



# CITY OF MANSFIELD

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

## Meeting Agenda Planning and Zoning Commission

Monday, April 15, 2024

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **TEXAS PLEDGE**

5. **APPROVAL OF MINUTES**

[24-5970](#)

Minutes - Approval of the March 18, 2024, Planning and Zoning Commission Meeting Minutes

**Attachments:** [3-18-24 DRAFT Minutes](#)

6. **CITIZENS COMMENTS**

*Citizens wishing to address the Commission on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes.*

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

7. **PUBLIC HEARINGS**

[24-5963](#)

Public Hearing to Consider Proposed Amendments of Title XV of the Mansfield, Texas Code of Ordinances, entitled "Land Usage", relating to Handicapped Parking Regulations of Section 155.091, Entitled "Off-Street Parking and Loading Standards"; by Amending the Regulations of Subsection (D)(9), Entitled "Identification" of Section 155.091; Providing for the Repeal of all Ordinances in Conflict; Providing for a Severability Clause; Providing a Penalty of Fine Not to Exceed the Sum of Two Thousand Dollars (\$2,000.00) for Each Offense; and Providing for an Effective Date (OA#24-004)

**Attachments:** [Draft Ordinance](#)

[24-5908](#) Public Hearing on a Change of Zoning from A, Agricultural District to PD, Planned Development District for Single-Family Residential Uses on Approximately 3.13 Acres Located at 880 Turner Way; SPAPS, LLC, Owner, and HCE, Inc., Engineer (ZC#23-007)

- Attachments:** [Maps and Supporting Information](#)  
[Exhibit A - Legal Description](#)  
[Exhibit B - PD, Planned Development District Standards \(Redlines\)](#)  
[Exhibit B - PD, Planned Development District Standards \(Clean\)](#)  
[Exhibit C - Site Plan](#)  
[Exhibit D - Landscape Plan](#)

**8. SUMMARY OF CITY COUNCIL ACTIONS**

**9. COMMISSION ANNOUNCEMENTS**

**10. STAFF ANNOUNCEMENTS**

**11. WORK SESSION**

Discussion for Review and Approval of Zoning Cases

**12. ADJOURNMENT OF MEETING**

**13. NEXT MEETING DATE: Monday, May 6, 2024**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on Thursday, April 11, 2024 prior to 5:00 p.m. in accordance with Chapter 551 of the Texas Government Code.

---

Clarissa Carrasco, Administrative Assistant II

\* This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817 473-0211 or TDD 1-800-RELAY TX,

\* In deciding a zoning change application, the Planning & Zoning Commission and City Council are required to determine the highest and best use of the property in question. The Commission may recommend and the Council may approve a change in zoning to the category or district requested by the applicant or to any zoning category or district of lesser intensity. Notice is presumed sufficient for every District up to the intensity set forth in the zoning change application.



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 24-5970

---

**Agenda Date:** 4/15/2024

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Planning and Zoning Commission

**File Type:** Meeting Minutes

**Agenda Number:**

**Title**

Minutes - Approval of the March 18, 2024, Planning and Zoning Commission Meeting Minutes



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### Planning and Zoning Commission

Monday, March 18, 2024

6:00 PM

Multipurpose Room

#### 1. CALL TO ORDER

*Chair Mainer called the meeting to order at 6:07 p.m. in the City Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving the date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.*

*Staff present:*

*Director of Planning and Development Services Jason Alexander  
Director of Engineering Services Raymond Coffman  
Assistant Director of Planning Arty Wheaton-Rodriguez  
Planning Manager, Long Range Planning Art Wright  
Administrative Assistant II Clarissa Carrasco*

*Commissioners:*

**Absent** 1 - Jennifer Thompson

**Present** 6 - Blake Axen; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

#### 2. INVOCATION

*Commissioner Goodwin gave the invocation.*

#### 3. PLEDGE OF ALLEGIANCE

#### 4. TEXAS PLEDGE

#### 5. APPROVAL OF MINUTES

[24-5926](#)

Minutes - Approval of the February 19, 2024, Planning and Zoning Commission Meeting Minutes

**Commissioner Bennett made a motion to approve the meeting minutes as presented. Commissioner Shaw seconded the motion which carried by the following vote:**

**Aye:** 6 - Blake Axen; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

**Nay:** 0

**Absent:** 1 - Jennifer Thompson

Abstain: 0

6. **CITIZENS COMMENTS**

*There were no citizen comments.*

7. **PUBLIC HEARINGS**

[24-5910](#)

Public Hearing to Consider Proposed Amendments of Chapter 155 of the Mansfield Code of Ordinances to Amend Applicable Provisions in Section 155.073, S, South Mansfield Form-based Development District Relating to “Development Agreement” and Replacing it with the Term “Development Plan” and Clarifying other Provisions Related to the Same (OA#24-002)

*Mr. Wheaton-Rodriguez gave a presentation on the ordinance amendment and was available to answer any questions.*

*Chair Mainer opened the public hearing at 6:12 p.m. and called for anyone wishing to speak to come forward.*

*Seeing no one come forward to speak, Chair Mainer closed the public hearing at 6:12 p.m.*

**Commissioner Shaw made a motion to approve the ordinance amendment. Vice Chair Axen seconded the motion which carried by the following vote:**

**Aye:** 6 - Blake Axen; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

**Nay:** 0

**Absent:** 1 - Jennifer Thompson

**Abstain:** 0

[24-5908](#)

Public Hearing on a Change of Zoning from A, Agricultural District to PD, Planned Development District for Single-Family Residential Uses on Approximately 3.13 Acres Located at 880 Turner Way; SPAPS, LLC, Owner, and HCE, Inc., Engineer (ZC#23-007)

*Mr. Wright gave a presentation on the zoning case and was available to answer any questions.*

*Chair Mainer opened the public hearing at 6:20 p.m. and called for anyone wishing to speak to come forward.*

*Bruce Petty, 401 Hunter Bend Drive, spoke in opposition of the case*

*Greg Brown, 3302 Hunter Oaks Court, spoke in opposition of the case*

*Jim Kiobassa, 3422 East Hunter Bend Court, spoke in opposition of the case*

*Mark Novell, 3409 West Hunter Bend Court, spoke in opposition of the case*

*Roy Whitfill, 3411 Hunter Glen Drive, spoke in opposition of the case*

*Bari Hennigan, 3411 West Hunter Bend Court, spoke in opposition of the case*

*Mark Jones, 507 Wayland Court, spoke in opposition of the case*

*Amer Hamdan, 3404 West Hunter Bend Court, spoke in opposition of the case*

*Mike Ortiz, 3400 Hunter Glen Drive, spoke in opposition of the case*

*Hong Le, 3426 East Hunter Bend Court, spoke in opposition of the case*

*Diana Pfau, 3415 West Hunter Bend Court, spoke in opposition of the case*

*Chair Mainer called out the following names from non-speaker cards in opposition of the case:*

*Joe Conley, 3401 West Hunter Bend Court*

*Kelsey Anderson, 3303 Hunter Oaks Court*

*Anna Johnson, 3412 W Hunter Bend Court*

*Wayne Johnson, 3304 Hunter Oaks Court*

*Leona Johnson, 3304 Hunter Oaks Court*

*Steve Weintraub, 3401 Hunter Glen Drive*

*Luis Terrazas, 501 Hunter Bend Drive*

*Stephens Vu, 3407 Hunter Glen Drive*

*Tom Nguyen, 3406 West Hunter Bend Court*

*Rudd Hardesty, 3408 Hunter Glen Drive*

*Von Keomaxay, 3410 West Hunter Bend Court*

*Warren Hart, 506 Hunter Bend Drive*

*Jan Hart, 506 Hunter Bend Drive*

*Susan Novell, 3409 West Hunter Bend Court*

*Julie Crutchfield, 505 Wayland Court*

*Kent Sharp, 3407 West Hunter Bend Court*

*Leana Sharp, 3407 West Hunter Bend Court*

*Michael Pothier, 503 Wayland Court*

*Dennis Jordan, 3405 West Hunter Bend Court*

*Nonya Jordan, 3405 West Hunter Bend Court*

*Thomas Crutchfield, 505 Wayland Court*

*Melanie Smith, 507 Hunter Bend Drive*

*Karen Scott, 3402 West Hunter Bend Court*

*Zeno Pfau, 3415 West Hunter Bend Court*

*Daniel Almaguer, developer, spoke on the case and was available to answer any questions.*

*Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 7:01 p.m.*

**Commissioner Moses made a motion to table the zoning case indefinitely. Vice Chair Axen seconded the motion which carried by the following vote:**

**Aye:** 6 - Blake Axen; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

**Nay:** 0

**Absent:** 1 - Jennifer Thompson

**Abstain:** 0

[24-5909](#)

Public Hearing on a Change of Zoning from PR, Pre-Development District and SF-12/22 Single-Family Residential District to PD, Planned Development District for Single-Family Residential with Commercial/Mixed-Use Overlay Uses on Approximately 318.38 acres Out of the M. Rockerfellow Survey, Abstract Number 1267, Tarrant County, TX, Located at 1669, 1671, 1791,1821 & 1901 Newt Patterson

Rd and 403 Williams Ct. Realty Capital, Developer (ZC#23-024)

*Mr. Alexander gave a presentation on the case and was available to answer any questions.*

*Mr. Coffman spoke on the case and was available to answer any questions.*

*Tim Coltart and Jacob Birmelin, applicants, gave a presentation on the case and were available to answer any questions.*

*Chair Mainer opened the public hearing at 8:13 p.m. and called for anyone wishing to speak to come forward.*

*Otto Schroeder, 2109 Newt Patterson Road, spoke in regards to traffic and safety concerns that could be involved with the case.*

*Joan Cain, 1942 Newt Patterson Road, also spoke in regards to traffic and safety concerns that could be involved with the case.*

*Chair Mainer called out the following names from non-speaker cards in opposition of the case:*

*Derrell Shastid, 1668 Newt Patterson Road*

*Neftali Sarmiento, 2013 Newt Patterson Road*

*Chair Mainer called out the following names from non-speaker cards in support of the case:*

*Cameron Pope, 6908 Golf Green Drive*

*Harvey Back, 1821 Newt Patterson Road*

*Sharon Back, 1821 Newt Patterson Road*

*Becky Rawdon, 7417 County Road 1005, Godley, Texas*

*Jake Back, 1791 Newt Patterson Road*

*Judy Back, 1791 Newt Patterson Road*

*Lou Breving, address not provided*

*Ronald Rawdon, 7417 County Road 1005, Godley, Texas*

*Sergio Rochin, 403 Williams Court*

*Greg Rawdon, 11201 County Road 525*

*Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 8:20 p.m.*

**Commissioner Bennett made a motion to approve the zoning case with the following conditions:**



1. That prior to the submittal of any preliminary or final plat that a diagram or other graphic or visual representation of all lots meeting the definition and the characteristics of "High Aesthetic and Visual Value" as set forth in the proposed PD, Planned Development District text be provided to the Department of Planning and Development Services.

2. That Paragraph (B), as proposed within this PD, Planned Development District, be revised to require that all cross-sections shall be reviewed and approved by the Plat Review Committee (PRC) prior to the submittal of any preliminary or final plat.

Commissioner Goodwin seconded the motion, which carried by the following vote:

**Aye:** 6 - Blake Axen; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

**Nay:** 0

**Absent:** 1 - Jennifer Thompson

**Abstain:** 0

**8. SUMMARY OF CITY COUNCIL ACTIONS**

*Mr. Alexander summarized the actions taken at the previous City Council meeting.*

**9. COMMISSION ANNOUNCEMENTS**

*There were no commission announcements.*

**10. STAFF ANNOUNCEMENTS**

*There were no staff announcements.*

**11. WORK SESSION**

Discussion for Review and Approval of Zoning Cases

*This work session has been postponed to the next Planning and Zoning Commission meeting.*

**12. ADJOURNMENT OF MEETING**

**Vice Chair Axen made a motion to adjourn the meeting. Commissioner Goodwin seconded the motion which carried by the following vote:**

**Aye:** 6 - Blake Axen; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

**Nay:** 0

**Absent:** 1 - Jennifer Thompson

**Abstain:** 0

With no further business, Chair Mainer adjourned the meeting at 8:49 p.m.

\_\_\_\_\_  
Michael Mainer, Chair

\_\_\_\_\_  
Clarissa Carrasco, Administrative Assistant II



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 24-5963

**Agenda Date:** 4/15/2024

**Version:** 1

**Status:** Public Hearing

**In Control:** Planning and Zoning Commission

**File Type:** Ordinance  
Amendment

**Agenda Number:**

### Title

Public Hearing to Consider Proposed Amendments of Title XV of the Mansfield, Texas Code of Ordinances, entitled "Land Usage", relating to Handicapped Parking Regulations of Section 155.091, Entitled "Off-Street Parking and Loading Standards"; by Amending the Regulations of Subsection (D)(9), Entitled "Identification" of Section 155.091; Providing for the Repeal of all Ordinances in Conflict; Providing for a Severability Clause; Providing a Penalty of Fine Not to Exceed the Sum of Two Thousand Dollars (\$2,000.00) for Each Offense; and Providing for an Effective Date (OA#24-004)

### Requested Action

To consider the draft text amendments

### Recommendation

The Department of Planning and Development Services recommends approval of the text amendments as presented.

### Description/History

The Department of Planning and Development Services --- in coordination with the Department of Regulatory Compliance and the Department of Public Safety --- recognizes the importance of providing accessible parking spaces for the general public. In response to recent State Legislative actions, these three (3) departments have led the charge to enforce standards for accessible parking and to ensure that accessible parking spaces are appropriately designed and signed.

Towards that end, this amendment is specifically intended to update the provisions set forth in the Mansfield Zoning Ordinance (i.e., Section 155.091, Off-street parking and loading standards) and to ensure that the provisions related to the accessible parking are consistent with State Legislature actions and is consistent with other various codes, ordinances, and regulations enforced by the Department of Regulatory Compliance and the Department of Public Safety, also as set forth in the Mansfield Code of Ordinances.

The ordinance amendment is intended to bring the specific provisions of Section 155.091, Off-street parking and loading standards, into compliance with Section 681.009(b) of the Texas Transportation Code, as amended. The provisions set forth in Section 681.009(b) of the Texas Transportation Code, as amended, regulate the Designation of Parking Spaces by Political Subdivision or Private Property Owner.

As drafted, the ordinance amendment would require property owners to have appropriate and lawful signage and striping for parking spaces designated as accessible parking, and allow the Department of Public Safety as well as the Department of Regulatory Compliance to issue citations as appropriate and applicable.

Although this draft text amendment will impact existing and new businesses, it is important to advise that there will be notifications and other forms of communication leveraged to educate and inform the business community and to assist with compliance with State law and this ordinance as drafted.

**Prepared By**

Jason Alexander, AICP, CEcD  
Executive Director of Planning and Development Services  
817-276-4229

**Attachments:**

Draft Ordinance

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING TITLE XV OF THE MANSFIELD, TEXAS CODE OF ORDINANCES, ENTITLED “LAND USAGE”, RELATING TO HANDICAPPED PARKING REGULATIONS OF SECTION 155.091, ENTITLED “OFF-STREET PARKING AND LOADING STANDARDS”; BY AMENDING THE REGULATIONS IN SUBSECTION (D)(9), ENTITLED “IDENTIFICATION” OF SECTION 155.091; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission and the governing body of the City of Mansfield, Texas, in compliance with the laws of the State of Texas with reference to the amendment of Chapter 155 of the Mansfield Code of Ordinances, “Zoning”, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing opportunity to all property owners generally and to all interested citizens, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance should be amended; and,

**WHEREAS**, the City of Mansfield, Texas is a home-rule municipality located in Tarrant County, created in accordance with the provisions of Chapter 9 of the Local Government Code and operating pursuant to its Charter; and,

**WHEREAS**, the City Council finds that ensuring that off-street parking and loading areas that are accessible to and reserved for handicapped persons in accordance with the standards and specifications as set forth in Section 681.009(b) of the Texas Transportation Code, as amended, promotes the health, safety and welfare of the general public, including those with disabilities and other physical limitations; and,

**WHEREAS**, the City Council finds that it will be advantageous, beneficial and in the best interest of the citizens of Mansfield to amend Chapter 155 regarding compliance with the standards and specifications as set forth in Section 681.009(b) of the Texas Transportation Code for accessible parking.

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

**SECTION 1.**

That the findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

**SECTION 2.**

That Subsection 155.099, Special Conditions, is hereby amended by revising Subsection (D)(9) to read as follows:

- (9) *Identification.* Accessible parking spaces shall be designed as reserved for the handicapped through conforming to the standards and specification referred to in Section 681.009(b), Texas Transportation Code, as amended.

**SECTION 3.**

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

**SECTION 4.**

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

**SECTION 5.**

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

**SECTION 6.**

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

**DULY PASSED ON THE FIRST AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.**

\_\_\_\_\_  
**Michael Evans, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Susana Marin, City Secretary**

**APPROVED AS TO FORM AND LEGALITY:**

---

Ashley Dierker, City Attorney





# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 24-5908

Agenda Date: 4/15/2024

Version: 2

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Case

**Agenda Number:**

**Title**

Public Hearing on a Change of Zoning from A, Agricultural District to PD, Planned Development District for Single-Family Residential Uses on Approximately 3.13 Acres Located at 880 Turner Way; SPAPS, LLC, Owner, and HCE, Inc., Engineer (ZC#23-007)

**Requested Action**

To consider the subject zoning change request.

**Recommendation**

On March 18, 2024, the Planning and Zoning Commission conducted a public hearing on the change of zoning request from A, Agricultural District to PD, Planned Development District. At the March 18, 2024, meeting, the Planning and Zoning Commission voted to table (see below) action on this change of zoning request to allow the neighboring residents, the Developer, and the Department of Planning and Development Services to conduct a town hall and collaborate on a development plan that will best serve the existing and future vision for undeveloped properties in the area.

The Planning and Zoning Commission voted 6 to 0 (with one absence) to table.

- Ayes: 6 - Mainer, Axen, Goodwin, Bennett, Shaw, and Moses
- Nays: 0
- Abstain: 0
- Absence: 1 - Thompson

The town hall was held on April 11, 2024. The considerations discussed and agreed to are reflected in the revisions to the proposed PD, Planned Development District standards.

The Department of Planning and Development Services recommends approval of the requested change of zoning --- with the revisions to the proposed PD, Planned Development District as prepared and presented by the neighboring residents, the Developer, and the Department of Planning and Development Services collaboratively and collectively.

**Description/History**

- Existing Use:* Single-family residence
- Existing Zoning:* A, Agricultural District
- Mansfield 2040 Plan Land Use Designation:* Suburban Neighborhood

*Surrounding Land Use & Zoning:*

- North - City of Arlington, religious assembly and single-family residential
- South - Vacant, PR, Pre-Development District
- East - Single-family residential, SF-12/22, Single-family Residential District
- West - Agricultural, A, Agricultural District

*Thoroughfare Plan Specification:*

- Turner Way - Two-lane local street
- Turner Warnell Road - Six-lane divided arterial street

**Mansfield 2040 Plan Land Use Designation**

The requested zoning for this property --- PD, Planned Development District --- is consistent with the vision and recommendations found in the recently adopted Mansfield 2040 Future Land Use Plan. The subject property is designated as Suburban Neighborhood. The Suburban Neighborhood category encompasses Mansfield's traditional housing stock and neighborhoods. Residential developments within this category are intended to take a more structured form, with consistent block lengths and setbacks.

Mansfield 2040 Goals and Strategies

NH.2: Support Our Existing Neighborhoods (Allows for contextual infill housing developments within established neighborhoods)

NH.3: Plan for Livable Neighborhoods (Promote the inclusion of pedestrian connections in the neighborhood)

**Department of Planning and Development Services Analysis**

The subject property is approximately 3.13 acres of land located on the northern municipal limits of Mansfield. The site is surrounded by lots or tracts with an area of 12,000 square feet or larger to the east, west and south. Across Turner Way is a place for religious assembly in the City of Arlington.

Site Design

The site is generally designed in a way that: (i) allows for the single-family residential lots to front an elongated mews and (ii) allows for a street connection on the south side of the proposed development to provide intentional access to the properties to the west vis-à-vis a slip road from Turner Warnell Road. The slip road can be extended as the adjacent properties develop to provide access to Turner Warnell Road and establish pedestrian-centered and pedestrian-focused patterns of development that are consistent with complete neighborhoods (e.g., residential and limited commercial uses necessary for the ordinary activities of daily living co-existing in adjacency to each other).

Development Standards

The development standards propose 17 single-family residential lots. There is no minimum lot depth or width requirements to allow a variety of lot sizes and housing styles. The minimum floor area for the residences is 1,600 square feet. Within the development,

13 lots will face a landscaped mews, a central feature of the neighborhood. The four (4) remaining lots in the corners of the development will face the outer streets of Turner Way and Turner Warnell Road. All residences will have rear entry garages served by an alley.

Building scale and orientation are controlled by the PD, Planned Development District standards. All residences are proposed to be a maximum of three (3) stories. Outbuildings are limited to a maximum of two (2) stories.

Building frontages must be provided on all residences. There are three permitted building frontages:

1. Porch and fence;
2. Dooryard; and
3. Stoop.

Concerning parking, each residence will have two (2) off-street parking spaces accessed from the alleys. Additionally, two (2) small parking lots have been provided on Alleys A and B to accommodate visitors to the neighborhood and even encourage a measure of attainable housing to expand housing options and variety, also in accordance with the vision encapsulated in the Mansfield 2040 Plan.

#### **Plat Review Committee (PRC)**

The alleys must comply with the standards for access provided by the PRC.

#### **Town Hall Meeting (April 9, 2024)**

Coordinated by the Department of Planning and Development Services, the neighboring residents and the Developer convened in a town hall to discuss and address concerns about the requested change of zoning. Prior to the town hall, the neighboring residents and the Developer agreed in principle on the following considerations at the public hearing conducted by the Planning and Zoning Commission on March 18, 2024:

- Reduce the maximum number of principal dwelling units to be designed and constructed;
- Reduce the maximum building height from three (3) stories to two (2) stories; and
- Increase the minimum habitable area of the principal dwelling units.

Notwithstanding the considerations agreed to in principle on March 18, 2024 --- at the conclusion of the town hall --- the Developer also agreed to (among other clarifications and revisions to ensure a visually harmonious and aesthetically pleasing residential community):

- To limit the total number of principal dwellings to be designed and constructed to 12;
- To increase the minimum habitable area of each principal dwelling to 3,000 square feet;
- To construct at least four (4) principal dwellings with a minimum habitable area of 4,000 square feet;

- To provide a minimum of two (2) covered parking spaces (i.e., garage) for each principal dwelling;
- To provide at least two (2) pocket parks (in addition to the mews); and
- To provide an activated retention pond.

The aforementioned considerations are all reflected within the revised PD, Planned Development District standards requested to guide and direct future development on the property.

### **Summary**

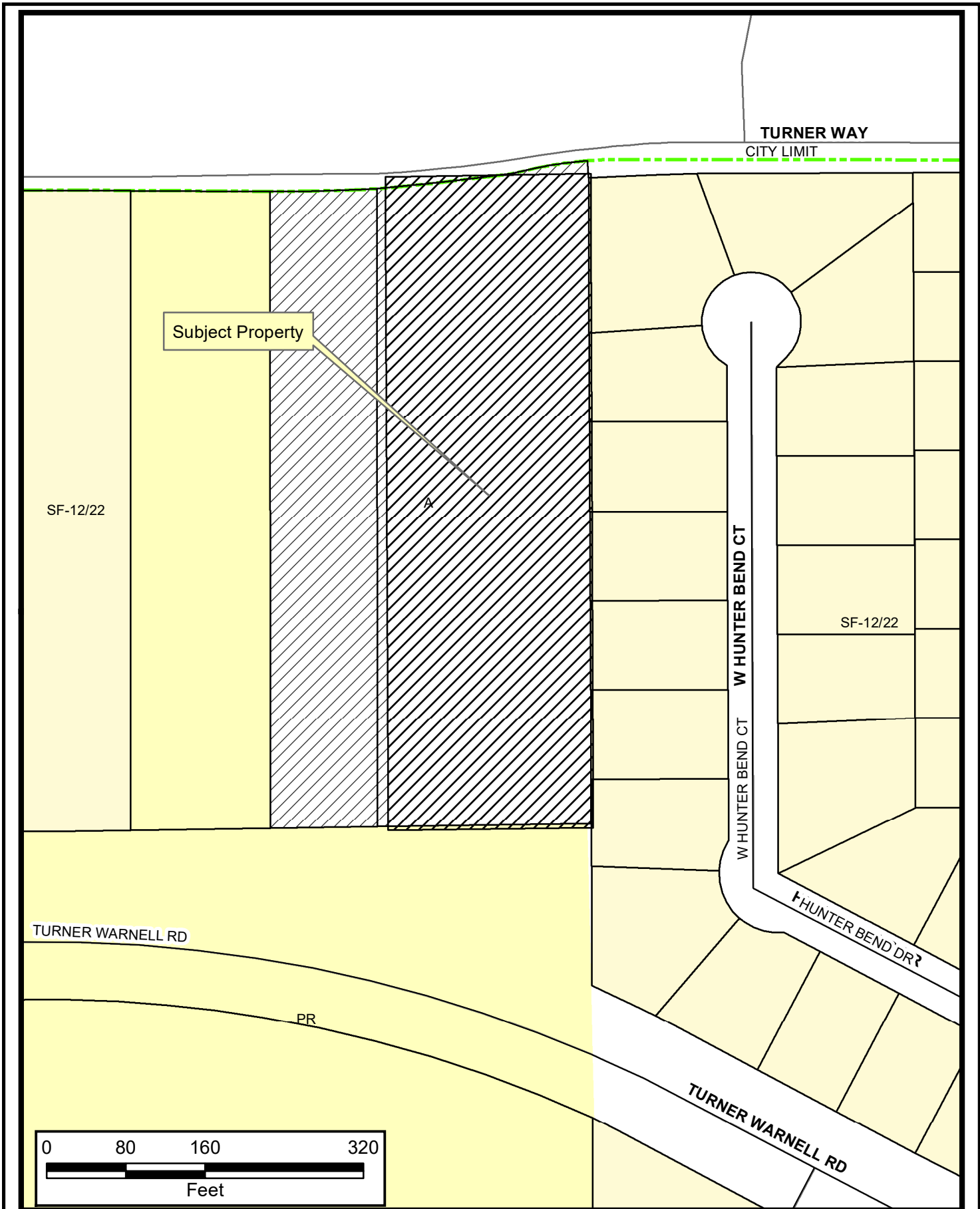
The proposed PD, Planned Development District provides the City with additional residential options on Turner Way. The development standards provide a predictable development pattern with residences oriented on a central green space. Further, the proposed development will also provide elevated standards for architecture, landscaping, and other public realm amenities that will positively influence adjacent properties.

### **Prepared By**

Art Wright, AICP  
Planning Manager, Long Range Planning  
817-276-4226

### **Attachment**

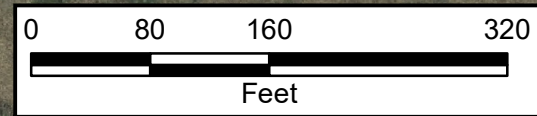
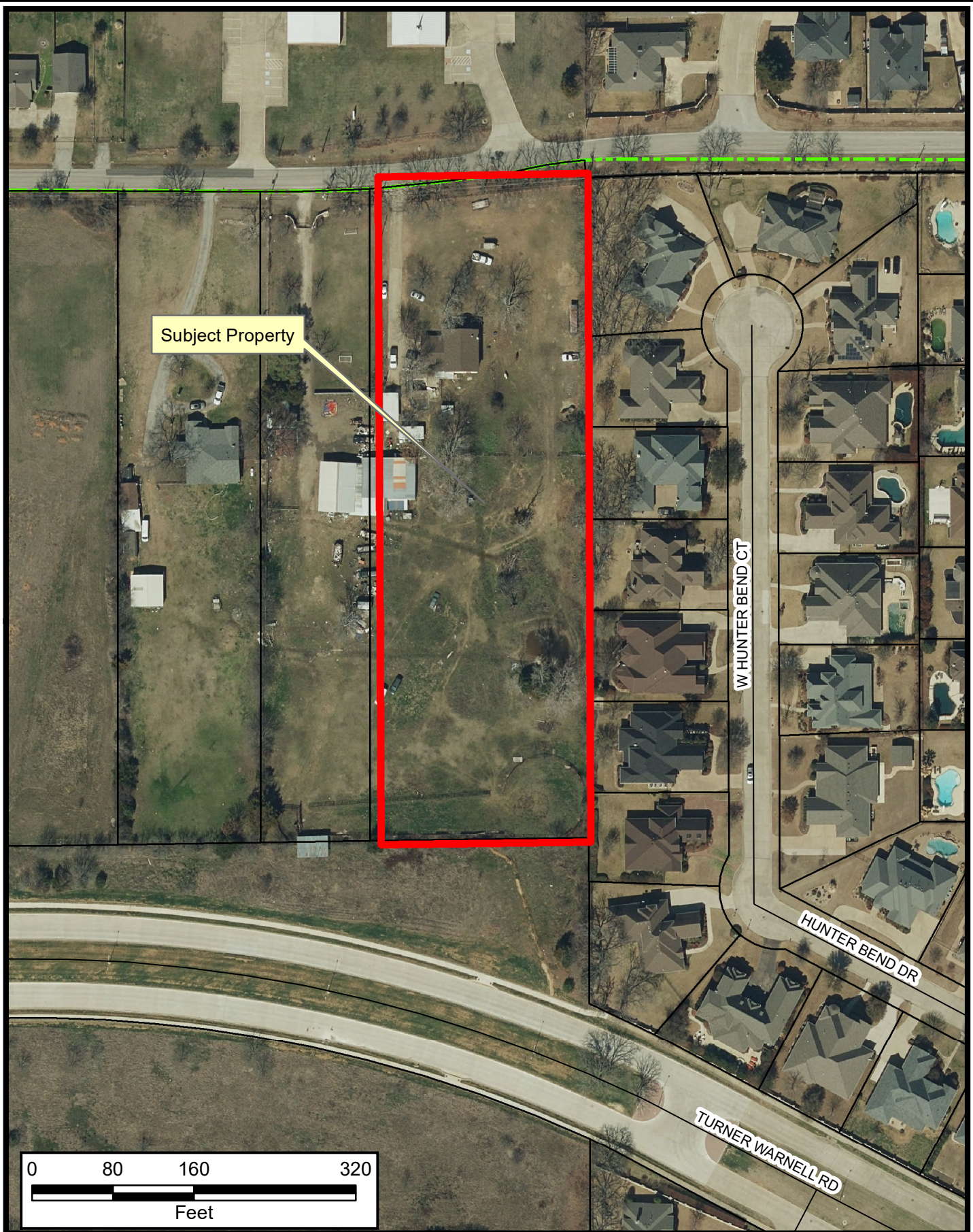
Maps and Supporting Information  
Exhibit A - Legal Description  
Exhibit B - Proposed PD, Planned Development District Standards (Redlines)  
Exhibit B - Proposed PD, Planned Development District Standards (Clean)  
Exhibit C - Site Plan  
Exhibit D - Landscape Plan



**ZC#23-007**

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

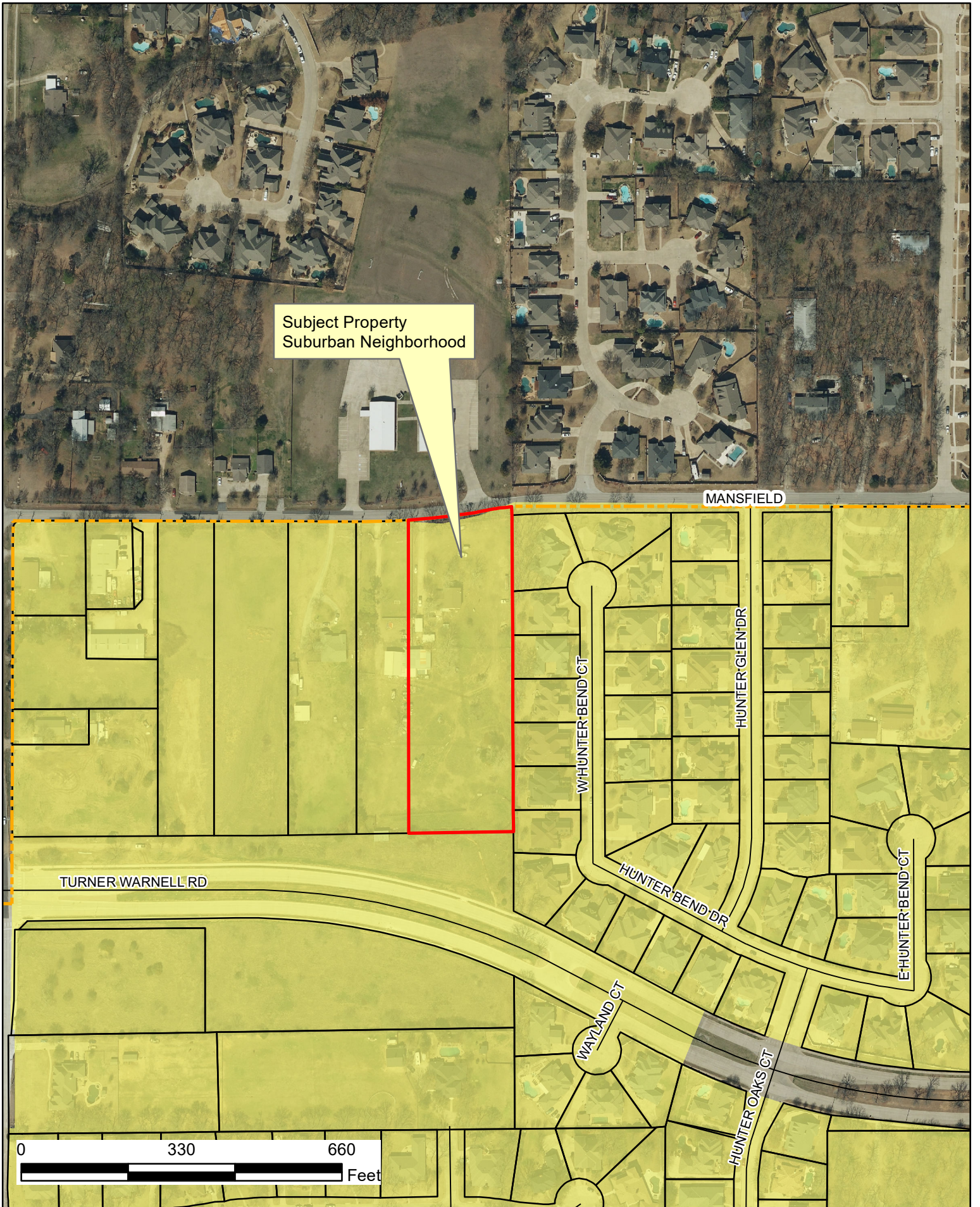
4/25/2023



**ZC#23-007**

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

4/25/2023



## Property Owner Notification for ZC#23-007

<b>LEGAL DESC 1</b>	<b>LEGAL DESC 2</b>	<b>OWNER NAME</b>	<b>OWNER ADDRESS</b>	<b>CITY</b>	<b>ZIP</b>
HUNTER OAKS ESTATES	BLK 3	GRANTGES, LOUIS	3403 HUNTER BEND CT	MANSFIELD, TX	76063
HUNTER OAKS ESTATES	BLK 3	CONLEY, JOE	3401 W HUNTER BEND CT	MANSFIELD, TX	76063-8816
HUNTER OAKS ESTATES	BLK 3	SASEDOR, MARY G	509 HUNTER BEND DR	MANSFIELD, TX	76063
HUNTER OAKS ESTATES	BLK 3	HART, WARREN L	506 HUNTER BEND DR	MANSFIELD, TX	76063
HUNTER OAKS ESTATES	BLK 3	NORTON, CARA C	PO BOX 1928	MANSFIELD, TX	76063
HUNTER OAKS ESTATES	BLK 3	JORDAN, DENNIS	3405 W HUNTER BEND CT	MANSFIELD, TX	76063-8816
HUNTER OAKS ESTATES	BLK 3	SCOTT, KAREN JEAN	3402 W HUNTER BEND CT	MANSFIELD, TX	76063-8815
HUNTER OAKS ESTATES	BLK 3	SEEDERS, MARY L	3413 W HUNTER BEND CT	MANSFIELD, TX	76063-8816
HUNTER OAKS ESTATES	BLK 3	HENNIGAN, BARI	3411 W HUNTER BEND CT	MANSFIELD, TX	76063-8816
HUNTER OAKS ESTATES	BLK 3	NOVELL, MARK A	3409 W HUNTER BEND CT	MANSFIELD, TX	76063
HUNTER OAKS ESTATES	BLK 3	SHARP, KENT	3407 W HUNTER BEND CT	MANSFIELD, TX	76063-8816
HUNTER OAKS ESTATES	BLK 3	PFAU, ZENO J	3415 W HUNTER BEND CT	MANSFIELD, TX	76063-8816
HUNTER OAKS ESTATES	BLK 3	JOHNSON, ANNA	3412 W HUNTER BEND CT	MANSFIELD, TX	76063
HUNTER OAKS ESTATES	BLK 3	KEOMAXAY, VON	3410 W HUNTER BEND CT	MANSFIELD, TX	76063
HUNTER OAKS ESTATES	BLK 3	HARRISON FAMILY TRUST	3408 W HUNTER BEND CT	MANSFIELD, TX	76063-8815
HUNTER OAKS ESTATES	BLK 3	NGUYEN, TRANG M	3406 W HUNTER BEND CT	MANSFIELD, TX	76063-8815
HUNTER OAKS ESTATES	BLK 3	HAMDAN, AMER	3404 W HUNTER BEND CT	MANSFIELD, TX	76063
WARNELL, WM W SURVEY	A 1612	SPAPS	4541 STONEWOOD CIR	MIDLOTHIAN, TX	76065
WARNELL, WM W SURVEY	A 1612	NGUYEN, NGAN	900 SUNRISE DR	KENNEDALE, TX	76060



Property Owner Notification for ZC#23-007

<b>LEGAL DESC 1</b>	<b>LEGAL DESC 2</b>	<b>OWNER NAME</b>	<b>OWNER ADDRESS</b>	<b>CITY</b>	<b>ZIP</b>
WARNELL, WM W SURVEY	A 1612	MURILLIO, LINDA	2909 TURNER WARNELL RD STE 101	ARLINGTON, TX	76001

## EXHIBIT A

### Legal Description

BEING a tract of land situated in the William W. Warnell Survey, Abstract No. 91, City of Mansfield, Tarrant County, Texas, being that same tract of land described in Warranty Deed with Vendors Lien (Vendor's Lien Reserved and Assigned to Third Party Lender) to SPAPS Limited Liability Company recorded in Document Number D222125927, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

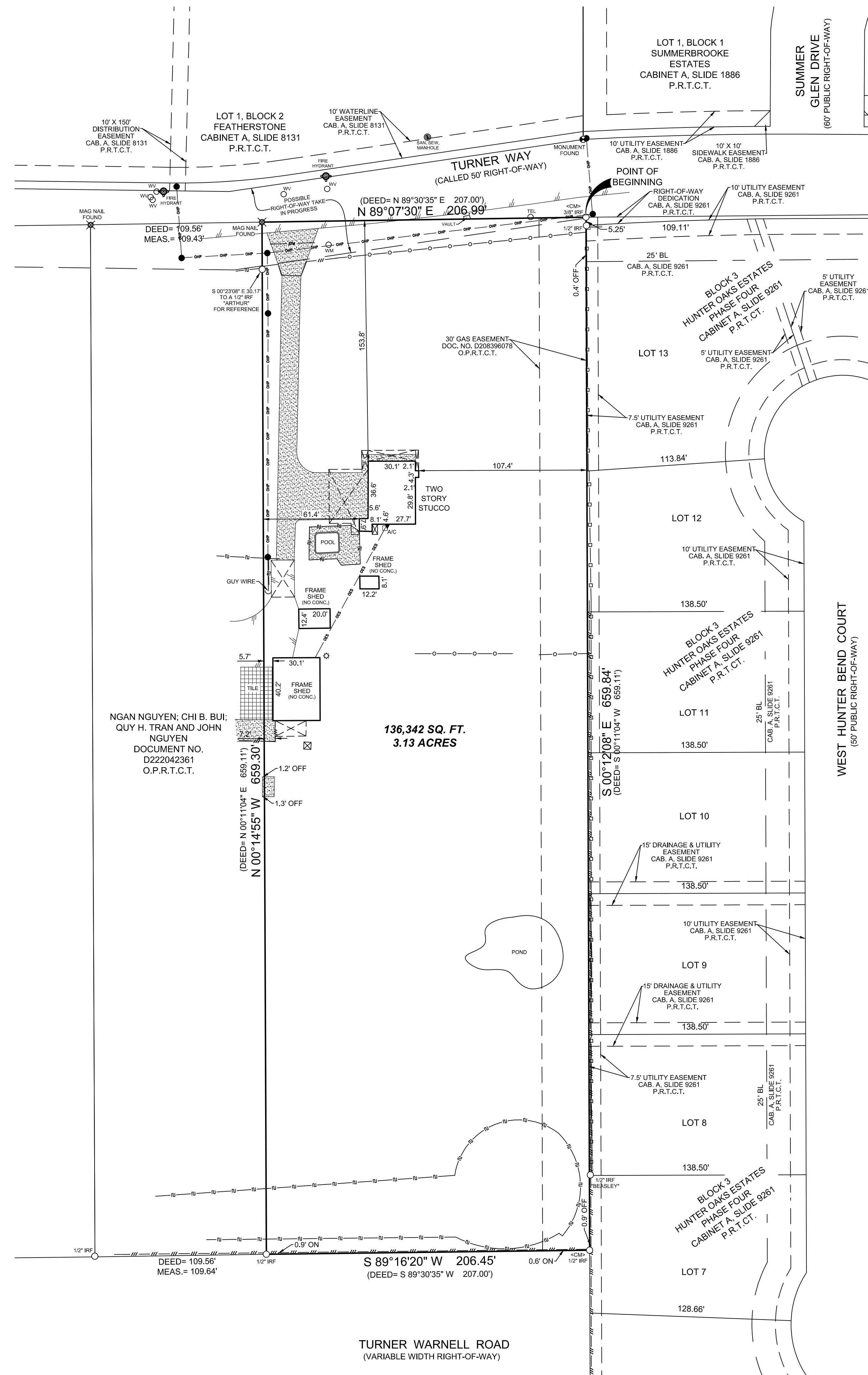
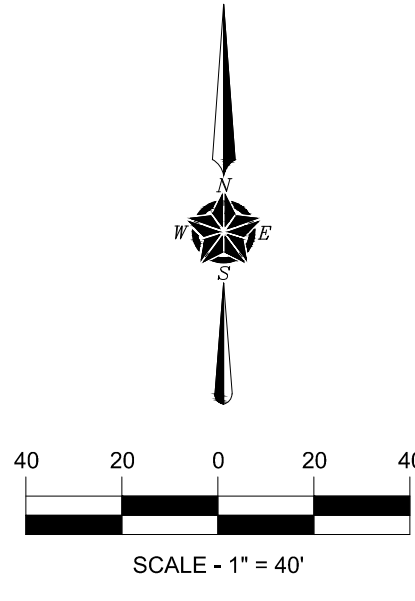
BEGINNING at a found 3/8 inch iron rod for corner, said point being the northwest corner of Hunter Oaks Estates, an addition to the of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 9261, Plat Records, Tarrant County, Texas, also being the northwest corner of right-of-way dedication as reflected on said Hunter Oaks Estates, lying on the south right-of-way line of Turner Way (called 50' right-of-way);

THENCE South 00 degrees 12 minutes 08 seconds East, departing the south right-of-way line of said Turner Way, along the west line of said Hunter Oaks Estates, passing a found 1/2 inch iron rod at a distance of 5.25 feet, said point being the southwest corner of said right-of-way dedication, and the northwest corner of Block 3 of said Hunter Oaks Estates, continuing along the west line of said Block 3 for a total distance of 659.84 feet to a found 1/2 inch iron for corner, said point being the southeast corner of the herein described tract, lying on the north right-of-way line of Turner Warnell Road (variable width right-of-way);

THENCE South 89 degrees 16 minutes 20 seconds West, departing the said west line of Hunter Oaks Estates, along the north right-of-way line of said Turner Warnell Road, a distance of 206.45 feet to a found 1/2 inch iron rod for corner, said point being the southeast corner of that same tract of land described in Warranty Deed with Vendor's Lien to Ngan Nguyen; Chi B. Bui; Quy H. Tran and John Nguyen recorded in Document Number D222042361, Official Public Records, Tarrant County, Texas;

THENCE North 00 degrees 14 minutes 55 seconds West, departing the north right-of-way line of said Turner Warnell Road, along the east line of said Nguyen, Bui, Tran, Nguyen tract, a distance of 659.30 feet to a mag nail found in the asphalt road, said point being the northeast corner of said Nguyen, Bui, Tran, Nguyen tract, on the said south right-of-way line of Turner Way;

THENCE North 89 degrees 07 minutes 30 seconds East, along the south right-of-way line of Turner Way, a distance of 206.99 feet to the POINT OF BEGINNING and containing 136,342 square feet or 3.13 acre of land.



**PROPERTY DESCRIPTION**

BEING a tract of land situated in the William W. Warnell Survey, Abstract No. 91, City of Mansfield, Tarrant County, Texas, being that same tract of land described in Warranty Deed with Vendors Lien (Vendor's Lien Reserved and Assigned to Third Party Lender) to SPAPS Limited Liability Company recorded in Document Number D222125927, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/8 inch iron rod for corner, said point being the northwest corner of Hunter Oaks Estates, an addition to the of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 9261, Plat Records, Tarrant County, Texas, also being the northwest corner of right-of-way dedication as reflected on said Hunter Oaks Estates, lying on the south right-of-way line of Turner Way (called 50' right-of-way);

THENCE South 00 degrees 12 minutes 08 seconds East, departing the south right-of-way line of said Turner Way, along the west line of said Hunter Oaks Estates, passing a found 1/2 inch iron rod at a distance of 5.25 feet, said point being the southwest corner of said right-of-way dedication, and the northwest corner of Block 3 of said Hunter Oaks Estates, continuing along the west line of said Block 3 for a total distance of 659.84 feet to a found 1/2 inch iron for corner, said point being the southeast corner of the herein described tract, lying on the north right-of-way line of Turner Warnell Road (variable width right-of-way);

THENCE South 89 degrees 16 minutes 20 seconds West, departing the said west line of Hunter Oaks Estates, along the north right-of-way line of said Turner Warnell Road, a distance of 206.45 feet to a found 1/2 inch iron rod for corner, said point being the southeast corner of that same tract of land described in Warranty Deed with Vendor's Lien to Ngan Nguyen; Chi B. Bui; Quy H. Tran and John Nguyen recorded in Document Number D222042361, Official Public Records, Tarrant County, Texas;

THENCE North 00 degrees 14 minutes 55 seconds West, departing the north right-of-way line of said Turner Warnell Road, along the east line of said Nguyen, Bui, Tran, Nguyen tract, a distance of 659.30 feet to a mag nail found in the asphalt road, said point being the northeast corner of said Nguyen, Bui, Tran, Nguyen tract, on the said south right-of-way line of Turner Way;

THENCE North 89 degrees 07 minutes 30 seconds East, along the south right-of-way line of Turner Way, a distance of 206.99 feet to the POINT OF BEGINNING and containing 136,342 square feet or 3.13 acre of land.

**LEGEND**

CONTROL MONUMENT	SANITARY SEWER MANHOLE COVER
IRON ROD FOUND	LIGHT POLE
IRON ROD SET "XH'S"	POWER POLE
IRON PIPE FOUND	BRICK COLUMN
FENCE POST CORNER	AC AIR CONDITIONING
"X" FOUND / SET	FIRE HYDRANT
GAS METER	ELECTRIC METER
ASPHALT PAVING	CHAIN LINK FENCE
WOOD FENCE (CENTER POST)	BRICK
WIRE FENCE	STONE
IRON FENCE	GRAVEL/ROCK ROAD OR DRIVE
PIPE FENCE	OVERHEAD ELECTRIC SERVICE
OHP OVERHEAD POWER LINE	COVERED PORCH, DECK OR CARPORT
CONCRETE PAVING	



**GENERAL NOTES**

- 1) According to the F.I.R.M. No. 48439C0460K, the subject property lies in Zone X, and does not lie within a Special Flood Hazard Area.
- 2) All bearings, easements and building lines are by recorded plat and as furnished in referenced commitment for title insurance unless otherwise noted.
- 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, (2011).

**TEXAS HERITAGE SURVEYING, LLC**

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com Firm No. 10169300

**METES & BOUNDS SURVEY**

880 TURNER WAY  
A 3.13 ACRES TRACT OUT OF  
WILLIAM W. WARNELL SURVEY, A-1612  
MANSFIELD, TARRANT COUNTY, TEXAS

Task No. 2201478-1	
Drawn By JAM	
Date 09/26/2022	
Scale 1"=40'	

**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor hereby certifies to SPAPS Limited Liability Company; Title Resources Guaranty Company and Independence Title, in connection with the transaction described in G.F. No. 2216368-STDF that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

**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 17-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) ~~residential lots with~~ 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 produce a new community of housing and to provide specific development standards regarding the Mymerla Estates Development.

**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 ORDINANCES, 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 open 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.

~~**REAR ALLEY:** a private right of way, or access easement, designated to be a secondary means of vehicular access to the rear or the side of lots; a rear alley may connect to a vehicular driveway located to the rear of lots providing access to accessory buildings, service areas, and parking, and may contain utility easements.~~

**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 principal dwelling units:**

- 1. The maximum number of principal 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 principal 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 principal 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) principal 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 principal dwellings shall front either Turner Warnell Road or Turner Way as applicable to the lot.

1.2. 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).

2.3. 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. The minimum floor area for dwelling units shall be 1,600 square feet.~~

~~G.F.~~ Lot coverage by buildings and other paved surfaces shall not exceed the maximum percentages of 60 percent.

~~H.G.~~ Only two (2) buildings may be built on each lot, one (1) principal building and one (1) outbuilding.

4.H. The side setback for outbuildings shall be a minimum of five (5) feet.

4.I. The rear setback for all outbuildings shall be a minimum of 15 feet, measured from the centerline of ~~the rear alley~~ a thoroughfare. In the absence of ~~an alley~~ a thoroughfare, the rear setback shall be a minimum of five (5) feet.

#### 3.4. 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 ~~three (3)~~ 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.

#### 4.5. GARAGES:

- A. Each home shall have a minimum of ~~one (1)~~ two (2) covered parking spaces located within the garage ~~of the house~~. The required garage ~~must~~ shall be located to the rear or to the side of the principal dwelling.
- B. Garages accessed ~~by a rear alley~~ from the rear shall be set back from the centerline of the ~~alley~~ thoroughfare a minimum of 15 feet.

#### 5.6. 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.

6.7. 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. ~~Building frontages shall occupy a minimum of 40 percent of the total length of the front building elevation.~~
- 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.~~All single-family residences at the first story shall provide a porch (and fence), a stoop, or a dooryard building frontage. A stoop 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)~~a street or alley right of way.~~
  4. Fences and hedges at the ~~frontage~~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 alleys.
  6. Fences along the ~~frontage~~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.

d.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~~shall be permitted to encroach to within five (5) feet from the lot line.~~
4. Stairs to stoops may encroach up to the front lot line, but not into a public right-of-way (i.e., thoroughfare) ~~right-of-way~~ or civic space~~rear alley~~.
5. Stoops shall be raised a minimum of two (2) feet from the average sidewalk grade at the building frontage.

e.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

as part of a dooryard.

- 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.

7.8. 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.

A.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.

B.C. 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 that it complements an architectural style and that it minimizes glare.
2. Ancillary roofs may be sheds angled no less than 3:12.

C.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 ~~streets~~ thoroughfares and civic spaces.
- b. All windows shall use vertically proportioned panes, excluding any transom windows above door openings visible from ~~streets~~ thoroughfares and civic spaces.

~~2.~~ 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.

~~e.a.~~ e.a. Flush-mounted windows are prohibited.

~~2.3.~~ 2.3. Door and window header heights shall be consistent on building walls fronting a ~~street~~ thoroughfare or a civic space.

~~3.4.~~ 3.4. Door and window openings in building walls that are set along a ~~street~~ thoroughfare or a civic space shall be evenly spaced to create a harmonious composition.

~~5.~~ 5. Doors and windows that operate as sliders (i.e., not hinged) are prohibited.

~~4.6.~~ 4.6. 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.

D.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 sidewalks that is a minimum of five (5) feet in width ~~shall be~~ provided on ~~both sides one~~ (1) side of the mews, and the mews shall be well-landscaped, subject to review and approval by the Director of Planning.

A.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 mews-pocket parks shall be inspired by the landscaping for a pocket park shown in EXHIBIT “B \_\_\_ 2”.

~~B.C.~~ Required trees are encouraged to be placed along the south and west sides of any residential property lot to provide seasonal shade, sun, and temperature regulation.

~~C.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.

~~D.E.~~ Shrubs shall be planted for at least 25 percent of the length of the front of the homes dwellings facing the mews as well as the side of corner lots facing thoroughfares streets or alleys.

~~E.F.~~ Required shrubs shall not be less than two (2) feet in height measured above grade at time of planting.

~~F.G.~~ Front and rear yards shall be covered with sod except for areas with planting beds, flatwork, or ground cover.

~~G.H.~~ An automatic irrigation system shall be provided for all landscaped areas.

~~H.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.

~~I.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.

~~J.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.

~~K.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.

9.10. REAR ALLEYS THOROUGHFARE STANDARDS:

A. The minimum ~~rear alley public easement~~ right-of-way width shall be 24 feet.

B. The minimum pavement width shall be 20 feet.

~~C. Rear alleys shall terminate at a public thoroughfare or private thoroughfare.~~

C. All thoroughfares ~~Rear alleys~~ shall be paved in asphalt or concrete.

1. All on-street parking shall be a maximum of eight (8) feet in depth and 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 FOR ZC#23-007

PAGE 17 OF 19

EXHIBIT “B — 2”

LANDSCAPING DESIGN INSPIRATION FOR POCKET PARKS-MEWS EXHIBIT



EXHIBIT “B — 3”

DESIGN INSPIRATION FOR RETENTION POND



**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 be a maximum of eight (8) feet in depth and 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

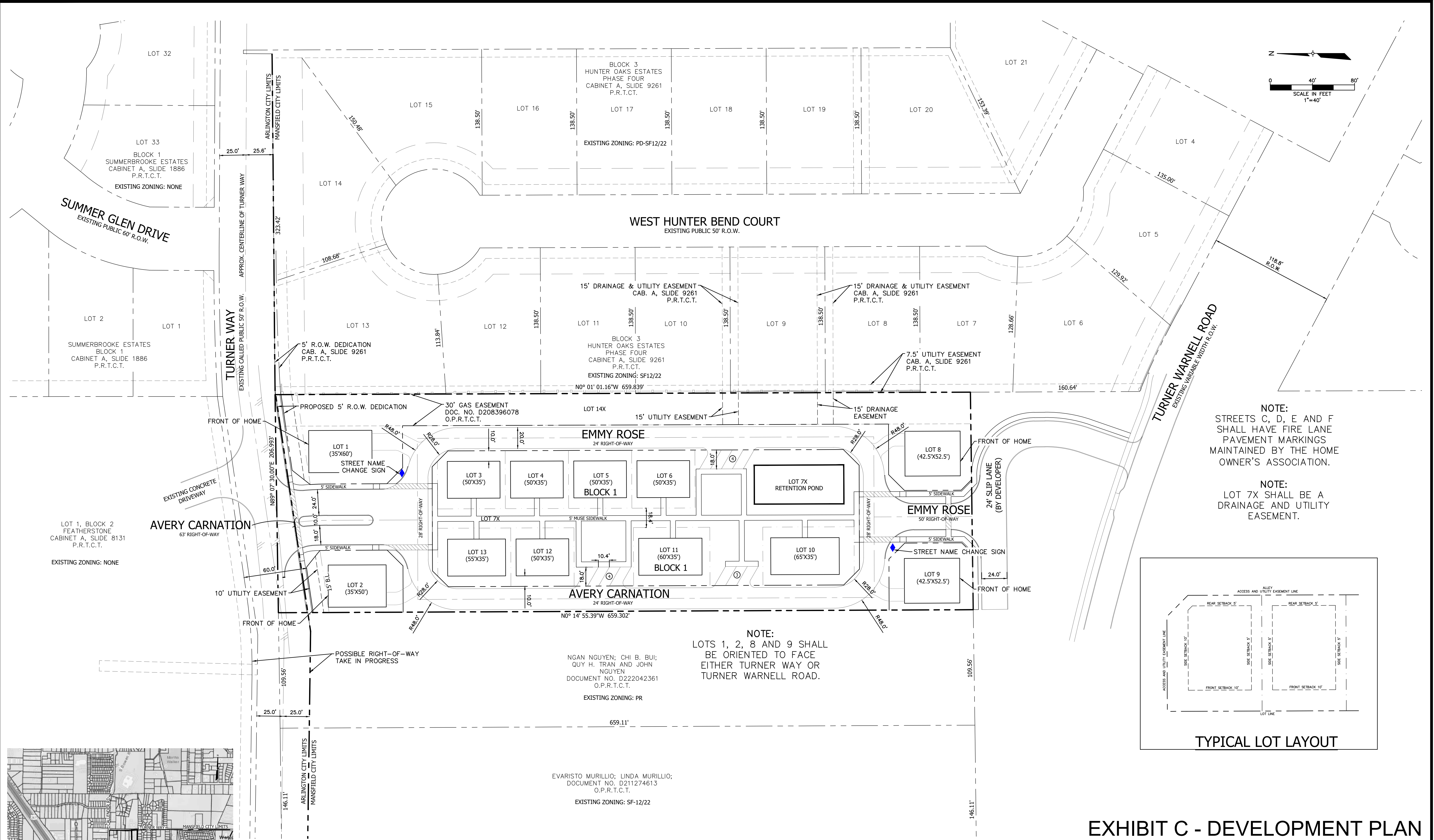
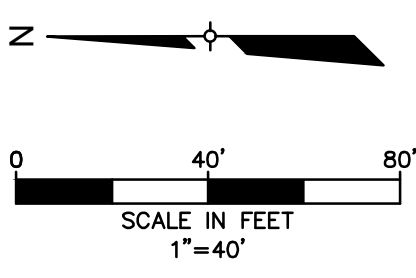


EXHIBIT “B — 3”

DESIGN INSPIRATION FOR RETENTION POND



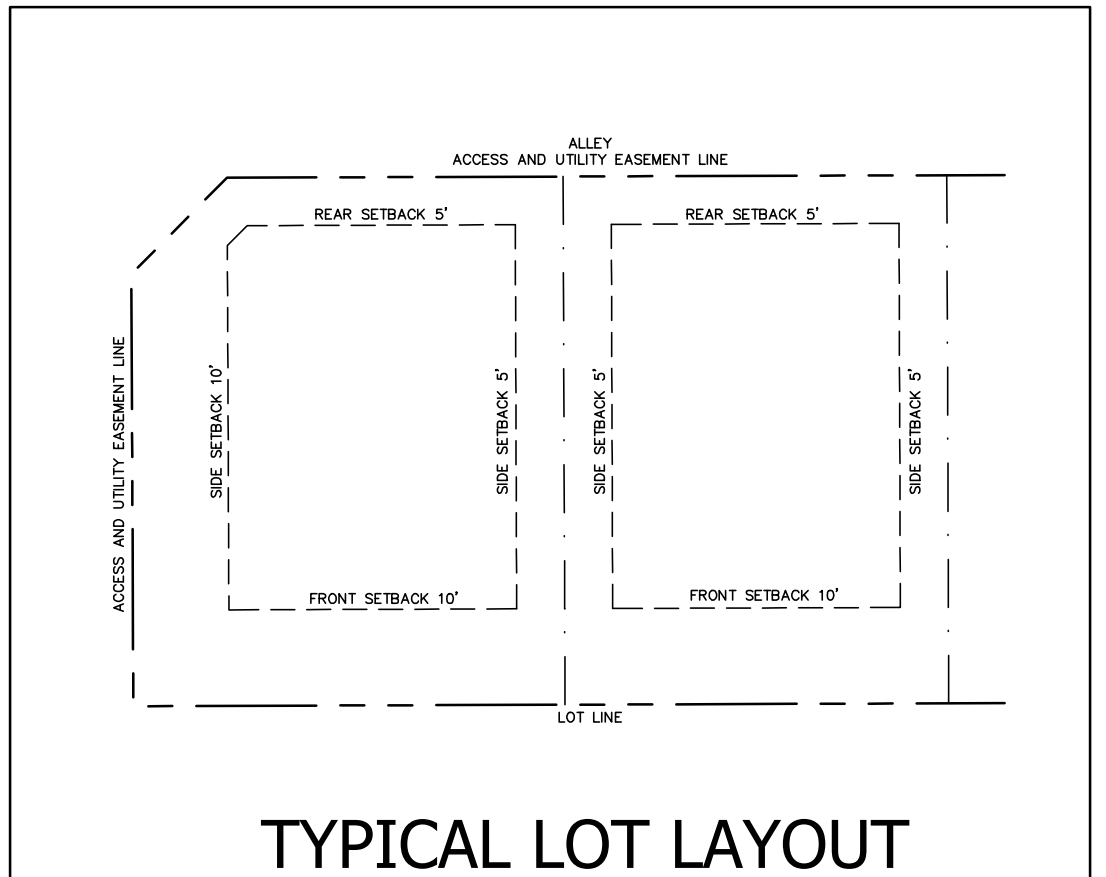




NOTE:  
STREETS C, D, E AND F  
SHALL HAVE FIRE LANE  
PAVEMENT MARKINGS  
MAINTAINED BY THE HOME  
OWNER'S ASSOCIATION.

NOTE:  
LOT 7X SHALL BE A  
DRAINAGE AND UTILITY  
EASEMENT.

NOTE:  
LOTS 1, 2, 8 AND 9 SHALL  
BE ORIENTED TO FACE  
EITHER TURNER WAY OR  
TURNER WARNELL ROAD.



VICINITY MAP  
N.T.S.

Engineer:  
HCE, Inc.  
Contact: Jared Stroebel  
Phone: 254.485.8101  
Email: jared@hce.com  
3540 E. Broad Street, Ste 120-251  
Mansfield, TX 76063

Owner/Developer:  
SPAPS, LLC  
Contact: Daniel Almaguer  
4541 Stonewood Cir.  
Midlothian, Texas 76065

EVARISTO MURILLO; LINDA MURILLO;  
DOCUMENT NO. D211274613  
O.P.R.T.C.T.  
EXISTING ZONING: SF-12/22

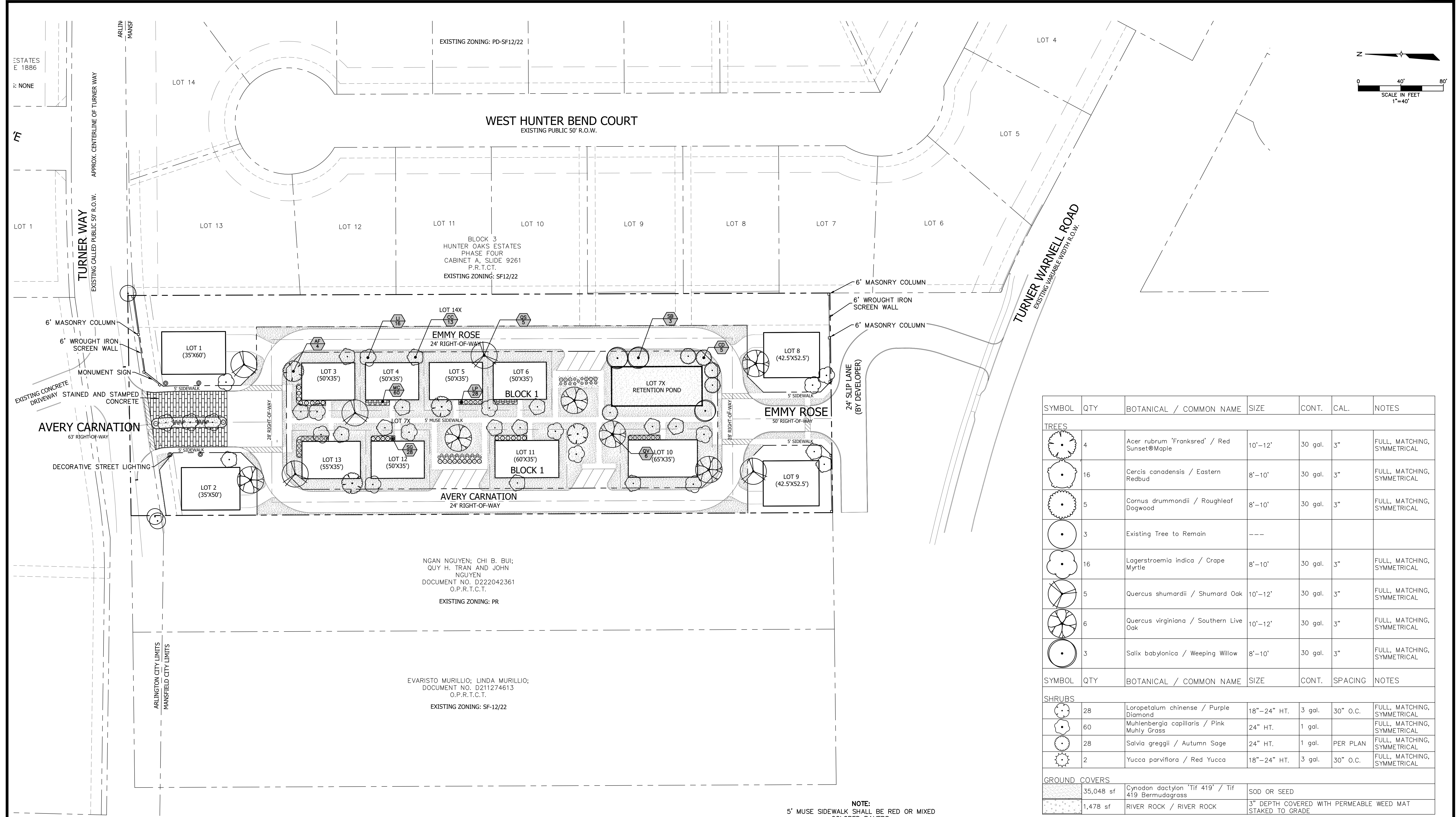
NGAN NGUYEN; CHI B. BUI;  
QUY H. TRAN AND JOHN  
NGUYEN  
DOCUMENT NO. D222042361  
O.P.R.T.C.T.  
EXISTING ZONING: PR

CIVIL & ENVIRONMENTAL  
RGV I DFW  
3540 E. BROAD STREET  
SUITE 120-251  
MANSFIELD, TEXAS 76063



Texas Registered Engineering Firm F-21173

**EXHIBIT C - DEVELOPMENT PLAN**  
**MYMERLA ESTATES**  
12 RESIDENTIAL LOTS AND 2 OPEN SPACE LOT  
3.13 TOTAL ACRES  
S.S. CALLENDER SURVEY, ABSTRACT NO. 359  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
DATE OF PREPARATION: APRIL 10, 2024  
ZC#23-007



SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	CAL.	NOTES
<b>TREES</b>						
	4	Acer rubrum 'Franksred' / Red Sunset® Maple	10'-12'	30 gal.	3"	FULL, MATCHING, SYMMETRICAL
	16	Cercis canadensis / Eastern Redbud	8'-10'	30 gal.	3"	FULL, MATCHING, SYMMETRICAL
	5	Cornus drummondii / Roughleaf Dogwood	8'-10'	30 gal.	3"	FULL, MATCHING, SYMMETRICAL
	3	Existing Tree to Remain	---			
	16	Lagerstroemia indica / Crape Myrtle	8'-10'	30 gal.	3"	FULL, MATCHING, SYMMETRICAL
	5	Quercus shumardii / Shumard Oak	10'-12'	30 gal.	3"	FULL, MATCHING, SYMMETRICAL
	6	Quercus virginiana / Southern Live Oak	10'-12'	30 gal.	3"	FULL, MATCHING, SYMMETRICAL
	3	Salix babylonica / Weeping Willow	8'-10'	30 gal.	3"	FULL, MATCHING, SYMMETRICAL
<b>SHRUBS</b>						
	28	Loropetalum chinense / Purple Diamond	18"-24" HT.	3 gal.	30" O.C.	FULL, MATCHING, SYMMETRICAL
	60	Muhlenbergia capillaris / Pink Muhly Grass	24" HT.	1 gal.		FULL, MATCHING, SYMMETRICAL
	28	Salvia greggii / Autumn Sage	24" HT.	1 gal.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	2	Yucca parviflora / Red Yucca	18"-24" HT.	3 gal.	30" O.C.	FULL, MATCHING, SYMMETRICAL
<b>GROUND COVERS</b>						
	35,048 sf	Cynodon dactylon 'Tif 419' / Tif 419 Bermudagrass				SOD OR SEED
	1,478 sf	RIVER ROCK / RIVER ROCK				3" DEPTH COVERED WITH PERMEABLE WEED MAT STAKED TO GRADE

**Engineer:**  
HCE, Inc.  
Contact: Jared Stroebel  
Phone: 254.485.8101  
Email: jared@hctex.com  
3540 E. Broad Street, Ste 120-251  
Mansfield, TX 76063

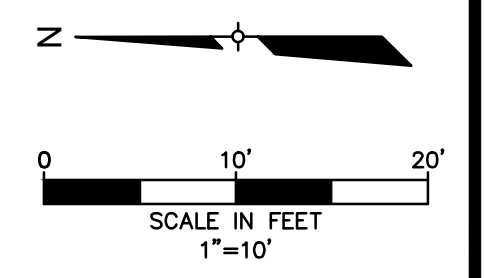
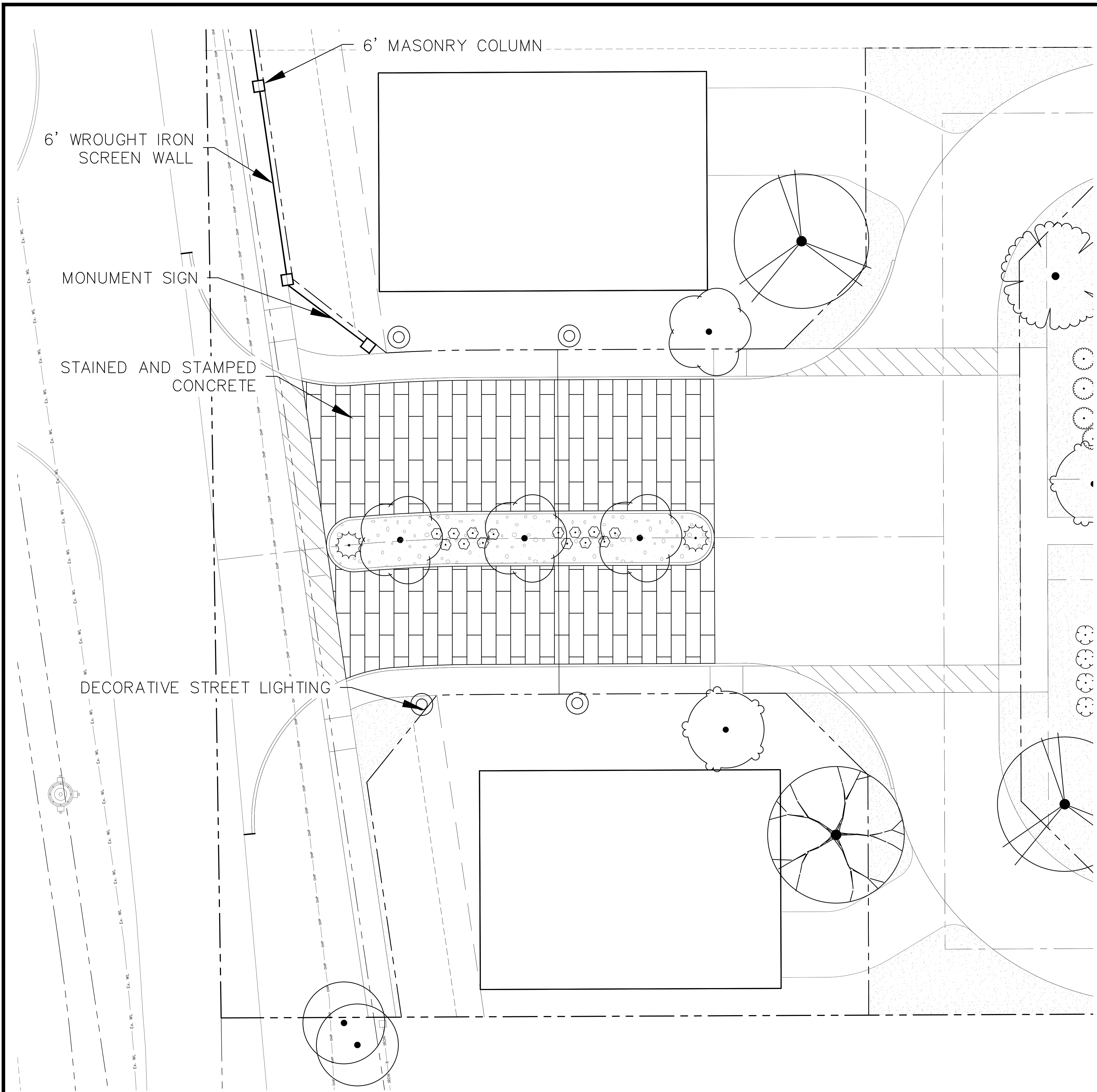
**Owner/Developer:**  
SPAPS, LLC  
Contact: Daniel Almaguer  
4541 Stonewood Cir.  
Midlothian, Texas 76065

CIVIL & ENVIRONMENTAL  
RGV 1 DFW  
3540 E. BROAD STREET  
SUITE 120-251  
MANSFIELD, TEXAS 76063



Texas Registered Engineering Firm F-21173

**EXHIBIT D- LANDSCAPE PLAN**  
**MYMERLA ESTATES**  
12 RESIDENTIAL LOTS AND 2 OPEN SPACE LOT 3.13  
TOTAL ACRES  
S.S. CALLENDER SURVEY, ABSTRACT NO. 359 CITY  
OF MANSFIELD, TARRANT COUNTY, TEXAS DATE OF  
PREPARATION: APRIL 10, 2024  
ZC#23-007



PLANT SCHEDULE							
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	CAL.	NOTES
	AF	3	Acer rubrum 'Franksred' / Red Sunset@Maple	10'-12'	30 gal.	3"	FULL, MATCHING, SYMMETRICAL
	CC	16	Cercis canadensis / Eastern Redbud	8'-10'	30 gal.	3"	FULL, MATCHING, SYMMETRICAL
	CD	5	Cornus drummondii / Roughleaf Dogwood	8'-10'	30 gal.	3"	FULL, MATCHING, SYMMETRICAL
	ER2	3	Existing Tree to Remain	---			
	LI	17	Lagerstroemia indica / Crape Myrtle	8'-10'	30 gal.	3"	FULL, MATCHING, SYMMETRICAL
	QS	5	Quercus shumardii / Shumard Oak	10'-12'	30 gal.	3"	FULL, MATCHING, SYMMETRICAL
	QV	8	Quercus virginiana / Southern Live Oak	10'-12'	30 gal.	3"	FULL, MATCHING, SYMMETRICAL
	SB	3	Salix babylonica / Weeping Willow	8'-10'	30 gal.	3"	FULL, MATCHING, SYMMETRICAL
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	SPACING	NOTES
	LP	31	Loropetalum chinense / Purple Diamond	18"-24" HT.	3 gal.	30" O.C.	FULL, MATCHING, SYMMETRICAL
	MC	54	Muhlenbergia capillaris / Pink Muhly Grass	24" HT.	1 gal.		FULL, MATCHING, SYMMETRICAL
	SG	18	Salvia greggii / Autumn Sage	24" HT.	1 gal.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	YP	14	Yucca parviflora / Red Yucca	18"-24" HT.	3 gal.	30" O.C.	FULL, MATCHING, SYMMETRICAL
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	NOTES			
	CT	PER PLAN	Cynodon dactylon 'Tif 419' / Tif 419 Bermudagrass	SOD OR SEED			
	RR	PERPLAN	RIVER ROCK / RIVER ROCK	3" DEPTH COVERED WITH PERMEABLE WEED MAT STAKED TO GRADE			

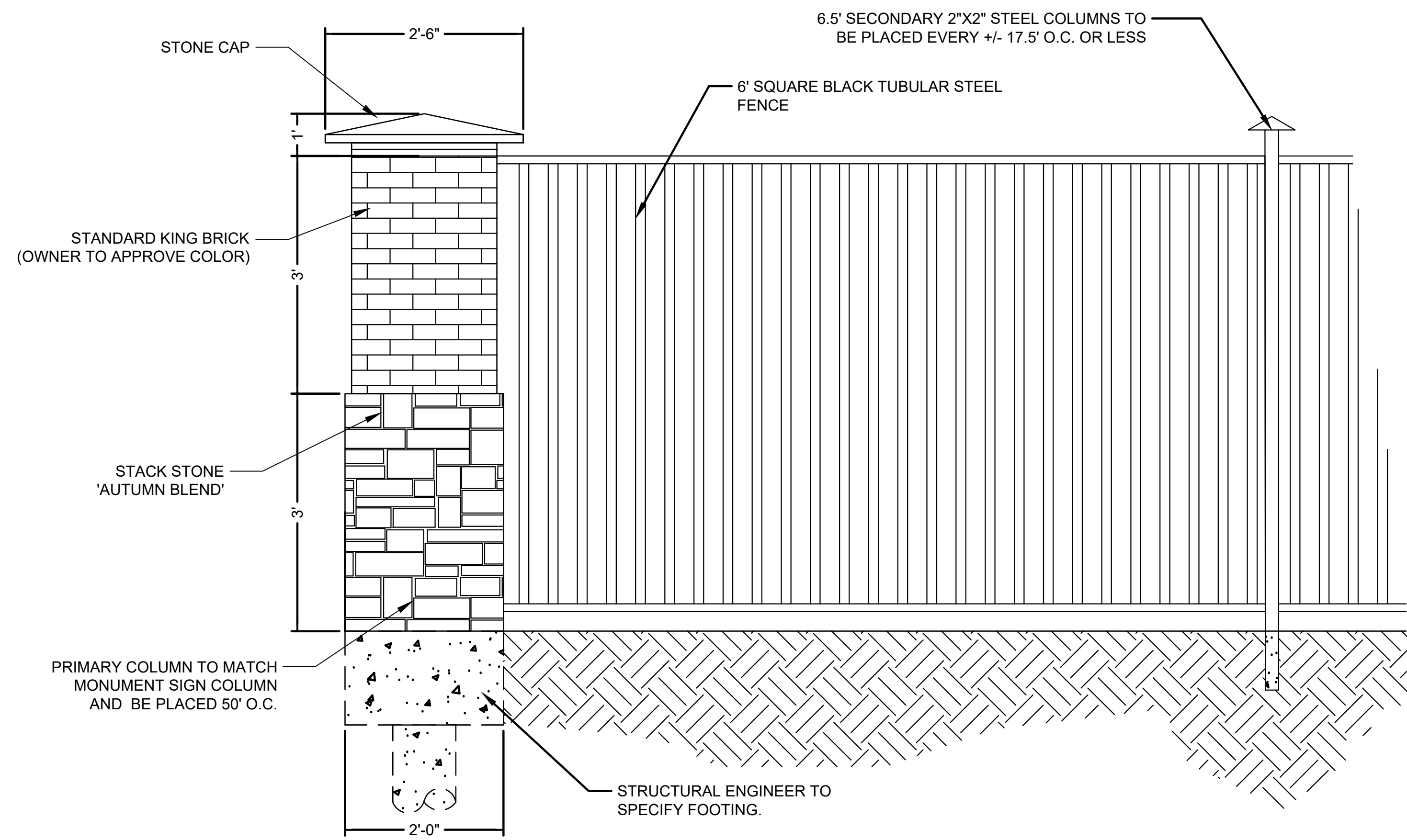
**Engineer:**  
HCE, Inc.  
Contact: Jared Stroebel  
Phone: 254.485.8101  
Email: jared@hceetex.com  
3540 E. Broad Street, Ste 120-251  
Mansfield, TX 76063

**Owner/Developer:**  
SPAPS, LLC  
Contact: Daniel Almaguer  
4541 Stonewood Cir.  
Midlothian, Texas 76065

CIVIL & ENVIRONMENTAL  
RGV I DFW  
3540 E. BROAD STREET  
SUITE 120-251  
MANSFIELD, TEXAS 76063



**EXHIBIT E1 - ENHANCED ENTRY PLAN**  
MYMERLA ESTATES  
12 RESIDENTIAL LOTS AND 2 OPEN SPACE LOT  
3.13 TOTAL ACRES  
S.S. CALLENDER SURVEY, ABSTRACT NO. 359  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
DATE OF PREPARATION: APRIL 10, 2024  
ZC#23-007



**D** 6' WROUGHT IRON SCREEN WALL WITH MASONRY COLUMNS NOT TO SCALE

### EXHIBIT E2 - ENTRY FEATURE DETAILS

#### MYMERLA ESTATES

12 RESIDENTIAL LOTS AND 2 OPEN SPACE LOT  
3.13 TOTAL ACRES

S.S. CALLENDER SURVEY, ABSTRACT NO. 359  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

DATE OF PREPARATION: APRIL 10, 2024

ZC#23-007

CIVIL & ENVIRONMENTAL  
RGV I DFW

3540 E. BROAD STREET  
SUITE 120-251  
MANSFIELD, TEXAS 76063

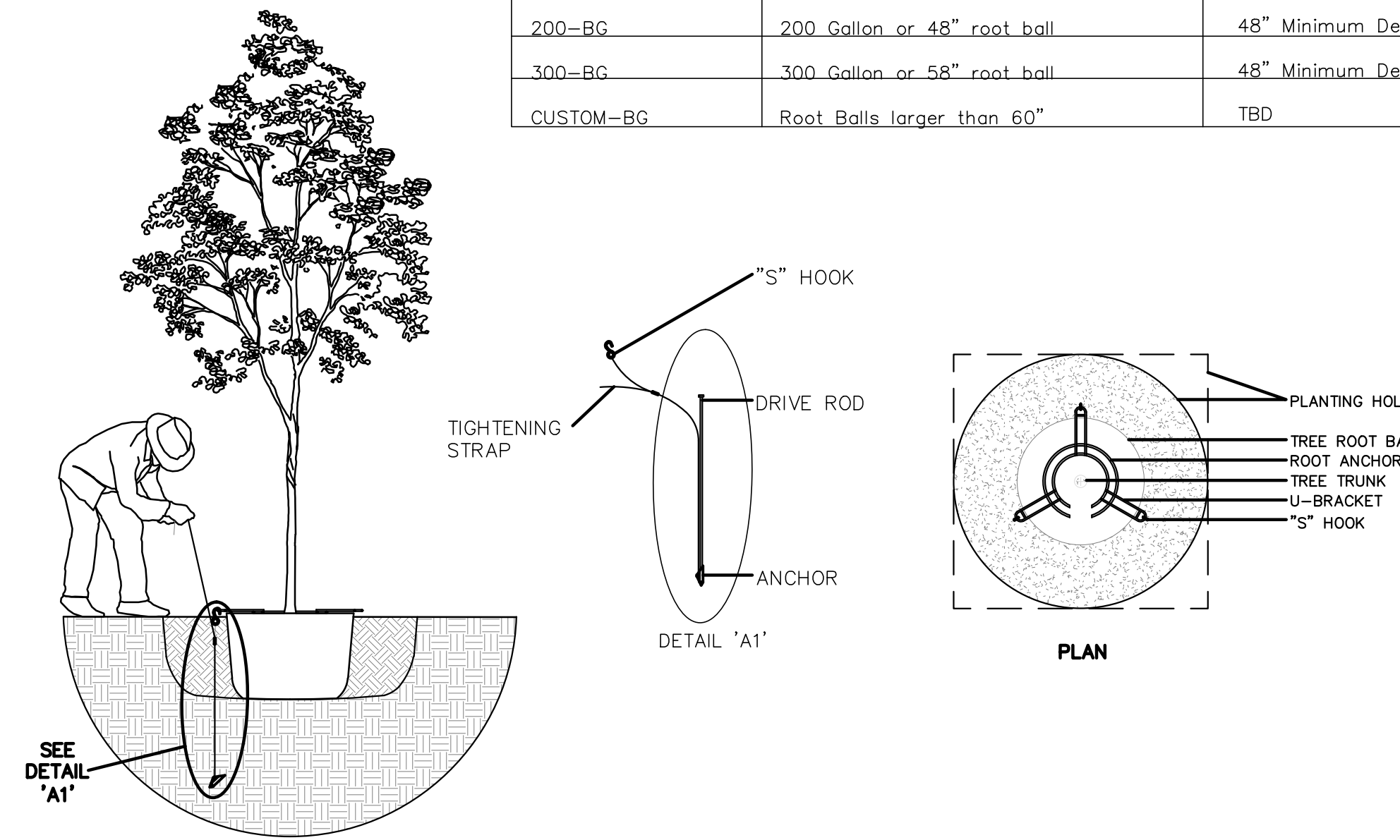


Texas Registered Engineering Firm F-21173

**GENERAL NOTES :**

1. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
2. Contractor shall advise the Owner and Landscape Architect of any condition found on site which prohibits installation as shown on these plans.
3. If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule.
4. Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
5. Contractor shall stake out tree locations and bed configuration for approval by Owner prior to installation.
6. Substitutions shall not be made without prior written authorization from the Owner or Landscape Architect.
7. All disturbed areas not indicated as planting beds shall be sodded or seeded by Contractor to provide an established turf area.
8. Contractor shall remove reasonable amount of stones, dead roots, detritus and other undesirable material from existing soil.
9. If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Engineer's grading plan.
10. Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. Soil preparation for planting beds shall be as follows:
  - 3" of organic compost
  - 20 pounds of organic fertilizer / 1,000 sf of bed area
  - Till bed to a depth of 6" to 8"
  - Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12. All plant beds shall be top dressed with a minimum 2"-4" tan river rock, permeable weed mat shall be laid prior to river rock being installed.
13. Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
14. Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top of root ball.
15. The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period.
16. Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk or fire hydrant, and outside all utility easements.
17. Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier, per the detail(s) noted on this sheet.
18. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
19. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
20. Landscape areas shall be kept free of trash, litter and weeds.
21. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on streets is prohibited.
22. Installing contractor to maintain landscaping for 30 days from owner occupancy to establish plants and grass, mowing and trimming to be included.
23. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.
24. Any hardwood mulched beds on site shall have permeable weed mat installed prior to plant material and mulch being installed.
25. All bedding areas with ground cover (Asian Jasmine, Wintercreeper, etc.) shall be top dressed with hardwood mulch until ground cover has covered area completely.
26. Any switch gear devices, electrical transformers, telephone pedestals, and hvac units located on the property are to be screened. If these devices have been altered from the most recent plans, the contractor is to verify placement of these utilities and contact Landscape Architect for plant material specifications and placement.
27. Landscape contractor shall not place topsoil or mulch above brick ledge of the building and shall not block weep holes on the building.
28. If the grades on site at the time the landscape contractor is set to begin work does not allow the brick ledge and weep holes to remain uncovered, it is the landscape contractor's responsibility to notify the owner or general contractor immediately.

ROOT ANCHOR ITEM#	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 Gallon or 17" root ball	12 - 18" Minimum Depth	
30-BG	20 / 39 Gallon or 22" root ball	18 - 24" Minimum Depth	
45/65-BG	45 / 65 Gallon or 27-30" root ball	24 - 30" Minimum Depth	
100-BG	95 / 100 Gallon or 36" root ball	30 - 36" Minimum Depth	
150-BG	150 Gallon or 42" root ball	48" Minimum Depth	
200-BG	200 Gallon or 48" root ball	48" Minimum Depth	
300-BG	300 Gallon or 58" root ball	48" Minimum Depth	
CUSTOM-BG	Root Balls larger than 60"	TBD	



**A TREE STAKING DETAIL**

NOT TO SCALE

**STEP 1:**

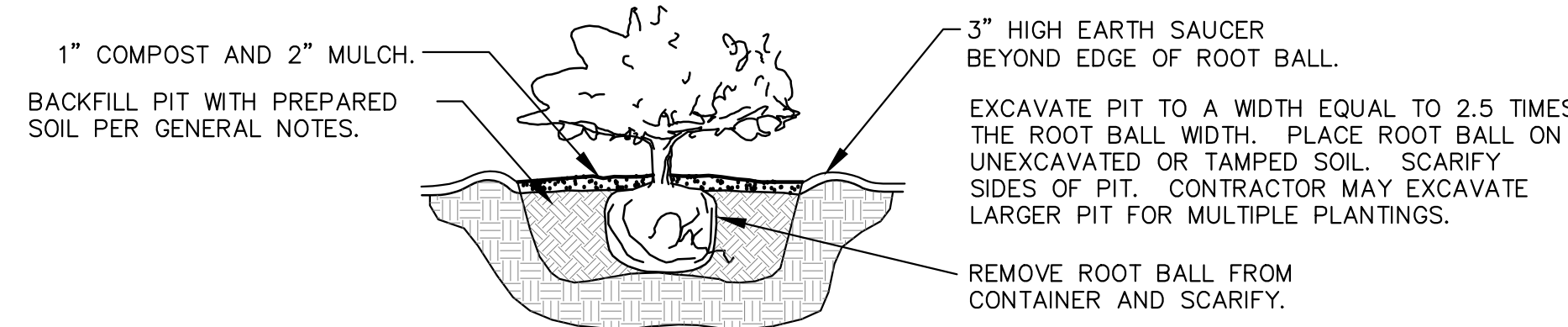
- Set tree in planting pit.
- Place anchor with ring side down against top of root ball.
- Center root anchor's inner ring(s) around trunk of tree.
- Align drive rod as close as possible to outside edge of u-bracket.

**STEP 2:**

- Drive anchor straight down into undisturbed subbase soil.
- See chart for recommended depths per tree size.

**STEP 3:**

- Remove drive rod.
- Repeat steps 1 & 2 for all three (3) anchor locations.
- Pull back on strap approximately 3" for the v-68 anchor, or 6" to 7" for the v-88 anchor to set anchor into a horizontal or locked position. A fulcrum may be required to assist in setting the anchor.
- Place "S" hook over the end of the u-bracket.
- Pull strap up vertically until root anchor rings bite into the top of the root ball and u-brackets are setting flush on top of the root ball.
- Tie excess strap off to the u-bracket allowing enough remaining strap to adjust tree, if necessary.

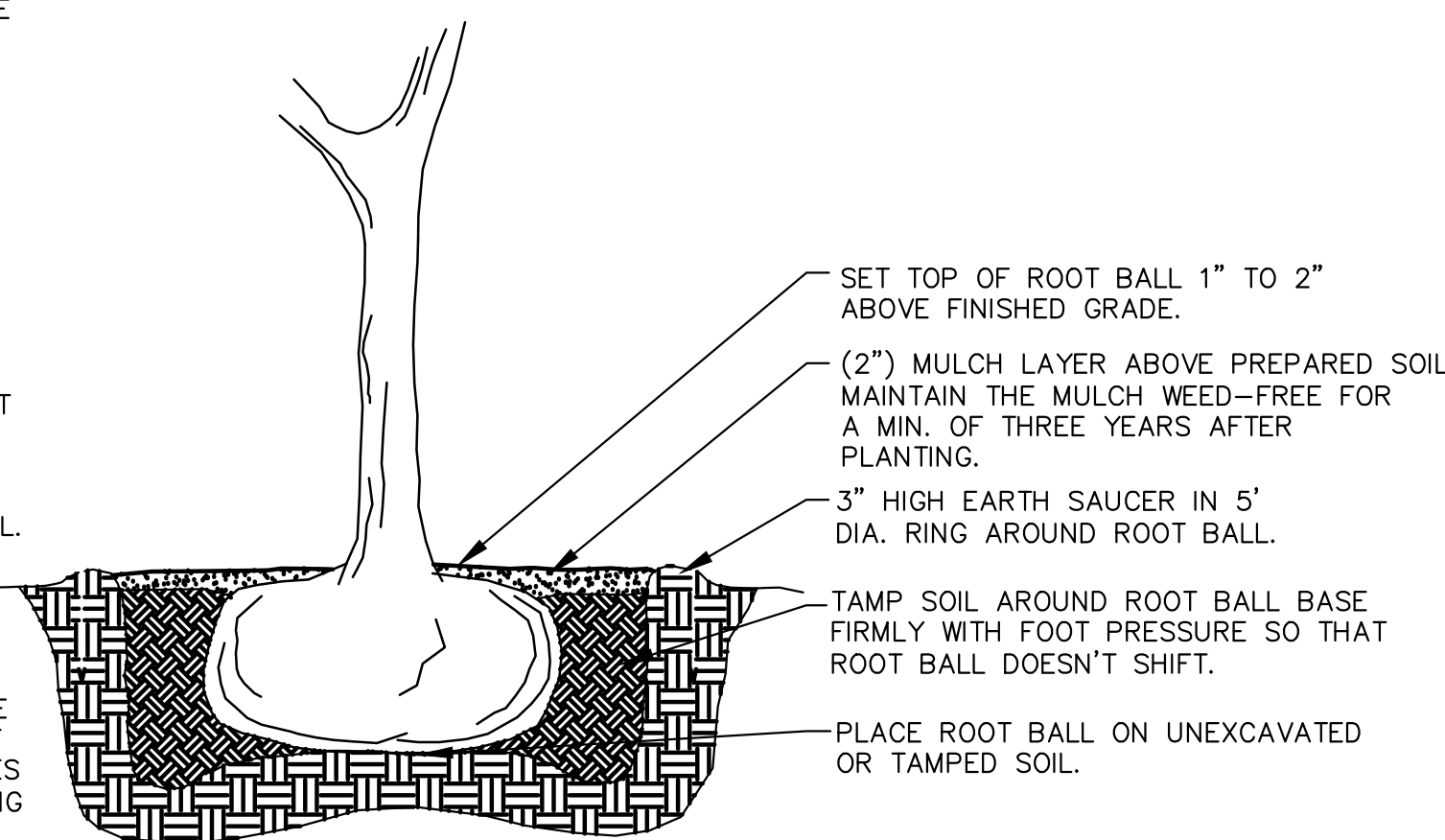


**B SHRUB PLANTING DETAIL**

NOT TO SCALE

**NOTES:**

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



**C TREE PLANTING DETAIL**

NOT TO SCALE

**Engineer:**  
HCE, Inc.  
Contact: Jared Stroebel  
Phone: 254.485.8101  
Email: jared@hacetex.com  
3540 E. Broad Street, Ste 120-251  
Mansfield, TX 76063

**Owner/Developer:**  
SPAPS, LLC  
Contact: Daniel Almaguer  
4541 Stonewood Cir.  
Midlothian, Texas 76065

CIVIL & ENVIRONMENTAL  
RGV I DFW  
3540 E. BROAD STREET  
SUITE 120-251  
MANSFIELD, TEXAS 76063



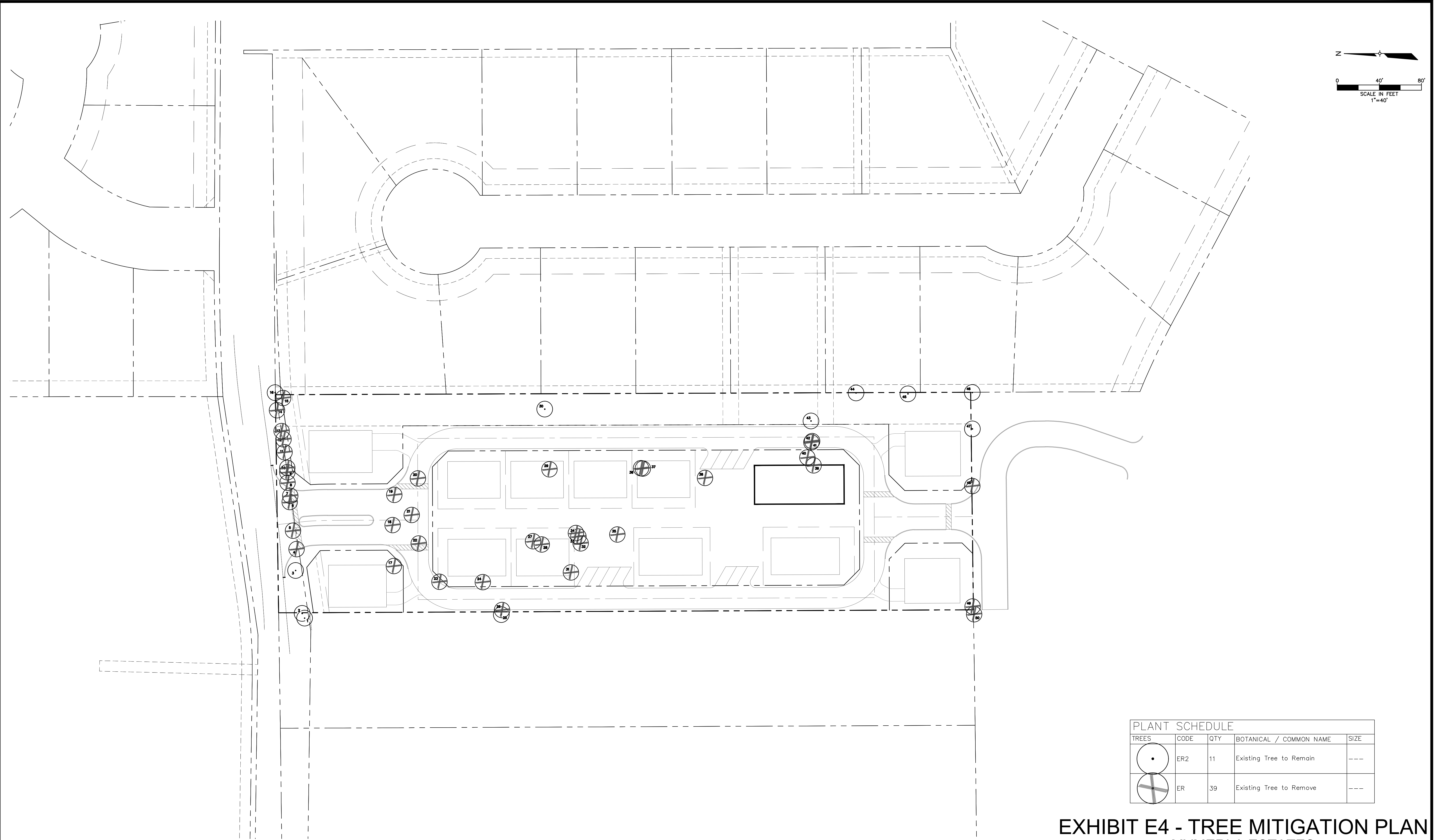
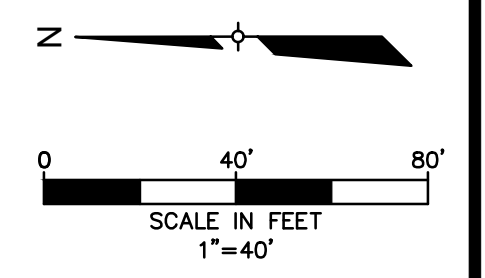
Texas Registered Engineering Firm F-21173

**EXHIBIT E3 - LANDSCAPE NOTES**  
**MYMERLA ESTATES**

12 RESIDENTIAL LOTS AND 2 OPEN SPACE LOT  
3.13 TOTAL ACRES

S.S. CALLENDER SURVEY, ABSTRACT NO. 359  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
DATE OF PREPARATION: APRIL 10, 2024

ZC#23-007



PLANT SCHEDULE				
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ER2	11	Existing Tree to Remain	---
	ER	39	Existing Tree to Remove	---

**Engineer:**  
HCE, Inc.  
Contact: Jared Stroebel  
Phone: 254.485.8101  
Email: jared@hcetex.com  
3540 E. Broad Street, Ste 120-251  
Mansfield, TX 76063

**Owner/Developer:**  
SPAPS, LLC  
Contact: Daniel Almaguer  
4541 Stonewood Cir.  
Midlothian, Texas 76065

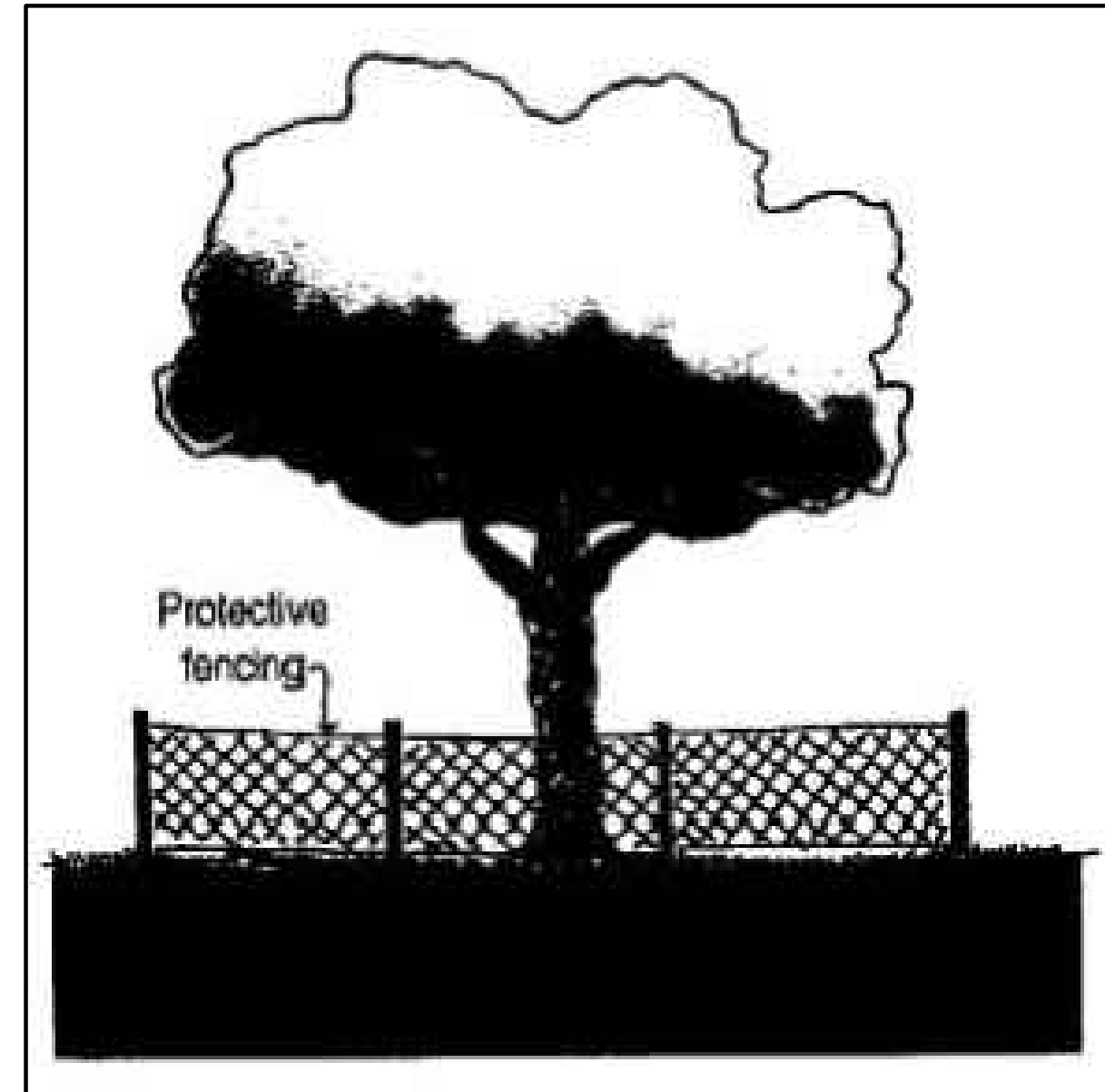
CIVIL & ENVIRONMENTAL  
RGV 1 DFW  
3540 E. BROAD STREET  
SUITE 120-251  
MANSFIELD, TEXAS 76063



**EXHIBIT E4 - TREE MITIGATION PLAN**  
**MYMERLA ESTATES**  
12 RESIDENTIAL LOTS AND 2 OPEN SPACE LOT  
3.13 TOTAL ACRES  
S.S. CALLENDER SURVEY, ABSTRACT NO. 359  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
DATE OF PREPARATION: APRIL 10, 2024  
ZC#23-007

Tree Survey					
Tree #	Dia.	Species	Protected	Remain	Remove
1	12	Oak	X	X	
2	12	Oak	X	X	
3	24	Oak	X	X	
4	16	Oak	X		X
5	14	Oak	X		X
6	14	Oak	X		X
7	10	Oak	X		X
8	16	Oak	X		X
9	12	Oak	X		X
10	12	Oak	X		X
11	12	Oak	X		X
12	6	Oak	X		X
13	14	Oak	X		X
14	18	Oak	X		X
15	6	Cedar	X		X
16	12	Oak	X	X	
17	12	Pecan	X		X
18	12	Pecan	X		X
19	10	Pecan	X		X
20	24	CottonWood	X		X
21	12	Mulberry	X		X
22	24	CottonWood	X		X
23	14	Maple	X		X
24	18	CottonWood	X		X
25	8	Pecan	X	X	
26	8	Pecan	X		X
27	12	Pecan	X		X
28	16	Pear	X		X
29	12	Pecan	X		X
30	16	Hackberry		X	
31	12	Soapberry	X		X
32	16	CottonWood	X		X
33	24	CottonWood	X		X
34	14	CottonWood	X		X
35	16	CottonWood	X		X
36	16	CottonWood	X		X
37	8	Cedar	X		X
38	16	Hackberry			X
39	14	Elm	X		X
40	14	Elm	X		X
41	10	Cedar	X		X
42	18	Elm	X		X
43	20	Elm	X	X	
44	6	Hackberry		X	
45	6	Elm	X	X	
46	6	Locust	X	X	
47	10	Hackberry		X	
48	6	Hackberry			X
49	8	Oak	X		X
50	10	Cedar	X		X
Total	658			132	510

Mitigation	
Required	Provided
474	265



A TREE PROTECTION DETAIL

NOT TO SCALE

Engineer:  
HCE, Inc.  
Contact: Jared Stroebel  
Phone: 254.485.8101  
Email: jared@hceetx.com  
3540 E. Broad Street, Ste 120-251  
Mansfield, TX 76063

Owner/Developer:  
SPAPS, LLC  
Contact: Daniel Almaguer  
4541 Stonewood Cir.  
Midlothian, Texas 76065

CIVIL & ENVIRONMENTAL  
RGV | DFV

3540 E. BROAD STREET  
SUITE 120-251  
MANSFIELD, TEXAS 76063



Texas Registered Engineering Firm F-21173

## EXHIBIT E5 - TREE MITIGATION NOTES MYMERLA ESTATES

12 RESIDENTIAL LOTS AND 2 OPEN SPACE LOT  
3.13 TOTAL ACRES

S.S. CALLENDER SURVEY, ABSTRACT NO. 359  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
DATE OF PREPARATION: APRIL 10, 2024

ZC#23-007