

JUL 17 '02 02:17PM FUJIKOKI

Southwest Surveying & Mapping, Inc. -
 2425 Great Southwest Freeway
 Fort Worth, Texas 76106

4200 N Main
 Suite 220

P.2/2

Plat showing the South 205 feet of the West 60 feet of Block 14, and the East 7.5 feet of the South 205 feet of Block 13, Original Town of Mansfield, according to plat recorded in Volume 63, Page 53, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin in the South line of Block 14, and the North line of East Broad Street, being North 85degrees 00minutes West 190.0 feet from the West line of Sycamore Street and Southeast corner of said Block 14;

THENCE along the North line of said East Broad Street and the South line of Block 14, North 85degrees 00minutes West at 60.0 feet passing the Southeast corner of Block 13, in all a distance of 67.5 feet to an iron pin;

THENCE North 05degrees 00minutes East 205.0 feet to an iron pin;

THENCE South 85degrees 00minutes East 67.5 feet to an iron pin;

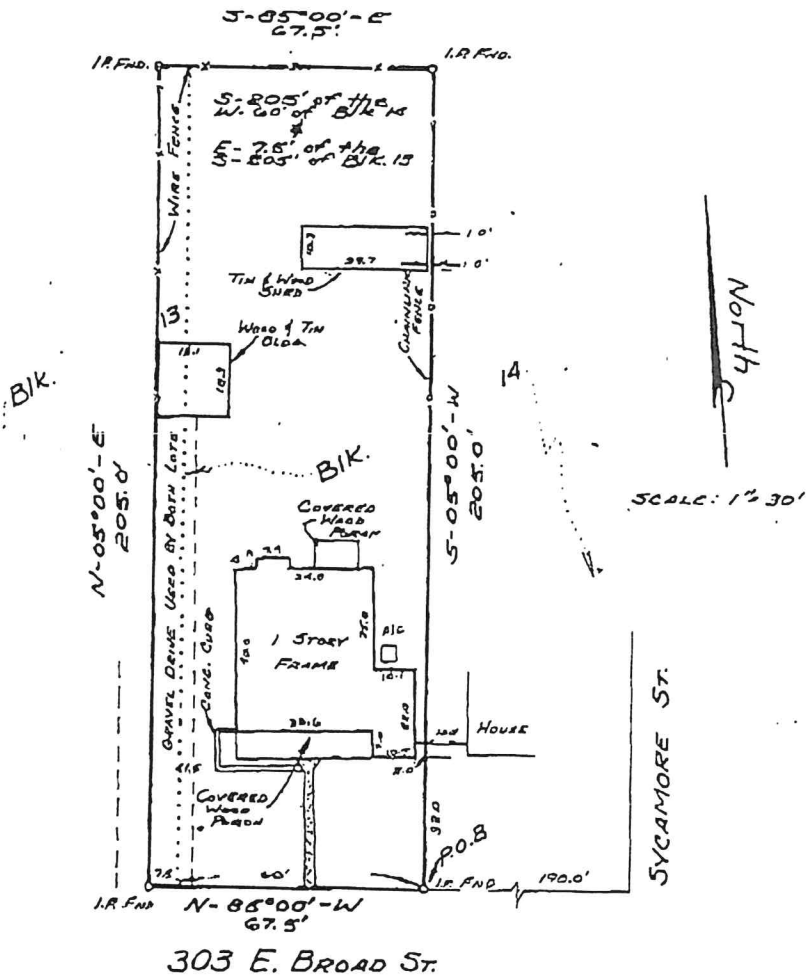
THENCE South 05degrees 00minutes West 205.0 feet to the POINT OF BEGINNING.

I certify this is true and correct.
 Corners and improvements are as shown.
 There are no encroachments, protrusions,
 conflicts, nor apparent easements other
 than shown.

This lot is not in the 100
 year flood plain.

Surveyed on the Ground,
 September 23, 1986

T. D. Disheroon
 T. D. Disheroon



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86934

EXHIBIT B for ZC#17-020

DEVIATIONS FROM BASED ZONING DISTRICT

Subject Property: 0.3 acres out of Block 14, Original Town of Mansfield, 303 E. Broad St

Proposed Use: Professional and medical office, boutique retail shops, artist studio, live-work.

Based Zoning District: C-1, Neighborhood Business District

Section	Requirement	Provided
4600.A.1	Min. Masonry 70%	Cementitious fiber boards will be used only on the future building to maintain a historic setting
7300.O.7	Min. buffer yard of 20' and min. masonry screening wall of 8'; one tree every 25' in buffer yard	Min. buffer yard of 10' and min. 8' wood fence; no trees in the narrow buffer yards
7300.P.3	One tree every 40' in street landscape setback	Replace the existing front yard tree, which is dead, with two new front yard trees to maintain a residential neighborhood setting
7300.S	One tree per parking end cap island	Plant tree only in end cap islands large enough to hold one due to limited space
7400.C.1.b	Min. setback 20' from residential zoning for 1-story building	Min. 10' setback to maintain a residential neighborhood setting



1200 E. Broad St.
Mansfield, Texas 76063
817-276-4200
www.mansfield-tx.gov

October 24, 2017

Felix Wong
2604 Aberdeen Dr.
Arlington, TX 76015

CERTIFICATE OF APPROVAL

RE: HLC# 17-005


SUBJECT: Proposed changes to the historic landmark located at 303 E. Broad Street, historically known as the Chorn House, as part of a zoning change from SF-7.5/12 Single-Family Residential District to PD, Planned Development District for limited commercial uses, including conversion of the existing house to limited commercial uses, adding a new commercial building on the property and adding a parking lot.

The proposed changes for the above-referenced property were approved by the Mansfield Historic Landmark Commission on October 24, 2017, by an 8 to 0 vote, with the following conditions, and subject to the approval of the requested Planned Development zoning:

1. The driveway will be constructed of sugar or salt cured/finished concrete;
2. The front porch will be reconstructed using wood;
3. The round columns on the front porch must be retained;
4. Replacement siding on the historic house must use the matching wood siding obtained by the previous owner, and as many original windows as possible must be saved;
5. The height of the new building cannot exceed the height of the existing house;
6. A new crepe myrtle must be provided in the parking endcap at the driveway as shown on the development plan;

7. The square columns on the directory sign must be changed to round columns to match the house; and
8. The paint colors presented to the Commission for the buildings are approved.

On this date, the Commission found that the proposed exterior changes listed above met the conditions set forth in Section 5400.F of the Zoning Ordinance.



Robert Smith, Chairman
Historic Landmark Commission

10/24/17
Date

This decision of the Historic Landmark Commission was filed in the office of the Commission on this 24th day of October, 2017



Delia Jones
Secretary of the Historic Landmark Commission