

AGENDA

PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS MONDAY, MARCH 18, 2019, 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#18-034: Preliminary Plat of Lots 1, 2, 3, 4 and 5, Block 1, Lone Star Development Park

END OF CONSENT AGENDA

5. OTHER AGENDA ITEMS:

A. SD#19-004: Preliminary of Lots 1 and 2, Block 48, Somerset Addition

B. SD#18-044: Final Plat of Lot 1, Block 48, Somerset Addition

6. COMMISSION ANNOUNCEMENTS

7. STAFF ANNOUNCEMENTS

8. ADJOURNMENT OF MEETING

9. NEXT MEETING DATE: April 1, 2019

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, March 14, 2019**, 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#18-044: Somerset Addition
1 commercial lots

SD#19-004: Somerset Addition
2 commercial lots

SD#18-034: Lone Star Development Park
5 commercial lots

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

March 11, 2019

Chairman Wilshire called the meeting to order at 7:21 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
Robert Klenzendorf	Commissioner
Tamera Bounds	Commissioner

Absent:

Kent Knight	Commissioner
Andrew Papp	Commissioner

Staff:

Lisa Sudbury	Interim Director of Planning
Shirley Emerson	Planner
Delia Jones	Planning & Zoning Secretary
Raymond Coffman	City Engineer
Clay Cawood	Fire Marshal
Joe Smolinski	Deputy City Manager

Call to Order

Chairman Wilshire called the meeting to order at 7:21 p.m.

Minutes

Chairman Wilshire called for approval of the February 19, 2019, minutes. Commissioner Neuman made a motion to approve the minutes. Commissioner Klenzendorf seconded the motion which carried by the following vote:

Ayes: 5 - Wilshire, Smithee, Neuman, Klenzendorf and Bounds
Nays: 0
Abstain: 0

Citizen Comments

None

SD#17-045: Consideration of an extension of the expiration date for a Preliminary Plat of The View at the Reserve

Ms. Sudbury stated that the new developer is requesting a 12-month extension of the plat which is allowed by the Subdivision Control Ordinance. She noted that it allows the Commission to grant an extension of the plat for a period not to exceed 12 months

Commissioner Neuman made a motion to approve the plat as presented. Commissioner Bounds seconded the motion which carried by the following vote:

Ayes: 5 - Wilshire, Smithee, Neuman, Klenzendorf and Bounds
Nays: 0
Abstain: 0

Commissioner Announcements

Commissioner Klenzendorf stated that the Pickle Parade will be this Saturday, March 16. Vice-Chairman Smithee stated that he will not be able to attend the next Planning and Zoning meeting (March 18).

Staff Announcements

None

Adjournment

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

Ayes: 5 – Wilshire, Smithee, Neuman, Klenzendorf and Bounds

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 7:24 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: March 18, 2019

Subject: SD#18-034: Preliminary Plat of Lots 1, 2, 3, 4 and 5, Block 1, Lone Star Development Park

GENERAL INFORMATION

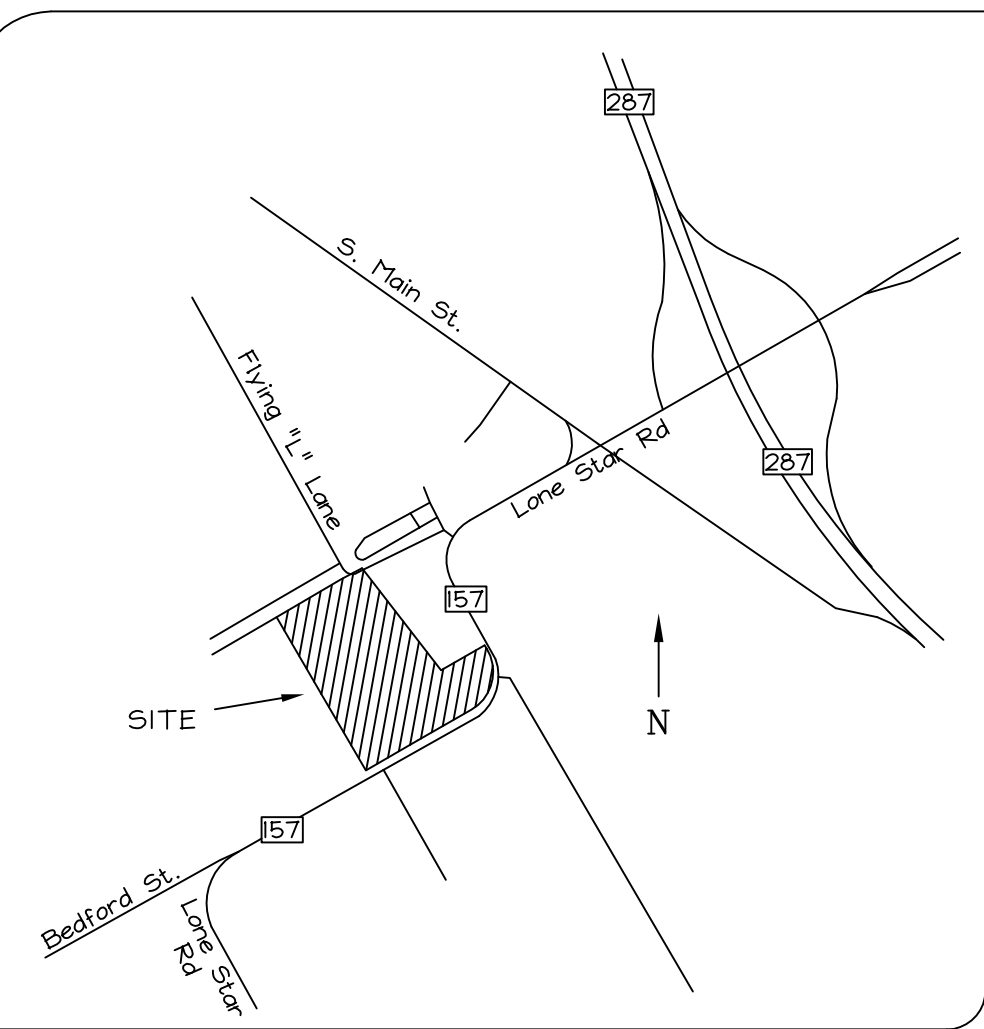
Applicant:	Mansfield Development LLC, owner Dean Surveyors, surveyor
Location:	1855 and 1875 Lone Star Road
Existing Zoning:	I-1, Light Industrial District
Proposed Use:	Commercial/industrial
Size:	19.935 acres
Total Number of Lots:	5
R.O.W. Dedication:	120' for FM 157 70' for Flying L Lane
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

The purpose of this preliminary plat is to create 5 lots for commercial or industrial development. Lot 1 will be developed first. The other lots will be available for future development.

The rights-of-way for the future extensions of FM 157 and Flying L Lane through this property are shown on the plat.

Staff recommends approval.



VICINITY MAP (NTS)

NOTES:

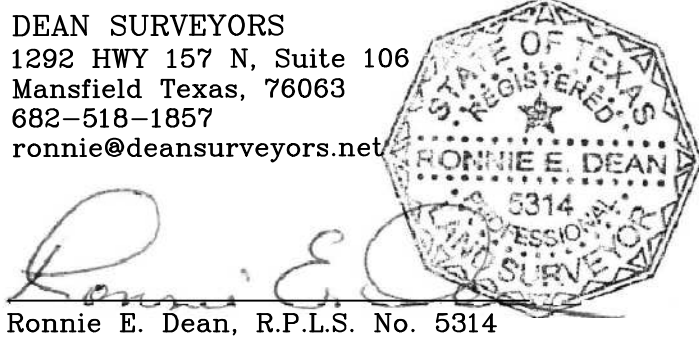
- The common access easement is for the use of Lots 1, 2 and 4, Block 1. No improvements shall be made that impede ingress and egress along this easement.
- The common access easement shall be maintained by the property owners.
- All monuments set are yellow capped 1/2" iron rods stamped "DEAN 5314" unless otherwise noted.
- This surveyor takes no responsibility for the accuracy and/or location of any above ground easements depicted on referenced documents and underground easements marked by signs and/or ground evidence as found during survey.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING
C-1	890.74'	2,000.00'	25° 31' 04"	S 47° 24' 12" W
C-2	147.98'	600.00'	14° 07' 50"	S 37° 34' 47" E
C-3	277.68'	525.00'	30° 18' 17"	S 59° 47' 51" E
C-4	445.37'	603.27'	43° 55' 29"	S 52° 59' 15" E
C-5	277.65'	1,940.00'	08° 12' 00"	S 38° 44' 40" W
C-6	300.08'	2,060.00'	08° 20' 47"	S 38° 49' 03" W
C-7	416.37'	1,940.00'	12° 17' 49"	S 54° 00' 50" W
C-8	447.38'	2,060.00'	12° 26' 35"	S 53° 56' 27" W
C-9	486.07'	318.08'	48° 27' 52"	N 54° 44' 48" W
C-10	119.72'	278.08'	24° 39' 58"	N 47° 34' 06" W
C-11	153.30'	278.08'	31° 35' 09"	S 15° 39' 39" E
C-12	443.38'	278.08'	91° 21' 19"	S 14° 13' 26" W
C-13	152.56'	490.00'	17° 50' 20"	N 66° 01' 49" W
C-14	106.61'	490.00'	12° 27' 57"	N 50° 52' 41" W
C-15	296.19'	560.00'	30° 18' 17"	S 59° 47' 51" E

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L-1	S 44° 38' 42" E	115.02'
L-2	S 88° 48' 38" E	71.73'
L-3	S 00° 28' 46" E	71.73'
L-4	S 01° 14' 27" W	69.61'
L-5	N 89° 28' 08" E	69.61'
L-6	N 25° 39' 06" E	60.78'
L-7	S 43° 38' 14" W	60.78'
L-8	S 35° 38' 55" W	145.12'
L-9	N 33° 38' 25" E	213.48'
L-10	S 31° 30' 33" E	27.00'
L-11	S 74° 57' 00" E	77.74'
L-12	N 57° 25' 29" E	63.88'
L-13	N 20° 01' 19" W	61.52'
L-14	N 25° 41' 33" W	81.86'
L-15	S 74° 36' 56" W	69.58'
L-16	S 44° 38' 42" E	390.83'
L-17	S 44° 38' 42" E	177.04'

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.

After recording, return to: City of Mansfield, 1200 E. Broad St., Mansfield, Tx. 76063

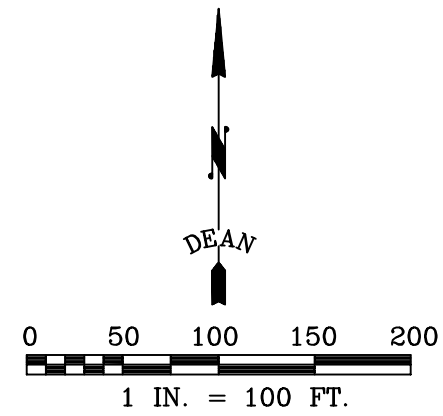


Job No. 180818P

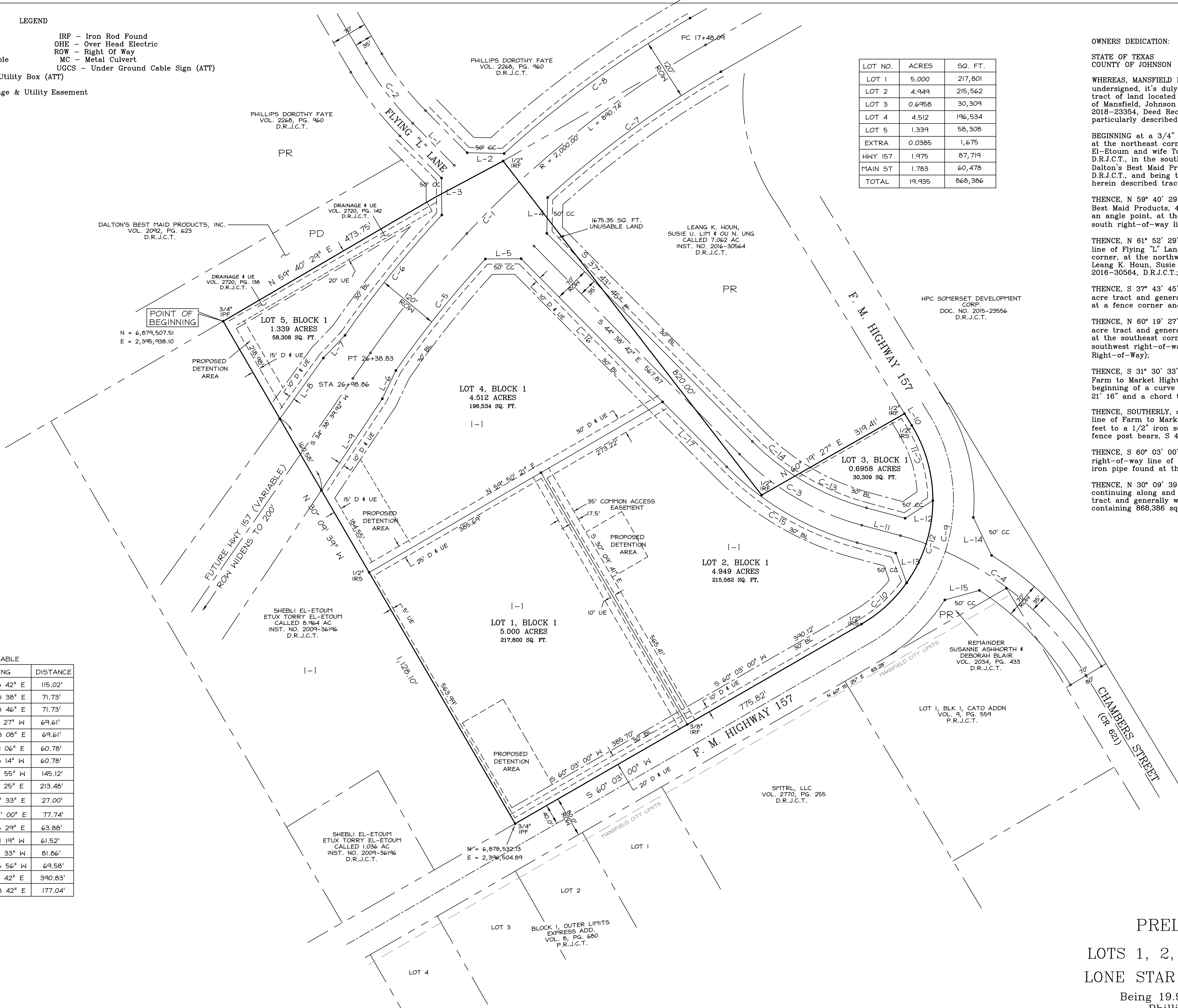
I, Ronnie E. Dean, a Registered Professional Land Surveyor for the State of Texas, do hereby certify that I have platted the above subdivision from an actual survey made on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

Surveyed on the ground 07/12/2018 - Revised 12/17/2018 - Revised 02/27/2019

Bearings and coordinates shown hereon are referenced to the Texas State Plane Coordinate system, North Central Zone (4202), NAD 83.



FLOOD NOTE:
This property appears to be located in Zone "X", areas outside the 500-Year Floodplain. According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C0125 J, effective date Dec. 4, 2012.



LOT NO.	ACRES	SQ. FT.
LOT 1	5.000	217,801
LOT 2	4.949	215,562
LOT 3	0.6958	30,309
LOT 4	4.512	196,534
LOT 5	1.339	58,308
EXTRA	0.0385	1,675
HWY 157	1.975	87,719
MAIN ST	1.783	60,478
TOTAL	19.935	868,386

OWNERS DEDICATION:

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, MANSFIELD DEVELOPMENT, LLC, acting by and through the undersigned, it's duly authorized agent, is the sole owner of an 19.935 acre tract of land located in the Phillip B. George Survey, Abstract No. 299, City of Mansfield, Johnson County, Texas as recorded in Instrument No. 2018-23354, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 3/4" iron pipe found, (SPC N=6,879,507.51, E=2,395,938.10) at the northeast corner of a called 8.964 acre tract conveyed to Shebli El-Etoun and wife Torry El-Etoun, recorded in Instrument No. 2009-36196, D.R.J.C.T., in the south line of a called 4.354 acre tract, conveyed to Dalton's Best Maid Products, Inc., recorded in Volume 2092, Page 623, D.R.J.C.T., and being the northwest corner and Point Of Beginning of the herein described tract of land;

THENCE, N 59° 40' 29" E, along and with the south line of said, Dalton's Best Maid Products, 4.534 acre tract, 473.75 feet to a 1/2" iron rod set at an angle point, at the southeast corner of said 4.354 acre tract, in the south right-of-way line of Flying "L" Lane;

THENCE, N 61° 52' 29" E, continuing along and with the south right-of-way line of Flying "L" Lane, 152.43 feet to a 1/2" iron rod found at a fence corner, at the northwest corner of a called 7.062 acre tract, conveyed to Leang K. Houn, Susie U. Lim and Ou N. Ung, recorded in Instrument No. 2016-30564, D.R.J.C.T.;

THENCE, S 37° 43' 45" E, along and with the southwest line of said 7.062 acre tract and generally with a fence, 820.00 feet to a 1/2" iron rod found at a fence corner and being an interior corner of said 7.062 acre tract;

THENCE, N 60° 19' 27" E, along and with the southeast line of said 7.062 acre tract and generally with a fence, 319.41 feet to a 1/2" iron rod found at the southeast corner of said 7.062 acre tract, at a fence corner, in the southwest right-of-way line of Farm to Market Highway 157, (80' Right-of-Way);

THENCE, S 31° 30' 33" E, along and with the southwest right-of-way line of Farm to Market Highway 157, 27.00 feet to a 1/2" iron rod set at the beginning of a curve to the right, having a radius of 278.08, a delta of 91° 21' 18" and a chord that bears, S 14° 13' 28" W, 397.89 feet;

THENCE, SOUTHERLY, continuing along and with the southwest right-of-way line of Farm to Market Highway 157 and said curve to the right, 443.38 feet to a 1/2" iron set at the end of said curve, from which an old wood fence post bears, S 42° 46' 04" E, 3.00 feet;

THENCE, S 60° 03' 00" W, continuing along and with the northwest right-of-way line of Farm to Market Highway 157, 775.82 feet to a 3/4" iron pipe found at the southeast corner of said El-Etoun 8.964 acre tract;

THENCE, N 30° 09' 39" W, departing said Farm to Market Highway 157 and continuing along and with the northeast line of said El-Etoun 8.964 acre tract and generally with a fence, 1,128.10 feet to the POINT OF BEGINNING, containing 868,386 square feet or 19.935 acres of land.

PRELIMINARY PLAT

LOTS 1, 2, 3, 4 & 5, BLOCK 1,
LONE STAR DEVELOPMENT PARK

Being 19.935 acres located in the
Phillip B. George Survey,
Abstract No. 299, City of Mansfield,
Johnson County, Texas

5 Lots

October 20, 2018

Case No. SD# 18-034

Revision 4

Revised 02/27/2019

APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: 2019 P & Z COMMISSION CHAIRMAN

ATTEST: 2019 PLANNING & ZONING SECRETARY

SURVEYOR:
Dean Surveyors
1292 Highway 157 N., Ste. 106
Mansfield Texas, 76063
682-518-1857
ronnie@deansurveyors.net

OWNER:
Mansfield Development, LLC
1714 Commerce Drive
Mansfield Texas, 76063
713-385-1095
michael.paul.morgan@gmail.com

PLANNING AND ZONING COMMUNICATION

Agenda: March 18, 2019

Subject: SD#19-004: Preliminary of Lots 1 and 2, Block 48, Somerset Addition

GENERAL INFORMATION

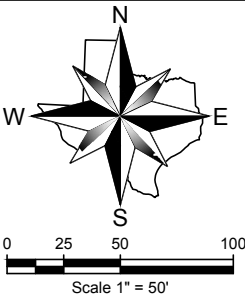
Applicant:	Knox Street Partners No. 16, LTD, owner Hanover Property Co. LLC, developer The Dimension Group, engineer
Location:	Southwest corner of U.S. 287 frontage road and Barrington Way
Existing Zoning:	PD with a SUP for a gasoline service station
Proposed Use:	Retail
Size:	4.7 acres
Total Number of Lots:	2
R.O.W. Dedication:	60' for Barrington Way
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

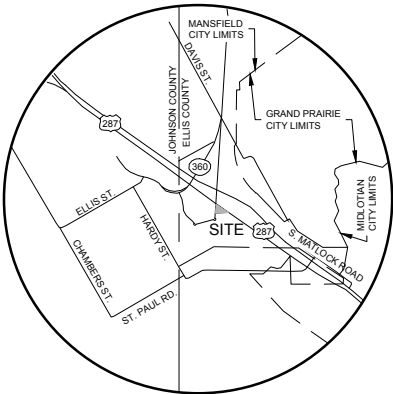
The purpose of this plat is to create 2 lots for commercial development. A 7-Eleven convenience store and gas station will be located on Lot 1. Lot 2 will be available for future commercial development.

There is a blank on the plat for the recording information for an off-site sanitary sewer easement. As preliminary plats are not filed, this information should be provided as a condition of approval of the plat.

Staff recommends approval with the condition that the recording information for the sanitary sewer easement be provided on the plat.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S87°40'13"E	28.84'
L2	N87°40'13"W	28.84'
L3	N13°51'49"W	50.28'
L6	S13°51'49"E	65.28'



VICINITY MAP
NOT TO SCALE

ABBREVIATION LEGEND	
C.O.M.	City of Mansfield
SQ. FT.	Square Feet
CC#	County Clerk's Instrument Number
IRS	1/2" iron rod w/ red plastic cap stamped "W.A.I. 5714" set
IRF	Iron rod found
XCF	"X" cut in concrete found
CM	Controlling monument

BENCH MARKS:

BM#1 - City of Mansfield, Texas Geodetic Control Monument, named TNP Mansfield "F", located 1.8 miles in a southerly direction from TNP Mansfield "E", ±22 feet east of the northeast edge of the pavement of Main Street (Business 287), ±1000 feet northwesterly of the centerline of Lone Star Road.

Elevation = 655.43 (NAVD88)

BM#2 - "X" cut inside of square cut, north edge of concrete pavers, approximate centerline of Barrington Way, southwest line of U.S. Highway 287, ± 35.1 feet northwest of the northeast end of corner clip of the hereindescribed tract.

Elevation = 601.36

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) **BEARING BASIS NOTE:** The bearing basis for the survey shown hereon was taken from the grid bearings referenced in the City of Mansfield Horizontal and Vertical Control Manual, which is based upon the grid bearings for the Texas State Plane coordinate system.
- 3) The Access Easement is for the use of Lots 1 and 2. No improvements shall be made that impede ingress and egress along this easement.
- 4) The Access Easement shall be maintained by the property owners.

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	38°20'13"	79.00'	52.86'	51.88'	N16°42'54"W
C2	176°22'35"	86.00'	264.74'	171.91'	N45°51'39"E
C3	44°39'13"	108.00'	84.17'	82.06'	N19°59'54"W
C4	32°04'42"	52.00'	29.11'	28.73'	S71°37'52"E
C5	48°16'18"	28.00'	23.59'	22.90'	S79°43'40"E
C6	48°16'18"	52.00'	43.81'	42.53'	S79°43'40"E
C7	48°16'18"	28.00'	23.59'	22.90'	N79°43'40"W
C8	48°16'18"	52.00'	43.81'	42.53'	N79°43'40"W
C9	32°04'42"	28.00'	15.68'	15.47'	N71°37'52"W

SURVEYOR:
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DR., #325
DALLAS, TEXAS 75230
972-490-7090
972-490-7099 (fax)
l.lueker@winkelmnn.com

OWNER:
KNOX STREET PARTNERS NO. 16, LTD.
3001 KNOX STREET, SUITE 207
DALLAS, TEXAS 75205
214-445-2226
Jcarter@hanoverproperty.com

PRELIMINARY PLAT
LOTS 1 & 2, BLOCK 48
SOMERSET ADDITION
BEING 4.700 ACRES OUT OF THE B.F. HOWARD SURVEY, ABSTRACT NO. 513
CITY OF MANSFIELD, ELLIS COUNTY, TEXAS
2 LOTS
FEBRUARY 2019
SD# 19-004

1	02/21/2019		CITY COMMENTS	LJL
No.	DATE		REVISION	APPROV.



**Winkelmann
& Associates, Inc.**

B.F. HOWARD, ABSTRACT NO. 513
CITY OF MANSFIELD, ELLIS COUNTY, TEXAS

THE DIMENSION GROUP
10755 SANDHILL ROAD
ELLIS COUNTY, TEXAS

PRELIMINARY PLAT
SOMERSET ADDITION
LOT 1 & 2, BLOCK 48
4.700 ACRES

Date : 1.02.19

Scale : 1" = 50'

File : 59254-PLT (18x24)

Project No. : 59254.0A

SHEET
1
OF
2

OWNERS CERTIFICATE			
COUNTY OF ELLIS § STATE OF TEXAS §			
WHEREAS, Knox Street Partners No. 16, Ltd., acting by and through the undersigned, its duly authorized agent, is the sole owner of a 4.700 acre tract of land located in the B.F. HOWARD SURVEY, ABSTRACT NO. 513, in the City of Mansfield, Elis County, Texas, and being a portion of a tract of land (Tract One) described in deed to Knox Street Partners No. 16, Ltd. as recorded in County Clerk's Instrument No. 2015-23557, Official Public Records, Johnson County, Texas, and being more particularly described as follows:			
BEGINNING at a 1/2-inch iron rod found for the East corner of said Knox Street Partners No. 16 tract and the North corner of a tract of land described in deed to 75 Gateway, LLC as recorded in County Clerk's Instrument No. 1813960, Official Public Records, Ellis County, Texas, on the Southwest right-of-way of U. S. Highway 287, a variable width right-of-way;			
THENCE South 59 deg 59 min 43 sec West, departing the Southwest right-of-way of said U. S. Highway 287, along the Southeast line of said Know Street Partners No. 16 tract and the Northwest line of said 75 Gateway tract, a distance of 751.08 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner on the Southeast line of an access easement to the City of Mansfield described in instrument as recorded in County Clerk's Instrument No. 1626934, Official Public Records, Ellis County, Texas, said iron rod being the Southeast corner of Lot 21X, Block 2, Somerset Addition, according to the Plat thereof recorded in Cabinet J, Page 126, Official Public Records, Ellis County, Texas;			
THENCE North 02 deg 19 min 47 sec East, departing the North line of said 75 Gateway tract, along the Easterly line of said Lot 21X, a distance of 149.61 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 79.00 feet, a central angle of 38 deg 20 min 13 sec, a chord bearing of North 16 deg 42 min 54 sec West, and a chord length of 51.88 feet;			
THENCE continuing along the Easterly line of said Lot 21X, along said curve to the left, an arc distance of 52.86 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner on the South portion of a roundabout at the intersection of the South right-of-way of Hadley Lane, a 60-foot right-of-way, with the East right-of-way of Barrington Way, a 60-foot right-of-way, said point being the beginning of a non-tangent curve to the left having a radius of 86.00 feet, a central angle of 176 deg 22 min 35 sec, a chord bearing of North 45 deg 51 min 39 sec East, and a chord length of 171.91 feet;			
THENCE along the East portion of said roundabout and said non-tangent curve to the left, an arc distance of 264.74 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 108.00 feet, a central angle of 44 deg 39 min 13 sec, a chord bearing of North 19 deg 59 min 54 sec West, and a chord length of 82.06 feet;			
THENCE along the East right-of-way of said Barrington Way and said curve to the right, an arc distance of 84.17 feet to a point for corner from which a 5/8-inch iron rod with cap stamped "BRITTAN" found bears South 34 deg 32 min 55 sec East, a distance of 0.66 feet;			
THENCE North 02 deg 19 min 47 sec East, continuing along the East right-of-way of said Barrington Way, a distance of 341.20 feet to an "X" cut in concrete found for the Southwest end of a corner clip at the intersection of the East right-of-way of said Barrington Way with the Southwest right-of-way of said U. S. Highway 287;			
THENCE North 63 deg 22 min 08 sec East, along said corner clip, a distance of 14.53 feet to an "X" cut in concrete found for corner at the Northeast end of said corner clip, said point being on the Northeast line of said Knox Street Partners No. 16 tract;			
THENCE South 55 deg 35 min 31 sec East, along said Southwest right-of-way of U.S. Highway 287 and the Northeast line of said Knox Street Partners No. 16 tract, a distance of 650.91 feet to the POINT OF BEGINNING.			
CONTAINING within these metes and bounds 204,724 square feet or 4.700 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 29th day of August, 2018, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the City of Mansfield Geodetic Control Monument "TNP Mansfield F", dated June, 2007 and Control Monument "Mansfield Monument No. 14-7", dated October, 2007.			
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.			
SURVEYOR: WINKELMANN & ASSOCIATES, INC. 6750 HILLCREST PLAZA DR., #325 DALLAS, TEXAS 75230 972-490-7090 972-490-7099 (fax) l.lueker@winkelmann.com			
OWNER: KNOX STREET PARTNERS NO. 16, LTD. 3001 KNOX STREET, SUITE 207 DALLAS, TEXAS 75205 214-445-2226 Jcarter@hanoverproperty.com			
PRELIMINARY PLAT LOTS 1 & 2, BLOCK 48 SOMERSET ADDITION BEING 4.700 ACRES OUT OF THE B.F. HOWARD SURVEY, ABSTRACT NO. 513 CITY OF MANSFIELD, ELLIS COUNTY, TEXAS 2 LOTS FEBRUARY 2019 SD# 19-004			
PRELIMINARY PLAT SOMERSET ADDITION LOTS 1 & 2, BLOCK 48 21.424 ACRES			
B.F. HOWARD, ABSTRACT NO. 513 CITY OF MANSFIELD, ELLIS COUNTY, TEXAS			
THE DIMENSION GROUP 10755 SANDHILL ROAD ELLIS COUNTY, TEXAS			
Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS ■ SURVEYORS 6750 HILLCREST PLAZA DRIVE, SUITE 325 DALLAS, TEXAS 75230 Texas Engineers Registration No. 88 Treas Surveys No. 1008600 Expires 12/31/2019 COPYRIGHT © 2019, Winkelmann & Associates, Inc.			
Date : 1.02.19 Scale : N/A File : 59254-PLT (18x24) Project No. : 59254.0A			
SHEET 2 of 2			

PLANNING AND ZONING COMMUNICATION

Agenda: March 18, 2019

Subject: SD#18-044: Final Plat of Lot 1, Block 48, Somerset Addition

GENERAL INFORMATION

Applicant:	Knox Street Partners No 16, LTD, owner Hanover Property Company, LLC, developer The Dimension Group, engineer
Location:	Southwest corner of U.S. 287 frontage road and Barrington Way
Existing Zoning:	PD with a SUP for a gasoline service station
Proposed Use:	Convenience Store
Size:	1.648 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 to accommodate a 7-Eleven convenience store and gas station. The preliminary plat for this property is in the preceding case, SD#19-004.

There are several blanks on the plat for the recording information for an off-site access, drainage and utility easements. These blanks must be filled in before the plat can be filed.

Staff recommends approval with the condition that the easement information be provided on the plat prior to filing in the county records.

BMP#2-"X" cut/Sq. cut
#601.36

1/2" CIRF CM
"JBI" (Y)

N=6,875,707.901
E=2,405,162.634

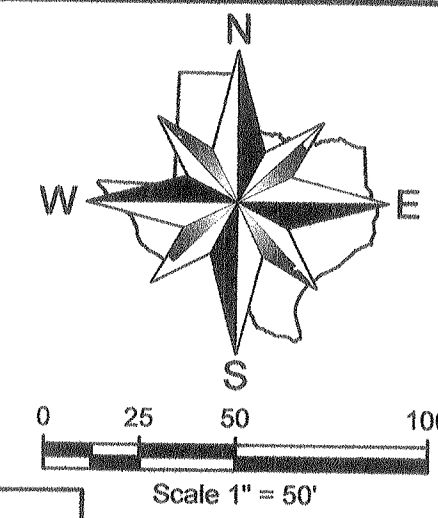
POINT OF
BEGINNING

FLOOD NOTE

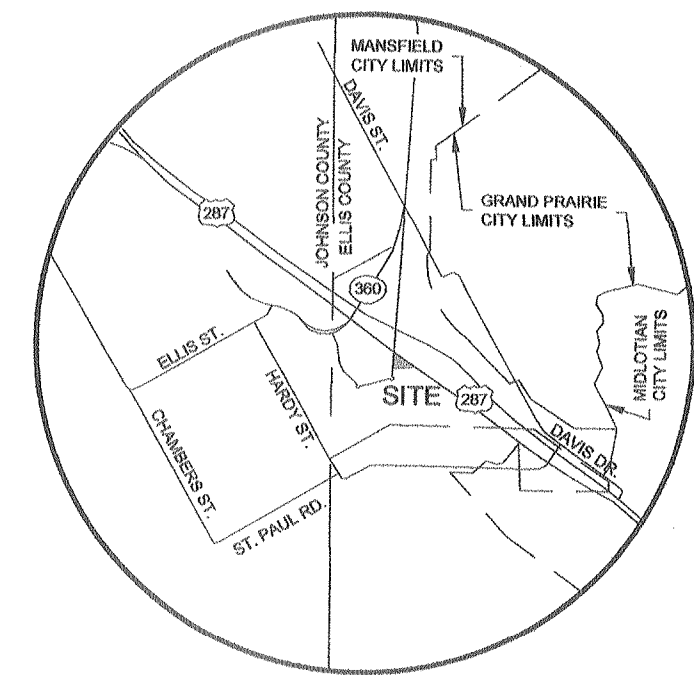
According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48251C0125J, dated December 04, 2012, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S87°40'13"E	28.84'
L2	N87°40'13"W	28.84'
L3	N13°51'49"W	50.28'
L4	N76°08'16"E	35.62'
L5	S13°51'49"E	65.28'



VICINITY MAP
NOT TO SCALE

ABBREVIATION LEGEND	
C.O.M.	City of Mansfield
SQ. FT.	Square Feet
CC#	County Clerk's Instrument Number
IRS	1/2" iron rod w/ red plastic cap stamped "W.A.I. 5714" set
IRF	Iron rod found
XCF	"X" cut in concrete found
CM	Controlling monument

BENCH MARKS:

BM#1 - City of Mansfield, Texas Geodetic Control Monument, named TNP Mansfield "F", located 1.8 miles in a southerly direction from TNP Mansfield "E", ±22 feet east of the northeast edge of the pavement of Main Street (Business 287), ±1000 feet northwesterly of the centerline of Lone Star Road.

Elevation = 655.43 (NAVD88)

BM#2 - "X" cut inside of square cut, north edge of concrete pavers, approximate centerline of Barrington Way, southwest line of U.S. Highway 287, ±35.1 feet northwest of the northeast end of corner clip of the hereindescribed tract.

Elevation = 601.36

NOTES:

- 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.
- BEARING BASIS NOTE: The bearing basis for the survey shown hereon was taken from the grid bearings referenced in the City of Mansfield Horizontal and Vertical Control Manual, which is based upon the grid bearings for the Texas State Plane coordinate system.
- The Common Access Easement is for the use of Lots 1 & 2. No improvements shall be made that impede ingress and egress along this easement.
- The Common Access Easement shall be maintained by the property owners.

APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: _____ 2019 _____
P & Z COMMISSION CHAIRMAN

ATTEST: _____ 2019 _____
PLANNING & ZONING SECRETARY

FINAL PLAT LOT 1, BLOCK 48 SOMERSET ADDITION

1.648 ACRES OUT OF THE B.F. HOWARD SURVEY, ABSTRACT NO. 513
CITY OF MANSFIELD, ELLIS COUNTY, TEXAS

1 LOT
Case Number: 18-044
February 04, 2019

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA, SUITE 325
DALLAS, TEXAS 75230
(972) 490-7090
(972) 490-7099 FAX
Texas Engineers Registration No. 89
Texas Surveyors Registration No. 106860 Expires 12/31/2019
COPYRIGHT © 2019, Winkelmann & Associates, Inc.

B.F. HOWARD, ABSTRACT NO. 513
CITY OF MANSFIELD, ELLIS COUNTY, TEXAS

FINAL PLAT
SOMERSET ADDITION
LOT 1, BLOCK 48
1.648 ACRES

Date: 1.02.19
Scale: 1" = 50'
File: 59254-FPLT Lot 1 (18x24)
Project No.: 59254.0A
SHEET 1

REMAINDER OF
KNOX STREET PARTNERS
NO. 16, LTD.
(TRACT 2)
CC #1526344; D.R.E.C.T.

SANITARY SEWER
EASEMENT
CC#

HADLEY LANE
(60' RIGHT-OF-WAY)

LOT 1R-X, BLOCK 47
CABINET J, PAGE 107

LOT 21X, BLOCK 2
RETENTION POND
SOMERSET ADDITION
CABINET J, PAGE 126

ACCESS EASEMENT
CC #1626934

DRAINAGE
EASEMENT
CC#

REMAINDER OF
KNOX STREET PARTNERS
NO. 16, LTD. (TRACT ONE)
CC #2015-23557

50' RIGHT-OF-WAY AND EASEMENT
LONE STAR GAS COMPANY
VOLUME 568, PAGE 455; D.R.E.C.T.
VOLUME 787, PAGE 939; D.R.E.C.T.

GAS FACILITIES AND
ACCESS EASEMENT
CC #2017-1709161
D.R.E.C.T.

75 GATEWAY LLC
CC #2018-1813960; D.R.E.C.T.

SURVEYOR:
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DR., #325
DALLAS, TEXAS 75230
972-490-7090
972-490-7099 (fax)
l.lueker@winkelmann.com

OWNER:
KNOX STREET PARTNERS NO. 16, LTD.
3001 KNOX STREET, SUITE 207
DALLAS, TEXAS 75205
214-445-2226
Jcarter@hanoverproperty.com

PLAT RECORDED AS INSTRUMENT NO. _____
DRAWER _____ AND SLIDE _____
DATE _____, 20____

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

OWNERS CERTIFICATE

COUNTY OF ELLIS §
STATE OF TEXAS §

WHEREAS, Knox Street Partners No. 16, Ltd., acting by and through the undersigned, its duly authorized agent, is the sole owner of a 1.648 acre tract of land located in the B.F. HOWARD SURVEY, ABSTRACT NO. 513, in the City of Mansfield, Ellis County, Texas, and being a portion of a tract of land (Tract One) described in deed to Knox Street Partners No. 16, Ltd. as recorded in County Clerk's Instrument No. 2015-23557, Official Public Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at an X-cut found in concrete for Northeast end of a corner clip at the intersection of the Easterly right-of-way of Barrington Way, a 60-foot right-of-way, and U.S. Highway 287, a variable width right-of-way, said X-cut in concrete being the Northeasterly corner of said Knox Street Partners No. 16 tract;

THENCE South 55 deg 35 min 31 sec East, along said Southwest right-of-way of U.S. Highway 287 and the Northeast line of said Knox Street Partners No. 16 tract, a distance of 452.29 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 76 deg 08 min 11 sec West, a distance of 412.08 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being situated in the Easterly right-of-way of said Barrington Way and being the beginning of a non-tangent curve to the right, with a radius of 108.00 feet, a central angle of 03 deg 39 min 18 sec, a chord bearing of N 00 deg 30 min 04 sec East, and a chord distance of 6.89 feet;

THENCE along the Easterly right-of-way of said Barrington Way and said non-tangent curve to the right, an arc distance of 6.89 feet to a point for corner from which a 5/8-inch iron rod with cap stamped "BRITTAN" found bears South 34 deg 32 min 55 sec East, a distance of 0.66 feet;

THENCE North 02 deg 19 min 47 sec East, continuing along the East right-of-way of said Barrington Way, a distance of 341.20 feet to an "X" cut in concrete found for the Southwest end of a corner clip at the intersection of the East right-of-way of said Barrington Way with the Southwest right-of-way of said U. S. Highway 287;

THENCE North 63 deg 22 min 08 sec East, along said corner clip, a distance of 14.53 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 71,800 square feet or 1.648 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 29th day of August, 2018, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the City of Mansfield Geodetic Control Monument "TNP Mansfield F", dated June, 2007 and Control Monument "Mansfield Monument No. 14-7", dated October, 2007.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Knox Street Partners No. 16, Ltd., being the 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 48, **SOMERSET ADDITION**, an addition to the City of Mansfield, Ellis County, Texas, and does dedicate to the public use the streets and easements as shown thereon.

WITNESS MY HAND at Dallas, Texas, this 25th day of February, 2019.

By:

Benjamin Luedtke
Benjamin Luedtke, Executive Vice President
Knox Street Partners No. 16, Ltd.

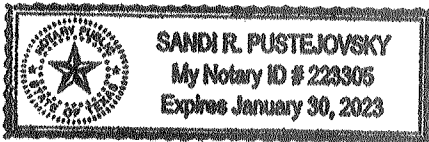
STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Benjamin Luedtke, Executive Vice President, KNOX STREET PARTNERS NO. 16, LTD., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said KNOX STREET PARTNERS NO. 16, LTD. and that he executed the same as the act of such KNOX STREET PARTNERS NO. 16, LTD. for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE 25th day of February, 2019.

Sandi R. Pustejovsky
Notary Public in and for State of Texas

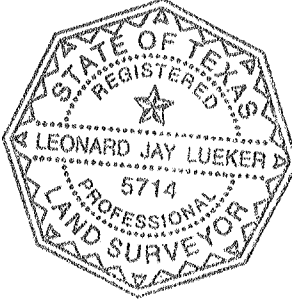
My Commission Expires: 1/30/23



SURVEYOR'S CERTIFICATE

This is to certify that I, Leonard J. Lueker, 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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration # 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090



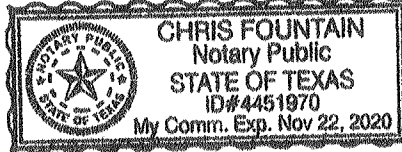
STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day, personally appeared Leonard J. Lueker, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE 22 day of Feb, 2019

Chris Fountain
Notary Public in and for State of Texas

My Commission Expires: 11/22/20



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.

SURVEYOR:
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DR., #325
DALLAS, TEXAS 75230
972-490-7090
972-490-7099 (fax)
l.lueker@winkelmann.com

OWNER:
KNOX STREET PARTNERS NO. 16, LTD. 1.648 ACRES OUT OF THE B.F. HOWARD SURVEY, ABSTRACT NO. 513
3001 KNOX STREET, SUITE 207
DALLAS, TEXAS 75205
214-445-2226
Jcarter@hanoverproperty.com

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

FINAL PLAT
LOT 1, BLOCK 48
SOMERSET ADDITION

CITY OF MANSFIELD, ELLIS COUNTY, TEXAS
1 LOT

Case Number: 18-044
February 04, 2019

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
(972) 490-7090
(972) 490-7099 FAX
Texas Surveyors No. 1008600 Expires 12/31/2019
COPYRIGHT © 2019, Winkelmann & Associates, Inc.

B.F. HOWARD, ABSTRACT NO. 513
CITY OF MANSFIELD, ELLIS COUNTY, TEXAS

THE DIMENSION GROUP
10755 SANDHILL ROAD
ELLIS COUNTY, TEXAS

FINAL PLAT
SOMERSET ADDITION
LOTS 1, BLOCK 48
21.424 ACRES

Date : 1.02.19

Scale : N/A

File : 59254-FPLT Lot 1
(18x24)

Project No. : 59254.0A

SHEET

2 of 2