

**South Pointe**  
**Planned Development District Standards**  
**Mansfield, Texas**  
February 16, 2005

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# South Pointe

## Planned Development District Standards

### ***SECTION 1. PURPOSE AND INTENT***

South Pointe is a mixed-use community purposefully designed to facilitate quality development and livability. South Pointe has been designed with generous common open space that has been distributed throughout the community in the form of natural areas, parks, squares, greens, circles and schoolyards. Homes and businesses are encouraged to front on these open spaces that will result in a significantly more valuable tax base, while creating a more open environment.

South Pointe will offer a variety of residential products that will provide a broad range of distinctive and varied home sites. Additionally, a combination of tree-lined streets, short block lengths and wide sidewalks will foster a pedestrian-friendly atmosphere in South Pointe.

The South Pointe Development Plan delineates the boundaries of several districts and indicates general land uses. These regulations will apply to all of the land shown on the South Pointe Development Plan unless indicated otherwise. Housing mix, street cross sections and building design standards for any particular area shall be controlled by the regulations applicable to the pertinent districts delineated on the Development Plan. Exhibit 5 on page 53 details the initial development phasing of South Pointe. Build out of South Pointe is expected to take seven to ten years.

### ***SECTION 2. DEFINITIONS***

For the purposes of these regulations, the definitions and rules of construction found in Article 2 of the City of Mansfield's Zoning Ordinance, and any future amendments thereof, apply to development in South Pointe. The terms defined below are specific to South Pointe.

- 1) **Architectural Review Committee:** means the Architectural Review Committee created in the South Pointe Covenants, Conditions and Restrictions (CC&Rs).
- 2) **Assisted Living Residences:** means a licensed residential facility that provides room, board and 24 hour personal care to individuals with long term care needs and who are not able to manage at home but do not need the level of skilled care provided in a nursing home.

- 3) **Build-to-Line:** means a platted line a uniform distance away from the property line, up to which the front building façades are required to be built.
- 4) **Cementitious-Fiber Board Plank (not sheet):** means a construction material that is a permitted exterior finish for residential products built on Lot Type “C” lots.
- 5) **Commercial and Warehouse Uses:** means a commercial or warehouse use as defined by Section 4400.B, “Permitted Use Table” of the City of Mansfield’s Zoning Ordinance
- 6) **Condominium:** means residential dwelling located in a multi-story building in the Mixed Use District that allows the individual ownership of each residence, based on a legal description of the airspace the residence actually occupies, plus an undivided interest in the ownership of the common elements, which are owned jointly with the other condominium owners. Condominiums must have a minimum floor area of 600 square feet and are not permitted on the ground floor of a building.
- 7) **Detailed Site Plan:** means a plan that is prepared to scale, showing accurately and with complete dimensioning the manner of development proposed for a specific parcel of land.
- 8) **General Retail Uses:** means a retail use, as defined in the City of Mansfield’s Zoning Ordinance.
- 9) **General Service Uses:** means General Service Uses allowed in the City of Mansfield’s C-2 Zoning District, and any future amendments thereof, but does not include sexually-oriented business, body art facilities, advertising services with outdoor storage, coin-operated laundry facilities, self-service dry cleaning, eating places with drive-in service or veterinarian hospital with outside runs or pens.
- 10) **Live/Work Dwelling:** means a detached dwelling unit on an individual lot that contains a commercial component on the ground floor, either office or retail, and residential use on the upper floors.
- 11) **Loft:** means a residential dwelling, located in a multi-story building in the Mixed Use area of South Pointe, not partitioned into rooms, except for the bathroom area. Lofts must have a minimum floor area of 600 square feet and are not permitted on the ground floor of buildings.



- 12) **Lot Type:** means a classification of residential product subject to the regulations established in this document.
- 13) **Masonry:** means materials including brick; natural or manufactured stone; structural clay tile; indented, hammered or split-face concrete masonry unit or combination of these materials that are laid up unit by unit and set in mortar and that are at least two (2) inches thick..
- 14) **Net Ground Floor Area:** means the area of a building located on the ground floor that a landlord could charge rent.
- 15) **Office:** means a place for the normal transaction of non-retail business.
- 16) **Office, Flex:** means an office that is constructed in a manner that allows for larger floor areas and may include bay doors.
- 17) **Porch:** means a structure attached to the front of a residential building which forms a covered entrance and has a minimum area of 70 square feet and a minimum of six (6) feet of depth.
- 18) **Residential Product:** means the different varieties of residential lots that can be constructed in South Pointe.
- 19) **Residential Village:** means a geographic area located within South Pointe and intended for residential purposes. A map of the proposed residential villages can be found on Exhibit 2.
- 20) **South Pointe Development Plan:** means the geographic plan for South Pointe that establishes and delineates the boundaries of South Pointe as well as land use sub-districts. The South Pointe Development Plan is included as Exhibit 1 on page 49.
- 21) **Townhouse:** means a single-family dwelling, on a separate lot which fronts on a street, a place, a court, a mews or a private access easement, which is attached to two (2) or more similar dwellings by a vertical lot line, or party walls, which has its own private entrance, and which in combination with said attached dwellings constitutes an architectural whole. No more than six (6) individual units may be attached in a single building and a break is required between each building.
- 22) **Traffic Circle:** means a road junction where traffic circulates around a central island.

- 23) **Transparency:** means windows, glass doors and other clear façade treatments that provide a sense of openness to a structure.

### ***SECTION 3. RESIDENTIAL PRODUCT TYPES***

- 1) **Residential Estate Product (RE)**  
The Residential Estate Product (RE) is established to allow for areas of low-density residential use and associated uses. The lots are a minimum of 12,000 square feet. The Residential Estate Product District is appropriate where low density residential development is desired. Typical lot layouts for the Residential Estate Product can be found on Exhibits 17 and 18 on pages 65 and 66.
- 2) **Residential Manor Product (RM)**  
The Residential Manor Product (RM) is established for areas of low-density residential use and associated uses. The minimum lot size for the RM Product is 8,400 square feet. Typical lot layouts for the Residential Manor Product can be found on Exhibits 19 and 20 on pages 67 and 68.
- 3) **Residential Township Product (RT)**  
The Residential Township Product (RT) and has a minimum lot size of 7,800 square feet. The Product should be located in proximity to pedestrian-friendly services and open space areas. Typical lot layouts for the Residential Township Product can be found on Exhibits 21 and 22 on pages 69 and 70.
- 4) **Residential Village Product (RV)**  
The Residential Village Product (RV) is established for single-family residential purposes and associated uses on lots with a minimum area of 6,300 square feet. The Village lots are narrower than the Residential Township Product lots, but are suitable in similar areas. Typical lot layouts for the Residential Village Product can be found on Exhibits 23 and 24 on pages 71 and 72.
- 5) **Residential Cottage Product (RC)**  
The Residential Cottage Product (RC) has a minimum lot area of 4,400 square feet and is appropriate in areas designated on the South Pointe Development Plan for higher density, mixed-use, immediately adjacent to open space, as a transition to the Mixed Use District as well as along major thoroughfares where higher density residential is desirable. The RC Product is appropriate adjacent to nonresidential districts. Residential Cottage Product can be designed as Zero Lot Line Product. A typical layout for the Residential Cottage Product can be found on Exhibit 25 on page 73.

- 6) **Residential Townhouse Product (TH)**  
The Residential Townhouse Product (TH) is a Residential Product that includes land subdivided for residential purposes and associated uses that lend themselves to townhouse development. The TH Product is intended to allow smaller dwelling units. This Product is appropriate as a transition from residential areas to nonresidential areas and along arterial or collector streets. This Product is also appropriate in areas designated as Office Residential District on the South Pointe Development Plan. No more than six (6) attached dwelling units can be included in a single building.
- 7) **Zero Lot Line Product (ZLL)**  
The Zero Lot Line Product (ZLL) is a Residential Product that is intended for single-family uses where the residential structure is permitted to be located on a lot line, provided the wall that is located on the lot line has no openings. This Product is appropriate for infill development as well as a transition from residential areas to nonresidential areas. This Product is also appropriate in areas designated on the South Pointe Development Plan as the Office Residential District. The Residential Cottage Product is the only product that can be designed as a Zero Lot Line Product. A typical lot layout for the Zero Lot Line Product can be found on Exhibit 26 on Page 74.
- 8) **Urban Living Product (UL)**  
The Urban Living Product (UL) is a Residential Product that includes lofts, condominiums and apartments in multi-story structures over ground floor commercial, retail or office uses. This Product allows the highest residential densities in South Pointe and is appropriate in areas designated on the South Pointe Development Plan as a Mixed Use District.
- 9) **Multi-Family Residential Product (MF)**  
The Multi-Family Residential Product (MF) is a Residential Product that includes apartments and other multi-family dwelling units.

#### ***SECTION 4. APPLICABILITY AND RULES OF CONSTRUCTION***

- 1) All development on land located within the boundaries of South Pointe must adhere to the rules and regulations set forth in these South Pointe Planned Development District Standards.
- 2) Except as provided by these South Pointe Planned Development District Standards, development within South Pointe is governed by the applicable City regulations. In the event of any conflict or inconsistency between these South Pointe Planned Development District Standards and the applicable City regulations, the terms and provisions of these South Pointe Planned Development District Standards shall control.

## SECTION 5. ALLOCATION OF LAND USES

The final land use allocation in South Pointe must adhere to the following:

### South Pointe Site Development

Land Use / Zoning Exhibit	Label	Range		Range		Max. Residential Units
		Area/AC	Area/AC	% of Area	% of Area	
		Min	Max.	Min	Max.	
Freeway Commercial	FC	30	110	3.45%	12.64%	
Office Residential*	OR	50	120	5.75%	13.79%	280
Single Family Residential	R	472	520	54.25%	59.77%	1,924
Multi-Family Residential	MF	N/A	20	1.15%	2.30%	450
Mixed Use	MU	60	60	6.90%	6.90%	1,750
Public Parks***	P	28	N/A	3.22%		

Total Gross Acreage = 870 acres. Development intent is for any increase in one land use to result in a commensurate decrease in another, within the acreage range limits noted above.

\* Minimum 50 acres to be developed as Office

\*\* Requires minimum 100% of Net Ground Floor Area to be office, commercial or retail uses.

\*\*\* Private Open Space not included and will be provided at 1.33 acres per 100 units within all Single Family Residential Villages (or 579.35 square feet per unit - in addition to the Public Park acreage total, shown in the table above.)

## SECTION 6. CREATION OF DISTRICTS

### 1) Multi-Family Residential District (MF)

The Multi-Family Residential District will accommodate apartments and other multi-family residential uses. This district does not include retail, commercial, service and office uses.

### 2) Mixed Use District (MU)

The Mixed Use District is located at the confluence of State Highway 360 and US Highway 287 and is intended for destination retail opportunities and entertainment venues. The Mixed Use District will accommodate retail, commercial, service, office and residential uses. This district should have pedestrian access to adjacent residential areas.

### 3) Office Residential District (OR)

The Office Residential District is intended to provide a location for offices, office flex, residential and related uses in areas designated on the South Pointe Development Plan as Office Residential.

### 4) Freeway Commercial District (FC)

The Freeway Commercial District is located in proximity to the freeways that frame South Pointe. The development in the Freeway Commercial District will include more regional commercial and retail uses. All

development in the Freeway Commercial District must comply with the City of Mansfield's Zoning Ordinance governing development in the C-2 District and the Freeway Overlay District, and any future amendments thereof.

5) **Residential Village District (R)**

The Residential Village District at South Pointe includes all single-family areas not specifically located in the Mixed Use District or Office Residential.

## ***SECTION 7. PERMITTED USES***

1) **Land Uses**

Only uses listed in the table below are permitted in South Pointe. If there is a question as to whether a use not listed below is permitted, the Director of Planning shall make a determination whether the use is permitted or prohibited. The letter "P" in the district column opposite the listed permitted use means that the use is permitted as a use of right in that district, subject to compliance with the requirements specified in the Special Conditions column. The letter "L" in the district column opposite the permitted use means the use is a limited use in that district, subject to compliance with the requirements specified in the Special Conditions column.

2) **Permitted Use Table**

**South Pointe Permitted Use Table**

Permitted Uses	Districts					Special Conditions
	Multi-Family Residential (MF)	Mixed Use	Office Residential (OR)	Freeway Commercial (FC)	Residential Village (R)	
Accessory building, structure or use		L	L	*	L	1
Accessory dwelling unit				*	L	2
Art Gallery		P		*		
Artist Studio		P		*		
Assisted Living Residence		P		*		
Bakeries, retail sales on premises only		P		*		5
Banks and financial institutions with drive-through facilities		P		*		5
Banks and financial institutions without drive-through facilities				*		

Barber shops and beauty shops		P		*		
Civic and public buildings		P	P	*	P	5
Commercial amusement (indoor)		P		*		5
Computer programming services and software sales		P		*		
Day care centers and day nurseries		P	P	*		
Gas Station			P	*		
General retail uses		P		*		5
General Service Uses		P		*		5
Government uses		P		*		5
Health club or gym				*		
Hotel		L	P	*		3
Laundering and dry cleaning pickup shops		P		*		5
Live/work dwelling			P	*		
Multi-Family Residential Product	P					
Office Flex			P	*		6
Offices, professional and business		P	P	*		6
Oil or gas drilling		L	L	L	L	4
Parks		P	P	*	P	
Private recreation facility				*	L	7
Professional Services			P	*		6
Religious institutions		P	P	*	P	
Residential Cottage Product (RC)			P		P	
Residential Estate Product (RE)			P		P	
Residential Manor Product (RM)			P		P	
Residential Townhouse Product			P		L	8
Residential Township Product (RT)			P		P	
Residential Village Product (RV)			P		P	
Restaurants with drive-through facilities		L		*		5
Restaurants without drive-through facilities		P		*		
Schools		P	P	*	P	
Theatre		P		*		
Urban Living Product		P		*		
Veterinarian without outside runs		P		*		
Zero Lot Line Product			P	*	P	
<p>*The Permitted Uses in the Freeway Commercial District shall be those uses allowed in the City of Mansfield's C-2 Zoning District except that the following uses are prohibited: automobile/vehicular service uses, except new auto sales and gas station; commercial and warehouse uses; fairground or exhibition area; used merchandise store; or uses prohibited by the Freeway Overlay District.</p>						

### Special Conditions

1 - Residential uses are allowed to have accessory buildings provided they comply with the City of Mansfield's Zoning Ordinance and any future amendments thereof, and are designed to match the principal structure in construction materials, architectural styling and design. However, accessory buildings for Single-Family Residential Detached Products, Zero Lot Line Product lots or Residential Townhouse Product lots are not required to use the same materials, architectural style or design of the principal structure.

2 - Accessory dwelling units must comply with the City of Mansfield's Zoning Ordinance and any future amendments thereof.

## SECTION 8. BULK STANDARDS

### 1) Residential Product Table

Lot Types	Product Types	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Minimum Attached Garage Door Facing Street Setback	Build to Line	Porch Zone Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback	Minimum Rear Setbacks for Attached / Detached Garage (Alley Access)	Minimum Side Setbacks for Attached / Detached Garage (Alley Access)	Minimum Side / Rear Setbacks for Detached Garage (Street Access)	Maximum Lot Coverage	Minimum Floor Area
A	Estate	12,000 sf	90'	135'	33'	30'	20'	10'	20'	7'	7'	3'	45%	2,750 sf
A	Manor	8,400 sf	75'	120'	28'	25'	15'	7'	15'	7'	7'	3'	55%	2,200 sf
B	Township	7,800 sf	65'	120'	23'	20'	10'	7'	15'	7'	7'	3'	45%	2,000 sf
B	Village	6,300 sf	55'	115'	23'	20'	10'	7'	10'	7'	7'	3'	55%	1,800 sf
C	Cottage	4,400 sf	40'	110'	23'	20'	10'	5'	10'	7'	5'	3'	60%	1,500 sf
C	Zero Lot Line	4,400 sf	40'	110'	23'	20'	10'	10'/0'	10'	7'	5'	3'	55%	1,500 sf
na	Live/Work Dwellings	5,000 sf	50'	100'	23'	20'	10'	7'	10'	7'	7'	3'	45%	1,800 sf
na	Townhouse - Residential Village	2,200 sf	20'	80'	na*	10'	6'	0'-5'	10'	7'	5'	na	80%	1,200 sf
na	Townhouse - Office Residential	2,000 sf	20'	80'	na*	10'	6'	0'-5'	10'	7'	5'	na	80%	1,200 sf
	* Front access is prohibited on Townhouse products. These products will be accessed by Alley or Mews													
	All corner lots will have an increased 7.5' exterior side yard setback from the above required setback													
	All garages that have alley access via M-26-14 Mews must have a 4' rear garage setback - see Exhibit 14													

### 2) Other Product Bulk Standards

#### A) Mixed Use Development Regulations

- 1) Maximum Floor Area Ratio 5.0
- 2) Maximum Lot Area 60,000 s.f.
- 3) Setbacks
  - (a) Front and side None: shall build to property line  
10' min for 4<sup>th</sup> floor and above
  - (b) Rear None: shall build to property line
- 4) Lot Coverage Min: 70% Max: 100%
- 5) Building Height Min: 2 floors (35 feet)  
Max: 8 floors (100 feet)

B) Office Residential Development Regulations – Nonresidential Development

- 1) Maximum Floor Area Ratio 0.5
- 2) Setbacks from Right-of-Way 25 feet
- 3) Maximum Lot Coverage 70%
- 4) Maximum Building Height 75 feet

C) Freeway Commercial Development Regulations

Development in the Freeway Commercial District must comply with the City of Mansfield's Zoning Ordinance governing development in the C-2 District and the Freeway Overlay District, and any future amendments thereof.

D) Multi-Family Residential Regulations

Only the applicable regulations for the MF-2 District contained within the City of Mansfield Zoning Ordinance, and any amendment thereof, shall apply to the Multi-Family Residential District except for the following:

- 1) Buffer from single-family lots 40' wide with required screening to be determined by the City Council during future approval of detailed site plans
- 2) Setbacks
  - (a) Along street rights-of-way Min: 10'
  - (b) From single-family lots Min: 25'
- 3) Density Max: 25 units per acre
- 4) Lot Coverage Max: 70%
- 5) Masonry Construction 70% brick and stone
- 6) Building Height Max: 3 floors
- 7) Dwelling Unit Size 1-bedroom 690 s.f.; 2-bedroom 1,000 s.f.
- 8) Parking 1.7 spaces per unit
- 9) Signage Similar to Villa di Lucca or Villaggio
- 10) Shingles Architectural, 3-dimensional shingles
- 11) Carport Pitched roof, metal post
- 12) Amenities **A recreation facility should be provided with at least one (1) of the following amenities:**



- (a) Swimming pool;
- (b) Pavilion and/or cabanas
- (c) Playgrounds;
- (d) Lighted courts for activities such as volleyball, basketball, tennis, shuffleboard, racquet ball, croquet; or
- (e) Other amenities approved by the Director of Planning that meet the intent of this provision.

13) Equipment

All equipment is intended to be on the ground. If required to be placed on the roof, then the equipment shall be located to the interior of the project and screened from view.

***SECTION 9. RELATIONSHIP TO SUBDIVISION STANDARDS***

- 1) Unless specifically addressed in these regulations, the Subdivision Regulations for the City of Mansfield will govern the subdivision of land and construction of public improvements in South Pointe.
- 2) The South Pointe Planned Development District Standards establish the street cross-section criteria for subdivision platting within South Pointe.
- 3) Any approved Preliminary or Final Subdivision Plat must substantially conform to the applicable approved Detailed Site Plan.

***SECTION 10. GENERAL URBAN DESIGN STANDARDS***

- 1) **South Pointe Covenants, Conditions and Restrictions**  
The General Urban Design Standards in this section must be read in conjunction with the South Pointe Covenants, Conditions and Restrictions (SP CC&R's).
- 2) **General Residential Village Planning Standards**
  - A) **Lot Distribution**
    - 1) Each Residential Village must have a minimum of three (3) single-family lot types as depicted in the Residential Product Table. An example of the lot distribution can be found in Exhibits 28 and 29 on pages 76 and 77.
    - 2) Each of the three (3) single-family lot types as depicted in the Residential Product Table must be a minimum 20% of the overall total single-family lots and no more than 60% of the total for each village.
    - 3) In no case shall the number of residential lots in a village shown on

Exhibit 2 on page 50, the Village Plan, exceed the following:

- (a) Village A 171 residential lots
- (b) Village B 136 residential lots
- (c) Village C 165 residential lots
- (d) Village D 175 residential lots
- (e) Village E 226 residential lots
- (f) Village F 255 residential lots
- (g) Village G 236 residential lots
- (h) Village H 185 residential lots
- (i) Village I 76 residential lots
- (j) Village J 197 residential lots
- (k) Village K 104 residential lots
- (l) OR District 280 residential lots

*B) Product Orientation*

- 1) Only similar Products can face each other, unless separated by a common green.
- 2) Residential lots can only front or side on streets, open space, landscape area, required bufferyards, preserve or natural creek areas. No residential lot may back up to streets or open space unless geographic or circulation conditions prevent compliance with this requirement. Residential lots can back or side on to required bufferyards.
- 3) Lot Type "C" lots are to be concentrated where the lots face open space areas. Where appropriate, Lot Type "B" lots may face open space areas. Where the M-26-14 roadway is used, Residential Village Product (RV) and Residential Cottage Product (RC) lots can front open space areas directly without an intervening street.
- 4) Residential Townhouse Products (TH) are limited to no more than six (6) attached units in a single building.
- 5) Residential Townhouse Products (TH) and Residential Cottage Products (RC) must have the garage accessed from an alley or mews. Street accessed garages are prohibited.

*C) Porches in Residential Villages*

- 1) At least 50% of all Lot Type "C" lots must have a porch.
- 2) Structures built on Lot Types "A" and "B" lots must either provide a porch or a detached garage.

*D) Garages In Residential Villages*

- 1) Lot Type "C" may have either a street access garage or rear access garage served from an alley or mews.
- 2) For all Lot Types, the detached garage must be located in the rear third of the lot.
- 3) Garages for Residential Townhouse Product (TH) can have an attached or detached garage, but the garage must be accessed from an alley.

E) Distribution of Open Space in Residential Villages

- 1) Each Residential Village must provide open space areas to be maintained by the South Pointe Home Owners Association at a rate of 579.35 square feet of open space per dwelling unit (1.33 acres per 100 dwelling units) in the Residential Village Districts.
- 2) The required open space areas maintained by the South Pointe Home Owners Association should generally be centrally located within a Residential Village. Each Residential Village must contain at least two (2) of the following amenities among its open space areas:
  - (a) Tot lot
  - (b) Playground
  - (c) Sports field
  - (d) Tennis or Multi-use court
  - (e) Shade or Picnic pavilion
  - (f) Roller hockey rink
  - (g) Recreation pool
  - (h) Competition pool
  - (i) Tot pool
  - (j) Slide pool
  - (k) Spray park
  - (l) Other amenities approved by the Director of Planning.

F) Other Residential Village Construction Standards

- 1) All residential structures must be designed such that no mechanical equipment (HVAC, etc.), except vents and stacks, are visible from the public right-of-way or open space, whether the equipment is located on the ground, exterior walls or the roof.
- 2) All detached residential structures must comply with Section 4600, "Community Design Standards" of the City of Mansfield's Zoning Ordinance and any future amendments thereof, except that structures built on Lot Type "C" lots may use cementitious-fiber board (not sheet) as an exterior finish material.

3) **Freeway Commercial Planning Standards**

Development in the Freeway Commercial District must comply with the City of Mansfield's Zoning Ordinance regulating development in the C-2 Commercial District and the Freeway Overlay District, and any future amendments thereof.

4) **Office Residential Planning Standards**

- A) Unless specified in these Development Standards, all nonresidential structures located in the Office Residential District must comply with the City of Mansfield's Zoning Ordinance regulating developments in C-2 Community Business District and any future amendments thereof.
- B) Residential development in the Office Residential District must follow the planning standards set forth for Residential Products in Sections 8, 9 and 10 of these Development Standards.

5) **General Mixed Use and Urban Living Product Planning Standards**

The following standards apply to development located in the Mixed Use District.

- A) Parking areas, either surface parking or structured parking, must be located interior to the lot and screened from the public right-of-way by buildings or landscaping.
- B) Structured parking facilities must be architecturally finished to complement the surrounding buildings.
- C) Lofts and condominiums must have a minimum floor area of at least 600 square feet. Apartments must follow the floor area requirements for the MF-2 District in the City of Mansfield's Zoning Ordinance, and any future amendments thereof.

- D) Residential uses are not allowed on the ground floor in the Mixed Use District.
- E) By approval of these Development Standards, the City of Mansfield recognizes that there will be encroachments onto the sidewalk in the Mixed Use District. The encroachments can include, but are not limited to, seating, stoops, signs, awnings, landscaping balconies, bay windows, or lights. Any encroachment into the sidewalk must be approved by the City Engineer to minimize conflict with utilities. Encroachments must be located so that at least four (4) feet of sidewalk remains unobstructed.
- F) Awnings, canopies, upper story balconies, planters, trees and signs can encroach over the sidewalk provided a minimum nine (9) foot clearance is provided.
- G) Finished floor elevations of an Urban Living Product must be at least 18-inches above sidewalk elevation. All development in South Pointe must comply with the Americans with Disabilities Act.
- H) Building Walls and Roofs
  - 1) A change in materials, color or texture must delineate divisions between floors of all buildings, and a cornice shall delineate the tops of façades that do not utilize a pitched roof.
  - 2) All buildings shall be designed such that no mechanical equipment (HVAC, etc.) and satellite dishes are visible from the public right-of-way or open space, whether the equipment is located on the ground, exterior walls or the roof.
  - 3) Mansard roofs and flat membrane-type roofs that are visible from the ground are prohibited.
- I) For retail storefronts, a transom, display window area and bulkhead at the base shall be utilized.
- J) Ground floor retail building plate height must be at least 15' in height. Windows shall be oriented vertically.
- K) When facing a street or public open space, the ground floor of any building not housing retail uses must have transparent windows covering at least 25 percent of the façade area.

- L) The ground floor of retail buildings must have transparent storefront windows covering at least 50 percent of the façade area.
- M) Permitted Finishes – At least 80% of the exterior of all buildings (excluding doors and windows) shall be finished in one or more of the following materials:
  - (a) Brick, stone, cast stone, rock, marble, granite, glass block, tile or other approved masonry product; or
  - (b) Split-face concrete block, poured-in-place concrete, and tilt-wall concrete. Concrete products shall have an integrated color and be textured or patterned. Tilt-wall concrete structures shall include reveals, punch-outs, or other similar surface characteristics to enhance the façade.
- N) Side façades and rear façades shall be of finished quality and of the same color and materials that blend with the front of the building except rear façades may be painted tilt-wall or painted block matching the same color of the rest of the building if the rear façade faces an alley or is not visible from a public street or right-of-way.
- O) To improve the pedestrian orientation, the ground floor of commercial/retail buildings shall utilize a combination of the following:
  - 1) Corbelling, molding, string coursing, ornamentation, changes in material and color, or other sculpturing of the base;
  - 2) Recessed windows or other techniques to distinguish the windows in the façade such as arches, pediments and mullions; and
  - 3) Entryways recessed at least four (4) feet.
- P) The utilization of repetitive façades is prohibited in order to maintain an interesting street experience, although the utilization of common architectural elements should be considered to facilitate a certain level of functional continuity.
- Q) Building Orientation and Pedestrian Site Design
  - 1) Any building (excluding parking garages and other accessory buildings) visible from a public right-of-way or public open space shall either face such right-of-way or open space, or shall have a

façade facing such area in keeping with the character of the front façade, including the utilization of similar fenestration and materials.

- 2) Pedestrian Elements: to encourage vitality and access of commercial and retail areas, the following are encouraged to be installed as permanent fixtures in the site design of a project:
  - (a) Patio/café seating areas
  - (b) Pedestrian plazas
  - (c) Water features with sitting areas
  - (d) Bicycle racks
  - (e) Continuous walkways linking stores
  - (f) Pedestrian access to adjacent open space
  - (g) Shade provided by building orientation, canopies and/or trees
  - (h) Trash receptacles
  - (i) Public art
  - (j) Lighting
- 3) The allowable maximum light intensity measured at the property line of a residentially zoned lot shall be 0.2 of one-foot candle.
- 6) **Public Utilities**

All public utilities in South Pointe must be installed in accordance with the City of Mansfield Zoning and Subdivision Ordinances, and any future amendments thereof.
- 7) **Transportation Network**
  - A) **Street Connectivity**
    - 1) The terminating end of a street shall intersect another street unless geographic or environmental conditions necessitate the use of a cul-de-sac. At every termination point of a street, or where it makes a ninety (90) degree turn (plus or minus 15 degrees), the street shall terminate on a building or vertical element in order to establish a terminated vista, unless the street terminates into a park, trail or natural area.

- 2) For streets, block lengths shall not exceed 900 feet. Block breaks shall be determined by changes in direction, intersections, through block greenways, parks or open spaces.
  - 3) All streets shall provide accessible sidewalks or trails, except for property fronting on US Highway 287 or State Highway 360.
  - 4) Neighborhood access to open space and to the Mixed Use District must be accommodated in the design of the transportation network.
  - 5) All sidewalks shall have a minimum width of five (5) feet, except in the Mixed Use District where sidewalks must have a width of at least thirteen (13) feet.
- B) Intersections
- 1) All intersections must be approved as part of a Detailed Site Plan.
  - 2) Traffic Circles may be allowed in South Pointe. The South Pointe Architectural Review Committee and the City Engineer of the City of Mansfield must approve the location and design of a Traffic Circle.
  - 3) Design elements, which may be incorporated where feasible in the specific intersection design, include wide crosswalk striping, special paving treatments, and median “refuge islands,” and sidewalk bulb-outs.
  - 4) Asymmetric intersections may not exceed 55 degrees.
- 8) **Street Types**
- A) Distribution
- The distribution of the primary street types (LSP-90-48, DA-100-48 and A-80-42) described below is shown on the Circulation Plan, Exhibit 3 on page 51. Any of the other street types depicted in this ordinance are allowable within individual villages or developments subject to final site plan review. Traffic studies may be required to confirm adequate street capacities and to evaluate non-typical intersections, e.g. traffic circles. No hard 90-degree turns will be permitted on a street without the use of an eyebrow. Non-standard paving treatments will be subject to review and approval on a case-by-case basis and will not automatically be accepted for maintenance by the City of Mansfield.



B) Design Intent

The design intent of these streets is to promote a safe and walkable community. These streets have unique paving sections and provide a much larger parkway to provide a more enjoyable street section for the pedestrian and vehicular user.

C) Lone Star Parkway LSP-90-48

Lone Star Parkway is designed as a four or six-lane arterial with a variable width landscaped median and pedestrian trails on both sides of the street. On-street parking is not allowed on Lone Star Parkway. The purpose of Lone Parkway is to serve as the main entrance to South Pointe and to convey vehicles through the neighborhood. The width of this street shall be determined by the Master Thoroughfare Plan and future amendment thereof. Exhibit 7 on page 55 shows the cross section of this roadway.

D) Four-Lane Divided Arterial DA-100-48

The DA-100-48 Arterial is designed to serve residential and nonresidential areas and has four (4) driving lanes and no on-street parking. The DA-100-48 will have a landscaped median that will also provide area for turn lanes. Exhibit 8 on page 56 shows the cross section of this roadway.

E) Two-way Avenue A-80-42

The Two-way Avenue A-80-42 is designed primarily as a collector for residential areas. There is a driving lane and a parking lane on each side of the street. The A-80-42 will have a landscaped median and sidewalks on both sides of the street. Exhibit 9 on page 57 shows the cross section of this roadway.

F) Mixed Use Main Street MU-70-40

The Mixed Use Main Street is an urban street section with two (2) driving lanes and two (2) on-street parking lanes. Sidewalks are provided on both sides of the street. There is no median, but there is a tree planting area between the parking lane and sidewalk. Exhibit 10 on page 58 shows the cross section of this roadway.

G) Two-Way Street with Parking S-50-28

The Two-Way Street with Parking is intended to provide access to homes in residential neighborhoods. This street allows parking on both sides of the street and has a single driving lane to accommodate two-way passing traffic. This street is designed for areas with low traffic flow. Exhibit 11 on page 59 shows the cross section of this roadway.

H) Two-Way Court with Parking C-40-26

The Two-Way Court with Parking is intended to provide access to residential lots adjacent to open space and common areas. It allows for two-way traffic in a single traffic lane and on-street parking on one side of the street. Sidewalks are provided on one side of the street. Exhibit 12 on page 60 shows the cross section of this roadway.

I) One-Way Court with Parking C1W 35-21

The One-Way Court with Parking is designed to provide for low traffic flows and allow access to residential structures. There is a single driving lane for one-way traffic with parking allowed on only one side of the street. These streets are intended to bound public spaces and greens. Exhibit 13 on page 61 shows the cross section of this roadway.

J) Two-Way Mews with Parking M-26-14

The Two-Way Mews is located in the back of a residential area with a single driving lane and a porous paving parking area on each side of the driving lane. A Mews should be used when no on street parking or no street is located in front of the residential lot. A mews is limited to a total length of 300 feet. Exhibit 14 on page 62 shows the cross section of this roadway.

K) Residential Alley RA-20-14

Residential Alleys will provide access to rear loading garages and will not allow parking adjacent to the driving lane. Exhibit 15 on page 63 shows the cross section of this roadway.

L) Mixed Used Alley MU-24-24

The Mixed Use Alley is designed to provide access to the rear of buildings in the commercial areas of South Pointe. Mixed Use Alleys will be maintained by the property owner and not the City of Mansfield. Exhibit 16 on page 64 shows the cross section of this roadway.

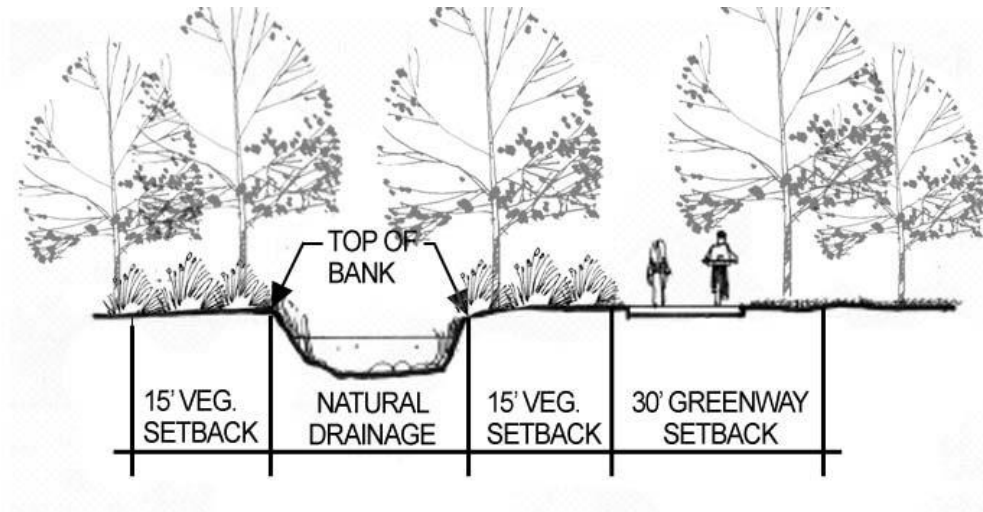
9) **Natural Drainage Corridors**

A) No fill or development, except pedestrian/bicycle improvements, are allowed within the floodplain. Floodplains may be modified to improve drainage, natural areas, green space, public space and development consistent with the standards and intent of the South Pointe development regulations.

B) Natural Drainage

1) All drainage areas generally where feasible should be treated in a natural manner using materials such as stone and bio-engineering techniques to achieve erosion control.

- 2) A vegetated buffer shall be established from the top of all creek banks. Non-noxious existing vegetation shall be preserved and can be supplemented with grasses, understory, and canopy trees to enhance bank stability and water quality. No impervious cover shall be allowed within the buffer. Informal earthen footpaths and creek overlooks connected to a trail shall be allowed. Where public greenway trails are indicated on the South Pointe Development Plan, an additional greenway setback of a minimum 30 feet width and immediately adjacent to the vegetated buffer shall be established. Within the greenway setback, all canopy trees four (4) inch caliper or larger shall be preserved, ground shall be covered with grass or other vegetative cover, and impervious surfaces shall be limited to paved trails, trail rest areas and associated greenway amenities when approved by the Director of Planning.



10) **Off-Street Parking**

All development within South Pointe must comply with the City of Mansfield's off-street parking requirements, and any future amendments thereof, except for the following:

- 1) Tandem Parking, where one parking space is located directly behind an enclosed parking space, is only allowed in the Mixed Use District.
- 2) Off-street parking in Mixed Use District will be regulated by the City of Mansfield's off-street parking standards, and any future amendments thereof.
- 3) The parking or storage of recreational vehicles is strictly prohibited in South Pointe.

- 4) Vehicles may not be parked on or over sidewalks.

## ***SECTION 11. DEVELOPMENT APPROVAL PROCESS***

- 1) **South Pointe Development Plan**
  - A) The approved South Pointe Development Plan will serve as the document that establishes general development patterns in South Pointe.
  - B) Prior to the submittal of a Detailed Site Plan or any development in South Pointe, the developer will contract through the City to update the City of Mansfield Water, Sewer and Thoroughfare Master Plans, including all necessary modeling to accommodate the proposed density and projected build schedule. A perimeter access management plan and stormwater management plan must be submitted for approval. The intent is to establish overall preliminary plans for the improvements that are needed to support the entire development and avoid piecemeal development plans at the Detailed Site Plan review stage, and to address how the proposed development will be accessed from the perimeter roadway and highway systems.
  - C) Proposed revisions or modification to the approved development plan shall be noted and shown on a blue line or black line print of the approved plan. Upon the submission of such proposed revision, copies of the proposed revised plan shall be submitted to the City Council for its

review and determination as to whether the proposed revision constitutes such a significant change in land use or structures that a public hearing should be called regarding said revision. If, in the City Council's determination, said revised plan does not constitute a significant change, no public hearing shall be called and the revision shall be deemed approved. If such revision is determined by the City Council to be a significant change, a public hearing shall be scheduled regarding such revision, proper notice given, and thereafter be considered by the City Council for approval or denial; provided, however, the City Council in its sole discretion may direct any development plan revision to the Planning and Zoning Commission for its review and recommendation and, in such event, said revision shall follow the procedures set out in the Mansfield Zoning Ordinance, and any future amendments thereof, regarding amendments to the Zoning Ordinance. No proposed revision shall be effective until it is approved by the City Council.

2) **Detailed Site Plan**

- A) No plat shall be approved or building permit issued, nor construction commenced, within South Pointe without an applicant first obtaining approval of a Detailed Site Plan. The approval process for Detailed Site Plans is shown on Exhibits 31 and 32 on pages 79 and 80.
- B) No Detailed Site Plan may be submitted to the City for approval unless the South Pointe Architectural Review Committee has determined that the site plan conforms to these Development Standards and approves the Detailed Site Plan. Upon approval, the Chairman of the South Pointe Architectural Review Committee will prepare a letter to the City of Mansfield's Director of Planning stating that the Detailed Site Plan conforms to these Development Standards and has been approved, along with any conditions of the approval.
- C) The Director of Planning or his designee shall establish a time sequence for Detailed Site Plan submittal, review and approval in conjunction with the commencement of site development and building construction.
- D) Except as provided in paragraph E below, the Director of Planning shall present all Detailed Site Plans to the Planning and Zoning Commission for recommendation and to the City Council for approval. The Council may approve the Detailed Site Plan by a majority vote at one (1) meeting.
- E) For developments in a Residential Village District or Freeway Commercial District, after at least one (1) Detailed Site Plan has been reviewed by the Planning and Zoning Commission and approved by the City Council in each District, the Director of Planning may approve a Detailed Site Plan

administratively, or he may elect to present the Detailed Site Plan to the Planning and Zoning Commission for recommendation and the City Council for approval. The Council may approve the Detailed Site Plan by a majority vote at one (1) meeting.

F) Each required Detailed Site Plan shall include the following information:

- 1) A vicinity map locating the property in relationship to existing major thoroughfares.
- 2) Title block, preferably in lower right-hand corner, including the following: "Development Plan, name of development, survey and abstract number or recorded plat information, city, county, state, date of preparation, acreage and number of lots".
- 3) Acceptable scale: 1" = 20', 1" = 40', 1" = 100' or as approved.
- 4) Type size is legible at full scale and when reduced.
- 5) North arrow, graphic and written scale in close proximity.
- 6) Name, address, phone and fax of owner/developer and the firm preparing the plan.
- 7) A map showing the boundaries of the different land uses and the boundary dimensions.
- 8) Adjacent or surrounding land uses, zoning, streets, drainage facilities and other existing or proposed off-site improvements, sufficient to demonstrate the relationship and compatibility of the site to the surrounding properties, uses and facilities.
- 9) The location and size of all streets, alleys, parking lots and parking spaces, loading areas or other areas to be used for vehicular traffic and the proposed access and connection to existing or proposed streets adjacent to the plan area. Include a chart indicating the number of required parking spaces by use, the method of calculation and the number of proposed parking spaces.
- 10) The types of surfacing, such as paving (e.g. concrete, brick, turf, etc.) to be used at the various locations.
- 11) The location and size of all fire lanes with all curb radii adjacent to the fire lane labeled. The nearest fire hydrant dimensioned to the property corner and all proposed fire hydrants.

- 12) The location, height, setbacks and minimum floor areas for all buildings, and if non-residential, the floor area ratio. Include the following building details for non single-family developments:
  - (a) Entrance and exits to the building.
  - (b) Architectural renderings or elevations of proposed structures with all exterior materials for roofs, awnings, walls etc. labeled.
  - (c) Calculations of the masonry content on each façade and in total for each building. (Example: Area of front facade =  $h \times 1$ , percent masonry = 80%)
- 13) Distance between buildings and distance from building to property lines.
- 14) The number, location, and dimensions of the lots; and the setbacks, number of dwelling units, and number of units per acre (density).
- 15) A graphic showing a typical lot layout, with size and setbacks.
- 16) The location of all on-site facilities for liquid waste or method of temporary storage pending disposal, including existing or proposed septic fields.
- 17) The location, size and type of each outside facility for waste or trash disposal. If no facility is shown, provide a note indicating method of disposal and removal.
- 18) A tree survey locating all protected trees by type, size and species in a printed and electronic format, as required by the Landscape Administrator, and mitigation plan, if required by the City of Mansfield's Natural Resources Management Ordinance.
- 19) A landscape plan showing all landscape setbacks and buffers; parking lot landscaping; and any additional landscaping proposed. A chart indicating the size, length and width of the landscape areas, with the required number of plants and the proposed number of plants should be included on the plan. The landscape plan may be presented on a separate exhibit on the same sheet size and at the same scale as the site plan.
- 20) The approximate location and size of greenbelt, open, common, or recreation areas, the proposed use of such areas, and whether they are to be used for public or private use. If private, indicate the proposed ownership.

- 21) The approximate location and size of required Parkland Dedication areas, as required by the City of Mansfield's Parkland Dedication Ordinance for residential development.
- 22) The location, type, and size of all fences, berms, or screening features.
- 23) A plan, including elevations, showing location, size, height, orientation and design of all signs regulated by the city's sign ordinance.
- 24) The location, size and type of all pedestrian areas, bike paths and sidewalks.
- 25) The location, size, type and purpose of any outside storage or outside display and method of screening. Indicate the percentage of outside storage as compared to the building square footage.
- 26) Phases of development should be shown and labeled. Provide a development schedule indicating the start and finish date of each phase, broken down by use and acreage.
- 27) The Director of Planning, may, during administrative approval of a Detailed Site Plan, require other information in addition to the requirements above in connection with the review of a Detailed Site Plan. Where a Detailed Site Plan is not approved administratively, the Planning and Zoning Commission or the City Council may require other information in addition to the requirements above in connection with the review of a Detailed Site Plan.
- 28) If applicable, show the following mandatory owners association notes:
  - (a) A mandatory owners association will be responsible for the maintenance of the "insert list of private amenities and common areas here". (Example: screening fences, common areas, parks, amenity centers, landscaping)
  - (b) The Owners Association and associated documents shall be filed in accordance with the City of Mansfield policies. These documents must be reviewed by the City Attorney prior to filing the final plat. The documents shall be filed with the final plat at Tarrant County when deemed necessary by the attorney. The documents shall be submitted in a timely manner to allow for a minimum of sixty (60) days review. Failure to submit the documents or incomplete documents may result in delay of construction, acceptance of the subdivision or delay in approval of a building permit. The City



does not accept the responsibility for any delays in construction, approval or acceptance of the subdivision caused by the failure to submit the association documents or the inaccuracy of the documents.

## ***SECTION 12. LANDSCAPING AND SCREENING***

### **1) Site Landscaping Applicability**

- A) All development is required to provide landscaping areas. The design intent for landscaping at South Pointe is to:
  - 1) Create consistent street tree plantings at regular spacing along all streets;
  - 2) Ensure lush maintained landscape in all non-building areas; and
  - 3) Create greater intensity of plantings, with layered heights, varying colors and textures at entries to site and/or buildings.
- B) Single-family residential development is required to provide shrubbery and other landscaping in all publicly visible non-building areas, to include at least two (2) four (4") inch caliper trees (exclusive of required street trees) for each front yard lot. Residential Village Product lots and Residential Cottage Product lots may have one (1) four (4") inch caliper tree (exclusive of required street trees) in the front yard. Trees must be selected from the City of Mansfield Preferred Plant List in the City of Mansfield's Zoning Ordinance, and any future amendments thereof.
- C) Non-residential development in the Office Residential District must provide a landscaped area of at least 12% of the area of its platted lot.
- D) Landscaping requirements, outside of the parking areas in the Mixed Use District, will be established on a case-by-case basis and established during the approval of the Detailed Site Plan.
- E) The landscaping must be placed upon that portion of a tract or lot that is being developed. Undeveloped portions of a tract or lot will not be considered landscaped, except as specifically approved by the Director of Planning or his designee.
- F) The following may count towards meeting the landscaping requirements:
  - 1) Any area improved with landscaping by the property owner.
  - 2) Up to 25 percent of the required paved parking lot landscaping may

be brick pavers or other pervious pavement systems as approved by the City Engineer.

- 3) All street trees planted within the adjacent right-of-way.

G) Required minimum plantings

For every 500 square feet of landscape area required, two (2) trees with a minimum four (4)-inch caliper selected from the approved tree list and ten (10) shrubs must be planted. The total caliper calculation of trees may be substituted for the total number of trees.

2) **Parking Lot Landscaping**

- A) Surface parking lots serving non-residential, mixed use and multi-family uses must include landscaped areas as detailed in this Section. Landscaping requirements for structured parking will be established during the Detailed Site Plan approval process.

- B) Parking lot landscaping is in addition to the landscaping requirements required in these Development Standards.

- C) Parking lot landscaping must meet the City's traffic safety standards as adopted for maintaining visibility at intersections, driveways and access easements.

- D) All off-street parking areas must supply at least thirteen (13) square feet of parking lot landscaping per parking space. Additional parking lot landscaping is required based on the percentage of required parking located between the building façade and the street right-of-way.

<b>Percent of Parking Between Building Façade and ROW</b>	<b>Parking Lot Landscaping Required Per Parking Space</b>
Less than 25 Percent	13 sq. ft.
25 to 75 Percent	18 sq. ft.
More than 75 Percent	23 sq. ft.

- E) In addition to the required landscaping per parking space above, one (1) linear landscaping island with a minimum width of ten (10) feet is required for every three (3) parking bays. The intent is to prevent the massing of a large number of parking spaces and to address safety issues concerning the flow of traffic in the parking lot.

- F) Two (2) four (4) inch caliper trees and ten (10) shrubs must be planted for each 500 square feet of required parking lot landscape area, or portion thereof. Brick pavers or other previous pavement systems approved the

City Engineer may be substituted for the required plantings as specified in Section 11.1.G.2 of these Development Standards.

- G) All new trees within a parking lot must be planted in a pervious area of at least 100 square feet and have a minimum interior dimension of 8.5 feet wide.
- H) To reduce the thermal impact of unshaded parking lots, the required landscaping must be planted throughout parking lots so that no portion of a parking space is more than sixty-four (64) feet away from the trunk of a tree.

3) **Street Trees**

- A) All development fronting on public or private streets, except alleys, is required to plant street trees in accordance with the following standards.
- B) Street trees must be located in the planting strip within the right-of-way as shown on the typical street cross section diagrams, except that up to twenty (20) percent of street trees on a block may be planted between the sidewalk and the primary building.
- C) Trees must be a minimum of four (4) caliper inches measured six (6) inches above finished grade immediately after planting. Trees must be selected from the City of Mansfield Preferred Plant List in the City of Mansfield's Zoning Ordinance, and any future amendments thereof. Preference must be given to tree species native to the region.
- D) Street trees must be planted at the average rate of one (1) tree for every thirty (30) feet of street frontage. Where poor soil conditions or other factors require additional flexibility in planting, the Director of Planning or his designee may approve alternative spacing of trees, but not reduction in the number of required trees.
- E) Existing trees at the required planting locations detailed above that meet these standards may be credited as street trees.

4) **Maintenance and Replacement**

- A) Individual owners are responsible for the maintenance and replacement of all landscaping and street trees planted to meet the requirements of this Section, unless the trees are planted in a common landscape lot area, in which case the South Pointe Property Owner's Association is responsible for maintenance and replacement.

- B) Clear sight triangles must be maintained at all times.
- C) A minimum fourteen (14) foot vertical clearance at the street level and nine (9) feet over sidewalks must be maintained at maturity.

5) **Alternative Landscape Plans**

An alternative landscape plan may be submitted for approval to the Director of Planning or his designee, if the aesthetic, buffering and environmental intent of these requirements is met, and the reduction of the landscape area results in the preservation of a natural feature having comparable value to the reduced landscape requirements. All alternative landscape plans must be certified by a landscape architect registered by the State of Texas.

***SECTION 13. BUFFERING***

- 1) A bufferyard is required when development occurs on a property zoned for a nonresidential or multifamily use is immediately abutting land zoned for single-family residential use or where there is an uncertain adjacency in residential areas. The intent of buffering is to promote compatibility between land uses of different intensities by the provisions of required plantings.
- 2) Buffering between uses is not required within or adjacent to the Mixed Use District.
- 3) The nonresidential development must provide the required bufferyard, except where a residential development is adjacent to an uncertain use; the residential development must provide the bufferyard.
- 4) **General Bufferyard Standards**
  - A) The landscaping required within bufferyards must be provided in addition to the site landscaping required in other sections of these Development Standards.
  - B) All open space within a bufferyard must be planted with grass or other vegetative ground cover.
  - C) A bufferyard may provide additional plantings in excess of the minimum requirements.
  - D) A bufferyard may be interrupted in order to provide access (pedestrian or vehicular) to adjacent parcels, but the access areas will not count toward

the required landscaped area.

5) **Bufferyard Description**

A) A bufferyard must consist of one of the following options:

- 1) A twenty (20) foot wide planting area with an average of one (1) tree per twenty-five (25) linear feet, with alternating deciduous and evergreen trees; or
- 2) A fifteen (15) foot wide planting area with an average of one (1) tree per twenty (20) linear feet, with alternating deciduous and evergreen trees.

***SECTION 14. PARKLAND DEDICATION AND PARK DEVELOPMENT ORDINANCE***

All development in South Pointe must comply with the City of Mansfield's Parkland Dedication and Park Development regulations, and any future amendments thereof, except that the open space dedication requirements in the Residential Villages will count towards any parkland dedication requirement subject to approval and acceptance by the Mansfield Parks and Recreation Department.

***SECTION 15. SCREENING***

1) **Applicability**

The following screening requirements apply to all development except single-family development and property located in the Freeway Commercial Districts. Property located in the Freeway Commercial Districts must comply with the City of Mansfield's Zoning Ordinance governing development in the C-2 District and the Freeway Overlay District, and any future amendments thereof.

2) **Parking Lot Screening**

All parking areas, access drives and maneuvering areas must be screened from public rights-of-way using screening methods as described below.

3) All parking lot screening will be maintained at least thirty-six (36) inches in height, and be achieved through one of the following methods:

- A) A berm;
- B) A planting hedge;
- C) A combination of any of the above along with trees; or

D) An intervening building.

E) Live screening must be capable of providing a solid 36-inch screen within twelve (12) months, as determined by a registered landscape architect, certified nurseryman or master gardener, and must be planted in a prepared bed at least three (3) feet in width.

F) In order to make the screening more effective and appealing, screening must be planted in a curvilinear fashion or offset at least six (6) feet every sixty (60) linear feet.

4) **Screening of Mechanical Equipment and Waste Containers**

A) All development in South Pointe must comply with the screening provisions in Section 4600 and 7300 of the City of Mansfield's Zoning Ordinance, and any future amendments thereof, except for the following:

- 1) Waste containers must be located at least fifty (50) feet away from land use for or designed for a Residential Product.
- 2) In addition to the required waste container enclosure, the developer must provide large shrubs planted four (4) feet on center and staggered thirty (30) to thirty-six (36) inches. Shrubs must be watered with an irrigation system.
- 3) Six (6)inch concrete filled steel pipes must be located to protect the enclosure from truck operations.
- 4) Waste container enclosures must have steel framed gates with spring-loaded hinges or the equivalent and fasteners to keep them closed. When in use, tie-backs must be used to secure the steel framed gates in the open position. Gates must be constructed of opaque materials that are architecturally compatible and complementary to the building design. Wood or chain link are not permitted materials.
- 5) Waste container screening must be maintained by the owner at all times.

5) **Screening of Loading Docks**

A) These standards apply to all sites with loading docks.

- 1) Loading and service areas must be located at the side or rear of buildings.

- 2) Off-street loading areas and overhead doors must be screened from view of any street or adjacent property.
- 3) Properties that abut State Highway 360 may have additional screening requirements to ensure that off-street loading areas and overhead doors are not visible from State Highway 360. The additional screening elements will be determined by the Planning and Zoning Commission and City Council during the review of a Detailed Site Plan, or by the Director of Planning if the Site Plan is administratively approved.
- 4) Loading areas must be enclosed on three sides by a screening wall not less than ten (10) feet in height.
- 5) Loading areas must not be located closer than fifty (50) feet to any single-family lot or public right-of-way, unless wholly within an enclosed building.
- 6) Screening materials must be comprised of:
  - (a) A wall that has a similar finish to the primary structure, and
  - (b) Large shrubs planted four (4) feet on center and staggered thirty (30) to thirty-six (36) inches and maintained by an irrigation system.
- 6) **Alternative Screening Plans**  
The Director of Planning may approve alternate screening plans that reflect innovative approaches to screening.

## ***SECTION 16. LANDSCAPING INSTALLATION***

- 1) **Applicability**  
All landscaping must be installed and maintained in accordance with this Section.
- 2) **Landscape Plan Requirements**
  - A) The applicant or an authorized agent must submit and receive approval of a landscape plan demonstrating compliance with the landscape requirements contained herein.
  - B) Plans must show all dimensions, types of materials, width of buffer yards, size, quantity and spacing of vegetative materials, and plans for providing water to plants.
  - C) All landscape plans must be prepared and certified by a Landscape Architect registered by the State of Texas.

3) **Installation and Maintenance**

- A) All landscape materials will be installed according to American Nursery and Landscape Association (ANLA) standards.
- B) The current owner and subsequent owners of the landscaped property, or the manager or agent of the owner, is responsible for the maintenance and replacement of all landscape areas and materials, required buffer yard areas and materials and required screening materials.
- C) Landscaped areas must be maintained so as to present a healthy, neat and orderly appearance at all times and must be kept free of refuse and debris.
- D) Maintenance includes the replacement of all dead plant material if that material was used to meet the requirements of these Development Standards.
- E) All such plants must be replaced within six (6) months of notification by the City, or by the next planting season, whichever comes first.
- F) One of the following irrigation methods must be used to ensure survival of the required plant material in landscaped areas:
  - 1) Conventional System: An automatic or manual underground irrigation system that may be a conventional spray or bubbler type heads.
  - 2) Drip System: An automatic or manual underground irrigation system in conjunction with a water-saving system such as a drip or a leaky pipe system.
- G) Temporary and Above-Ground Watering: Landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses, wildflowers, and trees may use a temporary and above ground system, and must be required to provide irrigation for the first three growing seasons.
- H) No irrigation is required for undisturbed natural areas or undisturbed existing trees.

4) **Planting Criteria**

- A) Trees must be a minimum of four (4) caliper inches measured six (6) inches above finished grade immediately after planting.



- B) Shrubs, vines and ground cover planted pursuant to these Development Standards must be good, healthy nursery stock. Shrubs must be, at a minimum, a five (5) gallon container size.
- C) Grass areas should be planted in drought resistant species normally grown as permanent lawns, such as Bermuda, Zoysia, or Buffalo. In heavily tree shaded properties Saint Augustine or other shade grass may be used. Grass areas may be sodded, plugged, sprigged or seeded except that solid sod must be used in swales or other areas subject to erosion. The entire yard must be sodden in all Residential Products.
- D) Synthetic or artificial lawns or plants cannot be used in lieu of plant requirements in these Development Standards.
- E) In the Mixed Use District the use of architectural planters may be permitted in fulfillment of landscape requirements.
- F) Approved decorative aggregate or pervious brick pavers can qualify for landscaping credit if contained in planting areas of nonresidential development, but no credit can be given for concrete or other impervious surfaces.

## **SECTION 17. FENCES**

- 1) No fence along a common property boundary can be greater than six (6) feet in height, except:
  - A) Fences required to impede access to hazardous facilities including, but not limited to, electrical substations, swimming pools and chemical or equipment storage yards may be eight (8) feet tall.
  - B) Subdivision perimeter fencing is only allowed on property in a Residential Village that abuts Lone Star Parkway as illustrated in Exhibit 7 and when lots side or back on a roadway classified as a DA-100-48, as shown in Exhibit 8.
  - C) Subdivision perimeter fencing cannot be made of wood.
- 2) A fence cannot exceed three (3) feet in height, measured from the grade to the top of the fence, in a required front yard or a sight visibility triangle. However, no fence or other object erected within a sight visibility triangle identified as sight obstructions by the current American Association of State Highway and Transportation Officials manual, *A Policy on Geometric Design of Highways and Streets*, shall be permitted.

- 3) No fence or other structure more than three (3) feet high can be located within a sight visibility triangle.
- 4) Fences that are adjacent to open space areas must be articulated at the outside edges of a block to avoid long straight runs of fences.
- 5) All fences must be constructed to indefinitely maintain structural integrity against natural forces such as wind, rain and temperature variations.
- 6) The finished side of all fences built to comply with these regulations must face the protected use, the public right-of-way or public open space.
- 7) Barbed wire is prohibited on any fence.
- 8) Chain link fences are prohibited.

#### ***SECTION 18. SPECIAL LANDSCAPING REQUIREMENTS FOR ARTERIAL STREETS***

- 1) Landscaping for properties that abut Lone Star Parkway or Davis Drive must comply with the following requirements:
- 2) Site design proposals along the arterial roadways must break up large masses of parking and pavement with well-planned open space components. Additionally, careful analysis is required of view corridors from the highway. Strategically placed tree massings should be located to frame desired views while screening parking areas.
- 3) A developer of property adjacent to arterial streets must provide a twenty-five (25) foot landscape buffer. The required landscaped buffer is measured from the property line.
- 4) The landscape buffer area must be landscaped and maintained with at least eighty percent (80%) live vegetative coverage excluding the area required for driveways, sidewalks, bicycle paths, and drainage features. The remainder may be impervious landscaping such as landscape rock, native rock walls, fountains, statuary, and signs. No fencing is allowed within the landscape buffer.
- 5) Trees and shrubbery are required within the landscape buffer at a ratio of at least two (2) four (4)-inch caliper shade trees and five (5) five (5)-gallon shrubs for every 1,000 square feet of land. All vigorous, existing trees listed in the City of Mansfield Preferred Plant List that are preserved can

count toward the required tree plantings if they meet or exceed the minimum of four (4) inches in caliper.

- 6) All trees and shrubs species must be from the Preferred Plant List in the City of Mansfield Zoning Ordinance, and no more than twenty-five percent (25%) of all required trees and shrubs may be from the same species. Landscaping must include a variety of different species and should be offset while providing informal massing and framing views. Planting offsets should be of at least six (6) feet and are required for every sixty (60) feet of continuous landscape plantings.
- 7) No service areas or service drives are permitted to front Lone Star Parkway or on a street designed as a DA-100-48.
- 8) Residential structures can only side on and may not access Lone Star Parkway or on a street designed as a DA-100-48.

## **SECTION 19. SIGNS**

- 1) All signage in South Pointe shall comply with the City of Mansfield's signage regulations, and any future amendment thereof, except for development in the Mixed Use District shall comply with the sign regulations detailed below.
- 2) The following standards are intended to set out a comprehensive program for signage in the Mixed Use District. These criteria were developed to allow for creative signage in the Mixed Use District in order to enhance the streetscape and clearly identify the product or service being offered.
- 3) All signage in South Pointe should address both the communications functions of a sign as well as its aesthetic integration with the overall design of the Mixed Use District.
- 4) Examples of each primary sign type can be found in Exhibit 34, beginning on page 82.
- 5) **Review**  
All proposed sign packages must be reviewed and approved in writing by the South Pointe Architectural Review Committee before the applicant can file for a sign permit with the City of Mansfield. A letter stating that the proposed signage meets the standards established for South Pointe will be sent to the City of Mansfield's Building Inspections Department. No signs shall be erected in the Mixed Use District until the

applicant receives written approval from the South Pointe Architectural Review Committee and a sign permit from the City of Mansfield.

6) **Measurement of Signs**

- A) For signs in the shape of a square, rectangle, circle or similar standard geometric shape, the area will be calculated by using standard mathematical formulas. When measuring wall signs, the sign will be measured to the outermost edge of the sign or sign frame. In the case of projecting signs, the support hardware will not be included in the measurement.
- B) Drawing a simple rectangle around the shape and using the rectangle's height and width to define the sign area will calculate irregular shaped signs.

7) **Maximum Signage Allowances**

- A) Commercial establishments within the Mixed Use District are allowed any combination of two (2) of the following sign types. The two (2) signs cannot be the same type of sign. Establishments located on the corner of a building with two (2) public façades are allowed the sign combination on each façade.
  - 1) Awning Sign
  - 2) Canopy Sign
  - 3) Wall Sign
  - 4) Bay Window Sign
  - 5) Arcade Sign
  - 6) Vertical Projecting Sign
- B) Additionally, all commercial establishments are allowed one of each of the following types of signs.
  - 1) Small Blade Sign
  - 2) Window Sign
  - 3) Sandwich Board Sign
  - 4) Temporary Banner Sign
  - 5) Rear of Building Sign
- C) **Awning Signs**
  - 1) An Awning Sign is a sign that is applied to, attached to or painted on an awning, which is intended for protection from the weather or as a decorative embellishment. Awnings project from a wall or roof of a structure and are located over a door or window.

- 2) Awnings must be professionally constructed and cannot be made of vinyl.
- 3) All internal support structures must be made of metal.
- 4) Awnings are allowed to project over a sidewalk to a maximum of eight (8) feet and must have a minimum clearance of nine (9) feet.
- 5) Awnings may have side panels, but may not have a panel enclosing the underside of the awning.
- 6) Awnings may have lettering and graphics on the front or side vertical panels only, except that awnings located over the primary entrance of a building may have one (1) store logo or the store name applied within a 16 square foot area on the sloped portion of the awning.
- 7) Awnings may be lighted from above with lighting affixed to the building. All lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrian's eyes.
- 8) In no case can the supporting structure of an Awning Sign extend into or over the street curb. Awnings must end a minimum of two (2) feet from the curb edge. In instances where an awning encroaches into areas where street lights, trees or other obstacles in the streetscape conflict, the awning must be reduced in size (overhang) so as to eliminate the conflict.
- 9) Awning support structures must be designed to meet local wind loads.
- 10) Portions of the awning can be internally illuminated, provided that the entire awning is not internally illuminated.
- 11) Awnings that do not include lettering or graphics are not considered signs.

*D) Canopy Signs*

- 1) A Canopy Sign is a sign that is applied to, attached to or painted on an architectural canopy. The canopy must be intended for protection from the weather or used as an architectural embellishment and project from a wall over a door or window.

- 2) Canopies may be made out of wood, metal or glass, but all support structures must be made of metal.
- 3) Canopies are allowed to project over a sidewalk to a maximum of eight (8) feet and must have a minimum clearance of nine (9) feet.
- 4) Canopies may have side panels, and may have a panel enclosing the underside of the canopy.
- 5) Canopies may have lettering and graphics on or above the front or side vertical panels.
- 6) Canopies may be lighted from above with lighting affixed to the building. All lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrian's eyes.
- 7) Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front faces. The use of neon is permitted. No exposed raceways, conduits or transformers are permitted.
- 8) In no case can the supporting structure of a canopy extend into or over the street curb. Canopies must end a minimum of two (2) feet from the curb edge. In instances where a canopies encroach into areas where street lights, trees or other obstacles in the streetscape conflict, the canopy must be reduced in size (overhang) so as to eliminate the conflict.
- 9) Canopy support structures must be designed to meet local wind loads.
- 10) Canopies that do not include lettering or graphics are not considered signs.

E) Wall Signs

- 1) A Wall Sign is painted on or erected parallel to the face of a building. Wall signs may not extend more than twelve (12) inches from the face of the building and may not extend above the roofline.
- 2) A Wall Sign may have internally illuminated or non-illuminated lettering and graphics applied to the face of the panel attached to the

wall.

- 3) A Wall Sign may include neon tubing attached directly to a wall surface when forming a border for the subject matter, or when forming letters, logos or pictorial designs.
- 4) Wall Signs must be contained horizontally and vertically within a tenant's lease space or storefront.
- 5) When projections on the wall face prevent the erection of the sign against the wall face, the space between the back of the sign and the wall must be closed at the top, bottom and ends with noncombustible materials.
- 6) Signage panel, lettering and graphics can be made of wood, sign foam that simulates wood or metal.
- 7) Individual letters or graphics may be internally illuminated and glow with a halo-illumination effect or glow through their front faces. The use of neon is permitted. No exposed raceways, conduits or transformers are permitted.
- 8) All sign lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrian's eyes.
- 9) The length of a Wall Sign cannot exceed seventy-five percent (75%) of the storefront or overall leased wall length of the wall on which it is erected.
- 10) The height of a Wall Sign is limited to four (4) feet when located on the first and second floors of a building. The height of a Wall Sign is limited to ten (10) feet when located on upper floors of a building.

F) Bay Window Signs

- 1) A Bay Window Sign is a sign erected parallel to the façade of any building to which it is attached and supported throughout its entire length at its base by the top edge of a bay window.
- 2) A Bay Window Sign may have no-illuminated or internally illuminated lettering and graphics. Neon is permitted.
- 3) Lettering and graphics may be raised up on pins to prevent the

graphics from being obscured by the window trim from the sidewalk.

- 4) Signage lettering and graphics must be made of wood, sign foam that simulates wood or metal. Faces of internally illuminated graphics may be made of acrylic, Lexan or similar material.
- 5) Signage lighting must be affixed to the building or to the sign and must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrian's eyes.
- 6) Individual letters or graphics may be internally illuminated and glow through their front faces. Exposed raceways, conduits and transformers are prohibited.
- 7) The length of the bay window sign cannot exceed the width of the bay window. The height of the sign cannot exceed four (4) feet and the depth of the sign cannot exceed twelve (12) inches.

G) Arcade Signs

- 1) An Arcade Sign is a panel erected parallel to a building façade and within the opening of an arcade. Arcade signs must be supported their entire length by metal brackets, grillage or supports.
- 2) An Arcade Sign may be non-illuminated or internally illuminated. An Arcade Sign may include neon tubing when forming a border for the subject matter or when forming letters, logos or pictorial designs.
- 3) The bottom edge of an Arcade Sign must be at least nine (9) feet above the finished grade.
- 4) The location of an Arcade Sign must be centered on the arcade entrance.
- 5) The signage panel must be made of wood, sign foam made to look like wood or metal. The support for the sign must be decorative and made of metal.
- 6) Sign lighting must be affixed to the building or to the sign and must be shielded to prevent the light from shining directly into traffic, upper floor windows and pedestrian's eyes.
- 7) Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front faces. The use of neon is permitted. Exposed raceways, conduits and



transformers or prohibited.

- 8) The height of the Arcade Sign cannot exceed four (4) feet.

H) Vertical Projecting Signs

- 1) A Vertical Projecting Sign is a sign that is attached to and projecting out from a building face or wall more than 12 inches, generally set at a right angle to the building.
- 2) A Vertical Projecting Sign may overhang the sidewalk but must be located a minimum of three (3) feet from the back of curb. At least nine (9) feet of clearance must be provided between the bottom of the sign and the sidewalk.
- 3) Vertical Projecting Signs can extend above a tenant's lease space with approval of the owner of the building.
- 4) The support structure from which the projecting sign panel is suspended must be decorative in nature and made of metal. The supports must be engineered to withstand local wind loads.
- 5) The sign panel, lettering and graphics must be made of wood, synthetic wood or metal.
- 6) Signage lighting must be affixed to the building or to the sign and be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrian's eyes.
- 7) A vertical projecting sign's background panel may be internally illuminated and made out of acrylic, Plexiglas or similar sheeting. Individual letters or graphics may be internally illuminated and glow with either a halo-illumination effect, or glow through their front face. The use of neon is permitted. Exposed raceways, conduits and transformers are prohibited.
- 8) The height of a Vertical Projecting Sign cannot exceed seventy-five percent (75%) of the overall wall length of the wall on which it is erected or a maximum of twenty-five (25) feet, which ever is less.
- 9) Vertical Projecting Signs must be double-sided. The depth of the sign panel may not exceed fifteen (15) inches, including the depth of the applied letters or graphics.

- 10) The size of a Vertical Projecting Sign cannot exceed one hundred fifty (150) square feet in area. Only one face of the sign will be used to calculate size.

I) Small Blade Signs

- 1) A Small Blade Sign is attached to and projects out from a building face or wall more than twelve (12) inches and are generally set at a right angle to the building.
- 2) Small Blade Signs may project over the sidewalk, but must be set back at least three (3) feet from the back of curb and have at least nine (9) feet of clearance from grade.
- 3) Support structures for Small Blade Signs must be decorative in nature and made of metal. Supports must be engineered to support local wind loads.
- 4) The sign panel, lettering and graphics can be made of wood, synthetic wood or metal.
- 5) A Small Blade Sign's background panel may be internally illuminated or made of acrylic, Plexiglas or similar plastic sheeting. Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front face. The use of neon is permitted. Exposed conduits, raceways or transformers are prohibited.
- 6) Indirect lighting must be attached to the building or sign and be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrian's eyes.
- 7) The size of a Small Blade Sign cannot exceed twelve (12) square feet in area. The support structure is not included when calculating area.
- 8) Small Blade Signs must be double sided and the depth of the sign cannot exceed eight (8) inches. Only one face of the sign will be used to calculate size.

J) Sandwich Board Signs

- 1) A Sandwich Board Sign is a sign constructed in such a manner as to form an "A" or tent-like shape. The sign can be hinged or not hinged at the top and each angular face held at an appropriate distance by a supporting member.

- 2) Sandwich board signs are the only portable signs allowed in South Pointe.
- 3) Sandwich Board Signs may be placed on the sidewalk in front of a retail or restaurant premises during business hours only. Sandwich Board Signs must be stored inside during non-business hours.
- 4) Sandwich Board Signs must be located at least three (3) feet from the curb of any adjacent street.
- 5) Should a Sandwich Board Sign be placed on or adjacent to a sidewalk, an unobstructed pedestrian clearance of at least four (4) feet must be maintained adjacent to the sign.
- 6) A maximum of one (1) Sandwich Board Sign may be placed per business or tenant within the storefront limits of the business the sign advertises.
- 7) Sandwich Board Signs cannot be placed closer than twenty (20) feet to another Sandwich Board Sign.
- 8) Dry-erase boards are prohibited on Sandwich Board Signs.
- 9) The maximum size of a Sandwich Board Sign is twelve (12) square feet per side.
- 10) The maximum height of a Sandwich Board Sign is four (4) feet.

K) Window Signs

- 1) A Window Sign is a sign that is visible from a public street or sidewalk and that is posted, attached, painted or affixed in or on a window, or a sign that is located within three (3) feet of a window.
- 2) Window Signs must be located on the inside of the window.
- 3) The area of the Window Sign cannot exceed twenty-five (25) percent of the square footage of the window in which the sign is located.
- 4) Only one (1) Window Sign is allowed per window.
- 5) Window Signs may be located on the upper floors of a building.

- 6) Hours of operation, (not to exceed two (2) square feet per window, shall not be counted in the square footage allowance of a Window Sign.
- 7) When the address of the business is displayed as a Window Sign, the address shall not be counted in the square footage allowance.

*L) Temporary Banner Signs*

- 1) A Temporary Banner Sign is a sign having characters, letters or graphics applied to a plastic, cloth canvas or other light fabric. Temporary Banner Signs must be mounted on the exterior of a building.
- 2) Each occupied tenant space shall be allowed one (1) Temporary Banner Sign three (3) times per calendar year, for a maximum period of fourteen (14) days per display. A minimum of ninety (90) days shall be required between each Temporary Banner Sign permit. The fourteen (14) day display period will commence on the first day the Temporary Banner Sign is displayed. In the case of a special promotion for a grand opening event, a display period may be extended to twenty-one (21) days provided that the promotion begins within the first three (3) months of the date of the issuance of a certificate of occupancy or business license and the grand opening is limited to the address noted on the certificate of license.
- 3) Temporary Banner Signs advertising "Going Out of Business" events are prohibited.
- 4) Temporary Banner Signs must be professionally constructed and may not be attached directly to windows with tape or adhesive.
- 5) The maximum area of a Temporary Banner Sign is forty-eight (48) square feet.

*M) Rear of Building Signs*

- 1) Rear of Building Signs are signs that do not face a public street and are used to identify tenants in a building.
- 2) One (1) Rear of Building Sign per tenant is allowed on the rear face of the building if there is a public entrance to the building from the rear of the building.

- 3) Rear of Building Signs, may be Wall Signs or Window Signs and may be made of the same materials that are permitted for these signs.
- 4) Rear of Building Signs cannot exceed twenty-four (24) square feet in area.
- 5) Rear of Building Signs can only identify tenants who are actually in the building to which the sign is attached.
- 8) **Other Permitted Signs**
  - A) **Lamppost Banners**
    - 1) A Lamppost Banner is a sign that is a fabric banner applied to lampposts with standard banner arms.
    - 2) The Lamppost Banners must be made of canvas, vinyl or other suitable banner fabric.
    - 3) Lamppost Banners must be double-sided with similar imagery on both faces.
    - 4) Lamppost Banners must include pictorial elements.
    - 5) The maximum size for Lamppost Banners is two feet, six inches (2'-6") wide by five (5) feet tall.
    - 6) No more than two (2) Lamppost Banners may be erected on a single lamppost.
    - 7) The minimum clearance from the pavement to the lower banner arm is nine (9) feet and the Lamppost Banner and banner arm cannot extend over the street pavement.
    - 8) Lamppost Banners are limited to holiday messages, community events or festivals. No retail advertising shall be permitted on Lamppost Banners.
  - B) **Valet Parking Identification**
    - 1) Valet Parking Identification is a series of signs used to identify a valet parking station. Each station is allowed three (3) components: 1) valet station with umbrella or awning; 2) a sandwich board sign; and 3) cones.

- 2) Valet parking identification or valet parking operations shall not occur in the public right-of-way, except that a sandwich board sign complying with the limitations set forth in Section 19.7.J of these Development Standards may be allowed in the sidewalk, provided that at least four (4) feet of clearance is maintained for pedestrians

C) Building Identification Signs

- 1) A Building Identification Sign identifies commercial buildings at a scale appropriate to both vehicular and pedestrian traffic; in any case, the size of a Building Identification Sign shall not exceed fifty (50) square feet in area. A building Identification Sign shall only contain the building name and street address.
- 2) The street address may be applied to a canopy, awning or directly to the building.
- 3) The Building Identification Sign must be constructed as a single-sided, no-illuminated painted metal sign attached directly to the building. The color of the sign must be compatible to the building and must be approved by the South Pointe Architectural Review Committee. This sign may be indirectly lit.
- 4) Each building is allowed one (1) Building Identification Sign per face of building.

D) Primary Tenant Sign

- 1) The Primary Tenant Sign is a wall sign used to identify the primary tenant in a multi-story building. The size of the sign is appropriate to be visible from vehicular or pedestrian traffic.
- 2) The maximum size for each Primary Tennant Sign is two hundred (200) square feet and may not be placed on a wall below the third story.
- 3) Each building may be allowed one (1) Primary Tenant Sign.

E) Office Tenant Identification Sign

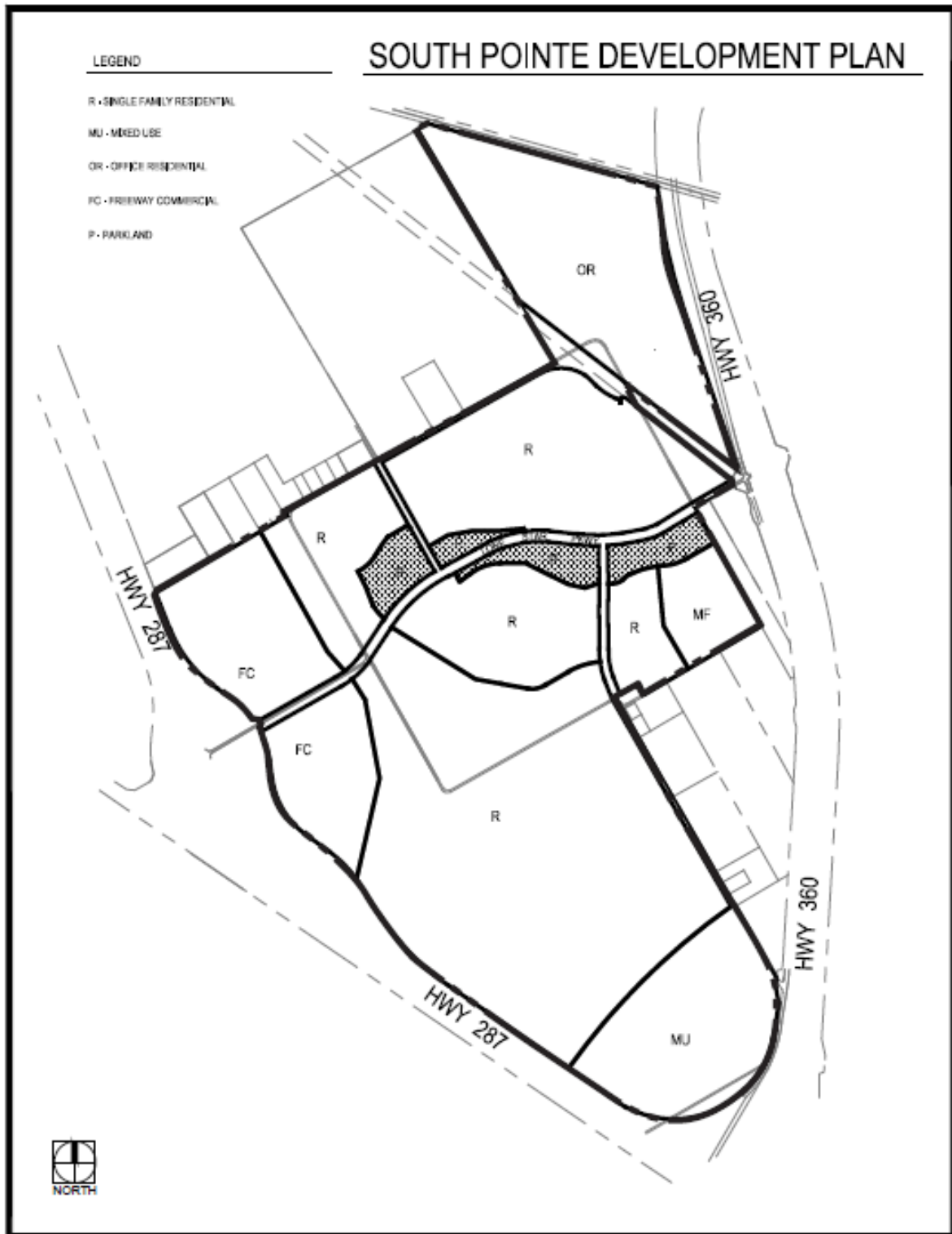
- 1) Each building that houses offices is allowed one (1) Office Tenant Identification Sign.
- 2) The Office Tenant Identification Sign identifies the commercial tenants at the entrance to the building.

- 3) Office Tenant Signs are encouraged to be attached to the face of the building. Where the sign is freestanding, it must be located parallel and as close as possible to the building façade, and provide a minimum four (4) foot clear area on the sidewalk to prevent the obstruction of pedestrian circulation.
- 4) The Office Tenant Identification Sign is a single-sided, internally illuminated or non-illuminated painted metal sign with changeable panels.
- 5) The address of the building may also be included on the face of this sign.
- 6) The maximum size for the Office Tenant Identification sign is twenty-four (24) square feet.

F) Project Directory Sign

- 1) Project Directory Signs contain a map or listing of key destinations within the Mixed Use District. The Project Directory Sign is scaled to pedestrian use.
- 2) A Project Directory Sign may be single or double-sided and may be internally illuminated.
- 3) The maximum size for a Project Directory Sign is twelve (12) square feet.
- 4) Project Directory Signs may be placed on the sidewalk provided a four (4) foot clear area is provided for pedestrians.
- 5) No retail advertising is allowed on Project Directory Signs.

April 15, 2016

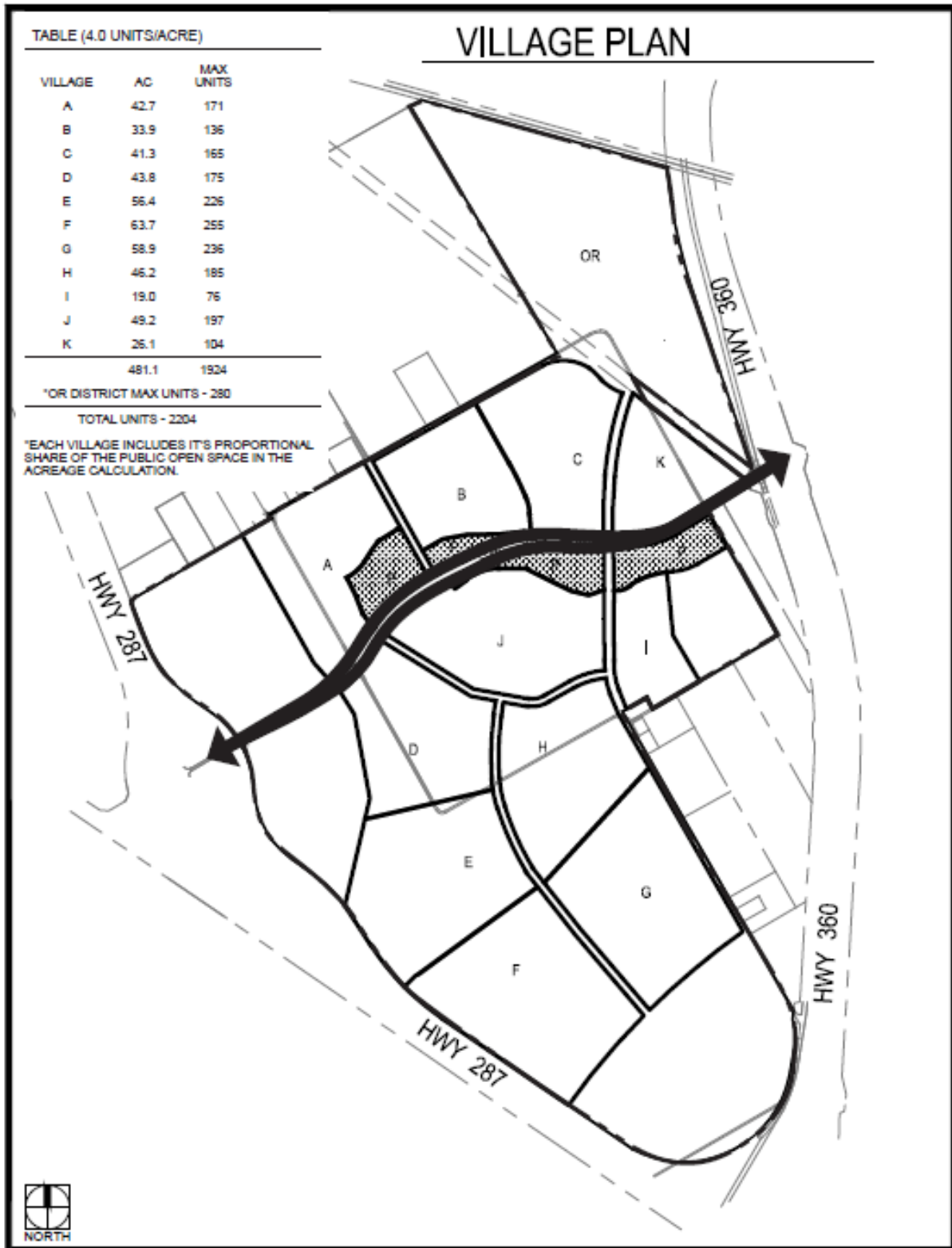


## Exhibit 1





April 15, 2016



**Exhibit 2  
Village Plan**

January 31, 2005

April 15, 2016

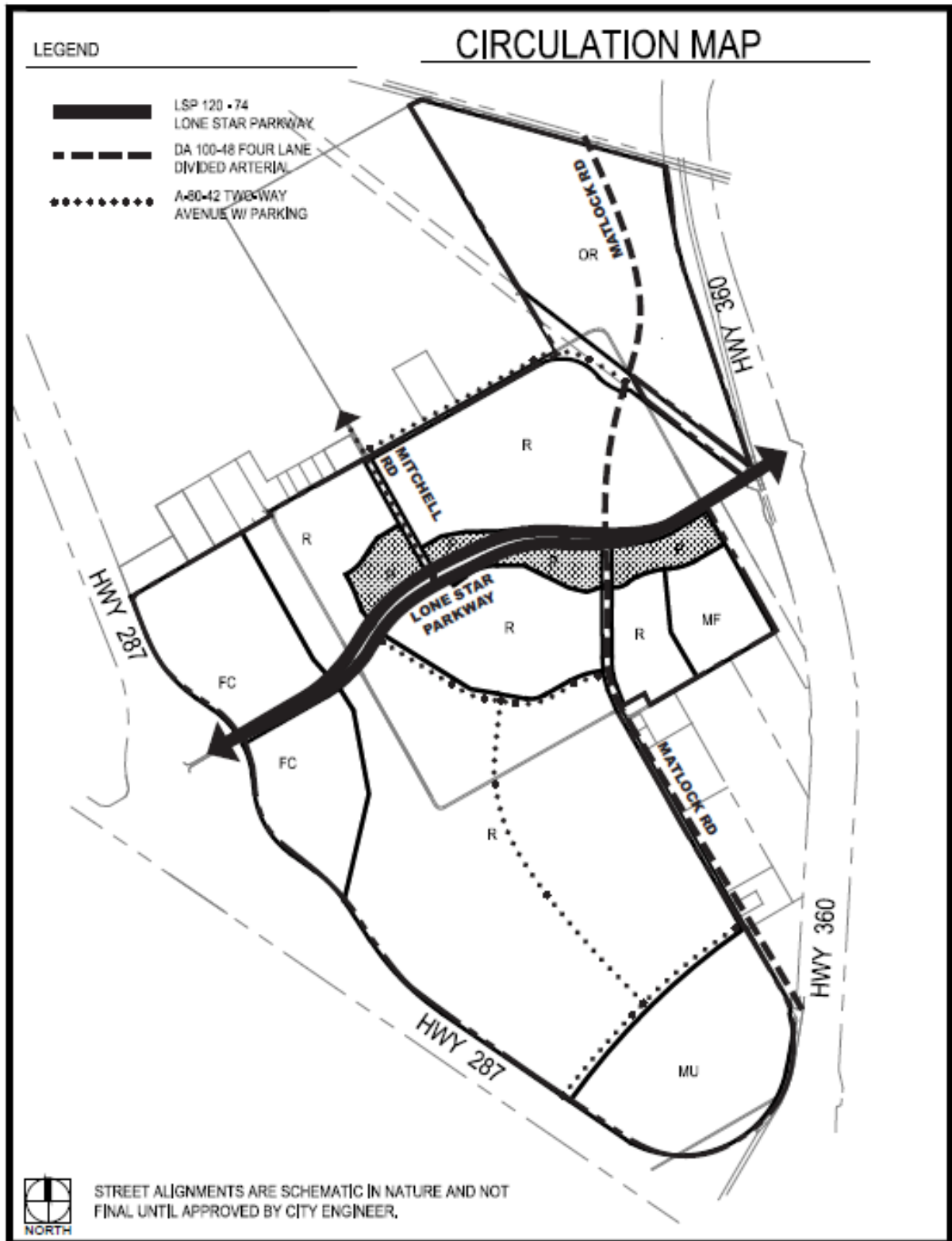


Exhibit 3

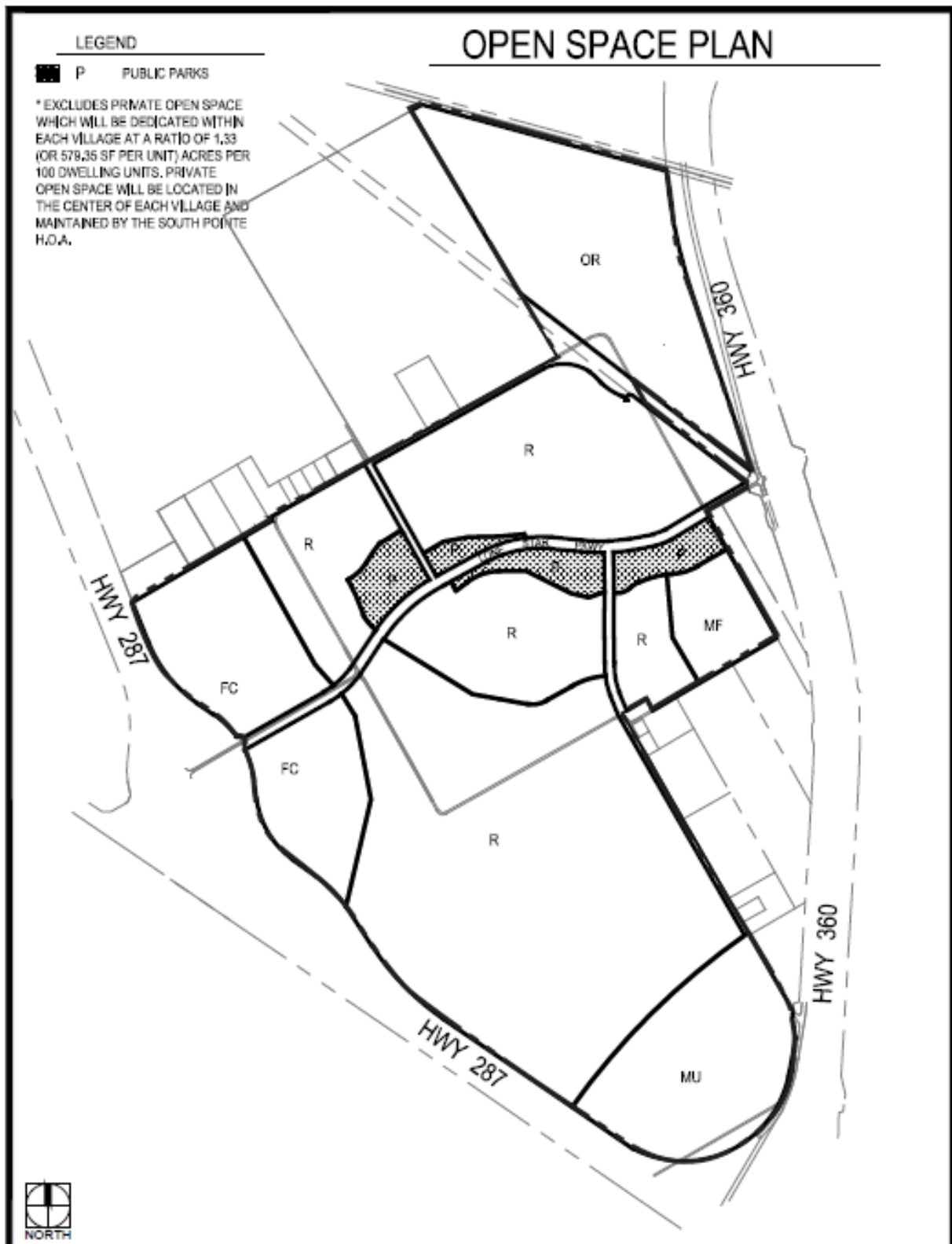
For illustrative purposes only

## Circulation Plan

January 31, 2005

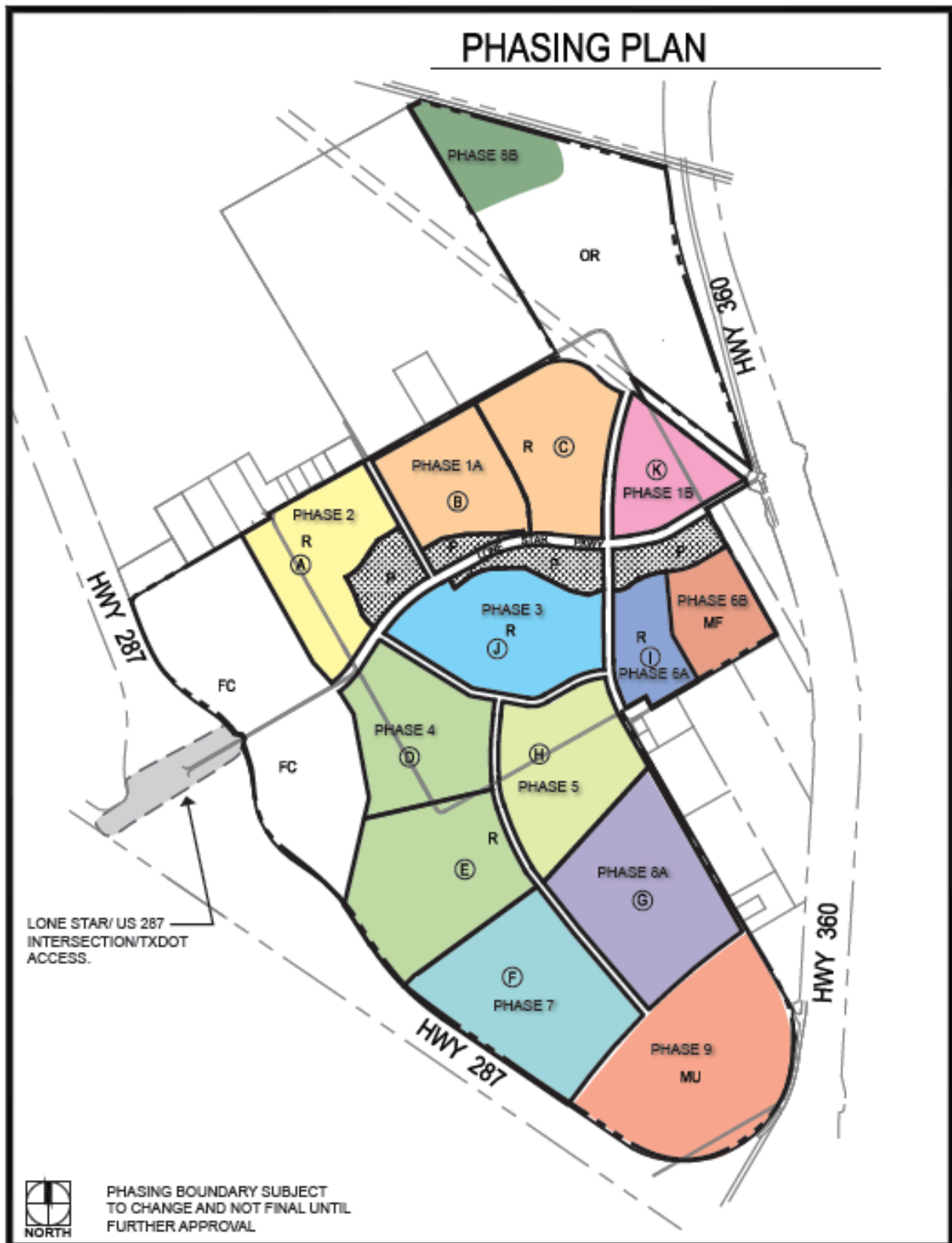
Not intended to imply final  
Design or traffic / intersection  
treatment

April 15, 2016



**Exhibit 4**  
**Open Space Plan**

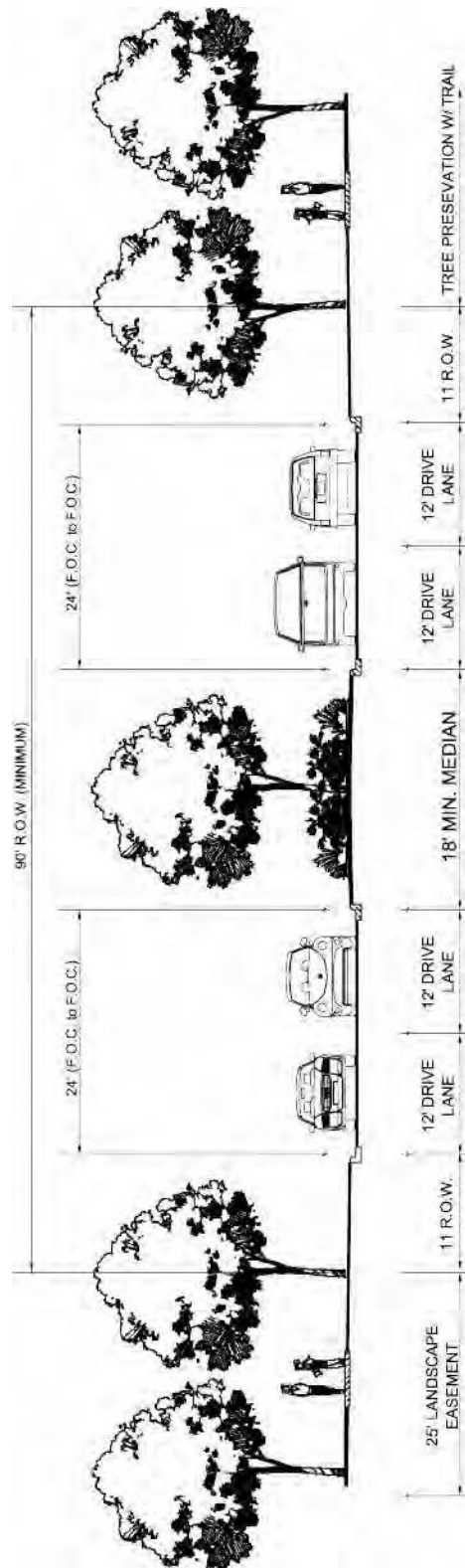
April 15, 2016





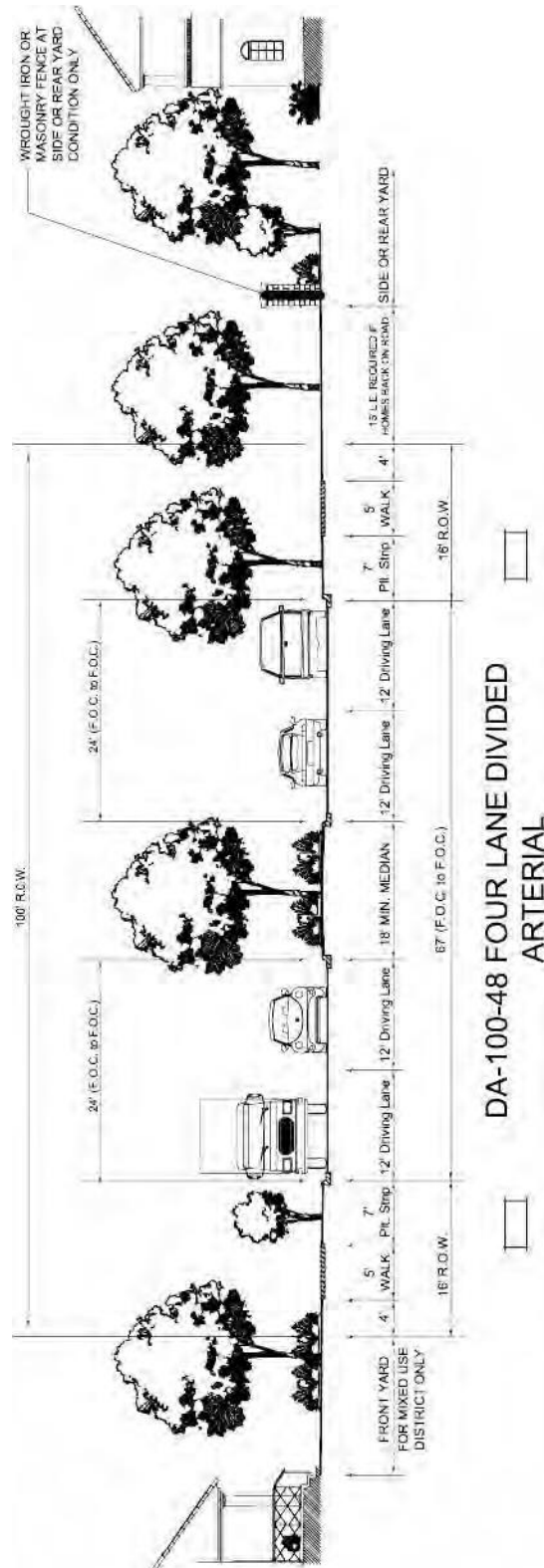
**Exhibit 5**  
**South Pointe Phasing Plan**



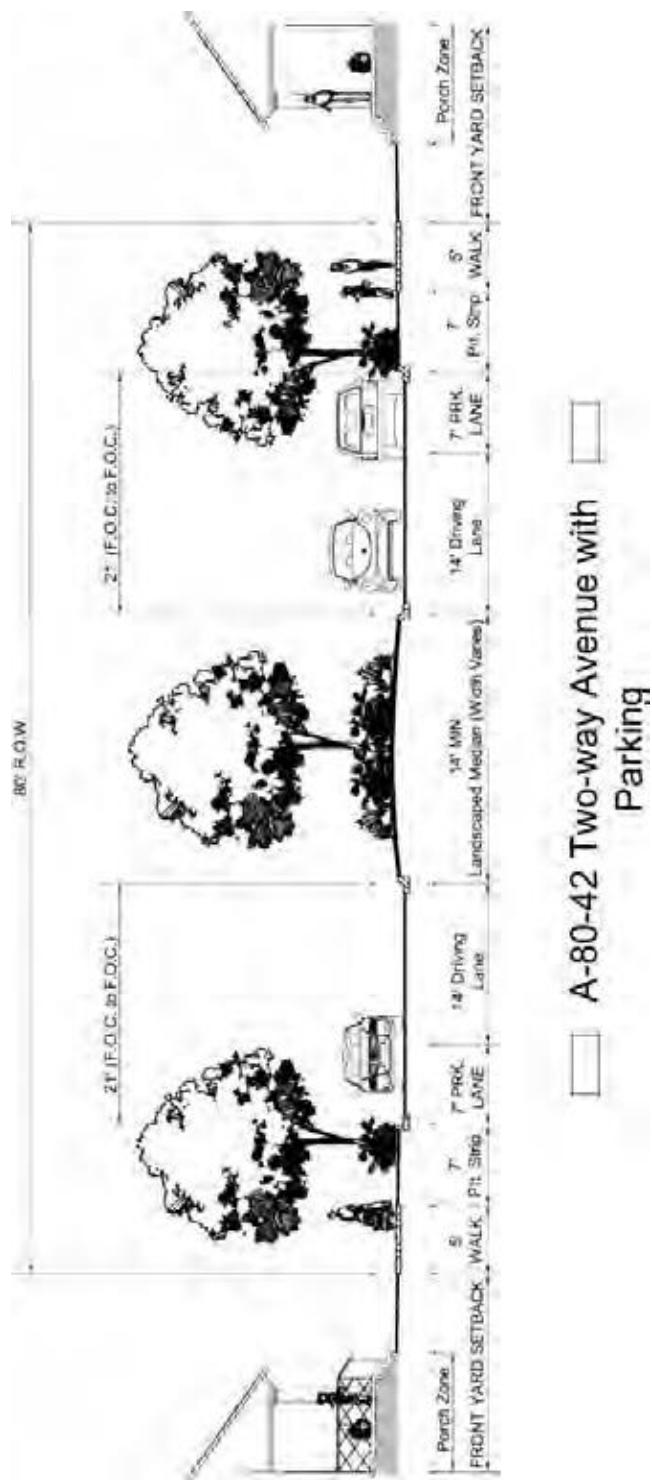


□ LSP-90-48 Lone Star Parkway - □  
No Parking

Exhibit 7  
Lone Star Parkway LSP 90-48

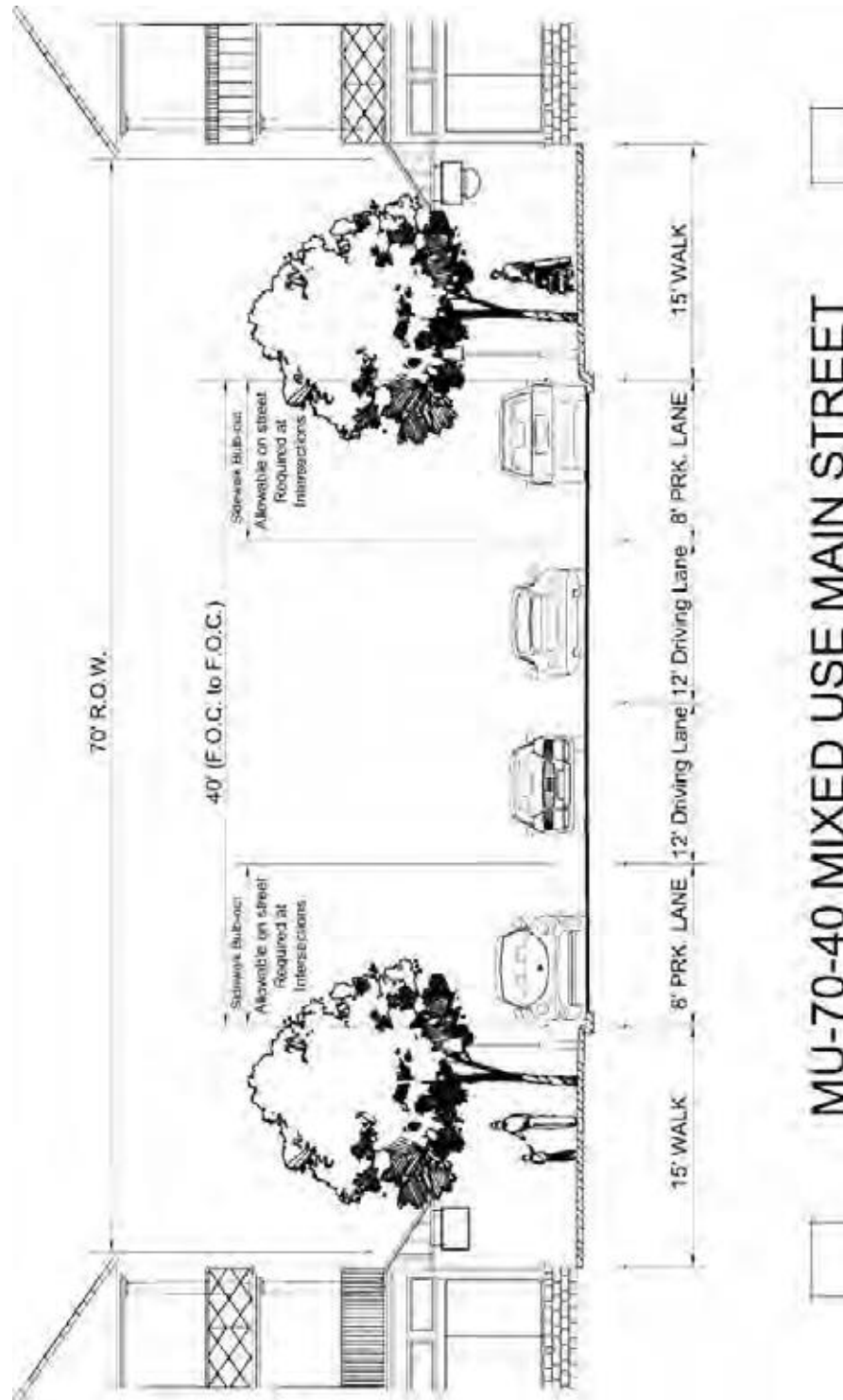


**Exhibit 8**  
**Divided Arterial DA-100-48 (Davis Street)**

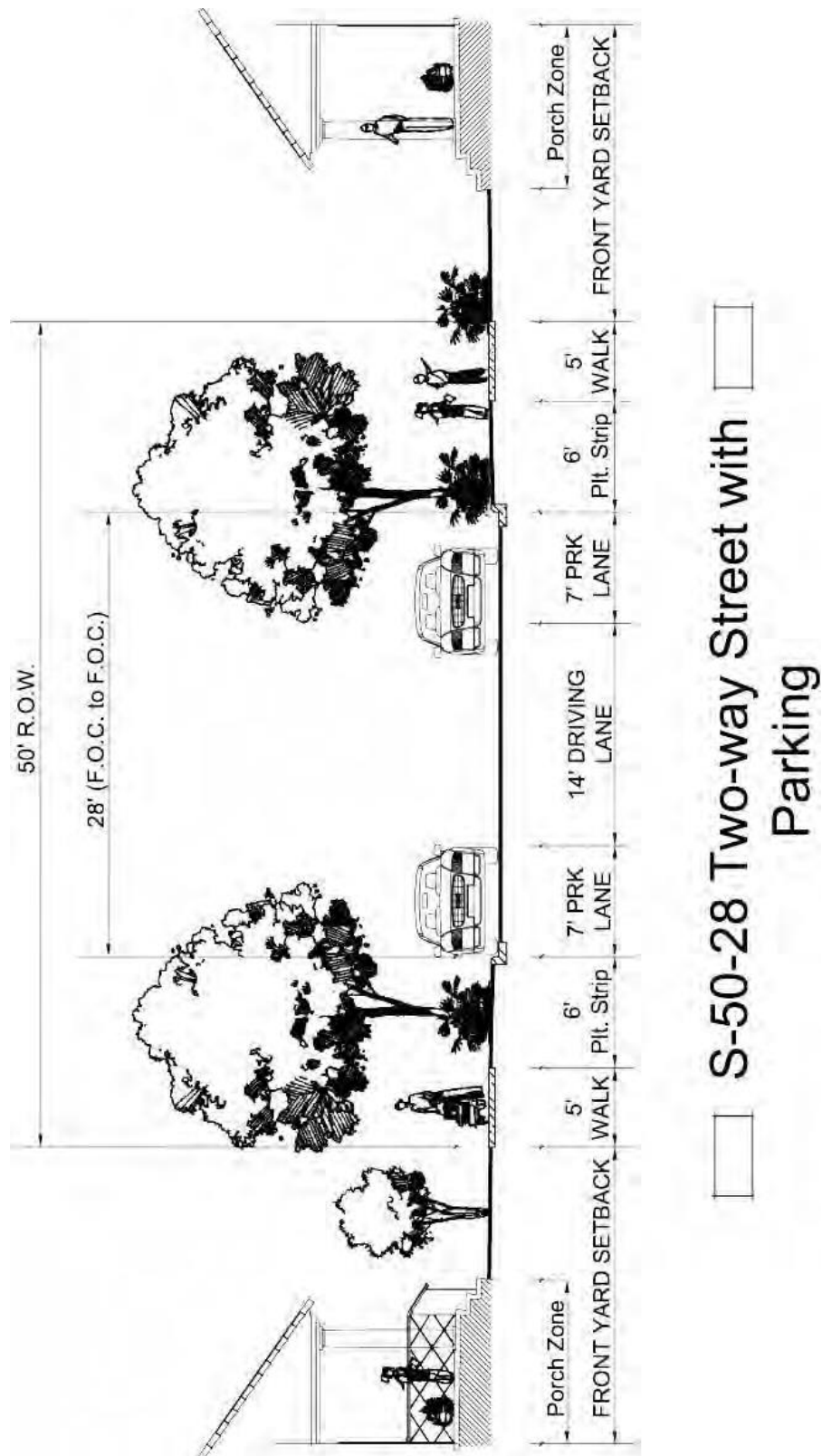


## Exhibit 9

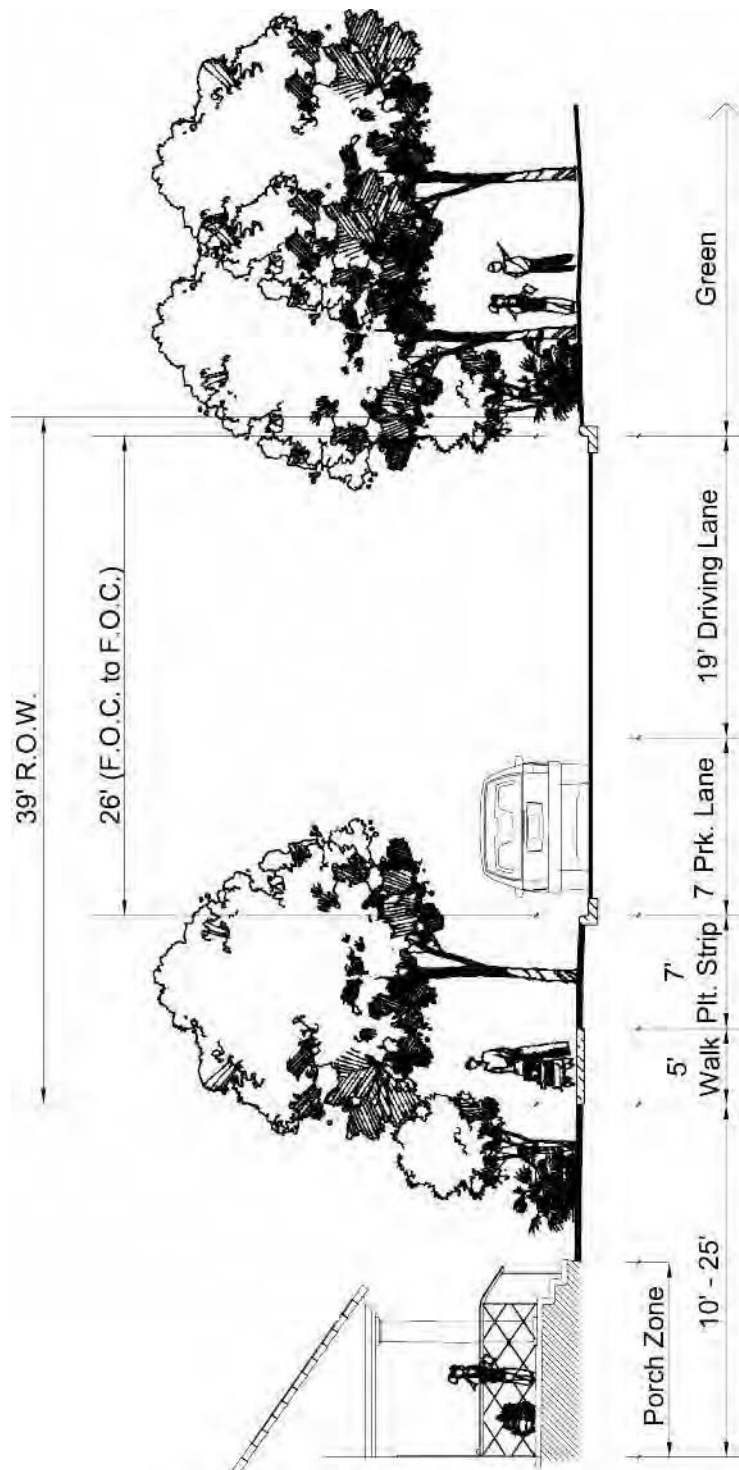
### Two Way Avenue A-80-42



**Exhibit 10**  
**Mixed Use Main Street MU-70-40**



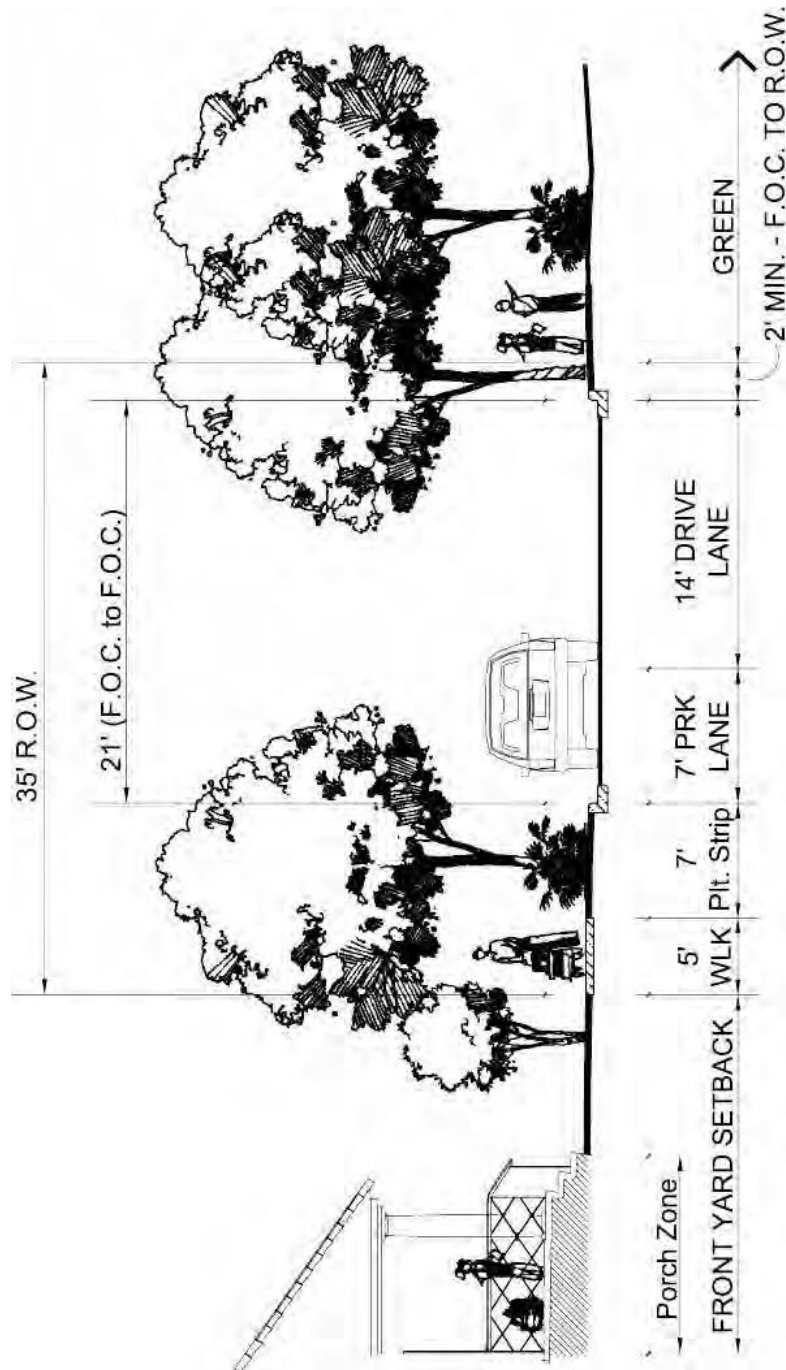
**Exhibit 11**  
**Two-way Street with Parking S-50-28**



C-39-26 Two-way Court with Parking

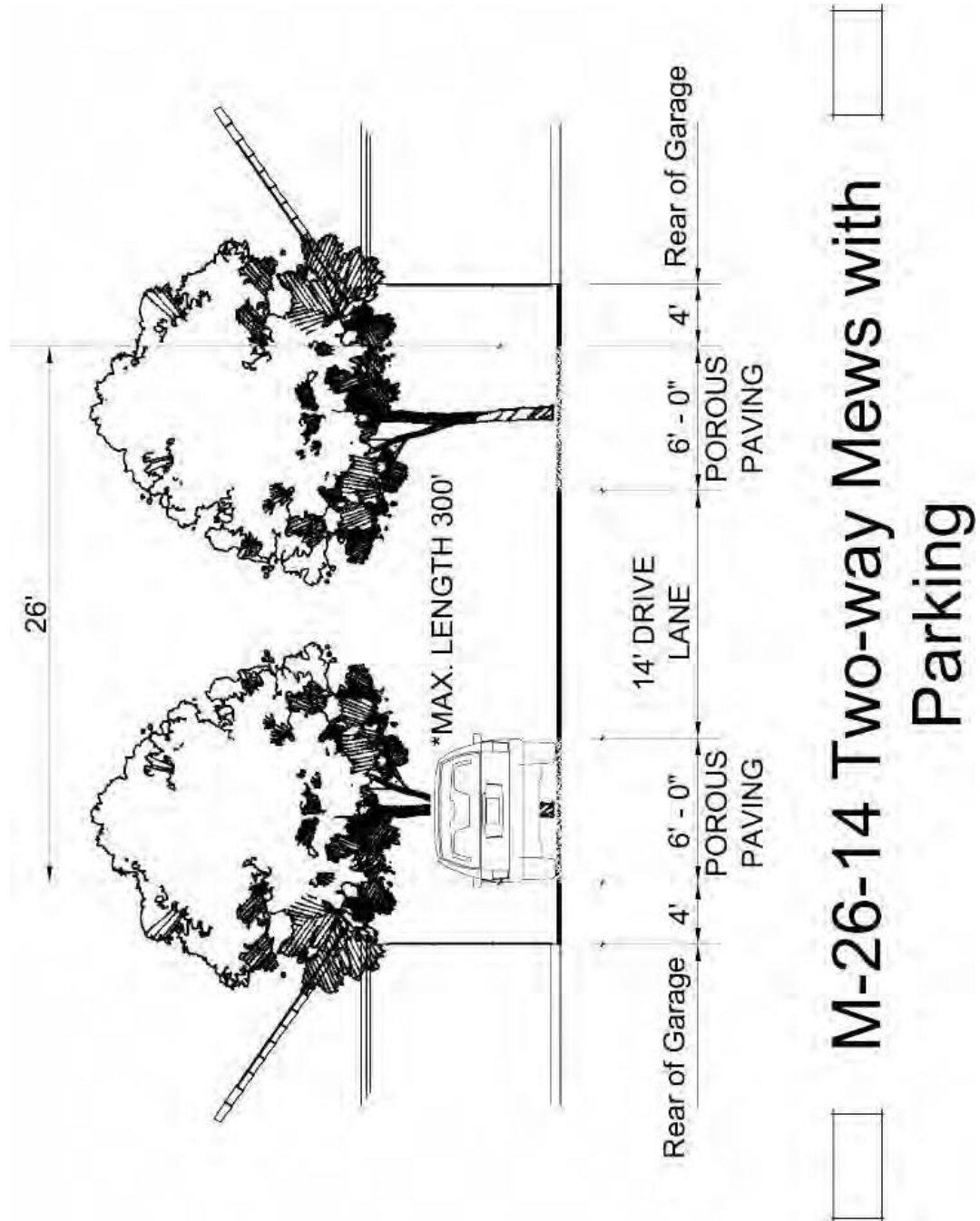
Exhibit 12  
Two Way Court with Parking C-39-26



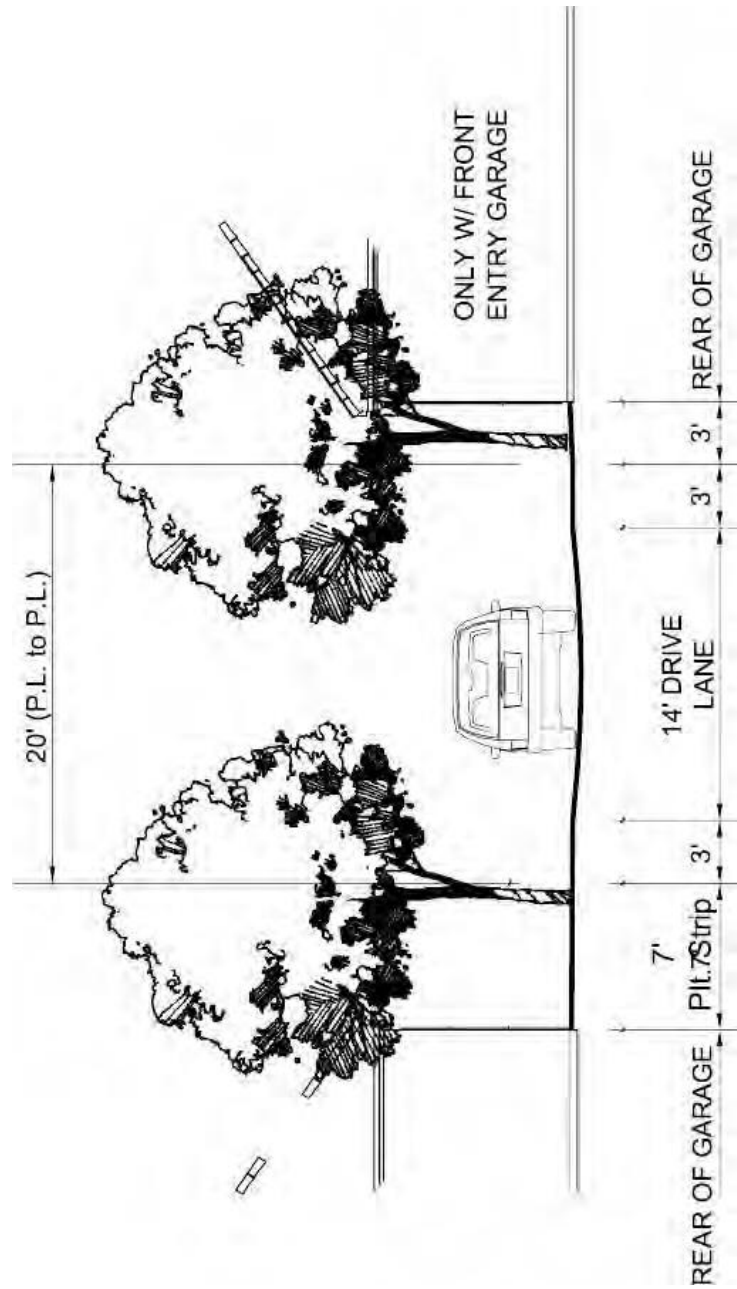


## C1W-35-21 One-way Court with Parking

**Exhibit 13**  
**One-way Court with Parking C1W-35-21**

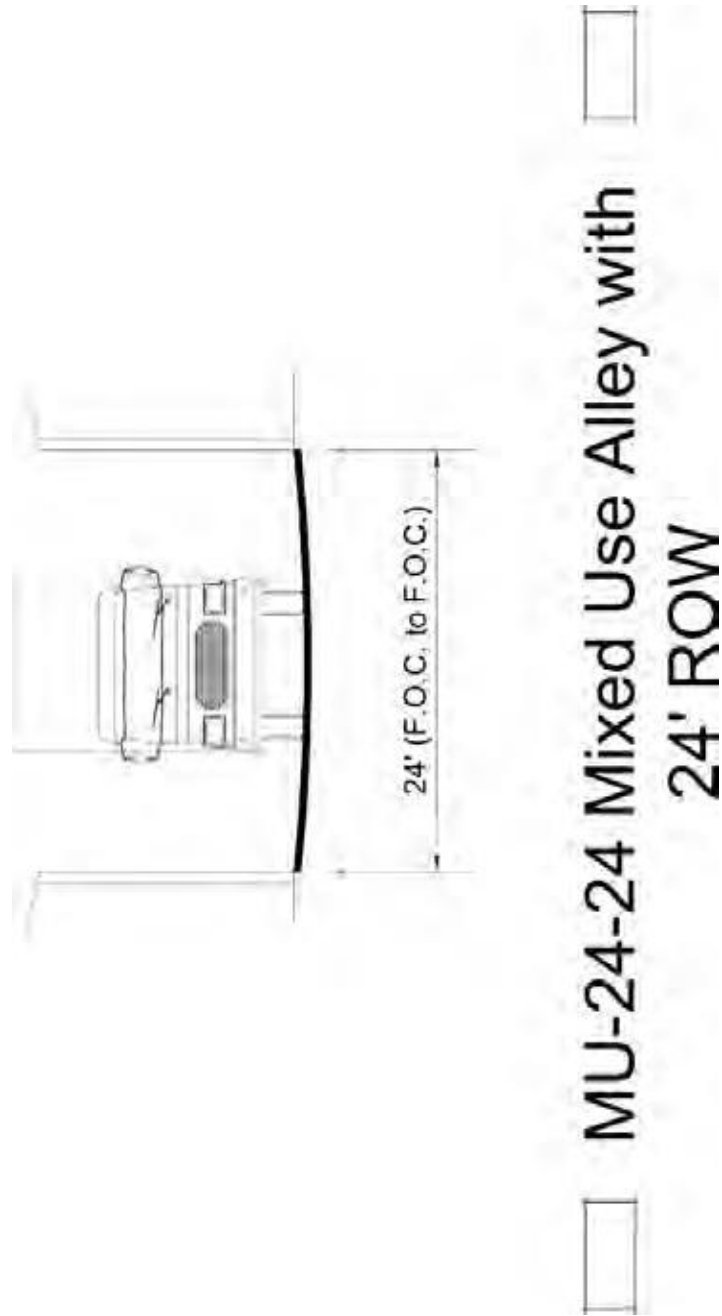


**Exhibit 14**  
**Two-way Mews with Parking M-26-14**

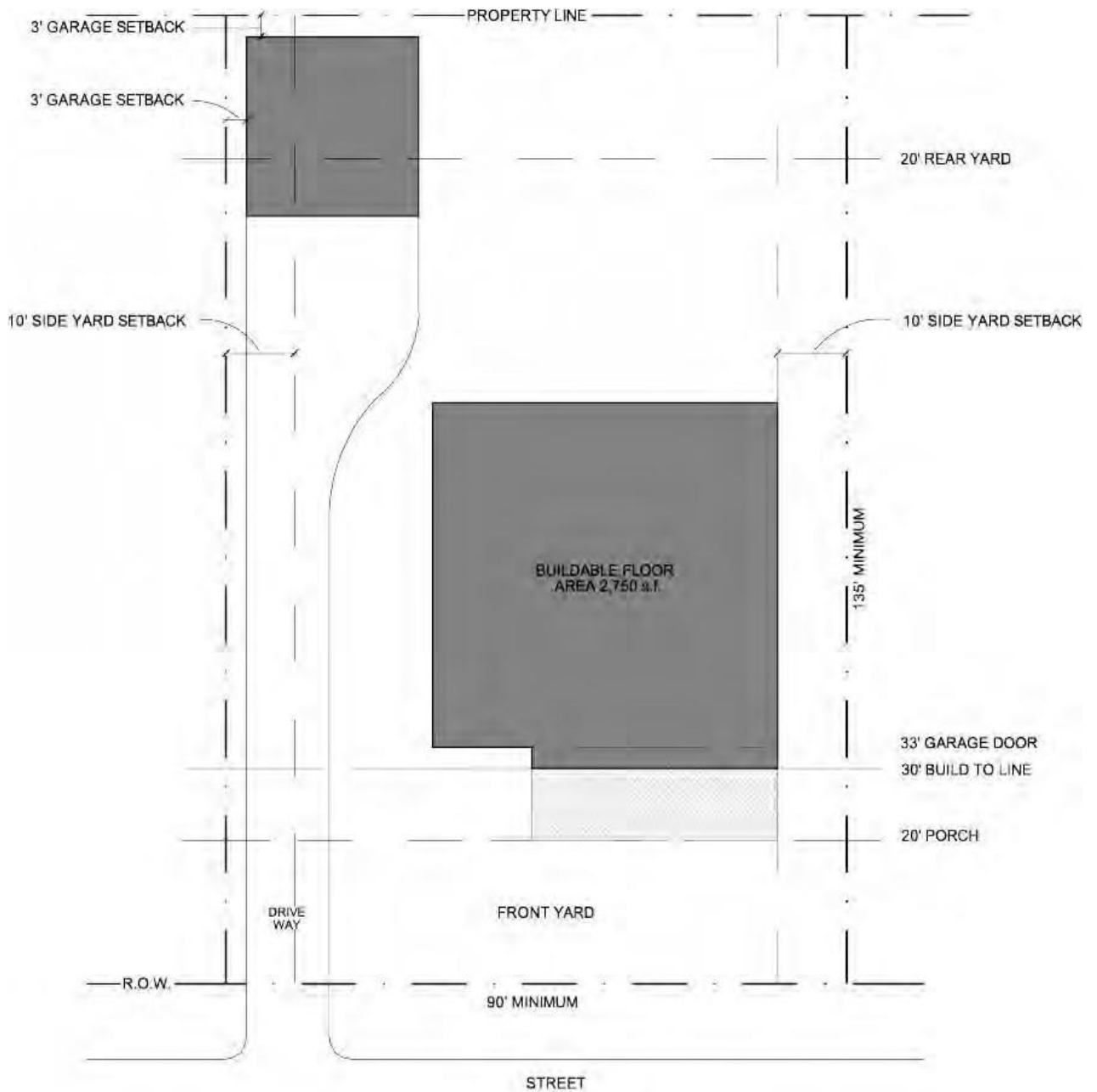


# RA-20-14 Residential Alley

Exhibit 15  
Residential Alley RA-20-14

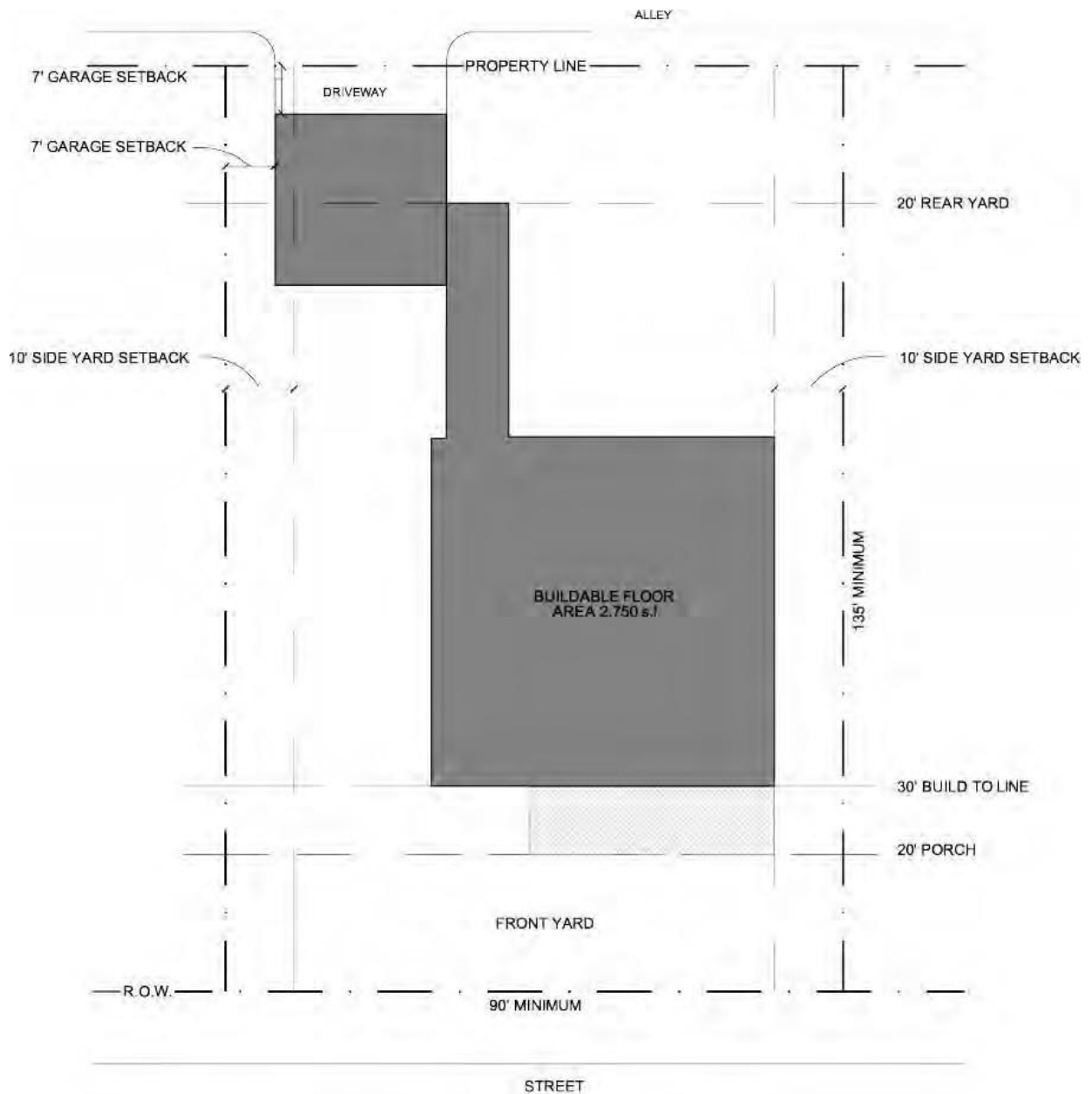


**Exhibit 16**  
**Mixed Use Alley MU-24-24**



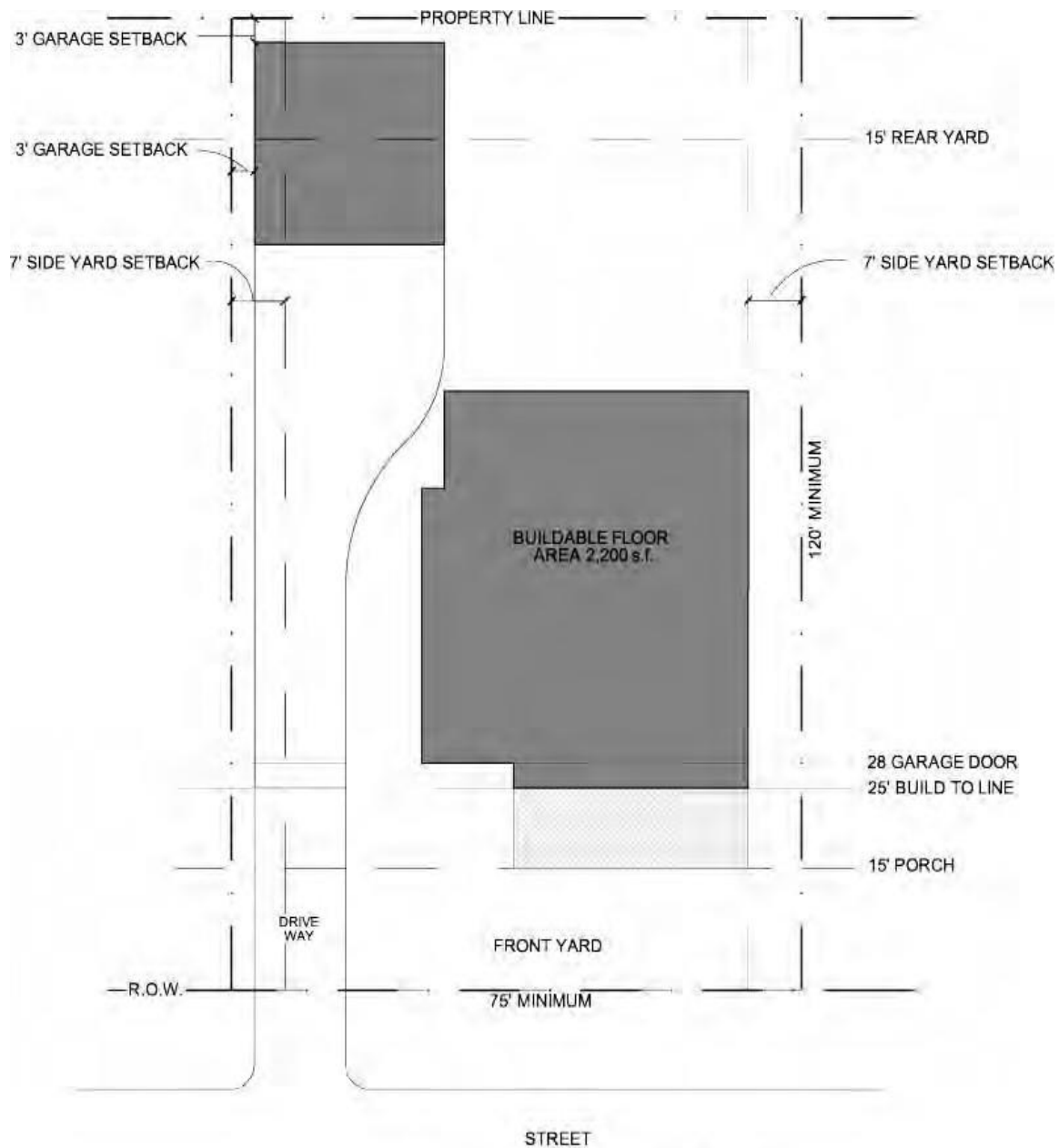
**Estate 90' x 135'**  
W/ STREET ACCESS DETACHED GARAGE

**Exhibit 17**  
**Estate 90' x 135' Garage Accessed from Street**



**Estate 90' x 135'**  
W/ ALLEY ACCESS GARAGE

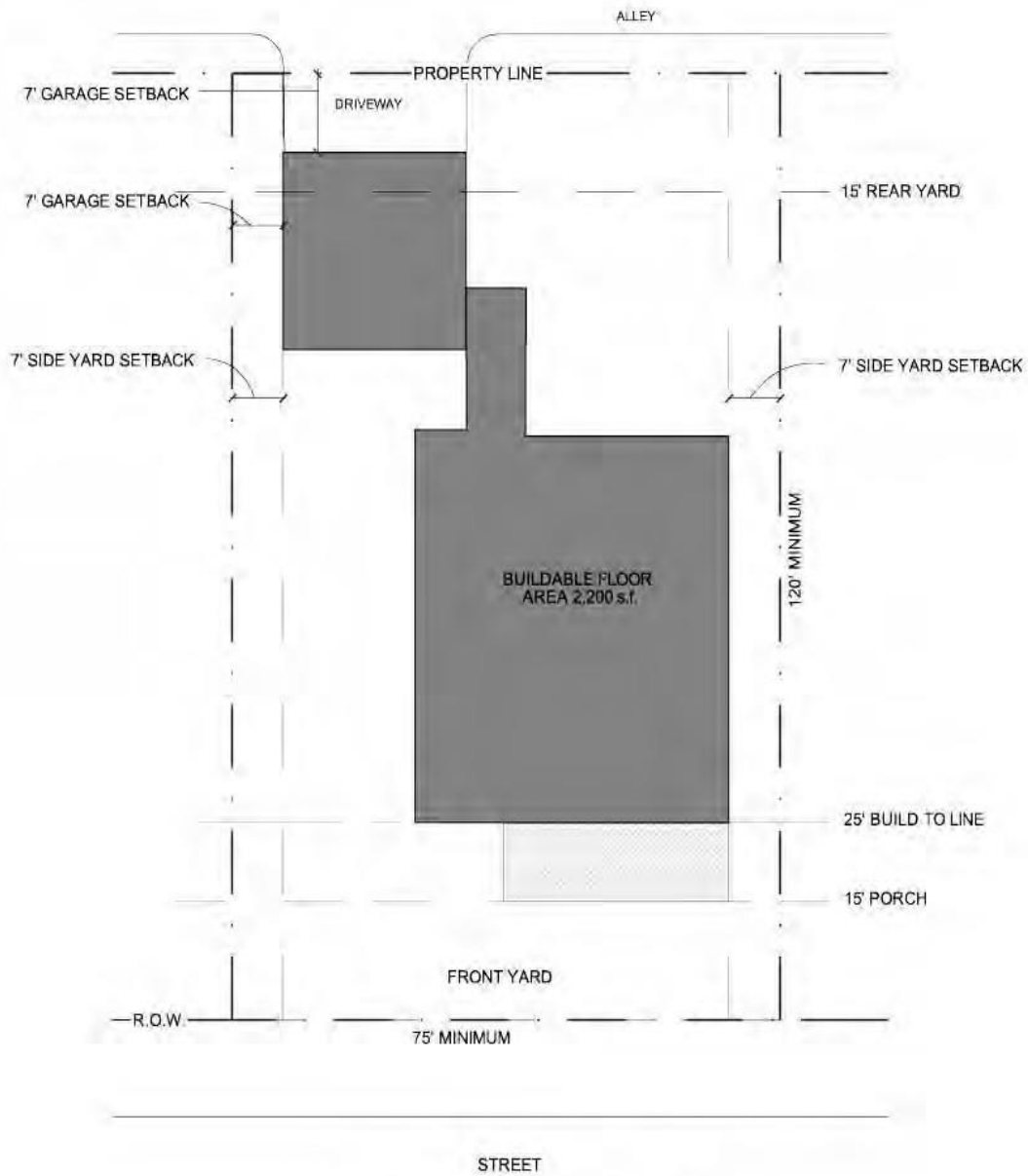
**Exhibit 18**  
**Estate 90' x 135' Garage Accessed from Alley**



## Manor 75' x 120'

W/ STREET ACCESS DETACHED GARAGE

**Exhibit 19**  
**Manor 75' x 120' Garage Accessed from Street**



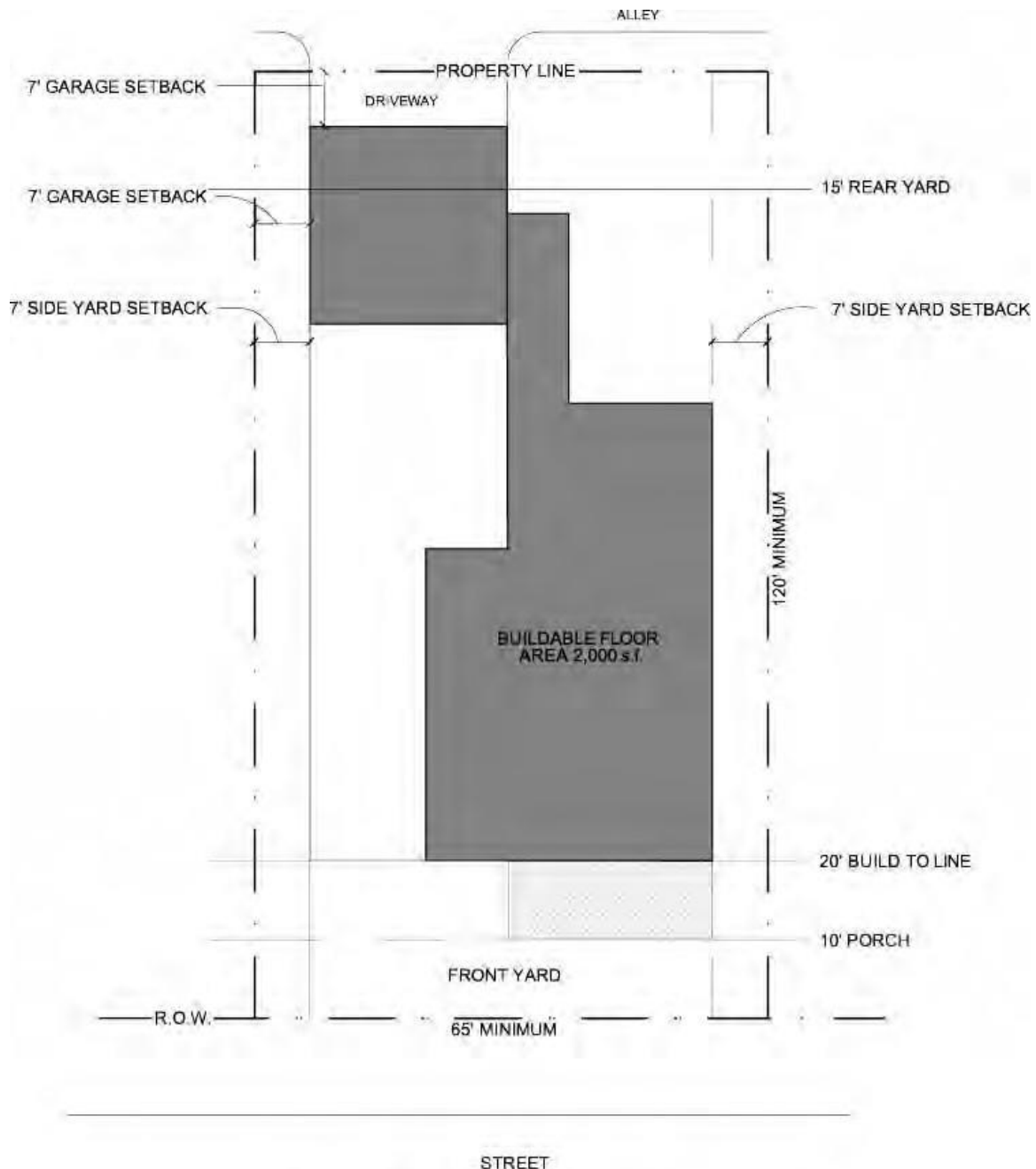
**Manor 75' x 120'**

W/ ALLEY ACCESS GARAGE

**Exhibit 20**  
**Manor 75' x 120' Garage Accessed from Alley**



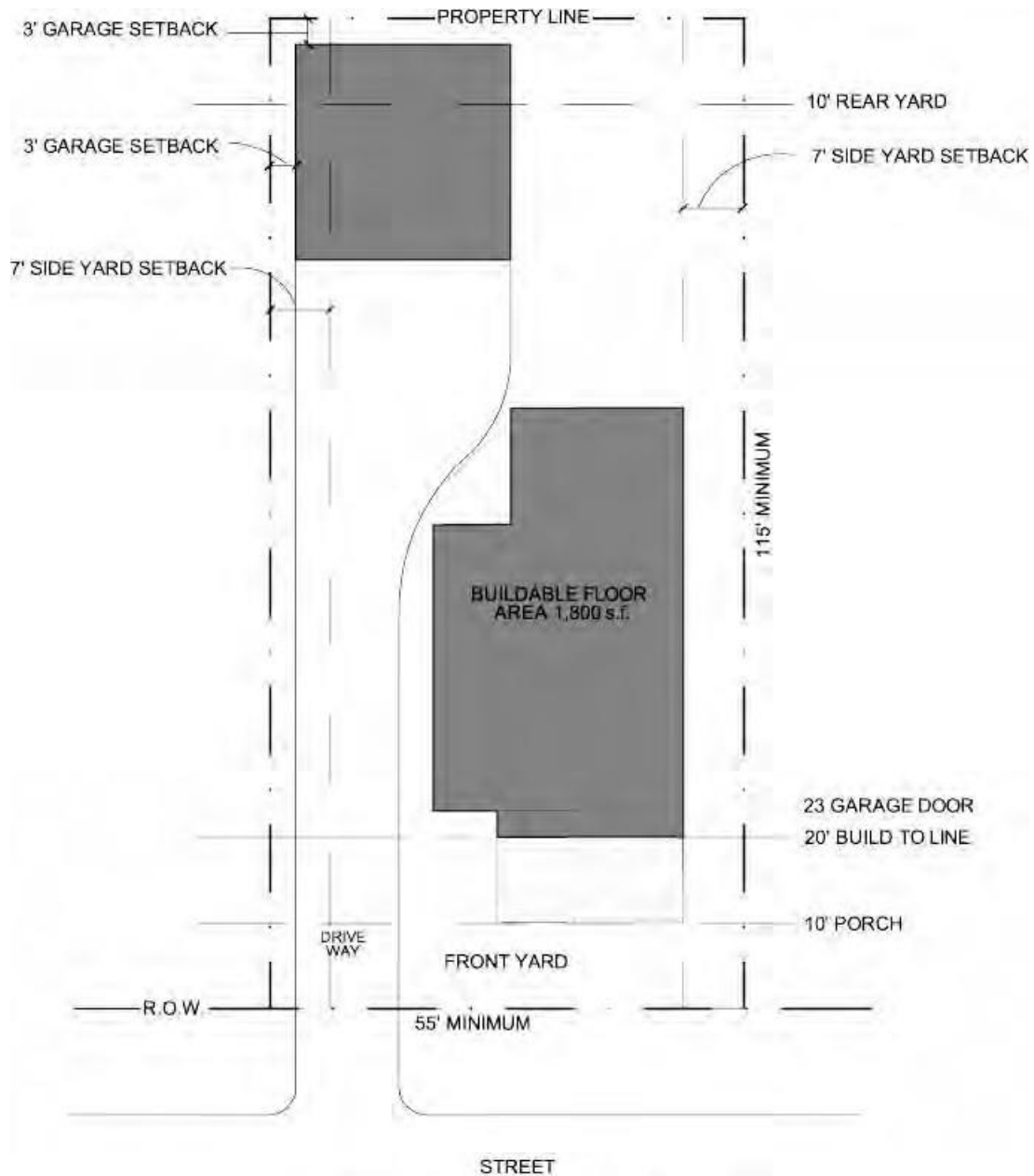
**Exhibit 21**  
**Township 65' x 120' Garage Accessed from Street**



## Township 65' X 120'

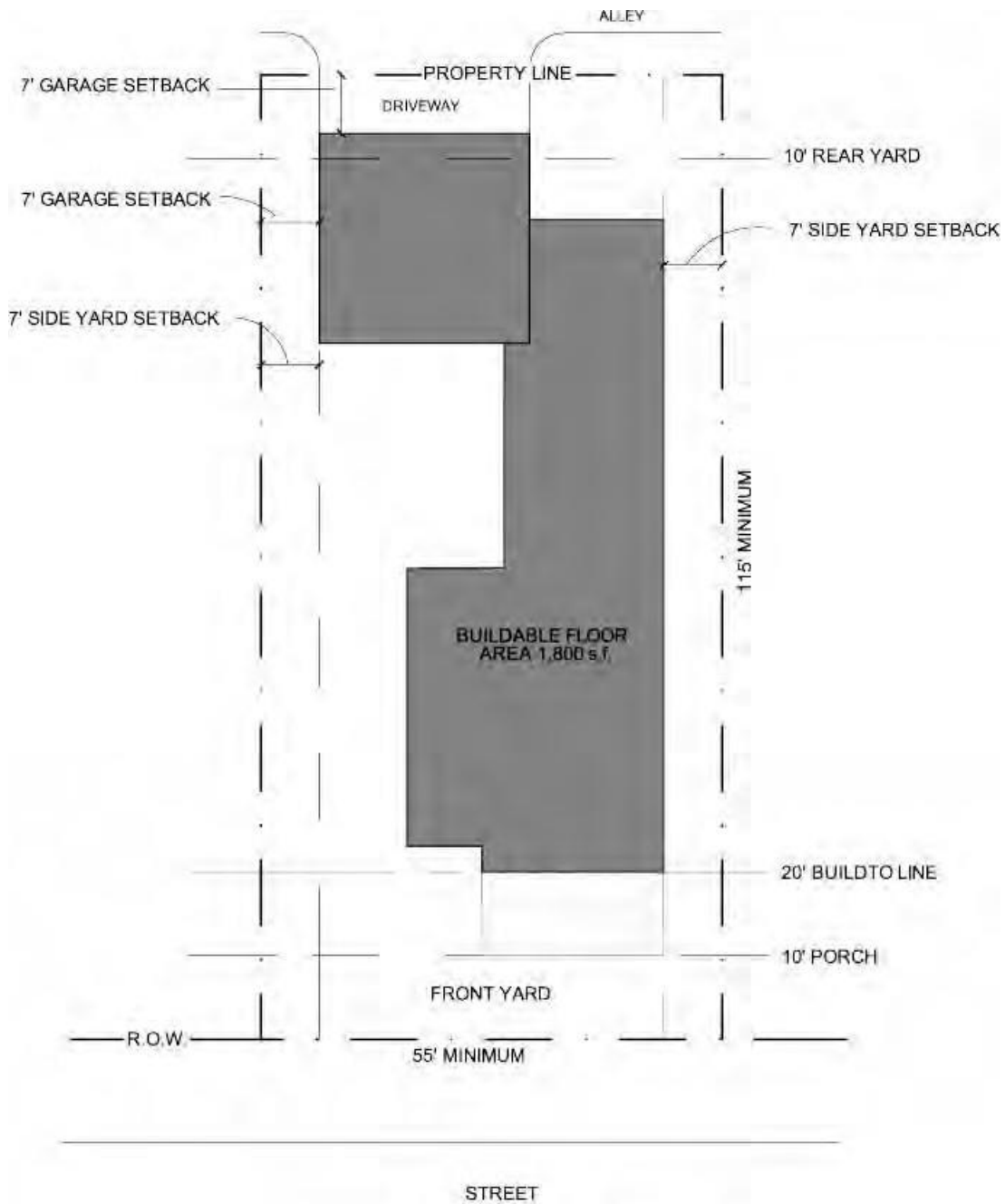
W/ ALLEY ACCESS GARAGE

**Exhibit 22**  
**Township 65' x 120' Garage Accessed from Alley**



**Village 55' x 115'**  
W/ STREET ACCESS DETACHED GARAGE

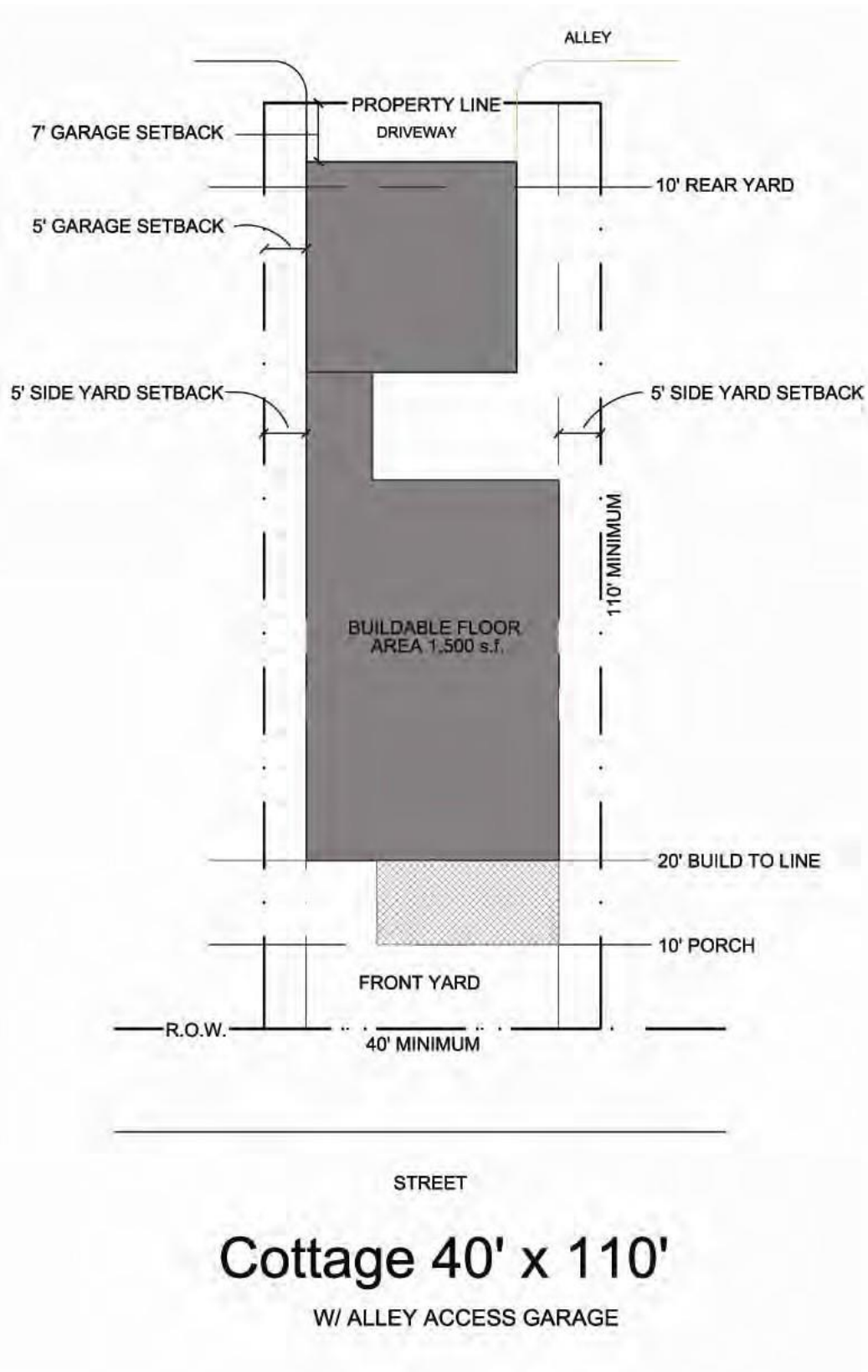
**Exhibit 23**  
**Village 55' x 115' Garage Accessed from Street**



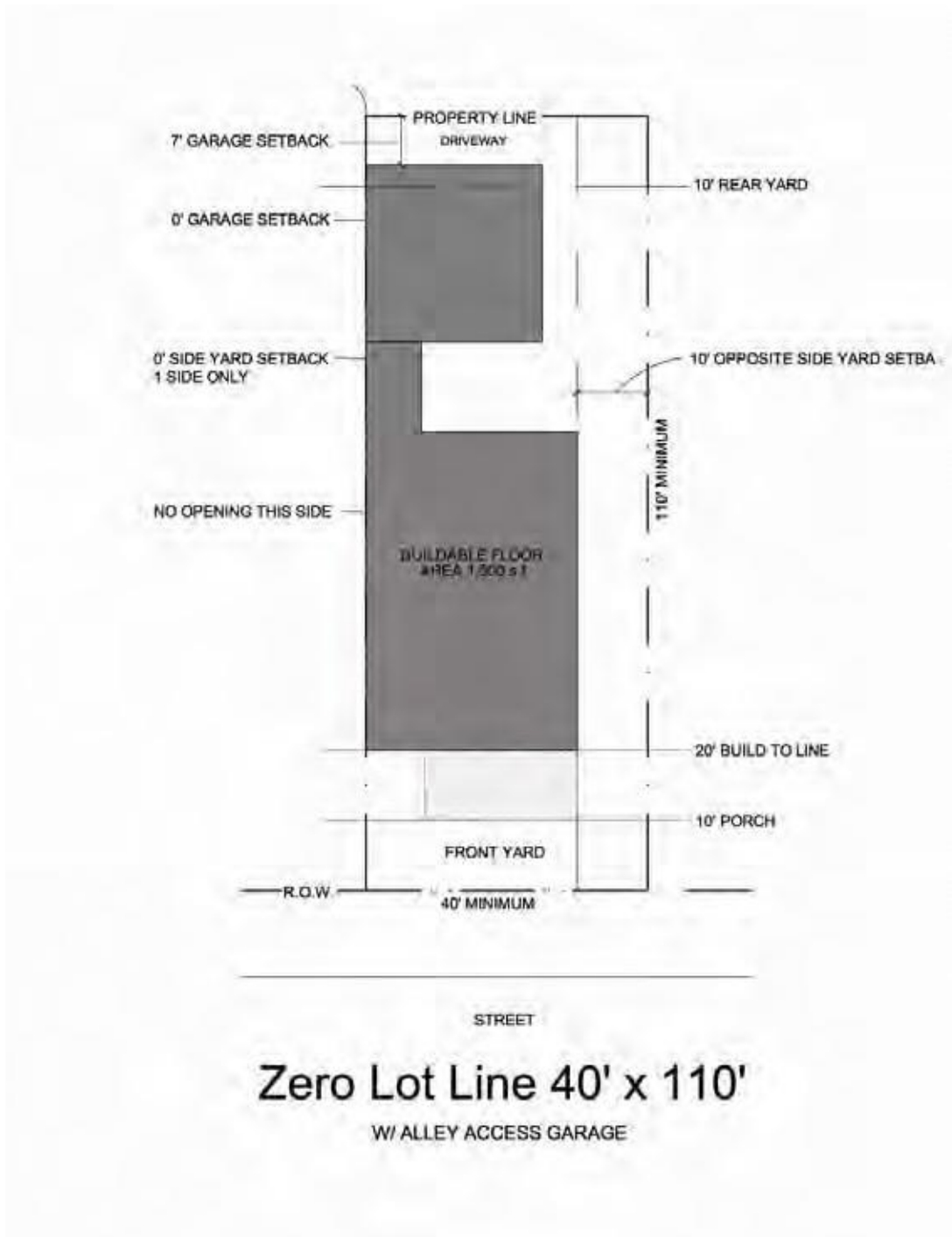
## Village 55' x 115'

W/ ALLEY ACCESS GARAGE

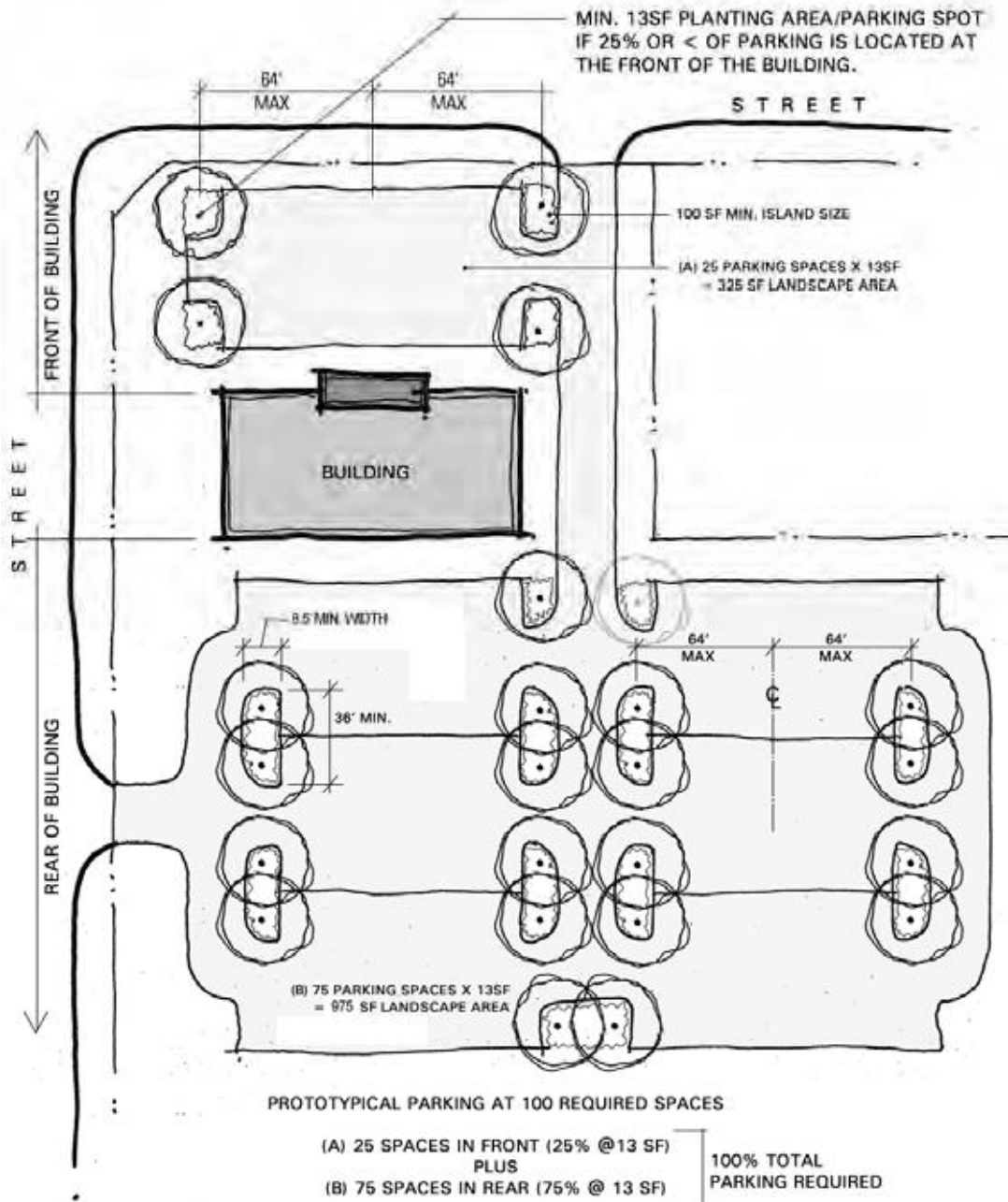
**Exhibit 24**  
**Village 55' x 115' Garage Accessed from Alley**



**Exhibit 25**  
**Cottage 40' x 110' Garage Accessed from Alley**



**Exhibit 26**  
**Zero Lot Line Product with Garage Accessed from Alley**



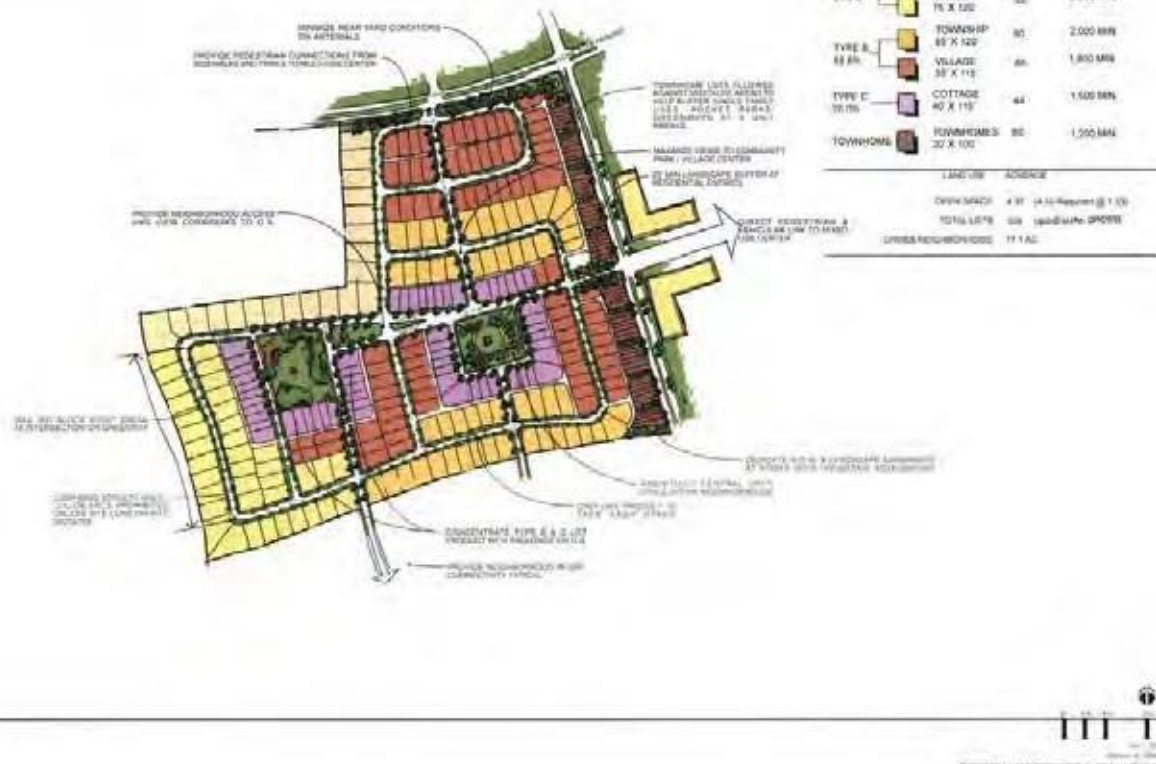
**Exhibit 27**  
**Parking Landscape Layout**

## Neighborhood Planning Prototype - Village D5/C

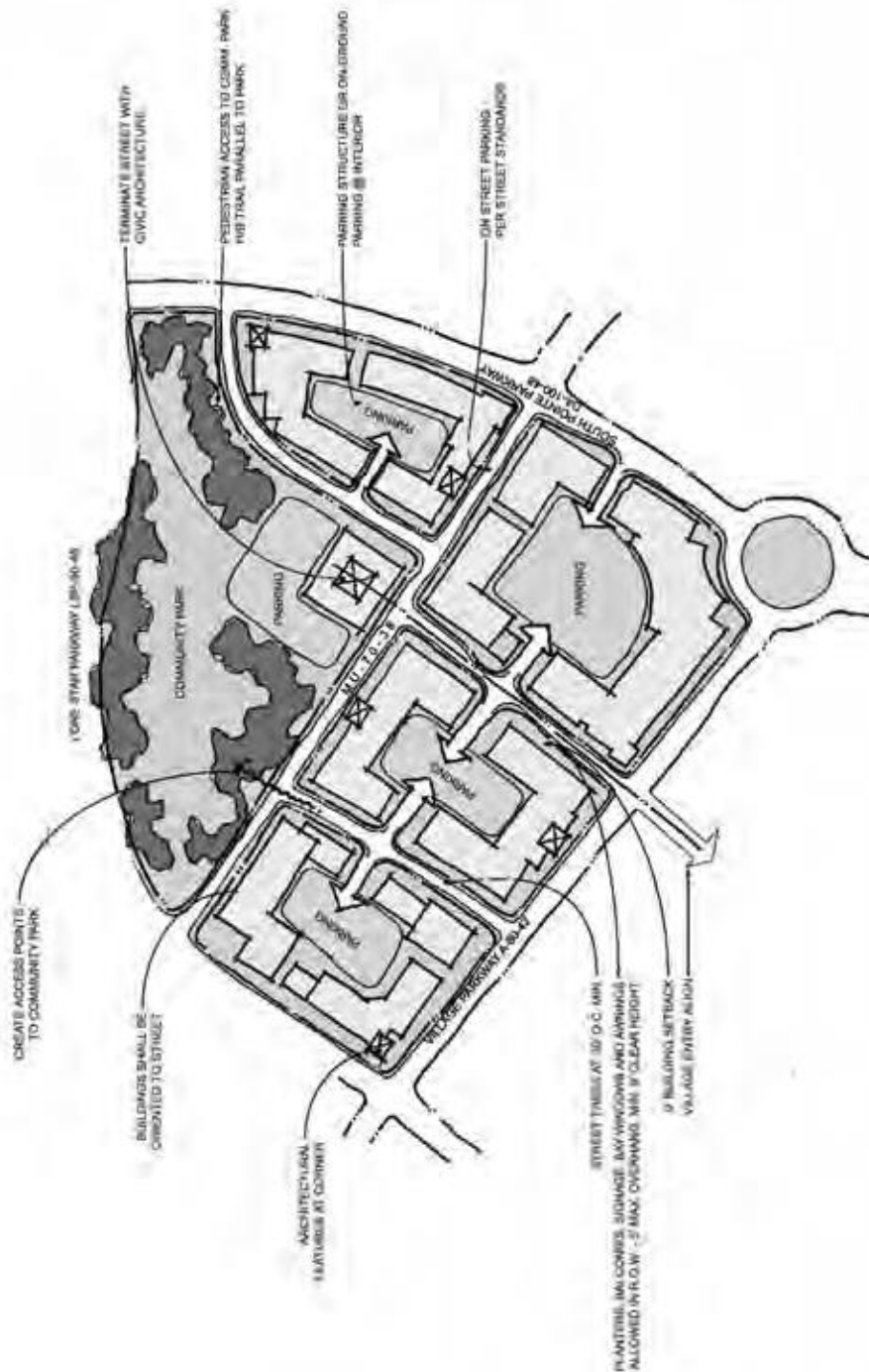


**Exhibit 28**  
**Village Development Plan A**  
 For Illustrative Purposes Only



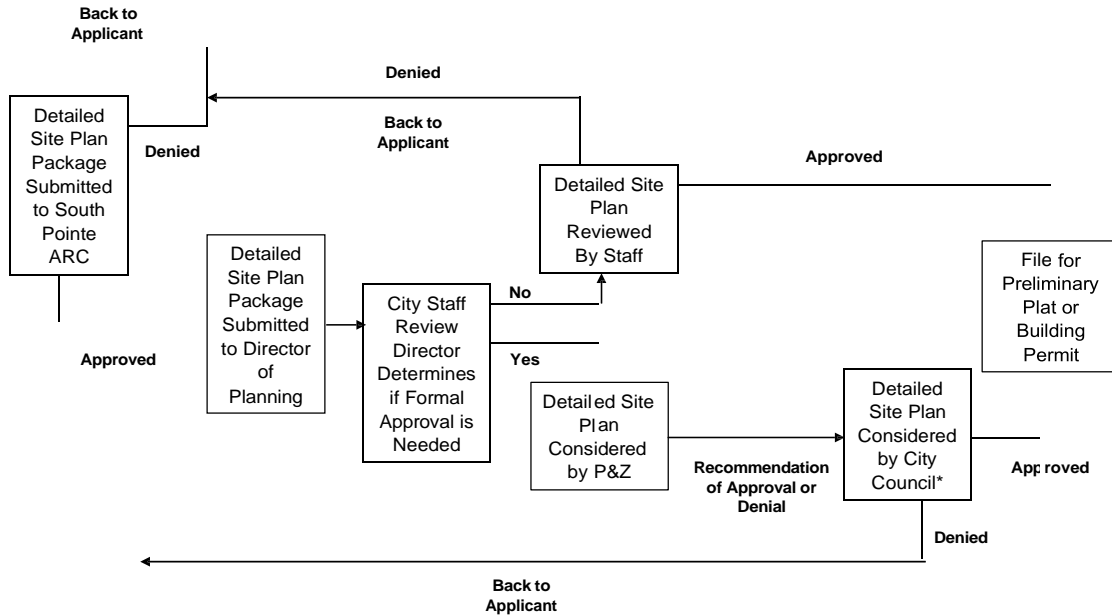


## South Pointe Planned Development District Regulations



**Exhibit 30**  
**Mixed Use Concept**  
For Illustrative purposes only.

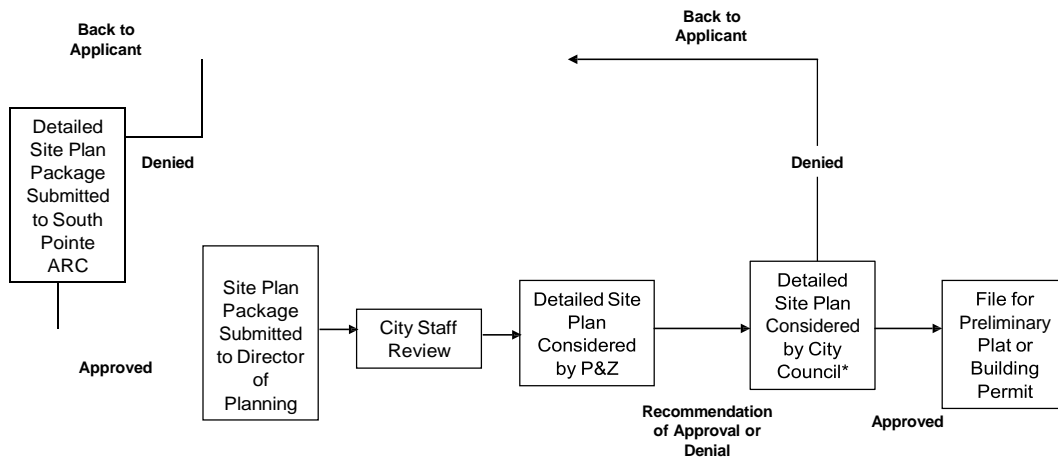
## South Pointe Detailed Site Plan Approval Process – Administrative Approval



\* Detailed Site Plan May Be Approved at a Single Council Meeting

### Exhibit 31 Development Approval Process – Administrative Approval

**South Pointe  
Detailed Site Plan Approval Process – Approval by City Council**



\* Detailed Site Plan May Be Approved at a Single Council Meeting

**Exhibit 32  
Development Approval Process – Approved by City Council**

### **Abbreviations Used in the South Pointe PD Regulations**

ARC	South Pointe Architectural Review Committee
F.O.C.	Front of curb
GREEN	Green space/open area
L.E.	Landscaped easement
MAX.	Maximum
MIN.	Minimum
O.C.	On center
ORN	Ornamental
PKWY	Parkway
P.L.	Property Line
PLT.	Planting
PRK	Parking
R.O.W.	Right-of-Way
s.f.	Square feet
SF	Square feet
SPARC	South Pointe Architectural Review Committee
W/	With

### **Exhibit 33 Abbreviations Used in This Document**

## Awning Signs



## Canopy Signs



## Wall Signs





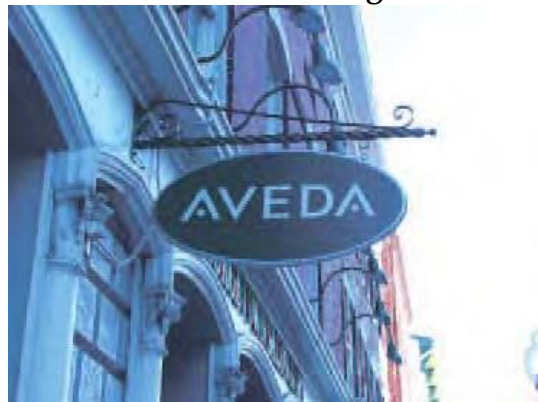
### Bay Window Sign



### Vertical Projecting Sign



**Small Blade Sign**



**Sandwich Board Sign**



## Window Signs



## Temporary Banner Signs



## Lamppost Banners





## Valet Parking Identification



## Building Identification Signs



CANOPY + SIGN PANEL OPTION



AWNING + SIGN PANEL OPTION



PANEL DETAIL



COLOR OPTION

COLOR OPTION

## Primary Tenant Sign



LOCATION

## Office Tenant Sign



Typical Elevation



Side View



Blank panels for future use



## Project Directory Sign

