

AGENDA

**PLANNING AND ZONING COMMISSION
CITY OF MANSFIELD, TEXAS
CITY HALL COUNCIL CHAMBERS
TUESDAY, FEBRUARY 18, 2020, 6:00 PM**

1. CALL TO ORDER

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

3. APPROVAL OF LAST MEETING MINUTES

- 4. 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.

- 5. 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#19-049: Final Plat of Lot 1, Block 1, Rubi Development Addition

B. SD#19-056: Final Plat of Lots 2 and 3, Block 1, Main Street Lofts Addition

END OF CONSENT AGENDA

6. PUBLIC HEARINGS:

A. SD#20-003: Public hearing on a replat to create Lots 1R1 & 1R2, Block 1, Bastian Addition

7. COMMISSION ANNOUNCEMENTS

8. STAFF ANNOUNCEMENTS

9. ADJOURNMENT OF MEETING

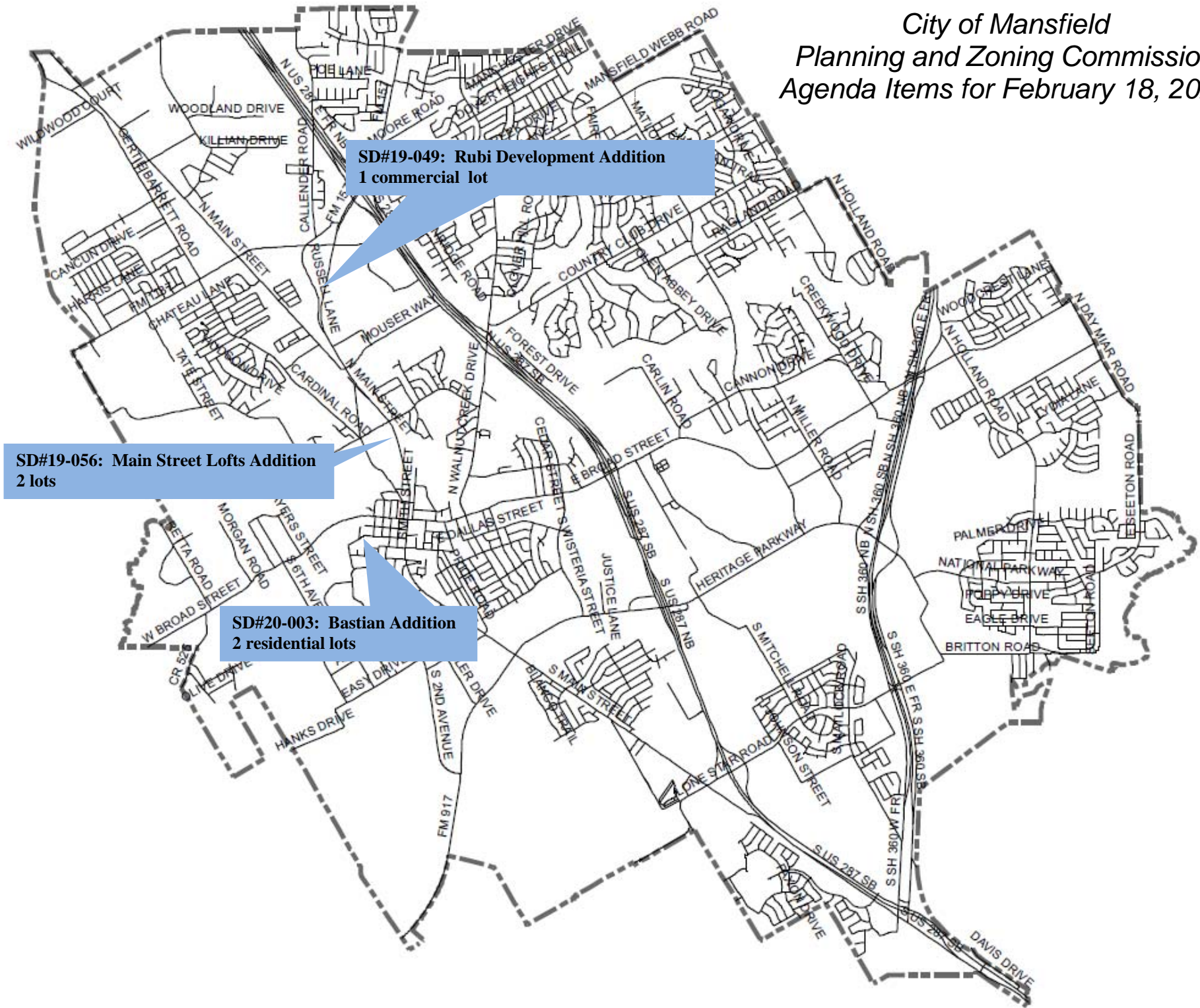
10. NEXT MEETING DATE: March 2, 2020

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, February 13, 2020**, 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 February 18, 2020*



SD#19-049: Rubi Development Addition
1 commercial lot

SD#19-056: Main Street Lofts Addition
2 lots

SD#20-003: Bastian Addition
2 residential lots

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

February 3, 2020

Chairman Wilshire called the meeting to order at 6:23 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
Blake Axen	Commissioner
Stephen Groll	Commissioner
Anne Weydeck	Commissioner

Absent:

Kent Knight	Commissioner
Bob Klenzendorf	Commissioner

Staff:

Matt Jones	Director of Planning
Art Wright	Planner II
Delia Jones	Planning & Zoning Secretary

Call to Order

Chairman Wilshire called the meeting to order at 6:23 p.m.

Minutes

Chairman Wilshire called for approval of the January 21, 2020, minutes. Commissioner Weydeck made a motion to approve the minutes. Commissioner Axen seconded the motion which carried by the following vote:

Ayes: 4 – Wilshire, Axen, Groll, and Weydeck
Nays: 0
Abstain: 0

Citizen Comments

None

Public Hearing

SD#19-036: Public hearing on a replat to create Lots 1BR2-1 and 1BR2-2, Block 1, Broad Street Medical

The applicant was not available.

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

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

Commissioner Axen made a motion to approve the replat. Commissioner Groll seconded the motion which carried by the following vote:

Ayes: 4 – Wilshire, Axen, Groll and Weydeck
Nays: 0
Abstain: 0

Commissioner Announcements

None

Staff Announcements

None

Adjournment

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

Ayes: 4 – Wilshire, Axen, Groll and Weydeck

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 6:25 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: February 18, 2020

Subject: SD#19-049: Final Plat of Lot 1, Block 1, Rubi Development Addition

GENERAL INFORMATION

Applicant:	Rubi Development, LLC, owner Bluestar Surveying, surveyor
Location:	1509 FM 157
Existing Zoning:	C2
Proposed Use:	Retail
Size:	2.259 acres
Total Number of Lots:	1
R.O.W. Dedication:	2,951 square feet on FM 157 and 1,812 square feet on Russell Lane
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

The purpose of this plat is to create one commercial lot for a proposed retail strip center.

Staff recommends approval.

PLANNING AND ZONING COMMUNICATION

Agenda: February 18, 2020

Subject: SD#19-056: Final Plat of Lots 2 and 3, Block 1, Main Street Lofts Addition

GENERAL INFORMATION

Applicant:	Tim Coltart, Main Street Lofts, L.P. (owner) Jonathan Hake, Cross Engineering Consultants, Inc. (engineer/surveyor)
Location:	715 N. Main St.
Existing Zoning:	PD
Proposed Use:	Multi-family residential; parkland
Size:	10.458 acres
Total Number of Lots:	2
R.O.W. Dedication:	None
Compliance with Ordinances:	Yes

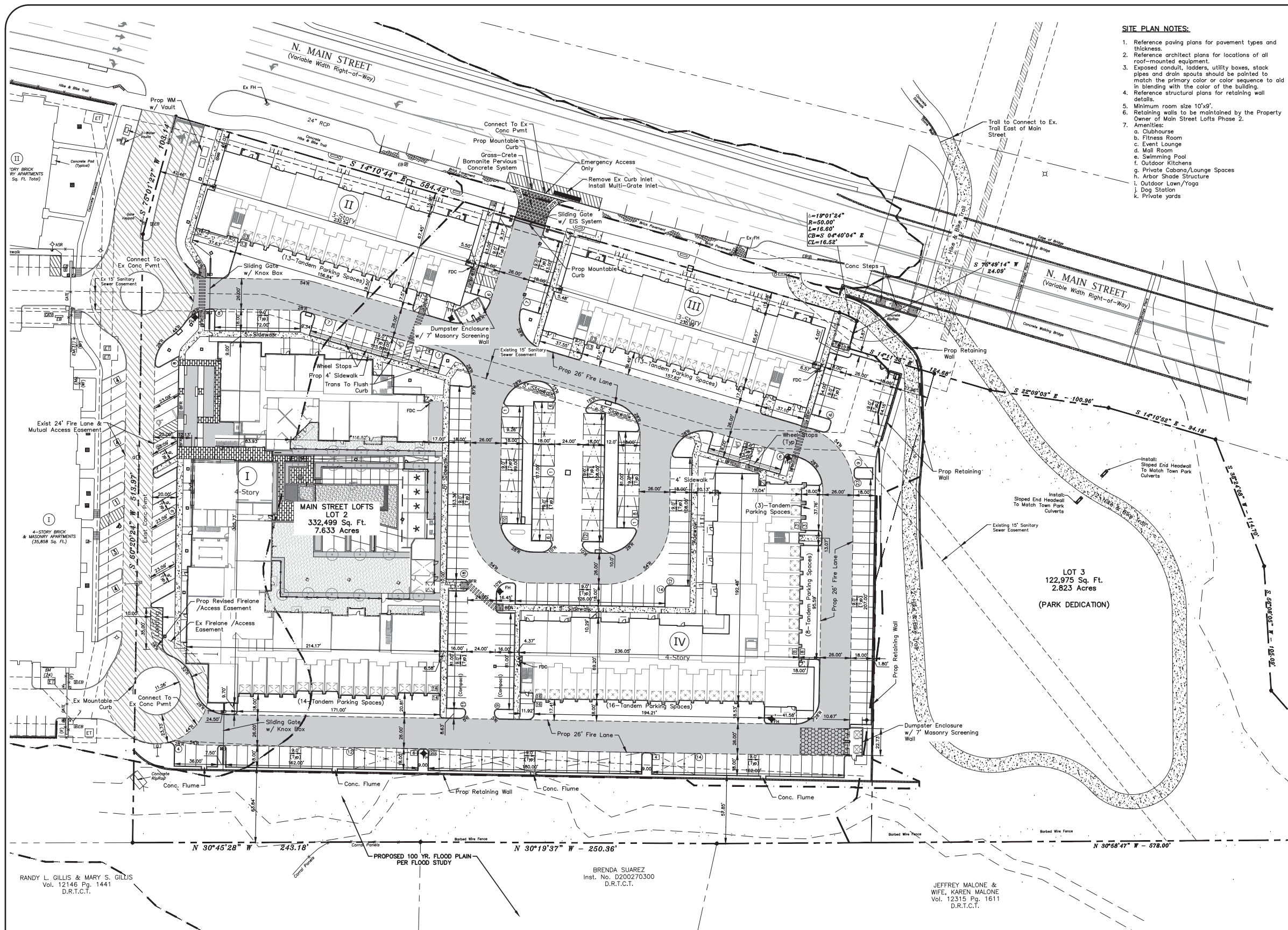
COMMENTS & CONSIDERATIONS

The purpose of the plat is to create two lots in accordance with the previously approved development plan and detailed site plan. Lot 2 will be developed for 266 apartments known as Main Street Lofts Phase 2. Lot 3 will be dedicated to the Mansfield Park Facilities Development Corporation in order to accommodate drainage/floodway, the expansion of adjacent parkland, and the extension of a public trail. The lots meet the standards of the approved planned development.

Staff recommends approval.

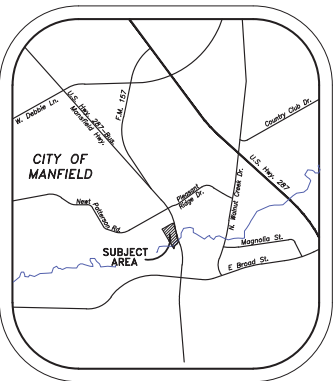
Attachments:

Approved Detailed Site Plan



SITE PLAN NOTES:

1. Reference paving plans for pavement types and thickness.
2. Reference architect plans for locations of all roof-mounted equipment.
3. Exposed conduit, ladders, utility boxes, stack pipes and drain spouts should be painted to match the primary color or color sequence to aid in blending with the color of the building.
4. Reference structural plans for retaining wall details.
5. Minimum room size 10'x9'.
6. Retaining walls to be maintained by the Property Owner of Main Street Lofts Phase 2.
7. Amenities:
 - a. Clubhouse
 - b. Fitness Room
 - c. Event Lounge
 - d. Mail Room
 - e. Swimming Pool
 - f. Outdoor Kitchens
 - g. Private Cabana/Lounge Spaces
 - h. Arbor Shade Structure
 - i. Outdoor Lawn/Yoga
 - j. Dog Station
 - k. Private yards



VICINITY MAP
NTS

SITE DATA TABLE

Location:	Lot 2, Block 1 of the Main Street Lofts Addition			
Zoning:	PD - Main Street Lofts			
Proposed Use:	Multi-Family Apartments			
Gross Acreage:	7.633	Acres		
	332,499	SF		
Total Units:	266	Units		
Density:	34.85	Units/Acre		
Building Information:				
Building Data	Gross Area (SF)	Footprint Area (SF)	Height	Units
Building #1	139,470	34,116	4-Stories	112
			62' Top of Pitched Roof	
			50' to Midpoint	
Building #2	46,231	14,889	3-Stories	37
			51' Top of Pitched Roof	
			39' to Midpoint	
Building #3	46,231	14,889	3-Stories	37
			51' Top of Pitched Roof	
			39' to Midpoint	
Building #4	102,063	24,648	4-Stories	80
			62' Top of Pitched Roof	
			50' to Midpoint	
Total:	333,995	88,542		266
Percentage of Lot Coverage:	26.63%			
Floor to Area Ratio (FAR):	1.00 :1			
Parking Requirement:	(1 Space for 1 Bedroom, 1.8 Spaces for 2 Bedroom, 2 Spaces for 3 Bedroom)			
	# of Units	Parking Ratio	Required Parking	
1-Bedroom Unit	161	1.0	161	
2-Bedroom Unit	89	1.8	161	
3-Bedroom Unit	16	2.0	32	
Total Parking Required:			354	
Parking Provided:				
Surface Parking Spaces	167	(including 7 ADA Spaces)		
Carports	76			
Attached Garage Parking	67			
Tandem Spaces	67			
Compact Spaces	20			
Total Parking Provided:	397			

LEGEND

	Firelane		6' Decorative Metal Fence (Typical)
	Concrete Sidewalk		Carport
	Proposed 100 Year Floodplain		Parking Count
	Existing Firelane		Compact Parking Count
	Proposed Retaining Wall		Garage Parking Count
	Proposed Wheel Stop Typical		Carport Parking Count
	Existing Fire Hydrant		Proposed Transformer
	Proposed Fire Hydrant		Proposed Site Lighting
	BFR		Proposed Gas Meter
			Building Entry Location

DEVELOPMENT PLAN
MAIN STREET LOFTS PH 2

Being 7.633 acres
And being all of Lot 2, Block 1, Main Street Loft Addition
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
JUNE 20, 2019

One Lot

DS#19-004

SITE PLAN

MAIN STREET LOFTS PHASE II
Lot 2, Block 1 Main Street Lofts Addition
MAIN STREET LOFTS, L.P.
CITY OF MANSFIELD, TEXAS

Sheet No.

SP

Project No.

18105

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revisions:	Date:
1	9/05/2019	1
2	9/27/2019	2
3	10/17/2019	3
4	11/13/2019	4
5		5
6		6

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia St.
972.562.4409
McKinney, Texas 75069
Texas P.E. Firm No. F-3935
Drawn By: C.E.C.L. Checked By: C.E.C.L. Scale: 1"=40'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 11/13/19. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DEVELOPER:

Main Street Lofts, LP
909 Lake Carolyn Parkway, Suite 150
Irving, Texas 75039
Phone (469) 533-4100
Contact: Tim Coltart

ARCHITECT:

JHP Architecture / Urban Design
8340 Meadow Road, Suite 150
Dallas, Texas 75231
Phone (214) 363-5687
Contact: Jon Holden, RA

LANDSCAPE ARCHITECT:

Lee and Associates
8601 Ranch Road 2222
Building I, Suite 290
Austin, Texas 78730
Phone (512) 345-8477
Contact: Kendrick Yeh, RLA, LI

BENCHMARK:

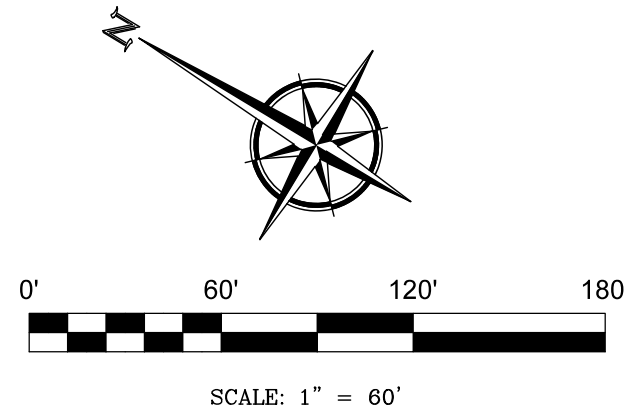
MON-BC2 Brass Cap in concrete, monument is located in a grass area on the north side of E. Broad Street between Smith Street and Pond Street. Monument is 1.5' north of the north curb line of E. Broad Street and 32.0' east of the west end of a box culvert under E. Broad Street. Elevation = 594.55
BM-2: X cut on concrete curb inlet on the west side of U.S. Hwy 287 and northeast of the southeast corner of the subject property. Elevation = 601.46

ENGINEER:

Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jonathan Hake, P.E.

SURVEYOR:

Ringley & Associates
701 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 542-1266
Fax (972) 542-8682
Contact: Lawrence Ringley, RPLS



GENERAL NOTES:

1. The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
2. Reference Bearing: The bearings shown hereon are referenced to N 60°20'24" E along the South line of Lot 1, Block 1 of Main Street Lofts Addition, according to the plat thereof recorded in Instrument No. D216056700 of the Plat Records of Tarrant County, Texas.
3. Texas North Central Zone (4202), NAD 83 Grid Coordinates shown hereon are based on the City of Mansfield G.P.S. Monuments MON-BC2, MON-BC6 AND MM 2-07.
4. Notice: Selling a portion of any Lot in this addition by metes & bounds is a violation of State Law and City Ordinance and is subject to penalties imposed by law.
5. The Common Access Easement is for the use of Lot 1 & Lot 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.

FLOOD_ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48439C0460K (effective date September 25, 2009) published by the Federal Emergency Management Administration for Tarrant County, Texas and based upon said scaled map and graphic plotting, such review indicates that the southern portion of the subject parcel lies within the Floodway and the north portion of the subject parcel lies with Zone AE (shaded) and is subject to flooding by the 1% annual chance flood.

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.

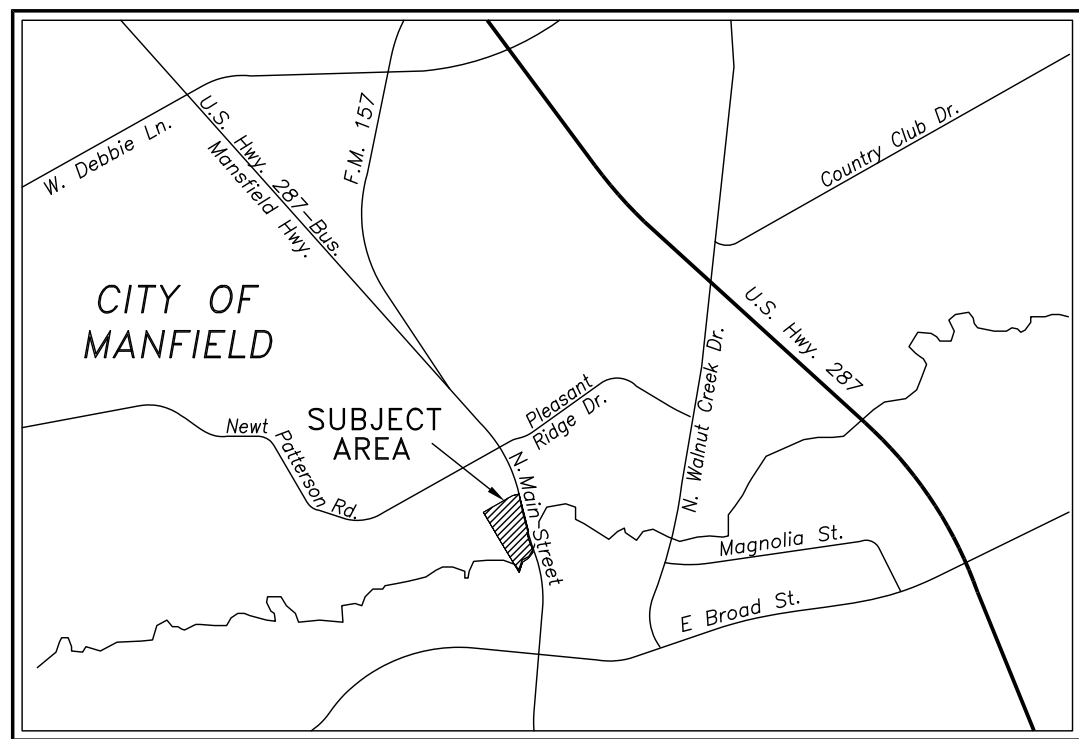
The property owners will be responsible for maintaining said drainage easement. The property owners shall keep said drainage easement clean and free of debris, silt, high weeds, and any substance which would result in unsanitary or undesirable conditions. The property owners shall be responsible for recommended or required maintenance of any private storm water facility located on the property in proper functioning capacity. The City of Mansfield shall have the right of ingress and egress for the purpose of inspecting and supervising maintenance work done by the property owners. If at any time the property owners fail to satisfy any of their aforementioned responsibilities or obligations, the City of Mansfield, upon ten (10) days prior notice to the owners, may enter said drainage easement at any point or points to perform maintenance or clean-up, and bill the property owners the cost incurred, or place a lien on said properties if the bill is not paid within thirty (30) days of its mailing.

Said drainage easement, as in the case of all drainage easements, is subject to 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.

LEGEND

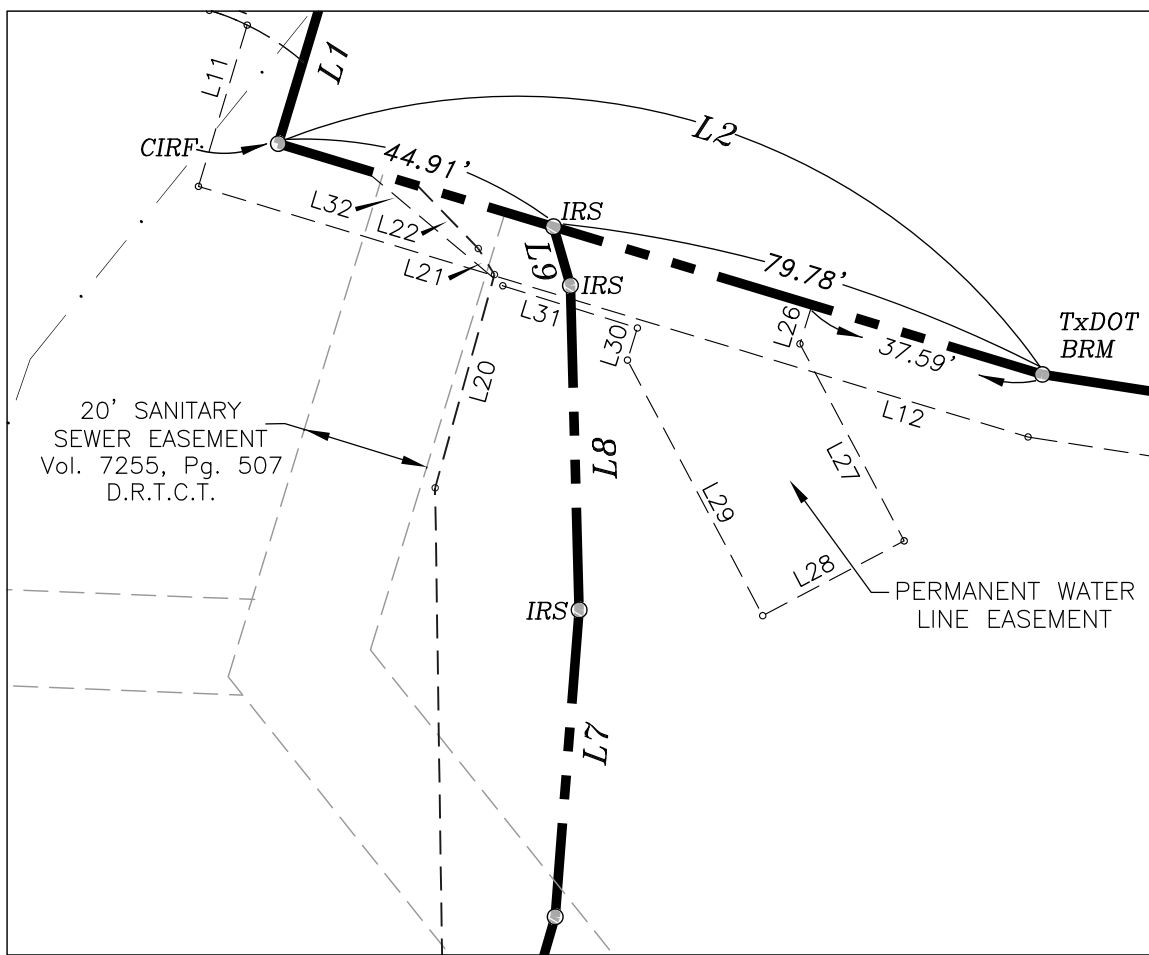
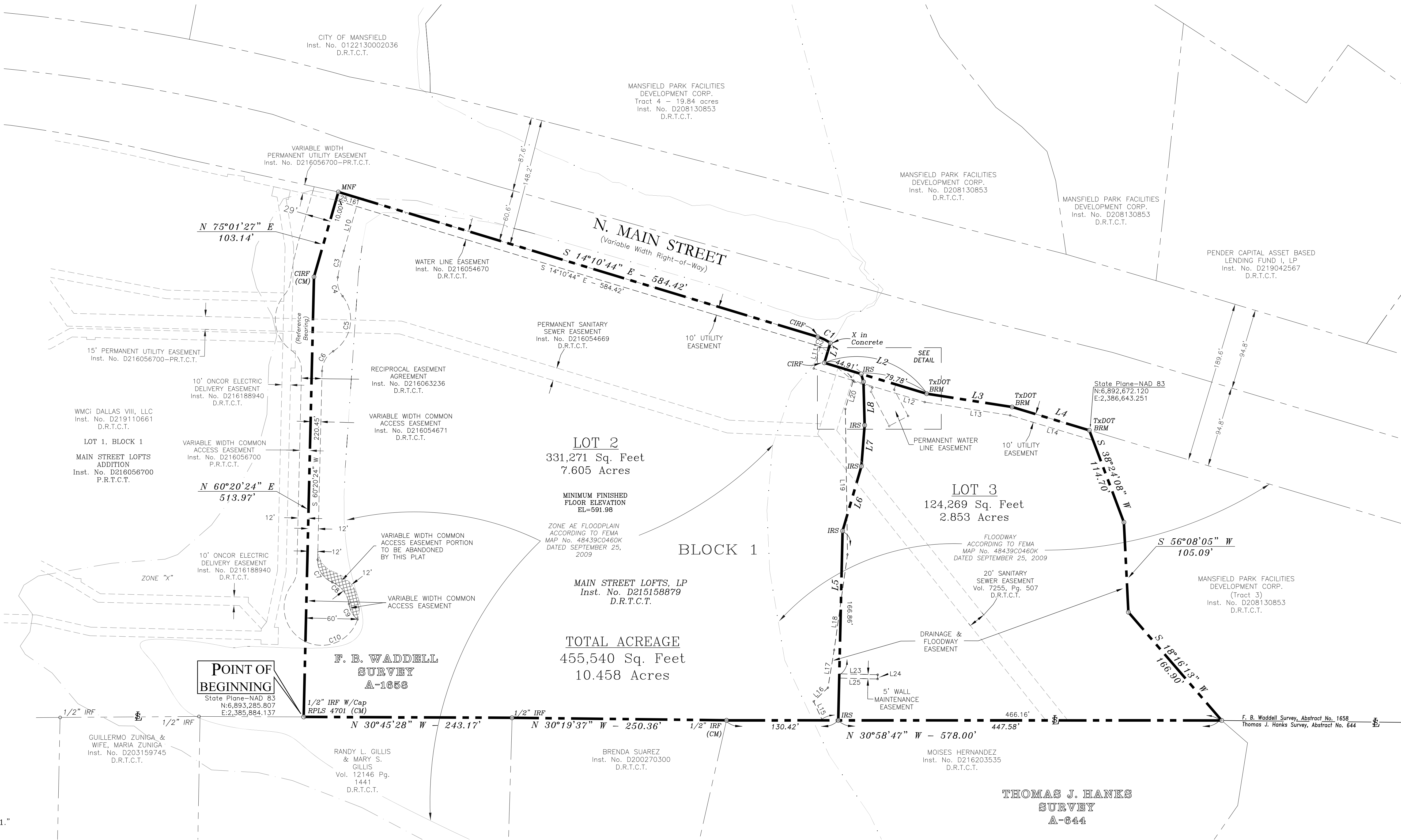
Cab. = Cabinet
Vol. = Volume
Pg. = Page
Sl. = Slide
Inst. No. = Instrument Number
D.R.T.C.T. = Deed Records, Tarrant County, Texas
P.R.T.C.T. = Plat Records, Tarrant County, Texas
IRF = Iron Rod Found
CIRF = 1/2" Iron Rod Found with a red plastic cap, stamped "RPLS 4701."
MNF = Mag Nail Found with steel washer, stamped "RPLS 4701."
TxDOT = Texas Department of Transportation
BRM = Brass Right-of-way Monument
CM = Controlling Monument
\$ = Survey Abstract Line

VICINITY MAP



RETURN TO CITY

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



DETAIL
Scale: 1"=30'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 75°49'14" W	24.09'
L2	S 14°11'35" E	124.68'
L3	S 22°09'03" E	100.96'
L4	S 14°10'52" E	94.18'
L5	N 60°18'53" E	221.19'
L6	N 75°13'21" E	78.70'
L7	N 63°27'56" E	48.09'
L8	N 57°27'28" E	50.70'
L9	N 42°54'18" E	9.55'
L10	S 75°07'09" W	63.92'
L11	S 75°49'14" W	26.33'
L12	S 14°11'35" E	135.38'
L13	S 22°09'03" E	100.96'
L14	S 14°10'52" E	101.13'
L15	N 34°17'23" E	24.22'
L16	S 74°48'36" E	23.11'
L17	N 68°22'10" E	44.68'
L18	N 68°57'22" E	112.56'
L19	N 58°09'29" E	170.16'
L20	N 74°32'20" E	34.57'
L21	N 27°11'42" E	4.79'
L22	N 14°57'16" E	13.65'
L23	S 29°41'07" E	44.84'
L24	S 60°18'53" W	5.00'
L25	N 29°41'07" W	44.84'
L26	S 76°07'09" W	6.38'
L27	S 31°07'09" W	34.82'
L28	N 58°52'51" W	25.00'
L29	N 31°07'09" E	45.18'
L30	N 76°07'09" E	5.24'
L31	N 13°34'59" W	22.03'
L32	N 08°57'59" E	28.27'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	19°01'24"	50.00'	16.60'	S 0°40'04" E	16.52'
C2	9°03'29"	40.00'	6.32'	S 09°38'59" E	6.32'
C3	6°37'31"	275.00'	31.80'	S 71°48'24" W	31.78'
C4	47°43'44"	28.00'	23.32'	S 44°37'46" W	22.66'
C5	95°49'34"	44.00'	73.59'	S 68°40'41" W	65.31'
C6	56°15'04"	28.00'	27.49'	S 88°27'56" W	26.40'
C7	68°37'12"	28.00'	33.53'	S 26°01'48" W	31.57'
C8	59°37'23"	32.00'	33.30'	S 21°31'54" W	31.82'
C9	43°14'00"	28.00'	21.13'	S 29°43'35" W	20.63'
C10	97°29'02"	44.00'	74.86'	N 54°04'23" W	66.15'

DEVELOPER

MAIN STREET LOFTS, L.P.
Tim Coltart, President
909 Lake Carolyn, #150
Irving, Texas 75039
469-533-4100
timcoltart@realtycapital.com

ENGINEER

JONATHAN D. HAKE, P.E.
CROSS ENGINEERING CONSULTANTS, INC.
131 S. Tennessee Street
McKinney, Texas 75069
972-562-4409
JHake@crossengineering.biz

OWNER LOTS 2 & 3

MAIN STREET LOFTS, L.P.
Tim Coltart, President
909 Lake Carolyn, #150
Irving, Texas 75039
469-533-4100
timcoltart@realtycapital.com

FINAL PLAT

LOTS 2 & 3, BLOCK 1 MAIN STREET LOFTS ADDITION 10.458 Acres

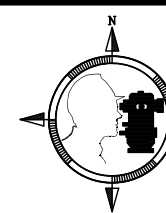
out of the
F. B. Waddell Survey, Abstract No. 1658
City of Mansfield, Tarrant County, Texas
2 LOTS

SEPTEMBER 30, 2019

CASE NO. SD#19-056

This plat filed in

Instrument No. _____ Date _____, 20 ____.



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Texas Firm Registration No. 10061300					
Drawn by	Date	Scale	Job	Title	Sheet
Mark Hake	09/30/19	1" = 60'	18087	18087-PP.DWG	1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Main Street Lofts, LP, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 10.458 acre tract of land located in the F. B. Waddell Survey, Abstract No. 1658, City of Mansfield, Tarrant County, Texas as recorded in Instrument No. D215158879, Deed Records, Tarrant County, Texas (D.R.T.C.T.), being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 4701", found on the west boundary line of said 21.485 acre tract for the southwest corner of Lot 1, Block 1 of Main Street Lofts Addition, an addition to the City of Mansfield according to the plat thereof recorded in Instrument No. D216056700, Plat Records, Tarrant County, Texas and same being the easterly line of that certain tract of land described in a deed to Randy & Mary Gillis, recorded in Volume 12146, Page 1441, D.R.T.C.T.;

THENCE: North 60 deg. 20 min. 24 sec. East, departing from easterly line of said Gillis tract, along the south line of said Lot 1, Block 1, a distance of 513.97 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 4701", found for corner;

THENCE: North 75 deg. 01 min. 27 sec. East, continuing along the south line of said Lot 1, Block 1, a distance of 103.14 feet to a Mag Nail with a steel washer, stamped "RPLS 4701", found in a concrete drive for the southeast corner of said Lot 1, Block 1, on the westerly right-of way of N. Main Street (a variable with right-of-way);

THENCE: South 14 deg. 10 min. 44 sec. East, departing from said Lot 1, Block 1, along the westerly right-of-way line of N. Main Street, a distance of 584.42 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for corner at the beginning of a curve to the right, having a radius of 50.00 feet, a central angle of 19 deg. 01 min. 24 sec. and a chord that bears South 04 deg. 40 min. 04 sec. East- 16.52 feet;

THENCE: Continuing along right-of-way line, with said curve to the right, an arc distance of 16.60 feet to an "X" found in concrete;

THENCE: South 75 deg. 49 min. 14 sec. West, continuing along said right-of-way line, a distance of 24.09 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for corner;

THENCE: South 14 deg. 11 min. 35 sec. East, continuing along said right-of-way line, a distance of 124.68 feet to a Texas Department of Transportation (TxDOT) bronze monument in concrete, found for corner;

THENCE: South 22 deg. 09 min. 03 sec. East, continuing along the common line of said 21.485 acre tract and N. Main Street, a distance of 100.96 feet to a TxDOT monument found for corner;

THENCE: South 14 deg. 10 min. 52 sec. East, continuing along the common line of said 21.485 acre tract and N. Main Street, a distance of 94.18 feet to a point in the center of Walnut Creek for the southeast corner of said 21.485 acre tract and same being the northeast corner of that certain tract of land described as "Tract 3" in a deed to Mansfield Park Facilities Development Corporation, recorded in Instrument No. D208130853, D.R.T.C.T.;

THENCE: Along and near the centerline of said Walnut Creek and with the common line of said 21.485 acre tract and Mansfield Park tracts as follows:

South 38 deg. 24 min. 08 sec. West, a distance of 114.70 feet to a point for corner;
South 56 deg. 06 min. 05 sec. West, a distance of 105.08 feet to a point for corner;
South 18 deg. 16 min. 13 sec. West, a distance of 166.90 feet to a point for the southwest corner of said 21.485 acre tract and same being the southeasterly corner of that certain tract of land described in a deed to Moises Hernandez, recorded in Instrument No. D216203535, D.R.T.C.T.;

THENCE: North 30 deg. 58 min. 47 sec. West, along the common line of said 21.485 acre tract and Hernandez tract, a distance of 578.00 feet to a 1/2 inch iron rod found for the northerly corner of said Hernandez tract and same being the southeasterly corner of that certain tract of land described in a deed to Brenda Suarez, recorded in Instrument No. D200270300, D.R.T.C.T.;

THENCE: North 30 deg. 19 min. 37 sec. West, along the common line of said 21.485 acre tract and Suarez tract, a distance of 250.36 feet to a 1/2 inch iron rod found for the northeasterly corner of said Suarez tract and same being the southeasterly corner of the above described Randy & Mary Gillis, tract;

THENCE: North 30 deg. 45 min. 28 sec. West, along the common line of said 21.485 acre tract and Gillis tract, a distance of 243.17 feet to the POINT OF BEGINNING and containing 455,540 square feet or 10.458 acres of land.

DEDICATION

STATE OF TEXAS §
STATE OF TARRANT §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Main Street Lofts, 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 Lots 2 & 3, Block 1, Main Street Lofts 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 in TARRANT COUNTY, Texas, this the _____ day of _____, 2020.

TIM COLTART, President
Main Street Lofts, L.P.

STATE OF TEXAS §
COUNTY OF TARRANT §

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

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

This is to certify that I, Lawrence H. Ringley, a Registered Professional Land Surveyor of the State of Texas, have platted the above described subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents the survey made by me or under my direction and supervision.

DATED this the _____ day of _____, 2020.

Lawrence H. Ringley
State of Texas, No. 4701

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 **LAWRENCE H. RINGLEY**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

Notary Public, State of Texas

APPROVED BY THE CITY OF MANSFIELD	
2020	
APPROVED BY:	P&Z COMMISSION CHAIRMAN
2020	
ATTEST:	PLANNING & ZONING SECRETARY

FINAL PLAT

LOTS 2 & 3, BLOCK 1
MAIN STREET LOFTS ADDITION
10.458 Acres
out of the
F. B. Waddell Survey, Abstract No. 1658
City of Mansfield, Tarrant County, Texas
2 LOTS
SEPTEMBER 30, 2019

CASE NO. SD#19-056

This plat filed in

Instrument No. _____ Date _____, 20 ____.



RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Texas Firm Registration No. 10061300					
Drawn by	Date	Scale	Job	Title	Sheet
Mark Hake	09/30/19	N.T.S.	18087	18087-PP.DWG	2 of 2

RETURN TO CITY

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

DEVELOPER
MAIN STREET LOFTS, L.P.
Tim Coltart, President
909 Lake Carolyn, #150
Irving, Texas 75039
469-533-4100
timcoltart@realtycapital.com

ENGINEER
JONATHAN D. HAKE, P.E.
CROSS ENGINEERING CONSULTANTS. INC.
131 S. Tennessee Street
McKinney, Texas 75069
972-562-4409
JHake@crossengineering.biz

OWNER LOTS 2 & 3
MAIN STREET LOFTS, L.P.
Tim Coltart, President
909 Lake Carolyn, #150
Irving, Texas 75039
469-533-4100
timcoltart@realtycapital.com

PLANNING AND ZONING COMMUNICATION

Agenda: February 18, 2020

Subject: SD#20-003: Public hearing on a replat to create Lots 1R1 & 1R2, Block 1, Bastian Addition

GENERAL INFORMATION

Applicant:	Mansfield Custom Homes, LLC (owner/developer) Ron Coombs, Coombs Land Surveying, Inc. (engineer/surveyor)
Location:	607 W. Kimball St.
Existing Zoning:	PD
Proposed Use:	Single-family residential
Size:	0.52 acres
Total Number of Lots:	2
R.O.W. Dedication:	None
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

The purpose of the replat is to subdivide the existing lot into two lots to accommodate two single-family homes in accordance with the recently-approved planned development. The lots conform to the approved planned development.

Staff recommends approval.

Attachments:

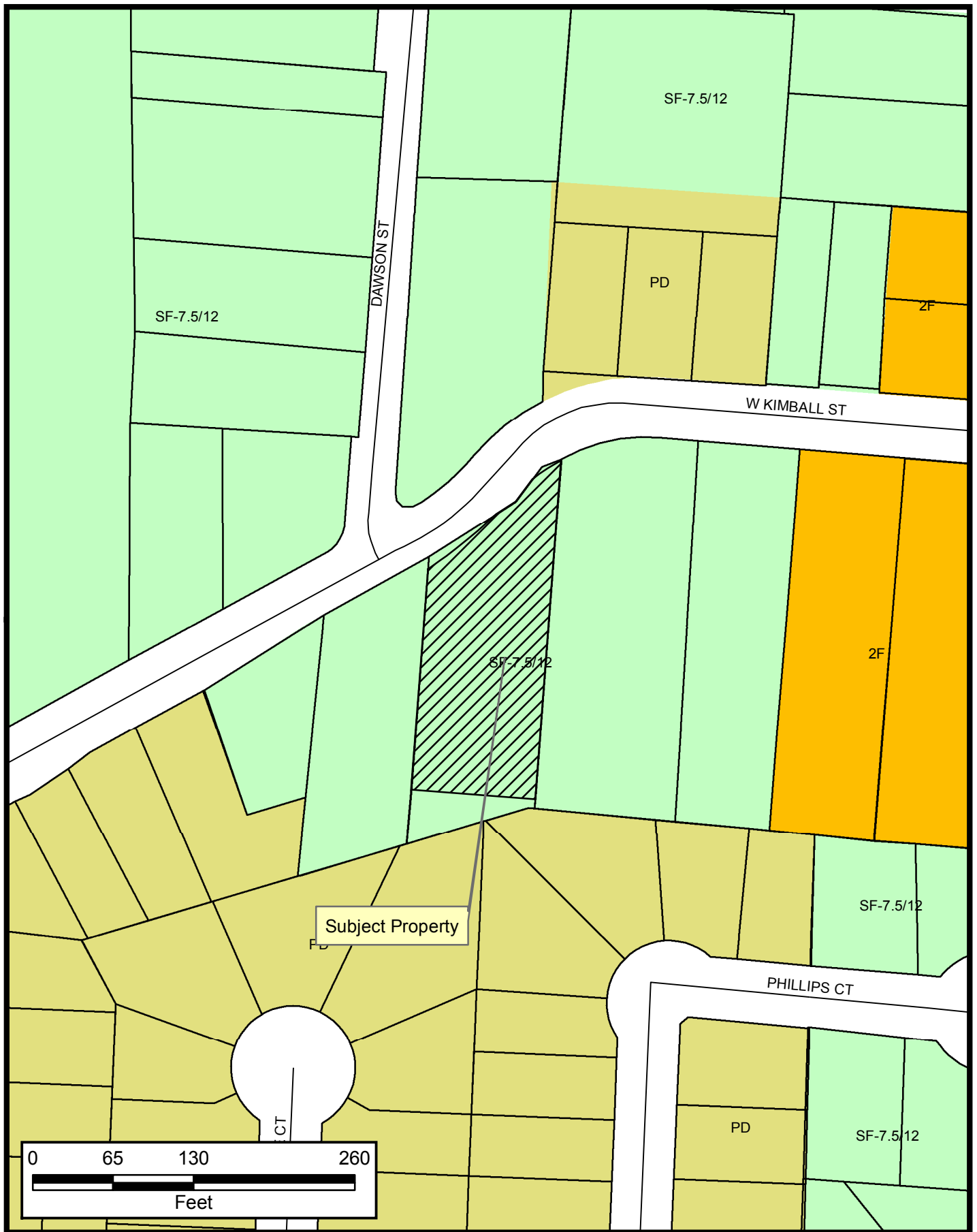
Maps and Supporting Information
Previously Approved Plat
Approved Development Plan



SD#20-003

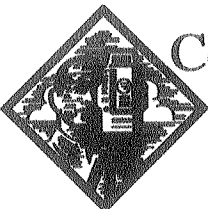
This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy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

1/30/2020



Property Owner Notification for SD#20-003

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BASTIAN ADDITION LOT 1 BLK 1		MANSFIELD CUSTOM HOMES LLC	1848 LONE STAR RD #308	MANSFIELD, TX	76063

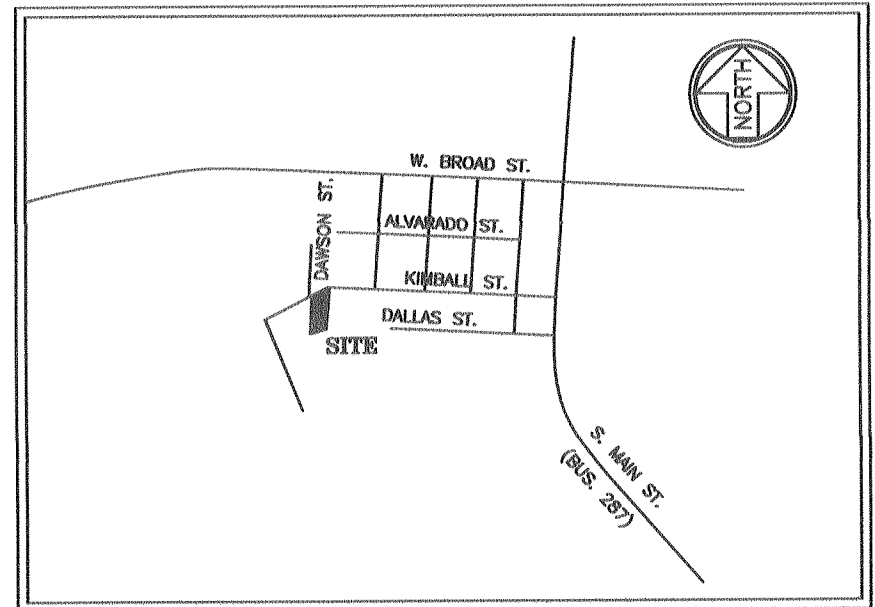


Coombs Land Surveying, Inc.
P. O. Box 11370 Fort Worth, Texas 76110
(817) 920-7600 (817) 920-7617 FAX
T.B.P.L.S. FIRM No. 10111800
CLS JOB No. 15-0168

* NOTE *
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0570 H, MAP REVISED AUGUST 2, 1995

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE DERIVED FROM CITY OF MANSFIELD MONUMENTS No. BC-2 & 1-07

IPF DENOTES IRON PIPE FOUND
IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET w/ORANGE PLASTIC CAP STAMPED "R.W. COOMBS RPLS 5294"



VICINITY MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, BASTIAN INVESTMENTS, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of that certain tracts of land located in the THOMAS J. HANKS SURVEY, ABSTRACT No. 644, Tarrant County, Texas according to the deed recorded in Instrument No. D215284998 of the Official Public Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set with orange plastic cap stamped "R.W. COOMBS RPLS 5294" at the Northeast corner of said Bastian Tract lying in the West boundary line of that certain tract of land described in deed to Jimmie L. Jarvis and wife, Barbara Jarvis recorded in Volume 7543, page 2397 of the Deed Records of Tarrant County, Texas, and lying in the Southerly right-of-way line of West Kimball Street as described in deed to the City of Mansfield recorded in Instrument No. D211083040 of the Official Public Records of Tarrant County, Texas. Said iron rod also lying S 72° 29' 47" W, 2144.24 feet from City of Mansfield Monument No. BC-2 and lying S 44° 44' 17" E, 230.27 feet from a 1/2-inch iron rod found with orange plastic cap stamped "R.W. COOMBS RPLS 5294" at the Southeast corner of Lot 1, Block 1, Roy Russell Addition to the City of Mansfield, Texas according to the plat recorded in Instrument No. D213078458 of the Official Public Records of Tarrant County, Texas;

THENCE S 04° 22' 16" W, 274.86 feet along the common boundary line between said Bastian Tract and said Jarvis Tract to a 1/2-inch iron rod found at the Southeast corner of said Bastian Tract;

THENCE N 85° 35' 48" W, 100.25 feet along the South boundary line of said Bastian Tract to a 1/2-inch iron rod found at the Southwest corner thereof lying in the East boundary line of that certain tract of land described in deed to Jose Armando Jemenez and Chrisna Boyat recorded in Volume 12332, Page 1755 of the Deed Records of Tarrant County, Texas;

THENCE N 04° 21' 50" E, 188.51 feet along the common boundary line between said Bastian Tract and said Jemenez Tract to a 1/2-inch iron rod found with yellow plastic cap stamped "PRECISE" at the Northwest corner of said Bastian Tract lying in the aforesaid Southerly right-of-way line of West Kimball Street;

THENCE along the said Southerly right-of-way line of West Kimball Street as follows:

N 57° 35' 28" E, 82.83 feet to a 1/2-inch iron rod found from which a 1/2-inch iron rod found bears N 07° E, 0.91 feet;

N 36° 38' 43" E, 34.96 feet to an "X" cut in concrete found;

N 69° 18' 02" E, 16.85 feet to the PLACE OF BEGINNING, containing 0.528 acre (25,011 square feet) of land.

STATE OF TEXAS
COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BASTIAN INVESTMENTS, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOT 1, BLOCK 1, BASTIAN ADDITION to the City of Mansfield, Tarrant County, Texas and do hereby dedicate to the public's use the streets and easements shown hereon.

WITNESS OUR HANDS at Mansfield, Tarrant County, Texas this 26 day of February, 2016.

BASTIAN INVESTMENTS, LLC
ERIC EVANS, President

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared ERIC EVANS, 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, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 26 day of February, 2016.

NOTARY PUBLIC
STATE OF TEXAS

JULIE L. BUTLER
Notary Public, State of Texas
Comm. Expires 06-08-2016
Notary ID 129016232

FINAL PLAT

**LOT 1, BLOCK 1
BASTIAN ADDITION**

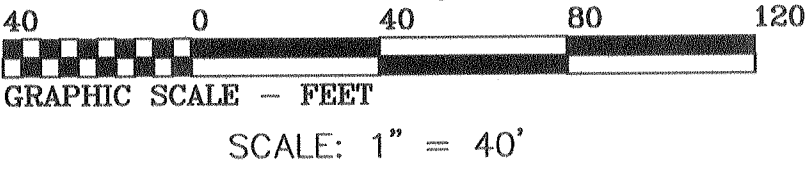
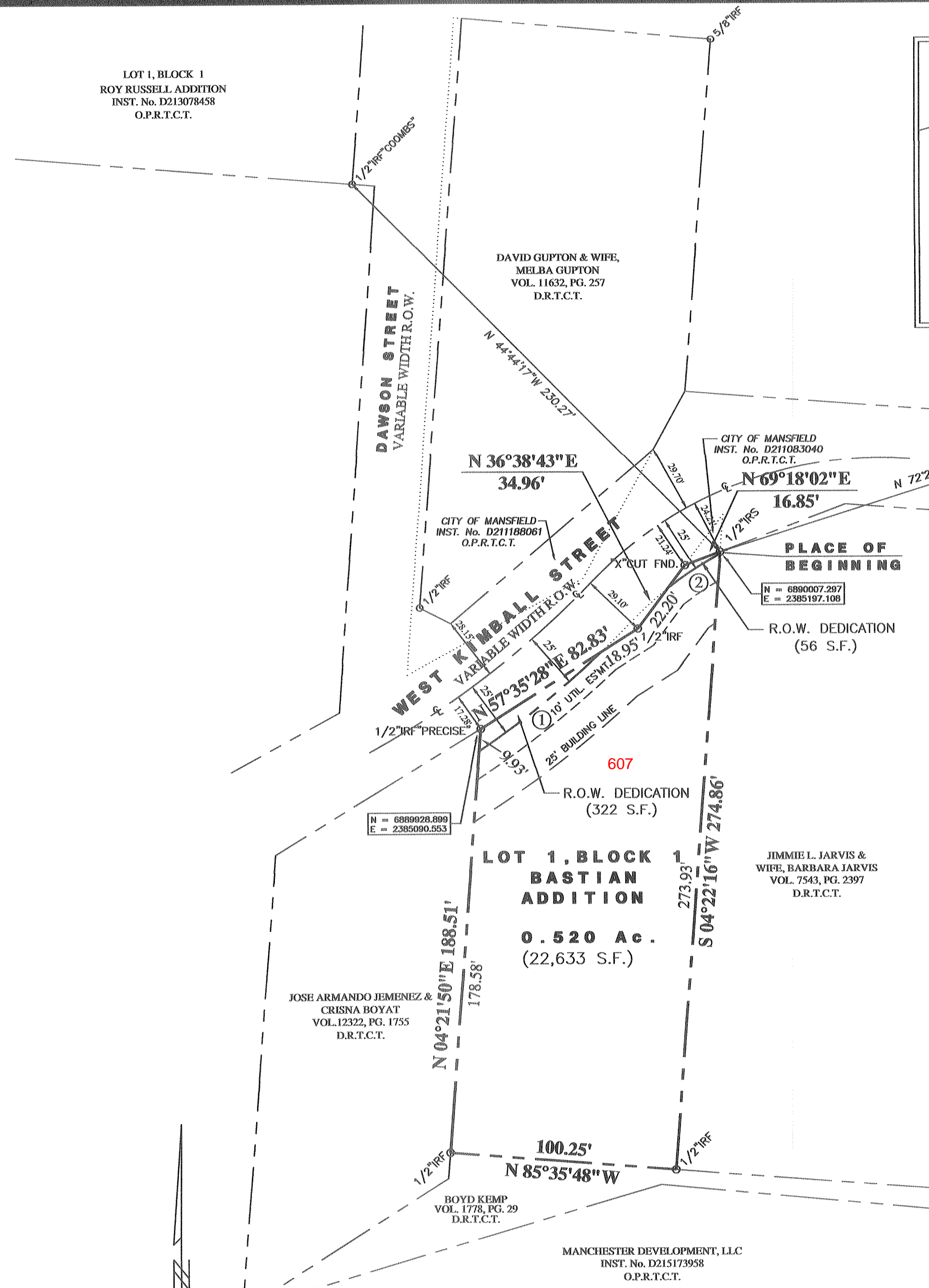
BEING 0.528 ACRE OF LAND LOCATED IN THE
THOMAS J. HANKS SURVEY, ABSTRACT No. 644,

CITY OF MANSFIELD
TARRANT COUNTY, TEXAS

FEBRUARY 24, 2016

1 LOT

SD# 16-004

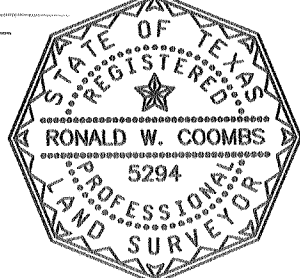


APPROVED BY THE CITY OF MANSFIELD
3/7 2016
APPROVED BY: [Signature]
3/7 2016
ATTEST: [Signature]
PLANNING & ZONING SECRETARY

SURVEYOR'S CERTIFICATE

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

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



* CURVE DATA *					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
①	425.00'	70.35'	9°29'01"	70.27'	N 51°05'42"E
②	150.00'	27.91'	10°39'34"	27.87'	N 56°46'31"E

OWNER:
BASTIAN INVESTMENTS, LLC
c/o ERIC EVANS
6310 MILLWOOD COURT
ARLINGTON, TEXAS 76016
PHONE (817) 492-0161
FAX (817) 345-3557
email: eric@spstx.com

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

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

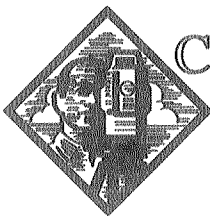
THIS PLAT RECORDED IN INSTRUMENT # D216048404, T.C.T. DATE: 03/09/2016

607 W. KIMBALL

SCALE: 1"=40'

[illegible]

The proposed development will be in complete accordance with the provisions of the approved Planned Development District and that all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.



Coombs Land Surveying, Inc.

P. O. Box 6160 Fort Worth, Texas 76115

(817) 920-7600

T.B.P.L.S. FIRM No. 10111800

CLS JOB No. 15-0168

IPF DENOTES IRON PIPE FOUND
IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET w/ORANGE PLASTIC
CAP STAMPED "R.W. COOMBS RPLS 5294"

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, MANSFIELD CUSTOM HOMES, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of that certain tract of land located in the THOMAS J. HANKS SURVEY, ABSTRACT No. 644, Tarrant County, Texas according to the deed recorded in Instrument No. D219187502 of the Official Public Records of Tarrant County, Texas and more particularly described as follows:

BEING all of Lot 1, Block 1, Bastian Addition, an addition to the City of Mansfield, Texas according to the plat recorded in Clerk's File No. D216048404 of the Official Public Records of Tarrant County, Texas.

STATE OF TEXAS

COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MANSFIELD CUSTOM HOMES, LLC, 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 LOTS 1R1 AND 1R2, BLOCK 1, BASTIAN ADDITION, an addition to the City of Mansfield, Tarrant County, Texas and does hereby dedicate to the public's use the streets and easements shown hereon.

WITNESS MY HAND at Mansfield, Tarrant County, Texas this the 11th day of February, 2020.

MANSFIELD CUSTOM HOMES, LLC

HAYDEN DALLEY, Chief Operating Officer

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared HAYDEN DALLEY, 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, in the capacity therein stated and as the act and deed of said corporation.

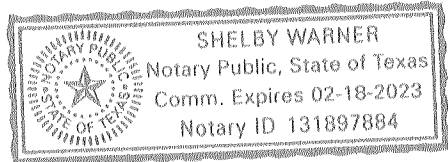
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11th day of

February, 2020.

Shelby Warner

NOTARY PUBLIC

STATE OF TEXAS

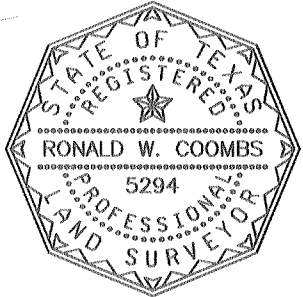


SURVEYOR'S CERTIFICATE

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

RONALD W. COOMBS, R.P.L.S.

Texas Registration No. 5294



REPLAT

LOTS 1R1 AND 1R2, BLOCK 1 BASTIAN ADDITION

BEING A REVISION OF LOT 1, BLOCK 1, BASTIAN ADDITION
ACCORDING TO THE PLAT FILED IN CLERK'S FILE No. D216048404,
OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

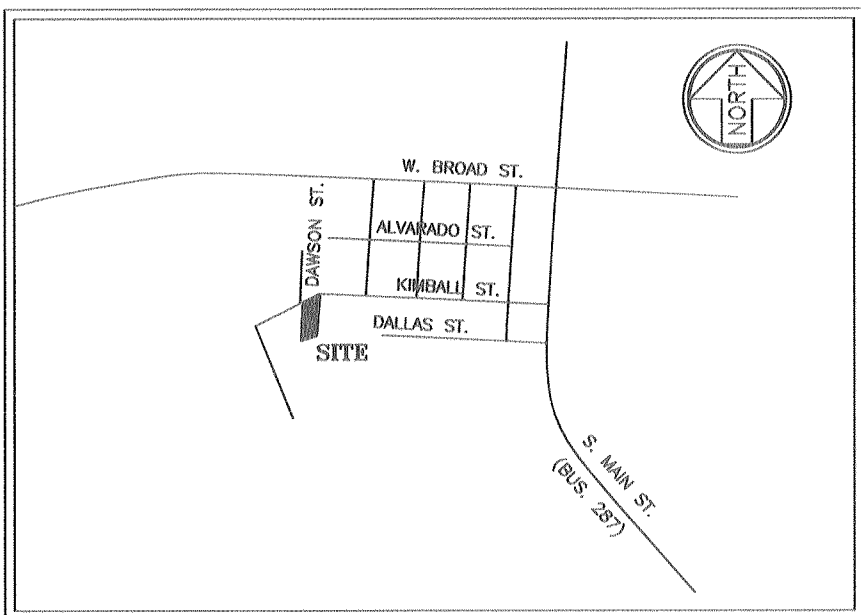
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

2 LOTS

0.52 Acres

FEBRUARY 6, 2020

SD# 20-003



VICINITY MAP
NOT TO SCALE

* NOTES *

1. NOTICE: SELLING A PORTION OF ANY LOT IN THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
2. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE DERIVED FROM CITY OF MANSFIELD MONUMENTS BC-2 & 1-07.
3. NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0470 K, MAP REVISED SEPTEMBER 25, 2009.
4. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING COVENANTS OR RESTRICTIONS, IF ANY, ON THIS PROPERTY.
5. PROPERTY CORNERS MARKED "*1/2\"IRF" ARE CAPPED "RPLS 5294" UNLESS SHOWN OTHERWISE HEREON.

* CURVE TABLE *

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C1	425.00'	70.35'	9°29'01"	70.27'	N 51°05'42"E
C2	150.00'	27.91'	10°39'34"	27.87'	N 56°46'31"E

* LINE TABLE *

LINE	BEARING	DISTANCE
L1	N 57°35'28"E	18.95'
L2	N 36°38'43"E	22.20'

THE PURPOSE OF THIS REPLAT IS TO CREATE
TWO LOTS TO ACCOMMODATE TWO SINGLE-FAMILY
RESIDENCES IN ACCORDANCE WITH THE
DEVELOPMENT PLAN

OWNER:

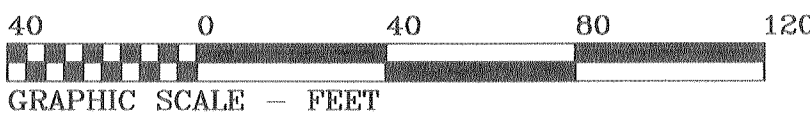
MANSFIELD CUSTOM HOMES, LLC
1848 LONE STAR ROAD
MANSFIELD, TEXAS 76063
CONTACT: HAYDEN DALLEY
PHONE (682) 518-1158
email: hayden@mcmtexas.com

SURVEYOR:

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

APPROVED BY THE CITY OF MANSFIELD	
APPROVED BY: _____, 2020	P & Z COMMISSION CHAIRMAN
ATTEST: _____, 2020	PLANNING & ZONING SECRETARY

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



SCALE: 1" = 40'

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

LOT 1, BLOCK 1
ROY RUSSELL ADDITION
INST. No. D213078458
O.P.R.T.C.T.

DAVID GUPTON & WIFE,
MELBA GUPTON
VOL. 11632, PG. 257
D.R.T.C.T.

DAWSON STREET
VARIABLE WIDTH ROW.

WEST KIMBALL STREET
VARIABLE WIDTH ROW.

N = 6889928.899
E = 2385090.553

BLOCK 1

LOT 1R1
0.234 Ac.
(10,183 S.F.)

LOT 1R2
0.286 Ac.
(12,450 S.F.)

AVANTE PROCUREMENT LLC
CC# D216222884
O.P.R.T.C.T.

JOSE ARMANDO JEMENEZ
CC# D202058853
O.P.R.T.C.T.

BOYD KEMP
VOL. 1778, PG. 29
D.R.T.C.T.

BLOCK 2
MANCHESTER HEIGHTS
PHASE I
INST. No. D216048037
O.P.R.T.C.T.

LOT 3

LOT 2

LOT 4

LOT 15

LOT 14

Summary of City Council Actions

February 10, 2020

Third and Final Reading on an Ordinance approving a Historic Landmark Overlay District classification for the Patterson-Rydell House located at 202 W. Oak Street; Art Wright, City Historic Preservation Officer, on behalf of Faye Rydell, Property Owner (ZC#19-021)

Approved 5 – 0 (Broseh and Moore absent)

Third and Final Reading of an Ordinance approving 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 0.528 acres known as Lot 1, Block 1, Bastian Addition, located at 607 W. Kimball Street; Hayden Dalley of Mansfield Custom Homes (ZC#19-018)

Approved 4 – 0 – 1 (Short abstained)

Public Hearing Continuation and Second Reading of an Ordinance approving a change of zoning from PD, Planned Development District to PD, Planned Development District for Single-Family Residential uses on approximately 9.612 acres out of the William Howard Survey, Abstract No. 690, Tarrant County Texas, located on the east side of Miller Road, approximately 480 feet south of Cannon Drive, John Arnold of Skorborg Company on behalf of Paul A. and Paula Sutton, Marilyn G. Richardson and Christopher Puempel (ZC#19-020)

Approved with conditions 4 – 1 (Leyman)