02:17PM FUJIKOKI

Southwest Eurveying firapping, Inc. . 2425 Great Southwei rkuay Fort Worth, Texat 106

4200 N Main . Suite 220

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 Comingtes that 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 Cominutes 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 OSdegrees Cominutes East 205.0 seet to an iron pin:

THENCE South Asdegrees Cominutes East 67.5 feet to an iron pin;

THENCE South OSdegroes Cominutes West 205.0 fact to the POINT OF BEGINNING.

I correct, this is true and correct. Corners and improvements are as shown. There are no encroachments, protruxions, conflicts, nor apparent casements other than chown.

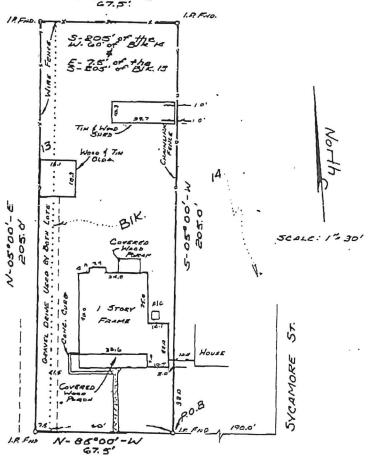
This lot is not in the 100 year flood plain.

Surveyed on the Ground, September 23, 1986

J. W. Kusheron T. D. Disheroon

BIK.





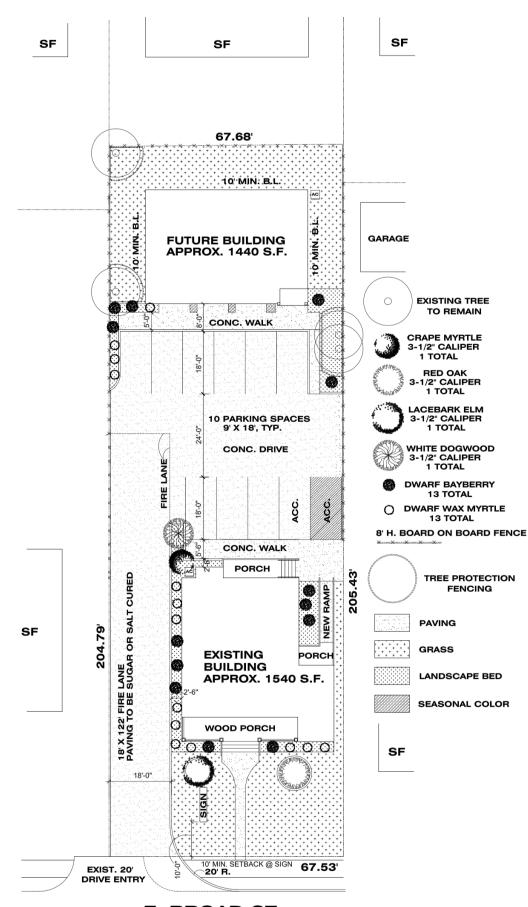
303 E. BROAD ST.

-84146-

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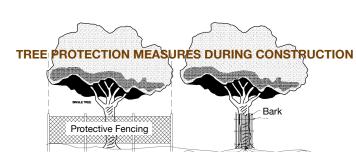
JUL 17 2002 14:27

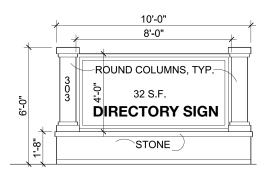
214 330 1015



E. BROAD ST.







PLANNED DEVELOPMENT REGULATIONS

Permitted Uses - Professional and medical office, boutique retail shops, artist studio, live-work.

Building Requirements:

- No expansion shall be made to the existing building.
- Exterior reconstruction and remodeling of the existing building must be compatible with the historic character of the building, and must use compatible wood siding, trim or other materials in accordance with Chapter 3.5 of the Design Guidelines. All changes to the existing house or property must be approved by the Mansfield Historic Landmark Commission as documented on Exhibit C.
- · Maximum height of the future building shall be one story and shall not exceed the height of the existing house.
- Exterior facade of the future building shall comprise of cementatious fiber boards to be compatible with the character of a historic landmark and shall be used only on the future building.
- Roof of the future building shall have a gable or hip form, minimum pitch of 6:12 and three dimensional architectural shingles.

Parking Requirements: Minimum off-street parking shall be provided as shown in the Development Plan. The parking and drive surface will be constructed of concrete or pervious payers, pervious concrete or compacted decomposed granite.

Landscaping and Screening Requirements: Landscaping and screening shall be provided as shown in the Development Plan, including a minimum 10' buffer yard with no trees in the narrow buffer yards and 8' high wood fence adjacent to the future building to maintain a residential setting. Landscaping must be irrigated with an irrigation system. Any new fence visible from the street must be approved by the Mansfield Historic Landmark Commission. HVAC equipment must be ground-mounted and located in the side or rear yard and shall not require screening unless visible from the street. If required, screening may comprise of shrubberies or a low fence.

Sign Standards: One freestanding Directory Sign, one Name Plate Sign listing occupants or tenants in the building, and historic landmark commemorative plaques shall be permitted, subject to compliance with Section 7100, Sign Standards of the Zoning Ordinance

Lighting: All lighting shall be shielded or pointed away from the abutting residential properties as prescribed in Section 7400, Residential Proximity Standards of the Zoning Ordinance.

Open Storage or Display: There shall be no open storage or display of merchandise or materials.

Compliance with PD Regulations: 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.



DESIGNS, INC.

900 N. WALNUT CREEK DR. SUITE 100-PMB 366 MANSFIELD, TX 76063 PH: (817)300-7052 FAX: (817)477-3397

DEVELOPMENT PLAN

PROJ: 303 E. BROAD ST.

DATE: 10-26-17

REVISIONS:

ZONING CASE NO.:

ZC#17-020

EXHIBIT B PAGE 1 OF 2





303 E. BROAD ST MANSFIELD, TX.

OWNER:

HARRIS COOK PROPERTIES 309 E. BROAD ST. MANSFIELD, TX 76063 817-473-3333

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%	Cementatious 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

Date

Delia Jones

Secretary of the Historic Landmark Commission