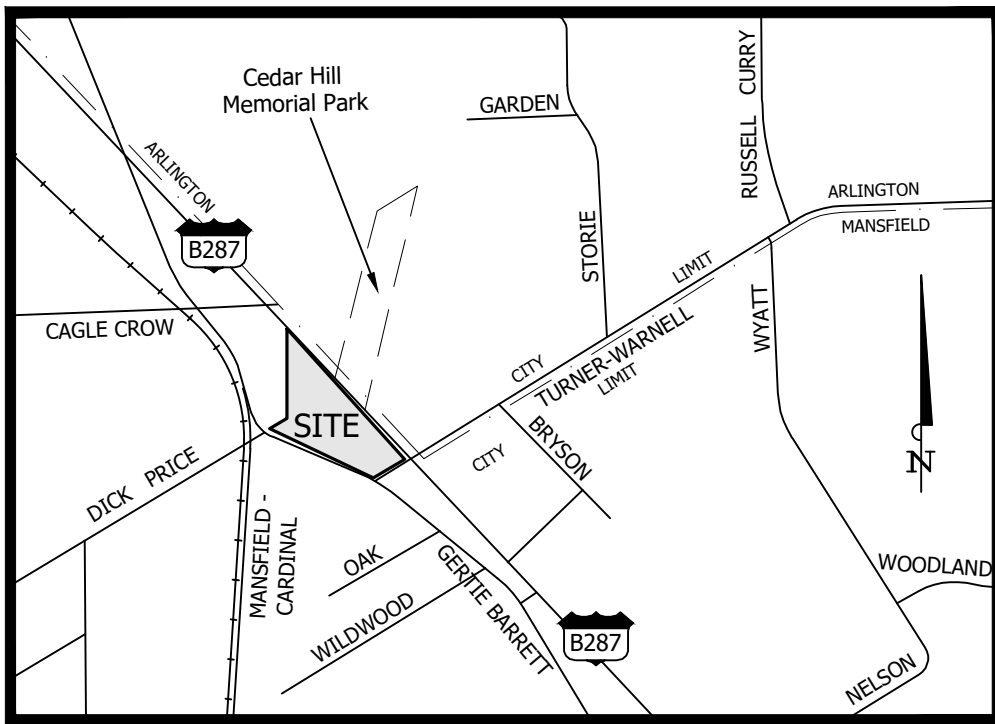
Applicant:	Newport Properties, owner Bannister Engineering, engineer
Location:	North of Turner Warnell Road, east of Gertie Barrett Road and west of N. Main Street at 2919 N. Main Street.
Existing Zoning:	C-2
Proposed Use:	Commercial
Size:	12.453 acres
Total Number of Lots:	6
R.O.W. Dedication:	61,868 square feet for Dick Price Road; 17,873 square feet for Gertie Barrett Road; and 3,767 square feet for Turner Warnell Road
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

The purpose of this plat is to subdivide the property into 6 lots for commercial development. This preliminary plat shows future right-of-way dedications for Gertie Barrett Road, Turner Warnell Road and Dick Price Road. These rights-of-way will be dedicated by final plat when the commercial lots develop.

A preliminary plat is valid for 6 months unless an application for a final plat is submitted to the City before the plat expires, or the applicant requests an extension from the Planning and Zoning Commission.

Staff recommends approval.



VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS

GENERAL NOTES:

1. 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" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
2. 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".
3. All iron rods set (IRS) are 5/8-inch with a plastic cap stamped "RPLS 4838".
4. All iron rods found (IRF) are 5/8-inch with a plastic cap stamped "RPLS 4838", set May 2014. All found monuments shown hereon are deemed to be controlling monuments.
5. All coordinates and bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
6. 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.
7. The common access easement is for the use of Lots 1, 2, 3, 4 and 5, Block 2.
8. No improvements shall be made that impede ingress and egress along this easement.
9. The common access easement shall be maintained by the property owners.

- LEGEND
- N NORTH
S SOUTH
E EAST
W WEST
- ° DEGREES
' MINUTES/FEET
" SECONDS/INCHES
- SQ. FT. SQUARE FEET
- D.R.T.C.T. DEED RECORDS
TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS
TARRANT COUNTY, TEXAS

BANNISTER
ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823

Line Table				
Line #	Length	Direction		
L1	13.31'	S35° 03' 53"E		
L2	300.26'	S42° 36' 00"E		
L3	206.62'	S42° 36' 00"E		
L4	58.76'	S30° 39' 45"E		
L5	41.95'	N30° 39' 45"W		
L6	137.56'	S59° 28' 12"W		
L7	366.76'	N65° 31' 48"W		
L8	125.18'	N62° 36' 00"W		
L9	12.90'	N35° 03' 53"W		
L10	559.92'	N42° 36' 00"W		
L11	181.51'	N59° 28' 12"E		
L12	309.43'	S65° 31' 48"E		
L13	251.43'	S62° 36' 00"E		
L14	1.83'	N27° 24' 46"E		

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	226.01'	490.00'	26°25'37"	S51° 36' 59"E	224.01'
C2	89.05'	1460.00'	3°29'41"	S58° 00' 22"W	89.03'
C3	225.63'	1460.00'	8°51'16"	S51° 49' 53"W	225.40'
C4	109.96'	70.00'	90°00'00"	N87° 35' 45"W	98.99'
C5	109.96'	70.00'	90°00'00"	N2° 24' 15"E	98.99'
C6	288.81'	1340.00'	12°20'56"	N53° 34' 44"E	288.25'
C7	302.08'	1400.00'	12°21'46"	N53° 34' 19"E	301.49'
C8	39.67'	25.00'	90°55'41"	S80° 31' 44"E	35.64'
C9	189.51'	1498.50'	7°14'46"	N50° 23' 03"E	189.39'
C10	77.52'	49.00'	90°38'34"	S87° 55' 03"E	69.68'
C11	17.64'	10.00'	101°04'45"	N86° 50' 20"E	15.44'
C12	21.53'	50.00'	24°40'17"	N23° 49' 54"E	21.36'
C13	22.76'	50.00'	26°04'50"	S74° 57' 50"W	22.56'
C14	18.24'	10.00'	104°31'25"	S9° 39' 43"W	15.82'
C15	74.68'	49.00'	87°19'28"	S1° 03' 44"W	67.66'
C16	13.16'	10.00'	75°23'13"	S7° 01' 52"W	12.23'
C17	39.21'	25.00'	89°52'03"	N75° 35' 46"W	35.31'
C18	47.04'	49.00'	55°00'00"	S86° 58' 12"W	45.25'
C19	36.09'	25.00'	82°42'30"	S73° 06' 57"W	33.04'
C20	39.28'	25.00'	90°00'46"	N17° 35' 37"W	35.36'
C21	70.47'	49.00'	82°23'44"	N21° 24' 08"W	64.55'
C22	149.34'	242.38'	35°18'06"	N37° 26' 48"E	146.99'
C23	39.34'	25.00'	90°09'45"	N10° 00' 58"E	35.41'
C24	255.45'	1522.50'	9°36'48"	S51° 36' 18"W	255.15'
C25	39.53'	25.00'	90°36'07"	N87° 54' 02"W	35.54'
C26	44.54'	25.00'	102°04'12"	N8° 26' 06"E	38.88'
C27	24.00'	25.00'	55°00'00"	N86° 58' 12"E	23.09'
C28	2.51'	49.00'	2°55'48"	S64° 03' 54"E	2.51'
C29	35.95'	25.00'	82°23'44"	S21° 24' 08"E	32.93'
C30	145.60'	218.38'	38°12'01"	S38° 53' 45"W	142.92'

LEGAL LAND DESCRIPTION:

BEING 12.453 acres (542,477 square feet) of land in the B.B.B. & C.R.R. Company Survey, Abstract No. 1897, Memphis, El Paso & Pacific Railroad Company Survey, Abstract Number 1828, J. M. Teague Survey, Abstract Number 2014, P.H. Turner Survey, Abstract Number 1581, and the A. Hedenberg Survey, Abstract Number 725, City of Mansfield, Tarrant County, Texas; said 12.453 acres (542,477 square feet) of land being all of that certain tract of land described in General Warranty Deed to Jim Tally (hereinafter referred to as Tally tract), as recorded in Instrument Number D215198846, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said 12.453 acres (542,477 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 "GEODATA" found for the Southwesterly corner of said Tally tract, same being in the Southeasterly line of said B.B.B. & C.R.R. Company Survey, same being the Northwesterly line of said P.H. Turner Survey, same being the Southerly corner of that certain tract of land described in a General Warranty Deed to David L. Hinkle (hereinafter referred to as Hinkle tract), as recorded in Volume 11817, Page 670, Deed records, Tarrant County, Texas (D.R.T.C.T.), same also being the existing Northeastly right-of-way of Gertie Barrett Road (variable width right-of-way, no record found);

THENCE North 59 degrees 59 minutes 29 seconds East, departing the existing Northeastly right-of-way of said Gertie Barrett Road with the common line between said B.B.B. & C.R.R. Company Survey and said P.H. Turner Survey and with the common line between said Tally tract and said Hinkle tract, a distance of 167.32 feet to a three-eighths inch iron rod found for an angle point in the Westerly line of said Tally tract, same being the Southeasterly corner of said Hinkle tract;

THENCE North 00 degrees 15 minutes 04 seconds West continue with the common line between said Tally tract and said Hinkle tract, passing at a distance of 69.09 feet, a five-eighths inch iron rod found for the Northeastly corner of said Hinkle tract, same being the Easterly Southeast corner of that certain tract of land described in a General Warranty Deed to David L. Hinkle and wife, Sherry L. Hinkle (hereinafter referred to as David and Sherry Hinkle tract), as recorded in Instrument Number D208077080, D.R.T.C.T. and continue with said course and the common line between said Tally tract and said David and Sherry Hinkle tract, passing at a distance of 171.65 feet, a one-half inch iron rod with plastic cap stamped "GEODATA" found for the Northeastly corner of said David and Sherry Hinkle tract, same being the Easterly Southeast corner of the remainder of that certain tract of land described as Tract 3 in a General Warranty Deed to David Lee Reed and wife, Tammy Kay Reed (hereinafter referred to as Reed property), as recorded in Instrument Number D206098331, D.R.T.C.T. and continue with said course and the common line between said Tally tract and said Reed property for a total distance of 738.79 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northerly corner of said Tally tract, same being the Northeastly corner of Tract 2 of said Reed property, same being the existing Southwesterly right-of-way line of U. S. Highway Number 287 (Business) (100' right-of-way), as recorded in Volume 1117, page 505, D.R.T.C.T., same being the Northerly East line of said B.B.B. & C.R.R. Company Survey, same also being the Westerly line of said A. Hedenberg Survey;

THENCE South 42 degrees 35 minutes 45 seconds East with the common line between said Tally tract and with the existing Southwesterly right-of-way line of said U. S. Highway Number 287 (Business), a distance of 1451.91 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Easterly corner of said Tally tract, same being the existing Northwesterly right-of-way line of Turner-Warnell Road, also known as County Road Number 2033 (variable width right-of-way);

THENCE South 59 degrees 45 minutes 28 seconds West, departing the existing Southwesterly right-of-way line of said U. S. Highway Number 287 (Business) and with the common line between said Tally tract and the existing Northwesterly right-of-way line of said Turner-Warnell Road, a distance of 298.61 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Southerly corner of said Tally tract, same being the existing Northeastly right-of-way of said Gertie Barrett Road;

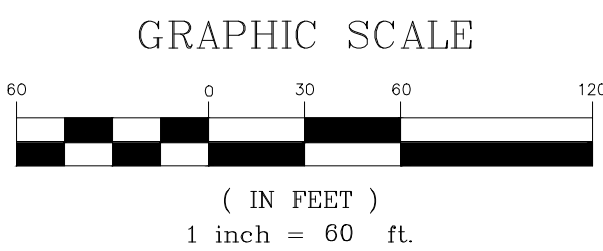
THENCE North 65 degrees 23 minutes 40 seconds West with the common line between said Tally tract and the existing Northeastly right-of-way of said Gertie Barrett Road, a distance of 952.89 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 12.453 acres (542,477 square feet) of land.

SURVEYOR'S CERTIFICATION:

I, Michael Dan Davis, Registered Professional Land Surveyor Number 4838, State of Texas, having platted the above described 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 direct supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED AS A FINAL SURVEY DOCUMENT

Michael Dan Davis DATE:
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823



PRELIMINARY PLAT
Lot 1, Block 1 and Lots 1-5, Block 2
NEWPORT ADDITION

12.453 acres out of the
B.B.B. & C.R.R. Company Survey, Abstract No. 1897,
Memphis, El Paso & Pacific Railroad
Company Survey, Abstract Number 1828,
J. M. Teague Survey, Abstract Number 2014,
P.H. Turner Survey, Abstract Number 1581, and the
A. Hedenberg Survey, Abstract Number 725
City of Mansfield, Tarrant County, Texas
6 LOTS
Date Prepared: October 2017

ENGINEER/SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, R.P.L.S.
PHONE: 817-842-2094
mike@bannistereng.com

OWNER/DEVELOPER:
JIM TALLY
2101 BAY COVE COURT
ARLINGTON, TEXAS 76013
PHONE: 817-654-1301
E-MAIL: newportbuild@aol.com

PLANNING AND ZONING COMMUNICATION

Agenda: September 4, 2018

Subject: SD#18-027: Final Plat of Lot 1, Block 1, Southpointe - Texas Health Resources Addition

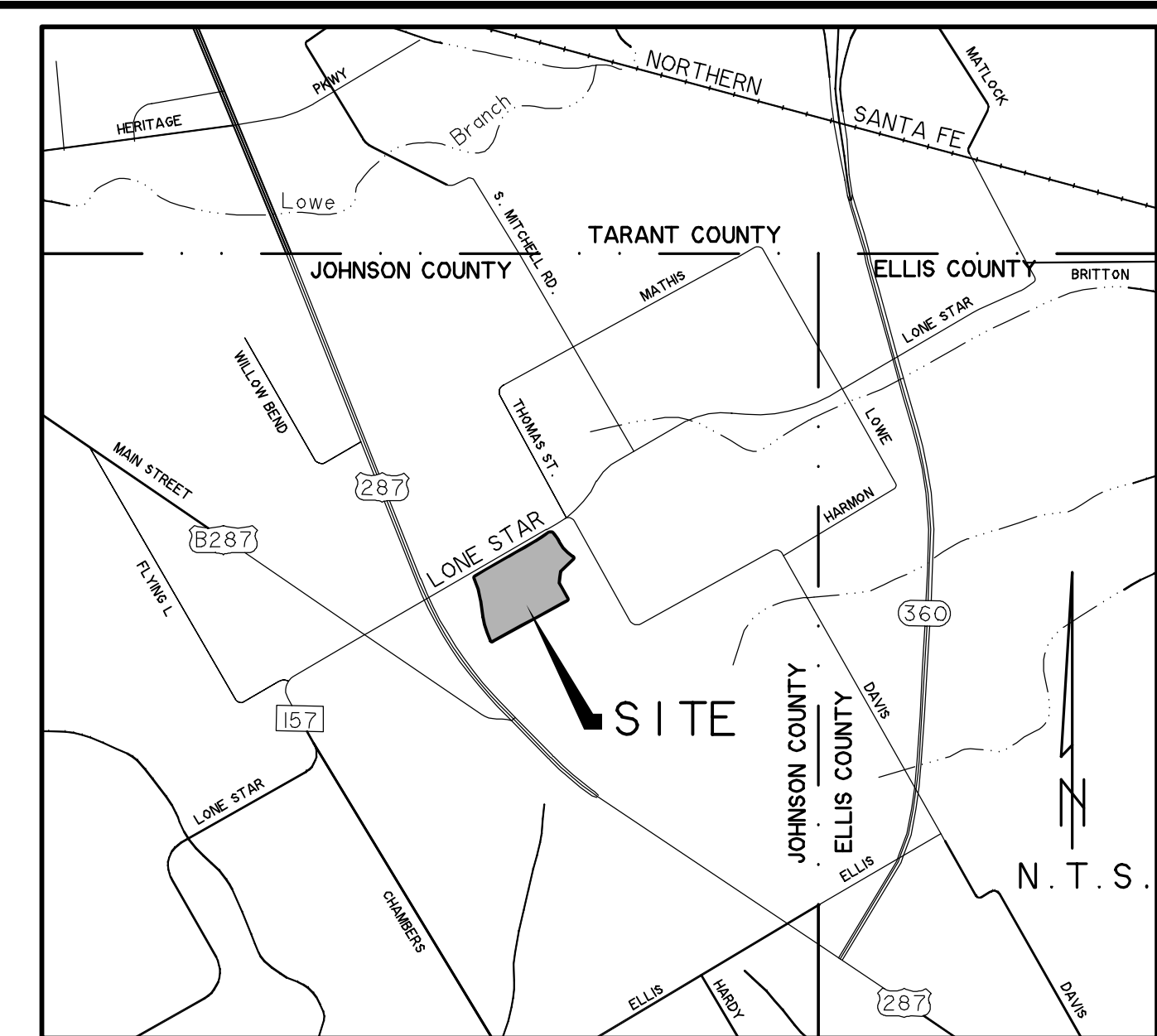
GENERAL INFORMATION

Applicant:	Texas Health Resources, Levi Schmidt, Owner Wier & Associates, Survey/Engineer
Location:	Southeast corner of Lone Star Road and US 287
Existing Zoning:	SouthPointe PD
Proposed Use:	Hospital and Medical Office Buildings
Size:	22.977 acres
Total Number of Lots:	One
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

This is a site for Texas Health Resources and their medical office buildings (MOB) in the Southpointe Planned Development. The Commission reviewed and recommended approval of their Detailed Site Plan on June 4, 2018, which was ultimately approved by City Council.

Staff recommends approval of the plat.



VICINITY MAP
NOT TO SCALE

- * G E N E R A L N O T E S ***
1. ALL 1/2" IRON RODS SET ARE WITH A CAP STAMPED "WIER & ASSOC INC" UNLESS NOTED OTHERWISE.
 2. ALL EASEMENTS SHOWN HEREON ARE BY THIS PLAT, UNLESS NOTED OTHERWISE.
 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.
 4. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY WESTERN DATA SYSTEMS.
 5. THE MINIMUM SETBACKS FROM PROPERTY LINES ABUTTING RESIDENTIAL DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE RESIDENTIAL STANDARDS OF THE ZONING ORDINANCE.
 6. THE ACCESS EASEMENT IS FOR THE USE OF LOT 1 AND FUTURE LOT 2. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
 7. THE ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

PLAT RECORDED IN VOLUME _____, PAGE _____,
 SLIDE _____
 DATE _____, 20__

 COUNTY CLERK, JOHNSON COUNTY, TEXAS

 DEPUTY

PURPOSE OF PLAT:
THE PURPOSE OF THIS PLAT IS TO CREATE LOT 1,
AND CREATE/MODIFY UTILITY AND DRAINAGE
EASEMENTS.

**FINAL PLAT
LOT 1, BLOCK 1
SOUTHPOINTE -
TEXAS HEALTH RESOURCES
ADDITON**

22.977 ACRES OUT OF THE CRESANTO VELA SURVEY,
ABSTRACT No. 851, CITY OF MANSFIELD,
JOHNSON COUNTY, TEXAS

LOT TOTAL

DATE OF PREPARATION: AUGUST, 2018

WIA PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
 Texas Firm Registration No. F-2776 www.WierAssociates.com
 Texas Board of Professional Land Surveying Registration No. 10033900

SD#18-027

SHEET 1 OF 2 **DATE: 8/22/2018**
W.A. No. 16076.01

DATE: 8/22/2018
W.A. No. 16076.01

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

PRINTED: 8/22/2018 STB FILE: WIER-PAVING.STB LAST SAVED: 8/22/2018 12:12 PM SAVED BY: LARRYM FILE: FINAL.PLAT-16076.01.DWG

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS TEXAS HEALTH RESOURCES, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 22.977 ACRE TRACT OF LAND LOCATED IN THE CRESANTO VELA SURVEY, ABSTRACT No. 851, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NUMBER 2017-27224, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY NUMBER 287 (A VARIABLE WIDTH RIGHT-OF-WAY) RECORDED IN VOLUME 760, PAGE 334, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.) WITH SOUTH RIGHT-OF-WAY LINE OF LONE STAR ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) AS SHOWN ON PLAT RECORDED IN VOLUME 10, PAGE 792, SLIDE F, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.), SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID TEXAS HEALTH RESOURCES TRACT,

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID LONE STAR ROAD AS FOLLOWS:

1) NORTH 60°12'15" EAST, A DISTANCE OF 934.34 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE LEFT,

2) NORTHEASTERLY, AN ARC LENGTH OF 199.23 FEET, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1460.00 FEET, A DELTA ANGLE OF 07°49'07", AND A CHORD BEARING OF NORTH 56°17'41" EAST, A DISTANCE OF 199.08 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "GAI",

THENCE SOUTH 83°41'59" EAST, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID LONE STAR ROAD, A DISTANCE OF 28.62 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "GAI",

THENCE SOUTH 39°56'09" EAST, A DISTANCE OF 30.63 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "GAI", BEING THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 88.30 FEET, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 440.00 FEET, A DELTA ANGLE OF 11°29'53", AND A CHORD BEARING OF SOUTH 34°11'13" EAST, A DISTANCE OF 88.15 FEET TO A 1/2" IRON ROD FOUND DISTURBED WITH A CAP STAMPED "GAI",

THENCE SOUTH 28°26'16" EAST, A DISTANCE OF 30.60 FEET TO A 1/2" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT,

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 266.14 FEET, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 520.00 FEET, A DELTA ANGLE OF 29°19'28", AND A CHORD BEARING OF SOUTH 43°06'00" EAST, A DISTANCE OF 263.24 FEET TO A 1/2" IRON ROD FOUND DISTURBED WITH A CAP STAMPED "GAI", SAID IRON ROD BEING THE BEGINNING OF A COMPOUND CURVE TO THE LEFT,

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 5.66 FEET, ALONG SAID COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A DELTA ANGLE OF 00°38'55", AND A CHORD BEARING OF SOUTH 57°26'17" EAST, A DISTANCE OF 5.66 FEET TO A 1/2" IRON ROD FOUND DISTURBED WITH A CAP STAMPED "GAI",

THENCE SOUTH 46°11'01" WEST, A DISTANCE OF 239.59 FEET TO A 1/2" IRON ROD FOUND,

THENCE SOUTH 08°16'27" WEST, A DISTANCE OF 164.86 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC",

THENCE SOUTH 29°38'06" EAST, A DISTANCE OF 255.54 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC",

THENCE SOUTH 60°19'34" WEST, A DISTANCE OF 1111.08 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID UNITED STATES HIGHWAY NUMBER 287, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT,

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY NUMBER 287 AS FOLLOWS:

1) NORTHWESTERLY, AN ARC LENGTH OF 363.46 FEET, ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 924.93 FEET, A DELTA ANGLE OF 22°30'54", AND A CHORD BEARING OF NORTH 18°52'07" WEST, A DISTANCE OF 361.13 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC",

2) NORTH 07°36'40" WEST, A DISTANCE OF 200.00 FEET TO A CONCRETE TxDOT MONUMENT FOUND (BROKEN), BEING THE BEGINNING OF A CURVE TO THE LEFT,

3) NORTHWESTERLY, AN ARC LENGTH OF 323.77 FEET, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 984.93 FEET, A DELTA ANGLE OF 18°50'05", AND A CHORD BEARING OF NORTH 17°01'42" WEST, A DISTANCE OF 322.32 FEET TO THE PLACE OF BEGINNING AND CONTAINING 22.977 ACRES (1,000,883 SQUARE FEET) OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, TEXAS HEALTH RESOURCES, 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 1, BLOCK 1, SOUTHPOINTE - TEXAS HEALTH RESOURCES, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT _____, TEXAS, THIS THE _____ DAY OF _____, 2018.

BY: _____
FACILITIES DEVELOPMENT PROJECT MANAGER

Printed Name: _____

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LEVI SCHMIDT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE 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 THE _____ DAY OF _____, 2018.

NOTARY PUBLIC OF THE STATE OF TEXAS

COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT I, AARON L. STRINGFELLOW, 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.

AARON L. STRINGFELLOW
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6373
EMAIL: AaronLS@WierAssociates.com

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 STORMWATER 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 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 STORMWATER 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.

PLAT RECORDED IN VOLUME _____, PAGE _____,

SLIDE _____

DATE _____, 20__

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: _____
P & Z COMMISSION CHAIRMAN

ATTEST: _____
PLANNING & ZONING SECRETARY

EASEMENT LINE TABLE		
LINE	BEARING	DIST
L1	S41°46'09"W	5.28'
L2	S29°40'26"E	416.18'
L3	S41°46'09"W	15.36'
L4	S29°40'26"E	415.28'
L5	S46°11'01"W	152.20'
L6	S08°16'27"W	175.17'
L7	S29°38'06"E	260.69'
L8	N07°36'40"W	200.00'
L9	S60°12'15"W	15.02'
L10	S07°36'40"E	200.00'
L11	N60°19'34"E	15.00'
L12	S60°19'34"W	336.93'
L13	S29°40'26"E	15.00'
L14	N60°19'34"E	336.92'
L15	N29°38'06"W	15.00'
L16	N81°43'33"W	104.19'
L17	N29°56'49"W	160.11'

EASEMENT LINE TABLE		
LINE	BEARING	DIST
L18	S60°19'34"W	313.16'
L19	N29°40'26"W	253.77'
L20	S60°12'15"W	10.00'
L21	S29°40'26"E	263.75'
L22	N60°19'34"E	97.41'
L23	S29°40'26"E	71.52'
L24	N60°19'34"E	10.00'
L25	N29°40'26"W	71.52'
L26	N60°19'34"E	205.80'
L27	S29°56'49"E	155.01'
L28	S81°43'33"E	109.04'
L29	N08°16'27"E	10.00'
L30	S29°40'26"E	27.28'
L31	S28°26'16"E	30.60'
L32	S46°11'01"W	65.64'
L33	N35°55'47"E	14.01'
L34	N46°11'01"E	195.34'

EASEMENT LINE TABLE		
LINE	BEARING	DIST
L35	N08°16'27"E	56.77'
L36	S60°19'34"W	102.33'
L37	S29°40'26"E	277.09'
L38	S60°19'34"W	26.00'
L39	N29°40'26"W	335.09'
L40	N60°19'34"E	156.33'
L41	N08°16'27"E	56.77'
L42	N46°11'01"E	195.34'
L43	N35°55'47"E	14.12'
L44	N60°12'15"E	15.00'
L45	S17°05'51"W	21.90'
L46	N65°54'53"E	100.50'
L47	N60°12'15"E	121.79'
L48	N29°47'45"W	10.00'
L49	N07°36'40"W	200.00'
L50	N60°19'34"E	10.00'
L51	S60°12'15"W	10.02'

EASEMENT CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C7	348.06'	884.93'	22°32'08"	N18°52'44"W	345.82'
C8	339.26'	1024.93'	18°57'56"	N17°05'38"W	337.72'
C9	333.46'	1009.93'	18°55'04"	S17°04'11"E	331.94'
C10	353.84'	899.93'	22°31'40"	S18°52'30"E	351.56'
C11	77.57'	430.00'	10°20'09"	S33°36'21"E	77.46'
C12	264.15'	530.00'	28°33'22"	S42°42'57"E	261.43'
C13	22.37'	125.00'	10°15'14"	S41°03'24"W	22.34'
C14	33.08'	50.00'	37°54'34"	S27°13'44"W	32.48'
C15	91.76'	101.00'	52°03'07"	S34°18'01"W	88.63'
C16	43.98'	28.00'	90°00'00"	S15°19'34"W	39.60'
C17	64.50'	71.00'	52°03'07"	N34°18'01"E	62.31'
C18	52.93'	80.00'	37°54'34"	N27°13'44"E	51.97'
C19	17.00'	95.00'	10°15'14"	N41°03'24"E	16.98'
C20	30.00'	520.00'	3°18'22"	S53°51'01"E	30.00'
C21	15.00'	984.93'	0°52'21"	N26°00'34"W	15.00'
C22	344.21'	874.93'	22°32'28"	N18°52'54"W	341.99'
C23	343.14'	1034.93'	18°59'48"	N17°06'34"W	341.57'

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

OWNER / DEVELOPER
TEXAS HEALTH RESOURCES
612 E. LAMAR BLVD., SUITE 660
ARLINGTON, TEXAS 76011
CONTACT: LEVI SCHMIDT
EMAIL: LEVISCHMIDT@TEXASHEALTH.ORG
PH: (817) 991-3571
FAX: (817) 250-2977

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: PHILIP L. GRAHAM, P.E.
EMAIL: PHILIPG@WIERASSOCIATES.COM
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SD#18-027

SHEET 2 OF 2

DATE: 8/22/2018
W.A. No. 16076.01

Summary of City Council Actions

August 27, 2018

Public Hearing Continuation and Second Reading of an Ordinance approving a change of zoning from C-2, Community Business District to PD, Planned Development District for auto parts or accessory sales (indoor) uses on approximately 0.982 acres located at 1597 FM 157; David Tipton, CEI Engineering Associates, Inc. on behalf of Carolyn Thaemert of AutoZone, Inc. (ZC#18-017)

Approved 7 – 0

Public Hearing and First Reading on an Ordinance approving a change of zoning from C-2 Community Business District for single-family attached townhomes on approximately 0.085 acres out of Lot 4, Block 1, Cooper Square and approximately 7.155 acres out of the T.O. Harris Survey, Abstract No. 645, totaling approximately 8.05 acres located at 1400-1420 Turner Warnell Road; Felix Wong on behalf of Hector Escamilla Jr. of Escamilla Capital Corp., General Partner of Mansfield Commercial Partners, and John R. Hardee of First Momentum Enterprises, LLC (Owners) and Mark J. Fueling of Turnkee Construction and Development Group (Developer) ZC#18-011)

Tabled to September 24 as per applicant's request—Approved 7 – 0

Public Hearing and Consideration of a Specific Use Permit for Eating Place with Drive-Through Service, and to provide a variance to the alcoholic beverage sale regulations enacted under Section 109.33 of the Texas Alcoholic Beverage Code, on approximately 1.28 acres out of the Jacob Back Survey, Abstract No. 126, generally located on the north side of E. Broad Street, the east side of Cannon Drive and the west side of SH 360; Scott Brown of Hat Creek Burger Co. on behalf of Charles W. Anderson of CWA Vistas, LP (ZC#18-018)

Approved 5 – 2 (Leyman and Moore)