

EXHIBIT B FOR ZC#23-007

**MYMERLA ESTATES DEVELOPMENT
PLANNED DEVELOPMENT DISTRICT STANDARDS**

Mymerla Estates is an approximately three (3) acre development in the City of Mansfield bordered to the east by Hunter Glen Drive. The development will consist of a maximum of 12 residential lots for the design and the construction of single-family dwellings (detached), and each will reflect a unique architectural identity (i.e., no building elevation or floor plan will be repeated on any lot) under designated zoning as a PD, PLANNED DEVELOPMENT DISTRICT (this “PD, PLANNED DEVELOPMENT DISTRICT”). The primary purpose of this PD, PLANNED DEVELOPMENT DISTRICT is to provide a specific set of development standards that will yield dwellings of an elevated quality and placemaking controls that will ensure architectural compatibility and visual harmony with the existing urban fabric. The secondary purpose of this PD, PLANNED DEVELOPMENT DISTRICT is to provide distinct residential opportunities that embody the land use principles and practices that are found in the Mansfield 2040 Plan and are consistent with the community’s expectations for developing in a manner that yields complete neighborhoods and growing in a manner that is purposeful and sustainable. Collectively, the standards set forth in this PD, PLANNED DEVELOPMENT DISTRICT will provide a development framework and context-based controls that will guide the placement, the design, and the construction of the single-family dwellings (detached) within Mymerla Estates.

APPLICABILITY:

1. The proposed development will be in the complete accordance with provisions of the approved PD, PLANNED DEVELOPMENT DISTRICT for Mymerla Estates, and all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors or assigns, and shall limit and control all building permits.
2. The provisions of Chapter 155 of the Mansfield Code of Ordinances (the “MANSFIELD ZONING ORDINANCE”) shall continue to be applicable to all issues not covered by the regulations found in this PD, PLANNED DEVELOPMENT DISTRICT.
3. In the event of any conflict between these PD, PLANNED DEVELOPMENT DISTRICT standards and the MANSFIELD ZONING ORDINANCE, as amended, the standards that are set forth herein shall prevail.
4. In the event of a conflict between these PD, PLANNED DEVELOPMENT DISTRICT standards and any of its illustrations, photographs, and other exhibits, including the site plan, that are attached thereto, and that are specified elsewhere in text, the standards that are set forth herein in the text shall prevail.
5. In the event of a conflict between these PD, PLANNED DEVELOPMENT DISTRICT standards and any other codes, ordinances, regulations, or standards as adopted by the City of Mansfield, Texas, the standards that are set forth herein shall prevail.
6. The appeals process for this PD, PLANNED DEVELOPMENT DISTRICT, shall follow the considerations and procedures as set forth in Section 155.066 of the MANSFIELD ZONING ORDINANCE entitled, “PD, Planned Development District regulations”.
7. A mandatory Homeowners Association (the “HOA”) will be responsible for the maintenance of the lots owned by the HOA and all entryway features, screening walls (if

any), fences, canopy trees, and landscaping.

8. The HOA documents and any associated documents shall be filed in accordance with the City of Mansfield, Texas regulations and procedures. The documents shall be filed with the final plat at Tarrant County.

DEFINITIONS:

The following provides definitions for terms used in this PD, PLANNED DEVELOPMENT DISTRICT, that are technical in nature or otherwise may not reflect a common usage of the term. Where terms are not defined within this PD, PLANNED DEVELOPMENT DISTRICT, and are defined in Section 155.012 of the MANSFIELD ZONING ORDINANCE, such terms shall have the meanings ascribed to them as found in that Section. Where terms are not defined in this PD, PLANNED DEVELOPMENT DISTRICT, or in Section 155.012 of the MANSFIELD ZONING ORDINANCE, such terms shall have ordinarily accepted meanings such as the context applies.

ANCILLARY ROOF: A secondary structure attached to the principal structure, typically in the form of a one-story structure attached to a two-story structure.

BUILDING ELEVATION: An exterior wall of a building.

BUILDING FRONTAGE: The area between a building elevation and a thoroughfare or civic space, and it is inclusive of its built and planted components.

BUILDING HEIGHT: The vertical extent of a building measured in stories.

CIVIC SPACE: The land that is open to the sky and is specifically set aside for areas of structured or unstructured recreation and the enhancement of the urban environment (i.e., landscaped areas and hardscaped areas).

DRIVEWAY: A vehicular lane within a lot, often leading to a garage.

DOORYARD BUILDING FRONTAGE: A building frontage type with a shallow setback and a front garden or a patio, and usually with a low wall or a hedge at the lot line (VARIANT: LIGHTWELL, LIGHT COURT).

FORECOURT BUILDING FRONTAGE: A building frontage type where a portion of the front building elevation is close to the front lot line and the central portion of the front building elevation is set back (SYNONYM: COURTYARD).

GLAZING: The portion of a building elevation that is comprised of transparent glass, that is usually set in doors and windows.

LOT: A parcel of land accommodating a building or buildings under single ownership.

LOT COVERAGE: The percentage of any lot that may be covered by buildings and other roofed structures.

LOT LINE: The boundary that legally and geometrically demarcates a lot.

OUTBUILDING: An accessory building, that is usually located toward the rear of the same lot as a principal building and that is no greater than 1,000 square feet in area. An outbuilding shall not be greater in area than the principal building located on the same lot.

PORCH: An open-air room appended to a building, with floor and roof, but no walls on at least two (2) sides.

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

STORY: A habitable level within a building, excluding an attic or a raised basement.

THOROUGHFARE: A way for use by vehicular and pedestrian traffic and to provide access to

lots and civic spaces, consisting of vehicular lanes.

DEVELOPMENT STANDARDS:

1. GENERAL:

A. Maximum number of dwelling units:

1. The maximum number of dwelling units that may be constructed under this PD, PLANNED DEVELOPMENT DISTRICT shall be 12.

B. Minimum habitable area:

1. Except as provided in below, the minimum habitable area for each dwelling shall be 3,000 square feet.
2. At least four (4) of the principal dwellings shall have a minimum habitable area of a minimum 4,000 square feet.
 - a. Additionally, two (2) of the dwellings required to have a minimum habitable area of 4,000 square feet shall be designed and constructed to front Turner Warnell Road (or the “slip lane” as appropriate); and the other two (2) dwellings required to have a minimum habitable area of 4,000 square feet shall be designed and constructed to front Turner Way. The building frontages required for the dwellings shall front either Turner Warnell Road or Turner Way as applicable to the lot.

2. **PERMITTED USES:**

The uses permitted for all lots shall be expressly limited to the following only:

A. Principal uses:

1. Single-family residential, detached.
- B. Accessory uses:
 1. Accessory dwelling unit.
 2. All other accessory residential uses permitted as a matter of right under the SF-7.5/12, Single-family Residential District (or its successor zoning district).
3. DEVELOPMENT STANDARDS:
 - A. There shall be no minimum standards or maximum standards regulating lot width or lot depth for any lot in this development.
 - B. The minimum front yard setback is zero (0) feet.
 - C. The minimum side yard setback is five (5) feet.
 - D. The minimum rear yard setback is five (5) feet.
 - E. The minimum rear yard setback for internal lots is five (5) feet.
 - F. Lot coverage by buildings and other paved surfaces shall not exceed the maximum percentages of 60 percent.
 - G. Only two (2) buildings may be built on each lot, one (1) principal building and one (1) outbuilding.
 - H. The side setback for outbuildings shall be a minimum of five (5) feet.
 - I. The rear setback for all outbuildings shall be a minimum of 15 feet, measured from the centerline of a thoroughfare. In the absence of a thoroughfare, the rear setback shall be a minimum of five (5) feet.
4. BUILDING HEIGHT:
 - A. 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. For residential building functions, all ground floors shall have a minimum story height of nine (9) feet.
 - B. Building height is limited to two (2) stories.
 - C. Outbuildings are limited to two (2) stories in height and shall be no higher than the principal building on the same lot.
5. GARAGES:
- A. Each home shall have a minimum of two (2) covered parking spaces located within the garage. The required garage shall be located to the rear or to the side of the principal dwelling.
 - B. Garages accessed from the rear shall be set back from the centerline of the thoroughfare a minimum of 15 feet.
6. UTILITIES:
- A. Utilities shall be placed underground.
 - B. Utility services may require easements at the front, side, or rear lot lines for meters, pedestals, and other equipment requirements.
7. BUILDING FRONTAGE STANDARDS:
- A. In order to encourage diversity in architectural design, building frontages shall vary from lot to lot and repeated building elevations and floor plans are prohibited. The front building elevations (i.e., the building wall facing the mews) shall contain the building frontage.
 - B. Each single-family dwelling shall provide at the first story one (1) of the following

building frontages: (i) a dooryard; (ii) a forecourt; (iii) a porch; or (iv) a stoop. For the purpose of this PD, PLANNED DEVELOPMENT DISTRICT, a stoop building frontage may be combined with a dooryard building frontage.

C. Porch (And Fence) Building Frontages:

1. Porches shall be no less than six (6) feet deep.
2. Porches shall be permitted to encroach to within five (5) feet of the lot line.
3. Stairs to porches may encroach up to the front lot line, but not into the public right-of-way (i.e., thoroughfare).
4. Fences and hedges at the front lot lines shall be limited to a maximum height of four (4) feet.
5. Fences shall be prohibited in rear yards adjacent to public right-of-way.
6. Fences along the 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.

d. Forecourt Building Frontages:

1. Forecourts shall be a minimum of 20 feet in width.
2. Forecourts shall be a maximum of 30 feet in depth.
3. Forecourts may be landscaped or paved with brick, cobble or stone.
4. Forecourts shall be enclosed with habitable space (i.e., building elevations) on three (3) sides.

e. Stoop Building Frontages:

1. Stoops shall be no less than four (4) feet deep.
 2. Stoops shall be between four (4) and six (6) feet in width.
 3. Stoops may encroach into the front setback up to 100 percent of its depth.
 4. Stairs to stoops may encroach up to the front lot line, but not into a public right-of-way (i.e, thoroughfare) or civic space.
 5. Stoops shall be raised a minimum of two (2) feet from the average sidewalk grade at the building frontage.
- f. Dooryard Building Frontages:
1. Dooryards may encroach into the front setback up to 100 percent of its depth.
 2. Dooryards shall be no less than 10 feet deep.
 3. Dooryards shall be bound by walls three (3) feet in height on three (3) sides.
 - A. Walls for dooryard building frontages shall be constructed of brick or stone (or shall be faced with brick veneer or stone veneer), and shall match the adjacent building elevation.

8. ARCHITECTURAL STANDARDS:

- A. General.
1. All building elevations shall exhibit design continuity (i.e., exterior finish) and contain exterior accent materials that exhibit quality and durability.
 2. All building elevations of a single architectural composition shall maintain a uniform level of quality in materials and detailing.
 3. No elevations or floorplans for any single-family dwelling (detached) shall be repeated on any lot within Mymerla Estates.

B. Walls.

1. No more than two (2) building wall materials shall be used on the exterior of a principal building or an outbuilding, excluding bay windows, patios, porches, exterior shutters, trim, and other such architectural features.
2. Building walls shall be finished in brick or stone. Cementitious fiber board, stucco, and wood can 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 building 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 light (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. Columns shall be made of concrete or stone and shall be no less than 12 inches by 12 inches.
5. 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.
6. All columns and posts shall be appropriately spaced in order to form square

or vertically proportioned bays.

C. Roofs.

1. Principal roofs, where sloped, shall be symmetrical gable or hip and angled no less than 8:12. Sloped roofs shall only be clad in asphalt shingle, slate, or terra cotta tile. Sloped roof cladding may include metal, provided that it complements an architectural style and that it minimizes glare.
2. Ancillary roofs may be sheds angled no less than 3:12.

D. Openings.

1. Principal dwelling units shall have a limit for door and window openings in building elevations that are set along a thoroughfare or a civic space. No less than 15 percent and no more than 40 percent of the total building wall area shall be used for door and window openings.
 - a. All windows openings shall be vertically proportioned and shall be rectangular in shape where visible from thoroughfares and civic spaces.
 - b. All windows shall use vertically proportioned panes, excluding any transom windows above door openings visible from thoroughfares and civic spaces.
2. 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.
 - a. Flush-mounted windows are prohibited.

3. Door and window header heights shall be consistent on building walls fronting a thoroughfare or a civic space.
4. Door and window openings in building walls that are set along a thoroughfare or a civic space shall be evenly spaced to create a harmonious composition.
5. Doors and windows that operate as sliders (i.e., not hinged) are prohibited.
6. Garage doors shall be made of wood or composite wood and may have glass or framed panels.
 - a. Garage doors shall not exceed 12 feet in width.
 - b. A single carriage light shall be installed directly above each garage door.

E. Attachments.

1. Chimneys, where visible, shall be clad in brick, stone, or stucco.
 - a. All chimneys shall extend to the ground and shall have a projecting cap on top.
2. 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.
3. All flooring at balconies and at porches shall be made of brick, concrete, or stone.
4. Any part of a balcony projecting beyond a building wall shall be structurally supported by brackets of appropriate scale.
5. Gutters, where provided, shall be copper, galvanized steel, aluminum, or painted if fronting a thoroughfare or open space.

8. LANDSCAPING:

- A. The design of the mews shall draw inspiration from the mews shown in EXHIBIT “B — 1” of this PD, PLANNED DEVELOPMENT DISTRICT. In addition, there shall be a single sidewalk that is a minimum of five (5) feet in width provided on one (1) side of the mews, and the mews shall be well-landscaped, subject to review and approval by the Director of Planning.
- B. There shall be at least two (2) pocket parks designed and provided within Mymerla Estates. There shall be no minimum or maximum size for the pocket park; however, each pocket park shall be accessed directly from the mews and surrounded on three (3) sides by sidewalks. The pocket parks shall be enclosed with fencing, hedging or walls at between three (3) and four (4) feet in height. Such pocket parks shall provide at least two (2) benches that are durable and able to withstand outdoor use. Landscaping for the pocket parks shall be inspired by the landscaping for a pocket park shown in EXHIBIT “B — 2”.
- C. Required trees are encouraged to be placed along the south and west sides of any residential lot to provide seasonal shade, sun, and temperature regulation.
- D. All lots shall require a minimum of two (2) ornamental trees, except that corner lots shall require a minimum of two (2) ornamental trees and at least one (1) canopy tree.
- E. Shrubs shall be planted for at least 25 percent of the length of the front of the dwellings facing the mews as well as the side of corner lots facing thoroughfares.
- F. Required shrubs shall not be less than two (2) feet in height measured above grade at time of planting.

- G. Front and rear yards shall be covered with sod except for areas with planting beds, flatwork, or ground cover.
 - H. An automatic irrigation system shall be provided for all landscaped areas.
 - I. Ornamental trees shall have three (3) trunks or canes with a minimum caliper of one (1) inch per trunk as measured six (6) inches above grade at time of planting. Ornamental trees shall be selected from the recommended plant list as provided in Section 155.092 of the MANSFIELD ZONING ORDINANCE.
 - J. Ornamental trees shall have a minimum crown spread of 15 feet at maturity. Ornamental trees having a mature crown spread of less than 15 feet may be substituted by grouping the trees to create the equivalent crown spread of 15 feet.
 - K. Canopy trees shall be a minimum caliper of three (3) inches as measured six (6) inches above grade and seven (7) feet in height at time of planting. Canopy trees shall be selected from the recommended plant list as provided in Section 155.092 of the MANSFIELD ZONING ORDINANCE.
 - L. Canopy trees shall have a minimum crown spread of 25 feet at maturity.
 - M. All outdoor electrical, mechanical and plumbing equipment shall be located behind the front building elevation, and shall be concealed from view from thoroughfares and civic spaces with either an evergreen landscape screen or a wall made of brick or stone (or faced with brick or stone veneer). Outdoor electrical, mechanical and plumbing equipment not allowed within the front setback.
9. RETENTION POND.
- A. Where provided, the retention pond shall be wet, and shall be well-landscaped and integrated into the design of the site, subject to review and approval by the Director

of Planning. Inspiration for the design and landscaping of the retention pond shall be in accordance with EXHIBIT “B — 3” included within the standards of this PD, PLANNED DEVELOPMENT DISTRICT.

10. THOROUGHFARE STANDARDS:

- A. The minimum right-of-way width shall be 24 feet.
- B. The minimum pavement width shall be 20 feet.
- C. All thoroughfares shall be paved in asphalt or concrete.
 - 1. All on-street parking shall comply with the dimensional provisions that are provided in Section 155.091 of the MANSFIELD ZONING ORDINANCE, except that any on-street parking spaces designed as parallel parking spaces shall be a maximum of eight (8) feet in depth; and all on-street parking shall be paved in brick, cobble, stone, or other similar material subject to review and approval by the Director of Planning.
 - 2. All on-street parking shall be located in adjacency to the pocket parks.
- D. Except as otherwise set forth in this PD, PLANNED DEVELOPMENT DISTRICT, the design and the construction of all thoroughfares shall comply with the standards and specifications as set forth in the City of Mansfield, Texas Subdivision Control Ordinance (the “SUBDIVISION CONTROL ORDINANCE”).

EXHIBIT “B — 1”

DESIGN INSPIRATION FOR MEWS EXHIBIT



EXHIBIT “B — 2”

LANDSCAPING DESIGN INSPIRATION FOR POCKET PARKS



EXHIBIT “B — 3”

DESIGN INSPIRATION FOR RETENTION POND

