



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Agenda - Final

Planning and Zoning Commission

Monday, September 19, 2022

6:00 PM

City Hall Council Chambers

IMMEDIATELY FOLLOWING THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING

1. **CALL TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **TEXAS PLEDGE**

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

5. **APPROVAL OF MINUTES**

[22-4900](#)

Minutes - Approval of the September 6, 2022 Planning and Zoning Commission Meeting Minutes

Attachments: [Meeting Minutes 09.06.22.pdf](#)

6. **CITIZENS 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.

In order to be recognized during the "Citizens Comments" or during a public hearing (applicants included), please complete a blue "Appearance Card" located at the entry to the Chambers and present it to the Planning Secretary.

7. **CONSENT AGENDA**

[22-4906](#)

SD#22-035: Preliminary Plat of Parkside Estates on 14.156 acres; Bannister Engineering, LLC., engineer and Skorburg Company, developer.

Attachments: [Location Map SD#22-035.pdf](#)

[Site Plan.pdf](#)

[SD#22-035 Parkside Estates PP.pdf](#)

8. PUBLIC HEARINGS[22-4903](#)

SD #22-044: Public hearing on a replat to create Lots 12R1 and 12R2, Block 1, The Shops at Broad Street on approximately 4.22 acres located at 645 N US 287, Shops at Broad, LLC owner and Eagle Surveying, LLC, surveyor

Attachments: [Location map SD 22-044.pdf](#)

[SD#22-044 Shops at Broad Street Replat.pdf](#)

[22-4901](#)

ZC#22-013: Public hearing for a zoning change from C2, Community Business District to D, Downtown District (D-3, Urban Center Zone), on approximately 1.690 acres out of the W.C. Price Survey, Abstract No. 1240, Tarrant County, TX, located at 700 E. Broad St.; City of Mansfield, owner/applicant

Attachments: [Maps and Supporting Information.pdf](#)

[Exhibit A.pdf](#)

[22-4902](#)

HLC#22-007 and HLC#22-010: Public hearing to consider a request for a Historic Landmark Overlay District designation for the Mansfield Cemetery, c. 1868, and the Mansfield Community Cemetery, (c. 1874), located at 750 W. Kimball Street; Mansfield Cemetery Association, owner and Mansfield Community Cemetery Association, owner

Attachments: [Maps and Supporting Information.pdf](#)

[Photographs of the Mansfield Cemetery.pdf](#)

[Photographs of the Mansfield Community Cemetery.pdf](#)

9. DISCUSSION ITEMS**10. SUMMARY OF CITY COUNCIL ACTIONS****11. COMMISSION ANNOUNCEMENTS****12. STAFF ANNOUNCEMENTS****13. ADJOURNMENT OF MEETING****14. NEXT MEETING DATE: Monday, October 3, 2022**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on September 15, 2022, in accordance with Chapter 551 of the Texas Government Code.

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,

* 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.



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STAFF REPORT

File Number: 22-4900

Agenda Date: 9/19/2022

Version: 1

Status: Approval of Minutes

In Control: Planning and Zoning Commission

File Type: Meeting Minutes

Title

Minutes - Approval of the September 6, 2022 Planning and Zoning Commission Meeting
Minutes

Description/History

The minutes of the September 6, 2022 Planning and Zoning Commission meeting are in DRAFT form and will not become effective until approved by the Commission at this meeting.



CITY OF MANSFIELD

1200 E. Broad St.
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mansfieldtexas.gov

Meeting Minutes - Draft

Planning and Zoning Commission

Tuesday, September 6, 2022

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Chairman Knight called the meeting to order at 6:02 p.m. in the City Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving the date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

Staff:

Jason Alexander, Planning Director

Arty Wheaton-Rodriguez, Assistant Planning Director

Art Wright, Senior Planner

Helina Sarkodie-Minkah, Planner

Jennifer Johnston, Development Coordinator

Commissioners:

Present 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

2. INVOCATION

Commissioner Mainer provided the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

[22-4871](#)

Minutes - Approval of the August 1, 2022 Planning and Zoning Commission Meeting Minutes

Commissioner Groll made a motion to approve the August 1, 2022 minutes as presented. Commissioner Weydeck seconded the motion which carried by the following vote:

Aye: 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

6. CITIZENS COMMENTS

None

7. CONSENT AGENDA**22-4864**

SD#22-027: Final Plat of Lot 1, Block 1, Alliance Mansfield HWY 287 Industrial on approximately 33.91 acres located at 400 S. US 287 by Mansfield 34.5 Acres Highway 287 LLC, owner, and Weisser Engineering & Surveying, Inc., engineer/surveyor.

Commissioner Mainer made a motion to approve the final plat as presented. Commissioner Goodwin seconded the motion which carried by the following vote:

Aye: 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

22-4865

SD#22-040: Final Plat of Lots 1, Block 1, JaRy Co Addition on approximately 6.113 acres located at 585 E. Debbie Lane by Cept Mansfield Properties, LLC, owner, and Bannister Engineering, LLC, engineer/surveyor

Commissioner Mainer made a motion to approve the final plat as presented. Commissioner Goodwin seconded the motion which carried by the following vote:

Aye: 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

22-4866

SD#22-042: Preliminary Plat of Lots 1 and 2, Block 1, UCS Mansfield Addition on approximately 58.729 acres located at 1500 S 2nd Avenue by United Cooperative Services, owner, and Trans Texas Surveying, engineer/surveyor

Commissioner Mainer made a motion to approve the preliminary plat as presented. Commissioner Goodwin seconded the motion which carried by the following vote:

Aye: 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

[22-4868](#)

SD#22-018: Final Plat of Lot 1, Block 1, Happy Cherry Addition on approximately 0.497 acres located at 803 S. 2nd Avenue by Happy Cherry Investments, LLC, owner; Paredes & Garcia, engineer; Data Land Services Corp., surveyor

**Commissioner Mainer made a motion to approve the final plat as presented.
Commissioner Goodwin seconded the motion which carried by the following vote:**

Aye: 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore;
David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

8. PUBLIC HEARINGS

[22-4841](#)

ZC#22-011: Public hearing for a zoning change from C-2, Community Business District to S, South Mansfield Form-Based Development District for senior housing and ground-floor commercial uses on approximately 7.31 acres out of the T. O. Harris Survey, Abstract No. 645, Tarrant Co, TX, generally located south of Turner Warnell Road and approximately 500 feet east of FM 157 on property addressed at 1420 Turner Warnell Rd.; Legacy Multifamily Development, LLC, developer, Mansfield Commercial Partners LP, owner, and First Momentum Enterprises LLC, owner

Art Wright, Senior Planner, advised the applicant had a statement for the Commission and was available for questions.

Jason Alexander, Planning Director, and Arty Wheaton-Rodriguez, Assistant Planning Director were available for questions.

Jack Traeger, applicant, advised the commission he would like to withdraw the zoning change application. The applicant also provided a letter of withdrawal.

Chairman Knight opened the public hearing at 6:13 p.m. and called for anyone wishing to speak to come forward.

Chairman Knight read a non-speaker card in support into record for Cole Carter, 6903 Costa Del Sol Ct.

Chairman Knight read a non-speaker card in opposition into record for David and Angela Martin, 1 Willowstone Ct.

Chairman Knight read a non-speaker card in opposition into record for Erin Arrivillaga, 3065 Willowstone Trl.

Chairman Knight read a non-speaker card in opposition into record for Brian Gonzalez, 3104 Summer Grove Ct.

Shauna Friend, 13 Willowstone Ct., spoke in opposition.

Renee Simpkins, 3067 Willowstone Trl., spoke in opposition.

Tammie Pavese, 113 Millington Tr., spoke in opposition.

Jerry Creamer, 4 Raintree Ct., spoke in opposition.

Seeing no one else come forward to speak, Chairman Knight closed the public hearing at 6:44 p.m.

After a brief discussion, Vice Chairman Axen made a motion to accept the applicant's request to withdraw. Commissioner Mainer seconded the motion which carried by the following vote:

Aye: 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

[22-4869](#)

ZC#22-007: Change of zoning from PR Pre-Development District to PD Planned Development District for single-family residential uses on approximately 32.352 acres out of the James McDonald Survey, Abstract No. 997, Tarrant County, TX, located at 1970 N Main. Kinney Family Living Trust, owner, Pulte Group, Developer.

Arty Wheaton-Rodriguez, Assistant Director of Planning, gave a presentation and was available for questions.

Kenton Miersma and Logan Pruitt, applicants, were available for questions.

Chairman Knight opened the public hearing at 6:44 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Knight closed the public hearing at 6:44 p.m.

After a brief discussion, Groll made a motion to approve the zoning change as presented with the recommendation that an eight foot wall be constructed on the south border. Commissioner Gilmore seconded the motion which carried by the following vote:

Aye: 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

[22-4870](#)

OA#22-007: Public Hearing to consider proposed amendments to Chapter 155, "Zoning" to revise the definition of an accessory dwelling in Section 155.012; to repeal Section 155.082(E)(7) in its entirety; and to revise regulations related to accessory dwellings in Section 155.099(B) (35).

Art Wright, Senior Planner, gave a presentation and was available for questions.

Jason Alexander, Planning Director, and Arty Wheaton-Rodriguez, Assistant Planning Director were available for questions.

Chairman Knight opened the public hearing at 7:33 p.m. and called for anyone wishing to speak to come forward.

Don Lautner, 18004 Fox Hollow Dr., spoke in opposition.

Seeing no one else come forward to speak, Chairman Knight closed the public hearing at 7:41 p.m.

After a brief discussion, Commissioner Groll made a motion to deny the proposed amendment of Chapter 155. Vice Chairman Axen seconded the motion which carried by the following vote:

Aye: 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore;
David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

9. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Alexander advised the Commission of City Council actions from their August 22, 2022 meeting

10. COMMISSION ANNOUNCEMENTS

Commissioner Mainer advised Bethlehem Baptist will be holding a Health Fair on September 10, 2022.

Commissioner Gilmore reminded the Commission of Freedom Fest taking place in Historic Downtown Mansfield on September 11, 2022.

11. STAFF ANNOUNCEMENTS

12. ADJOURNMENT OF MEETING

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

Aye: 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore;
David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

With no further business, Chairman Knight adjourned the meeting at 8:25 p.m.

Kent Knight, Chairman

Jennifer Johnston, Development Coordinator



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STAFF REPORT

File Number: 22-4906

Agenda Date: 9/19/2022

Version: 1

Status: Consent

In Control: Planning and Zoning Commission

File Type: Plat

Agenda Number:

Title

SD#22-035: Preliminary Plat of Parkside Estates on 14.156 acres; Bannister Engineering, LLC., engineer and Skorburg Company, developer.

Description/History

Parkside Estates Consists of 128 residential townhome lots, 1 commercial lot, and 13 open space lots. As the project is alley served, there are also 3 alley lots that are shown with this Preliminary Plat.

The lots comply with the minimum lot width, depth and area required by the approved Parkside Estates PD standards. The plat meets the requirements of the Subdivision Control Ordinance.

A preliminary plat shows the proposed layout of a subdivision and is not a recorded plat. No signatures are required on a preliminary plat.

Recommendation

Staff recommends approval.

Attachments:

Location Map

Site Plan

Preliminary Plat



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.

ZC#22-013

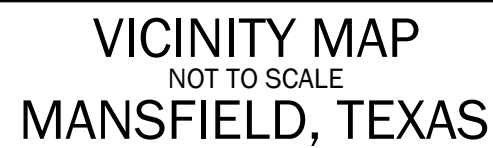
9/13/2022



SD#22-035

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9/13/2022



LEGEND

N NORTH
S SOUTH
E EAST
W WEST
" DEGREES
" MINUTES/FEET
" SECONDS/INCHES

D.R.T.C.T.
DEED RECORDS
TARRANT COUNTY, TEXAS

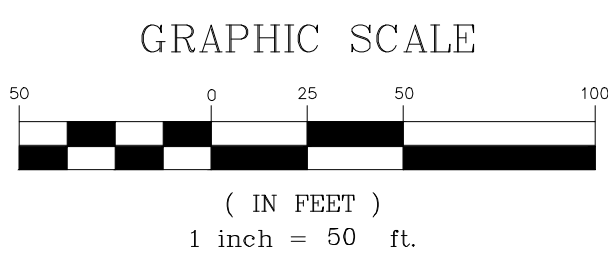
P.R.T.C.T.
PLAT RECORDS
TARRANT COUNTY, TEXAS

O.P.F.C.T.C.
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

B.L.
BUILDING LINE
◆ = STREET NAME CHANGE

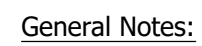
C.A. & U.E.
COMMON ACCESS
AND UTILITY EASEMENT

U.E.
UTILITY EASEMENT

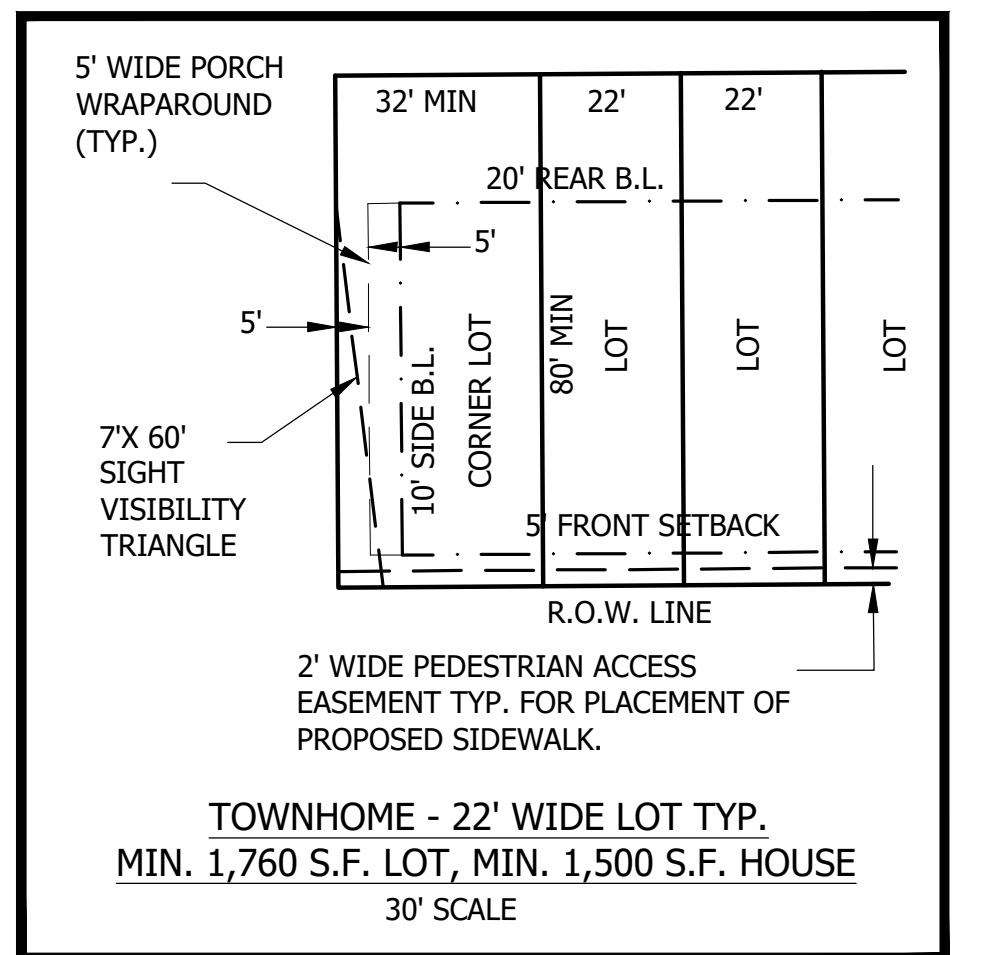


CCAL WALNUT CREEK PRIVATE
SCHOOL, LLC
INSTRUMENT NUMBER D214241788
O.P.R.T.C.T.
ZONED: C-2

PLACE OF
BEGINNING
FOUND 1/2" CAPPE
IRON ROD STAMPE
"WEIR & ASSOC. INC
NAD-1983 COORDIN
SYSTEM (2011)
TEXAS NORTH CENTRAL
GRID COORDINATES



1. All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). Based on City of Mansfield GPS Monument Number 7-07. All distances shown herein are surface distances.
 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.
 3. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48493C0460K, dated September 25, 2009. The property appears to lie within Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone and within Zone "X" (Shaded), defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot of with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
 4. The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
 5. This plat does not alter or remove existing covenants or restrictions, if any, on this property.
 6. Lot 1X allows pedestrian access to Lot 1X, Block 3 allows pedestrian access.
 7. All Private Common Access Easements are to be maintained by the Home Owner's Association and to serve Parkside Estates and Lot 23X, Block 3.
 8. The Common Access Easements serve Parkside Estates and Lot 1, Block 6.
 9. No trees, bushes, fences, walls or anything over 2' in height is allowed within the visibility triangles/easements.
 10. Lot 9X, Block 3 will allow for emergency access.
- 10. See Line Table and Curve Table on Sheet No. 2**



PRELIMINARY PLAT

PARKSIDE ESTATES

14.156 acres out of the
Henry McGehee Survey, Abstract Number 998
City of Mansfield, Tarrant County, Texas
128 Residential Lots, 13 Open Space Lots, 3 Alley Lots and 1 Commercial Lot

Preparation Date: June 2022
Revision Date: September 2022

SHEET 1 OF 3

SD#22-035

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER:
PARKSIDE VILLAS LOT VENTURE, LTD.
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TEXAS 75225
JOHN ARNOLD - DIRECTOR
PHONE: 214-888-8859

DEVELOPER:
PARKSIDE VILLAS LOT VENTURE, LTD.
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TEXAS 75225
HUMBERTO JOHNSON JR. PE
SKORBURG COMPANY

B:\Clients\090 (Sherburg Development)\090-22-005 (Parkside Townhome - Mansfield)\Survey see 090-21-013\090-22-005 Plat.dwg
9/1/2022 7:45:59 AM

OWNERS DEDICATION:

WHEREAS, **PARKSIDE VILLAS LOT VENTURE, LTD.**, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 14.156 acres (616,621 square feet) of land in the Henry McGehee Survey, Abstract No. 998, City of Mansfield, Tarrant County, Texas; said 14.156 acres (616,621 square feet) of land being all of that certain tract of land described in a Special Warranty Deed to PARKSIDE VILLAS LOT VENTURE, LTD. (hereinafter referred to as PARKSIDE VILLAS LOT VENTURE tract), as recorded in Instrument Number D222137091, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said 14.156 acres (616,621 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod with plastic cap stamped "WEIR & ASSOC. INC." found for the Southwest corner of said PARKSIDE VILLAS LOT VENTURE tract, same being the Northwest corner of that certain tract of land described as North Park, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D204096481, O.P.R.T.C.T., same also being the existing Easterly right-of-way line of North Walnut Creek Drive (variable width right-of-way);

THENCE North 03 degrees 37 minutes 08 seconds West with the common line between said PARKSIDE VILLAS LOT VENTURE tract and the existing Easterly right-of-way line of North Walnut Creek Drive, a distance of 546.90 feet to a one-half inch iron rod with plastic cap stamped "WEIR & ASSOC. INC." found for corner, same being an angle point in the Westerly line of said PARKSIDE VILLAS LOT VENTURE tract;

THENCE North 07 degrees 10 minutes 33 seconds West with the common line between said PARKSIDE VILLAS LOT VENTURE tract and the existing Easterly right-of-way line of North Walnut Creek Drive, a distance of 134.42 feet to a one-half inch iron rod with plastic cap stamped "BEASLEY" found for corner, same being the beginning of a curve to the left, whose long chord bears North 12 degrees 53 minutes 36 seconds West, a distance of 50.42 feet;

THENCE Northerly, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and the existing Easterly right-of-way line of North Walnut Creek Drive, with said curve to the left, having a radius of 252.69 feet, through a central angle of 11 degrees 27 minutes 05 seconds, for an arc distance of 50.50 feet to a one-half inch iron rod with plastic cap stamped "BEASLEY" found for corner, same being the beginning of a non-tangent curve left, whose long chord bears North 21 degrees 44 minutes 53 seconds West, a distance of 87.98 feet;

THENCE Northerly, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and the existing Easterly right-of-way line of North Walnut Creek Drive, with said non-tangent curve to the left, having a radius of 806.00 feet, through a central angle of 06 degrees 15 minutes 27 seconds, for an arc distance of 88.03 feet to a one-half inch iron rod with plastic cap stamped "BEASLEY" found for corner, same being the beginning of a non-tangent curve to the right, whose long chord bears North 17 degrees 21 minutes 20 seconds East, a distance of 91.42 feet;

THENCE Northeasterly, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and the existing Easterly right-of-way line of North Walnut Creek Drive, with said curve to the right, having a radius of 68.00 feet, through a central angle of 84 degrees 28 minutes 11 seconds, for an arc distance of 100.25 feet to a one-half inch iron rod found for corner in the existing South right-of-way line of East Debbie Lane (variable width right-of-way);

THENCE North 59 degrees 33 minutes 40 seconds East with the common line between said PARKSIDE VILLAS LOT VENTURE tract and the existing South right-of-way line of said East Debbie Lane, a distance of 113.05 feet to a one-half inch iron rod with plastic cap stamped "WEIR & ASSOC. INC." found for corner;

THENCE North 60 degrees 28 minutes 30 seconds East, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and the existing South right-of-way line of said East Debbie Lane, a distance of 62.00 feet to a one-half inch iron rod with plastic cap stamped "WEIR & ASSOC. INC." found for corner, same being the beginning of a non-tangent curve to the right, whose long chord bears North 61 degrees 36 minutes 06 seconds East, a distance of 14.30 feet;

THENCE Easterly with the common line between said PARKSIDE VILLAS LOT VENTURE tract and the existing South right-of-way line of said East Debbie Lane, with said non-tangent curve to the right, having a radius of 1940.00 feet, through a central angle of 00 degrees 25 minutes 21 seconds, for an arc distance of 14.30 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner in the existing South right-of-way line of said East Debbie Lane, as recorded in Instrument Number D220286670, O.P.R.T.C.T.;

THENCE North 68 degrees 11 minutes 57 seconds East, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and the existing South right-of-way line of said East Debbie Lane, a distance of 101.13 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

THENCE North 62 degrees 37 minutes 01 second East, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and the existing South right-of-way line of said East Debbie Lane, a distance of 64.61 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the existing Northwest corner of that certain tract of land described in a Special Warranty Deed to Mansfield Independent School District (hereinafter referred to as Mansfield ISD tract), as recorded in Instrument Number D220097207, O.P.R.T.C.T.;

THENCE South 73 degrees 52 minutes 46 seconds East, departing the existing South right-of-way line of said East Debbie Lane, with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Mansfield ISD tract, a distance of 21.76 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

THENCE South 30 degrees 22 minutes 34 seconds East, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Mansfield ISD tract, a distance of 37.05 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the left, whose long chord bears South 75 degrees 22 minutes 29 seconds East, a distance of 133.64 feet;

THENCE Easterly, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Mansfield ISD tract, with said curve to the left, having a radius of 94.50 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 148.44 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

THENCE North 59 degrees 37 minutes 26 seconds East, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Mansfield ISD tract, a distance of 126.70 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the right, whose long chord bears South 75 degrees 22 minutes 31 seconds East, a distance of 41.72 feet;

THENCE Easterly, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Mansfield ISD tract, with said curve to the right, having a radius of 29.50 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 46.34 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

THENCE South 30 degrees 22 minutes 32 seconds East, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Mansfield ISD tract, a distance of 427.76 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the right, whose long chord bears South 22 degrees 42 minutes 17 seconds East, a distance of 58.07 feet;

THENCE Southeasterly, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Mansfield ISD tract, with said curve to the right, having a radius of 217.50 feet, through a central angle of 15 degrees 20 minutes 33 seconds, for an arc distance of 58.24 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

THENCE South 15 degrees 02 minutes 51 seconds East, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Mansfield ISD tract, a distance of 55.29 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a non-tangent curve to the left, whose long chord bears South 22 degrees 29 minutes 32 seconds East, a distance of 73.34 feet;

THENCE Southeasterly, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Mansfield ISD tract, with said curve to the left, having a radius of 282.50 feet, through a central angle of 14 degrees 54 minutes 59 seconds, for an arc distance of 73.55 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner in the Southeasterly line of said PARKSIDE VILLAS LOT VENTURE tract, same being the Northwesterly line of that certain tract of land described as Lot 1, Block 1 of the aforesaid North Park (hereinafter referred to as Lot 1);

THENCE South 59 degrees 35 minutes 21 seconds West with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Lot 1, a distance of 982.28 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 14.156 acres (616,621 square feet) of land.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	81.83'	175.00'	26°47'31"	S17° 00' 54"E	81.09'
C2	81.83'	175.00'	26°47'31"	S17° 00' 54"E	81.09'
C3	39.29'	25.00'	90°02'07"	N75° 23' 36"W	35.37'
C4	55.56'	207.50'	15°20'31"	N22° 42' 19"W	55.40'
C5	39.40'	292.50'	7°43'01"	N18° 55' 12"W	39.37'
C6	31.63'	22.00'	82°22'04"	N18° 24' 19"E	28.97'
C7	46.92'	175.00'	15°21'48"	N22° 43' 45"W	46.78'
C8	9.25'	150.00'	3°32'03"	N5° 23' 10"W	9.25'
C9	22.08'	150.00'	8°26'01"	N11° 22' 12"W	22.06'
C10	28.36'	150.00'	10°50'02"	N21° 00' 13"W	28.32'
C12	43.96'	150.00'	16°47'31"	S67° 59' 06"W	43.80'
C13	3.49'	200.00'	1°00'02"	N4° 07' 09"W	3.49'
C14	27.63'	200.00'	7°54'51"	N8° 34' 35"W	27.60'
C15	16.01'	302.46'	3°02'01"	N19° 56' 21"W	16.01'
C16	17.74'	302.46'	3°21'41"	N16° 44' 30"W	17.74'
C17	22.58'	175.00'	7°23'33"	S72° 25' 08"W	22.56'
C18	22.12'	175.00'	7°14'28"	S65° 06' 07"W	22.10'
C19	20.99'	130.00'	9°15'02"	S1° 10' 18"E	20.97'
C20	47.77'	160.00'	17°06'19"	S5° 15' 22"E	47.59'

Line Table		
Line #	Length	Direction
L1	28.75'	S3° 17' 47"W
L2	8.02'	S3° 37' 08"E
L3	44.35'	S76° 22' 52"W
L4	15.83'	S21° 56' 00"W
L5	2.68'	S59° 35' 21"W
L6	12.12'	N67° 43' 45"W
L7	9.02'	N59° 35' 21"E
L8	10.00'	N59° 35' 24"E
L9	12.13'	S67° 43' 43"E
L10	11.22'	S15° 00' 26"E
L11	16.08'	S27° 59' 06"W
L12	0.95'	S27° 59' 06"W
L13	14.14'	N75° 24' 39"W
L14	14.14'	N14° 35' 21"E
L15	10.48'	S62° 00' 54"E
L17	15.43'	N20° 03' 29"E
L18	14.14'	S75° 24' 39"E
L19	14.14'	S14° 35' 21"W
L20	14.12'	N75° 23' 36"W
L21	14.09'	N14° 36' 24"E
L22	14.14'	S75° 24' 39"E
L23	10.00'	S86° 22' 52"W
L24	14.14'	N14° 35' 21"E
L25	14.14'	S75° 24' 39"E
L26	14.14'	N14° 35' 21"E
L27	10.56'	S62° 16' 56"E
L28	21.21'	S41° 22' 52"W
L29	21.86'	S50° 23' 51"E
L30	9.55'	N86° 22' 52"E
L31	14.14'	N75° 23' 36"W
L32	14.14'	S14° 35' 21"W
L33	14.14'	N75° 24' 39"W
L34	45.67'	S13° 48' 31"E

LOT SUMMARY TABLE			
PARKSIDE ESTATES	NO.	AC.	S.F.
GROSS SITE AREA		14.156	616,621
RIGHT-OF-WAY		3.170	138,100
COMMERCIAL LOTS	1	2.031	88,469
TOWNHOME LOTS	128	5.993	261,063
OPEN SPACE LOTS	13	1.592	69,351
ALLEY LOTS	3	0.772	33,644
TOTAL:	146		

PRELIMINARY PLAT

PARKSIDE ESTATES

14.156 acres out of the

Henry McGehee Survey, Abstract Number 998

City of Mansfield, Tarrant County, Texas

128 Residential Lots, 13 Open Space Lots, 3 Alley Lots and 1 Commercial Lot

Preparation Date: June 2022

Revision Date: September 2022

SHEET 2 OF 3

SD#22-035

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER:
PARKSIDE VILLAS LOT VENTURE, LTD.
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TEXAS 75225
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 214-888-8859

DEVELOPER:
PARKSIDE VILLAS LOT VENTURE, LTD.
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TEXAS 75225
HUMBERTO JOHNSON JR. PE
SKORBURG COMPANY

B:\Clients\090 (Sherburg Development)\090-22-005 (Parkside Townhome - Mansfield)\Survey see 090-21-013\090-22-005 Plat.dwg
9/1/2022 7:47:47 AM

BLOCK 1		
Lot Area Table		
Lot #	Square Feet	Acreage
1	2600	0.060
2	1760	0.040
3	1760	0.040
4	1760	0.040
5	1760	0.040
6	2200	0.051
7	2200	0.051
8	1760	0.040
9	1760	0.040
10	1760	0.040
11	2225	0.051
12X	31434	0.722

BLOCK 2		
Lot Area Table		
Lot #	Square Feet	Acreage
1X	1787	0.041
2	2600	0.060
3	1760	0.040
4	2150	0.049
5X	2116	0.049
6	2600	0.060
7	1760	0.040
8	1760	0.040
9	1760	0.040
10	2150	0.049
11	2600	0.060
12	1760	0.040
13	1760	0.040
14	2200	0.051
15	2200	0.051
16	1760	0.040
17	1760	0.040
18	2200	0.051
19	2200	0.051
20	1760	0.040
21	1760	0.040
22	2150	0.049
23X	11501	0.264
24	2600	0.060
25	1760	0.040
26	1760	0.040
27	2200	0.051
28	2200	0.051
29	1760	0.040
30	1760	0.040
31	2200	0.051
32	2200	0.051
33	1760	0.040
34	1760	0.040
35	2150	0.049
36	2150	0.049
37	1760	0.040
38	1760	0.040
39	1760	0.040
40	2718	0.062
41	2718	0.062
42	1760	0.040
43	1760	0.040
44	1760	0.040
45	2150	0.049
46	2150	0.049
47	1760	0.040
48	1760	0.040
49	1760	0.040
50	2675	0.061
51X	1402	0.032
52	2895	0.066
53	1858	0.043
54	1780	0.041
55	2200	0.051
56	2200	0.051
57	1760	0.040
58	1760	0.040
59	2150	0.049
60X	1376	0.032
61	2200	0.051
62	1760	0.040
63	1760	0.040
64	1760	0.040
65	2200	0.051
66	2200	0.051
67	1760	0.040
68	1760	0.040
69	1760	0.040
70	2200	0.051

BLOCK 3		
Lot Area Table		
Lot #	Square Feet	Acreage
1X	834	0.019
2	2181	0.050
3	1763	0.040
4	1760	0.040
5	2482	0.057
6	2649	0.061
7	1829	0.042
8	2702	0.062
9X	3816	0.088
10	2704	0.062
11	1831	0.042
12	1831	0.042
13	1831	0.042
14	2290	0.053
15	2290	0.053
16	1832	0.042
17	1833	0.042
18	2291	0.053
19	2292	0.053
20	1834	0.042
21	1834	0.042
22	2662	0.061
23X	2460	0.056
24X	17202	0.395

BLOCK 4		
Lot Area Table		
Lot #	Square Feet	Acreage
1	2592	0.059
2	1760	0.040
3	1760	0.040
4	1760	0.040
5	1760	0.040
6	1760	0.040
7	2200	0.051
8X	2638	0.061
9	2200	0.051
10	1760	0.040
11	1760	0.040
12	2200	0.051
13	2200	0.051
14	1760	0.040
15	1760	0.040
16	1760	0.040
17	3198	0.073
18X	8792	0.202

BLOCK 5		
Lot Area Table		
Lot #	Square Feet	Acreage
1	2796	0.064
2	1811	0.042
3	1808	0.042
4	2151	0.049
5X	7349	0.169

BLOCK 2		
Lot Area Table		
Lot#	Square Feet	Acreage
71	2200	0.051
72	1760	0.040
73	1760	0.040
74	2200	0.051
75	2638	0.061
76	2200	0.051
77	1760	0.040
78	1760	0.040
79	2200	0.051
80	2200	0.051
81	1760	0.040
82	1760	0.040
83	1800	0.041
84X	1552	0.036
85X	33644	0.772

PRELIMINARY PLAT
PARKSIDE ESTATES
14.156 acres out of the
Henry McGehee Survey, Abstract Number 998
City of Mansfield, Tarrant County, Texas
128 Residential Lots, 13 Open Space Lots, 3 Alley Lots and 1 Commercial Lot
Preparation Date: June 2022
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SHEET 3 OF 3

SD#22-035

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SKORBURG COMPANY



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 22-4903

Agenda Date: 9/19/2022

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Plat

Agenda Number:

Title

SD #22-044: Public hearing on a replat to create Lots 12R1 and 12R2, Block 1, The Shops at Broad Street on approximately 4.22 acres located at 645 N US 287, Shops at Broad, LLC owner and Eagle Surveying, LLC, surveyor

Description/History

The purpose of this replat is to create two separate lots for commercial development in the Shops at Broad Street subdivision.

Although the digital copy of the plat in the Commission's packet has no signatures, the filing copy has been signed. The plat meets the requirements of the Subdivision Control Ordinance.

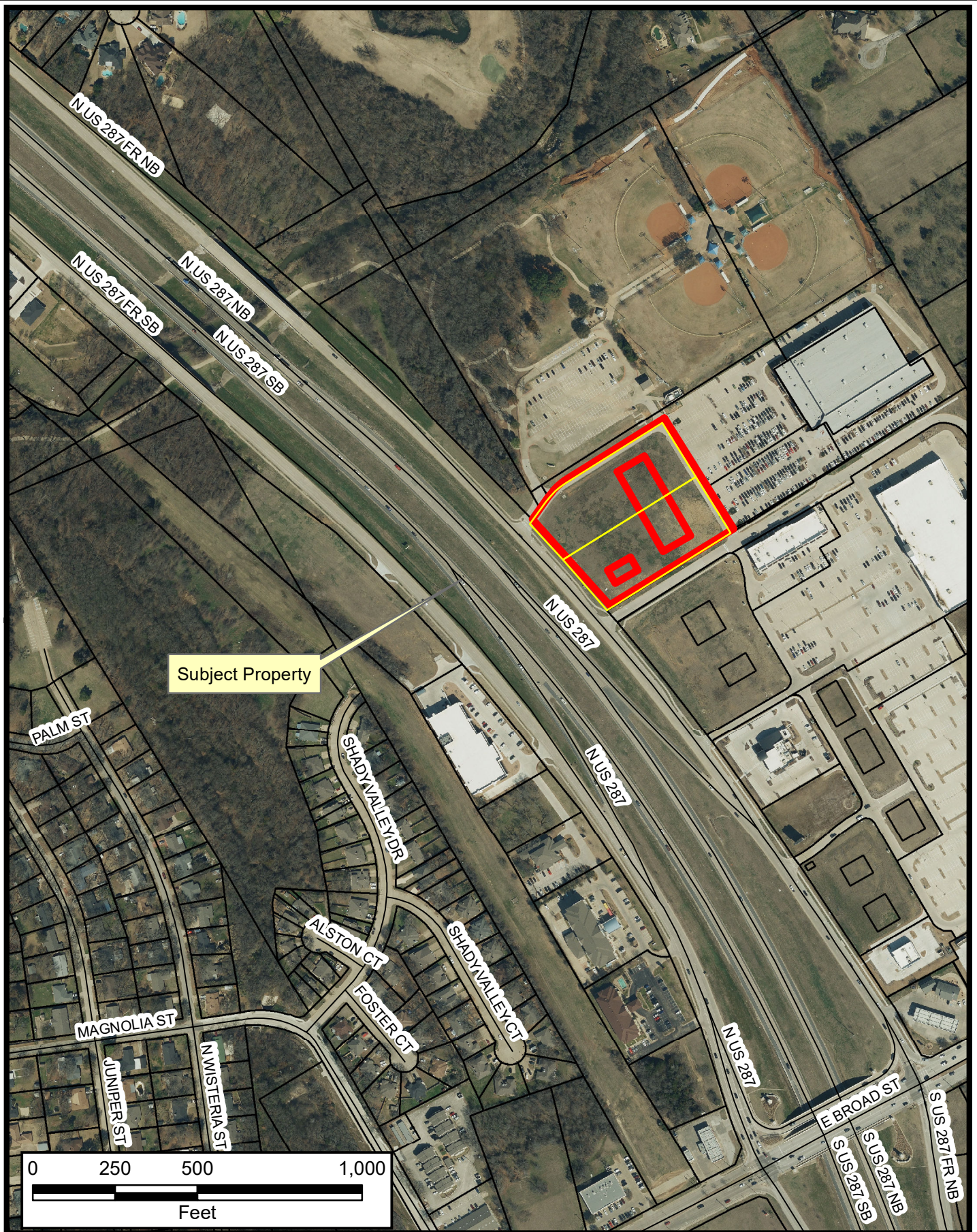
Recommendation

Staff recommends approval.

Attachments

Location Map

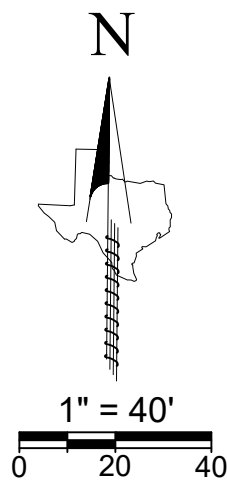
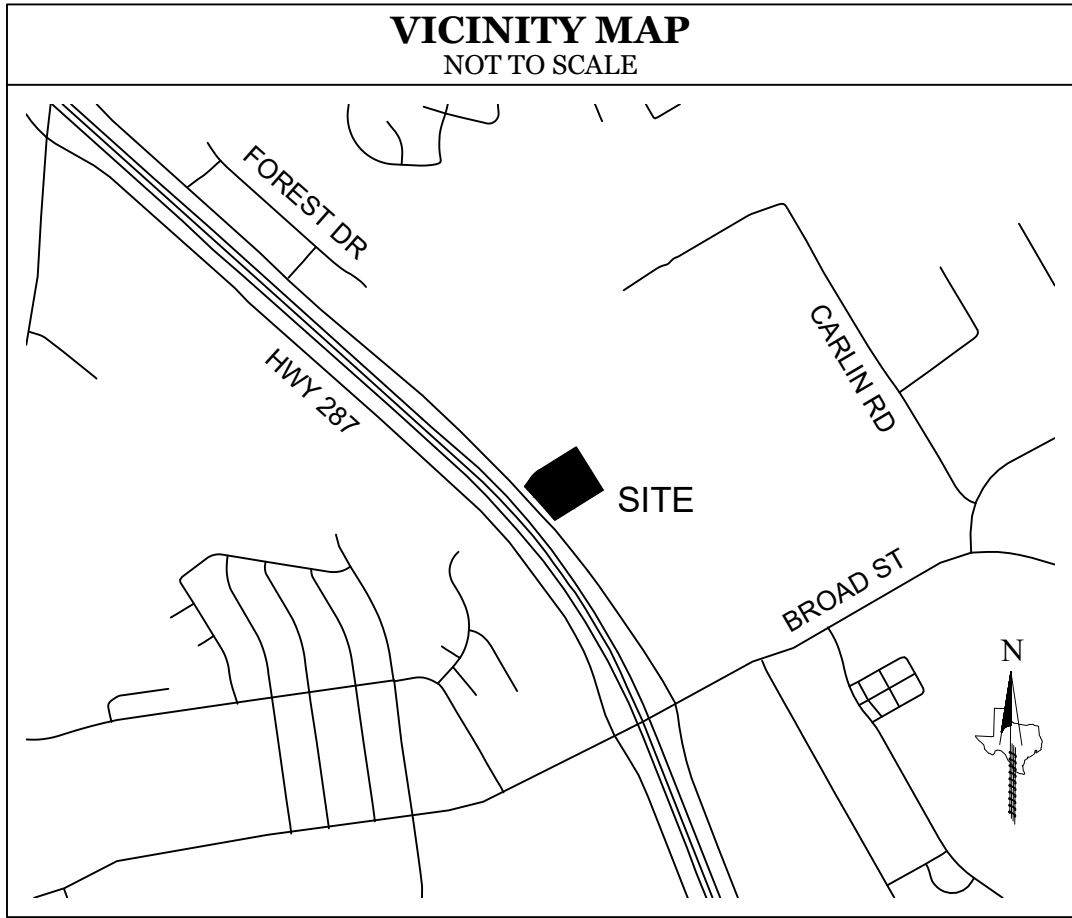
Replat



SD#22-044

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.

9/13/2022



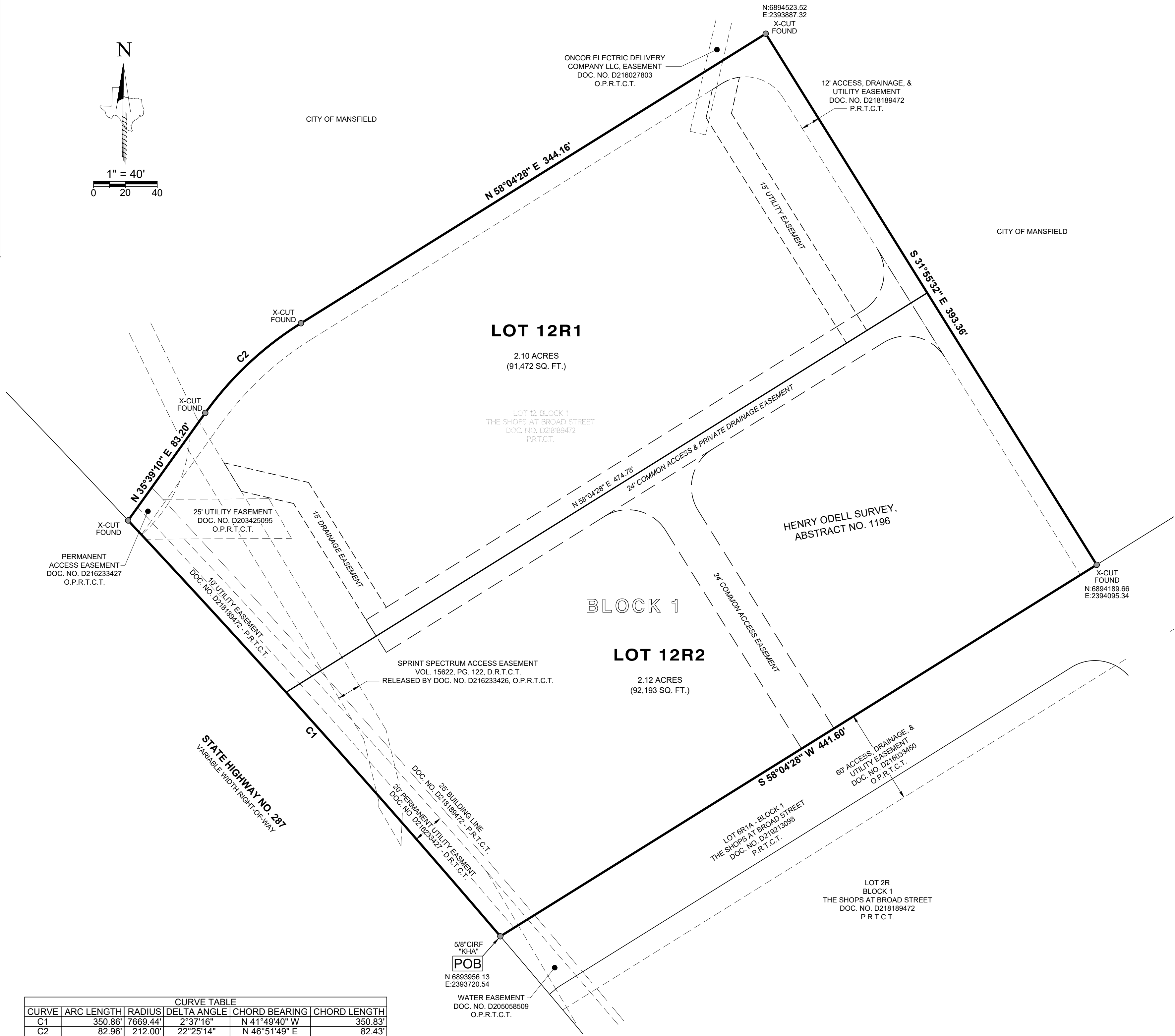
- GENERAL NOTES**
- The purpose of this replat is to create two lots of record from part of an existing lot of record and dedicate easements.
 - This property is located in Zone "X" (Unshaded) according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009, as shown on Map Number 48439C0480K.
 - The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011) Texas North Central (Zone 4202).
 - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - The common access easement is for the use of Lots 12R1 and 12R2. No improvements shall be made that impede ingress and egress along this easement.
 - The common access easement shall be maintained by the property owners.

LEGEND

IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
POB	POINT OF BEGINNING
VOL.	VOLUME
PCL	PAGE
DOC. NO.	DOCUMENT NUMBER
P.R.T.C.T.	PLAT RECORDS,
	TARRANT COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS,
	TARRANT COUNTY, TEXAS

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	350.86'	7669.44'	2°37'16"	N 41°49'40" W	350.83'
C2	82.96'	212.00'	22°25'14"	N 46°51'49" E	82.43'



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **SHOPS AT BROAD, LLC**, is the owner 4.22 acre tract of land out of the Henry Odell Survey, Abstract Number 1196, Tarrant County, Texas, in the City of Mansfield, Tarrant County, Texas, being all of Lot 12, Block 1, of The Shops at Broad Street, a subdivision of record in Document Number D218189472 of the Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds, as follows:

BEGINNING, at a 5/8" iron rod with cap stamped "KHA" found in the East right-of-way line of State Highway 287, being the Northwest corner of Lot 6R1A, Block 1 of The Shops at Broad Street, a subdivision of record in Document Number D219213098 of said Plat Records, also being the Southwest corner of said Lot 12, and also being the beginning of a non-tangent curve to the left;

THENCE, along the East right-of-way line of State Highway 287, being the common West line of said Lot 12, along said non-tangent curve to the left, having a radius of 7669.44 feet, a chord bearing of N41°49'40"W, a chord length of 350.83 feet, a delta angle of 02°37'16", an arc length of 350.86 feet to an X cut found at the Northwest corner of said Lot 12;

THENCE, along the North line of said Lot 12 the following three courses and distances:

- N35°39'10"E, a distance of 83.20 feet to an X cut found at the beginning of a tangent curve to the right;
- Along said tangent curve to the right, having a radius of 212.00 feet, a chord bearing of N46°51'49"E, a chord length of 82.43 feet, a delta angle of 22°25'14", an arc length of 82.96 feet to an X cut found;
- N58°04'28"E, a distance of 344.16 feet to an X cut found at the Northeast corner of said Lot 12;

THENCE, S31°55'32"E, along the East line of said Lot 12, a distance of 393.36 feet to an X cut found in the North line of said Lot 6R1A, being the Southeast corner of said Lot 12;

THENCE, S58°04'28"W, along the North line of said Lot 6R1A, being the common South line of said Lot 12, a distance of 441.60 feet to the **POINT OF BEGINNING** and containing an area of 4.22 Acres, or (183,666 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **SHOPS AT BROAD, LLC**, being the sole owner of the above described parcel, does hereby adopt the herein above described property as **LOTS 12R1 & 12R2, BLOCK 1, THE SHOPS AT BROAD STREET**, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

OWNER: **SHOPS AT BROAD, LLC**

BY: _____ Signature _____ Date _____

BY: _____ Printed Name/Title _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

"This is to certify that I, **MATTHEW RAABE**, a registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground. **PRELIMINARY** is, 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 for the **underlying alienation and conveyance**." purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402 _____ Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

Notary Public in and for the State of Texas

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.

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY OF MANSFIELD, TEXAS.

APPROVED BY: _____ 2022 P & Z COMMISSION CHAIRMAN

ATTEST: _____ 2022 PLANNING & ZONING SECRETARY

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009
brad@eaglesurveying.com

ENGINEER
Development Engineering
Consultants, LLC
5300 Town & Country Blvd, Suite 150
Frisco, TX 75034
(469) 850-0060

OWNER
Shops at Broad, LLC
3060 Peachtree Road, Suite 1450
Atlanta, GA, 30305

EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

Project	2203.051-03
Date	08/30/2022
Drafter	TAR

CASE NO. SD#22-044

FINAL PLAT
LOTS 12R1 & 12R2, BLOCK 1
THE SHOPS AT BROAD STREET

BEING A REVISION OF LOTS 12 AND 2, BLOCK 1
THE SHOPS AT BROAD STREET, ACCORDING TO THE PLAT
RECORDED IN DOCUMENT NUMBER D218189472, P.R.T.C.T.
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
2 LOTS
4.22 ACRES
AUGUST 2022

This plat is recorded in Instrument Number _____, dated _____



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 22-4901

Agenda Date: 9/19/2022

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Case

Agenda Number:

Title

ZC#22-013: Public hearing for a zoning change from C2, Community Business District to D, Downtown District (D-3, Urban Center Zone), on approximately 1.690 acres out of the W.C. Price Survey, Abstract No. 1240, Tarrant County, TX, located at 700 E. Broad St.; City of Mansfield, owner/applicant

Description/History

Existing Use: Commercial and Vacant

Existing Zoning: C-2, Community Business District

Land Use Plan: Sub-Area 3

Surrounding Land Use & Zoning:

North - Retail, office, restaurant, Church, C-2

South - Single-family residential, SF 7.5/12, Single Family Residential District

East - Commercial building, C-2 and Single-family residential, SF 7.5/12

West - Residential, D (SD-1 zone) and Storage buildings, C-2

Thoroughfare Plan Specification:

E. Broad Street - A 4-lane divided arterial street

Synopsis

The proposed rezoning is consistent with the Official Land Use Plan and compatible with surrounding land uses.

Staff Analysis

The subject property consists of nine parcels of land totaling 1.690 acres. The applicant (City of Mansfield) is proposing to rezone the entire property to the D-3 zone to stimulate future development within the area.

The D-3 zone is compatible with the existing commercial and residential uses along E. Broad Street in the Historic Downtown. The D-3 zone will provide new opportunities that will complement the surrounding residential uses to the east and south of this property. New construction on this property must comply with the development standards of the D, Downtown District and a site and building plan approved by Staff will be required prior to plat approval or issuance of a building permit.

The property falls within the Sub-Area 3 of the Official Land Use Plan. In this Sub-area, more opportunities exist for mixed uses in the downtown core/heart of the City. It also

encourages continued and intentional efforts to preserve the Historic Downtown and associated residential properties in close proximity.

This property is located next to single-family uses to the south and some parts of the east and C-2 zoning to the north and west. This section of E. Broad Street is under exploration for inclusion into the D, Downtown District to encourage diverse uses leading into the Historic Downtown.

Summary

The property is currently zoned C-2, Community Business District, and rezoning it to the D, Downtown District (D-3 zone), will not be a deviation from the land use plan especially with the E. Broad Street under exploration for inclusion into the D District and its proximity to the Historic downtown district.

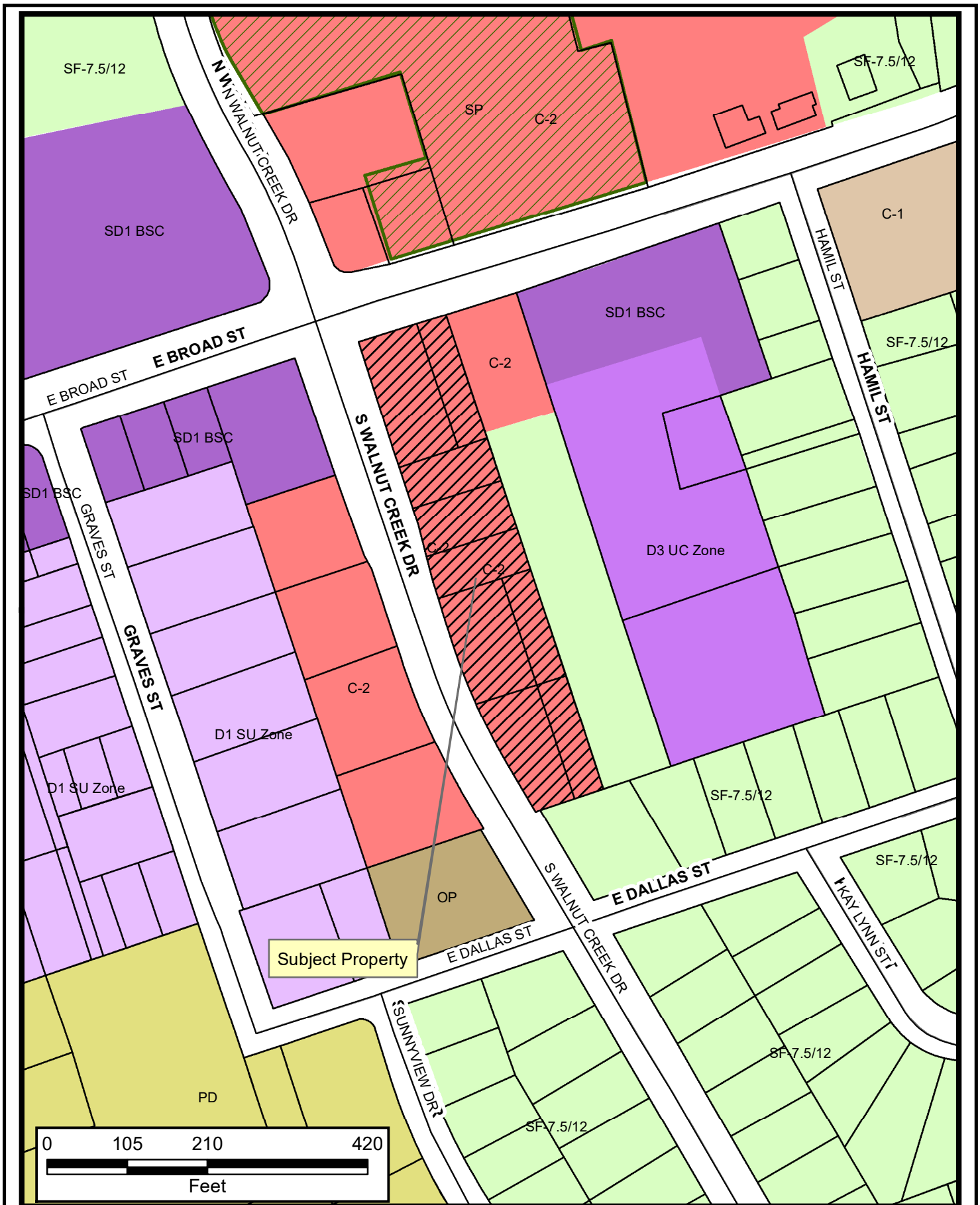
Recommendation

Staff recommends approval.

Attachments

Maps and Supporting Information
Exhibit A





Property Owner Notification for ZC#22-013

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
CARY ADDITION	BLK 1	MORENO, JOANN	117 S BURNET ST	BREMOND, TX	76629
HILLCREST ADDITION - MANSFIELD	BLK 5	VAN CURINE, STACY	300 KAY LYNN ST	MANSFIELD, TX	76063-2002
HILLCREST ADDITION - MANSFIELD	BLK 6	ASHLER PROPERTIES LLC	PO BOX 4738	DALLAS, TX	75208
HILLCREST ADDITION - MANSFIELD	BLK 6	BIG TIME PROPERTY INVESTMENTS	3101 E ABRAM ST	ARLINGTON, TX	76010
HILLCREST ADDITION - MANSFIELD	BLK 6	HALL, JOE	1050 MCCAMPBELL RD	MANSFIELD, TX	76063-5305
HILLCREST WEST ADDITION	BLK 1	HERNANDEZ, ELEAZAR L	1700 MARTINIQUE DR	MANSFIELD, TX	76063-8546
HILLCREST WEST ADDITION	BLK 2	GUERRERO-GALVAN, JOSE G	300 S WALNUT CREEK DR	MANSFIELD, TX	76063
LEE'S BROAD ADDITION	BLK 1	HART SYSTEMS INC	PO BOX 40888	FORT WORTH, TX	76140-0888
LEE'S BROAD ADDITION	BLK 1	MILL HAVEN WEST LLC	8760 COUNTY ROAD 612	MANSFIELD, TX	76063
LEE'S BROAD ADDITION	BLK 1	MANSFIELD ISD	203 HILLCREST ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 17	MANSFIELD, ISD	605 E BROAD ST	MANSFIELD, TX	76063-1766
MANSFIELD, CITY OF	BLK 18	JML INVESTMENTS LTD	225 MAN O WAR CT	BURLESON, TX	76028-7934
MANSFIELD, CITY OF	BLK 20	JBK REALTY LLC	7240 RETTA MANSFIELD RD	MANSFIELD, TX	76063-4702
MANSFIELD, CITY OF	BLK 20	BRENNAND LAZY H RANCH LTD	4900 WOODWAY DR STE 1125	HOUSTON, TX	77056
MANSFIELD, CITY OF	BLK 20	BRENNAND LAZY H RANCH LTD	4900 WOODWAY DR STE 1125	HOUSTON, TX	77056
MANSFIELD, CITY OF	BLK 20	BRENNAND LAZY H RANCH LTD	4900 WOODWAY DR STE 1125	HOUSTON, TX	77056
MANSFIELD, CITY OF	BLK 20	BRENNAND LAZY H RANCH LTD	4900 WOODWAY DR STE 1125	HOUSTON, TX	77056
MANSFIELD, CITY OF	BLK 20	BRENNAND LAZY H RANCH LTD	4900 WOODWAY DR STE 1125	HOUSTON, TX	77056
MANSFIELD, CITY OF	BLK 20	BRENNAND LAZY H RANCH LTD	4900 WOODWAY DR STE 1125	HOUSTON, TX	77056

Wednesday, September 07, 2022

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Property Owner Notification for ZC#22-013

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 20	BRENNAND LAZY H RANCH LTD	4900 WOODWAY DR STE 1125	HOUSTON, TX	77056
MANSFIELD, CITY OF	BLK 20	BRENNAND LAZY H RANCH LTD	4900 WOODWAY DR STE 1125	HOUSTON, TX	77056
MANSFIELD, CITY OF	BLK 20	BRENNAND LAZY H RANCH LTD	4900 WOODWAY DR STE 1125	HOUSTON, TX	77056
MANSFIELD, CITY OF	BLK 21	HERNANDEZ, JACINTA	107 GRAVES ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 21	VOISARD, KEN	203 GRAVES ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 21	MANCHA, PABLO	301 GRAVES ST	MANSFIELD, TX	76063-2058
NOLES, R S REVISION	LOT A	D D BENSON DEVELOPMENT LLC	4215 RUANO CT	ARLINGTON, TX	76001
NOLES, R S REVISION	LOT R4F	D D BENSON DEVELOPMENT LLC	4215 RUANO CT	ARLINGTON, TX	76001
SMITH, VELMA EST	LOT 1	HOCK, BRENT L	608 E BROAD ST	MANSFIELD, TX	76063-1767
SMITH, VELMA EST	LOT 2	NEXGEN ENTERPRISES LLC	580 VILLAGE BLVD SUITE 240	WEST PALM BEACH, FL	33409
SMITH, VELMA EST	LOT 3	WOOLDRIDGE FAMILY LIMITED PART	2509 VISTA RIDGE DR	MANSFIELD, TX	76063
SMITH, VELMA EST	LOT 4	WOOLDRIDGE FAMILY LIMITED PART	2509 VISTA RIDGE DR	MANSFIELD, TX	76063
SMITH, VELMA EST	LOT 5	RUTLEDGE HOMES INC	658 E CANYON CREEK LN	WEATHERFORD, TX	76087-4055
SMITH, W ADDITION	BLK 1	INTERCON PARTNERS LTD	210 S WALNUT CRK DR STE 100	MANSFIELD, TX	76063-2016

EXHIBIT A

DESCRIPTION OF THE PROPERTY

Being all that certain tract or parcel of land situated in the W. Price Survey, Abstract No. 1240, Tarrant County, Texas, being 1.345 acres of land comprised of Lots 1-2, 15-19, 32-33, a portion of a 17.5 feet alley, a portion of a 15 feet alley and that portion of Lake Street (Reserved) out of Block 20 of the Town of Mansfield, according to the plat thereof recorded in Volume 63, page 53, Plat Records, Tarrant County, Texas and being more particularly described by mete and bounds and follows:

BEGINNING at the Northeast corner of the tract being described herein at a 1/2-inch iron rod found in the South right-of-way line of E. Broad Street for the Northwest corner of Lot 3R, Block 20, Town of Mansfield, according to the plat thereof recorded in Volume 388-213, Page 27, Plat Records, Tarrant County, Texas and the Northeast corner of said Lot 2, from which a 1-inch iron pipe found for the Northeast corner of said Lot 3R bears N72°10'22"E, a distance of 100.00 feet;

THENCE S17°49'38"E, with the West line of said Lot 3R and the East line of Lots 2, 15, 16, 17, 19 & 32, a distance of 650.86 feet to a 5/8" iron rod with plastic cap stamped "Landpoint" set (herein referred to capped iron rod set) in the North line of Lot 1, Block 1, Cary Addition, according to the plat thereof recorded in Cabinet B, Slide 2771, Plat Records, Tarrant County, Texas for the Southwest corner of said Lot 3R, the Southeast corner of said Lot 32 and the Southeast corner of said tract herein described;

THENCE S72°10'22"W, with the North line of said Lot 1, Block 1 and the South line of said Lots 32 & 33, passing at 83.25 feet a 1/2-inch iron rod found for the Northwest corner of said Lot 1, Block 1 and continuing on said course for a total distance of 90.00 feet to a capped iron rod set for the Southwest corner of said Lot 33 and the Southwest corner of said tract herein described, from which an "X" cut found for reference bears S30°59'38"E, a distance of 138.07 feet and an "X" cut found for reference bears S71°25'57"W, a distance of 70.79 feet;

THENCE N17°49'38"W, with the West line of said Lots 33, 18, 17, 16, 15 & 1, a distance of 650.86 feet to an "X" cut set in a concrete driveway, in the South right-of-way line of said E. Broad Street for the Northwest corner of said Lot 1 and the Northwest corner of said tract herein described;

THENCE N72°10'22"E, with the South right-of-way line of said E. Broad Street and the North line of said Lots 1 & 2, a distance of 90.00 feet to the POINT OF BEGINNING and containing 1.345 acres of land.

The herein referenced tract is referenced to State Plane Coordinates, Texas North Central Zone 4202.

EXHIBIT "A"

LEGAL DESCRIPTION

BEING 0.345 acres of land located in the area formerly known as Church Street, indicated on the plat of The Original Towne of Mansfield, recorded in Volume 63, Page 53 and 54 of the Plat Records of Tarrant County, Texas. Said 0.345 acres of land being more particularly described by metes and bounds, as follows.

BEGINNING at a 1/2" iron rod at the intersection of the Northeast right-of-way line of said Church Street and the Southeast right-of-way line of East Broad Street. Said Point of Beginning also being the West corner of Lot 1, Block 20 of The Original Towne of Mansfield, as recorded in Volume 63, Page 53 and 54 of the Plat Records of Tarrant County, Texas;

THENCE S 17° 42' 43" E 633.58 feet along the Northeast right-of-way line of said Church Street to a 1/2" iron rod at the intersection of the new right-of-way line of Walnut Creek Drive (a 70-foot wide right-of-way, increasing to an 82-foot wide right-of-way at East Broad Street);

THENCE along said new Northeast right-of-way line of Walnut Creek Drive, as follows:

1. N 29° 52' 09" W 60.99 feet to a 1/2" iron rod at the beginning of a curve to the Right;
2. NORTHWESTERLY 162.32 feet along said curve to the Right, having a radius of 765.00 feet, a central angle of 12° 09' 26" and a chord bearing N 23° 47' 26" W 162.02 feet to a 1/2" iron rod at the end of said curve;
3. N 17° 42' 43" W 62.60 feet to a 1/2" iron rod at the beginning of a curve to the Right;
4. NORTHWESTERLY 75.12 feet along said curve to the Right, having a radius of 940.00 feet, a central angle of 04° 34' 44" and a chord bearing N 15° 25' 21" W 75.10 feet to a 1/2" iron rod at the beginning of a curve to the Left;
5. NORTHWESTERLY 75.12 feet along said curve to the Left, having a radius of 940.00 feet, a central angle of 04° 34' 44" and a chord bearing N 15° 25' 21" W 75.10 feet to a 1/2" iron rod at the end of said curve;
6. N 17° 42' 43" W 200.11 feet to a 1/2" iron rod in the Southeast right-of-way line of aforesaid East Broad Street;

THENCE N 72° 07' 44" E 24.00 feet along the Southeast right-of-way line of said Broad Street to THE PLACE OF BEGINNING, containing 0.345 acres (15,033 square feet) of land.

SURVEYED ON THE GROUND
NOVEMBER 1, 1989

James L. Brittain
JAMES L. BRITTAIN, R.P.L.S.
STATE OF TEXAS NO. 1674



N

N 72° 07' 44" E

POINT OF
BEGINNING

520

WALNUT

Ver

Cor 2

4075

BLOCK 20

FRAME
GARAGE

10' ALLEY ABANDONED

LOT 15

copy

JAMES T. ORR
VOI

LOT 13 VOL. 633 PG 315

D.R.T.C.T

LOT 16

405 12

or 17

BLOCK

20	
----	--

7'

60718

LCR 19

605 25

OLD
BARBED
WIRE
FENCE

LAKE STREET

ABANDONED BY CITY ORDINANCE
NO. 407 VOL. 6919 PG 38

DRIFT

JAMES T. CRR
OL. 1511

VOL EGE PL ISO
OP

OPTOT

LOT 3.

40732

cc 31

ELCEN

تاریخ

N 29° 52' 09" W
60°

112-54800



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 22-4902

Agenda Date: 9/19/2022

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Case

Agenda Number:

Title

HLC#22-007 and HLC#22-010: Public hearing to consider a request for a Historic Landmark Overlay District designation for the Mansfield Cemetery, c. 1868, and the Mansfield Community Cemetery, (c. 1874), located at 750 W. Kimball Street; Mansfield Cemetery Association, owner and Mansfield Community Cemetery Association, owner

Description/History

Existing Use: Two historic cemeteries

Existing Zoning: SF-7.5/12 and PR

Surrounding Land Use & Zoning:

North - Single-family residences, McClendon Park East, PR, SF-7.5/12 and PD

South - Vacant and industrial, I-1

East - Mausoleum/cemetery, PD

West - Vacant and McClendon Park East, PR and I-1

Comments and Considerations

The Mansfield Cemetery Association and Mansfield Community Cemetery Association have requested a Historic Landmark Overlay District classification for the historic cemeteries at 750 W. Kimball Street. This designation will honor both cemeteries' historic significance. The property is zoned PR.

Approval of this designation will create the City's first Historic District containing more than one historic property. The district will not merge the cemeteries together; they will continue to be separate cemeteries with their individual historic identities and cemetery associations.

By city ordinance, landmark designation requests may only be made by the owner of the property. A landmark designation does not change the underlying zoning on the property.

Mansfield Cemetery

Ralph Man deeded the land for the 2.75-acre Cumberland section in 1874 to the Mansfield congregation of the Cumberland Presbyterian Church, but the land was first used for internment in 1868, when Julia Alice Boisseau Man, wife of Ralph S. Man and sister-in-law of Julian Feild, Mansfield's co-founders, was buried.

Inventories in 1950 and 1980 record 819 grave markers, but there also are large numbers of unmarked graves. Markers are typically granite, limestone and marble. Several Civil

War, World War I and World War II veterans are buried in the Mansfield Cemetery and the influenza outbreak at the end of World War I added many Mansfield residents to the cemetery. Many of Mansfield's early settlers and community leaders are buried in the Cumberland section, including Ralph Man.

The Cemetery is an officially recognized historic resource of the City of Mansfield.

Mansfield Community Cemetery

Adjacent to the Cumberland section is the 1.32-acre Mansfield Community Cemetery, formerly known as the "Colored" Cemetery. Fifteen of the 83 marked graves could be descendants of Nathan Moody, a slave of Captain Thomas O. Moody, a Confederate officer, buried in the Cumberland section. Veterans of both World Wars are also buried in the Mansfield Community Cemetery.

Markers in the Mansfield Community Cemetery are often less elaborate and included stones, shells and other folk art arrangements. A fence dividing the white and black cemeteries was removed in 2018.

It is believed that Ralph Man donated the land, since this portion of the city was part of his 246-acre farm, which remained occupied by the Man family until 1942. Maintenance of the cemetery is a community effort led by Bethlehem Baptist Church.

The Cemetery is an officially recognized historic resource of the City of Mansfield.

Designation Criteria

The Historic Landmark Overlay District designation should be considered in light of the following criteria:

1. *Exemplification of the cultural, economic, social, ethnic, or historical heritage of the City.*

The Mansfield Cemetery and Mansfield Community Cemetery are two of the most important historic resources in Mansfield. They serve as a directory of early residents and reflect the ethnic diversity and unique population of the area and contributes to the narrative of Mansfield's history.

2. *Identification with a person or persons who significantly contributed to the culture or development of the City.*

Both cemeteries contain the grave sites of many of Mansfield's early families and community leaders.

3. *A place that because of its location has become of historic or cultural value to a neighborhood or community.*

The cemeteries are located at the western edge of the Original Town of Mansfield. Unlike smaller family cemeteries, their proximity to the historic downtown and the

adjacent farming districts provided burial space for the community and are still in use today.

Recommendation

The Historic Landmark Commission held a public hearing on September 8, 2022, and voted 6 to 0 to recommend approval of the Historic Landmark Overlay District designation.

Staff recommends approval.

Attachments

Maps and supporting information

Photographs of the Mansfield Cemetery

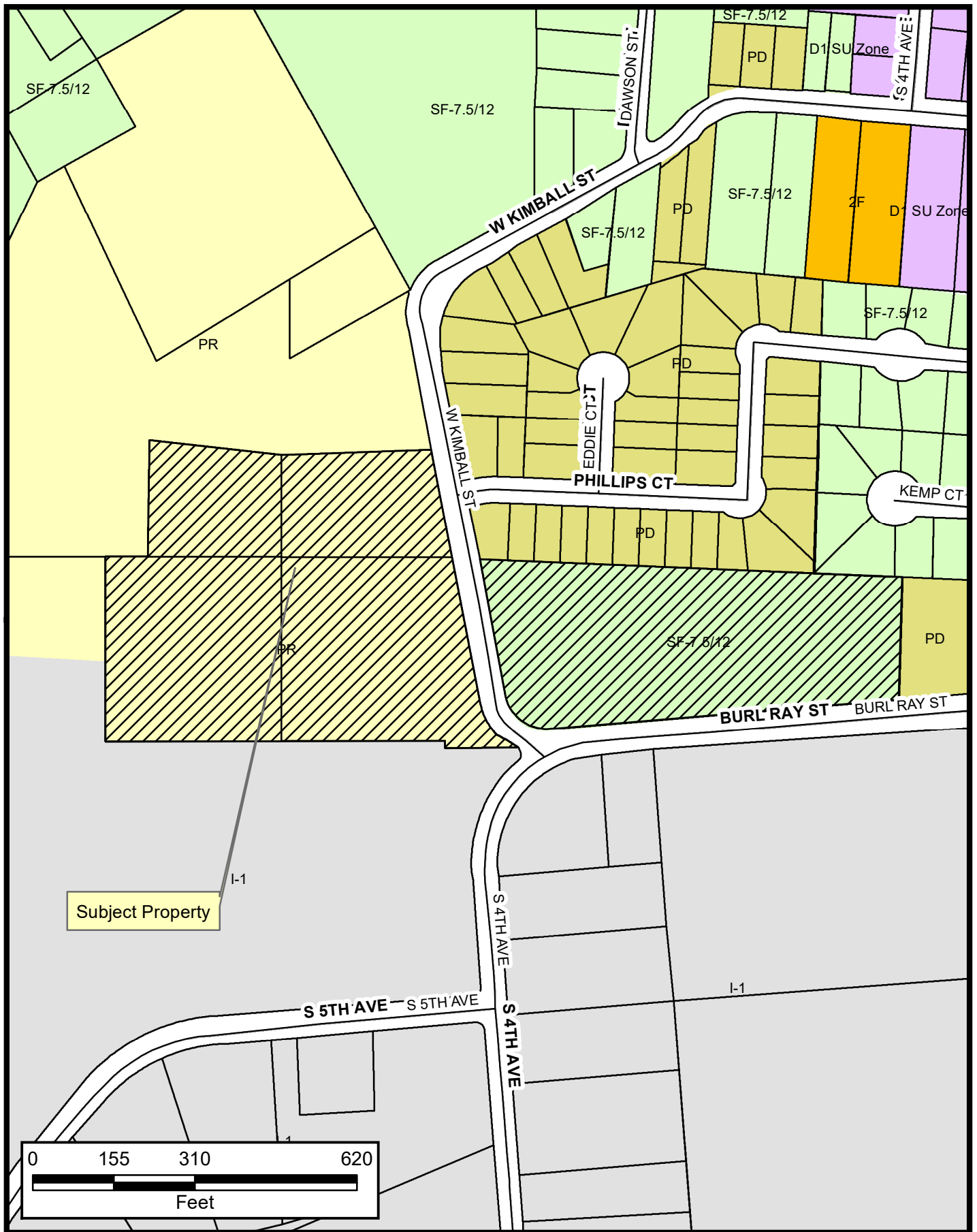
Photographs of the Mansfield Community Cemetery



HLC#22-007 and -010

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.

9/6/2022



HLC#22-007 and -010

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.

9/6/2022

Mansfield Cemetery, c. 1868

750 West Kimball Street

The Mansfield Cemetery incorporates the Cumberland Presbyterian Cemetery and the Black Cemetery. Ralph Man deeded the land for the 2.75 acre Cumberland section in 1874 to the Mansfield congregation of the Cumberland Presbyterian Church, but the land was first used for internment in 1868, when Julia Alice Boisseau Man, wife of Ralph Man and sister-in-law of Julian Feild, Mansfield's co-founders, was buried.

Inventories in 1950 and 1980 recorded 819 grave markers, but there also are a large number of unmarked graves. A number of Civil War, World War I and World War II veterans are buried here and the influenza outbreak at the end of World War I added many Mansfield residents to the cemetery.

Many of Mansfield's early settlers and community leaders are buried in the Cumberland section, including Ralph Man. Many local families buried in the cemetery are known to have close affiliation including the Bratton, Davis, Pyles and Blessing families.

Furniture merchants Duff and T. E. Blessing succeeded their uncle Andrew Bratton as undertakers and Ernie Blessing managed the Blessing Funeral Home until his retirement in the late 1950s. Markers are typically granite, limestone and marble.



Photograph of the Mansfield Cemetery

The Mansfield Cemetery, together with the adjacent Mansfield Community Cemetery, is one of the most important historic resources in Mansfield, that serves as a directory of early residents, reflects the ethnic diversity and unique population of the area and contributes to the narrative of Mansfield's history.

The Cemetery is an officially recognized historic resource of the City of Mansfield.

Mansfield Community Cemetery, c. 1874

750 West Kimball Street

Adjacent to the Cumberland section is the 1.32 acre Mansfield Community Cemetery, formerly known as the “Colored” Cemetery.

Fifteen of the 83 marked graves could be descendants of Nathan Moody, an enslaved person of Captain Thomas O. Moody, a Confederate officer, buried in the Cumberland section. The earliest marked grave is that of Milton Wyatt (1862-1874).

Markers here are often less elaborate and include stones, shells and other folk art arrangements. A fence once separated this cemetery from the adjacent sections, but has been removed as a measure to unite the community.

An original deed has not been located for the African American cemetery, but it is believed that Ralph Man donated the land, since this portion of the city was part of his 246 acre farm, which remained occupied by the Man family until 1942.

Maintenance of the cemetery is a community effort under the leadership of the Bethlehem Baptist Church.

The Mansfield Community Cemetery, together with the



Photograph of the Mansfield Community Cemetery

adjacent Mansfield Cemetery sections, is one of the most important historic resources in Mansfield, that serves as a directory of early residents, reflects the ethnic diversity and unique population of the area and contributes to the narrative of Mansfield’s history.

The Cemetery is an officially recognized historic resource of the City of Mansfield.

Property Owner Notification for HLC#22-007 AND HLC#22-010

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
COMMERCE ADDITION	BLK 1	MANSFIELD CEMETERY ASSOC	2315 WAKEFOREST CT	ARLINGTON, TX	76012-5445
HANKS, THOMAS J SURVEY	A 644	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
HANKS, THOMAS J SURVEY	A 644	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
HANKS, THOMAS J SURVEY	A 644	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
HANKS, THOMAS J SURVEY	A 644	MANSFIELD COMMUNITY CEMETERY	1188 W BROAD ST	MANSFIELD, TX	76063-4508
HANKS, THOMAS J SURVEY	A 644	MANSFIELD CEMETERY ASSOC	PO BOX 889	MANSFIELD, TX	76063-0889
HANKS, THOMAS J SURVEY	A 644	MANSFIELD CEMETERY ASSOC	PO BOX 889	MANSFIELD, TX	76063-0889
HANKS, THOMAS J SURVEY	A 644	MANSFIELD CEMETERY ASSOC	PO BOX 889	MANSFIELD, TX	76063-0889
HANKS, THOMAS J SURVEY	A 644	MANSFIELD COMMUNITY CEMETERY	1188 W BROAD ST	MANSFIELD, TX	76063-4508
HARRIS INDUSTRIAL PLAZA	BLK 1	HARRIS, CHRIS	W 1309A ABRAM ST	ARLINGTON, TX	76013-1787
HARRIS INDUSTRIAL PLAZA	BLK 1	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MANCHESTER HEIGHTS	BLK 1	DAY-COOPER, ELIZABETH	507 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 1	D'AGOSTINO, KATHLEEN	509 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 1	THURMAN, DONNA	601 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 1	GRANT, RICHARD	603 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 1	CACCAVALE, STEVEN	605 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 1	NICOLLE, SHAWN	607 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 1	CEKRO, AZEM	304 OLIVER CT	KENNEDALE, TX	76060
MANCHESTER HEIGHTS	BLK 1	GARDNER, KELLI	611 PHILLIPS CT	MANSFIELD, TX	76063

Tuesday, September 06, 2022

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Property Owner Notification for HLC#22-007 AND HLC#22-010

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANCHESTER HEIGHTS	BLK 1	BECKWITH, VALERIE	701 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 1	BARAKAT, BLAKE	703 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 1	BARAKAT, ANGELA	101 EDDIE CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 1	KEEL, MICHAEL	707 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 1	ANDERSON, KIMBERLY D	709 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 1	ROWELL, STEVEN	729 W KIMBALL ST	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 1	LYLE, SCOTT	721 W KIMBALL	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 1	MORRIS, ROBERT	725 W KIMBALL ST	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	SFR TEXAS ACQUISITIONS 2 LLC	120 S RIVERDALE PLAZA STE 2000	CHICAGO, IL	60606
MANCHESTER HEIGHTS	BLK 2	MENDEZ, MATTHEW	109 EDDIE CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	JOHNSON, JOE	106 EDDIE CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	LEON, VICTOR	108 EDDIE CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	SISSONS, STEPHEN	110 EDDIE CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	SEDBERRY, VIRGINIA	510 PHILLIPS CT	MANSFIELD, TX	76063
MANCHESTER HEIGHTS	BLK 2	HOFFMAN, WENDELL G	708 PHILLIPS CT	MANSFIELD, TX	76063
MANSFIELD INDUSTRIAL PARK	BLK 7	BTP PROPERTIES LLC	2626 SKYWAY DR	GRAND PRAIRIE, TX	75052
MANSFIELD INDUSTRIAL PARK	BLK 7	FRICKS, DAVID P	PO BOX 1	MANSFIELD, TX	76063-0001
MANSFIELD INDUSTRIAL PARK	BLK 7	BARNETT, ERIC	1323 CLAIRBORNE ST	ALEDO, TX	76008
WEBB ADDITION (MANSFIELD)	BLK 1	HALO FUND 1 LLC	38 PLAINS RD	ESSEX, CT	06426

Tuesday, September 06, 2022

Page 2 of 3

Property Owner Notification for HLC#22-007 AND HLC#22-010

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
WEBB ADDITION (MANSFIELD)	BLK 1	TREJO, AGUSTIN	406 KEMP CT	MANSFIELD, TX	76063-1952
WEBB ADDITION (MANSFIELD)	BLK 1	BALLARD, BARRY W	404 KEMP CT	MANSFIELD, TX	76063-1952
WEBB ADDITION (MANSFIELD)	BLK 1	LUNA, ELIAS	402 KEMP CT	MANSFIELD, TX	76063
WEBB ADDITION (MANSFIELD)	BLK 1	THAKKAR, URVIN	5922 REMER TERR	FREMONT, CA	94555
WEBB ADDITION (MANSFIELD)	BLK 1	COLLINS, THOMAS	405 KEMP CT	MANSFIELD, TX	76063-1991
WEBB ADDITION (MANSFIELD)	BLK 1	ALVARADO, SONIA MIRANDA	403 KEMP CT	MANSFIELD, TX	76063-1991
WEBB ADDITION (MANSFIELD)	BLK 1	HANRAHAN, SUZZANNE	401 KEMP CT	MANSFIELD, TX	76063-1991
WEBB ADDITION (MANSFIELD)	BLK 2	GRIFFITHS, DAFYDD	1302 BERGEN LN	MANSFIELD, TX	76063-2516
WEBB ADDITION (MANSFIELD)	BLK 2	STRONG, BRITTANY	413 S 3RD AVE	MANSFIELD, TX	76063



HEMAN
BORN IN CHARLESTON S.C.
Nov. 21 1825
DIED IN MARSHALL TEX.
Nov. 18 1905
ONE OF THE FOUNDERS OF
MARSHALL

WILLIAM LICE
BORN 1815
DIED 1885
MAY 18 1885
AGE 69
WAS A MEMBER OF THE
METHODIST CHURCH
AND A GOOD MAN











FATHER
WILLIE
1880 — 1948
AT REST



MOTHER
MAGGIE
1884 — 1937
AT REST

JONES







ER
D

UNTIL THE KING OF HEAVEN

ER

