

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY LAND USES, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Mansfield, Texas, in compliance with the laws of the State of Texas with reference to the amendment of the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing opportunity to all property owners generally and to owners of the affected properties, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS:

SECTION 1.

That the Comprehensive Zoning Ordinance of the City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a new zoning district classification of PD, Planned Development; said property being described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2.

That the use and development of the hereinabove described property shall be in accordance with the development plan shown on Exhibit "B-D" attached hereto and made a part hereof for all purposes.

SECTION 3.

That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4.

That the above described properties shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

SECTION 5.

Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6.

Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of Mansfield, Texas, shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7.

This ordinance shall take effect immediately from and after its passage on third and final reading and the publication of the caption, as the law and charter in such cases provide.

First reading approved on the _____ day of _____, 2018.

Second reading approved on the _____ day of _____, 2018.

DULY PASSED on the third and final reading by the City Council of the City of Mansfield, Texas, this _____ day of _____, 2018.

David L. Cook, Mayor

ATTEST: _____
Susana Marin, Acting City Secretary

APPROVED AS TO FORM AND LEGALITY

Allen Taylor, City Attorney

EXHIBIT A OF ZC#18-003

FIELD NOTES
0.613 Acres of land
Lot 14-A, Block 47
A revision of Lot 14, Block 47
Mansfield Addition
City of Mansfield
Tarrant County
Texas

All that certain lot, tract, or parcel of land lying and being situated in the City of Mansfield, Tarrant County, Texas and being Lot 14-A, Block 47, a revision of Lot 14, Block 47, Mansfield Addition according to the plat filed of record in Volume 388-176, Page 54, Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron found in the south line of West Dallas Street (N: 6,889,578.11 feet; E: 2,386,265.39 feet), the northeast corner of said Lot 14-A, and being the northwest corner of that certain tract conveyed to Juan G. Gonzalez according to the deed filed of record in Volume 12864, Page 171, Official Public Records of Tarrant County, Texas, for the northeast corner of this tract;

THENCE S 08°12'15" W, along the east line of said Lot 14-A and along or near the west line of said Gonzalez tract, a distance of 185.04 feet to a 1/2" iron rod found in or near the west line of said Gonzalez tract, the southeast corner of said Lot 14-A, the northeast corner of that certain tract of land conveyed to Rosario Torres according to the deed filed of record as County Clerk Instrument #D216202434, Official Public Records of Tarrant County, Texas, for the southeast corner of this tract;

THENCE N 85°29'38" W, along the north line of said Torres tract and along the most southerly south line of said Lot 14-A, and along or near a chain link fence, a distance of 104.20 feet to a 1/2" iron rod with a yellow plastic cap marked "GSW Surveyors" set, the southeast corner of Lot 14-B of said Mansfield Addition, and the most southerly southwest corner of said Lot 14-A, for the most southerly southwest corner of this tract;

THENCE N 08°12'15" E, along the most southerly west line of said Lot 14-A and along the east line of said Lot 14-B, a distance of 93.02 feet to a 1/2" iron rod with a yellow plastic cap marked "GSW Surveyors" set, the northeast corner of said Lot 14-B, and the inside corner of said Lot 14-A, for the inside corner of this tract;

THENCE N 85°29'38" W, along the north line of said Lot 14-B, and along the most northerly south line of said Lot 14-A, a distance of 81.16 feet to a 1/2" iron rod with a yellow plastic cap marked "GSW Surveyors" set in the east line of South Second Avenue, said point being the northwest corner of said Lot 14-B and the most northerly southwest corner of said Lot 14-A for the most northerly southwest corner of this tract;

THENCE N 08°12'15" E, along the most northerly west line of said Lot 14-A and along the east line of said South Second Avenue a distance of 92.02 feet to a 1/2" iron rod found at the intersection of the east line of South Second Avenue and the south line of West Dallas Street, said point being the northwest corner of said Lot 14-A, for the northwest corner of this tract;

THENCE S 85°29'38" E, along the south line of West Dallas Street and along the north line of said Lot 14-A, a distance of 185.36 feet to the PLACE OF BEGINNING, and containing 0.613 acres (26,702 square feet) of land, more or less.

All bearings and coordinates described herein are referenced to the Texas Coordinate System of 1983, Texas North Central Zone, based upon the North American Datum of 1983, CORS 2011 Adjustment [Epoch: 2010.0000]. The combined grid factor for surface to grid conversion is 0.999822194, and the angle of convergence is 00°44'20".

