

## **“Exhibit A”**

### **LEGAL DESCRIPTION**

**Being** a 11.03Acre tract of land situated in the J. McDonald Survey, Abstract No. 997, City of Mansfield, Tarrant County, Texas, and being all of that certain tract of land as described by Special Warranty Deed with Vendor's Lien to Phillips Equity Capital, LLC, recorded under Instrument No. D222219140 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), also being all of that certain tract of land as described by Special Warranty Deed with Vendor's Lien to Phillips Equity Capital, LLC, recorded under Instrument No. D222219131 (O.P.R.T.C.T.), and also being a portion of a 130 foot Pipeline Right-of-Way Easement to Tarrant County Water Control and Improvement District Number One, recorded under Volume 4494, Page 104 (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

**BEGINNING** at an Aluminum Monument stamped "TWCW" found for the southwest corner of the herein described tract, said point lying in the northeast right-of-way line of N. Main Street / Business 287, a 100 foot right-of-way;

**THENCE** North 42 degrees 34 minutes 55 seconds West, with said northeast right-of-way line, a distance of 297.43 feet to a 1/2 inch iron rod found with orange plastic cap at the northwest corner of Lot 1 of Lot 1 and Lot 2 of the Amlotte Addition, an addition to the City of Mansfield, Tarrant County, Texas as recorded in Volume B, Page 2403 of the Plat Records, Tarrant County, Texas (P.R.T.C.T.).

**THENCE** North 58 degrees 39 minutes 14 seconds East, departing said northeast right-of-way line, a distance of 457.52 feet along the northwesterly line of said Amlotte Addition to a point for corner at the northeast corner of said Lot 2, Amlotte Addition, said point being on the southwesterly line of said Phillips Equity Capital, LLC, tract (Instrument No. D222219140);

**THENCE** North 31 degrees 07 minutes 12 seconds West, along the southwesterly line of said Phillips Equity Capital, LLC, tract, a distance of 93.52 feet to a point for corner at the northwesterly corner of said Phillips Equity Capital, LLC, tract;

**THENCE** North 58 degrees 34 minutes 48 seconds East, along the northwesterly line of said Phillips Equity Capital, LLC, tract, a distance of 921.47 feet to a 1/2 inch iron rod found for the the northeast corner of said Phillips Equity Capital, LLC, tract;

**THENCE** South 31 degrees 17 minutes 45 seconds East, a distance of 386.43 feet to a 3/4 inch iron rod found for the southeast corner of said Phillips Equity Capital, LLC, tract;

**THENCE** South 58 degrees 39 minutes 14 seconds West, a distance of 1,321.07 feet to the **POINT OF BEGINNING**, and containing 480,611 sq. ft or 11.03 acres of land, more or less;

A survey of even date accompanies this legal description.

For Huitt-Zollars, Inc

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Registered Professional Land Surveyor  
Texas Registration No. 5491  
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**EXHIBIT B FOR ZC #22-018**

**DIAMONDHEAD ESTATES**

**PD, PLANNED DEVELOPMENT DISTRICT**

**A. GENERAL PURPOSE AND DESCRIPTION:**

1. The purpose of this PD, Planned Development District (this “PD, PLANNED DEVELOPMENT DISTRICT”) standards is to provide for the development of a visually harmonious mix of Manor Houses, Row Houses, Single-Family Detached Houses and Mixed-use Buildings, as defined below.
2. This proposed development shall be in accordance with the provisions of this PD, PLANNED DEVELOPMENT DISTRICT; and the development plans recorded hereunder, if any, shall be binding upon the applicant thereof, their successors and assigns, and shall limit and control all building permits. The existing provisions of the City of Mansfield, Texas Code of Ordinances shall continue to be applicable to issues not covered by these PD, PLANNED DEVELOPMENT DISTRICT standards for Diamondhead Estates.
3. In the event of a conflict between these PD, Planned Development District standards, and those of the City of Mansfield, Texas Zoning Code of Ordinances, as amended, the provisions set forth herein shall take precedence.
4. In the event of a conflict between these PD, Planned Development District standards and the standards that are specified elsewhere in text and tables, the standards that are set forth herein shall prevail.

**B. DEFINITIONS:** The following provides definitions for terms used in this PD, Planned Development District standards, and that are technical in nature or otherwise may not reflect a common usage of the term:

**BUILDING FAÇADE:** The exterior wall of a building.

**BUILDING HEIGHT:** Building height shall be measured in stories for each habitable level above-ground as provided in below:

1. Stories are measured from finished floor to finished ceiling.
2. All first stories for residential use shall have a minimum story height of 10 feet and all first stories for commercial use shall have a minimum story height of 16 feet.

**COMMERCIAL:** The term collectively defining lodging, office, retail and restaurant uses.

**CORNER MARKET:** A single small-scale retail business, that may be standalone or a part of a mixed-use building, typically supplying a limited selection of fresh or preserved food and sundries. It may or may not be accompanied by a food service establishment or a mail center (SYNONYM: CORNER STORE).

**FRONTAGE:** The area between a building façade and the vehicular lanes, and it is inclusive of its built and its planted components.

**FRONTAGE, DOORYARD:** A type of frontage with a shallow setback, and a front garden or a patio, usually with a low wall or a hedge at the front lot line.

**FRONTAGE, STOOP:** A type of frontage wherein the front building façade is aligned close to the front lot line with the first story elevated from the sidewalk for privacy, with an exterior stair and a landing at the entrance.



**MANOR HOUSE:** A small two-story residential building of two to four dwelling units that reads visually like a detached single-family residence. The habitable area of the units shall not be greater than 1,200 square feet.

**MIXED-USE BUILDING:** A two-story or three-story building with a mix of commercial and residential uses. The commercial use or uses, shall be located on the first story, and the tenant space shall be entered into directly from the principal entrance. Residential uses may be located above or behind the commercial use or uses, provided that such commercial space has a minimum depth of at least 30 feet. The habitable area of the dwelling units shall not be greater than 1,200 square feet.

**MOBILE FOOD VENDOR:** A person or business selling food other than fresh fruits or vegetables from a mobile food vehicle, a mobile food cart, or a food stand.

**MOBILE FOOD VENDOR PARK:** A permanent location for four or more mobile food vehicles. Such sites shall include required infrastructure and public seating for all vehicles serving in the park.

**PRINCIPAL ENTRANCE:** The main point of access for pedestrians into a building.

**PRINCIPAL FRONTAGE:** The private frontage designated to bear the lot address, the principal entrance into the building, and the measure of minimum lot width (SEE FRONTAGE).

**ROW HOUSE:** A single-family residential unit platted on a separate lot and sharing a party wall with another of the same type that occupies the full front lot line (Synonym: TOWNHOUSE).

C. **DEVELOPMENT STANDARDS AND REGULATIONS:**

1. **Setbacks:**

- i. Setbacks are shown diagrammatically in ***EXHIBIT “C”*** (***DEVELOPMENT PLAN***) and are as follows:

**TABLE 1 - SETBACKS**

LOT TYPE*	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
<b>SINGLE FAMILY HOUSE</b> (DETACHED SINGLE FAMILY BUILDINGS)	5'	5'	5'
<b>ROW HOUSE</b> (4 UNIT TOWNHOUSE BUILDINGS)	5'	5'	20'
<b>MANOR HOUSE</b> (4-UNIT MANORHOUSE BUILDINGS)	10'	5'	25'***
<b>MIXED-USE BUILDING</b> (COMMERCIAL 1ST FLR FRONTAGE W/ RESIDENTIAL 2ND & 3RD FLRS)	5'	5'	25'***

\* Lot Type as indicated in Exhibit C (Development Plan)  
\*\* A Carport structure may encroach into the rear setback for the Manor House and Mixed-Use lots by 20'

2. **Building Height:**

- i. Building height shall be measured in stories for all buildings.
1. On the upper stories, the maximum height shall not exceed 10 feet as measured from finished floor to finished ceiling for all residential and commercial uses.
- ii. All manor houses, row houses and single-family houses (detached) shall have a minimum first floor ceiling height of ten (10) feet and a minimum second and third floor ceiling height of nine (9) feet, as measured from the finished floor elevation to the finished ceiling of the corresponding floor. No manor house residence shall exceed two (2) stories in height. No row house or single-family (detached) residence shall exceed three (3) stories in height.

- iii. All accessory buildings and structures shall have a maximum height of two (2) stories, and no accessory building or structure shall be higher than the principal building located on the same lot.
- iv. Within the COMMERCIAL / MIXED-USE OVERLAY DISTRICT only, all first story commercial uses shall have a minimum height of 16 feet and a maximum height of 25 feet as measured from the finished floor to finished ceiling. No commercial or mixed-use building shall exceed three stories in building height.

3. Building Typology:

- i. General. There are four (4) different building types accommodated in this planned development: (i) the row house; (ii) the manor house; (iii) the single-family house (detached); and (iv) mixed-use building. The locations for the four (4) different building types are identified in Exhibit C (SEE DEVELOPMENT PLAN). A manor house may be replaced with row houses (space permitting), subject to review and approval by the Director of Planning, and the decision of the Director of Planning may be directly appealed to the City Council as set forth in Section 155.066, PD, Planned Development District Regulations of the Mansfield Zoning Ordinance; Row houses may not be replaced with a manor house.
- ii. Specific to Row Houses:
  - 1. A row house building may include up to five (5) dwelling units attached under the same roofline provided, however, that no building façade shall extend for greater than 300 feet in length,

though there is no minimum number of units required for one (1) building.

iii. Specific to Manor Houses:

1. Manor house heights shall be two (2) stories. A manor house shall contain a minimum of two (2) and a maximum number of four (4) individual dwelling units per building.

4. Permitted uses:

i. Except as provided for in Paragraph 12. C. v. and 12. C. vi., permitted uses shall be restricted to the following:

1. Manor House.
2. Row House.
3. Single-Family House (Detached).
4. Accessory uses and structures as permitted in the 2F, Two Family Residential District.
5. Mixed-Use Building (uses defined in Paragraph B, DEFINITIONS and further defined in Paragraph C. 12. v.)

5. Off-street parking regulations:

- i. All row houses shall have at least two (2) off-street parking spaces each.
- ii. All manor houses shall have at least one (1) off-street parking space per unit; for manor houses with the maximum four (4) units, a minimum of four (4) off-street parking spaces must be provided, however, up to four (4) additional off-street parking spaces may be provided as well.
- iii. All single-family houses (detached) shall have at least two (2) off-street parking spaces each.

iv. All mixed-use buildings shall adhere to the following off-street parking guidelines:

- a. At least one (1) off-street parking space shall be provided for each dwelling unit.
- b. For Office use: 3.0 parking spaces per 1,000 sf of net office space.
- c. For lodging use: 1.0 parking space per bedroom.
- d. For commercial uses: 3.0 parking spaces per 1,000 square feet of net space; except that retail spaces under 1,500 square feet of net floor area shall be exempt from parking requirements in this paragraph.
- e. Parking lots shall be located to the rear or the side of buildings.
- f. Parking lots shall not provide more than 20 parking spaces.
- g. Parking lots may be paved with pervious materials subject to review and approval by the Director of Engineering Services.
- h. Parking lots shall be accessed by rear alleys where available.
- i. Parking provided shall include the actual parking spaces provided within the lot and along the adjacent thoroughfare.

6. Access Drive regulations:

- i. All on-street (i.e., parallel) parking spaces and pedestrian crosswalks shall be differentiated from the paving surface of vehicular travel lanes with different paving material and / or pattern as shown in example in **DIAGRAM 4**, subject to review and approval by the Director of Planning.

7. Fire Suppression Systems:

- i. All homes shall be constructed with fire suppression systems that are reviewed and approved by the City of Mansfield Fire Marshal.

8. Landscaping, screening and open spaces:

- i. The Developer shall design and provide connected, active, open spaces for outdoor furniture and outdoor lawn games and casual engagement with the landscape environment, subject to review and approval by the Director of Planning as shown in EXHIBIT “E” (LANDSCAPE PLAN).
- ii. The Developer shall design and provide an engineered water retention pond that includes amenities such as a water fountain (or other similar water feature subject to the review and the approval of the Director of Planning) as generally shown in EXHIBIT “E” (LANDSCAPE PLAN) and in DIAGRAM 3. This Pond Amenity will be surrounded by a “boardwalk” and / or trails allowing passive engagement with this landscape feature.
- iii. [*Street Trees*]. Canopy trees at least three (3) inches caliper in size at the time of planting shall be planted between the sidewalk and street section, with a minimum of one (1) canopy tree for each 22-foot wide lot.

9. Garage and Frontage Regulations:

- i. Garage Orientation. All row house, manor house and single-family house lots within this Diamondhead Estates Planned Development shall utilize alley-served garages.
- ii. Each building shall be required to provide a dooryard, porch, or stoop frontage along the front building façade (for the purposes of this provision, the front building façade shall be defined as the building façade that is designated to bear the address and the principal entrance into the dwelling, except where required otherwise by this PD, PLANNED DEVELOPMENT DISTRICT). Additionally, the mixed-use buildings shall require a shopfront

frontage at the first story. the shopfront frontage may be combined with a gallery frontage. all dooryards, porches, stoops, shopfronts and galleries shall be designed and constructed as provided below, and as shown in DIAGRAM 2:

1. Porch & Fence Frontage: a planted frontage where the front building façade is set back from the front lot line with an attached porch permitted to encroach. A fence at the front lot line maintains street spatial definition. All porches shall be no less than six (6) feet deep.
2. Dooryard Frontage: a frontage wherein the front building façade is setback back from the front lot line by an elevated terrace or sunken lightwell. This type buffers the residential use from adjacent sidewalks and removes the private yard from public encroachment.
3. Stoop Frontage: a frontage wherein the front building façade is aligned close to the front lot line with the first story elevated from the sidewalk sufficiently to ensure privacy for the windows. The entrance is usually an exterior stair and landing.
4. Shopfront: a frontage wherein the façade is aligned close to the frontage line with the building entrance at sidewalk grade. this type is conventional for retail use. it has substantial glazing on the sidewalk level and an awning that may overlap the sidewalk.
5. Gallery: a frontage wherein the façade is aligned with the frontage line with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery should be no less than 10 feet wide and may overlap the

sidewalk to within two (2) feet of the public right-of-way, subject to review and approval by the Director of Engineering Services.

iii. All dwellings to be constructed on corner lots or high-visibility lots shall be held to an elevated standard for urban design as depicted on the Development Plan.

1. All units on corner or high-visibility lots shall be required to have a wrap-around porch.

2. Wrap-around porches shall be allowed to encroach up to 100 percent of the depth of the side setback.

10. Building materials and configuration:

i. GENERAL.

1. All exterior walls of a single building shall maintain a uniform level of quality in materials and detailing.

2. Examples of representative materials, photos, and elevations for the row house lots and manor house are included in DIAGRAM 1-A, DIAGRAM 1-B, and DIAGRAM 1-C. All buildings, in the event of a conflict between the representative materials, photos, and elevations and text of this PD, PLANNED DEVELOPMENT DISTRICT, shall comply with the building materials and configurations (i.e., architectural requirements) that are contained within the text of this PD, PLANNED DEVELOPMENT DISTRICT. However, the Manor House facing North Main Street shall be designed and constructed in substantial accordance with the image shown in DIAGRAM 1-A.



ii. Walls:

1. No more than two (2) wall materials shall be present in any building, excluding bay windows, patios, porches, exterior shutters, trim, and such.
2. All building walls shall be finished in brick, cementitious fiber board, stone, or stucco. Wood may only be used as an accent material, and where used on a single building, shall not exceed 20 percent of the total building wall area, with each elevation being calculated independently.
  - a. All stucco shall be masonry.
  - b. All stucco shall have a smooth sand finish.
  - c. All exposed exterior wood shall be painted or stained.
  - d. Exterior insulation and finish systems (E.I.F.S.) and vinyl siding are prohibited.
3. The heavier of the building wall materials shall be located below the lighter (e.g., stone below brick; brick below stucco; and stucco below cementitious fiber board and wood). The material transition shall run horizontally across the entire length of the building elevation.
4. Arches and piers shall match the primary materials and the primary colors of the building walls.
  - a. All arches and piers shall be no less than 12 inches by 12 inches.

5. Columns shall be made of concrete or stone.
  - a. All columns shall be no less than 12 inches by 12 inches.
6. Posts shall be made of wood or a synthetic material that has the appearance of wood.
  - a. All posts shall be no less than six (6) inches by six (6) inches.
7. All columns, piers, and posts shall be appropriately spaced in order to form square, rectangular, or vertically proportioned bays.

iii. Roofs:

1. Principal roofs, where sloped, shall be symmetrical gable or hip and angled no less than 6:12. Sloped roofs shall only be clad in asphalt shingle, slate, or terra cotta tile. Sloped roof cladding may include metal, provided it complements an architectural style and it minimizes glare.
2. Principal roofs, where low-slope (i.e., flat), shall be surrounded on all sides by a horizontal parapet wall that is no less than three-and-a-half (3.5) feet in height where the roof deck meets the parapet wall.
3. Ancillary roofs may be sheds angled no less than 3:12.

iv. Openings:

1. Principal buildings shall have a limit for door and window openings along all elevations that are set along a street or an open space. No less than 20 percent and no more than 50 percent of the total building wall area shall be used for door and window openings.
2. All windows openings shall be vertically proportioned, and shall be rectangular in shape where visible from streets and civic spaces.

3. All windows shall use vertically proportioned panes, excluding any transom windows above door openings visible from streets and civic spaces.
  4. Door and window openings shall reveal their thickness within the building wall, and where appropriate to the building material that is used. Doors and windows in building walls made of brick, stone, and stucco shall be recessed a minimum of three (3) inches in depth.
  5. Door and window header heights shall be consistent on all building walls that front a street or a civic space.
  6. Door and window openings in building elevations that are set along a street or a civic space shall be evenly spaced to create a harmonious composition.
  7. Garage doors shall be made of wood, composite wood, or aluminum and may have glass panels.
- v. Attachments:
1. Chimneys, where visible, shall be clad in brick, stone, or stucco.
  2. All chimneys on exterior walls shall extend to the ground and shall have a projecting cap on top.
  3. All flooring at stoops (e.g., the exterior stair and the landing) shall be made of brick, concrete, or stone to match the building wall finish.

vi. Specific to row houses:

1. All row houses shall include special details to enhance the distinctiveness of each dwelling. This may include changes in color, material, height, trim, entry portico, stoops, railings, and other architectural features.

vii. Specific to Single-Family Detached Houses:

1. Single-Family Detached Houses shall present a variety of visual character and a cohesive design aesthetic.
  - a. No house shall have the same floor plan as another house within 4 (four) adjacent lots
  - b. No two houses shall have the same elevation; similar materials and design elements may be used, but not in the exact same pattern and color scheme. If a floor plan is replicated as aforementioned, the house must utilize a unique elevation with different materials, color scheme and building elements.

viii. Specific to fences, walls, and other suitable visual screens:

1. Fences along front lot lines shall be made of metal or wrought iron or wood.
  - a. All metal and wrought iron shall be black.
  - b. All wood shall be painted or stained.
  - c. All gates shall be made of metal or wood.

2. Walls along lot lines shall be constructed of brick, stone, or stucco.
  - a. All gates shall be made of metal or wood.
3. Unless otherwise noted in this PD, Planned Development District, all fencing and wall requirements shall comply with the provisions set forth in the City of Mansfield, Texas Zoning Ordinance, as amended.

11. Homeowners Association

- i. Homeowners Association (“HOA”) shall be incorporated, and each property owner shall be a mandatory member. The bylaws of this HOA shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; and other provisions as deemed appropriate to secure a sound and stable association. In addition to maintaining all residential common areas, the HOA shall be responsible for maintaining the front yards and side yard space between buildings.

12. Commercial / Mixed-use Overlay District.

The City understands and supports the need for neighborhood-oriented retail and service uses which are typical elements found in walkable and mixed-use environs. The City also understands and supports the need for neighborhood-oriented retail and service uses in order to ensure that most dwellings are within walking or cycling distance of the ordinary activities for daily life. In an effort to accommodate neighborhood-oriented retail and service uses within this project, a “COMMERCIAL / MIXED-USE OVERLAY DISTRICT” shall be applied to certain lots within this PD, PLANNED DEVELOPMENT DISTRICT that may be

appropriate for commercial activities. It is understood that not all the lots within this PD, PLANNED DEVELOPMENT DISTRICT may need to be developed for neighborhood-oriented retail and service use due to conditions and preferences in the marketplace. It is further understood that nothing contained within this PD, PLANNED DEVELOPMENT DISTRICT, shall require the developer, or any property owner to develop, nurture, and sustain any commercial enterprise for lots located within the COMMERCIAL OVERLAY DISTRICT as shown in EXHIBIT “C” (Development Plan). Within the boundaries of the COMMERCIAL OVERLAY DISTRICT, the rules and regulations set forth in this PD, PLANNED DEVELOPMENT DISTRICT are modified as follows:

i. GENERAL.

1. Commercial uses are permitted on any lot located within the COMMERCIAL / MIXED-USE OVERLAY DISTRICT except as provided below.

a. Commercial uses are prohibited on any lot not fronting Main Street, or that is not within the COMMERCIAL / MIXED-USE OVERLAY DISTRICT as depicted in EXHIBIT “C” (Development Plan).

b. There shall be at least one (1) mixed-use building designed and constructed within the COMMERCIAL / MIXED-USE OVERLAY DISTRICT as depicted in EXHIBIT “C”.

2. Commercial uses may utilize the area located between a building façade and the vehicular lanes for outdoor seating, outdoor serving, or other business-related activities, provided that a minimum 6-foot contiguous clear path be maintained.
3. Commercial uses shall not utilize the area that is located between a building façade and the vehicular lanes for outdoor display of merchandise.
4. Residential uses are permitted in all spaces not utilized by commercial use, provided that such commercial space shall provide a minimum depth of at least 30 feet.

ii. MAXIMUM BUILDING AREA.

1. The maximum building area that may be dedicated to any single commercial use shall be 5,000 square feet, except as provided below:

- a. There shall be no maximum building area for a bed and breakfast, provided that the total number of bedrooms available for lodging is limited by the parking requirement of 1.0 assigned parking spaces for each bedroom, up to 5, in addition to the parking requirement for the dwelling.

ii. PARKING REQUIREMENTS. See Paragraph C. 5. 5. Off-street parking regulations.:

- iii. SIGNAGE REQUIREMENTS. Signage for commercial uses shall be designed in accordance with the following and are expressly limited to the sign types provided below.

1. General:
  - a. All signage shall be externally illuminated.
2. Sign band:
  - b. One external permanent sign band may be applied to the exterior wall of each building, and not to exceed 3 feet in height, provided there is a shopfront building frontage is provided at the first story.
3. Blade signs:
  - a. One blade sign for each first story business, no more than 6 square feet each, may be permanently installed perpendicular to the building wall.
  - b. Blade signs shall clear eight feet above the sidewalk.
  - c. Businesses on corner lots may install one blade sign per frontage.
4. A-frame sidewalk signs:
  - a. One A-frame sidewalk sign not to exceed 6 square feet, may be placed in front of a first story business during business hours.
  - b. A-frame sidewalk signs shall be made of wood or metal and shall have a hand-crafted design.



iv. ADDITIONAL STANDARDS FOR SHOPFRONTS (RESTRICTED TO THE FIRST STORY ONLY).

1. The first story of commercial buildings within the COMMERCIAL OVERLAY DISTRICT may be designed to have a shopfront frontage, provided shopfront frontages shall be designed and constructed in accordance with the provisions in the City of Mansfield Zoning Ordinance for the S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT.

v. ADDITIONAL PERMITTED USES. In addition to the residential uses permitted by-right, the uses provided below are also permitted. Multiple uses per building and lot are permitted.

1. Artist Studio.
2. Bed and Breakfast (up to five rooms).
3. Corner Market.
4. Food Service Establishment, provided the specific use shall be limited to:
  - a. Bakery (no drive-through);
  - b. Café (no drive-through);
  - c. Coffee Bar (no drive-through); AND
  - d. Restaurant (no drive-through).
5. Mail Center.
6. Mobile Food Vendor Park.
7. Office (the maximum number of employees and occupants shall be 4).

8. Personal Service Establishment, provided the specific use shall be limited to:
  - a. Barber,
  - b. Hairdresser, or
  - c. Salon (the maximum number of chairs shall be 2); AND
  - d. Tailor.

vi. ADDITIONAL USE RESTRICTIONS

1. Bed and Breakfast:
  - a. the maximum length of stay shall not exceed 14 days; AND
  - b. The operator is permitted to provide food service in the morning.
2. Corner Market:
  - a. a minimum of 15 percent of its total retail sales and display area shall be dedicated exclusively to the sale of food and beverages intended for home preparation and consumption;
  - b. a minimum of 15 percent of its total retail sales and display area shall be dedicated exclusively to the sale of perishable goods including but not limited to: dairy; fish; meat; and poultry; AND
  - c. a maximum 15 percent of its total retail sales and display area of the corner market may be devoted to the sale of alcohol, exclusively for off-site consumption;
  - d. the building area for commercial enterprise is limited to the first story;

- e. the retail sale of discount and used merchandise is prohibited; AND
  - f. the hours of operation shall be limited from 7:00 A.M. to 9:00 P.M.
3. Food Service Establishment:
- a. the food service establishment shall be further restricted to seating no more than 40 patrons; AND
  - b. the hours of operation shall be limited from 7:00 A.M. to 9:00 P.M.
4. Office:
- a. the building area for commercial enterprise is limited to the first story; AND
  - b. the hours of operation shall be limited from 7:00 A.M. to 9:00 P.M.

**DIAGRAM 1-A – REPRESENTATIVE ELEVATIONS**



**Row House**



**Manor House**



# DIAGRAM 1-B – EXTERIOR MATERIALS (CONTINUED)



Exterior Stone Brick for Façade



Stucco Option 1 in Gravel Stone



Stucco Option 2 in Taupe Gray



Stone Veneer Option 1



Stone Veneer Option 2



Exterior Shutters in Dark Berry



Bush ARCHITECTS

Mansfield Townhomes | Color Palette A



Coach Light Option 1



Coach Light Option 2



BODY	TRIM	ACCENT	ACCENT 2
SW 2804	SW 2805	SW 0023	SW 2838
Renwick Rose Beige	Renwick Beige	Pewter Tankard	Polished Mahogany

Exterior Paint Scheme 1



Roofing Shingles Option 1



Front Door in Dark Mahogany



Inspiration Images of Townhomes for Exterior Finishes



BODY	TRIM	ACCENT
SW 7502	SW 6047	SW 7510
Dry Dock	Hot Cocoa	Chateau Brown

Exterior Paint Scheme 2



Colorways of Siding Boards



Colorways of Siding Boards



Colorways of Siding Boards



Garage Door in Dark Mahogany

NOTE: RENDERINGS, MATERIALS, GRAPHICS, DIMENSIONS, AND ANY ASSOCIATED DESIGN CONTENT PRESENTED HEREIN ARE CONCEPTUAL AND FOR PRELIMINARY REVIEW PURPOSES ONLY. FINAL DESIGN IS SUBJECT TO JURISDICTIONAL REVIEW AND APPROVAL UNDER SEPARATE SUBMITTAL.



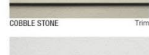
Exterior Brick Stone



Stone Veneer Option 1



Colorways of Siding Boards



Colorways of Siding Boards



Colorways of Siding Boards



Colorways of Siding Boards



Colorways of Siding Boards



Colorways of Siding Boards



Colorways of Siding Boards



Stucco Finish in Plateau



Stone Veneer Option 2



Stucco Finish in Basalt



Roofing Shingles Option 1



Front Door in Mahogany Finish



Coach Light Option 1



Coach Light Option 2



Inspiration Images of Townhomes for Exterior Finishes



BODY	TRIM	ACCENT
SW 7039	SW 7036	SW 7593
Virtual Taupe	Accessible Beige	Rustic Red

Exterior Paint Scheme 1

BODY	TRIM	ACCENT
SW 7012	SW 7680	SW 6061
Creamy	Lanyard	Tanbark

Exterior Paint Scheme 2



Bush ARCHITECTS

Mansfield Townhomes | Color Palette B

NOTE: RENDERINGS, MATERIALS, GRAPHICS, DIMENSIONS, AND ANY ASSOCIATED DESIGN CONTENT PRESENTED HEREIN ARE CONCEPTUAL AND FOR PRELIMINARY REVIEW PURPOSES ONLY. FINAL DESIGN IS SUBJECT TO JURISDICTIONAL REVIEW AND APPROVAL UNDER SEPARATE SUBMITTAL.



# DIAGRAM 1-C – EXTERIOR MATERIALS (CONTINUED)

**Main Exterior Brick Finish**

**Accent Exterior Natural Stone Finish**

**Stucco Option 1 in Off White**

**Roofing Shingles Option 1**

**Exterior Garage Door in Dark Brown Stain Finish**

1	2	3	4
<b>BODY</b> SW 0052 Pearl Gray	<b>TRIM</b> SW 0050 Classic Light Buff	<b>BODY</b> SW 2826 Colonial Revival Green Stone	<b>BODY</b> SW 2804 Renecek Rose Beige
<b>ACCENT</b> SW 2827 Colonial Revival Stone	<b>TRIM</b> SW 0050 Classic Light Buff	<b>TRIM</b> SW 7012 Creamy	<b>TRIM</b> SW 2805 Renecek Beige
<b>ACCENT 2</b> SW 0001 Mulberry Silk	<b>ACCENT</b> SW 2838 Polished Mahogany	<b>ACCENT</b> SW 7548 Portico	<b>ACCENT</b> SW 0023 Pewter
	<b>ACCENT 2</b> SW 2846 Roycroft Bronze Green		<b>ACCENT 2</b> SW 2838 Polished Mahogany

**Tapered Column Options 1**

**COBBLE STONE** Main Exterior

**Exposed Wood Rafter Details**

**ARCTIC WHITE** Trim

**MOUNTAIN SAGE** Accent

**Siding Board Colorway Options**

**Window Shutters in Musket Brown**

**Coach Light**

**Bush ARCHITECTS**

**Front Door in Dark Bronze/Brown Finish**

**Accent Exterior Paint Colors Options 1, 2, 3, & 4**

**EXTERIOR EXAMPLE Color Palette A – Arts & Crafts** | NOTE: RENDERINGS, MATERIALS, GRAPHICS, DIMENSIONS, AND ANY ASSOCIATED DESIGN CONTENT PRESENTED HEREIN ARE CONCEPTUAL AND FOR PRELIMINARY REVIEW PURPOSES ONLY. FINAL DESIGN IS SUBJECT TO JURISDICTIONAL REVIEW AND APPROVAL UNDER SEPARATE SUBMITTAL.

**Main Exterior Brick Finish**

**Accent Exterior Natural Stone Finish**

**Stucco Finish in Pewter**

**Roofing Shingles Option 1**

**Coach Light**

1	2
<b>BODY</b> SW 6234 Uncertain Gray	<b>BODY</b> SW 7638 Jogging Path
<b>TRIM</b> SW 7562 Evening Shadow	<b>TRIM</b> SW 7045 Intellectual Gray
<b>ACCENT</b> SW 7574 Peppercom	<b>ACCENT</b> SW 7645 Thunder Gray
	<b>ACCENT</b> SW 2848 Roycroft Pewter
	<b>ACCENT</b> SW 0037 Morris Room Gray
	<b>ACCENT</b> SW 0054 Twilight Gray

**Stucco Finish in White**

**Accent Exterior Paint Colors Options 1 & 2**

**GRAY SLATE** Main Exterior

**TIMBER BARK** Main Exterior

**PEARL GRAY** Trim

**COBBLE STONE** Trim

**IRON GRAY** Accent

**ARCTIC WHITE** Accent

**Siding Board Colorway Option 1 & 2**

**Window Shutters in Gray Finish – Option 1**

**Window Shutters in Stone Gray Finish – Option 2**

**Window Shutters in Black Finish – Option 3**

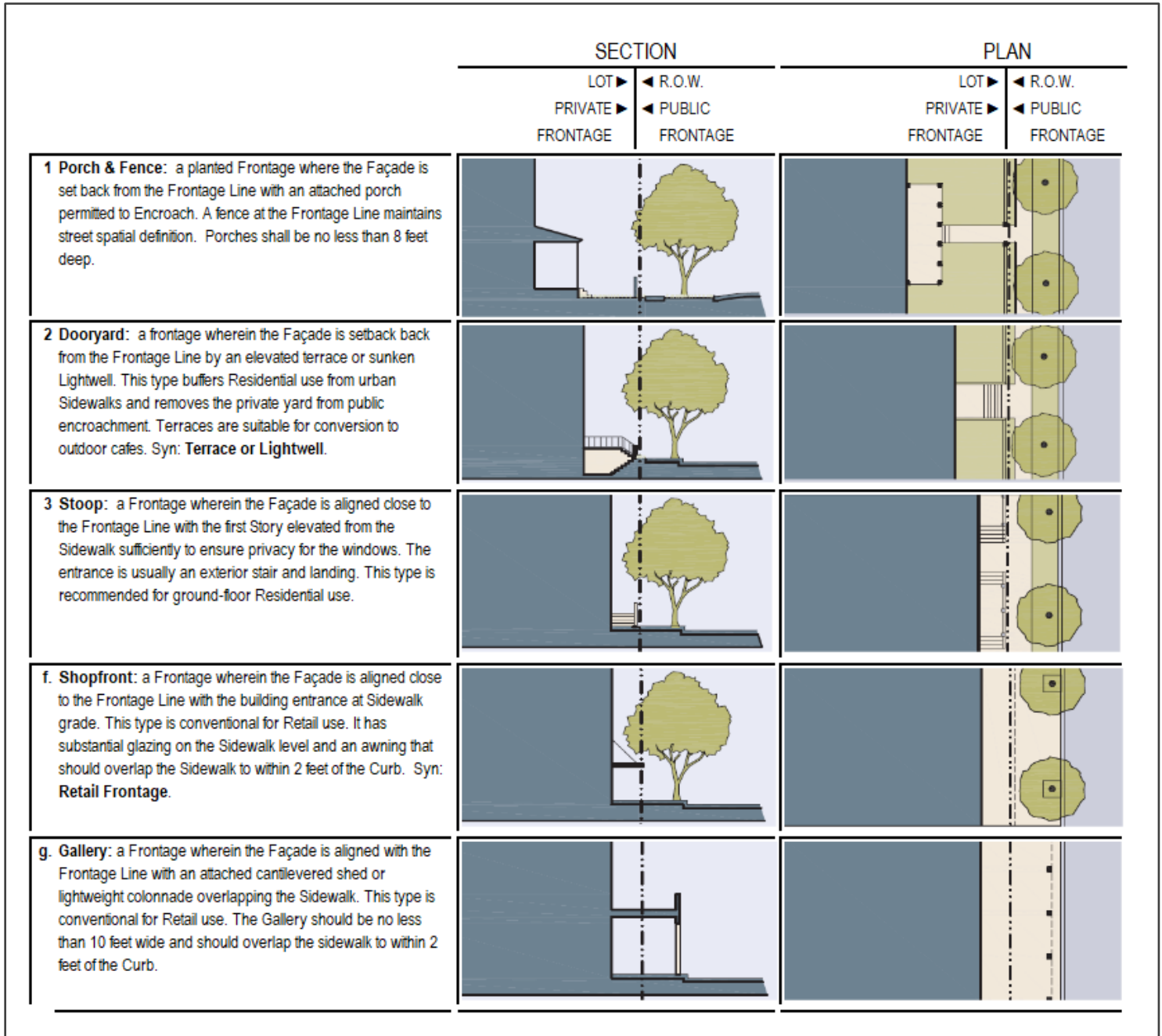
**Metal Awning Option 1**

**Bush ARCHITECTS**

**Exterior Garage Door in Gray Finish**

**EXTERIOR EXAMPLE Color Palette B – Modern Farmhouse** | NOTE: RENDERINGS, MATERIALS, GRAPHICS, DIMENSIONS, AND ANY ASSOCIATED DESIGN CONTENT PRESENTED HEREIN ARE CONCEPTUAL AND FOR PRELIMINARY REVIEW PURPOSES ONLY. FINAL DESIGN IS SUBJECT TO JURISDICTIONAL REVIEW AND APPROVAL UNDER SEPARATE SUBMITTAL.

## DIAGRAM 2 – PRIVATE FRONTAGES





**DIAGRAM 3 – POND AMENITY**





**DIAGRAM 4 – ON-STREET PARKING**



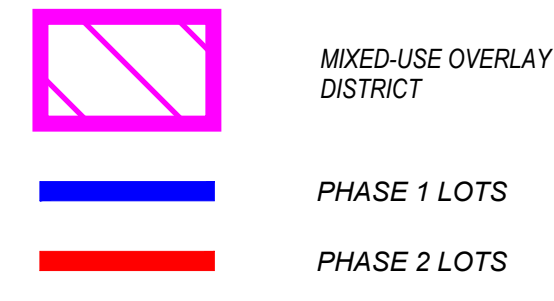
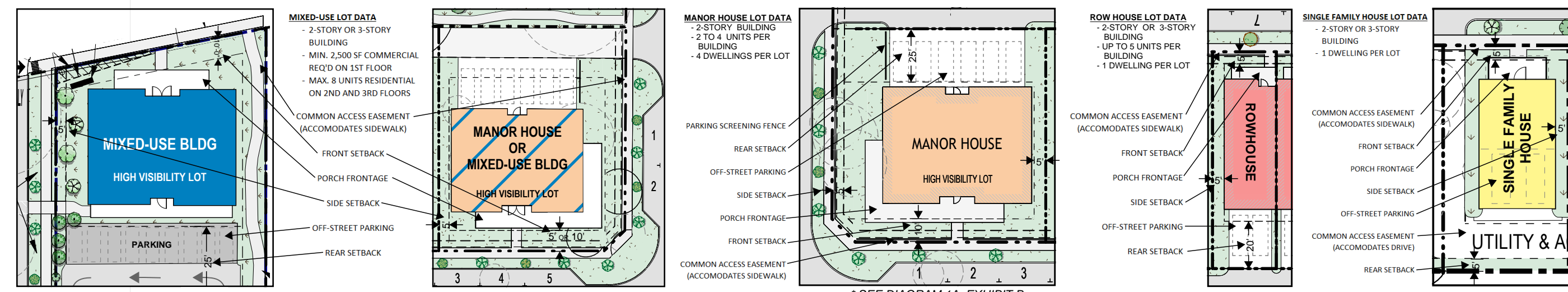
*Example of Vehicular Pavers/Stamped Concrete at On-Street/Parallel Parking, Trilith Pkwy, Fayetteville, GA*



*Example of Vehicular Pavers/Stamped Concrete at Pedestrian Crosswalk, Firewheel Town Center, Garland, TX*



# LOT DATA



LOT TYPE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
SINGLE FAMILY HOUSE (DETACHED SINGLE FAMILY BUILDINGS)	5'	5'	5'
ROW HOUSE (4 UNIT ROW HOUSE BUILDINGS)	5'	5'	20'
MANOR HOUSE (4-UNIT MANOR HOUSE BUILDINGS)	10'	5'	25**
MIXED-USE BUILDING (COMMERCIAL 1ST FLR FRONTAGE W/ RESIDENTIAL 2ND & 3RD FLRS)	5'	5'	25**

\*\* A Carport structure may encroach into the rear setback for the Manor House and Mixed-Use lots by 20'

# SITE DATA

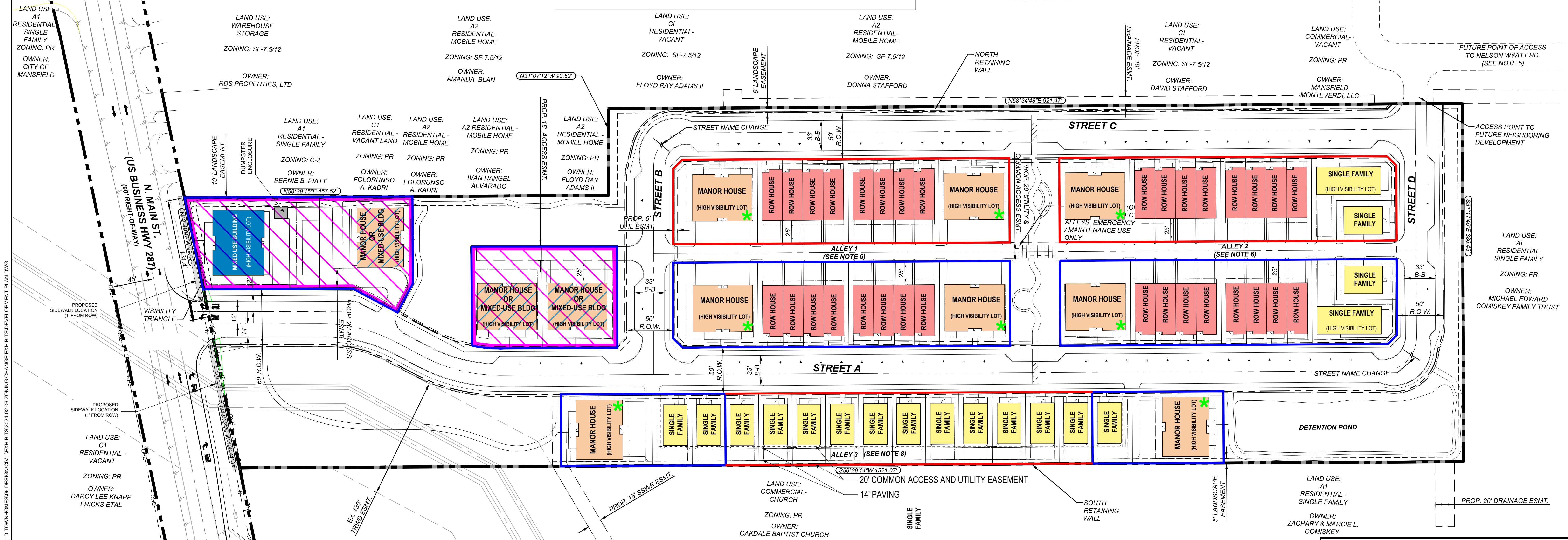
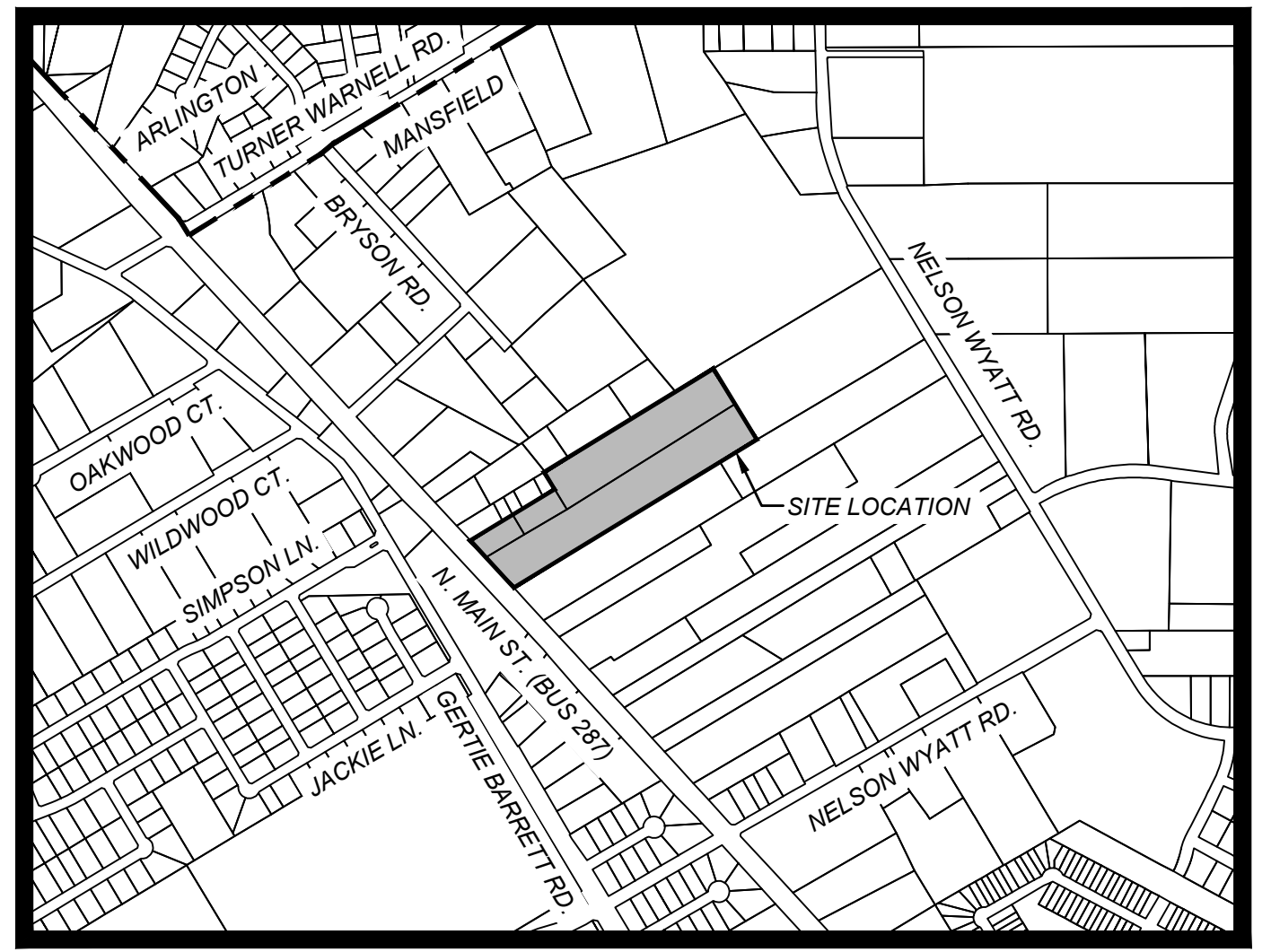
TOTAL SITE AREA	11.03 ACRES
DEDICATED ROW	3.04 ACRES
OPEN SPACE	2.73 ACRES

BUILDING/LOT/UNIT COUNTS	
NUMBER OF BUILDINGS/LOTS	64 (TOTAL)
SINGLE FAMILY LOTS	18
ROW HOUSE LOTS	32
MANOR HOUSE LOTS	8-11
MIXED-USE LOTS	1-4
NUMBER OF DWELLING UNITS	
SINGLE FAMILY UNITS	18
ROW HOUSE UNITS	32
MANOR HOUSE UNITS	32-44
MIXED-USE UNITS	8-32

OFF-STREET PARKING	
TOTAL OFF-STREET PARKING	224-288 (TOTAL)
SINGLE FAMILY LOTS	36
ROW HOUSE LOTS	128
MANOR HOUSE LOTS**	48-69
MIXED-USE LOTS**	16-51



- NOTES:**
- A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALLEYS, DETENTION PONDS, PAVERS, ALL OPEN SPACES, PARKING AREAS, LANDSCAPING, ENTRANCE SIGN, THE ROW OF STREET C, AND THE AREA BETWEEN STREET C AND THE NORTH PROPERTY LINE.
  - 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 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.
  - ALL STREETS TO BE CONSTRUCTED USING ASPHALT. ALL ALLEYS, SIDEWALKS, AND DRIVEWAYS ARE TO BE CONSTRUCTED USING CONCRETE PAVEMENT OR OTHER PAVING SURFACE AS APPROVED BY CITY ENGINEER.
  - THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT. ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
  - A SECOND POINT OF ACCESS WILL BE PROVIDED FOR THE DEVELOPMENT, ONCE CONSTRUCTION OF THE 31ST PROPOSED UNIT BEGINS, PER REQUIREMENT OF THE CITY.
  - ALLEY PAVEMENT SHALL BE 14' IN WIDTH, TO INCLUDE A FIRE LANE, WITHIN A 20' COMMON ACCESS, UTILITY, AND FIRE LANE EASEMENT.
  - ALLEYS 1 & 2 WILL BE DEMARCATED AS FIRE LANES.
  - ALLEY 3 SHALL BE 14' IN WIDTH, WITHIN A 20' COMMON ACCESS AND UTILITY EASEMENT.
  - THE ON SITE DETENTION POND SHALL ADDRESS ALL POST CONSTRUCTION WATER QUALITY.

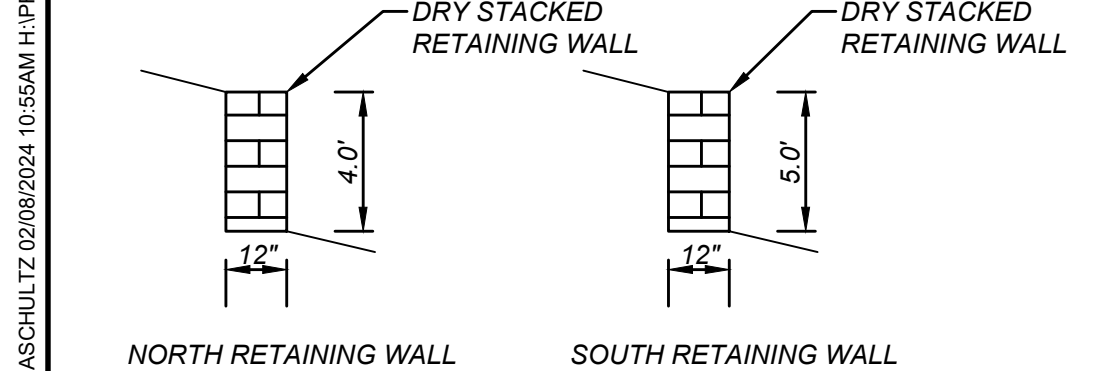
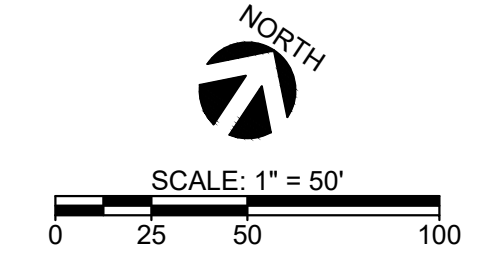
**EXHIBIT C: DEVELOPMENT PLAN**

Diamondhead Estates  
 Being Lots 1 and 2, Amiotte Addition  
 as recorded in Cabinet B, Slide 2403, P.R.T.C.T. and  
 a 10.04 acre tract of land out of the  
 James McDonald Survey, Abstract No. 997  
 Mansfield, Texas

11.03 acres  
 58 RESIDENTIAL LOTS, 3 MIXED-USE/RESIDENTIAL LOTS, 1 MIXED-USE LOT, 3 OPEN SPACE LOTS

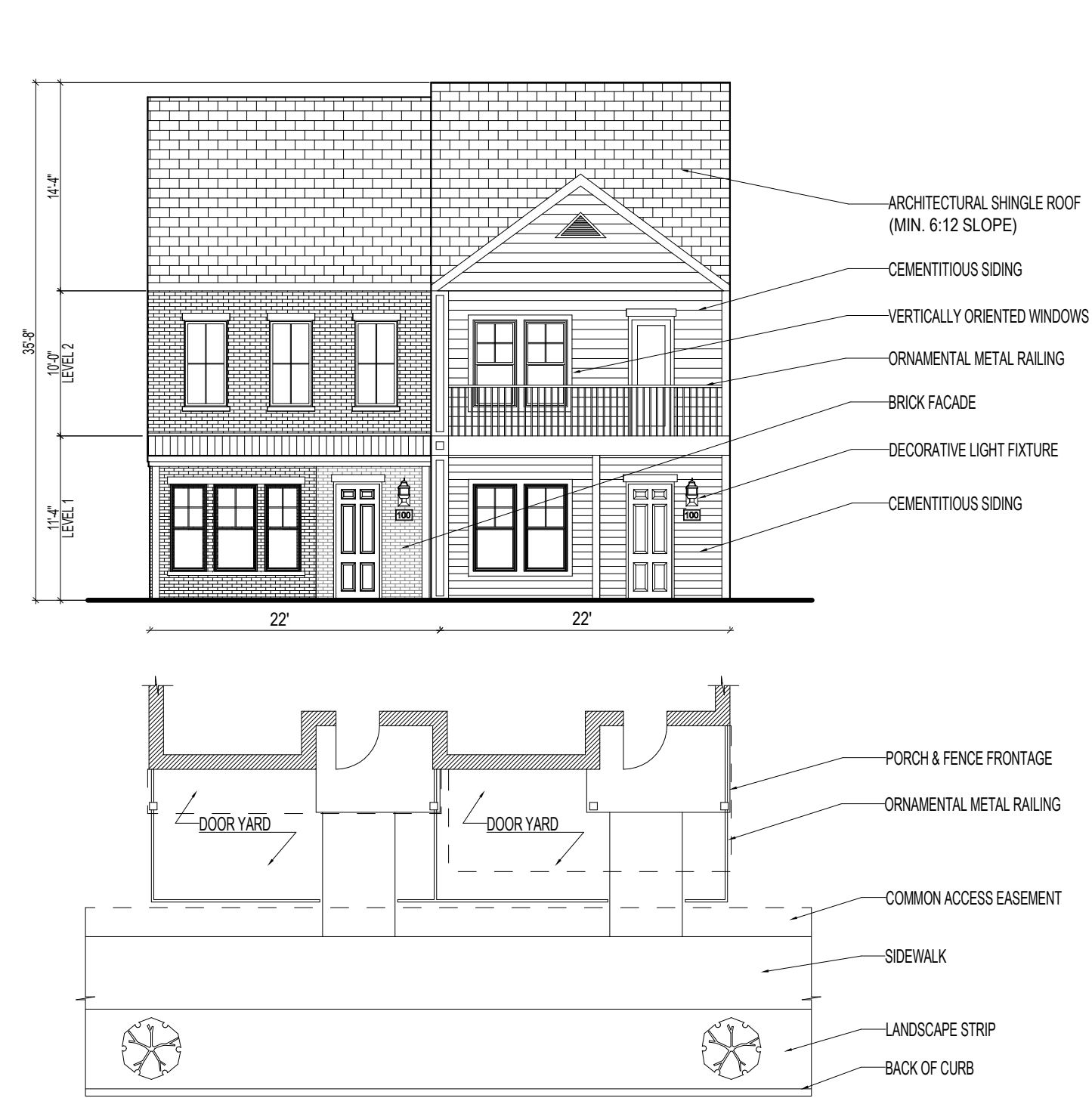
**HUITT-ZOLLARS**  
 Huitt-Zollars, Inc. Fort Worth  
 500 West 7th Street, Suite 300  
 Fort Worth, Texas 76102-4773  
 (817) 335-3000

PROJECT NO. R31-5345.01  
 ZONING CASE NO. ZC#22-018



ASCHULTZ 02/08/2024 10:55AM H:\PROJECTS\R315345.01 - MANSFIELD TOWNHOMES\DESIGN\EXHIBITS\2024-02-08 ZONING CHANGE EXHIBIT C\DEVELOPMENT PLAN.DWG

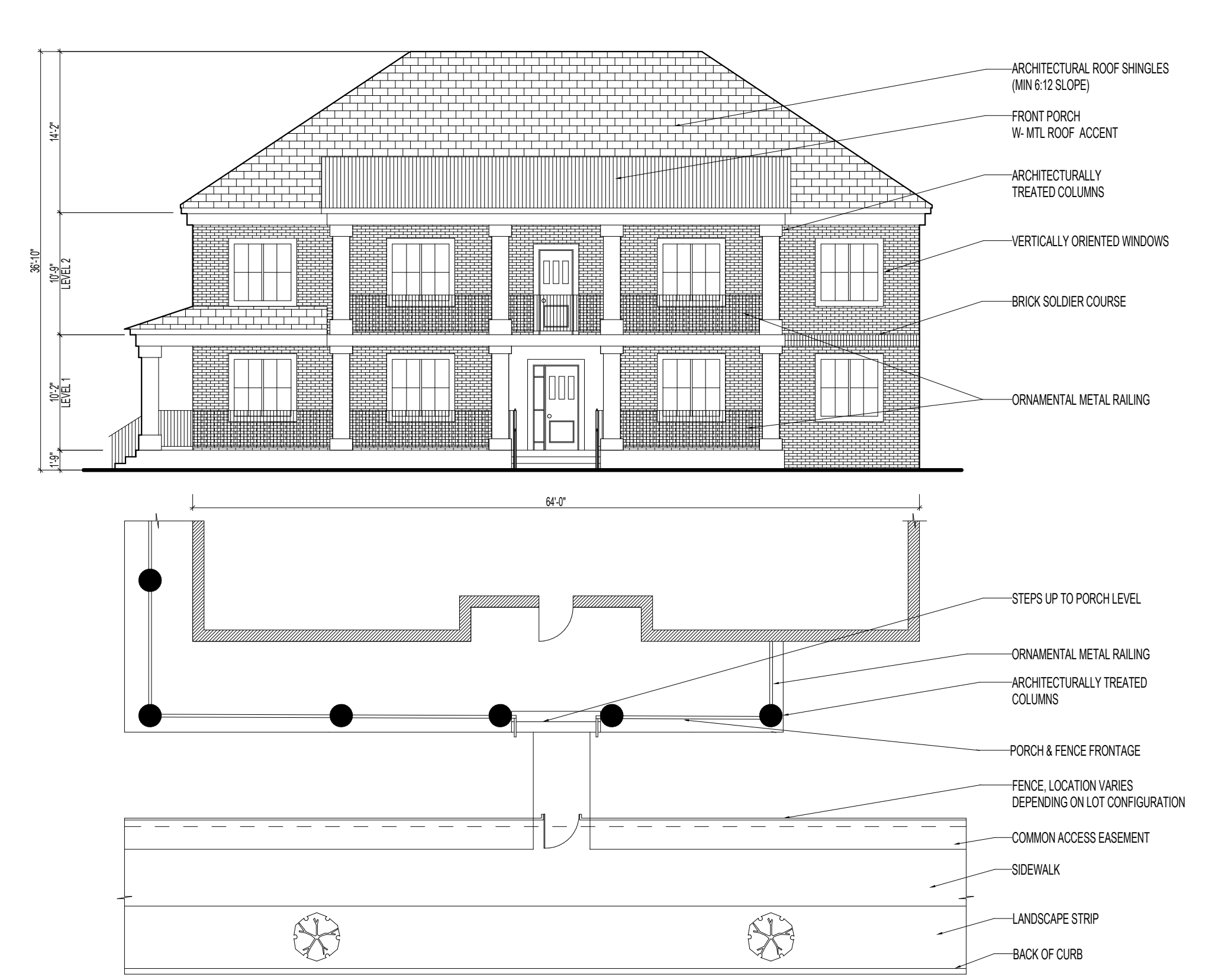




**CONCEPTUAL FRONT ELEVATION - ROW HOUSE TYPE B (2-PLEX)**



**CONCEPTUAL FRONT ELEVATION - ROWHOUSE TYPE A (4-PLEX)**



**CONCEPTUAL FRONT ELEVATION - MANOR HOUSE**



**CONCEPTUAL REAR ELEVATION - ROWHOUSE TYPE B (2-PLEX)**



**CONCEPTUAL REAR ELEVATION - ROWHOUSE TYPE A (4-PLEX)**



**CONCEPTUAL SIDE ELEVATION - MANOR HOUSE**



**CONCEPTUAL SIDE ELEVATION - ROWHOUSE TYPE B (2-PLEX)**



**CONCEPTUAL SIDE ELEVATION - ROWHOUSE TYPE A (4-PLEX)**

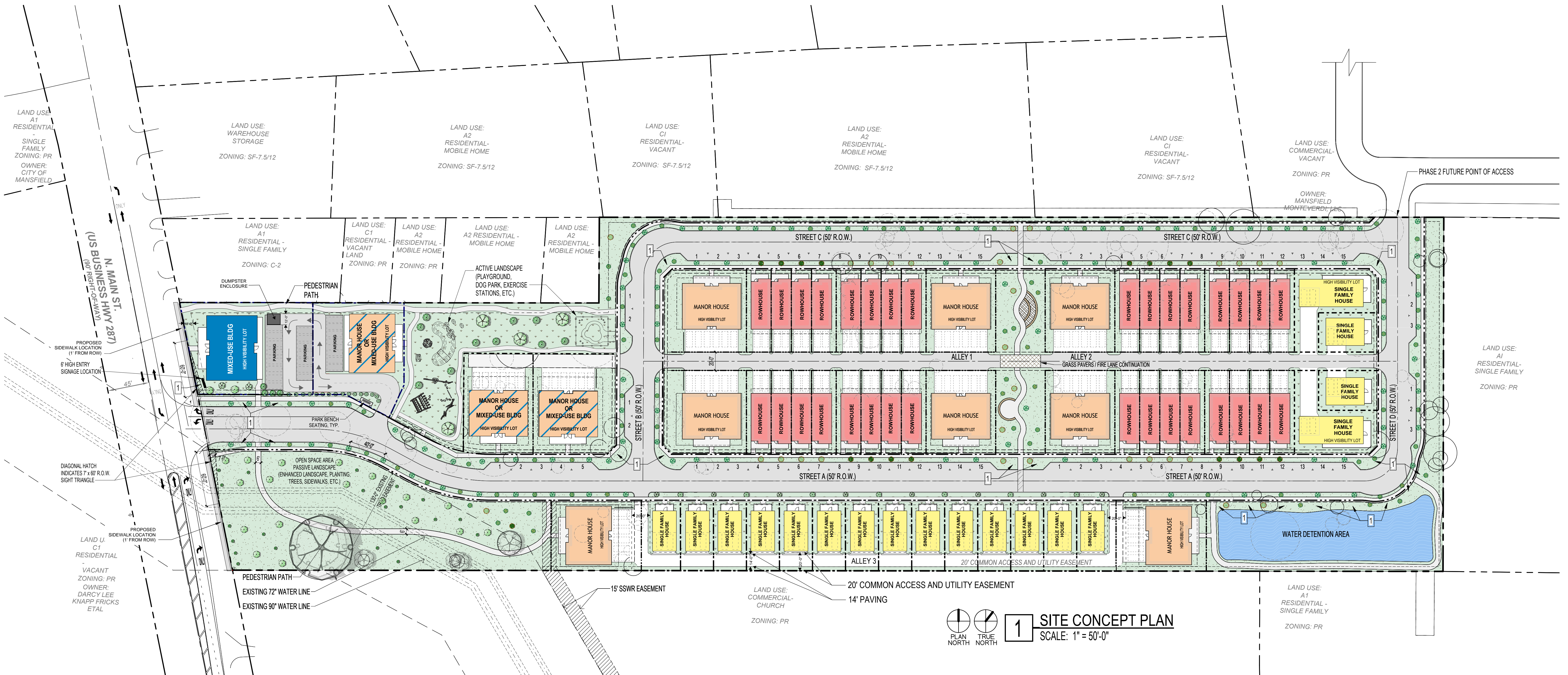
**EXHIBIT D: ELEVATIONS**

Diamondhead Estates  
 Being Lots 1 and 2, Amlotte Addition  
 as recorded in Cabinet B, Slide 2403, P.R.T.C.T. and  
 a 10.04 acre tract of land out of the  
 James McDonald Survey, Abstract No. 997  
 Mansfield, Texas  
 November 16, 2023  
 11.03 acres  
 60 Residential Lots and 3 Open Space Lots

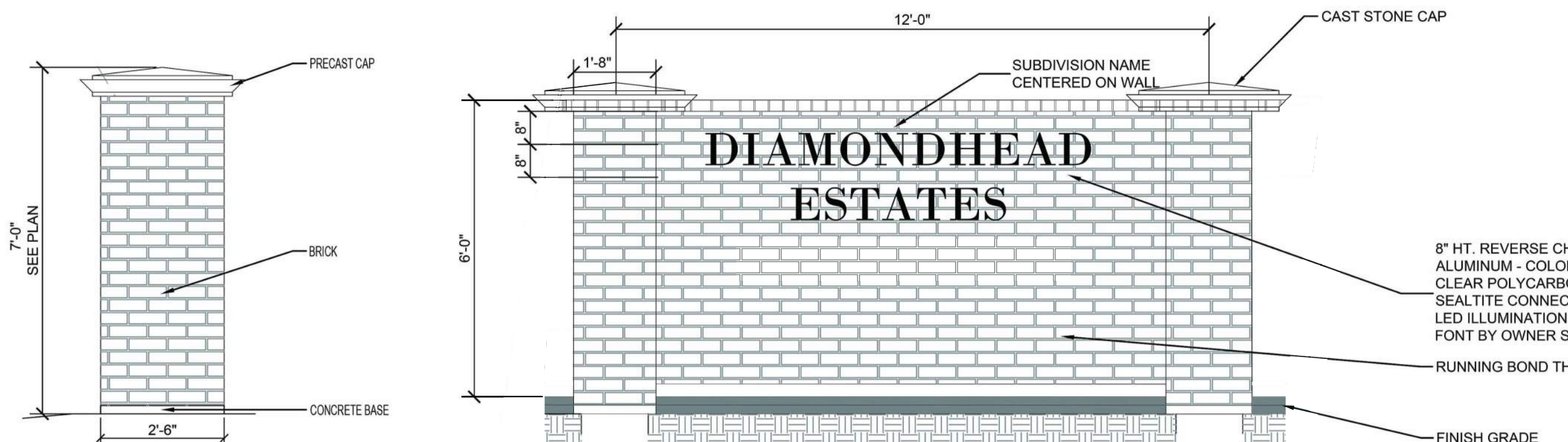
**HUITT-ZOLLARS**  
 Huitt-Zollars, Inc. Fort Worth  
 500 West 7th Street, Suite 300  
 Fort Worth, Texas 76102-4773  
 Phone (817) 335-3000 Fax (817) 335-1025

PROJECT NO.  
 R31-5345.01  
 ZONING CASE NO.  
 ZC#22-018

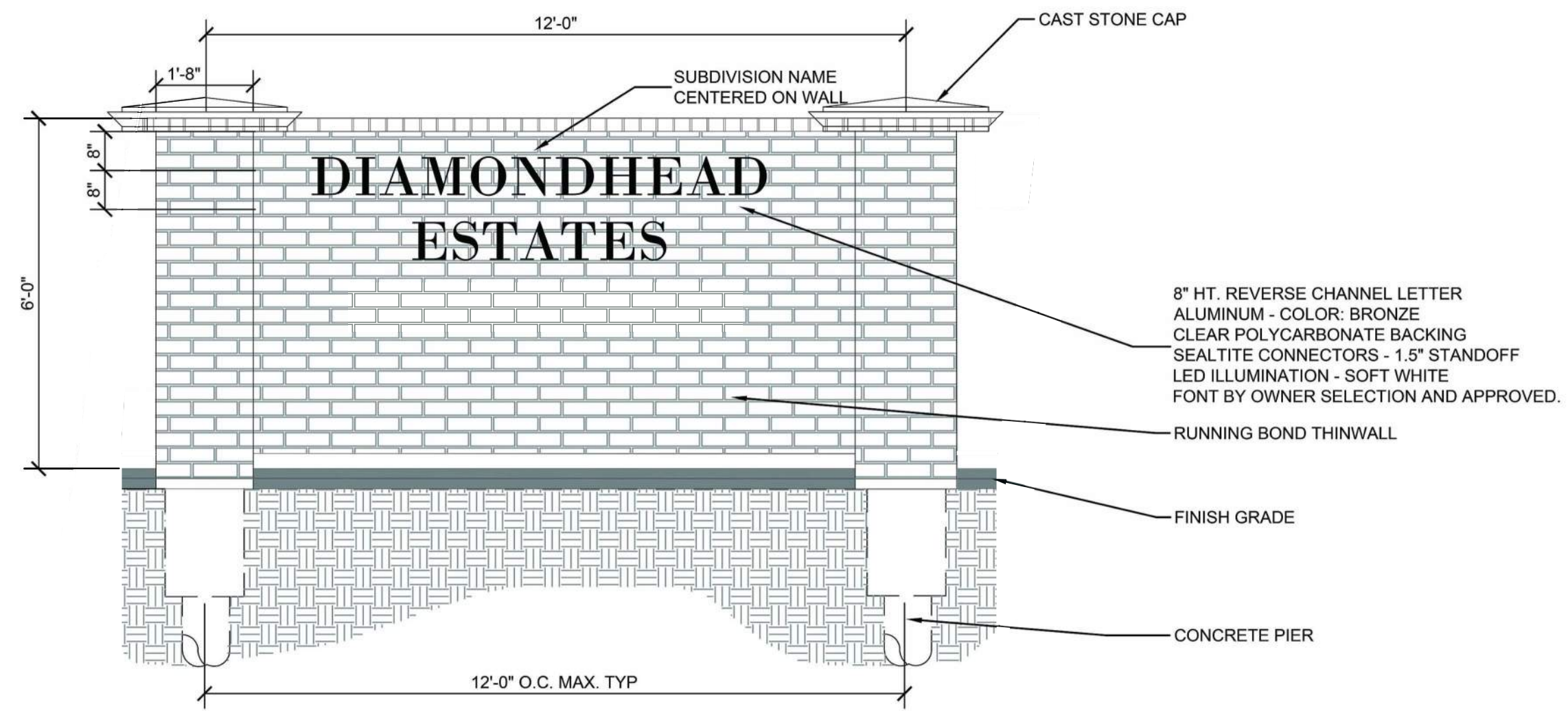




**1 SITE CONCEPT PLAN**  
SCALE: 1" = 50'-0"



**2 BRICK COLUMN**  
SCALE 1 : 25



**3 SIGN WALL ELEVATION**  
SCALE 1 : 25

GRAPHICS LEGEND	TREE LEGEND
ROADWAY	AMERICAN ELM (ULMUS AMERICANA - DECIDUOUS CANOPY TREE)
SIDEWALK	CEDAR ELM (ULMUS CRASSIFOLIA - DECIDUOUS CANOPY TREE)
LANDSCAPED AREA	TEXAS LIVE OAK (QUERCUS FUSIFORMIS - EVERGREEN CANOPY TREE)
GRASS-CRETE OR DECORATIVE PAVERS	MEXICAN PLUM (PRUNUS MEXICANA - DECIDUOUS ORNAMENTAL TREE)
AMENITIZED POND / ON-SITE WATER DETENTION	BOX ELDER MAPLE (ACER NEGUNDO - DECIDUOUS ORNAMENTAL TREE)
ENHANCED LANDSCAPE LOCATION - MEXICAN FEATHER GRASS (VASELLOIA TENNISIMA) - NELLIE STEVENS HOLLY (ILEX X 'NELLIE R. STEVENS') - YAUPON HOLLY DWARF (ILEX VOMITORIA)	THIS SYMBOL REPRESENTS AN EXISTING TREE THAT IS LOCATED IN AN UN-BUILT AREA OF THE SITE. AN EFFORT WILL BE MADE TO PROTECT THIS TREE FROM CONSTRUCTION ACTIVITIES IN THE SPIRIT OF THE CITY OF MANSFIELD TREE PRESERVATION ORDINANCE
NOTE: IN ACCORDANCE WITH CHAPTER 99, NATURAL RESOURCES MANAGEMENT OF THE CITY OF MANSFIELD TREE PRESERVATION ORDINANCE, INDISCRIMINATE CLEARING OF THIS PROPERTY IS PROHIBITED, AND HEALTHY QUALITY TREES SHALL BE PROTECTED DURING CONSTRUCTION TO PROMOTE THE NATURAL ECOLOGICAL ENVIRONMENTAL AND AESTHETIC QUALITIES OF THE CITY.	THIS SYMBOL REPRESENTS AN EXISTING TREE THAT IS LOCATED IN AN AREA OF THE SITE THAT IS DESIGNED TO BE RECONSTRUCTED, AND IT IS UNLIKELY THAT THIS TREE WILL SURVIVE CONSTRUCTION ACTIVITIES. REPLACEMENT WILL OCCUR AS REQUIRED BY CITY OF MANSFIELD ORDINANCE REQUIREMENTS.

**EXHIBIT E: SIGN & LANDSCAPE PLAN**  
Diamondhead Estates  
Being Lots 1 and 2, Amlotte Addition  
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a 10.04 acre tract of land out of the  
James McDonald Survey, Abstract No. 997  
Mansfield, Texas

11.03 acres  
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**APOGEE PARTNERS**

PROJECT NO.	R31-5345.01
ZONING CASE NO.	ZC#22-018