

AGENDA

PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS MONDAY, JULY 15, 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#19-019: Final Plat of Lot 1, Block 1, Korenek Addition
- B. SD#19-024: Final Plat of Lot 1, Block 1, 75 Regency Addition
- C. SD#19-027: Preliminary Plat of Lots 1, 2 and 3, Block 1, Stadium Plaza Addition

END OF CONSENT AGENDA

5. PUBLIC HEARINGS:

- A. SD#19-028: Public hearing on a replat to create Lots 7R1 and 7R2, Block 1, Shady Valley Duplexes
- B. ZC#19-008: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential uses on approximately 0.475 acres being a portion of Lot 6, Block 2 of the Original Town of Britton, generally located at 924 Cope St.

6. COMMISSION ANNOUNCEMENTS

7. STAFF ANNOUNCEMENTS

8. ADJOURNMENT OF MEETING

9. NEXT MEETING DATE: August 5, 2019

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, July 11, 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.

City of Mansfield
Planning and Zoning Commission
Agenda Items for July 15, 2019

SD#19-024: 75 Regency Addition
 1 commercial lot

SD#19-028: Shady Valley Duplexes
 2 residential lots

SD#19-027: Stadium Plaza Addition
 3 commercial lots

ZC#19-008: SF-7.5/12 single-family residential
 3 residential lots

SD#19-029: Korenek Addition
 1 commercial lot

**ZC#19-008: SF-7.5/12 to PD for
single-family residential uses
3 residential lots**

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

June 17, 2019

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
Robert Klenzendorf	Commissioner
Andrew Papp	Commissioner
Tamera Bounds	Commissioner
Anne Weydeck	Commissioner

Absent:

Kent Knight	Commissioner
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Staff:

Lisa Sudbury	Interim Director of Planning
Andrew Bogda	Planner
Delia Jones	Planning & Zoning Secretary
Clay Cawood	Fire Marshal
Joe Smolinski	Deputy City Manager

Call to Order

Chairman Wilshire called the meeting to order at 6:30 p.m. and welcomed new Commissioner Weydeck.

Minutes

Chairman Wilshire called for approval of the June 3, 2019, minutes. Vice-Chairman Smithee made a motion to approve the minutes. Commissioner Bounds seconded the motion which carried by the following vote:

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

Nays: 0

Abstain: 1 – Weydeck

Citizen Comments

None

Public Hearings

ZC#19-005: Public hearing for a change of zoning from PR, Pre-Development District and C-2 Community Business District to PD, Planned Development District for single-family residential, multi-family residential, senior living and C-2 Community Business uses on approximately 76.734 acres out of the S.S. Callender Survey, Abstract No. 359, Tarrant County, Texas, generally located on the east sides of FM 157 and House Road, the north side of Mouser Way and west of Towne Crossing and Cedar Point

Andrew Bogda, gave the Staff presentation, power point presentation, overview of the request and was available for questions.

Tim Coltart, the applicant, continued the power point presentation, overview of the request and was available for questions. Dan Quinto, Planning consultant, was also 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.

After discussion, Vice-Chairman Smithee made a motion to approve the request with the condition that C-2 uses are limited to Zones 1, 2, and 4, adjusting the minimum predominant roof pitch to 8:12 and adjusting the minimum masonry percentage for front-facing elevations to 80%. Commissioner Bounds seconded the motion which failed by the following vote:

Ayes: 3 – Smithee, Klenzendorf and Bounds
Nays: 3 – Wilshire, Papp and Weydeck
Abstain: 0

ZC#19-007: Public hearing for a change of zoning from PD, Planned Development District to PD, Planned Development District for retail, restaurant, and other commercial uses, to also include an auto repair garage on approximately 0.71 acres located at 3121 E. Broad Street

Andrew Bogda, gave the Staff presentation, power point presentation and was available for questions.

John Davis, representing the applicant, continued the power point presentation, overview of the request and was available for questions. Mathias Haubert, Project Manager, stated that there have not been any negative comments from the restaurant regarding the request.

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.

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

Ayes: 5 – Wilshire, Smithee, Papp, Klenzendorf and Bounds
Nays: 1 – Weydeck
Abstain: 0

Commissioner Announcements

Commissioner Papp stated that his vacation is scheduled and he will miss the next two meetings (July 1 and July 15).

Staff Announcements

Ms. Sudbury stated that the City is in the process of going to an electronic plan review by the end of the year. This means that agenda packets may also be electronic which means Commissioners will no longer be receiving 24 X 36 inch sheets to review and everything will be on-line. She added that she welcomes comments and feedback. Vice-Chairman Smithee asked if electronic devices will be furnished and Mr. Smolinski stated that I-Pads are being considered and encouraged Commissioners feedback. He also noted that it would be a paperless process for City Council as well as Planning and Zoning.

Adjournment

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

Ayes: 6 – Wilshire, Smithee, Klenzendorf, Papp, Bounds and Weydeck
Nays: 0
Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 8:31 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: July 15, 2019

Subject: SD#19-019: Final Plat of Lot 1, Block 1, Korenek Addition

GENERAL INFORMATION

Applicant:	Korenek Enterprises, LP, owner Jones/Carter, engineer
Location:	1463 S. 2 nd Avenue
Existing Zoning:	I-1
Proposed Use:	Warehouse/office
Size:	4.765 acres
Total Number of Lots:	1
R.O.W. Dedication:	50' from the centerline of South 2 nd Avenue
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

The purpose of the plat is to create one commercial lot for Pump Solutions, Inc.

Although the plat in the Commission's packet does not have signatures, the filing copy has been signed.

Staff recommends approval.

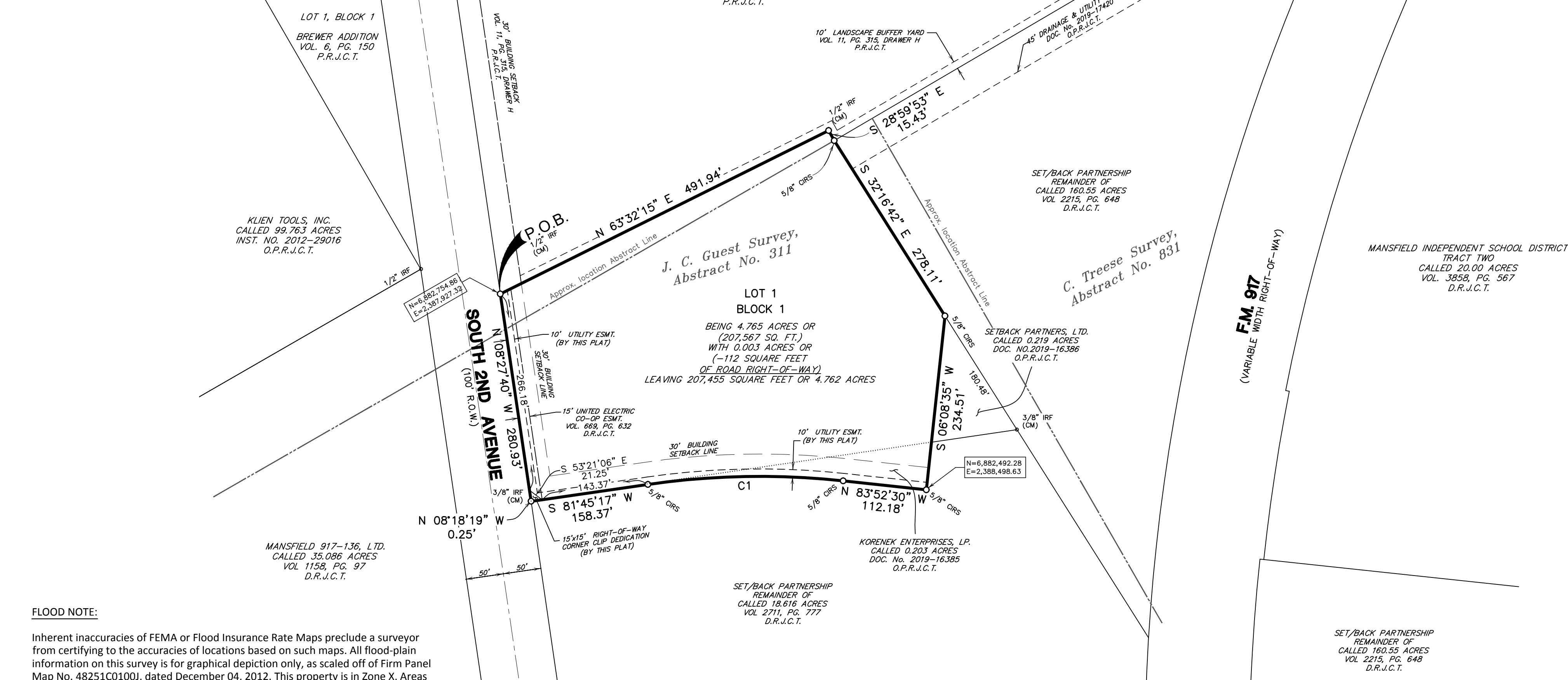
CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS:

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, GRANTEEES, 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.



FLOOD NOTE:

Inherent inaccuracies of FEMA or Flood Insurance Rate Maps preclude a surveyor from certifying to the accuracies of locations based on such maps. All flood-plain information on this survey is for graphical depiction only, as scaled off of Firm Panel Map No. 48251C01001, dated December 04, 2012. This property is in Zone X, Areas determined to be outside of the 0.2% annual chance floodplain.

STATE OF TEXAS :
COUNTY OF COLLIN :

KNOW ALL MEN BY THESE PRESENTS:

That I, Eduardo Martinez, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Signature: _____
Eduardo Martinez R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 5274



Date: _____

STATE OF TEXAS :
COUNTY OF COLLIN :

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Eduardo Martinez, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____th day of _____, 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS :
COUNTY OF _____ :

Now Therefore, know all men by these presents:

That KORENEK ENTERPRISES, LP., 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, KORENEK ADDITION, an addition to the City of Mansfield, Johnson County, Texas and does dedicate to the public use the streets and easements as shown thereon.

KORENEK ENTERPRISES, LP,
a Texas limited liability company

By: _____

Name: _____

Title: _____

STATE OF TEXAS :
COUNTY OF _____ :

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____th day of _____, 20____.

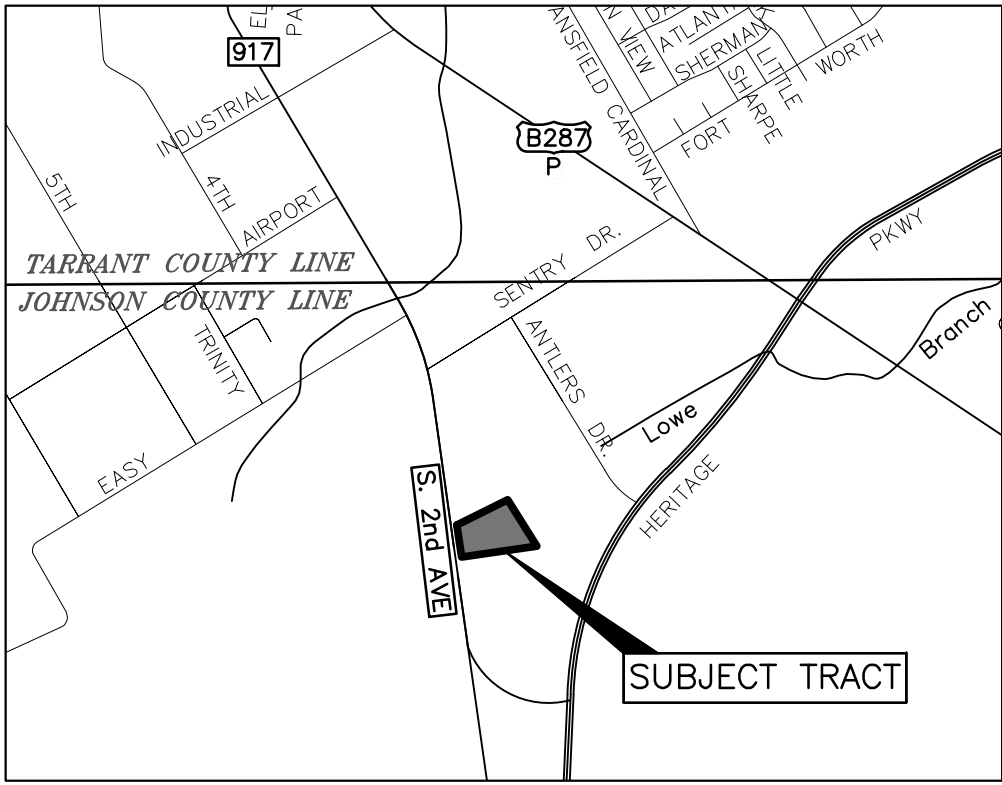
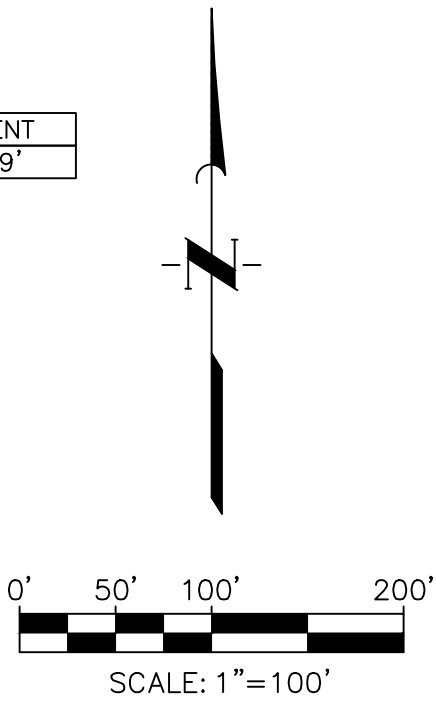
Notary Public in and for the State of Texas

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1045.00'	262.39'	261.70'	S 88°56'53" W	14°23'12"	131.89'

LEGEND

POB POINT OF BEGINNING
CM CONTROL MONUMENT
R.O.W. RIGHT OF WAY
VOL. VOLUME
PG. PAGE
ESMT EASEMENT
IRF IRON ROD FOUND
CIRF CAPPED IRON ROD FOUND
CIRS 5/8" IRON ROD WITH CAP
D.R.J.C.T. STAMPED "JONES CARTER" SET
R.P.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
O.P.R.J.C.T. REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS
OFFICIAL RECORDS, JOHNSON COUNTY, TEXAS
OLD PROPERTY LINE



VICINITY MAP
N.T.S.

OWNER'S CERTIFICATION

STATE OF TEXAS :
COUNTY OF JOHNSON:

WHEREAS, KORENEK ENTERPRISES, LP., acting by and through the undersigned, its duly authorized agent, is the sole owner of a 4.765 acre tract of land situated in the J.C. Guest Survey, Abstract No. 311 and the E. McAnier, Johnson County Texas, and being part of a called 4.782 acre tract of land described in deed to Korenek Enterprises, LP, recorded in Instrument No. 2017-13463 of the Deed Records of Johnson County, Texas (D.R.J.C.T.) and all of a called 0.203 acre tract of land described in deed to Korenek Enterprises, LP, recorded in Instrument No. 2019-16385, D.R.J.C.T., and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the southwest corner of Replat of Lot 1 & Lot 2, Block 1, AM-C Warehouse Addition, an addition to the City of Mansfield, Texas according to the plat recorded in Volume 11, Page 315 of the Plat Records of Johnson County, Texas, being the northwest corner of said 4.782 acre tract, also being located in the easterly right-of-way line of South 2nd Avenue;

THENCE North 63 Degrees 32 Minutes 15 Seconds East, along the south line of said Lot 1 Block 1, a distance of 491.94 feet to a 1/2" iron rod found for a south corner of said Lot 1 Block 1 and the northeast corner of said 4.782 acre tract;

THENCE South 28 Degrees 59 Minutes 53 Seconds East, along the southerly line of said Lot 1 Block 1 and the east line of said 4.782 acre tract, a distance of 15.43 feet to a 5/8" iron rod with cap stamped "Jones Carter" set at the southwesterly corner of said Lot 1, Block 1, also being the northwest corner of a remainder of a called 160.55 acre tract, as described in deed to Set/Back Partners, recorded in Volume 2215, Page 648, D.R.J.C.T., from said point a 3/8" iron rod found bears North 83 Degrees 23 Minutes 59 Seconds East, a distance of 0.75 feet;

THENCE South 32 Degrees 16 Minutes 42 Seconds East, along the east line of said 4.782 acre tract and the west line of said Set/Back Partners tract, a distance of 278.11 feet to a 5/8" iron rod with plastic cap stamped "Jones Carter" set at the northerly corner of a called 0.219 acre tract of land described in deed to Setback Partners, LTD., recorded in Instrument No. 2019-16386, D.R.J.C.T., from which a 3/8" iron rod found Bears South 32 Degrees 16 Minutes 42 Seconds East, a distance of 180.48 feet to the northeast corner of a said 0.219 acre tract;

THENCE South 06 Degrees 08 Minutes 35 Seconds West, along the westerly line of said 0.219 acre tract, passing at a distance of 170.43 feet the southwest corner of said 0.219 acre tract and the northeast corner of said 0.203 acre tract for a total distance of 234.51 feet to a 5/8" iron rod with plastic cap stamped "Jones Carter" set in the northerly right-of-way line of proposed Klein Boulevard and the southeast corner of said 0.203 acre tract;

THENCE along the northerly line of proposed Klein Boulevard and the southerly line of said 0.203 acre tract, the following courses:

North 83 Degrees 52 Minutes 30 Seconds West, a distance of 112.18 feet to a 5/8" iron rod with cap stamped "Jones Carter" set at the beginning of a tangent curve to the left;

Southwesterly, along said tangent curve to the left having a central angle of 14 Degrees 23 Minutes 12 Seconds, a radius of 1045.00 feet, an arc distance of 262.39 feet and a chord bearing and distance of South 88 Degrees 56 Minutes 53 Seconds West, 261.70 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 81 Degrees 45 Minutes 17 Seconds West, a distance of 158.37 feet to a 5/8" iron rod with cap stamped "Jones Carter" set in the easterly right-of-way line of South 2nd Avenue;

THENCE North 08 Degrees 18 Minutes 19 Seconds West, along the easterly right-of-way line of South 2nd Avenue, a distance of 0.25 feet to a 3/8" iron rod found for corner;

THENCE North 08 Degrees 27 Minutes 40 Seconds West, along the easterly right-of-way line of South 2nd Avenue, a distance of 280.93 feet to the **POINT OF BEGINNING** and containing 207,567 square feet or 4.765 acres of land more or less. (112 square feet or 0.003 acres of land being dedicated as Road Right-of-Way.)

GENERAL NOTES:

- Bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202.
- Set monuments are 5/8" iron rods with orange plastic cap stamped "JONES CARTER", unless noted otherwise.
- 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.

FINAL PLAT
LOT 1, BLOCK 1,
KORENEK ADDITION

AND BEING 4.765 ACRES OUT OF THE
E. MCANIER SURVEY, ABSTRACT NO. 571 AND
THE J. C. GUEST SURVEY, ABSTRACT NO. 311
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
LOT 1
JULY 2019

DEVELOPER / OWNER:
KORENEK ENTERPRISES, LP,
18594 US HWY 59
NEW CANEY, TEXAS 77357
PHONE: (281) 399-9400
CONTACT: PHIL KORENEK
EMAIL: PHIL@PUMPSOLUTIONS.NET

ENGINEER / SURVEYOR:
JC JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024
972.488.3880
Texas Board of Professional Land Surveying Registration No. 100461-03
Contact: Eduardo Martinez, E-mail: emartinez@jonescarter.com

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

PLANNING AND ZONING COMMUNICATION

Agenda: July 15, 2019

Subject: SD#19-024: Final Plat of Lot 1, Block 1, 75 Regency Addition

GENERAL INFORMATION

Applicant:	Mansfield Trinity Development, L.P., owner Hudson Site Control, surveyor
Location:	75 Regency Pkwy (see attached location map)
Existing Zoning:	PD
Proposed Use:	Medical Office
Size:	3.665 acres
Total Number of Lots:	1
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes

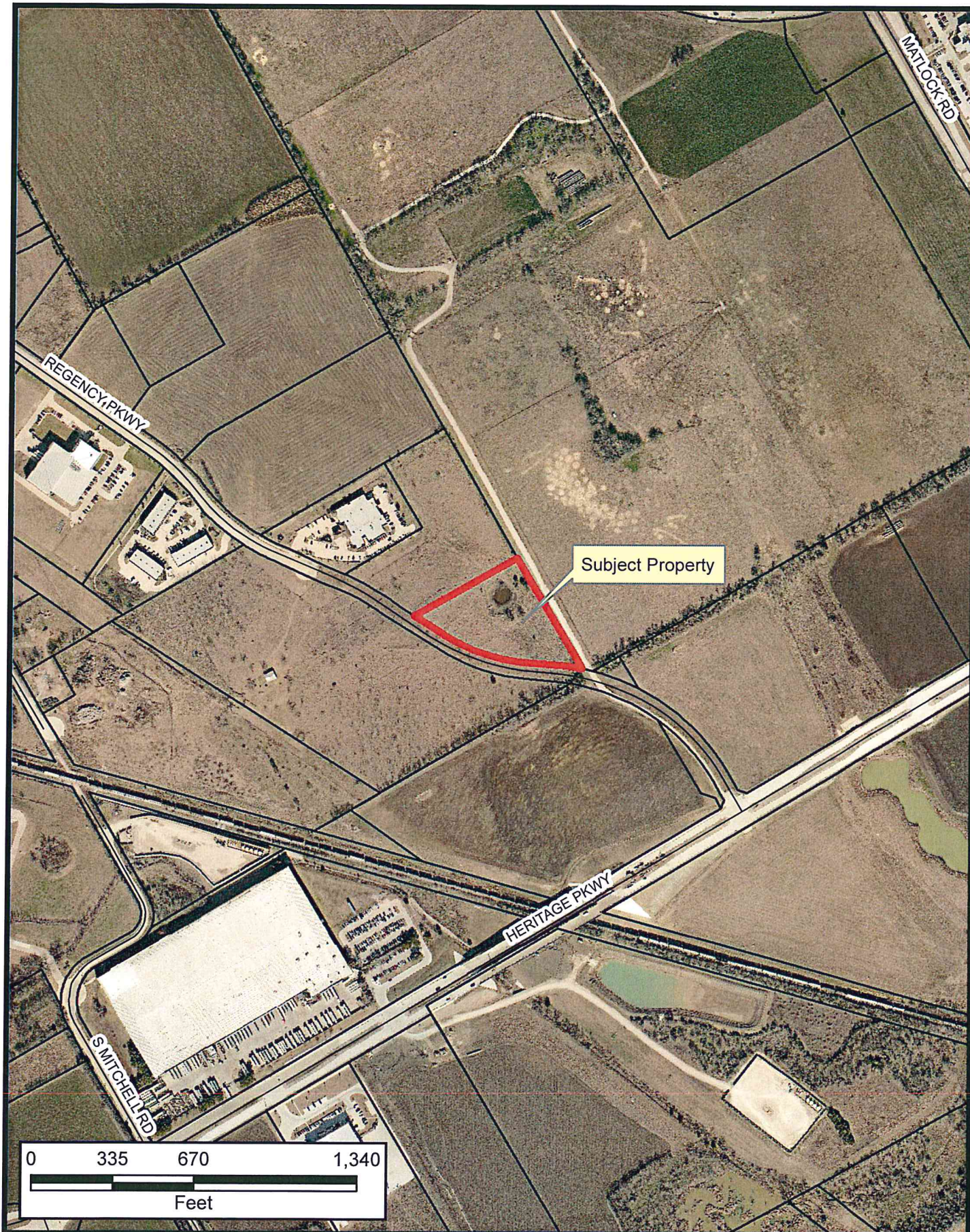
COMMENTS & CONSIDERATIONS

The purpose of this plat is to create one lot for a pain management clinic.

Staff recommends approval.

Attachments:

Location Map



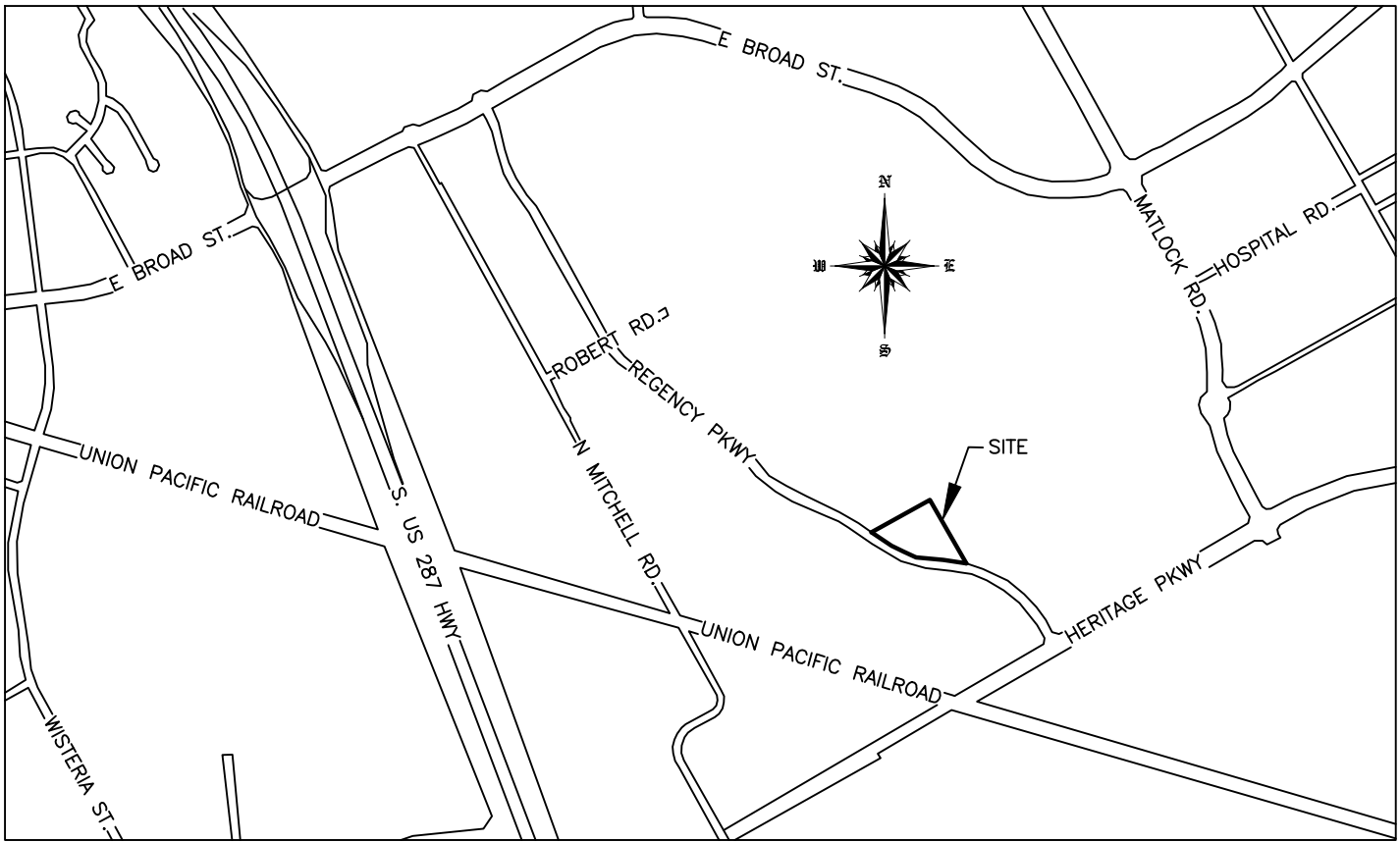
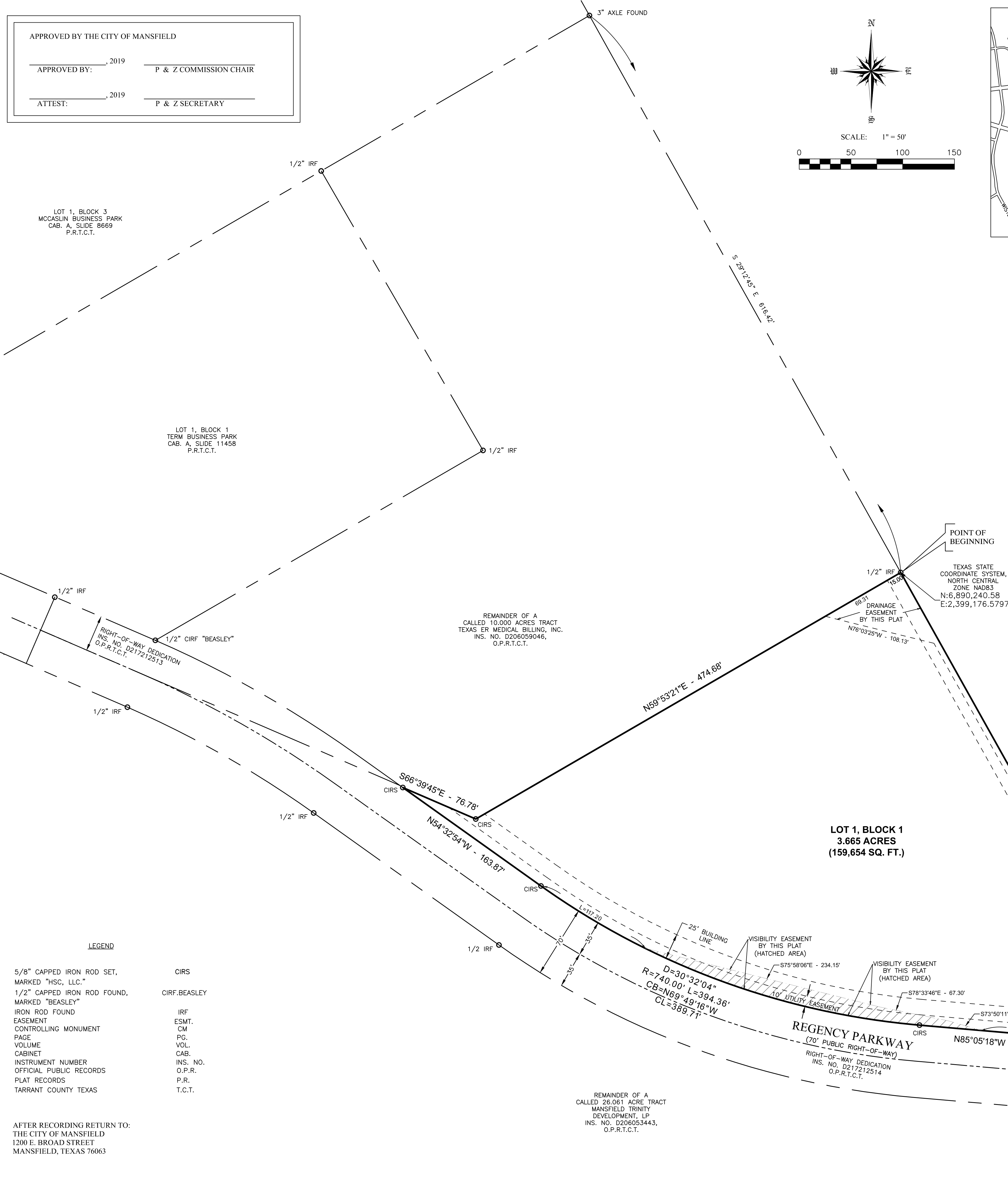
APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: _____ 2019

P & Z COMMISSION CHAIR

ATTEST: _____ 2019

P & Z SECRETARY



VICINITY MAP
NOT TO SCALE

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

THIS PLAT IS PROPOSED BY THE OWNER OF PROPERTY DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNER") AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNER, HIS HEIRS, GRANTEEES, 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.

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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.

- 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 BY LAW.
 - THE BEARING AND COORDINATES SHOWN HEREON FOR THE PLAT ARE CREATED FROM OUR ACTUAL FIELD SURVEY, RELATED TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD 83 GRID VALUES.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48439C0490K, REVISED SEPTEMBER 19, 2009, SUBJECT LOT 1 LIES IN AN UNSHADED ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2 PERCENT CHANCE ANNUAL FLOODPLAIN.
 - NO TREES, FENCES, SIGNS, WALLS OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED IN THE VISIBILITY EASEMENTS.

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, MANSFIELD TRINITY DEVELOPMENT, L.P., ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 3.665 ACRE TRACT OF LAND LOCATED IN THE ELIZABETH MCANIER SURVEY, ABSTRACT NO. 1005, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS AS RECORDED IN INSTRUMENT NO. D206053443, DEED RECORDS, TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE MOST EASTERLY NORTH PROPERTY CORNER OF THE SAID MANSFIELD TRINITY DEVELOPMENT TRACT, SAME BEING THE EAST PROPERTY CORNER OF THE REMAINDER OF A CALLED 10.000 ACRE TRACT OF LAND BEING CONVEYED TO TEXAS E.R. MEDICAL BILLING, INC., BY DEED AS RECORDED IN INS. NO. D206059046, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), SAID POINT OF BEGINNING BEING ON THE WEST PROPERTY LINE OF A TRACT OF LAND BEING CONVEYED TO STEPHEN CLARE HORNING-LOCKWOOD BY DEED AS RECORDED IN VOLUME 10470, PAGE 1069, O.P.R.T.C.T.

THENCE SOUTH 29°12'45" EAST, ALONG THE EAST PROPERTY LINE OF THE SAID MANSFIELD TRINITY DEVELOPMENT TRACT, AND ALONG THE WEST PROPERTY LINE OF THE SAID HORNING-LOCKWOOD TRACT, 532.57 FEET TO A 1/2 INCH IRON FOUND AT A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF REGENCY PARKWAY, BEING A 70 FEET WIDE RIGHT-OF-WAY, BEING CONVEYED TO THE CITY OF MANSFIELD, IN PART BY DEED AS RECORDED IN INS. NO. D217212514, O.P.R.T.C.T., SAID IRON ROD BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 914.00 FEET;

THENCE DEPARTING THE SAID PROPERTY LINES, ALONG THE SAID RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

ALONG THE SAID CURVE TO THE LEFT, AN ARC LENGTH OF 98.76 FEET, A CHORD BEARING OF NORTH 81°06'57" WEST, AND A CHORD LENGTH OF 98.71 FEET TO A 5/8" IN CAPPED IRON SET (HEREINAFTER REFERRED TO AS AN "IRON ROD SET");

NORTH 85°05'18" WEST, 144.76 FEET TO AN IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 740.00 FEET;

ALONG THE SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 394.36 FEET, A CHORD BEARING OF NORTH 69°49'16" WEST, AND A CHORD LENGTH OF 389.71 FEET TO AN IRON ROD SET;

NORTH 54°32'54" WEST, 163.87 FEET TO AN IRON ROD SET AT A POINT ON A NORTH PROPERTY LINE OF THE SAID MANSFIELD TRINITY DEVELOPMENT TRACT, SAME BEING THE SOUTHWEST PROPERTY LINE OF THE AFORESAID 10.000 ACRE TRACT;

THENCE SOUTH 68°39'45" EAST, DEPARTING THE SAID RIGHT-OF-WAY LINE, ALONG THE SAID PROPERTY LINE OF THE MANSFIELD TRINITY DEVELOPMENT TRACT AND ALONG THE SAID PROPERTY LINE OF THE 10.000 ACRE TRACT, 76.78 FEET TO AN IRON ROD SET;

THENCE NORTH 59°53'21" EAST, ALONG A NORTH-WEST PROPERTY LINE OF THE SAID MANSFIELD TRINITY DEVELOPMENT TRACT AND ALONG THE SOUTHEAST PROPERTY LINE OF THE SAID 10.000 ACRE TRACT, 474.68 FEET TO THE POINT OF BEGINNING, CONTAINING 3.665 ACRES OR 159,654 SQUARE FEET OF LAND, MORE OR LESS.

STATE OF TEXAS

COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Mansfield Trinity Development, LP, 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, 75 Regency Addition**, an addition to the City of Mansfield, Tarrant County, Texas, and does dedicate to the public use the streets and easements as shown thereon.

WITNESS MY HAND at Mansfield, Tarrant County, Texas, this the _____ day of _____ 2019

Mansfield Trinity Development, LP

Mark Sullivan, President

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared JOSE B. NAJARRO of Hudson Site Control, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2019.

Notary Public

STATE OF TEXAS

SURVEYOR CERTIFICATION:
This is to certify that I, Jose B. Najarro III, a Registered Professional Land Surveyor of the State of Texas, having plattd 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.

Jose B. Najarro, III
Texas Registration No. 6736

OWNER:

MANSFIELD TRINITY
DEVELOPMENT, L.P.
7100 S. HIGHWAY 287,
ARLINGTON, TX 76001
ms@ritterrealty.com

SURVEYOR:

HUDSON
SITE CONTROL, LLC
ALTA LAND BOUNDARY TOPOGRAPHY GPS
2844 HIGHWAY 287 N., STE. 224, MANSFIELD, TEXAS 76063
OFFICE: 817-228-6500 FAX: 817-228-6501
WWW.HUDSONSITECONTROL.COM
PRODUCT NO. HS-277-020899
T.B.P.L.S. FROM NO. 509485

FINAL PLAT
LOT 1, BLOCK 1
75 REGENCY ADDITION

BEING 3.665 ACRES OF LAND OUT OF THE
ELIZABETH MCANIER SURVEY, ABSTRACT NO. 1005
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
1 LOT
JUNE 2019

THIS PLAT FILED IN INSTRUMENT
No. _____, DATE _____

PLANNING AND ZONING COMMUNICATION

Agenda: July 15, 2019

Subject: SD#19-027: Preliminary Plat of Lots 1, 2 and 3, Block 1, Stadium Plaza Addition

GENERAL INFORMATION

Applicant:	Ellanu, LLP, owner Dynamic Engineering Consultants, engineer Geo-Nav, surveyor
Location:	800 North SH 360
Existing Zoning:	C-2 within the Freeway Overlay District
Proposed Use:	Commercial and auto repair garage
Size:	5.732 acres
Total Number of Lots:	3
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

The purpose of this plat is to create three lots for commercial uses. Christian Brothers Automotive will be located on Lot 2. City Council approved a Specific Use Permit for this use on May 13, 2019. Lots 1 and 3 will be used for future commercial development.

Staff recommends approval.

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Ellanu, LLP is the owner of a 5.733 acre tract of land located in the Jacob Back Survey, Abstract No. 126, Tarrant County, Texas, being a portion of the tract of land described in the deed to 360 Mattock Road-Broad Street Partnership, a Texas limited partnership, recorded in Volume 16224, Page 136, Deed Records, Tarrant County, Texas. Said 5.733 acres of land being more particularly described as follows:

BEGINNING at an 1/2-inch iron rod found in the East line of a tract of land described in the deed to the State of Texas recorded in Volume 10111, Page 1985, Deed Records, Tarrant County, Texas, being an angle point in the Westerly lines of Lot 1, Block 1, Mansfield ISD Athletic Complex, an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 10068, (County Clerks Instrument No. D205101057), Plat Records, Tarrant County, Texas, said 1/2" iron rod lying N 13°05'22" E, a distance of 103.32 feet from the South corner of said Lot 1, being the Southeast corner of said State of Texas tract;

THENCE along said East line of said State of Texas Tract as follows:

1. North 13 degrees 06 minutes 32 seconds East, a distance of 599.81 feet to a 1/2-inch iron rod found for the point of beginning curvature of a non-tangent circular curve to the right having a radius of 2261.83 feet, whose chord bears North 18 degrees 01 minutes 22 seconds East, a distance of 394.65 feet;

2. Northerly, along said curve, through a central angle of 10 degrees 00 minutes 35 seconds, an arc distance of 395.15 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "GEONAV"(hereinafter referred to as "with cap") set for an angle point in said Westerly lines of Lot 1;

THENCE along said Westerly lines of said Lot 1 as follows:

1. South 66 degrees 55 minutes 49 seconds East, a distance of 300.16 feet to a 1/2-inch iron rod with cap set for corner;

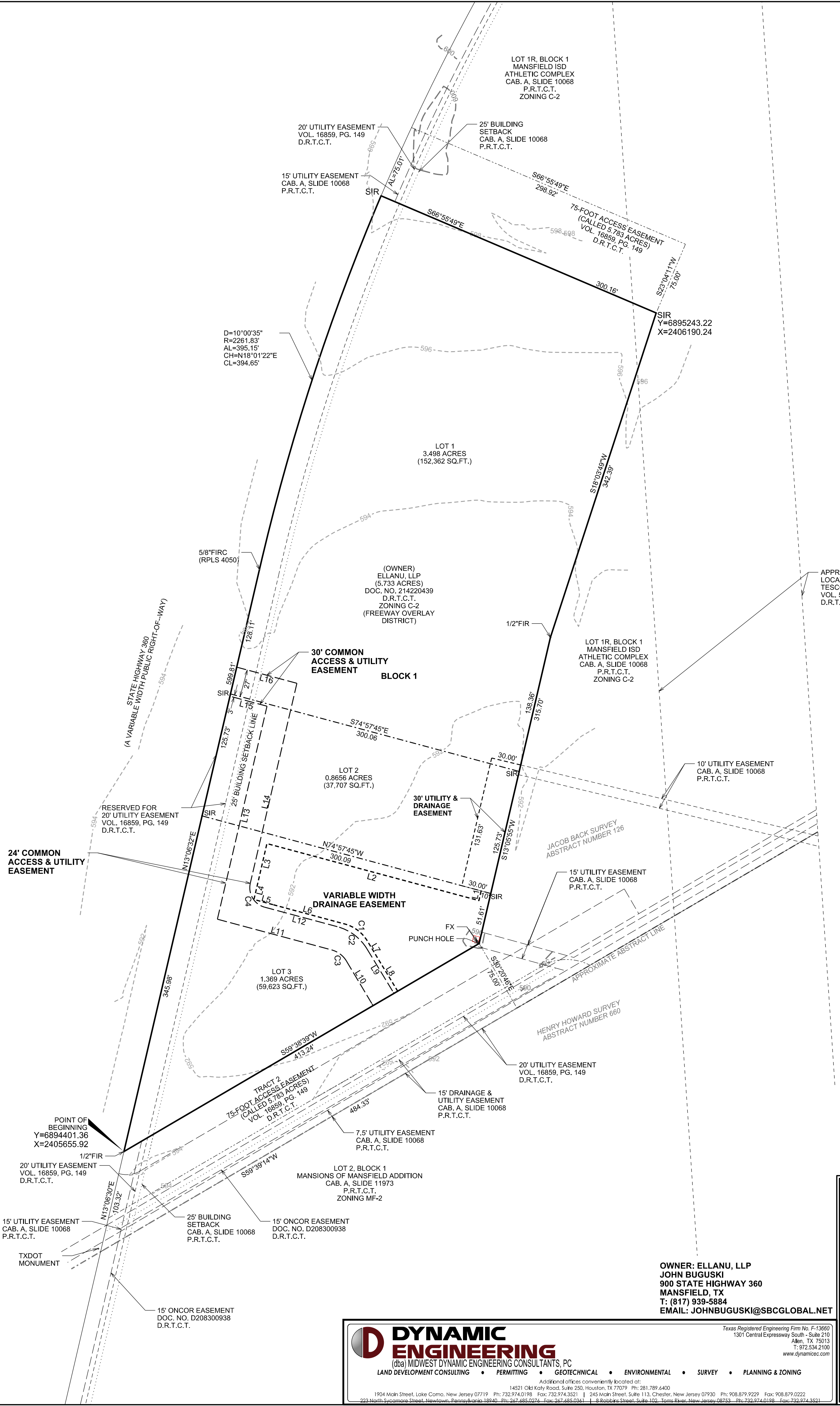
2. South 18 degrees 03 minutes 49 seconds West, a distance of 342.39 feet to an 1/2-inch iron rod found;

3. South 13 degrees 05 minutes 55 seconds West, a distance of 315.70 feet to an "X" -Cut found for corner from which an "X"-Cut found for witness bears N 54°03' 52" W a distance of 1.88 feet;

4. South 59 degrees 38 minutes 39 seconds West, a distance of 413.24 feet to the POINT OF BEGINNING AND CONTAINING 249,693 square feet or 5.732 acres of land, more or less.

LINE	DIRECTION	DISTANCE
L1	S 13° 06' 32" E	599.81
L2	N 18° 01' 22" W	2261.83
L3	N 13° 05' 22" E	394.65
L4	N 13° 05' 22" E	395.15
L5	N 13° 05' 22" E	395.15
L6	N 13° 05' 22" E	395.15
L7	N 13° 05' 22" E	395.15
L8	N 13° 05' 22" E	395.15
L9	N 13° 05' 22" E	395.15
L10	N 13° 05' 22" E	395.15
L11	N 13° 05' 22" E	395.15
L12	N 13° 05' 22" E	395.15
L13	N 13° 05' 22" E	395.15
L14	N 13° 05' 22" E	395.15
L15	N 13° 05' 22" E	395.15
L16	N 13° 05' 22" E	395.15

CURVE	DELTA	RADIUS	AL	DIRECTION	DISTANCE
C1	43° 43' 10"	38.00	29.00	S 53° 3' 40" E	28.30
C2	43° 43' 10"	38.00	29.00	N 53° 4' 28" W	31.28
C3	44° 7' 13"	25.00	19.25	N 52° 54' 9" W	18.78
C4	88° 4' 30"	20.00	13.74	S 30° 55' 30" E	27.81



SURVEYOR'S NOTES:

- The Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone (4202).
- Elevations shown hereon are based upon the NAVD88 vertical datum, as derived by GPS measurement.
- In the preparation of this survey, the surveyor has relied upon that commitment for title insurance prepared by Alamo Title Insurance Company, GF Number ATD-24A-6000251900172-RA, having an effective date of January 13, 2019 and an issued date of January 25, 2019.
- Based upon graphical plotting of FEMA Flood Insurance Rate Map Number, dated, the subject property lies within Zone X (unshaded), designated as those areas outside the 0.2% annual chance floodplain.
- The common access easement is for the use of Lots #1, #2 and #3. No improvements shall be made that impede ingress and egress along this easement.
- The common access easement shall be maintained by the property owners.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT I, JOEL C. HOWARD, A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF TEXAS, HAVING PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL OF THE 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.

JOEL C. HOWARD
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6267
EMAIL: chris.howard@geo-nav.com



LEGEND
D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
FIR(C) FOUND IRON ROD (WITH CAP)
FX FOUND "X"-CUT
SIR SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "GEONAV"

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.

DYNAMIC ENGINEERING
(dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

Additional offices conveniently located at:
14501 Oak Ridge Road, Suite 250, Houston, TX 77079 Ph: 281.789.4400
1301 Central Expressway South - Suite 210 Allen, TX 75013 T: 972.534.2100 www.dynamiceng.com
1904 Main Street, Lake Como, New Jersey 07419 Ph: 732.974.0198 Fax: 732.974.0198
223 North Wycombe Street, Newtown, Pennsylvania 18940 Ph: 267.686.0216 Fax: 267.686.0216
18 Robbins Street, Suite 102, Torrance, New Jersey 08063 Ph: 732.974.0198 Fax: 732.974.0216

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD STE 110, CARROLLTON, TEXAS 75006
SCALE 1"=60' (972) 243-2409 PROJECT NUMBER: 1541
TBPLS FIRM NO. 10194205
EMAIL: CHRIS.HOWARD@GEO-NAV.COM

DATED: JULY 09, 2019 DRAWN BY: JCH

PRELIMINARY PLAT
LOTS 1, 2 AND 3, BLOCK 1
STADIUM PLAZA ADDITION
5.732 ACRES OUT OF THE
JACOB BACK SURVEY, ABSTRACT NO. 126
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
3 LOTS
07/09/2019

PLANNING AND ZONING COMMUNICATION

Agenda: July 15, 2019

Subject: SD#19-028: Public hearing on a replat to create Lots 7R1 and 7R2, Block 1, Shady Valley Duplexes

GENERAL INFORMATION

Applicant:	Ben Hartman, owner Barry S. Rhodes, surveyor
Location:	35 Shady Valley Ct.
Existing Zoning:	2F
Existing/Proposed Use:	Duplexes
Total Number of Lots:	2
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

The purpose of the replat is to create 2 lots for a new duplex with each side of the duplex being on its own separate lot.

Staff recommends approval.

Attachments:

Previous Plat

FOR APPROVAL:

ISCO *L.L. Robinson 12-12-83*

SOUTHWESTERN ELL TEL. CO. *G.L. Campbell 12-12-83*

LONE STAR GAS CO. *W.D. Mason 12-12-83*

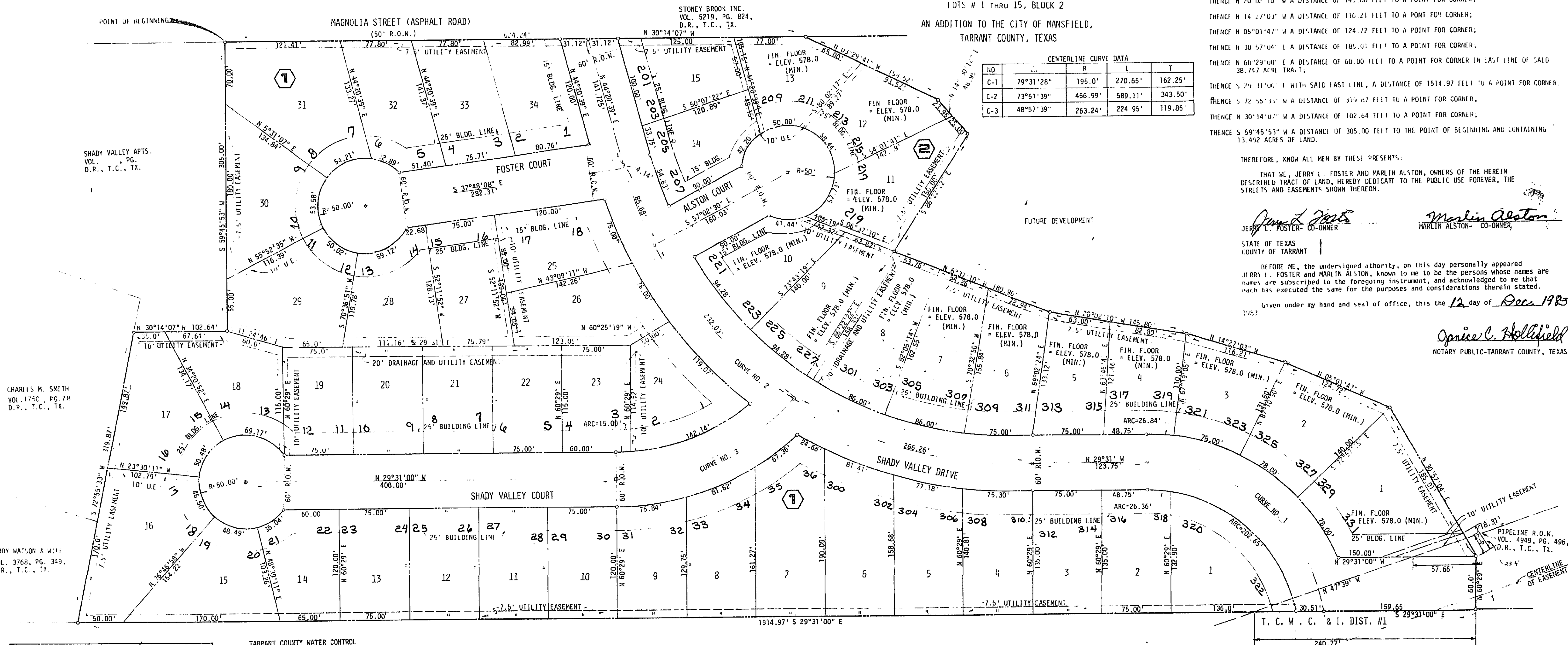
CBS-BLACKHAWK CABLE CO. *Handwritten signature*

FINAL PLAT for SHADY VALLEY DUPLEXES

BEING
LOTS # 1 THRU 34, BLOCK 1
AND
LOTS # 1 THRU 15, BLOCK 2

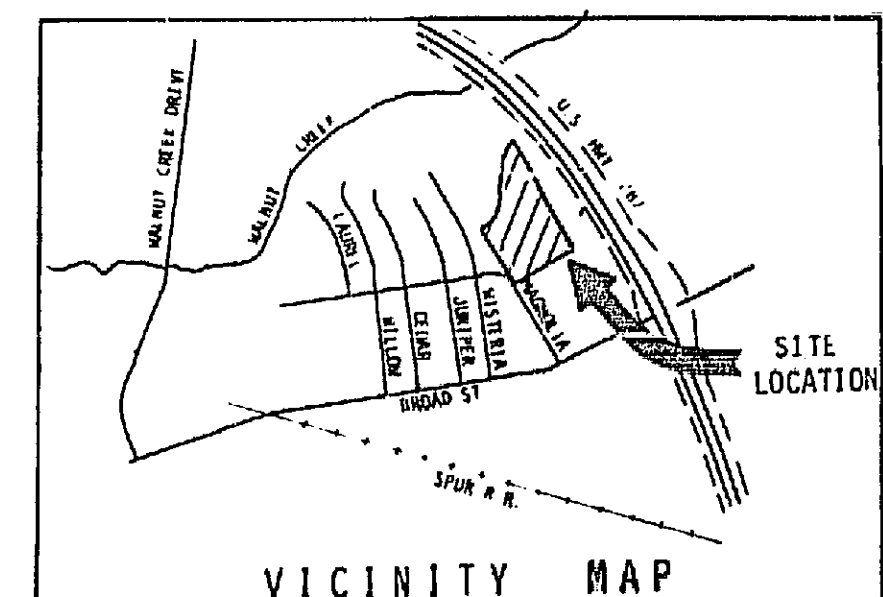
AN ADDITION TO THE CITY OF MANSFIELD,
TARRANT COUNTY, TEXAS

GRAPHIC SCALE
0' 25' 50' 100'



CHARLES M. SMITH
VOL. 175C, PG. 78
D.R., T.C., TX.

ROY WATSON & WIFE
VOL. 376B, PG. 349,
D.R., T.C., TX.



TARRANT COUNTY WATER CONTROL
AND IMPROVEMENTS DISTRICT NO. 1
VOL. 4612, PG. 23,
D.R., T.C., TX.

OWNERS: JERRY L. FOSTER
AND
MARLIN ALSTON
3610 SMITH-BARRY RD., ARLINGTON,
TEXAS 76013 PHONE 274-0013

ENGINEERS: WANI, APEL & ASSOCIATES
CONSULTING ENGINEERS
1062 FOREST AVENUE
FORT WORTH, TEXAS 76112
PHONE 654-1345

WANI, APEL & ASSOCIATES, INC.
CONSULTING ENGINEERS

CENTERLINE CURVE DATA			
NO	R	L	T
C-1	79°31'28"	195.0'	270.65'
C-2	73°51'39"	456.99'	589.11'
C-3	48°57'39"	263.24'	224.95'

FIELD NOTES

A TRACT OR PARCEL OF LAND SITUATED IN THE HENRY ODELL SURVEY, ABSTRACT NO. 1196, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 38.747 ACRE TRACT AS RECORDED IN VOLUME 7540, PAGE 1495, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF MAGNOLIA STREET, SAID POINT BEING IN COMMON BOUNDARY LINE OF BOTH THE SAID HENRY ODELL SURVEY, ABSTRACT NO. 1196, AND THE W. C. PRICE SURVEY, ABSTRACT NO. 1240, AND ALSO BEING LOCATED N 30°14'07" W A DISTANCE OF 597.00 FEET FROM THE MOST SOUTHERLY SOUTHEAST CORNER OF THE SAID 38.747 ACRE TRACT;

THENCE N 30°14'07" W WITH SAID RIGHT-OF-WAY LINE A DISTANCE OF 624.24 FEET TO A POINT FOR CORNER;

THENCE N 03°29'41" W A DISTANCE OF 158.52 FEET TO A POINT FOR CORNER;

THENCE N 14°30'12" E A DISTANCE OF 48.95 FEET TO A POINT FOR CORNER;

THENCE S 86°22'22" E A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER;

THENCE N 06°37'10" W A DISTANCE OF 180.96 FEET TO A POINT FOR CORNER;

THENCE N 20°02'10" W A DISTANCE OF 145.80 FEET TO A POINT FOR CORNER;

THENCE N 14°27'03" W A DISTANCE OF 116.21 FEET TO A POINT FOR CORNER;

THENCE N 05°01'47" W A DISTANCE OF 124.72 FEET TO A POINT FOR CORNER;

THENCE N 30°57'04" E A DISTANCE OF 185.61 FEET TO A POINT FOR CORNER;

THENCE N 60°29'10" E A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER IN EAST LINE OF SAID 38.747 ACRE TRACT;

THENCE S 24°31'00" E WITH SAID EAST LINE, A DISTANCE OF 1514.97 FEET TO A POINT FOR CORNER.

THENCE S 72°55'33" W A DISTANCE OF 319.67 FEET TO A POINT FOR CORNER.

THENCE N 30°14'07" W A DISTANCE OF 102.64 FEET TO A POINT FOR CORNER.

THENCE S 59°45'53" W A DISTANCE OF 305.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.492 ACRES OF LAND.

THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, JERRY L. FOSTER AND MARLIN ALSTON, OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND EASEMENTS SHOWN THEREON.

Jerry L. Foster
JERRY L. FOSTER - CO-OWNER

Marlin Alston
MARLIN ALSTON - CO-OWNER

STATE OF TEXAS
COUNTY OF TARRANT

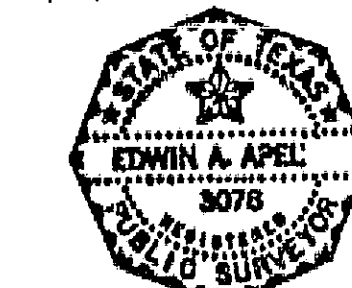
BEFORE ME, the undersigned authority, on this day personally appeared JERRY L. FOSTER and MARLIN ALSTON, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that each has executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office, this the 12 day of Decr 1983.

Spence C. Hollifield
SPENCE C. HOLLIFIELD
NOTARY PUBLIC-TARRANT COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TARRANT

I, the undersigned, a REGISTERED PUBLIC SURVEYOR in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.



Edwin A. Apel
EDWIN A. APEL, P.E., R.P.S.
Registered Public Surveyor
Reg. # 3078

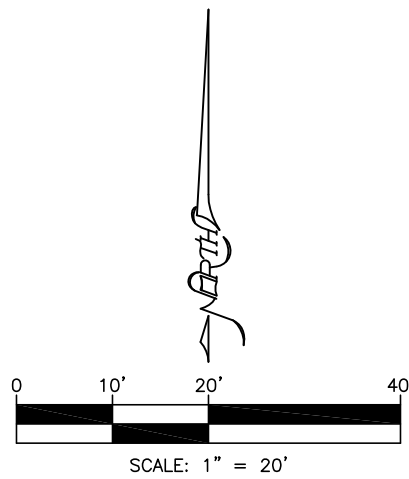
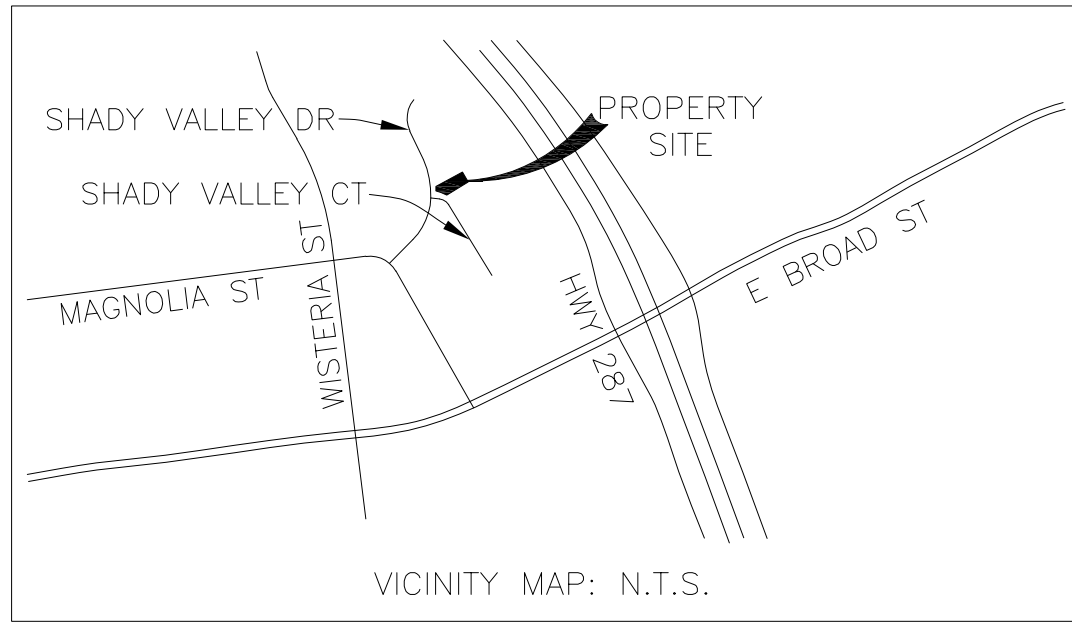
THE CITY OF MANSFIELD ON 1983,
VOTED AFFIRMATIVELY TO
ADOPT THIS PLAT AND APPROVE
IT FOR FILING OF RECORD.

BY *Wayne Walker*
WAYNE WALKER
MAYOR

ATTEST: *Robert Howard*
ROBERT HOWARD
CITY SECRETARY

PREVIOUSLY APPROVED PLAT

Curve Table				
Curve #	Length	Radius	Delta	CHORD
C-1	67.35'	293.24'	013°09'36"	N 67°35'04" W 67.20'
C-2	24.66'	486.99'	002°54'05"	N 01°16'14" W 24.66'



OWNERS CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS, Ben Hartman, is the sole owner of a 0.318 of an acre tract of land in the Henry Odele Survey, Abstract No. 1196, in Tarrant County, Texas, being a tract of land described in deed to Ben Hartman, as recorded in Document No. D219118442, of the Deed Records of Tarrant County, Texas, being Lot 7, Block 1, of Shady Valley Duplexes, an Addition in the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-168, Page 72, of the Plat Records of Tarrant County, Texas, as shown hereon and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner on East right of way line of Shady Valley Drive, a point on a curve to the left having a radius of 486.99 feet, being the South corner of Lot 6, Block 1, of said Addition, and being the Northwest corner of said Lot 7;

THENCE North 59 degrees 45 minutes 40 seconds East, along the Southeast line of said lot 6, a distance of 190.09 feet to a found 1/2 inch iron rod for corner on the Southwest line of a tract of land described in deed to Tarrant County Water Control and Improvements District No. 1, as recorded in Volume 4612, Page 23, of the Deed Records of Tarrant County, Texas;

THENCE South 30 degrees 14 minutes 20 seconds East, along the Southwest line of said Tarrant County Water Control & Improvements District No. 1 tract, a distance of 75.00 feet to a point for corner from which a found 1/2 inch iron rod for reference bears South 39 degrees 24 minutes 39 seconds West, a distance of 0.34 feet, said corner being the North corner of Lot 8, Block 1, of said Addition;

THENCE South 59 degrees 45 minutes 40 seconds West, along the Northwest line of said Lot 8, a distance of 161.27 feet to a found 1/2 inch iron rod for corner on the Northeast right of way line of Shady Valley Court, a 60 foot right of way, being on a curve to the left having a radius of 293.24 feet;

THENCE in a Northwesterly direction along said curve to the left and Shady Valley Court, an arc length of 67.35 feet, a delta of 013 degrees 09 minutes 36 seconds, and a chord bearing and distance of North 67 degrees 35 minutes 04 seconds West, 67.20 feet, to a point for corner from which a found 1/2 inch iron rod for reference bears North 61 degrees 38 minutes 10 seconds East, a distance of 0.37 feet, said corner being the intersection of the said Northeast right of way line of Shady Valley Court with the said East right of way line of Shady Valley Drive, and being a point on said curve to the left having a radius of 486.99 feet;

THENCE thence in a Northerly direction along said Shady Valley Drive, and curve to the left having a radius of 486.99 feet, an arc length of 24.66 feet, a delta of 002 degrees 54 minutes 05 seconds, and a chord bearing and distance of North 01 degrees 16 minutes 14 seconds West, 24.66 feet to the PLACE OF BEGINNING and containing 13,846 square feet or 0.318 of an acre of land.

OWNER'S DEDICATION
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Ben Hartman, the sole owner of the described tract, does hereby adopt the herein described property as Lots 7R1 and 7R2, Block 1, Shady Valley Duplexes, 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 _____ County, Texas, this the _____ day of _____, 2019

By: Ben Hartman

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared Ben Hartman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this ____day of _____, 2019.

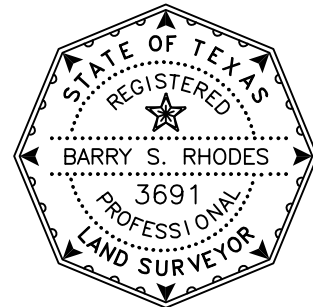
Notary Public in and for the State of Texas

My commission expires _____

SURVEYOR'S CERTIFICATE:
KNOW ALL MEN BY THESE PRESENTS:

This is to certify that I, Barry S. Rhodes, 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, angle points, and points of curve shall be properly marked on the ground and will be 1/2 inch iron rods capped and stamped "BURNS SURVEYING" unless otherwise stated, and that this plat correctly represents that survey made by me or under my direction and supervision. Irons that are damaged, disturbed, or not so marked are not to be considered original.

Barry S. Rhodes
Registered Professional Land Surveyor No. 3691



"Preliminary, this document shall not be recorded for any purpose."

APPROVED BY THE CITY OF MANSFIELD:

APPROVED BY: _____ 2019 _____
P&Z COMMISSION CHAIRMAN

ATTEST: _____ 2019 _____
PLANNING & ZONING SECRETARY

REPLAT
LOTS 7R1 & 7R2, BLOCK 1
SHADY VALLEY DUPLEXES

BEING A REVISION OF LOT 7, BLOCK 1, SHADY VALLEY DUPLEXES
ACCORDING TO THE PLAT FILED IN VOLUME 388-168, PAGE 72, P.R.T.C.T.
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS.

2 LOTS
0.318 ACRES

OWNER: BEN HARTMAN, 500 ALVARADO STREET, MANSFIELD, TEXAS 76063
(817) 996-8628 - benhartman8628@gmail.com

SURVEYOR: BARRY S. RHODES, REGISTERED PROFESSIONAL LAND SURVEYOR
7509 PENNRIDGE CIRCLE, ROWLETT, TX 75088 - (214) 326-1090 - Office@BurnsSurvey.com
FIRM NO. 10194366

DATE 6-6-2019
DRAWN BY: MSO - PROJECT NO. 201903590-01

THIS PLAT FILED IN INSTRUMENT NO. _____ DATE _____

CASE NO. SD#19-028

SHEET 1 OF 1

BEARINGS ORIENTED TO NAD 83 NORTH CENTRAL TEXAS ZONE
GEODETIC DATA NAD_83 - REFERENCE MONUMENT: CITY OF
MANSFIELD MONUMENT NO. 1-07 AND MANSFIELD MONUMENT
MON-BC2

THE SUBJECT PROPERTY IS NOT GRAPHICALLY DEPICTED IN AREAS SUBJECT
TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE AE (BASE
FLOOD ELEVATIONS DETERMINED) ZONE X (AREAS OF 0.2% ANNUAL
CHANCE FLOOD: AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE
DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1
SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL
CHANCE FLOOD) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOODPLAIN); ACCORDING TO THE NATIONAL
FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP OF TARRANT
COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48439C0480K,
COMMUNITY PANEL NO. 48439C 0480 K, DATED 9-25-2009.

LEGEND
MON - MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET
POINT FOR CORNER
(UNLESS OTHERWISE NOTED)

PLAT NOTES:
1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING LOT 7
INTO TWO LOTS.
2. NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY
METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY
ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.

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

PLANNING AND ZONING COMMUNICATION

Agenda: July 15, 2019

Subject: ZC#19-008: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential uses on approximately 0.475 acres being a portion of Lot 6, Block 2 of the Original Town of Britton, generally located at 924 Cope St.

GENERAL INFORMATION

Applicant:	Ben Hartman (owner/developer)
Size:	0.475 acres
Proposed Use:	Single-family residential
Existing Land Use:	Single-family residential
Surrounding Land Use & Zoning:	North - Single-family residential (SF-7.5/12) South - Single-family residential (SF-7.5/12) East - Cope St.; Single-family residential (PD) across the street West - Noah St.; Single-family residential (SF- 7.5/12) across the street

COMMENTS AND CONSIDERATIONS

The subject property consists of 0.475 acres located on the west side of Cope Street and the east side of Noah Street. The property is currently occupied by a single-family home and detached garage fronting on Cope Street, as well as five sheds. The applicant is requesting to re-zone the property from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential uses.

Development Plan

The applicant plans to retain the single-family home and detached garage fronting on Cope Street, demolish four of the five sheds, and develop two new single-family lots on the west half of the property that will front Noah Street. The applicant plans to follow all the standards for SF-7.5/12 zoned property, except for the following deviations:

Minimum Lot Depth: 100'

Minimum Lot Width: 51'

Minimum Lot Area: 5,100 sq. ft.

Minimum Front Yard for New Residences: 20'

Minimum Front Yard for Existing Residence: 10'

No minimum masonry construction requirements

The landscaping will comply with Section 7300 of the Zoning Ordinance and the existing trees shall count towards the requirements. The applicant plans to preserve 13 pecan trees (with 20-30" calipers) on the property, as well as one crepe myrtle tree. No existing trees are planned for removal.

The provided conceptual elevations show single-story or two-story homes with attached two-car garages are possible here and the building materials could be a mix of wood siding and masonry materials with craftsman-style details.

Recommendation

The proposed development will preserve an existing home and create two additional residential lots with homes that will enhance the character of the Britton neighborhood, while also preserving trees on the property. Many of the proposed development standards (minimum lot size, lot depth, lot width, front yard) deviate from the standards of the base zoning district (SF-7.5/12), however the neighborhood was platted before the current zoning standards existed and was platted to be able to support a mix of lot sizes and shallower lot depths and reduced setbacks. While staff does not object to the shallower lot depth and reduced setbacks, staff is concerned about the proposed minimum lot area (5,100 sq. ft.) being far below the minimum required for the base zoning district (7,500 sq. ft.) and among the smallest in the neighborhood. Staff believes the proposed minimum lot size is too dense for—and out of character with—the neighborhood. Staff recommends approval with the condition that the number of lots in this development be reduced from three to two with minimum lot areas that more closely resemble the base zoning district.

Attachments:

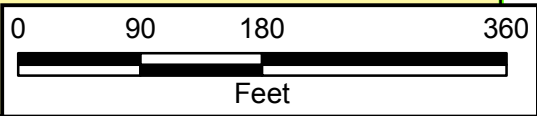
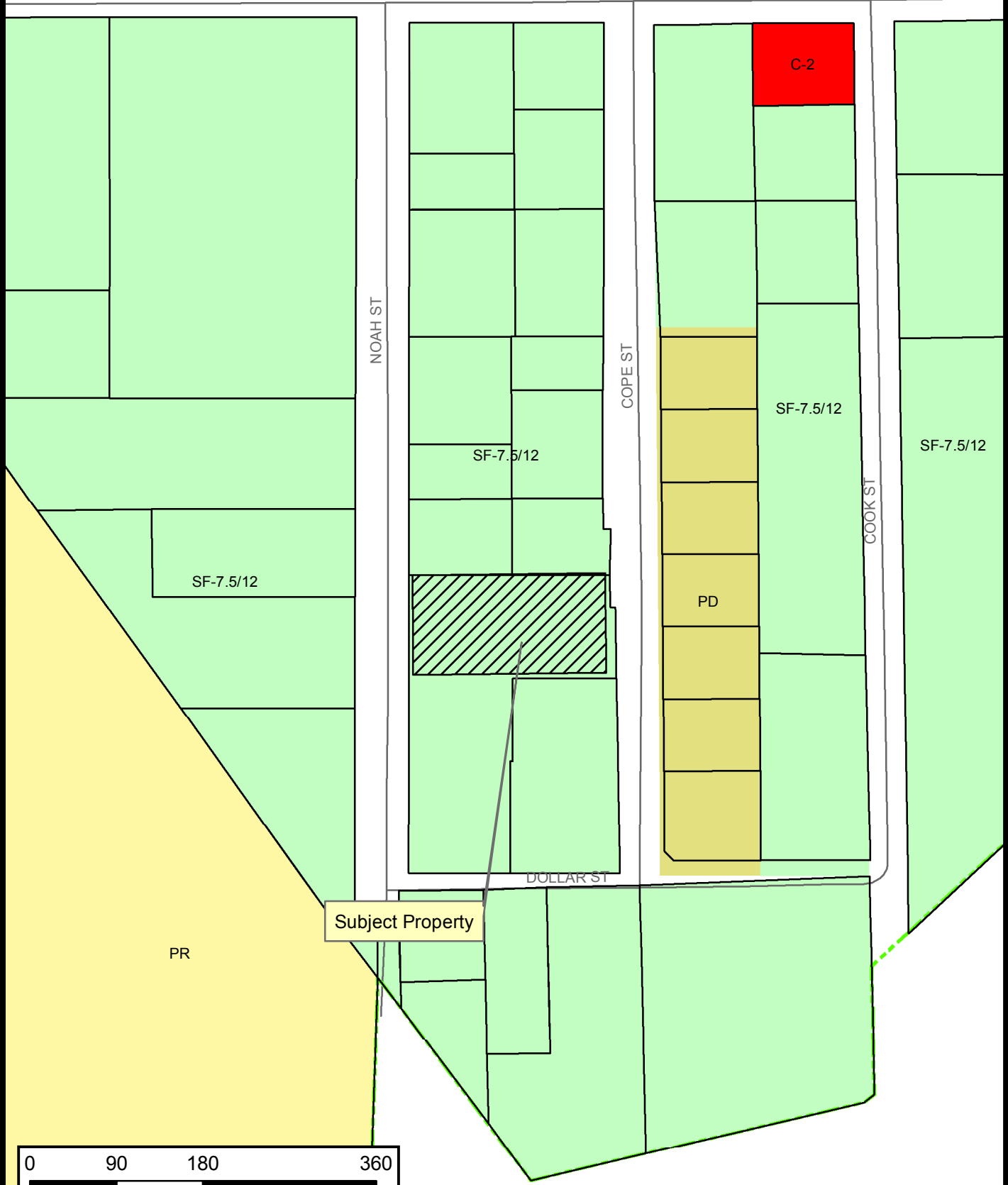
Maps and Supporting Information

Exhibit A – Property Description

Exhibit B – Development Plan



BRITTON RD



Property Owner Notification for ZC#19-008

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
LOT 7, BLK 3 BRITTON RINESS ADD		RINESS HOLDINGS LLC	6606 THISTLE WOOD DR	MIDLOTHIAN, TX	75065-6962
LOT 6, BLK 3 BRITTON RINESS ADD		RINESS HOLDINGS LLC	6606 THISTLE WOOD DR	MIDLOTHIAN, TX	75065-6962
LOT 5, BLK 3 BRITTON RINESS ADD		RINESS HOLDINGS LLC	6606 THISTLE WOOD DR	MIDLOTHIAN, TX	75065-6962
LOT 4, BLK 3 BRITTON RINESS ADD		RINESS HOLDINGS LLC	6606 THISTLE WOOD DR	MIDLOTHIAN, TX	75065-6962
LOT 3, BLK 3 BRITTON RINESS ADD		RINESS HOLDINGS LLC	6606 THISTLE WOOD DR	MIDLOTHIAN, TX	75065-6962
LOT 2, BLK 3 BRITTON RINESS ADD		RINESS HOLDINGS LLC	6606 THISTLE WOOD DR	MIDLOTHIAN, TX	75065-6962
LOT 1, BLK 3 BRITTON RINESS ADD		RINESS HOLDINGS LLC	6606 THISTLE WOOD DR	MIDLOTHIAN, TX	75065-6962
10 1 O T BRITTON 0.516 ACRES		SCHUTZA ALTON T & JOANN	4709 ALAMO CT	GRAND PRAIRIE, TX	75052
4;PT3& 5;6 1 O T BRITTON 2.388 ACRES		MARTIN J W & MARIA	932 COOK ST	MANSFIELD, TX	76065
5B 2 O T BRITTON-REV 0.248 ACRES		COPE D W & BETTY	5 PAMELA CT	MANSFIELD, TX	76063
5C 2 O T BRITTON-REV 0.132 ACRES		ZIPS KIMBERLY G	917 NOAH ST	MANSFIELD, TX	76065
8 1 O T BRITTON 0.517 ACRES		CLARK RONALD CHARLES	920 NOAH ST	MANSFIELD, TX	76065
LOT 5A BLK 2 O T BRITTON-REV .122 AC		REYES JAMES RICHARD	912 COPE ST	MANSFIELD, TX	76065
LOT 5D BLK 2 O T BRITTON-REV 0.263 AC		RESIDENTIAL ASSET SECURITIES CORP	HOME EQUITY MORTGAGE ASSET BACKED SERIES 2005-KS8	WEST PALM BEACH, FL	33407
LOT 7 BLK 2 O T BRITTON-REV 1.0506 AC		DAVES JO E	936 COPE ST	MANSFIELD, TX	76065
LOT 9 BLK 1 O T BRITTON-REV .691 AC		WRIGHT RHONDA MARIE	928 NOAH ST	MANSFIELD, TX	76065
LOT PT 7 BLK 1 O T BRITTON-REV .496 AC		LEVERIDGE SHAWN	528 COBBLESTONE CIR	MANSFIELD, TX	76063
LOT S PT 6 BLK 2 O T BRITTON-REV 0.594 AC		BEN HARTMAN	500 ALVARADO ST	MANSFIELD, TX	76063
NEPT 6 2 O T BRITTON 0.1933 ACRES		COPE D W & BETTY	5 PAMELA CT	MANSFIELD, TX	76063

Property Owner Notification for ZC#19-008

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
PT 5 3 O T BRITTON 0.835 ACRES		YARBROUGH KEITH	918 COOK ST	MANSFIELD, TX	76065
PT 6 & 5 OT BRITTON .207 ACRES		JOHNSON JUSTIN	921 NOAH ST	MANSFIELD, TX	76065
SEPT 5 3 O T BRITTON 0.573 ACRES		MARTIN JAMES W & MARIA E	932 COOK ST	MANSFIELD, TX	76065

Exhibit A

Legal Description

Whereas, **BEN HARTMAN** is the sole owner of a 0.475 acre (20,700 square feet) tract of land in the Hugh Henderson Survey, Abstract Number 432, Ellis County, Texas; said 0.475 acre (20,700 square feet) of land being all of that certain tract of land described in a General Warranty Deed to Ben Hartman (hereinafter referred to as Hartman tract), as recorded in Instrument Number 1911998, Deed Records, Ellis County, Texas (D.R.E.C.T.), said 0.475 acre (20,700 square feet) of land also being a portion of Lot 6, Block 2, Original Town of Britton (hereinafter referred to as Lot 6), according to the plat thereof recorded in Volume 158, Page 45, D.R.E.C.T., said 0.475 acre (20,700 square feet) of land being more particularly described, by metes and bounds, as follows:

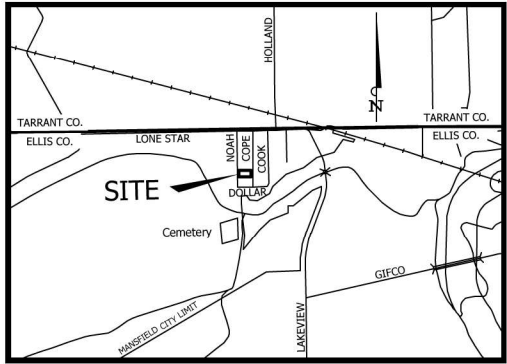
BEGINNING at a one-half inch iron rod found for the Northeast corner of herein described tract, same being the Southeast corner of that certain tract of land described in a Special Warranty Deed to D.W. Cope and Betty Cope (hereinafter referred to as Cope tract), as recorded in Volume 2388, Page 614, D.R.E.C.T., same also being the existing West right-of-way line of Cope Street (50' right-of-way), formerly known as Fourth Street, according to the plat recorded in Volume 158, Page 45, D.R.E.C.T., same also being the East line of said Lot 6;

THENCE South 00 degrees 28 minutes 49 seconds East, with the common line between said Hartman tract, the existing West right-of-way line Cope Street, and the East line of said Lot 6, a distance of 103.50 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southeast corner of herein described tract;

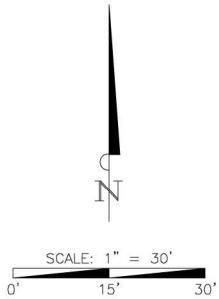
THENCE South 89 degrees 21 minutes 24 seconds West, departing the existing West right-of-way line of said Cope Street and crossing said Lot 6, a distance of 200.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southwest corner of herein described tract, same being the existing East right-of-way line of Noah Street (50' right-of-way), formerly known as Fifth Street, according to the plat recorded in Volume 158, Page 45, D.R.E.C.T., same also being the West line of said Lot 6;

THENCE North 00 degrees 28 minutes 49 seconds West, with the common line between said Hartman tract, the existing East right-of-way line of said Noah Street, and the West line of said Lot 6, a distance of 103.50 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northwest corner of herein described tract;

THENCE North 89 degrees 21 minutes 24 seconds East, departing the existing East right-of-way line of said Noah Street, and crossing said Lot 6, a distance



VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS



Install New FH

Tree Survey			
Number	Common Name	Scientific Name	Caliper
1 thru 13	Pecan Tree	Carya Illinoisensis	20"-30"
14	Crepe Myrtle	Lagerstroemia Indica	Multi trunk
*No Existing Trees are planned for removal			

LEGEND	
D.R.E.C.T.	✕ FIRE WATER CONNECTION
DEED RECORDS	□ IRRIGATION CONTROL VALVE
ELLIS COUNTY, TEXAS	○ TRAFFIC SIGNAL
▲ UTILITY PIN FLAG	⊙ STORM MANHOLE
⊙ GAS MANHOLE	N NORTH/NORTHING
⊙ GAS MARKER	S SOUTH
⊙ GAS METER	E EAST/EASTING
⊙ TRANSFORMER	W WEST
⊙ ELECTRIC METER	DEGREES
⊙ TELEPHONE RISER	MINUTES/FEET
⊙ SIGN	SECONDS/INCHES
⊙ POWER POLE	① TITLE COMMITMENT ITEM
⊙ LIGHT	-GAS- GAS LINE
⊙ SANITARY SEWER MANHOLE	-EX._WL- WATER LINE
⊙ CLEAN-OUT	-EX._SS- SEWER LINE
⊙ FIRE HYDRANT	-EX._SD- STORM DRAIN LINE
⊙ WATER VALVE	-EX._OH- OVERHEAD UTILITY
⊙ WATER METER	-EX._TEL- UNDERGROUND TELEPHONE
⊙ WATER MANHOLE	
-GDRL- GUARD RAIL	
-CHLK- CHAIN LINK FENCE	
-WIRE- WIRE FENCE	
-WOOD- WOOD FENCE	
C- GUY WIRE	

Whereas, BEN HARTMAN is the sole owner of a 0.475 acre (20,700 square feet) tract of land in the Hugh Henderson Survey, Abstract Number 432, Ellis County, Texas; said 0.475 acre (20,700 square feet) of land being all of that certain tract of land described in a General Warranty Deed to Ben Hartman (hereinafter referred to as Hartman tract), as recorded in Instrument Number 1911998, Deed Records, Ellis County, Texas (D.R.E.C.T.), said 0.475 acre (20,700 square feet) of land also being a portion of Lot 6, Block 2, Original Town of Britton (hereinafter referred to as Lot 6), according to the plat thereof recorded in Volume 158, Page 45, D.R.E.C.T., said 0.475 acre (20,700 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod found for the Northeast corner of herein described tract, same being the Southeast corner of that certain tract of land described in a Special Warranty Deed to D.W. Cope and Betty Cope (hereinafter referred to as Cope tract), as recorded in Volume 2388, Page 614, D.R.E.C.T., same also being the existing West right-of-way line of Cope Street (50' right-of-way), formerly known as Fourth Street, according to the plat recorded in Volume 158, Page 45, D.R.E.C.T., same also being the East line of said Lot 6;

THENCE South 00 degrees 28 minutes 49 seconds East, with the common line between said Hartman tract, the existing West right-of-way line Cope Street, and the East line of said Lot 6, a distance of 103.50 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southeast corner of herein described tract;

THENCE South 89 degrees 21 minutes 24 seconds West, departing the existing West right-of-way line of said Cope Street and crossing said Lot 6, a distance of 200.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southwest corner of herein described tract, same being the existing East right-of-way line of Noah Street (50' right-of-way), formerly known as Fifth Street, according to the plat recorded in Volume 158, Page 45, D.R.E.C.T., same also being the West line of said Lot 6;

THENCE North 00 degrees 28 minutes 49 seconds West, with the common line between said Hartman tract, the existing East right-of-way line of said Noah Street, and the West line of said Lot 6, a distance of 103.50 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northwest corner of herein described tract;

THENCE North 89 degrees 21 minutes 24 seconds East, departing the existing East right-of-way line of said Noah Street, and crossing said Lot 6, a distance of 200.00 feet to the PLACE OF BEGINNING and containing a calculated area of 0.475 acre (20,700 square feet) of land.

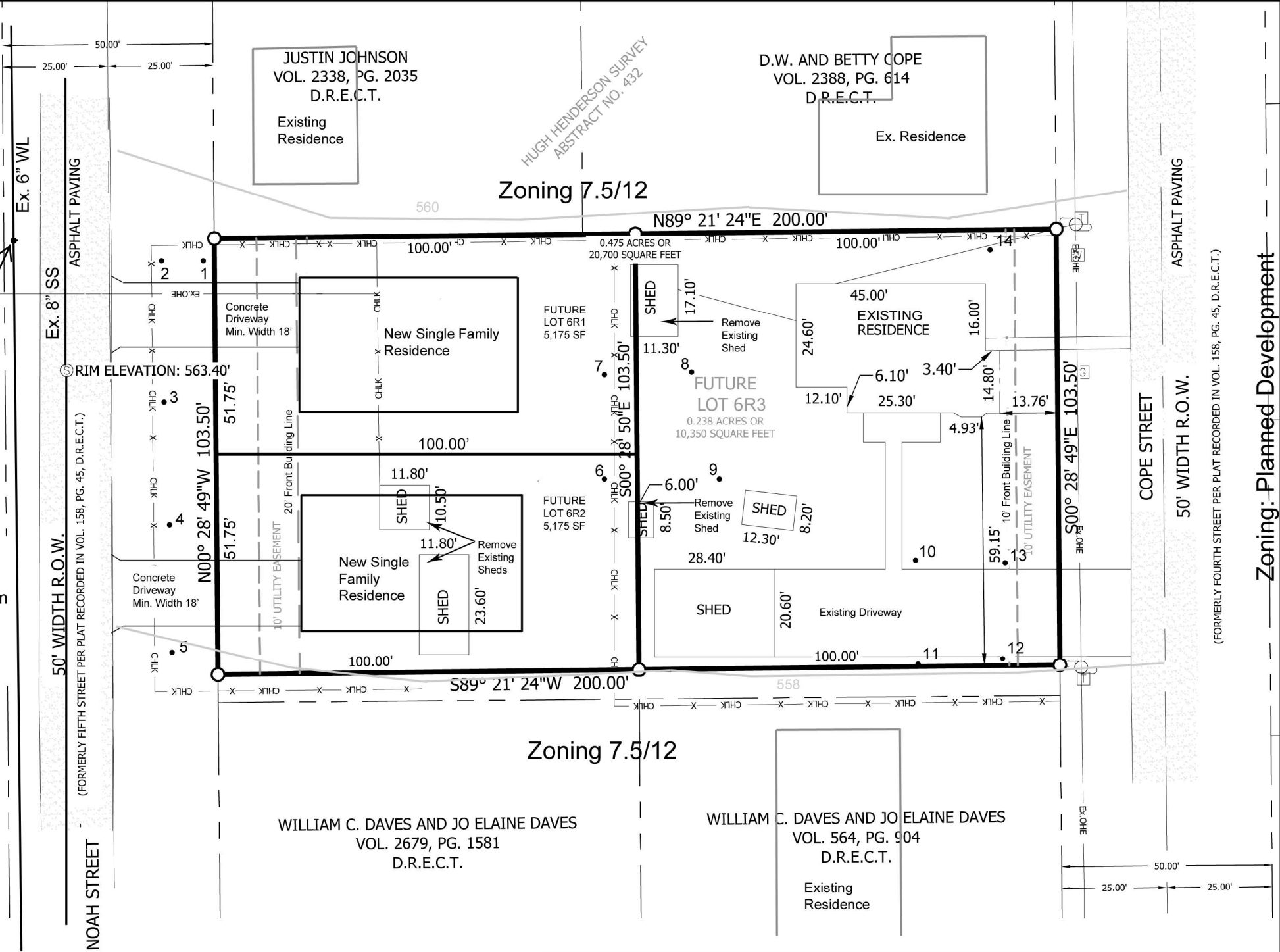
Zoning 7.5/12

Owner:
Ben Hartman
500 Alvarado St
Mansfield Tx, 76063
benhartman8628@gmail.com

Notes:
Parking requirements shall comply with section 7200 of the Zoning Ordinance
Landscaping shall comply with section 7300 of the Zoning Ordinance

This PD shall comply with all base zoning requirements of the existing 7.5/12 Zoning District with the following deviations:
1. Minimum Lot Depth - 100'
2. Minimum Lot width - 51'
3. Minimum Lot Area - 5,100 SF
4. Minimum Front Yard for New Residences - 20'
5. Minimum Front Yard for Existing Residences - 10'
6. Existing trees shall count towards the tree requirements of Sec. 7300
7. No minimum masonry construction requirements

The proposed Development will be in complete accordance with the provisions of the approved Planned Development District and Development Plan recorded hereunder.



Conceptual Elevations

Exhibit B
ZC#19-008

Zoning: Planned Development

PROJECT:
Lots 6R1, 6R2 and 6R3, Block 2, Original Town of Britton
Being 20,700 square feet (0.475 acre) out of
Hugh Henderson Survey, Abstract No. 432
City of Mansfield, Ellis County, Texas

DEVELOPMENT
PLAN

SCALE: 1" = 30'
5/20/2019

SHEET NUMBER
1 OF 1

BTH ENGINEERING, LLC
FIRM# 19847
500 ALVARADO ST. MANSFIELD TX 76063
817-996-8628
BENHARTMAN8628@GMAIL.COM

Summary of City Council Actions

June 24, 2019

Review and Consideration of a request to Approve a Minor Modification of the Development Plan for Broad Street Medical located at 350 Matlock Road; Brad Lehman of MJ Thomas Engineering, LLC on behalf of Sonal Desai of Matlock Crossing, LLC (ZC#10-005C)

Approved w/comments – 7 – 0

Summary of City Council Actions

July 8, 2019

Public Hearing and First Reading of an Ordinance approving a change of zoning from PR, Pre-Development District and C-2, Community Business District to PD, Planned Development District for Single-Family Residential, Multi-Family Residential, Senior Living, and C-2, Community Business Uses on Approximately 76.734 acres out of the S.S. Callender Survey, Abstract No. 359, Tarrant County, TX, generally located on the East sides of FM 157 and House Road, the North side of Mouser Way and West of Towne Crossing and Cedar Point, Tim Coltart of Realty Capital Management, LLC on behalf of Glenn Day, et al and Sowell Property Partners, Mansfield, LP (ZC#19-005)

Approved 4 – 3 (Cook, Leyman and Broseh)

Public Hearing and First Reading of an Ordinance approving a change of zoning from PD, Planned Development District to PD, Planned Development District for Retail, Restaurant, and other Commercial Uses, to also include an Auto Repair Garage on approximately 0.71 acres located at 3121 E. Broad Street; John Davis of Brakes Plus on behalf of Will Tolliver of LG Broad Cannon LLC (ZC#19-007)

Denied 3 – 4 (Newsom, Lewis, Broseh and Moore)