CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, May 13, 2024 | **2:00 PM** | **Council Chambers**

REGULAR MEETING

1. 2:00 P.M. - CALL MEETING TO ORDER

2. WORK SESSION

Discussion Regarding the May 13, 2024 Consent Agenda Items

3. RECESS INTO EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

A. Consultation with City Attorney to Seek Advice About Pending or Contemplated Litigation, a Settlement Offer, or on a Matter in Which the Duty of the City Attorney to the City's Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with Chapter 551 of the Texas Government Code Pursuant to 551.071

Seek Advice of City Attorney Regarding Pending Litigation Cause No. 348-270155-14

Seek Advice of City Attorney Regarding the Role of Municipal Elected Officials

Seek Advice of City Attorney Regarding Supreme Court Impact Fee Ruling

Seek Advice of City Attorney Regarding Hotel/Motel Occupancy Tax Funds

Seek Advice of City Attorney Regarding Texas Commission on Environmental Quality Rules and Regulations

Seek Advice of City Attorney Regarding Possible Amendment to the Ground Lease and Operating Agreement with STORE Master Funding VIII, LLC

Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects Listed in Section 3.D of the Agenda

B. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072

Land Acquisition for Future Development

Right-of-Way Acquisition

C. Personnel Matters Pursuant to Section 551.074

Board Appointments

D. Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087

Economic Development Project #15-02

Economic Development Project #21-01

Economic Development Project #21-26

Economic Development Project #21-33

Economic Development Project #23-15

Economic Development Project #24-05

Economic Development Project #24-06

4. 6:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

5. INVOCATION

6. PLEDGE OF ALLEGIANCE

7. TEXAS PLEDGE

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

8. ACKNOWLEDGEMENT OF SERVICE

Council Member Casey Lewis

9. OATH OF OFFICE

Council Member Brent Newsom
Council Member Julie Short
Council Member-Elect Juan Fresquez

10. ELECTION OF MAYOR PRO TEM

11. CITIZEN COMMENTS

Citizens wishing to address the Council on non-public hearing agenda items and items not on the agenda may do so at this time. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Council as they are not able to do so. THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK UNLESS YOU ARE SPEAKING ON A SCHEDULED PUBLIC HEARING ITEM. After the close of the citizen comments portion of the meeting only comments related to public hearings will be heard. All comments are limited to five (5) minutes.

In order to be recognized during the "Citizen Comments" or during a Public Hearing (applicants included), please complete a blue or yellow card located at the entrance of the Council Chambers. Please present the card to the Assistant City Secretary prior to the start of the meeting.

12. COUNCIL ANNOUNCEMENTS

13. SUB-COMMITTEE REPORTS

24-5990 Minutes - Approval of the April 22, 2024 Tax Increment Reinvestment Zone Number One Board Meeting Minutes (Broseh (Chair), Bounds, Evans, and Tonore)

Presenters: Susana Marin

Attachments: DRAFT Meeting Minutes

14. STAFF COMMENTS

In addition to matters specifically listed below, Staff comments may include updates on ongoing or proposed projects and address of posted agenda items.

A. City Manager Report or Authorized Representative

Current/Future Agenda Items

15. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

16. CONSENT AGENDA

All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are considered to be routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Manager to implement each item in accordance with staff's recommendation.

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

24-5994 Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Chapter 93, "Junked Vehicles," of Title IX, "General Regulations," of the Code of Mansfield, Texas, Amending Section 93.01 "Definitions"; Providing That the Ordinance Shall be Cumulative of All Ordinances; Providing a Severability Clause; Providing a Penalty for Violation; Providing a Savings Clause; Providing for Publication as Required by Law; and Providing an Effective Date

Presenters: Vanessa Ramirez and Nicolette Ricciuti

Attachments: Ordinance

Redline

24-5999 Resolution - A Resolution Authorizing the City Manager and the Police Department to Make Application, Receive and Expend Grant Funding from the Texas Department of Motor Vehicle Crime Prevention Authority to Continue a Multi-Agency Task Force

Presenters: Tracy Aaron

Attachments: Resolution

24-6006 Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Amendment of Interlocal Agreement for Day Miar Road Widening Between the City of Mansfield, TX and Tarrant County in an Amount Not to Exceed $5,405,608.00 for the Cooperative Funding for Day Miar Road (E. Broad St. to Seeton Rd.)

Presenters: Raymond Coffman

Attachments: Resolution

Amendment

24-6007 Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Amendment of Interlocal Agreement for Dick Price Road Extension Between the City of Mansfield, TX and Tarrant County in an Amount Not to Exceed $1,584,500.00 for the Cooperative Funding for Dick Price Rd. Improvements (Gertie Barrett Rd. to N. Main St.)

Presenters: Raymond Coffman

Attachments: Resolution

Amendment

24-5987 Suspending the Procedural Rules of Council to Reschedule the Regular

Scheduled City Council Meeting of May 28, 2024 to May 20, 2024

Presenters: City Council

Attachments: Suspension of Rules - Procedural Rules of Council

24-5989 Minutes - Approval of the April 22, 2024 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: DRAFT Meeting Minutes

END OF CONSENT AGENDA

17. PUBLIC HEARING

24-6001 Public Hearing and Consideration of a Specific Use Permit for an Automotive Tire Service on 0.734 acres being Lot 1R, Block 3, Oakdale Addition, Tarrant Co., TX, located at 700 W Debbie Ln; Texas Tires, Owner; Nationwide Construction Applicant (SUP#24-001)

Presenters: Jason Alexander

Attachments: Maps and Supporting Information

Exhibit A - Legal Description

Exhibit B - Site Plan

Exhibit C - Elevations

18. PUBLIC HEARING AND FIRST AND FINAL READING

24-6013 Ordinance - Public Hearing and First and Final Reading on an Ordinance of the City Council of the City of Mansfield, Texas Approving a Service and Assessment Plan and an Assessment Roll for City of Mansfield Public Improvement District No. 2 ("P.I.D. No. 2"); Levying Special Assessments Against Property within P.I.D. No. 2; Providing for Assessments to be Paid Over a Period of Time in Accordance with the Public Improvement District Assessment Act; Specifying the Method and the Amount of Payment; Providing Penalties and Interest on Delinquent Assessments; Providing for Severability; and Providing an Effective Date

Presenters: Matt Jones

Attachments: Ordinance

Service and Assessment Plan

19. PUBLIC HEARING AND FIRST READING

23-5763 Ordinance - Public Hearing Continuation and First Reading on an Ordinance Approving a Change of Zoning from MH, Manufactured Home District and PR, Pre-Development District to PD, Planned Development District for Attached Single-Family Residential and Manor House Uses on Approximately 11.03 Acres Located at 2600, 2626, and 2628 N. Main

Street; Phillips Equity Capital, LLC, Owner/Developer (ZC#22-018)

Presenters: Jason Alexander

Attachments: Ordinance

Maps and Supporting Information

Exhibits A-E

24-5889 Ordinance - Public Hearing and First Reading on a Change of Zoning from C-2, Community Business District to PD, Planned Development for Commercial Uses and Car Wash on Approximately 3.382 Acres in the Henry McGehee Survey Abstract No.998, City of Mansfield, Tarrant Co, TX, Located at 585 E Debbie Ln. (ZC#23-025)

Presenters: Jason Alexander

Attachments: Ordinance

Maps and Supporting Information

Exhibits A - E

24-6003 Ordinance - First Reading and Public Hearing on an Ordinance Approving a Change of Zoning from PR, Pre-Development District to PD, Planned Development District for Mixed Uses on Approximately 134.8 Acres of Land Situated in the J. Lawrence Survey, Abstract No. 616, the M. Gregg Survey, Abstract No. 385, J. Lawrence Survey, Abstract No. 616, and the H. Henderson Survey, Abstract No. 432; City of Mansfield, Ellis County, Texas, Located Approximately 1500 Feet East of State Highway 360, South of Lone Star Road, and South of Britton Road (ZC#24-009)

Presenters: Jason Alexander

Attachments: Ordinance

Maps and Supporting Information

Exhibit A - Legal Description

Exhibit B - Draft PD, Planned Development District Standards

24-6004 Ordinance - First Reading and Public Hearing on an Ordinance Approving 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)

Presenters: Jason Alexander

Attachments: Ordinance

Maps and Supporting Information

Exhibit A - Legal Description

Exhibit B - Proposed PD, Planned Development District Regulations

Exhibit C - Development Plan

Exhibit D - Landscape Plan

20. NEW BUSINESS

24-6008 Resolution - A Resolution of the City Council of the City of Mansfield, Texas Approving City of Mansfield Public Improvement District No. 2 Reimbursement Agreement Between the City of Mansfield and Kinney Park, LLC.; And Authorizing the Mayor to Execute

Presenters: Matt Jones

Attachments: Resolution

Agreement

24-6002 Review and Consideration of a Detailed Site Plan at Somerset Addition for a Townhouse Development on Approximately 20.362 Acres Being a Tract of Land Situated in the Seth M. Blair Survey, Abstract No. 72, in the City of Mansfield, Johnson County, Texas at 2401 S US 287; Impression Homes, Builder; MESA Design Group Developer; LJA Engineering, Engineer; and Hanover Services Group, Inc., Owner (DS#24-001)

Presenters: Jason Alexander

Attachments: Location Map

Exhibit A - Legal Description

Exhibit B- Site Plan

Exhibit C - Sign and Entrway Features

Exhibit D - Landscape Plan

Exhibit E - Elevations

24-6014 Board Appointment: Appoint Chairman and Members of the Board of Directors of the Tax Increment Reinvestment Zone Number Two (Historic Mansfield)

Presenters: City Council

21. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the May 13, 2024 Regular City Council Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, mansfieldtexas.gov, on Thursday, May 9, 2024 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

_____

Susana Marin, City Secretary

This facility is ADA compliant. If you plan to attend this public meeting and have a disability that requires special arrangements, please call (817) 473-0211 at least 48 hours in advance. Reasonable accommodation will be made to assist your needs.

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 24-5990

Agenda Date: 5/13/2024 **Version:** 1 **Status:** Approval of Minutes

In Control: City Council **File Type:** Meeting Minutes

Title
Minutes - Approval of the April 22, 2024 Tax Increment Reinvestment Zone Number One Board Meeting Minutes (Broseh (Chair), Bounds, Evans, and Tonore)

Requested Action
Action to be taken by the Council to approve the minutes.

Recommendation
Approval of the minutes by the Council.

Description/History
The minutes of the April 22, 2024 Tax Increment Reinvestment Zone Number One Board Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Justification
Permanent Record

Funding Source
N/A

Prepared By
Susana Marin, TRMC, City Secretary
817-276-4203

CITY OF MANSFIELD

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

Meeting Minutes - Draft

Tax Increment Reinvestment Zone Number One Board

Monday, April 22, 2024 | **1:30 PM** | **City Hall**

CALL TO ORDER

Chair Broseh called the meeting to order at 1:32 p.m.

Staff present: Assistant City Manager Matt Jones, Executive Director of Economic Development Jason Moore, Director of Engineering Services Raymond Coffman, Transportation Engineer James Rogge, Assistant to the City Manager Faith Morse, Management Analyst Kristen Petree, Assistant City Secretary Keera Seiger

Absent 1 - Alisa Simmons

Present 5 - Alberto Mares;Larry Broseh;Michael Evans;Todd Tonore and Tamera Bounds

CITIZEN COMMENTS

There were no citizen comments.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Chair Broseh recessed the meeting into executive session at 1:33 p.m. Chair Broseh called the executive session to order in the Council Conference Room at 1:33 p.m. Chair Broseh recessed the executive session at 1:42 p.m.

Economic Development Project #23-01

RECONVENE INTO REGULAR BUSINESS SESSION

Chair Broseh reconvened into regular business session at 1:42 p.m.

NEW BUSINESS

Discussion and Possible Action Regarding Hilton Garden Inn TIRZ Agreement

Assistant City Manager Matt Jones presented the item.

A motion was made by Board Member Evans to recommend approval of the item in an amount not to exceed $133,000.00 for public improvements for Hilton Garden Inn. Seconded by Board Member Bounds. The motion CARRIED by the following vote:

Aye: 5 - Alberto Mares;Broseh;Michael Evans;Todd Tonore and Tamera Bounds

Nay: 0

Absent: 1 - Alisa Simmons

Abstain: 0

Discussion and Possible Action Regarding Cannon Drive South ROW

Matt Jones presented the item. Director of Engineering Services Raymond Coffman spoke and answered questions regarding the acquisition of right-of-way and funding.

A motion was made by Board Member Evans to recommend approval in an amount not to exceed $238,097.00 for the purchase of ROW/Easements for Cannon Drive South. Seconded by Board Member Tonore. The motion CARRIED by the following vote:

Aye: 5 - Alberto Mares;Broseh;Michael Evans;Todd Tonore and Tamera Bounds

Nay: 0

Absent: 1 - Alisa Simmons

Abstain: 0

ADJOURNMENT

Chair Broseh adjourned the meeting at 1:48 p.m.

_____ Larry Broseh, Chair

ATTEST:

_____ Susana Marin, City Secretary

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 24-5994

Agenda Date: 5/13/2024 **Version:** 1 **Status:** Consent

In Control: City Council **File Type:** Ordinance

Agenda Number:

Title
An Ordinance of the City of Mansfield, Texas, Amending Chapter 93, "Junked Vehicles," of Title IX, "General Regulations," of the Code of Mansfield, Texas, Amending Section 93.01 "Definitions"; Providing That the Ordinance Shall be Cumulative of All Ordinances; Providing a Severability Clause; Providing a Penalty for Violation; Providing a Savings Clause; Providing for Publication as Required by Law; and Providing an Effective Date

Requested Action
Approval of proposed ordinance amendments.

Recommendation
Approval of proposed ordinance amendments.

Description/History
On September 7, 2017, the City Council adopted Ordinance OR-2058-17 amending the definition of junked vehicles in the Code of Ordinances Chapter 93, "Junked Vehicles" regulations to make the requirements consistent with Chapter 683, Subchapter E of the Texas Transportation Code. These provisions declare junked vehicles a nuisance and provides authority for the City to regulate junked vehicles in accordance with the terms of that subchapter.

Justification
The proposed revisions will amend the definition of junked vehicles to allow the City to continue its efforts to maintain consistency and conformity with the junked vehicle provisions currently outlined by state law.

Prepared By
Nicolette Ricciuti, Director of Regulatory Compliance
Department of Regulatory Compliance

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING CHAPTER 93, "JUNKED VEHICLES," OF TITLE IX, "GENERAL REGULATIONS," OF THE CODE OF MANSFIELD, TEXAS, AMENDING SECTION 93.01 "DEFINITIONS"; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATION; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Mansfield, Texas ("City"), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and,

WHEREAS, Title IX of the City of Mansfield Code of Ordinances provides for the regulation of certain conditions in the City adopted to protect the public health, safety, and welfare of the City; and,

WHEREAS, Chapter 683, Subchapter E of the Texas Transportation Code declares junked vehicles a nuisance and provides authority for the City to regulate junked vehicles in accordance with the terms of that subchapter; and,

WHEREAS, the City Council finds that the amendment of the definition of junked vehicle in the City's junked vehicle regulations to be consistent with state laws is in the best interest of the City and the public health, safety, and welfare of the City.

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

SECTION 1.

All of the declarations and findings contained in the preambles of this Ordinance are made a part hereof and shall be fully effective as a part of the ordained subject matter of this Ordinance.

SECTION 2.

Section 93.01, "Definitions" of Chapter 90, "Junked Vehicles," of Title IX, "General Regulations," of the Code of Mansfield, Texas, is hereby amended by amending the definition junked vehicle to read as follows:

"**JUNKED VEHICLE**. A motor vehicle that is self-propelled and:

(1) Is:

(a) Wrecked, dismantled, or partially dismantled or discarded; or

(b) Inoperable and has remained inoperable for more than:

1. Seventy-two consecutive hours, if the vehicle is on public property; or
2. Thirty consecutive days, if the vehicle is on private property.

The term **JUNKED VEHICLE** shall also include:

(1) A motor vehicle, aircraft, or watercraft for which the following shall apply:

(a) A motor vehicle displays an expired license plate or does not display a license plate;

(b) An aircraft that does not have lawfully printed on the aircraft an unexpired federal aircraft identification number registered under Federal Aviation Administration aircraft registration regulations in 14 C.F.R. Part 47; or

(c) A watercraft that does not have lawfully on board an unexpired certificate of number and is not a watercraft described by Tex. Parks & Wildlife Code § 31.055."

SECTION 3.

This Ordinance shall be cumulative of all provisions of ordinances of the City of Mansfield, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 4.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared void, ineffective, or unconstitutional by the valid judgment or final decree of a court of competent jurisdiction, such voiding, ineffectiveness, or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections hereof, since the same would have been enacted by the City Council without the incorporation of any such void, ineffective or unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 5.

Any person, firm, corporation, agent, or employee thereof who violates any of the provisions of this Ordinance shal1 be guilty of a misdemeanor and upon conviction thereof shall be fined an amount not to exceed Two Hundred and No/100 Dollars ($200.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6.

All rights and remedies of the City of Mansfield are expressly saved as to any and all violations of the provisions of the Code of Mansfield, Texas, as amended, or any other ordinances affecting standards, registration, and inspection requirements for multi-family dwelling complexes which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 7.

The City Secretary of the City of Mansfield is hereby directed to publish this Ordinance to the extent required by law.

SECTION 8.

This Ordinance shall take effect immediately upon and after its passage and the publication of the caption and penalty clause, 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 13TH DAY OF MAY, 2024.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Ashley Dierker. City Attorney

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING CHAPTER 93, "JUNKED VEHICLES," OF TITLE IX, "GENERAL REGULATIONS," OF THE CODE OF MANSFIELD, TEXAS, AMENDING SECTION 93.01 "DEFINITIONS"; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATION; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mansfield, Texas ("City"), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, Title IX of the City of Mansfield Code of Ordinances provides for the regulation of certain conditions in the City adopted to protect the public health, safety, and welfare of the City; and

WHEREAS, Chapter 683, Subchapter E of the Texas Transportation Code declares junked vehicles a nuisance and provides authority for the City to regulate junked vehicles in accordance with the terms of that subchapter; and

WHEREAS, the City Council finds that the amendment of the definition of junked vehicle in the City's junked vehicle regulations to be consistent with state laws is in the best interest of the City and the public health, safety, and welfare of the City.

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

SECTION 1

All of the declarations and findings contained in the preambles of this Ordinance are made a part hereof and shall be fully effective as a part of the ordained subject matter of this Ordinance.

SECTION 2

Section 93.01, "Definitions" of Chapter 90, "Junked Vehicles," of Title IX, "General Regulations," of the Code of Mansfield, Texas, is hereby amended by amending the definition junked vehicle to read as follows:

"**JUNKED VEHICLE**. A motor vehicle that is self-propelled and:

~~(1) Displays an expired license plate or does not display a license plate; and~~

(~~2~~1) Is:

(a) Wrecked, dismantled, or partially dismantled or discarded; or

(b) Inoperable and has remained inoperable for more than:

1. Seventy-two consecutive hours, if the vehicle is on public property; or

2. Thirty consecutive days, if the vehicle is on private property.

The term **JUNKED VEHICLE** shall also include:

(1) A motor vehicle, aircraft, or watercraft for which the following shall apply:

(a) A motor vehicle displays an expired license plate or does not display a license plate;

(b) An aircraft that does not have lawfully printed on the aircraft an unexpired federal aircraft identification number registered under Federal Aviation Administration aircraft registration regulations in 14 C.F.R. Part 47; ~~and~~ or

(~~2~~c) A watercraft that does not have lawfully on board an unexpired certificate of number and is not a watercraft described by Tex. Parks & Wildlife Code § 31.055."

SECTION 3

This Ordinance shall be cumulative of all provisions of ordinances of the City of Mansfield, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 4

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared void, ineffective, or unconstitutional by the valid judgment or final decree of a court of competent jurisdiction, such voiding, ineffectiveness, or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections hereof, since the same would have been enacted by the City Council without the incorporation of any such void, ineffective or unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 5

Any person, firm, corporation, agent, or employee thereof who violates any of the provisions of this Ordinance shal1 be guilty of a misdemeanor and upon conviction thereof shall be fined an amount not to exceed Two Hundred and No/100 Dollars ($200.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 13

All rights and remedies of the City of Mansfield are expressly saved as to any and all violations of the provisions of the Code of Mansfield, Texas, as amended, or any other ordinances affecting standards, registration, and inspection requirements for multi-family dwelling complexes which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 14

The City Secretary of the City of Mansfield is hereby directed to publish this Ordinance to the extent required by law.

SECTION 15

This Ordinance shall take effect immediately upon and after its passage and the publication of the caption and penalty clause, 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: 24-5999

Agenda Date: 5/13/2024 **Version:** 1 **Status:** Consent

In Control: City Council **File Type:** Resolution

Agenda Number:

Title
Resolution - A Resolution Authorizing the City Manager and the Police Department to Make Application, Receive and Expend Grant Funding from the Texas Department of Motor Vehicle Crime Prevention Authority to Continue a Multi-Agency Task Force

Requested Action
Approval of Resolution

Recommendation
Approval of Resolution

Description/History
In Texas, a vehicle is stolen every 5 minutes and a vehicle is burglarized every 2.5 minutes, unfortunately, the City of Mansfield is not excluded from these statistics. The police department has applied and received funding from this grant program for the last 12 years. Most recently in FY23-24, the grant award received was $827,120 to continue to operate a multi-agency task force that targets automobile thefts and burglaries. The police department will continue to be the managing agency with participation from the cities of Burleson, Kennedale, Midlothian, Alvarado and the Tarrant County Constable Precinct 7. Additionally, The Task Force will provide law enforcement assistance related to the grant activities to all law enforcement agencies within Ellis and Johnson Counties.

Justification
N/A

Funding Source
Reimbursement grant from the Motor Vehicle Crime Prevention Authority through the Texas Department of Motor Vehicles Grant Program of the State of Texas through the Governor's Office.

Prepared By
Jessica Graves, Program Manager

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CHIEF OF POLICE AND THE POLICE DEPARTMENT TO MAKE APPLICATION, RECEIVE, AND EXPEND GRANT FUNDING FROM THE TEXAS DEPARTMENT OF MOTOR VEHICLES MOTOR VEHICLE CRIME PREVENTION AUTHORITY TO CONTINUE A MULTI-AGENCY TASK FORCE

WHEREAS, The City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, under the provisions of the Texas Transportation Code Chapter 1006 and Texas Administrative Code Title 43; Part 3; Chapter 57, entities are eligible to receive grants from the Motor Vehicle Crime Prevention Authority (MVCPA) to provide financial support to law enforcement agencies for economic automobile theft enforcement teams and to combat motor vehicle burglary in the jurisdiction; and,

WHEREAS, the City of Mansfield finds it in the best interest of the citizens to receive grant funding from a program which is funded by a $5.00 annual assessment per insured vehicle per year; and,

WHEREAS, if awarded grant funds, this will be the 13th year since the inception of the Tri-County Auto Theft Task Force (task force). The City of Mansfield, the Police Department, and the task force agrees to comply with all program rules as set out in the grant program guidelines; and,

WHEREAS, the City of Mansfield agrees that in the event of loss or misuse of the grant program funds, the City of Mansfield assures that the funds will be returned to MVCPA in full; and,

WHEREAS, the City of Mansfield designates Tracy Aaron (Chief of Police) as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency; and,

WHEREAS, the City Council desires to ratify and authorizes the Police Chief and the police department to make application, receive, and expend the above mentioned grant allocation, if awarded.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The Chief of Police or designee is authorized to execute all documents and make application for obtaining state funds from MVCPA for FY25. The city agrees to a 20% cash match which will be shared with each participating law enforcement agency receiving grant funding.

SECTION 2.

The Chief of Police or designee is authorized to receive and expend the grant funding, if awarded, by the Motor Vehicle Crime Prevention Authority for this grant program.

SECTION 3.

Jim Harrell, Lieutenant, is designated as the Program Director and Edlin Chavez, Finance – Grant Coordinator, is designated as the Financial Officer for this grant.

PASSED AND APPROVED THIS THE 13TH DAY OF MAY, 2024.

_____
Michael Evans, Mayor

ATTEST:

_____
Susanna Marin, City Secretary

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 24-6006

Agenda Date: 5/13/2024 **Version:** 1 **Status:** Consent

In Control: City Council **File Type:** Resolution

Agenda Number:

Title
Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Amendment of Interlocal Agreement for Day Miar Road Widening Between the City of Mansfield, TX and Tarrant County in an Amount Not to Exceed $5,405,608.00 for the Cooperative Funding for Day Miar Road (E. Broad St. to Seeton Rd.)

Requested Action
Consider the authorization of the amendment.

Recommendation
Approval of an Amendment of Interlocal Agreement for Day Miar Road Widening between the City of Mansfield, TX and Tarrant County in an amount not to exceed $5,405,608.00 for the cooperative funding for Day Miar Road (E. Broad St. to Seeton Rd.)

Description/History
This project was approved as part of the Tarrant County 2021 Transportation Bond Program. This project is not complete and requires a renewal of the Interlocal Agreement. The primary purpose of the amendment is to modify the termination date of the agreement to September 30, 2025 to mitigate multiple renewals. The project is under construction and anticipated to be late this year.

Justification
This project is included in the 2017 Roadway Capital Plan. The City of Mansfield will receive up to $5,405,608.00 of the actual eligible project costs for Day Miar Road from the Tarrant County 2021 Transportation Bond Program.

The Director of Engineering Services will be in attendance at the meeting to answer Council's questions regarding the proposed agreement renewal.

Funding Source
NA

Prepared By
Raymond Coffman, Director, Engineering Services, 817-276-4238

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING AN AMENDMENT OF INTERLOCAL AGREEMENT FOR DAY MIAR ROAD WIDENING BETWEEN THE CITY OF MANSFIELD, TX AND TARRANT COUNTY IN AN AMOUNT NOT TO EXCEED $5,405,608.00 FOR THE COOPERATIVE FUNDING FOR DAY MIAR ROAD (E. BROAD ST. TO SEETON RD.); FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

WHEREAS, The City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS the City of Mansfield and the Tarrant County are both governmental entities and not a business entity as those terms are defined in the Texas Government Code Section 2252.908; and,

WHEREAS, the governing officials of member cities, political subdivisions of the State of Texas, that the project benefits the public in that it is a needed transportation project which is Day Miar Road Widening; and,

WHEREAS Tarrant County and the City of Mansfield wish to enter into this Agreement pursuant to Chapter 791 of the Texas Government Code (hereinafter "Interlocal Cooperation Act") to set forth terms and conditions; and,

WHEREAS participation in an interlocal agreement will be highly beneficial to the taxpayers of the City of Mansfield through the reimbursement for 50% of the actual eligible project costs in an amount not to exceed $5,405,608.00.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

The City Council authorizes the City Manager to enter into an Amendment of Interlocal Agreement for Day Miar Road Widening for the purpose of providing funding through the Tarrant County 2021 Transportation Bond Program as provided in this renewal.

SECTION 3.

It is hereby officially found and determined that the meeting at which this Resolution is

passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 4.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 13TH DAY OF MAY, 2024.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

STATE OF TEXAS §
§ **Amendment of Interlocal Agreement**
§ **for Day Miar Road Widening**
COUNTY OF TARRANT §

BACKGROUND

Tarrant County ("COUNTY") and the City of Mansfield ("CITY") entered into an Interlocal Agreement approved by Tarrant County Commissioners Court Order No. 139780, for financial support of up to $5,405,608.00, for the cooperative funding of improvements to the construction (or reconstruction) of Day Miar Road from East Broad Street to E. Seeton Road ("Project") as described in the 2021 Tarrant County Bond Program.

Therefore, the COUNTY and CITY agree to the following revisions. Paragraphs III, IV, and V from the original Interlocal Agreement are repealed and replaced with the following language:

III.
TERM

This ILA shall become effective upon the approval of both parties and shall terminate on September 30, 2025, unless terminated as described in Section XII in the original ILA or extended in writing and approved by both parties.

IV.
FISCAL FUNDING ACKNOWLEDGEMENT

Tarrant County bond funds will be encumbered on a fiscal year basis in accordance with the Certification of Available Funds shown herein. In the event no funds or insufficient funds are appropriated and budgeted or are otherwise unavailable by any means whatsoever in any fiscal period for payments due under this ILA Amendment, then the affected party will immediately notify the other party of such occurrence and this Amendment may be terminated on the last day of the fiscal period for which appropriations were received without penalty or expense to the affected party of any kind whatsoever, except to the portions of annual payments herein agreed upon for which funds shall have been appropriated.

V.
REIMBURSEMENT PROCESS

The COUNTY agrees to reimburse the CITY for 50% of the actual eligible PROJECT costs in an amount not to exceed $5,405,608.00. Any reimbursement request from the CITY should include: 1) a copy of the invoice or billing for design services, right-of-way acquisition purchase, and construction; and 2) a copy of the check, a certification letter, or other documentation to verify the CITY's proof of payment. The final reimbursement payment to the CITY will be contingent upon the City Manager or Mayor providing written notification to the COUNTY that the project is complete along with identification of final project costs. COUNTY bond funds for the Project are allocated as follows:

County Payment by Phase*

Design:	$0.00
ROW Acquisition:	$0.00
Construction:	$5,405,608.00
TOTAL:	$5,405,608.00

TBP Funding Category: 2021 Call for Projects

* *Reimbursement payments will be issued by the COUNTY for eligible expenses incurred during the Fiscal Year for which bond funds are certified by the Tarrant County Auditor.*

The CITY understands that the CITY will be responsible for cost overruns and any other expenses incurred by the CITY in performing the services described herein. The CITY agrees that the COUNTY retains control over when reimbursement payments will be disbursed to the CITY.

In addition to the foregoing replacement language, Attachment A is removed and deleted from the original Interlocal Agreement in full. All other paragraphs, terms and language outside of paragraphs III, IV, and V as well as Attachment A remain unchanged and in effect.

APPROVED on this day the _____ day of _____, 2024, by Tarrant County.

Commissioners Court Order No. _____.

TARRANT COUNTY, TEXAS

_____
Tim O'Hare, County Judge

CITY OF MANSFIELD

_____
Michael Evans, Mayor

APPROVED AS TO FORM:

_____
Criminal District Attorney's Office*

_____
City Attorney

_____
City Secretary (If applicable)

* By law, the Criminal District Attorney's Office may only approve contracts for its clients. We reviewed this document as to form from our client's legal perspective. Other parties may not rely on this approval. Instead, those parties should seek contract review from independent counsel.

CERTIFICATION OF AVAILABLE FUNDS IN THE AMOUNT OF:

$_____ as follows:

Fiscal year ending September 30, 2024:	$4,684,862.00	2021 TBP Call for Projects – Pct 2

_____
Auditor's Office

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 24-6007

Agenda Date: 5/13/2024 **Version:** 1 **Status:** Consent

In Control: City Council **File Type:** Resolution

Agenda Number:

Title
Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Amendment of Interlocal Agreement for Dick Price Road Extension Between the City of Mansfield, TX and Tarrant County in an Amount Not to Exceed $1,584,500.00 for the Cooperative Funding for Dick Price Rd. Improvements (Gertie Barrett Rd. to N. Main St.)

Requested Action
Consider the authorization of the amendment.

Recommendation
Approval of an Amendment of Interlocal Agreement for Dick Price Road Extension between the City of Mansfield, TX and Tarrant County in an amount not to exceed $1,584,500.00 for the cooperative funding for Dick Price Rd. Improvements (Gertie Barrett Rd. to N. Main St.)

Description/History
This project was approved as part of the Tarrant County 2021 Transportation Bond Program. This project has not yet begun and requires a renewal of the Interlocal Agreement. The primary purpose of the amendment is to modify the termination date of the agreement to September 30, 2026 to mitigate multiple renewals. The project is anticipated to begin design this year.

Justification
This project is included in the 2024 Roadway Capital Plan. The City of Mansfield will receive up to $1,584,500.00 of the actual eligible project costs for Dick Price Road Improvements from the Tarrant County 2021 Transportation Bond Program.

The Director of Engineering Services will be in attendance at the meeting to answer Council's questions regarding the proposed agreement renewal.

Funding Source
NA

Prepared By
Raymond Coffman, Director, Engineering Services, 817-276-4238

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING AN AMENDMENT OF AN INTERLOCAL AGREEMENT FOR DICK PRICE RD. EXTENSION BETWEEN THE CITY OF MANSFIELD, TX AND TARRANT COUNTY IN AN AMOUNT NOT TO EXCEED $1,584,500.00 FOR THE COOPERATIVE FUNDING FOR DICK PRICE RD. IMPROVEMENTS (GERTIE BARRETT RD. TO N. MAIN ST.); FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

WHEREAS, The City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS the City of Mansfield and the Tarrant County are both governmental entities and not a business entity as those terms are defined in the Texas Government Code Section 2252.908; and,

WHEREAS, the governing officials of member cities, political subdivisions of the State of Texas, that the project benefits the public in that it is a needed transportation project which is Dick Price Road Extension; and,

WHEREAS Tarrant County and the City of Mansfield wish to enter into this Agreement pursuant to Chapter 791 of the Texas Government Code (hereinafter "Interlocal Cooperation Act") to set forth terms and conditions; and,

WHEREAS participation in an interlocal agreement will be highly beneficial to the taxpayers of the City of Mansfield through the reimbursement for 50% of the actual eligible project costs in an amount not to exceed $1,584,500.00.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

The City Council authorizes the City Manager to enter into an Amendment of Interlocal Agreement for Dick Price Rd. Extension for the purpose of providing funding through the Tarrant County 2021 Transportation Bond Program as provided in this renewal.

SECTION 3.

It is hereby officially found and determined that the meeting at which this Resolution is

passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 4.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 13TH DAY OF MAY, 2024.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

STATE OF TEXAS §
§ **Amendment of Interlocal Agreement**
§ **for Dick Price Road Extension**
COUNTY OF TARRANT §

BACKGROUND

Tarrant County ("COUNTY") and the City of Mansfield ("CITY") entered into an Interlocal Agreement approved by Tarrant County Commissioners Court Order No. 139781, for financial support of up to $1,584,500.00, for the cooperative funding of improvements to the construction (or reconstruction) of Dick Price Road from Gertie Barrett Road to North Main Street ("Project") as described in the 2021 Tarrant County Bond Program.

Therefore, the COUNTY and CITY agree to the following revisions. Paragraphs III, IV, and V from the original Interlocal Agreement are repealed and replaced with the following language:

III.
TERM

This ILA shall become effective upon the approval of both parties and shall terminate on September 30, 2026, unless terminated as described in Section XII in the original ILA or extended in writing and approved by both parties.

IV.
FISCAL FUNDING ACKNOWLEDGEMENT

Tarrant County bond funds will be encumbered on a fiscal year basis in accordance with the Certification of Available Funds shown herein. In the event no funds or insufficient funds are appropriated and budgeted or are otherwise unavailable by any means whatsoever in any fiscal period for payments due under this ILA Amendment, then the affected party will immediately notify the other party of such occurrence and this Amendment may be terminated on the last day of the fiscal period for which appropriations were received without penalty or expense to the affected party of any kind whatsoever, except to the portions of annual payments herein agreed upon for which funds shall have been appropriated.

V.
REIMBURSEMENT PROCESS

The COUNTY agrees to reimburse the CITY for 50% of the actual eligible PROJECT costs in an amount not to exceed $1,584,500.00. Any reimbursement request from the CITY should include: 1) a copy of the invoice or billing for design services, right-of-way acquisition purchase, and construction; and 2) a copy of the check, a certification letter, or other documentation to verify the CITY's proof of payment. The final reimbursement payment to the CITY will be contingent upon the City Manager or Mayor providing written notification to the COUNTY that the project is complete along with identification of final project costs. COUNTY bond funds for the Project are allocated as follows:

County Payment by Phase*

Design:	$150,000.00
ROW Acquisition:	$225,000.00
Construction:	$1,209,500.00
TOTAL:	$1,584,500.00

TBP Funding Category: 2021 Call for Projects

* *Reimbursement payments will be issued by the COUNTY for eligible expenses incurred during the Fiscal Year for which bond funds are certified by the Tarrant County Auditor.*

The CITY understands that the CITY will be responsible for cost overruns and any other expenses incurred by the CITY in performing the services described herein. The CITY agrees that the COUNTY retains control over when reimbursement payments will be disbursed to the CITY.

In addition to the foregoing replacement language, Attachment A is removed and deleted from the original Interlocal Agreement in full. All other paragraphs, terms and language outside of paragraphs III, IV, and V as well as Attachment A remain unchanged and in effect.

APPROVED on this day the _____ day of _____, 2024, by Tarrant County.

Commissioners Court Order No. _____.

TARRANT COUNTY, TEXAS

_____
Tim O'Hare, County Judge

CITY OF MANSFIELD

_____
Michael Evans, Mayor

APPROVED AS TO FORM:

_____
Criminal District Attorney's Office*

_____
City Attorney

_____
City Secretary (If applicable)

* By law, the Criminal District Attorney's Office may only approve contracts for its clients. We reviewed this document as to form from our client's legal perspective. Other parties may not rely on this approval. Instead, those parties should seek contract review from independent counsel.

CERTIFICATION OF AVAILABLE FUNDS IN THE AMOUNT OF:

$_____ as follows:

Fiscal year ending September 30, 2024: $0.00 2021 TBP Call for Projects – Pct 2

_____
Auditor's Office

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 24-5987

Agenda Date: 5/13/2024 **Version:** 1 **Status:** Consent

In Control: City Council **File Type:** Consideration Item

Agenda Number:

Title
Suspending the Procedural Rules of Council to Reschedule the Regular Scheduled City Council Meeting of May 28, 2024 to May 20, 2024

Requested Action
Consider the suspension of the Procedural Rules of Council as set out in Section 1.02 "General Rules", J "Suspension of Rules" and reschedule the regular scheduled Council meeting of May 28, 2024 to May 20, 2024 .

Recommendation
Suspend the Procedural Rules of Council and reschedule the May 28, 2024 regular scheduled meeting to May 20, 2024.

Description/History
Suspending the rules to reschedule the meeting will allow for members of Council to attend previously scheduled commitments.

Justification
N/A

Funding Source
N/A

Prepared By
Susana Marin, TRMC, City Secretary
817-276-4203

performance of the City Manager and to ensure effective communication and goal orientation. The evaluation will occur under the process set forth in Attachment A to these rules which is entitled "City Manager Evaluation". The attachment may be periodically modified, amended or updated by City Council action. In order to further foster the relationship between the City Council and the City Manager at each quarterly meeting an update on city owned public/private partnerships will be provided by the City Manager. *(Added 8/10/20)*

G. City Attorney: The City Attorney shall attend all meetings of the City Council unless excused, by the City Manager and shall advise the City Council on questions of law and procedures. The City Manager is required to ensure an attorney is present at all City Council meetings.

H. City Secretary: The City Secretary (or in City Secretary's absence the Assistant City Secretary) shall attend all meetings of the City Council unless excused, by the City Manager who will ensure a person is appointed to take minutes and administer the role of the City Secretary) and shall keep the official minutes.

I. Rules of Order: Unless in conflict with these rules, the latest version, Robert's Rules of Order Revised shall govern the proceedings of the City Council in all cases.

J. Suspension of Rules: Any provision of these rules not governed by the City Charter or State law may be temporarily suspended by a majority vote (four) of all members of the City Council. The vote on any such suspension shall be taken and entered upon the records. If there is an objection to suspending the rules, a vote is required to proceed.

K. Amendments to Rules: These rules may be permanently amended, or new rules may be adopted by a majority vote (four) of all members of the City Council. Any such amendments shall be adopted and recorded by resolution.

Section 1.03 Meetings

A. Regular Meetings: The City Council shall meet regularly on the second and fourth Monday of each month. The regular meetings of the City Council shall be held in the Council Chambers of the City Hall unless otherwise established by City Council. *(Amended 06-09-08)*

B. Special Meetings: Special meetings may be held on the call of the Mayor or four (4) City Council Members with no less than seventy-two (72) hours notice to each City Council Member. Emergency meetings may be called by the Mayor or Mayor Pro Tem in the Mayor's absence, or four (4) members, after notice has been posted two (2) hours. All meetings shall be open to the public and public notice shall be given in compliance with Chapter 551, Texas Government Code.

C. Recessed Meetings: Any meeting of the City Council may be recessed to a later time, provided that no recess shall be for a longer period than until the next regular scheduled meeting.

D. Work Sessions: Work sessions may be held on the call of the Mayor or four (4) City Council Members with no less than seventy-two (72) hours notice to each City Council Member. The purpose is to research, analyze, and review any matter which requires special information

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 24-5989

Agenda Date: 5/13/2024 **Version:** 1 **Status:** Approval of Minutes

In Control: City Council **File Type:** Meeting Minutes

Agenda Number:

Title
Minutes - Approval of the April 22, 2024 Regular City Council Meeting Minutes

Requested Action
Action to be taken by the Council to approve the minutes.

Recommendation
Approval of the minutes by the Council.

Description/History
The minutes of the April 22, 2024 Regular City Council Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Justification
Permanent Record

Funding Source
N/A

Prepared By
Susana Marin, TRMC, City Secretary
817-276-4203

CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Monday, April 22, 2024 | **2:00 PM** | **Council Chambers**

REGULAR MEETING

2:00 P.M. - CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 2:00 p.m.

Present 7 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

WORK SESSION

Discussion Regarding the April 22, 2024 Consent Agenda Items

There was no discussion.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 2:01 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 2:08 p.m. Mayor Evans recessed the executive session at 5:31 p.m.

Consultation with City Attorney to Seek Advice About Pending or Contemplated Litigation, a Settlement Offer, or on a Matter in Which the Duty of the City Attorney to the City's Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with Chapter 551 of the Texas Government Code Pursuant to 551.071

Seek Advice of City Attorney Regarding the Procedural Rules of Council

Seek Advice of City Attorney Regarding Texas Commission on Environmental Quality Rules and Regulations

Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects Listed in Section 3.D of the Agenda

Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072

Land Acquisition for Future Development

302 E Broad St.

Personnel Matters Pursuant to Section 551.074

Quarterly Update from the City Manager

Board Appointments

Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087

Economic Development Project #16-05

Economic Development Project #21-26

Economic Development Project #21-33

Economic Development Project #22-14

Economic Development Project #22-27

Economic Development Project #23-17

Economic Development Project #24-04

6:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Evans reconvened into regular business session at 5:40 p.m.

INVOCATION

Council Member Broseh gave the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Lewis led the Pledge of Allegiance.

TEXAS PLEDGE

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

Mayor Pro Tem Tonore led the Texas Pledge.

RECOGNITION

Mansfield Youth Council

Kristen Petree, Staff Liaison for the Mansfield Youth Council, along with the City Council, recognized the Mansfield Youth Council.

PROCLAMATION

24-5979 Historic Preservation Month

Mayor Evans read and presented the proclamation to Historic Preservation Officer Art Wright. Art commented on the events happening throughout the month.

CITIZEN COMMENTS

Tim Milligan, 1035 Cypress Point - Mr. Milligan spoke regarding the upcoming Veterans Benefits Seminar.

The following submitted non-speaker cards in support of agenda item 24-5972:

Harvey Back, 1821 Newt Patterson Road
Sharon Grubbs, 1821 Newt Patterson Road
Megan Rawdon Kramer, 1381 Brickman Way, Mt. Pleasant, SC
Greg Rawdon, 11201 County Road 525
Jacob Back, 1791 Newt Patterson Road
Judy Back, 1791 Newt Patterson Road
Cameron Pope, 6908 Gold Green Drive

COUNCIL ANNOUNCEMENTS

Mayor Pro Tem Tonore thanked Council Member Lewis for his service on City Council.

Council Member Newsom gave a reminder that early voting has started.

Council Member Lewis spoke on the Veterans Benefits Seminar.

Mayor Evans stated that Council Member Lewis has been an outstanding Councilman.

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

Communications and Outreach Department Report

24-5982 Departmental Quarterly Reports

Staff was available for questions.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

There was no action taken.

CONSENT AGENDA

24-5975 Resolution - A Resolution Authorizing a Contract with Freese & Nichols to Evaluate the Inflow & Infiltration of the Wastewater Collection System Through Flow Monitoring and Micro-Metering in an Amount Not to Exceed $189,400.00 (Utility Fund)

A motion was made by Council Member Short to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH FREESE AND NICHOLS, INC. TO EVALUATE THE INFLOW & INFILTRATION OF THE WASTEWATER COLLECTION SYSTEM THROUGH FLOW MONITORING AND MICRO-METERING IN AN AMOUNT NOT TO EXCEED $189,400.00; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (UTILITY FUND)

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: RE-4189-24

24-5967 Minutes - Approval of the April 8, 2024 Regular City Council Meeting Minutes

A motion was made by Council Member Short to approve the minutes of the April 22, 2024 Regular City Council Meeting. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

24-5972 Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager or his Designee to Negotiate, Finalize, and Execute a Development Agreement with Realty Capital; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Council Member Lewis removed this item from the consent agenda.

A motion was made by Council Member Short to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO NEGOTIATE, FINALIZE, AND EXECUTE A DEVELOPMENT AGREEMENT WITH REALTY CAPITAL; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 6 - Larry Broseh;Julie Short;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 1 - Casey Lewis

Enactment No: RE-4190-24

END OF CONSENT AGENDA

PUBLIC HEARING AND FIRST AND FINAL READING

24-5977 Ordinance - Public Hearing and First and Final Reading to Consider Proposed Amendments of Title XV of the Mansfield, Texas Code of Ordinances, Entitled “Land Usage”, relating to Accessible 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)

Executive Director of Planning and Development Services Jason Alexander presented the item.

Mayor Evans opened the public hearing a 6:22 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 6:22 p.m.

A motion was made by Council Member Short to approve the following ordinance:

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING TITLE XV OF THE MANSFIELD, TEXAS CODE OF ORDINANCES, ENTITLED "LAND USAGE", RELATING TO ACCESSIBLE 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

(Ordinance in its entirety located in the City Secretary's Office)

Seconded by Council Member Lewis. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: OR-2358-24

PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

24-5948 Ordinance - Public Hearing and First Reading on an Ordinance Approving 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, and 1821 Newt Patterson Rd and 403 Williams Ct. Realty Capital, Developer (ZC#23-024)

Council Member Lewis left the City Council Chambers for the duration of this item.

Jason Alexander presented the item and answered Council questions. Applicant Tim Coltart gave a presentation and answered Council questions. Police Chief Tracy Aaron spoke and answered Council questions. Director of Engineering Services Raymond Coffman answered Council questions.

Mayor Evans continued the public hearing at 6:56 p.m.

Otto Schroeder, 500 Hawk Court, Coppell - Mr. Schroeder spoke in opposition to the item.

Joan Cain, 1942 Newt Patterson Road - Ms. Cain spoke in opposition to the item.

Jorge Guzman, 1770 Newt Patterson Road - Mr. Guzman spoke in opposition to the item.

Carina Pacheco, 1525 Newt Patterson Road - Ms. Pacheco spoke in opposition to the item.

Mayor Evans stated that the following submitted non-speaker cards in support of the item:

Cameron Pope, 6808 Golf Green Drive
Jacob Back, 1791 Newt Patterson Road
Greg Rawdon, 11201 County Road 525
Judy Back, 1791 Newt Patterson Road
Megan Kramer, 1381 Brickman Way, Mt. Pleasant, South Carolina
Barry Saling, 7008 Echo Lake Courtp
Harvey Black, 1821 Newt Patterson Road
Sharon Grubbs, 1821 Newt Patterson Road

Mayor Evans stated that the following submitted non-speaker cards in opposition of the item:

Joyce Sunde, 902 Yukon Drive
Laurie McGee, 898 Newt Patterson Road
Darrell Shastid, 1668 Newt Patterson Road

Mayor Evans closed the public hearing at 7:14 p.m.

A motion was made by Council Member Newsom to approve the following ordinance with the conditions which have been discussed and recounted by City Attorney Bradley Anderle as follows:

1. A final plat would not be approved for more than 150 single-family residential lots within the subdivision until the second point of access is constructed, approved, and accepted by the City, providing access to subdivision from Broad Street.
2. The minimum roof pitch for a single family dwelling shall be 6/12 and that a minimum of 75% of the single-family dwellings in the sub-division shall have a roof pitch of at least 8/12.
3. Paragraph 3b in the Development Standards in Exhibit B-1 on page 11 of 50 shall be amended to read as follows: That the streets Lima, Foxtrot, Motel, and Oscar shall be shifted from their orientation and design on the conceptual site plan in Exhibit C, to better position homes away from nearby wellbore holes and create better visual screening opportunities subject to review by the Director of Planning during the platting process, provided that Lima, Foxtrot, Motel, and Oscar do not exceed 1,000 feet in length.
4. That cobra-head street lighting is prohibited in the subdivision.
5. The minimum height of wrought iron fences is amended to be 40 inches instead of 48 inches.
6. That all accessory buildings would require a roof pitch of 6/12.

7. To include the recommendations as made by the Executive Director of Planning and Development Services.

A motion was made by Council Member Short to amend the first condition of the main motion to 280 single-family residential lots maximum prior to the second access being opened. Seconded by Mayor Pro Tem Tonore. The motion carried 5-1, with Council Member Newsom voting No and Council Member Lewis not voting.

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR DETACHED AND ATTACHED SINGLE-FAMILY RESIDENTIAL USES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING 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 AN EFFECTIVE DATE

(Ordinance in its entirety located in the City Secretary's Office)

Seconded by Council Member Broseh. The motion CARRIED by the following vote:

Aye: 6 - Larry Broseh;Julie Short;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Non-Voting: 1 - Casey Lewis

Enactment No: OR-2359-24

NEW BUSINESS

24-5955 Ordinance - An Ordinance of the City of Mansfield, Texas, Approving a Development Plan with SETBACK PARTNERS, LTD., Regarding the Development of Approximately 42.983 Acres Generally Located at the Northwest Corner of FM 917 and Klein Tools Boulevard and East and South of South Second Avenue; Approving a Concept Plan and Phasing Plan; Providing that this Ordinance Shall Be Cumulative of All Ordinances; Providing a Savings Clause; Providing for a Penalty Clause; Providing a Severability Clause; and Providing an Effective Date

Jason Alexander presented the item and answered Council questions.

A motion was made by Council Member Bounds to approve the following ordinance

AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT WITH SET BACK PARTNERS, LIMITED, REGARDING PROPERTY BEING DESCRIBED AS APPROXIMATELY 42.983 ACRES IN THE CRAWFORD TREESE SURVEY, ABSTRACT NO. 831, THE JC GUEST SURVEY, ABSTRACT NO. 311, AND THE

RB & FA ENGLISH SURVEY, ABSTRACT NO. 254, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS ON PROPERTY LOCATED AT 1465 AND 1501 SOUTH SECOND AVE. AND 1601 AND 1700 FM 917; APPROVING A CONCEPT PLAN AND PHASING PLAN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

(Ordinance in its entirety located in the City Secretary's Office)

Seconded by Council Member Broseh. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: OR-2360-24

24-5973 Ordinance - An Ordinance of the City of Mansfield, Texas Amending Title V "Public Works" of the Code of Mansfield, Texas by Repealing Chapter 54 "Water Demand Management and Drought Contingency Plan" in its Entirety; by Re-Adopting a New Chapter 54 "Water Demand Management and Drought Contingency Plan," Setting Forth Updated Regulations for Water Conservation and Drought Contingency Measures as the Official City Policy; Providing a Repealing Clause; Providing a Severability Clause; Providing for a Penalty of Fine not to Exceed The Sum of Two Thousand Dollars ($2000.00) for Each Offense; Providing for Publication; Providing a Savings Clause; and Providing an Effective Date

Executive Director of Public Works Jeff Price presented the item.

A motion was made by Council Member Lewis to approve the following ordinance

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AMENDING TITLE V "PUBLIC WORKS" OF THE CODE OF MANSFIELD, TEXAS BY REPEALING CHAPTER 54 "WATER DEMAND MANAGEMENT AND DROUGHT CONTINGENCY PLAN" IN ITS ENTIRETY; BY RE-ADOPTING A NEW CHAPTER 54 "WATER DEMAND MANAGEMENT AND DROUGHT CONTINGENCY PLAN," SETTING FORTH UPDATED REGULATIONS FOR WATER CONSERVATION AND DROUGHT CONTINGENCY MEASURES AS THE OFFICIAL CITY POLICY; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2000.00) FOR EACH OFFENSE; PROVIDING FOR PUBLICATION; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE

(Ordinance in its entirety located in the City Secretary's Office)

Seconded by Council Member Short. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: OR-2361-24

24-5981 Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Title VII “Traffic Code” of the Code of Mansfield, Texas, by Adding Section 72.24 “Designating Parking Spaces for Disabled Persons”; Providing That This Ordinance is Cumulative of All Ordinances; Providing a Severability Clause; Providing a Penalty Clause; Providing for Publication as Required by Law; and Providing an Effective Date

Assistant City Manager Matt Jones presented the item.

A motion was made by Council Member Broseh to approve the following ordinance

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AMENDING TITLE VII “TRAFFIC CODE” OF THE CODE OF MANSFIELD, TEXAS BY ADDING SECTION 72.24 “DESIGNATING PARKING SPACES FOR DISABLED PERSONS”; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATION; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE

(Ordinance in its entirety located in the City Secretary's Office)

Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: OR-2362-24

24-5893 Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing and Creating the City of Mansfield Public Improvement District No. 2 in the City of Mansfield Pursuant to Chapter 372, Local Government Code; Providing for Related Matters; and Providing an Effective Date

Matt Jones presented the item and answered Council questions.

A motion was made by Council Member Short to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING AND CREATING THE CITY OF MANSFIELD PUBLIC

IMPROVEMENT DISTRICT NO. 2 IN THE CITY OF MANSFIELD PURSUANT TO CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 5 - Julie Short;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 2 - Larry Broseh and Casey Lewis

Abstain: 0

Enactment No: RE-4191-24

24-5983 Resolution - A Resolution of the City Council of the City of Mansfield, Texas Accepting the Preliminary Service and Assessment Plan for Mansfield Public Improvement District No. 2; Setting a Date for a Public Hearing on the Proposed Levy of Assessments; Authorizing the Publication of Notice and Mailing of Notice; and Enacting Other Provisions Relating Thereto.

Matt Jones presented the item and answered Council questions.

A motion was made by Council Member Short to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS ACCEPTING THE PRELIMINARY SERVICE AND ASSESSMENT PLAN FOR MANSFIELD PUBLIC IMPROVEMENT DISTRICT NO. 2; SETTING A DATE FOR A PUBLIC HEARING ON THE PROPOSED LEVY OF ASSESSMENTS; AUTHORIZING THE PUBLICATION OF NOTICE AND MAILING OF NOTICE; AND ENACTING OTHER PROVISIONS RELATING THERETO

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 5 - Julie Short;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 2 - Larry Broseh and Casey Lewis

Abstain: 0

Enactment No: RE-4192-24

24-5984 Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager or his Designee to Negotiate, Finalize and Execute a Development Agreement with Kinney Park, LLC; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Matt Jones presented the item.

A motion was made by Council Member Short to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO NEGOTIATE, FINALIZE, AND EXECUTE A DEVELOPMENT AGREEMENT WITH KINNEY PARK, LLC (DEVELOPER); FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 6 - Julie Short;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 1 - Larry Broseh

Abstain: 0

Enactment No: RE-4193-24

24-5969 Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Adopting and Authorizing the Use of the Construction Manager at Risk Delivery Method for the Harvest Point Infrastructure Project; Delegating Authority to the City Manager; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; and Providing an Effective Date

Executive Director of Economic Development Jason Moore presented the item.

A motion was made by Council Member Broseh to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, ADOPTING AND AUTHORIZING THE USE OF THE CONSTRUCTION MANAGER AT RISK DELIVERY METHOD FOR THE HARVEST POINT PUBLIC INFRASTRUCTURE PROJECT; DELEGATING AUTHORITY TO THE CITY MANAGER; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: RE-4194-24

ADJOURN

A motion was made by Council Member Lewis to adjourn the meeting at 8:09 p.m. Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

_____ Michael Evans, Mayor

ATTEST:

_____ Susana Marin, City Secretary

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 24-6001

Agenda Date: 5/13/2024 **Version:** 1 **Status:** Public Hearing

In Control: City Council **File Type:** Ordinance

Agenda Number:

Title

Public Hearing and Consideration of a Specific Use Permit for an Automotive Tire Service on 0.734 acres being Lot 1R, Block 3, Oakdale Addition, Tarrant Co., TX, located at 700 W Debbie Ln; Texas Tires, Owner; Nationwide Construction Applicant (SUP#24-001)

Requested Action

To consider the Specific Use Permit request

Recommendation

The Department of Planning and Development Services recommends approval of the Specific Use Permit, with the considerations that: (i) outdoor display of tires and related merchandise only be permitted provided that such display of tires and related merchandise are only permitted outdoors during the hours of operation; and (ii) that such tires and merchandise do not impede vehicular access or disrupt pedestrian circulation within and around the site.

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

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

Description/History

Existing Use: Vacant Retail
Existing Zoning: C-2, Community Business District
Mansfield 2040 Plan: Retail and Office

Surrounding Land Use & Zoning:
North - Russell Lane Separating Existing Residential, SF-12/22, Single-family Residential District
South - West Debbie Lane, Existing Commercial, PD, Planned Development District
East - Existing Commercial Strip Center, C-2, Community Business District
West - Russell Lane Separating Existing Residential, SF-12/22, Single-family Residential District

Synopsis

The Specific Use Permit (SUP) request is for a certain use --- Automotive Tire Service --- that, pursuant to the provisions in Section 155.080, Specific Use Permit, of the Mansfield Zoning Ordinance, may “require special consideration in certain settings or are of a public or semi-public character often essential or desirable for the general convenience and welfare of the community, which without specific consideration may have possible adverse impact on neighboring properties.” Pursuant to the provisions in Section 155.080, the SUP for an Automotive Tire Service establishment is compatible with the surrounding land uses and existing development patterns in the area.

Department of Planning and Development Services Analysis

The applicant is proposing to operate an Automotive Tire Service --- Texas Tires --- in the existing commercial building located at 700 West Debbie Lane. The business offers tire sales and installation and related activities.

Site Plan

The applicant’s site plan (Exhibit B) shows the layout of the proposed additions as well as adjustments to the existing parking areas to accommodate appropriate circulation around proposed additions. The proposed new location of the Automotive Tire Service establishment --- Texas Tire --- will assist with renovating a previously unoccupied building along West Debbie Lane; and, considering the development patterns within the area, the presence of the automobile-oriented establishment should not have an adverse impact.

Building Elevations

The applicant has provided elevations (Exhibit C) that show the intended location of roll up doors and signage.

Summary

The subject property is zoned C-2, Community Business District, which allows for Auto Parts and Accessory Sales and Auto Repair uses to operate on property with an SUP. The services that Texas Tire offers would be similar to a combination of these uses --- and would be consistent with its existing business operations at other locations within the community and the surrounding areas.

The Mansfield Zoning Ordinance specifies that an SUP shall only be issued if all the conditions for approval found in Section 155.080(F)(1)-(7) have been met; and the proposed operations of Automotive Tire Service meets those prescribed conditions.

The site plan has been reviewed by the Plat Review Committee (PRC), which includes representatives from the Department of Planning and Development Services, the Department of Fire, the Department of Engineering Services, the Department of Environmental Services, and the Department of Public Works. The PRC coordinated with the applicant on the proposed use and the improvements to the building and the lot. All comments and concerns were adequately addressed and there are no remaining comments are present.

However, considering the nature of the business --- its operations aside --- it may be plausible to allow for the outdoor display of tires and related merchandise provided that such outdoor display are: (i) only allowed during the hours of operation and (ii) do not impede vehicular access or pedestrian circulation within and around the site.

Prepared By
Arty Wheaton-Rodriguez, Assistant Director of Planning
817-276-4245

Attachments:
Maps and Supporting Information
Exhibit A - Legal Description
Exhibit B - Site Plan
Exhibit C - Elevations

MANSFIELD TEXAS

SUP 24-001

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.

3/20/2024

Property Owner Notification for SUP 24-001

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
OAKDALE ADDITION-MANSFIELD	BLK 1	DARDEN, STACY	1006 NIAGARA FALLS DR	MANSFIELD, TX	76063
OAKDALE ADDITION-MANSFIELD	BLK 1	DAILEY, PHYLLIS A	PO BOX 1362	MANSFIELD, TX	76063-1362
OAKDALE ADDITION-MANSFIELD	BLK 1	FILOTEO, MINA	1511 CAPLIN DR	ARLINGTON, TX	76018-1238
OAKDALE ADDITION-MANSFIELD	BLK 1	CHAPMAN ENTERPRISES INC	2544 COUNTY RD 807	CLEBURNE, TX	76031
OAKDALE ADDITION-MANSFIELD	BLK 1	DAILEY, PHYLLIS A	PO BOX 1362	MANSFIELD, TX	76063-1362
OAKDALE ADDITION-MANSFIELD	BLK 2	PTN PARTNERS LLC	5263 WILL POINT DR	GRAND PRAIRIE, TX	75052
OAKDALE ADDITION-MANSFIELD	BLK 3	ALWAHBAN REAL ESTATE LLC	10680 OLD BURLESON RD	FORT WORTH, TX	76140
OAKDALE ADDITION-MANSFIELD	BLK 3	RANDAL INV GROUP LLC	2627 HOPKINS DR	GRAND PRAIRIE, TX	75052
OAKDALE ADDITION-MANSFIELD	BLK 3	QUIKTRIP CORPORATION	PO BOX 3475	TULSA, OK	74101
OAKDALE ADDITION-MANSFIELD	BLK 5	O'REILLY AUTO ENTERPRISES LLC	PO BOX 9167	SPRINGFIELD, MO	65801
OAKDALE ADDITION-MANSFIELD	BLK 5	ULTIMATE M&A LLC	2306 PARK PLACE AVE APT 11A	FORT WORTH, TX	76110
OAKDALE ADDITION-MANSFIELD	BLK 5	STORE MASTER FUNDING VII LLC	8377 E HARTFORD DR SUITE 100	SCOTTSDALE, AZ	85255

NOTE:

UTILITY INFORMATION SHOWN HEREON IS BASED ON AVAILABLE INFORMATION AND/OR MARKINGS PROVIDED BY UTILITY COMPANIES IN RESPONSE TO DESIGNER'S DIG-TESS REQUEST ALONG WITH VISIBLE, ABOVE GROUND APPURTENANCES OBSERVED BY SURVEYOR AT THE TIME OF SURVEY. SURVEYOR IS NOT RESPONSIBLE FOR THE COMPLETNESS OR ACCURACY OF SAID MARKINGS. INTERESTED PARTIES SHOULD CONTACT UTILITY COMPANIES TO CONFIRM LINE LOCATION PRIOR TO DESIGNING OR CONSTRUCTING IMPROVEMENTS ON THIS SITE.

BASIS OF BEARINGS: NORTH RIGHT-OF-WAY LINE OF WEST DEBBIE LANE AS SHOWN ON PLAT RECORDED IN CAB. A, SL. 5045, P.R.T.C.T. BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE (NAD 83) AS DERIVED FROM CITY OF MANSFIELD MONUMENTS.

Coombs Land Surveying, Inc.
P. O. Box 6160 Fort Worth, Texas 76115
(817) 920-7600
T.B.P.L.S. FIRM No. 10111800

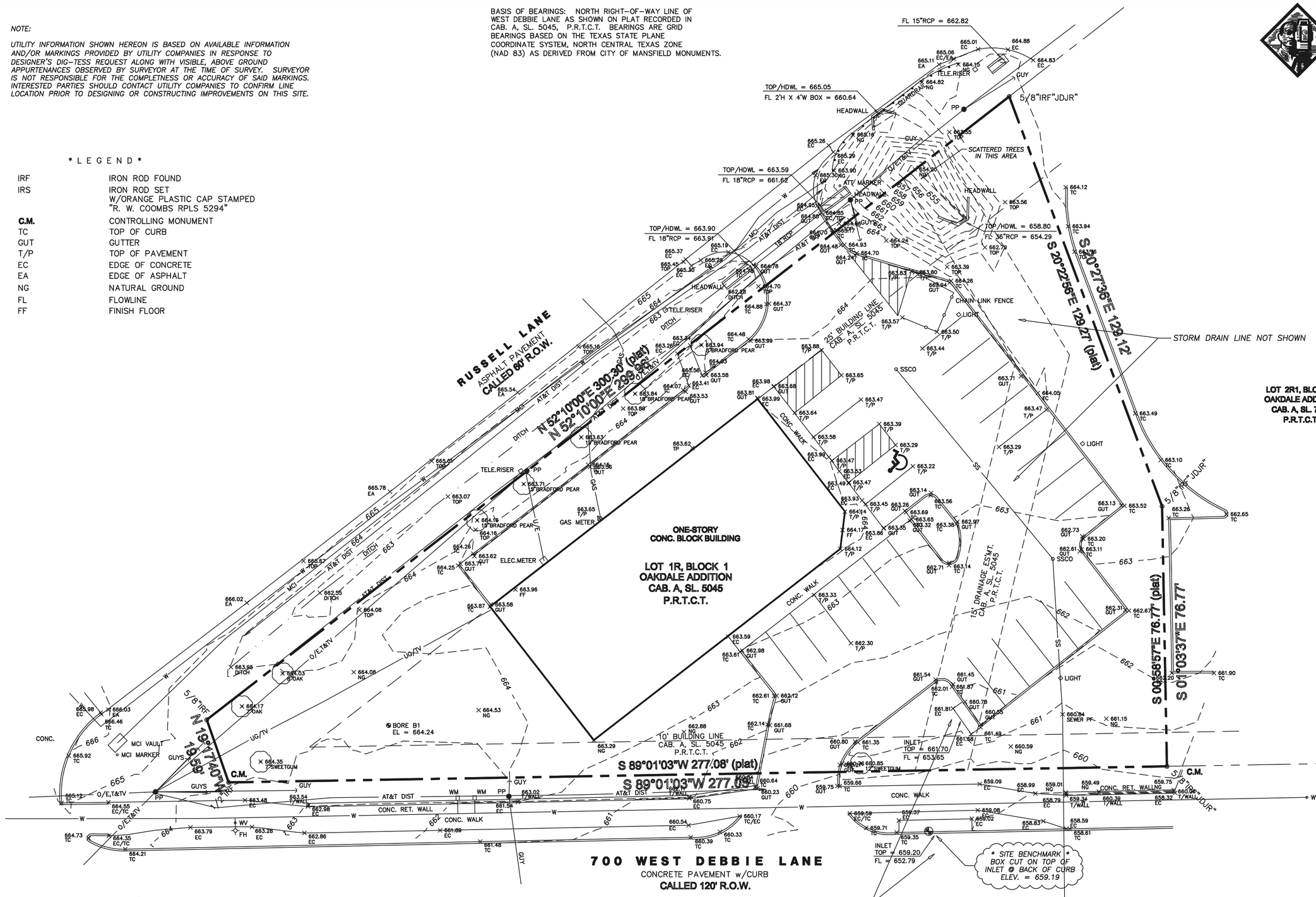
CLS JOB No. 24-0014
GF No. NONE

* N O T E *
ALL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE PLAT & ACTUAL UNLESS OTHERWISE NOTED HEREON.

* N O T E *
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0460 K, MAP EFFECTIVE SEPTEMBER 25, 2009

* L E G E N D *

IRF	IRON ROD FOUND
IRS	IRON ROD SET W/ORANGE PLASTIC CAP STAMPED "R. W. COOMBS RPLS 5294"
C.M.	CONTROLLING MONUMENT
TC	TOP OF CURB
GUT	GUTTER
T/P	TOP OF PAVEMENT
EC	EDGE OF CONCRETE
EA	EDGE OF ASPHALT
NG	NATURAL GROUND
FL	FLOWLINE
FF	FINISH FLOOR



* CITY BENCHMARK *
CITY OF MANSFIELD GPS MONUMENT No. BC6 BEING AN "X" CUT IN THE NORTH END OF A CONCRETE MEDIAN ISLAND AT THE INTERSECTION OF NORTH MAIN STREET (BUSINESS 287) AND F. M. HWY. 157, 3' EAST OF THE NORTH END OF A CONCRETE WALL JUST NORTHEAST OF NORTH STREET COURT.
ELEV. = 646.46

STATE OF TEXAS
REGISTERED
RONALD W. COOMBS
5294
PROFESSIONAL
LAND SURVEYOR

SURVEYED ON THE GROUND
FEBRUARY 12, 2024

RONALD W. COOMBS, R.P.L.S.
STATE OF TEXAS No. 5294

20 0 20 40 60
GRAPHIC SCALE - FEET
SCALE: 1" = 20'

Survey plat of
LOT 1R, BLOCK 3
OAKDALE ADDITION
an addition to the City of Mansfield,
Tarrant County, Texas
according to the Plat recorded in
Cabinet A, Slide 5045
Plat Records, Tarrant County, Texas.

This rendering is an artistic representation of the proposed building. Variations in scope of work, color, building materials, grading, etc.. may impact actual constructed appearance. All signage, shown or not, to be purchased and installed by owner and is not in contract.

NATIONWIDE CONSTRUCTION
MEEHAN CONTRACTORS, LTD.
DESIGN · BUILD · COMPANY
Phone: 817-473-0484 www.nationwideconstruction.com

TEXAS TIRES
Mansfield, TX
December 2023

This rendering is an artistic representation of the proposed building. Variations in scope of work, color, building materials, grading, etc.. may impact actual constructed appearance. All signage, shown or not, to be purchased and installed by owner and is not in contract.

NATIONWIDE CONSTRUCTION
MEEHAN CONTRACTORS, LTD.
DESIGN · BUILD · COMPANY
Phone: 817-473-0484 www.nationwideconstruction.com

TEXAS TIRES
Mansfield, TX
December 2023

This rendering is an artistic representation of the proposed building. Variations in scope of work, color, building materials, grading, etc.. may impact actual constructed appearance. All signage, shown or not, to be purchased and installed by owner and is not in contract.

NATIONWIDE CONSTRUCTION
MEEHAN CONTRACTORS, LTD.
DESIGN · BUILD · COMPANY
Phone: 817-473-0484 www.nationwideconstruction.com

TEXAS TIRES
Mansfield, TX
December 2023

This rendering is an artistic representation of the proposed building. Variations in scope of work, color, building materials, grading, etc.. may impact actual constructed appearance. All signage, shown or not, to be purchased and installed by owner and is not in contract.

NATIONWIDE CONSTRUCTION
MEEHAN CONTRACTORS, LTD.
DESIGN · BUILD · COMPANY
Phone: 817-473-0484 www.nationwideconstruction.com

TEXAS TIRES
Mansfield, TX
December 2023

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 24-6013

Agenda Date: 5/13/2024 **Version:** 1 **Status:** New Business

In Control: City Council **File Type:** Ordinance

Agenda Number:

Title

Ordinance - Public Hearing and First and Final Reading on an Ordinance of the City Council of the City of Mansfield, Texas Approving a Service and Assessment Plan and an Assessment Roll for City of Mansfield Public Improvement District No. 2 ("P.I.D. No. 2"); Levying Special Assessments Against Property within P.I.D. No. 2; Providing for Assessments to be Paid Over a Period of Time in Accordance with the Public Improvement District Assessment Act; Specifying the Method and the Amount of Payment; Providing Penalties and Interest on Delinquent Assessments; Providing for Severability; and Providing an Effective Date

Requested Action

Approval of the Service and Assessment Plan and an Assessment Roll for City of Mansfield Public Improvement District No. 2.

Recommendation

Staff recommends approval.

Description/History

The proposed improvements to this 32.352-acre site include 215 single-family homes, approximately 4.3 acres of open space, and multiple civic spaces throughout the development.

Justification

This project aligns with the principles in the Future Land Use Plan and City Council's priority of establishing complete neighborhoods.

Funding Source

P.I.D. No 2

Prepared By

Matt Jones, Assistant City Manager

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS APPROVING A SERVICE AND ASSESSMENT PLAN AND AN ASSESSMENT ROLL FOR CITY OF MANSFIELD PUBLIC IMPROVEMENT DISTRICT NO. 2 ("P.I.D. NO. 2"); LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN P.I.D. No. 2; PROVIDING FOR ASSESSMENTS TO BE PAID OVER A PERIOD OF TIME IN ACCORDANCE WITH THE PUBLIC IMPROVEMENT DISTRICT ASSESSMENT ACT; SPECIFYING THE METHOD AND THE AMOUNT OF PAYMENT; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, a petition was submitted to the governing body of the City of Mansfield, Texas (the "City"), pursuant to the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Act (the "Act"), requesting the creation of a public improvement district to be known as City of Mansfield Public Improvement District No. 2 ("P.I.D. No. 2") encompassing certain lands located within the corporate limits of the City; and,

WHEREAS, the petition contained the signatures of owners of property representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment within P.I.D. No. 2, as determined by the current roll of the Tarrant County Appraisal District, and the signatures of property owners who own taxable real property that constitutes more than fifty percent (50%) of the area of all taxable property that is liable for assessment by P.I.D No. 2; and,

WHEREAS, the governing body of the City conducted a hearing on the advisability of creating P.I.D. No. 2 on March 4, 2024, after giving notice of the hearing in accordance with the requirements of the Act, and mailed to the owner of each property proposed to be subject to such assessment; and,

WHEREAS, on April 22, 2024, the governing body of the City passed and approved Resolution No. RE-4191-24 making certain findings in connection with P.I.D. No. 2, relating to the advisability of improvements and services, the nature of the improvements and services, the estimated cost of the improvements and services, the boundaries of P.I.D. No. 2, the method of assessment and the apportionment of costs between P.I.D. No. 2 and the City, authorizing the creation of P.I.D. No. 2, and making and directing the publication of notice of the authorization and creation of P.I.D. No. 2; and,

WHEREAS, notice of the authorization of P.I.D No. 2 was published in a newspaper of general circulation within the City, Tarrant County, and within the proposed P.I.D. No. 2, on February 16, 2024, as required by the Act, and mailed to the owner of each property proposed to be subject to such assessment; and,

WHEREAS, on April 22, 2024, the governing body of the City directed that the Proposed Assessment Roll be filed with the Secretary of the governing body of the City for

public inspection as required by the Act, directed that a hearing be held on May 13, 2024, at 6 p.m. at which the governing body of the City would consider approving the Service/Assessment Plan and the Assessment Roll of the P.I.D. No. 2, respectively, and assessing assessments payable at the time and at the rate and in the amount proposed in the Service/Assessment Plan against each parcel of property in P.I.D. No. 2, as set forth in the Assessment Roll, and directed the Secretary of the governing body of the City to give notice of the hearing in the manner required by the Act; and,

WHEREAS, the governing body of the City conducted the hearing at 6 p.m. on May 13, 2024, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Service/Assessment Plan, the Assessment Roll, and each proposed assessment, and offer testimony pertinent to any issue presented on the amount of the assessment, purpose of the assessment, special benefit of the assessment, and the penalties and interest on annual installments and on delinquent annual installments of the assessment; and,

WHEREAS, notice of the hearing to consider approving the SAP was published in a newspaper of general circulation within the City, Tarrant County, and within the proposed P.I.D. No. 2, on April 26, 2024, as required by the Act, and mailed to the owner of each property proposed to be subject to such assessment; and,

WHEREAS, a representative of the owner of all the land located within P.I.D. No. 2 appeared in support; and,

WHEREAS, based on the evidence, information, and testimony provided to the City Council, the City Council has found and determined that the Assessed Property will be specially benefited by the public improvement projects approved by the City Council and identified as the "Authorized Improvements" as set forth in the Service and Assessment Plan; and,

WHEREAS, based on the evidence, information, and testimony provided to the City Council, the City Council has further found and determined: (i) that the method of apportioning the cost of the Authorized Improvements against the Assessed Property and the real and true owners thereof as set forth in the Service and Assessment Plan is just and equitable; (ii) that such method of apportioning the cost will produce substantial equality considering the benefits to be received by and the burdens imposed on the Assessed Property; and (iii) that the assessments levied and charges declared against the Assessed Property and the real and true owners thereof as set forth in the Service and Assessment Plan are just and equitable; and,

WHEREAS, after closing the public hearing on May 13, 2024, and after considering all evidence, information, and testimony provided to the City Council, and taking into consideration the fact that there were no written or oral objections to the proposed assessments, and further taking into consideration that the owners of 100% of the property liable for assessment consented to the proposed assessments, the governing body of the City finds and determines that the Service and Assessment Plan should be approved and the assessments which should be levied as provided in the Assessment Roll; and,

WHEREAS, the governing body of the City, after considering all evidence presented at the hearing, both written and documentary, and all written comments and statements filed with the City, passed and adopted this Ordinance.

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

SECTION 1.

That the recitals and findings in the Recitals of this Ordinance are hereby found and determined to be true and correct and constitute the legislative findings and determinations of the City Council.

SECTION 2.

The exhibits attached to this Ordinance are incorporated as part of this Ordinance as if fully set forth in the body of this Ordinance.

SECTION 3.

The Service and Assessment Plan, in the form attached as Exhibit "A" is hereby approved as the Service and Assessment Plan for P.I.D. No. 2.

SECTION 4.

The Assessment Roll attached as Exhibit "A" to the Service and Assessment Plan is hereby approved as the Assessment Roll of P.I.D. No. 2 ("Plan").

SECTION 5.

There is hereby levied by the City an assessment on all of the benefitted property within P.I.D. No. 2 in the amount referenced in Exhibit "G" of the SAP (the "Assessment"), which Assessment shall be effective on the date of, and strictly in accordance with the terms of, this Ordinance levying assessments. Each Assessment may be paid immediately or in periodic annual installments (the "Annual Installment") over a period of time. Each Assessment shall bear interest at the rate of 6.50% per annum from January 31, 2026 until January 31, 2031, calculated on the basis of a 360 day year of twelve 30-day months, which is less than 5 percent above the highest bond index during the thirty (30) days prior to May 13, 2024, (3.32%), and thereafter the interest rate shall be 5.32%, which is 2 percent above such index. Each Annual Installment, together with the interest on the unpaid amount of an Assessment, shall be due on the 1st day of October of each year (the "Installment Payment Date") with the first Annual Installment being due on January 31, 2026, and each subsequent annual Installment being due on the 31st day of January of each year thereafter with the final Annual Installment due as provided in the Plan. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the year following the year such annual Installment is due (the "Delinquency

Date"). The principal amount of the Assessment is shown in Exhibit "G" to the Service and Assessment Plan.

SECTION 6.

The Assessments together with interest, penalties, and expense of collection and reasonable attorney's fees, as permitted by the Act, shall be a first and prior lien against the property assessed, superior to all other liens and claims, except liens or claims for state, county, school district, or municipal ad valorem taxes, and shall be a personal liability of and charge against the owner of the property regardless of whether the owners are named. The lien for Assessments and each installment thereof and penalties and interest is effective from the date of this Ordinance until the Assessments are paid or until all Bonds are finally paid, and shall be enforced by the City in the manner provided by the Texas Tax Act for collecting ad valorem taxes on real property.

SECTION 7.

To the extent not inconsistent with this Ordinance, and not inconsistent with Chapter 372 of the Act or the other laws governing public improvement districts, the provisions of the Texas Tax Act shall be applicable to the imposition and collection of Assessments by the City.

SECTION 8.

Failure to pay an Annual Installment when due shall not accelerate the payment of the remaining Annual Installments of the Improvement Assessments and such remaining Annual Installments (together with interest thereon) shall continue to be due and payable at the same time and in the same amount and manner as if such default had not occurred.

SECTION 9.

Any sale of property for nonpayment of an Annual Installment or Annual Installments of an Assessment shall be subject to the lien established for the remaining unpaid Annual Installments of the Assessment against such property and such property may again be sold at a foreclosure sale if the purchaser thereof fails to make timely payment of the nondelinquent Annual Installments of an Assessment against such property as they become due and payable pursuant to the terms of this Assessment Ordinance and the Ordinance authorizing the issuance of any Bonds.

SECTION 10.

If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the governing body of the City in adopting this Ordinance that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any

unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 11.

This Ordinance shall take effect on May 13, 2024.

DULY PASSED AND APPROVED ON THE FIRST AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 13TH DAY OF MAY, 2024.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Ashley Dierker, City Attorney

LAUNCH
DEVELOPMENT FINANCE ADVISORS

City of Mansfield Public Improvement District No. 2
Service and Assessment Plan – May 13, 2024

Prepared by: Launch Development Finance Advisors
2435 N. Central Expressway | Suite 1200 | Richardson, TX 75080
855.970.0003 I www.launch-dfa.com

City of Mansfield Public Improvement District No. 2
Service and Assessment Plan
May 13, 2024

Table of Contents

Introduction 1

Definitions 2

The District 4

Authorized Improvements 4

Service Plan 5

Assessment Plan 6

Assessment Roll 7

Terms of Assessments 7

District Boundary Map ..... Exhibit A

District Legal Description ..... Exhibit B

Authorized Improvements ..... Exhibit C

Service Plan ..... Exhibit D

Sources and Uses of Funds ..... Exhibit E

Assessment Roll ..... Exhibit F

Projected Annual Installments ..... Exhibit G

Maximum Assessment and Tax Rate Equivalent ..... Exhibit H

Map of Authorized Improvements ..... Exhibit I

Form of Notice of Assessment Termination ..... Exhibit J

Engineer's Report ..... Exhibit K

Residential Lot Buyer Disclosure ..... Exhibit L

City of Mansfield Public Improvement District No. 2
Service and Assessment Plan
May 13, 2024

Introduction

Capitalized terms in this Service and Assessment Plan (as herein defined) shall have meaning given to them unless otherwise defined, or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a "Exhibit" shall be a reference to an attachment and made part of this Service and Assessment Plan for all purposes.

On April 22, 2024, the City Council of the City of Mansfield, Texas ("City") approved Resolution No. RE-4191-24 approving the creation of the City of Mansfield Public Improvement District No. 2 (the "PID") to finance certain costs of the public improvements that confers a special benefit inside of the Public Improvement District ("PID"), as described by the metes and bounds, included on **Exhibit A**.

PIDs are governed by the Texas Local Government Code Section 372 (as amended, the "Act"), which allows the creation and operation of a PID in the State of Texas. The Act outlines the requirements for the establishment of a PID, in which the Kinney Park PID has been established in accordance with.

Section 372.013 of the Act requires a service plan to be approved annually by ordinance that covers a five-year period and defines the annual indebtedness and the projected costs for improvements. Additionally, a copy of the notice form required by Section 5.014 of the Property Code is required to be in the service plan. Section 5.014 of the Property Code details a form that current property holders are required to give the purchaser of the property informing the purchaser of the obligation to pay assessments on the property established by the PID.

Section 372.014 of the Act requires an assessment plan to be included in the annual service plan.

Section 372.015 of the Act requires the governing body of the municipality to apportion the cost of an improvement to be assessed against property in the PID by the special benefit accruing to the property due to the improvement.

Section 372.016 of the Act requires the municipality to prepare an proposed assessment Roll after the total cost of the improvement is determined, which must state the assessment levied against each parcel of land. The method of assessment is determined by the

municipality. The Assessment Roll is included in **Exhibit F**. The method of assessment and apportionment of costs are detailed in the Assessment Plan section.

Definitions

"Act" means Chapter 372, Texas Local Government Code, as amended.

"Actual Costs" means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a payment request in a form that has been reviewed and approved by the City, and an amount not to exceed the total amount of the Authorized Improvements. An Actual Costs may include: (1) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement; (2) the costs borne for preparing construction plans for Authorized Improvements; (3) the fees for obtaining permits, licenses, and/or other governmental approvals; (4) the costs for external professional costs associated with the Authorized Improvements; (5) the costs of all labor and materials incurred by contractors or builders in connection with the Authorized Improvements; (6) all related public permitting, zoning and public approval expenses, including engineering, consulting and architectural fees associated with the Authorized Improvements.

"Additional Interest" means a 0.50 percent additional interest rate charged on Assessments pursuant to Section 372 of the PID Act.

"Administrative Expenses" means the administrative, organization, maintenance, and operation costs associated with, or incidental to, the d

"Annual Installment" means, with respect to each Parcel, the annual installment payment of an Assessment as shown on the Assessment Roll that includes principal, interest, and annual collection costs.

"Annual Service Plan Update" means an update to the Service and Assessment Plan prepared no less frequently than annually approved by the City Council.

"Assessed Property" means any Parcel within the District against which an Assessment is levied.

"Assessment" means an assessment levied against a Parcel within the District and imposed pursuant to the Act, the Assessment Ordinance, and the provisions of this Service and Assessment Plan, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act. The Assessment for a Parcel consists of the principal portion of the Annual Installments to be collected in all years.

"Assessment Ordinance" means an ordinance adopted by the City Council in accordance with the Act that levies an Assessment on the Initial Parcel as shown on an Assessment Roll.

"Assessment Plan" means the methodology employed to determine the Assessments for the Actual Costs of the Authorized Improvements against Assessed Property based on the special benefits conferred on such Assessed Property by the Authorized Improvements, more specifically described in the "Assessment Plan".

"Assessment Roll" means any assessment roll for Assessed Property, including the Assessment Roll attached as **Exhibit F**, as updated, modified, or amended in accordance with the procedures set forth in this Service and Assessment Plan and in the Act.

"Authorized Improvements" means those public improvements is authorized under Section 372.003 of the Act, constructed for the special benefit of the property within the District.

"City" means the City of Mansfield, Texas.

"**City Council"** means the governing body of the City.

"Delinquent Collection Costs" means interest, penalties and expenses incurred or imposed due to any delinquent Assessment, delinquent Annual Installments, or any other delinquent amounts due under the Service and Assessment Plan.

"Developer" means Kinney Park, LLC, including its successors and assignees.

"District" means the City of Mansfield Public Improvement District No. 2.

"Lot" means any portion of the District for which a final subdivision plat has been recorded in the official public records of the County.

"Owner" means Kinney Park, LLC

"Maximum Assessment" means, for each Residential Lot, as shown in Exhibit H attached hereto, which amount shall be reduced annually based on the principal paid as part of the Annual Installment.

"Non-Benefited Property" means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements. Property is identified as Non-Benefitted Property at the time the Assessments are (i) imposed, or (ii) reallocated pursuant to a subdivision of a Parcel that is not assessed.

"Notice of Assessment Termination" means a recorded document evidencing the termination of an Assessment, a form of which is attached as **Exhibit K**.

"Parcel" or **"Parcels"** means a specific property within the District identified by any of the following: (i) by a tax map identification number assigned by the Tarrant County Appraisal District for real property tax purposes, (ii) by metes and bounds description, (iii) by lot and block number in a final subdivision plat recorded in the official public records of the County, or (iv) by any other means determined by the City.

"Prepayment" means interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment.

"Prepayment Costs" means interest, Delinquent Collection Costs and Annual Collection Costs to the date of Prepayment.

"Service and Assessment Plan" or "SAP" means this Public Improvement District's Service and Assessment Plan updated, amended or supplemented from time to time.

"Service Plan" means the plan that defines the annual indebtedness and projected costs of the Authorized Improvements and covers a period of at least five years.

The District

The District is comprised of approximately 32.25 acres located within the City, and depicted in **Exhibit A** and described in **Exhibit B**. Upon build-out, the District is estimated to contain 127 single family residential homes and 83 townhomes.

Authorized Improvements

The City Council, based on information provided by the Owner and its engineer and reviewed by City staff and by third-party advisors retained by the City, have determined that the costs described in **Exhibit C** are the costs of the Authorized Improvements, as defined by the Act, that confer a special benefit on the Assessed Property. All Authorized Improvements will be constructed in accordance with City standards and owned and operated by the City. The budget for the Authorized Improvements is shown on **Exhibit C**.

Water

Improvements including trench excavation and embedment, trench safety, plastic/metal piping, service connections, water mains of various diameters, valves, fire hydrants, testing, earthwork, excavation, erosion control, and all necessary appurtenances, including trench safety, required to provide water service. The water improvements will be designed and constructed in accordance with City standards and specifications and will be owned by and operated by the City.

Wastewater

Improvements include trench excavation and embedment, trench safety, polyvinyl chloride (PVC) piping, encasements, boring and excavation, manholes, service connections, testing, related earthwork, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within the District. The wastewater improvements will be designed and constructed in accordance with City standards and specifications and will be owned by and operated by the City.

Storm Drain

Improvements includes earthen channels, swales, silt fences, curb and drop inlets, piping and concrete boxes, headwalls, manholes, concrete flumes, rock rip rap, detention ponds, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances to provide storm drainage for all Lots within the District. The storm drain improvements will be designed and constructed in accordance with City standards and specifications and will be owned by and operated by the City.

Roadway

Improvements include clearing, grubbing, excavation of street and rights-of-way, construction of moisture and lime treated subgrade, reinforced concrete street pavements, striping and striping removal, traffic control and traffic signal systems, asphalt, and curbs and gutters. All related earthwork, excavation, erosion control, intersections, signage and stripping, safety measures, and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide special benefit to each Lot within the District. The roadway improvements will be designed and constructed in accordance with City standards and specifications and will be owned by and operated by the City.

Soft Costs

Soft and miscellaneous costs related to designing, constructing, and installing the Authorized Improvements, including land planning and design, city permit and inspection fees, legal fees, engineering, soil testing, survey, construction management, contingency, and District formation costs.

Service Plan

Section 372.013 of the PID Act requires an annual Service Plan to cover a period of at least five years and is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan must be reviewed and updated, at least annually, and approved by the City Council.

The sources and uses of funds for the Authorized Improvements is attached as **Exhibit E**. The sources and uses of funds will be updated annually with each annual iteration of the SAP.

Assessment Plan

Assessment Methodology

The Act requires the City Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The Act provides that such costs may be apportioned in one of the following ways: equally per front foot or square foot; according to the value of property as determined by the assessor and approved by City Council, with or without regard to improvements constructed on the property; or in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The decision on which assessment methodology to adopt is a discretionary action taken by the City Council based on its legislative authority. The decision by the City Council is binding current and future owners of the Assessed Property.

The City Council has determined that the costs of the Authorized Improvements will be allocated to each parcel on the basis of the parcel's anticipated assessed valuation at the time when construction of Authorized Improvements are completed.

The projected Assessment and Annual Installment shown on **Exhibit G** are preliminary and are subject to change based on the land uses contained within the final plat, but in no case will the Assessment for any residential lot exceed the Maximum Assessment.

Finding of Special Benefit

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by City, has found and determined:

- The estimated total cost of the Authorized Improvements equal to $8,068,449 as shown on **Exhibit C**.
- The Assessed Property receives special benefit from the Authorized Improvements equal to or greater than the Actual Cost of the Authorized Improvements.
- The initial parcels are allocated 100% of the Assessments, which equals $6,567,871, levied for the Authorized Improvements, as shown on the Assessment Roll on **Exhibit E.**
- The special benefit received by the initial parcels from the Authorized Improvements are equal to or greater than the amount of the Assessments levied on the initial parcels for payment of the Actual Costs of the Authorized Improvements.

- At the time the City Council adopted the Assessment Ordinance and approved the Service and Assessment Plan, the Owner owned 100% of the initial parcels. The Owner, as the owner of 100% of the Initial Parcel, acknowledged that the Authorized Improvements confer a special benefit on the Initial Parcel and consented to the imposition of the Assessments to pay for the Actual Costs of the Authorized Improvements associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the Assessment Ordinance; (2) the approval of the Service and Assessment Plan and the adoption of the Assessment Ordinance, and (3) the levying of Assessments on the Initial Parcel.

Annual Administrative Expenses

The annual Administrative Expenses shall be paid by each Parcel of Assessed Property on a pro rata basis based on the ratio of outstanding Assessment remaining to outstanding Assessment on all parcels of property assessed. The annual Assessment Costs shall be collected as a part of, and in the same manner as, Annual Installments in the amounts shown on the Assessment Roll. The annual Administrative Expenses may be revised based on actual costs incurred in the Annual Service Plan Updates.

Assessment Roll

The initial Assessment Roll is attached as **Exhibit F**. The Administrator shall prepare and submit to the City Council for review and approval any proposed revisions to the Assessment Roll and Annual Installments for each Parcel of Assessed Property as part of each Annual Service Plan Update.

Terms of Assessments

Reallocation of Assessments

A. Upon Division Prior to Recording of Subdivision Plat

Upon the division of any parcel, the Assessment for the parcel prior to the subdivision shall be reallocated among the new subdivided parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for the newly divided parcel

B = the Assessment for the parcel prior to subdivision

C = the number of Residential Lots to be built on each new subdivided

parcel
D = the sum of the number of Residential Lots to be built on all of the new subdivided parcels

The sum of the Assessments for all newly divided Assessed Properties shall be equal to the Assessment on the Assessed Property prior to subdivision. The calculation shall be made individually for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation shall be reflected in the next Annual Service Plan Update and approved by the City Council.

B. Upon Subdivision by a Recorded Subdivision Plat

Upon the subdivision of any Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on estimated buildout value according to the following formula:

$A = [B \times (C \div D)]/E$

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot
B = the Assessment for the Parcel prior to subdivision
C = the sum of the estimated buildout value of all newly subdivided Lots with same Lot Type
D = the sum of the estimated buildout value for all of the newly subdivided Lots excluding Non-Benefitted Property
E= the number of newly subdivided Lots with same Lot Type

Prior to the recording of a subdivision plat, the Owner will provide the City an estimated buildout value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat. The calculation of the Assessment for a Lot shall be performed by the City and confirmed by the City Council based on Estimated Buildout Value information provided by the Owner, homebuilders, third party consultants, and/or the Official Public Records of the County regarding the Lot. The Estimated Buildout Value for all of the anticipated Lot Types are shown on **Exhibit H.**

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall

be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation shall be reflected in the next Annual Service Plan Update and approved by the City Council.

C. Upon Consolidation

If two or more Lots or Parcels are consolidated, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be reflected in the next Annual Service Plan Update and approved by the City Council.

Mandatory Prepayment of Assessments

If any Assessed Property is transferred to a person or entity that is exempt from payment of the Assessment, the owner transferring such Assessed Property shall pay to the City the full amount of the Assessment on such Assessed Property, plus Prepayment Costs and Delinquent Collection Costs, prior to the transfer. If the owner of any Assessed Property causes the Assessed Property to become Non-Benefited Property, the owner causing the change in status shall pay the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the change in status.

True-Up of Assessments if Maximum Assessment Exceeded at Plat

Prior to the City Council approving a final subdivision plat, the City will certify that such plat will not result in the Assessment per Lot for any Lot Type to exceed the Maximum Assessment. If the Administrator determines that the resulting Assessment per Lot for any Lot Type will exceed the Maximum Assessment, then (i) the Assessment applicable to each Lot Type exceeding the Maximum Assessment shall be reduced to the Maximum Assessment, and (ii) the obligation under the Reimbursement Agreement shall be reduced by the amount of the Maximum Assessment multiplied by the number of residential lots.

Reduction of Assessments

If, as a result of cost savings or an Authorized Improvement not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments, the City Council shall reduce each Assessment on a pro-rata basis such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs.

The City shall update and submit to the City Council for review and approval, as part of the next Annual Service Plan Update, the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

Prepayment of Assessments

The owner of the Assessed Property may pay, at any time, all or any part of an Assessment in accordance with the Act. If an Annual Installment has been billed prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment is paid in full, with interest: (i) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (ii) the Administrator shall submit the revised Assessment Roll for the City Council's approval as part of the next Annual Service Plan Update; (iii) the obligation to pay the Assessment and corresponding Annual Installments shall terminate; and (iv) the City shall provide the owner with a recordable Notice of Assessment Termination, a form of which is attached as **Exhibit K**.

If an Assessment is paid in part, with interest: (i) the Administrator shall cause the Assessment to be reduced and the Assessment Roll revised accordingly; (ii) the City shall submit the revised Assessment Roll for the City Council's approval as part of the next Annual Service Plan Update; and (iii) the obligation to pay the Assessment and corresponding Annual Installments shall be reduced.

Prepayment of Assessments in Annual Installments

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit H** shows the projected Average Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

If any Parcel shown on the Assessment Roll is assigned multiple tax identification numbers, the Annual Installment shall be allocated pro rata based on the acreage of the property as shown by Tarrant County Appraisal District for each tax identification number.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. The Annual Collection Costs shall be paid for by each Parcel of Assessed Property pro rata based on the ratio of the amount of outstanding Assessment remaining on such Parcel to the total outstanding Assessment on all Parcels of Assessed Property. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the Act.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the

lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay the non-delinquent Annual Installments as they become due and payable.

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. Failure of an owner of Assessed Property to receive an invoice for an Annual Installment on the property tax bill or otherwise shall not relieve the owner of Assessed Property of the obligation to pay the Assessment. Assessments, or Annual Installments that are delinquent shall incur Delinquent Collection Costs.

Prepayment as a Result of an Eminent Domain Proceeding or Taking

For the Assessed Property that is subject to the Taking, the Assessment that was levied against the Assessed Property prior to the Taking shall remain in force against the Remaining Property following the reclassification of the Taken Property as Non-Benefitted Property. The Owner will remain liable to pay in Annual Installments, or as otherwise provided by this SAP, as updated, or the Act, the Assessment that remains due on the Remaining Property. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the Maximum Assessment, the owner will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed the Maximum Assessment.

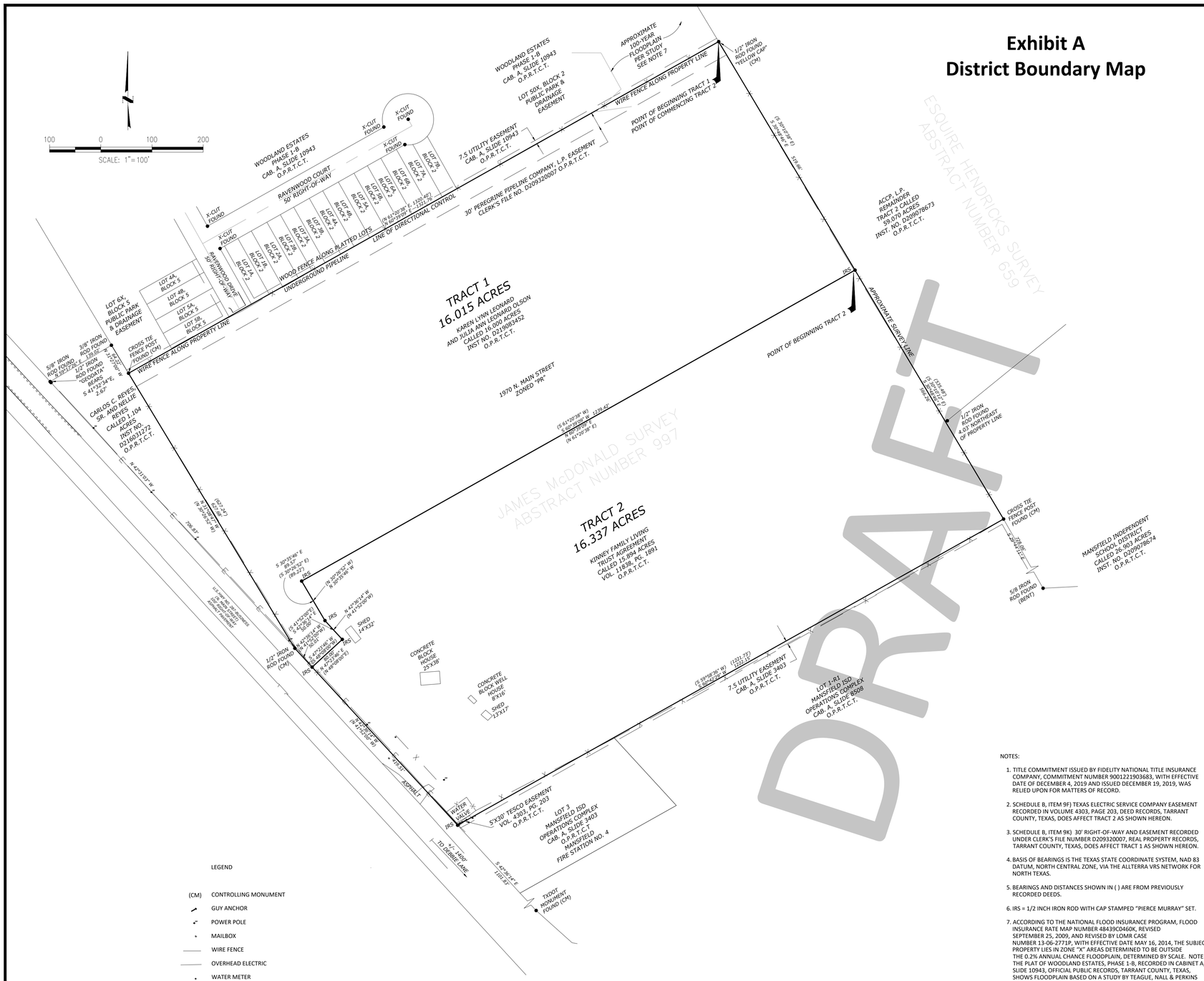
Following the initiation of the Taking, the Administrator will be required, as part of the next Annual Service Plan Update, to determine the portion of the Assessment that was levied against the Assessed Property that would have been allocated to the Taken Property prior to its reclassification as Non-Benefitted Property based on a manner that results in imposing equal shares of the costs of the applicable Authorized Improvements on property similarly benefitted.

Within 30 days of the receipt by the owner of the funds received from the entity taking the Taken Property, the owner shall make a Prepayment of the Assessment in an amount equal to the lesser of (i) the amount the owner received as a result of the Taking or (ii) the amount determined by the Administrator in the above paragraph; provided, however, that in all instances the Assessment remaining on the Remaining Property shall not exceed the Maximum Assessment.

If the owner notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed as shown on a final plat, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the total amount of the Assessment levied against the Taken Property and, and the amount of the Assessment required to buy down the outstanding Assessment to the Maximum Assessment on the

Remaining Property. The owner will remain liable to pay the Annual Installments on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

Exhibit A
District Boundary Map



PROPERTY DESCRIPTION
TRACT 1

BEING A TRACT OF LAND SITUATED IN THE JAMES MCDONALD SURVEY, ABSTRACT NUMBER 997, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 16.000 ACRE TRACT OF LAND DESCRIBED BY DEED TO KAREN LYNN LEONARD AND JULIA ANN LEONARD OLSON, AS RECORDED IN INSTRUMENT NUMBER D219083452, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH YELLOW CAP FOUND AT THE NORTHEASTERLY CORNER OF SAID CALLED 16.000 ACRE TRACT, SAID IRON ROD ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 50X, BLOCK 2, WOODLAND ESTATES, PHASE 1-B, AS RECORDED IN CABINET A, SLIDE 10943, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND SAID IRON ALSO BEING IN THE WESTERLY LINE OF THE REMAINDER OF THAT CERTAIN TRACT OF LAND (TRACT 2) DESCRIBED BY DEED TO ACCP, L.P., AS RECORDED IN INSTRUMENT NUMBER D209078673, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE S 30°48'46"E, A DISTANCE OF 519.66 FEET (PREVIOUSLY RECORDED AS S 30°10'38"E) ALONG THE COMMON LINE OF THE EASTERLY LINE OF SAID CALLED 16.000 ACRE TRACT AND THE WESTERLY LINE OF SAID CALLED ACCP, L.P., TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET, SAID IRON BEING THE SOUTHEASTERLY CORNER OF SAID CALLED 16.000 ACRE TRACT AND THE NORTHEASTERLY CORNER OF THAT CERTAIN CALLED 15.894 ACRE TRACT OF LAND DESCRIBED BY DEED TO KINNEY FAMILY LIVING TRUST AGREEMENT, AS RECORDED IN VOLUME11838, PAGE 1891, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE COMMON LINE OF THE SOUTHERLY LINE OF SAID CALLED 16.000 ACRE TRACT AND THE NORTHERLY LINE OF SAID CALLED 15.894 ACRE TRACT:

S 60°39'09"W, A DISTANCE OF 1239.42 FEET (PREVIOUSLY RECORDED AS S 61°20'38"W) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

S 30°35'46"E, A DISTANCE OF 89.57 FEET (PREVIOUSLY RECORDED AS S 30°26'52"E, 89.22 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

S 42°36'14"E, A DISTANCE OF 50.00 FEET (PREVIOUSLY RECORDED AS S 41°52'00"E) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

S 47°23'46"W, A DISTANCE OF 80.00 FEET (PREVIOUSLY RECORDED AS S 48°08'00"W) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET FOR THE SOUTHWESTERLY CORNER OF SAID CALLED 16.000 ACRE TRACT AND NORTHWESTERLY CORNER OF SAID CALLED 15.894 ACRE TRACT AND BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 287 BUSINESS ALSO KNOWN AS N. MAIN STREET, (A 100 FOOT RIGHT-OF-WAY);

THENCE N 42°36'14"W, A DISTANCE OF 50.01 FEET (PREVIOUSLY RECORDED AS N 41°52'00"W) ALONG THE COMMON LINE OF THE WESTERLY LINE OF SAID CALLED 16.000 ACRE TRACT AND SAID EASTERLY RIGHT-OF-WAY LINE TO A 1/2 INCH IRON ROD FOUND, SAID IRON ROD BEING THE MOST SOUTHERLY CORNER OF THAT CERTAIN CALLED 1.104 ACRE TRACT OF LAND DESCRIBED BY DEED TO CARLOS C. REYES. SR. AND NELLIE REYES, AS RECORDED IN INSTRUMENT NUMBER D216031272, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE N 31°08'47"W, A DISTANCE OF 627.68 FEET (PREVIOUSLY RECORDED AS N 30°26'52"W, 627.24 FEET) ALONG THE COMMON LINE OF THE WESTERLY LINE OF SAID CALLED WOODLAND16.000 ACRE TRACT AND THE EASTERLY LINE OF SAID CALLED 1.104 ACRE TRACT TO A CROSS TIE FENCE POST FOUND, SAID POST BEING THE NORTHWESTERLY CORNER OF SAID CALLED 16.000 ACRE TRACT AND THE SOUTHWESTERLY CORNER OF LOT 6X, BLOCK 5, OF THE AFOREMENTIONED WOODLAND ESTATES, PHASE 1-B, RECORDED IN CABINET A, SLIDE 10943, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND FROM WHICH A 3/8 INCH IRON ROD FOUND FOR THE MOST NORTHEASTERLY CORNER OF SAID CALLED 1.104 ACRE TRACT BEARS N 31°27'00"W, 64.22 FEET;

THENCE N 60°39'09"E, A DISTANCE OF 1321.76 FEET 9PREVIOUSLY RECORDED AS N 61°20'38"E, 1320.40 FEET) ALONG THE COMMON LINE OF THE NORTHERLY LINE OF SAID CALLED 16.000 ACRE TRACT AND THE SOUTHERLY LINE OF SAID WOODLAND ESTATES TO THE POINT OF BEGINNING AND CONTAINING 697,634 SQUARE FEET OR 16.015 ACRES OF LAND, MORE OR LESS.

PROPERTY DESCRIPTION
TRACT 2

BEING A TRACT OF LAND SITUATED IN THE JAMES MCDONALD SURVEY, ABSTRACT NUMBER 997, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 15.894 ACRE TRACT OF LAND DESCRIBED BY DEED TO KINNEY FAMILY LIVING TRUST AGREEMENT, AS RECORDED IN VOLUME11838, PAGE 1891, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

COMMENCING AT A 1/2 INCH IRON ROD WITH YELLOW CAP FOUND AT THE NORTHEASTERLY CORNER OF THAT CERTAIN CALLED 16.000 ACRE TRACT OF LAND DESCRIBED BY DEED TO KAREN LYNN LEONARD AND JULIA ANN LEONARD OLSON, AS RECORDED IN INSTRUMENT NUMBER D219083452, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID IRON ROD ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 50X, BLOCK 2, WOODLAND ESTATES, PHASE 1-B, AS RECORDED IN CABINET A, SLIDE 10943, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND SAID IRON ALSO BEING IN THE WESTERLY LINE OF THE REMAINDER OF THAT CERTAIN TRACT OF LAND (TRACT 2) DESCRIBED BY DEED TO ACCP, L.P., AS RECORDED IN INSTRUMENT NUMBER D209078673, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE S 30°48'46"E, A DISTANCE OF 519.66 FEET (PREVIOUSLY RECORDED AS S 30°10'38"E) ALONG THE COMMON LINE OF THE EASTERLY LINE OF SAID CALLED 16.000 ACRE TRACT AND THE WESTERLY LINE OF SAID CALLED ACCP, L.P., TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET FOR THE POINT OF BEGINNING;

THENCE S 30°48'46"E, A DISTANCE OF 566.26 FEET (PREVIOUSLY RECORDED AS S 30°10'12"E, 535.48 FEET) ALONG THE COMMON LINE OF THE EASTERLY LINE OF SAID CALLED 15.894 ACRE TRACT AND THE WESTERLY LINE OF SAID CALLED ACCP, L.P. TRACT AND THE WESTERLY LINE OF THAT CERTAIN CALLED 26.903 ACRE TRACT OF LAND DESCRIBED BY DEED TO THE MANSFIELD INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN INSTRUMENT NUMBER D209078674, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, TO A CROSS TIE FENCE POST FOUND FOR THE SOUTHEASTERLY CORNER OF SAID CALLED 15.894 ACRE TRACT AND THE NORTHEASTERLY CORNER OF LOT 1-R1. MANSFIELD ISD OPERATIONS COMPLEX, AS RECORDED IN CABINET A, SLIDE 8508, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE S 60°42'29"W, A DISTANCE OF 1222.15 FEET (PREVIOUSLY RECORDED AS S 59°58'36"W, A DISTANCE OF 1221.73 FEET) ALONG THE COMMON LINE OF THE SOUTH LINE OF SAID CALLED 15.894 ACRE TRACT AND THE NORTH LINE OF SAID LOT 1-R1 AND THEN ALONG THE NORTH LINE OF LOT 3, MANSFIELD ISD OPERATIONS COMPLEX, AS RECORDED IN CABINET A, SLIDE 3403, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET FOR THE SOUTHWESTERLY CORNER OF SAID CALLED 15.894 ACRE TRACT AND THE NORTHWESTERLY CORNER OF SAID CALLED LOT 3 AND BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 287 BUSINESS ALSO KNOWN AS N. MAIN STREET, (A 100 FOOT RIGHT-OF-WAY);

THENCE N 42°36'14"W, A DISTANCE OF 419.51 FEET (PREVIOUSLY RECORDED AS N 41°52;00"W) ALONG THE COMMON LINE OF THE WESTERLY LINE OF SAID CALLED 15.894 ACRE TRACT AND SAID EASTERLY RIGHT-OF-WAY LINE TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET FOR THE NORTHWESTERLY CORNER OF SAID CALLED 15.894 ACRE TRACT AND BEING THE SOUTHWESTERLY CORNER OF THE AFOREMENTIONED CALLED 16.000 ACRE LEONARD TRACT;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE COMMON LINE OF THE NORTHERLY LINE OF SAID CALLED 15.894 ACRE TRACT AND THE SOUTHERLY LINE OF SAID CALLED 16.000 ACRE TRACT:

N 47°23'46"E, A DISTANCE OF 80.00 FEET (PREVIOUSLY RECORDED AS N 48°08'00"E) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

N 42°36'14"W, A DISTANCE OF 50.00 FEET (PREVIOUSLY RECORDED AS N 41°52'00"W) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

N 30°35'46"W, A DISTANCE OF 89.57 FEET (PREVIOUSLY RECORDED AS N 30°26'52"W, A DISTANCE OF 89.22 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 60°39'09"E, A DISTANCE OF 1239.42 FEET (PREVIOUSLY RECORDED AS N 61°20'38"E) TO THE POINT OF BEGINNING, AND CONTAINING 711,624 SQUARE FEET OR 16.337 ACRES OF LAND, MORE OR LESS.

LEGEND

(CM) CONTROLLING MONUMENT
GUY ANCHOR
POWER POLE
MAILBOX
WIRE FENCE
OVERHEAD ELECTRIC
WATER METER
PIPELINE MARKER

NOTES:

1. TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 9001221903683, WITH EFFECTIVE DATE OF DECEMBER 4, 2019 AND ISSUED DECEMBER 19, 2019, WAS RELIED UPON FOR MATTERS OF RECORD.

2. SCHEDULE B, ITEM 9F) TEXAS ELECTRIC SERVICE COMPANY EASEMENT RECORDED IN VOLUME 4303, PAGE 203, DEED RECORDS, TARRANT COUNTY, TEXAS, DOES AFFECT TRACT 2 AS SHOWN HEREON.

3. SCHEDULE B, ITEM 9K) 30' RIGHT-OF-WAY AND EASEMENT RECORDED UNDER CLERK'S FILE NUMBER D209320007, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, DOES AFFECT TRACT 1 AS SHOWN HEREON.

4. BASIS OF BEARINGS IS THE TEXAS STATE COORDINATE SYSTEM, NAD 83 DATUM, NORTH CENTRAL ZONE, VIA THE ALLTERRA VRS NETWORK FOR NORTH TEXAS.

5. BEARINGS AND DISTANCES SHOWN IN ( ) ARE FROM PREVIOUSLY RECORDED DEEDS.

6. IRS = 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET.

7. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 48439C0460K, REVISED SEPTEMBER 25, 2009, AND REVISED BY LOMR CASE NUMBER 13-06-2771P, WITH EFFECTIVE DATE MAY 16, 2014, THE SUBJECT PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, DETERMINED BY SCALE. NOTE: THE PLAT OF WOODLAND ESTATES, PHASE 1-B, RECORDED IN CABINET A, SLIDE 10943, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SHOWS FLOODPLAIN BASED ON A STUDY BY TEAGUE, NALL & PERKINS DATED MARCH 1999, THIS PLAT SHOW A PORTION OF THE NORTHEASTERLY CORNER OF THE SUBJECT TRACT NUMBER 1 TO BE IN THE 100-YEAR FLOODPLAIN, HOWEVER THE PLAT DOES NOT COVER THE SUBJECT TRACT 1 SUFFICIENTLY TO PLOT THE 100-YEAR FLOODPLAIN, SURVEYOR SUGGESTS CONTACTING TEAGUE, NALL & PERKINS FOR MORE INFORMATION.

8. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

9. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK AND THE SURVEYOR HAS NOT BEEN MADE AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.

10. THERE WAS NO EVIDENCE OF FIELD DELINEATION OF WETLANDS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

CERTIFICATION

TO: KAREN LYNN LEONARD, JULIA ANN LEONARD OLSEN, GLEN CHARLES KINNEY, LINDA KAY CARTER KINNEY, FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND ACCP, L.P.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASES WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA,NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 7A, 8, 9, 10A, 10B, 11 OBSERVED EVIDENCE ONLY, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF.

TERENCE A. MURRAY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6059
DATED : 12-21-2019
REVISED CERTIFICATION ENTITY: 01-10-2020

STATE OF TEXAS
REGISTERED
TERENCE A MURRAY
6059
PROFESSIONAL
LAND SURVEYOR

TRACT 1, 16.015 ACRES
TRACT 2, 16.337 ACRES
TOTAL TRACT 1 & 2, 32.352 ACRES

AN ALTA/NSPS LAND TITLE SURVEY OF
TWO TRACTS OF LAND
SITUATED IN THE
JAMES McDONALD SURVEY, ABSTRACT NUMBER 997
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

PIERCE-MURRAY
LAND SOLUTIONS
Engineering Surveying
800 TALLYHO CIRCLE
TYLER, TEXAS 75703
(817) 239-5646
(903) 539-2256
TBEPLS FIRM REGISTRATION NO. 10194437

EXHIBIT B - DISTRICT LEGAL DESCRIPTION

TRACT 1

BEING A TRACT OF LAND SITUATED IN THE JAMES MCDONALD SURVEY, ABSTRACT NUMBER 997, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 16.000 ACRE TRACT OF LAND DESCRIBED BY DEED TO KAREN LYNN LEONARD AND JULIA ANN LEONARD OLSON, AS RECORDED IN INSTRUMENT NUMBER D219083452, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH YELLOW CAP FOUND AT THE NORTHEASTERLY CORNER OF SAID CALLED 16.000 ACRE TRACT, SAID IRON ROD ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 50X, BLOCK 2, WOODLAND ESTATES, PHASE 1-B, AS RECORDED IN CABINET A, SLIDE 10943, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND SAID IRON ALSO BEING IN THE WESTERLY LINE OF THE REMAINDER OF THAT CERTAIN TRACT OF LAND (TRACT 2) DESCRIBED BY DEED TO ACCP, L.P., AS RECORDED IN INSTRUMENT NUMBER D209078673, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE S 30°48'46”E, A DISTANCE OF 519.66 FEET (PREVIOUSLY RECORDED AS S 30°10'38”E) ALONG THE COMMON LINE OF THE EASTERLY LINE OF SAID CALLED 16.000 ACRE TRACT AND THE WESTERLY LINE OF SAID CALLED ACCP, L.P., TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED “PIERCE MURRAY” SET, SAID IRON BEING THE SOUTHEASTERLY CORNER OF SAID CALLED 16.000 ACRE TRACT AND THE NORTHEASTERLY CORNER OF THAT CERTAIN CALLED 15.894 ACRE TRACT OF LAND DESCRIBED BY DEED TO KINNEY FAMILY LIVING TRUST AGREEMENT, AS RECORDED IN VOLUME11838, PAGE 1891, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

> THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE COMMON LINE OF THE SOUTHERLY LINE OF SAID CALLED 16.000 ACRE TRACT AND THE NORTHERLY LINE OF SAID CALLED 15.894 ACRE TRACT:
>
> S 60°39'09”W, A DISTANCE OF 1239.42 FEET (PREVIOUSLY RECORDED AS S 61°20'38”W) TO A 1/2 INCH IRON ROD WITH CAP STAMPED “PIERCE MURRAY” SET;
>
> S 30°35'46”E, A DISTANCE OF 89.57 FEET (PREVIOUSLY RECORDED AS S 30°26'52”E, 89.22 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED “PIERCE MURRAY” SET;
>
> S 42°36'14”E, A DISTANCE OF 50.00 FEET (PREVIOUSLY RECORDED AS S 41°52'00”E) TO A 1/2 INCH IRON ROD WITH CAP STAMPED “PIERCE MURRAY” SET;
>
> S 47°23'46”W, A DISTANCE OF 80.00 FEET (PREVIOUSLY RECORDED AS S 48°08'00”W) TO A 1/2 INCH IRON ROD WITH CAP STAMPED “PIERCE MURRAY” SET FOR THE SOUTHWESTERLY CORNER OF SAID CALLED 16.000 ACRE TRACT AND NORTHWESTERLY CORNER OF SAID CALLED 15.894 ACRE TRACT AND BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 287 BUSINESS ALSO KNOWN AS N. MAIN STREET, (A 100 FOOT RIGHT-OF-WAY);

THENCE N 42°36'14”W, A DISTANCE OF 50.01 FEET (PREVIOUSLY RECORDED AS N 41°52'00”W) ALONG THE COMMON LINE OF THE WESTERLY LINE OF SAID CALLED 16.000 ACRE TRACT AND SAID EASTERLY RIGHT-OF-WAY LINE TO A 1/2 INCH IRON ROD FOUND, SAID IRON ROD BEING THE MOST SOUTHERLY CORNER OF THAT CERTAIN CALLED 1.104 ACRE TRACT OF LAND DESCRIBED BY DEED TO CARLOS C. REYES. SR. AND NELLIE REYES, AS RECORDED IN INSTRUMENT NUMBER D216031272, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE N 31°08'47”W, A DISTANCE OF 627.68 FEET (PREVIOUSLY RECORDED AS N 30°26'52”W, 627.24 FEET) ALONG THE COMMON LINE OF THE WESTERLY LINE OF SAID CALLED WOODLAND16.000 ACRE TRACT AND THE EASTERLY LINE OF SAID CALLED 1.104 ACRE TRACT TO A CROSS TIE FENCE POST FOUND, SAID POST BEING THE NORTHWESTERLY CORNER OF SAID CALLED 16.000 ACRE TRACT AND THE SOUTHWESTERLY CORNER OF LOT 6X, BLOCK 5, OF THE AFOREMENTIONED WOODLAND ESTATES, PHASE 1-B, RECORDED IN CABINET A, SLIDE 10943, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND FROM WHICH A 3/8 INCH IRON ROD FOUND FOR THE MOST NORTHEASTERLY CORNER OF SAID CALLED 1.104 ACRE TRACT BEARS N 31°27'00”W, 64.22 FEET;

THENCE N 60°39'09”E, A DISTANCE OF 1321.76 FEET 9PREVIOUSLY RECORDED AS N 61°20'38”E, 1320.40 FEET) ALONG THE COMMON LINE OF THE NORTHERLY LINE OF SAID CALLED 16.000 ACRE TRACT AND THE SOUTHERLY LINE OF SAID WOODLAND ESTATES TO THE POINT OF BEGINNING AND CONTAINING 697,634 SQUARE FEET OR 16.015 ACRES OF LAND, MORE OR LESS.

TRACT 2

BEING A TRACT OF LAND SITUATED IN THE JAMES MCDONALD SURVEY, ABSTRACT NUMBER 997, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 15.894 ACRE TRACT OF LAND DESCRIBED BY DEED TO KINNEY FAMILY LIVING TRUST AGREEMENT, AS RECORDED IN VOLUME11838, PAGE 1891, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

COMMENCING AT A 1/2 INCH IRON ROD WITH YELLOW CAP FOUND AT THE NORTHEASTERLY CORNER OF THAT CERTAIN CALLED 16.000 ACRE TRACT OF LAND DESCRIBED BY DEED TO KAREN LYNN LEONARD AND JULIA ANN LEONARD OLSON, AS RECORDED IN INSTRUMENT NUMBER D219083452, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID IRON ROD ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 50X, BLOCK 2, WOODLAND ESTATES, PHASE 1-B, AS RECORDED IN CABINET A, SLIDE 10943, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND SAID IRON ALSO BEING IN THE WESTERLY LINE OF THE REMAINDER OF THAT CERTAIN TRACT OF LAND (TRACT 2) DESCRIBED BY DEED TO ACCP, L.P., AS RECORDED IN INSTRUMENT NUMBER D209078673, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE S 30°48'46”E, A DISTANCE OF 519.66 FEET (PREVIOUSLY RECORDED AS S 30°10'38”E) ALONG THE COMMON LINE OF THE EASTERLY LINE OF SAID CALLED 16.000 ACRE TRACT AND THE WESTERLY LINE OF SAID CALLED ACCP, L.P., TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED “PIERCE MURRAY” SET FOR THE POINT OF BEGINNING;

THENCE S 30°48'46”E, A DISTANCE OF 566.26 FEET (PREVIOUSLY RECORDED AS S 30°10'12”E, 535.48 FEET) ALONG THE COMMON LINE OF THE EASTERLY LINE OF SAID CALLED 15.894 ACRE TRACT AND THE WESTERLY LINE OF SAID CALLED ACCP, L.P. TRACT AND THE WESTERLY LINE OF THAT CERTAIN CALLED 26.903 ACRE TRACT OF LAND DESCRIBED BY DEED TO THE MANSFIELD INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN INSTRUMENT NUMBER D209078674, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, TO A CROSS TIE FENCE POST FOUND FOR THE SOUTHEASTERLY CORNER OF SAID CALLED 15.894 ACRE TRACT AND THE NORTHEASTERLY CORNER OF LOT 1-R1. MANSFIELD ISD OPERATIONS COMPLEX, AS RECORDED IN CABINET A, SLIDE 8508, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE S 60°42'29”W, A DISTANCE OF 1222.15 FEET (PREVIOUSLY RECORDED AS S 59°58'36”W, A DISTANCE OF 1221.73 FEET) ALONG THE COMMON LINE OF THE SOUTH LINE OF SAID CALLED 15.894 ACRE TRACT AND THE NORTH LINE OF SAID LOT 1-R1 AND THEN ALONG THE NORTH LINE OF LOT 3, MANSFIELD ISD OPERATIONS COMPLEX, AS RECORDED IN CABINET A, SLIDE 3403, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, TO A 1/2 INCH IRON ROD WITH CAP STAMPED “PIERCE MURRAY” SET FOR THE SOUTHWESTERLY CORNER OF SAID CALLED 15.894 ACRE TRACT AND THE NORTHWESTERLY CORNER OF SAID CALLED LOT 3 AND BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 287 BUSINESS ALSO KNOWN AS N. MAIN STREET, (A 100 FOOT RIGHT-OF-WAY);

THENCE N 42°36'14”W, A DISTANCE OF 419.51 FEET (PREVIOUSLY RECORDED AS N 41°52;00”W) ALONG THE COMMON LINE OF THE WESTERLY LINE OF SAID CALLED 15.894 ACRE TRACT AND SAID EASTERLY RIGHT-OF-WAY LINE TO A 1/2 INCH IRON ROD WITH CAP STAMPED “PIERCE MURRAY” SET FOR THE NORTHWESTERLY CORNER OF SAID CALLED 15.894 ACRE TRACT AND BEING THE SOUTHWESTERLY CORNER OF THE AFOREMENTIONED CALLED 16.000 ACRE LEONARD TRACT;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE COMMON LINE OF THE NORTHERLY LINE OF SAID CALLED 15.894 ACRE TRACT AND THE SOUTHERLY LINE OF SAID CALLED 16.000 ACRE TRACT:

> N 47°23'46”E, A DISTANCE OF 80.00 FEET (PREVIOUSLY RECORDED AS N 48°08'00”E) TO A 1/2 INCH IRON ROD WITH CAP STAMPED “PIERCE MURRAY” SET;
>
> N 42°36'14”W, A DISTANCE OF 50.00 FEET (PREVIOUSLY RECORDED AS N 41°52'00”W) TO A 1/2 INCH IRON ROD WITH CAP STAMPED “PIERCE MURRAY” SET;
>
> N 30°35'46”W, A DISTANCE OF 89.57 FEET (PREVIOUSLY RECORDED AS N 30°26'52”W, A DISTANCE OF 89.22 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED “PIERCE MURRAY” SET;
>
> THENCE N 60°39'09”E, A DISTANCE OF 1239.42 FEET (PREVIOUSLY RECORDED AS N 61°20'38”E) TO THE POINT OF BEGINNING, AND CONTAINING 711,624 SQUARE FEET OR 16.337 ACRES OF LAND, MORE OR LESS.

Exhibit C
Authorized Improvements

Description	Total [1]
Hard Costs	
Sanitary Sewer System	$ 892,480
Storm Sewer System	$ 1,450,145
Water Distribution Center	$ 1,186,259
Street Paving	$ 2,636,331
Off-Site Street Paving (TXDOT)	$ 139,231
Engineering, Surveying & Landscaping Design Fees	$ 541,600
Construction Management	$ 288,200
Geotechnical Study	$ 40,055
City Construction Inspection Fees	$ 252,178
Professional Fees Related to PID Formation	$ 90,000
Miscellaneous Items [2]	$ 215,177
Subtotal	**$ 7,731,656**
Café Bodega Improvements	
Building Budget	$ 300,000
Civil Improvements	$ 6,175
10% Contingency	$ 30,618
Subtotal	**$ 336,793**
Total	**$ 8,068,449**

Footnotes:

(1) Per LANNDESIGN, INC. estimates dated 04/24

(2) Miscellanous items include costs related to erosion control, street lights and signs, and franchise fees. The eligible amount represents costs estimated to be eligible for financing by the Act.

(3) Per City and Developer estimate; subject to final estimates. Excludes real property value. Intended to serve as public infrastructure.

Exhibit D

Service Plan - 5 Year Outlook

Description	1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal	$ -	$ 76,039	$ 80,982	$ 86,246	$ 91,851
Interest	$ -	$ 426,912	$ 421,969	$ 416,705	$ 411,099
Total Annual Assessment Installment	$ -	$ 502,951	$ 502,951	$ 502,951	$ 502,951
Administrative Expense	$ 30,000	$ 30,600	$ 31,212	$ 31,836	$ 32,473
Total Annual Installment	**$ 30,000**	**$ 533,551**	**$ 534,163**	**$ 534,787**	**$ 535,424**

Exhibit E
Sources and Uses of Funds

Description	Amount
Sources	
Reimbursement Obligation	$ 6,567,871
Developer Contribution [1]	$ 1,500,578
Total	**$ 8,068,449**
Uses	
Sanitary Sewer System	$ 892,480
Storm Sewer System	$ 1,450,145
Water Distribution Center	$ 1,186,259
Street Paving	$ 2,636,331
Off-Site Street Paving (TXDOT)	$ 139,231
Engineering, Surveying & Landscaping Design Fees	$ 541,600
Construction Management	$ 288,200
Geotechnical Study	$ 40,055
City Construction Inspection Fees	$ 252,178
Professional Fees Related to PID Formation	$ 90,000
Miscellaneous Items (2)	$ 215,177
Café Bodega - Building Budget	$ 300,000
Café Bodega - Civil Improvements	$ 6,175
Café Bodega - 10% Contingency	$ 30,618
Total	**$ 8,068,449**

Footnotes:

(1) Non-reimbursable to the Developer through assessments.

Exhibit F
Assessment Roll

Property ID	Outstanding Assessment	Annual Installment Due 1/31/26
6523404	$ 2,677,484	$ 12,230
4016084	$ 2,992,606	$ 13,669
4502736	$ 897,782	$ 4,101
Total	**$ 6,567,871**	**$ 30,000**

Exhibit G
Projected Annual Installments

Date	Principal	Interest [(1)(2)]	Total Annual Assessment Installment	Annual Administrative Expense [(3)]	Total Annual PID Payment
1/31/2026				$ 30,000	$ 30,000
1/31/2027	$ 76,039	$426,912	$ 502,951	$ 30,000	$ 532,951
1/31/2028	$ 80,982	$421,969	$ 502,951	$ 30,600	$ 533,551
1/31/2029	$ 86,246	$416,705	$ 502,951	$ 31,212	$ 534,163
1/31/2030	$ 91,851	$411,099	$ 502,951	$ 31,836	$ 534,787
1/31/2031	$ 171,368	$331,582	$ 502,951	$ 32,473	$ 535,424
1/31/2032	$ 108,961	$393,990	$ 502,951	$ 33,122	$ 536,073
1/31/2033	$ 116,043	$386,908	$ 502,951	$ 33,785	$ 536,736
1/31/2034	$ 123,586	$379,365	$ 502,951	$ 34,461	$ 537,411
1/31/2035	$ 131,619	$371,332	$ 502,951	$ 35,150	$ 538,101
1/31/2036	$ 140,174	$362,776	$ 502,951	$ 35,853	$ 538,804
1/31/2037	$ 149,286	$353,665	$ 502,951	$ 36,570	$ 539,521
1/31/2038	$ 158,989	$343,962	$ 502,951	$ 37,301	$ 540,252
1/31/2039	$ 169,324	$333,627	$ 502,951	$ 38,047	$ 540,998
1/31/2040	$ 180,330	$322,621	$ 502,951	$ 38,808	$ 541,759
1/31/2041	$ 192,051	$310,900	$ 502,951	$ 39,584	$ 542,535
1/31/2042	$ 204,534	$298,416	$ 502,951	$ 40,376	$ 543,327
1/31/2043	$ 217,829	$285,122	$ 502,951	$ 41,184	$ 544,134
1/31/2044	$ 231,988	$270,963	$ 502,951	$ 42,007	$ 544,958
1/31/2045	$ 247,067	$255,884	$ 502,951	$ 42,847	$ 545,798
1/31/2046	$ 263,127	$239,824	$ 502,951	$ 43,704	$ 546,655
1/31/2047	$ 280,230	$222,721	$ 502,951	$ 44,578	$ 547,529
1/31/2048	$ 298,445	$204,506	$ 502,951	$ 45,470	$ 548,421
1/31/2049	$ 317,844	$185,107	$ 502,951	$ 46,379	$ 549,330
1/31/2050	$ 338,503	$164,447	$ 502,951	$ 47,307	$ 550,258
1/31/2051	$ 360,506	$142,445	$ 502,951	$ 48,253	$ 551,204
1/31/2052	$ 383,939	$119,012	$ 502,951	$ 49,218	$ 552,169
1/31/2053	$ 408,895	$94,056	$ 502,951	$ 50,203	$ 553,153
1/31/2054	$ 435,473	$67,478	$ 502,951	$ 51,207	$ 554,157
1/31/2055	$ 463,779	$39,172	$ 502,951	$ 52,231	$ 555,182
1/31/2056	$ 493,925	$9,026	$ 502,951	$ 53,275	$ 556,226
Total	**$ 6,567,871**	**$8,165,592**	**$ 15,088,524**	**$ 1,247,042**	**$ 16,335,566**

Footnotes:

(1) Assumes a 6.5% interest rate in conformity with Local Government Code Section 372.023(e)(1)

(2) Assumes a 5.32% interest rate after year 5 in conformity with Local Government Code Section 372.023(e)(2)

(3) Assumes an Administrative expense of $30,000 inflated at 2% annually.

Exhibit H

Maximum Assessment and Tax Rate Equivalent

Lot Type	Units [1]	Estimated Buildout Value Per Unit [1]	Estimated Buildout Value	PID Debt Service Tax Rate Equivalent	Average Annual Installment	Average Annual Installment Per Unit	Total Assessment	Total Assessment Per Unit	Estimated First Year PID Admin Expense	PID Admin Tax Rate Equivalent [2]	Total PID Tax Rate Equivalent[4]
25' x 90' Townhomes	83	$ 300,000	$ 24,900,000	$ 0.604	$ 150,396	$ 1,812	$ 1,963,973	$ 23,662	$ 8,971	$ 0.036	$ 0.640
35' x 90' Single Family Detached	56	$ 345,000	$ 19,320,000	$ 0.604	$ 116,693	$ 2,084	$ 1,523,853	$ 27,212	$ 6,960	$ 0.036	$ 0.640
50' x 110' Single Family Detached	71	$ 550,000	$ 39,050,000	$ 0.604	$ 235,862	$ 3,322	$ 3,080,045	$ 43,381	$ 14,069	$ 0.036	$ 0.640
Total	**210**	**$ 396,524**	**$ 83,270,000**	**$ 0.604**	**$ 502,951**	**$ 2,395**	**$ 6,567,871**	**$ 31,276**	**$ 30,000**	**$ 0.036**	**$ 0.640**

Footnotes:

(1) Per Developer.

(2) Tax rate equivalent for the annual $30,000 Administrative Expense, inflated 2% annually.

(3) PID Tax Rate Equivalent sized to finance the Authorized Improvements shown in **Schedule D.**

(4) PID Tax Rate Equivalent sized based on target total tax rate equivalent of $2.95**.**

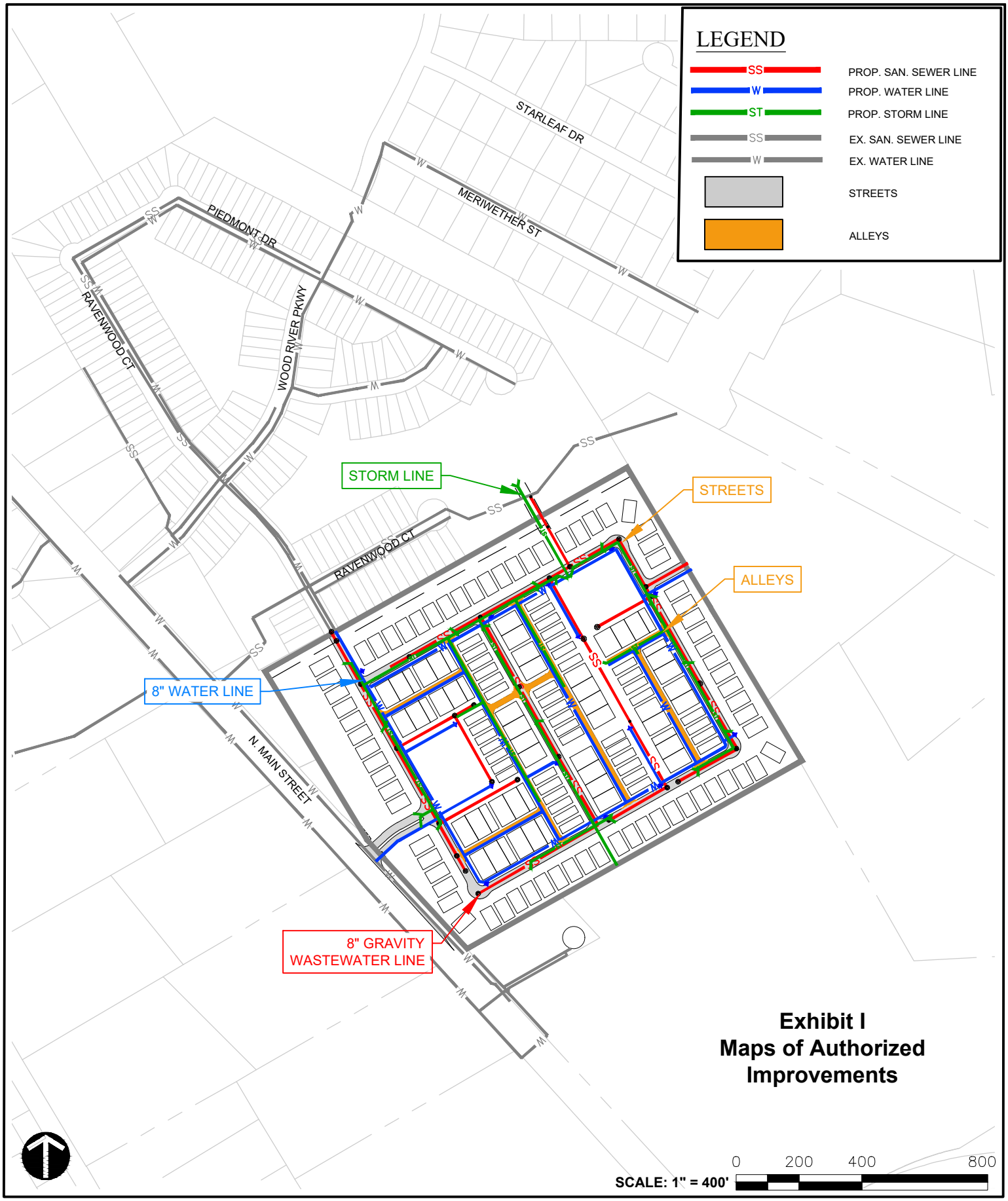
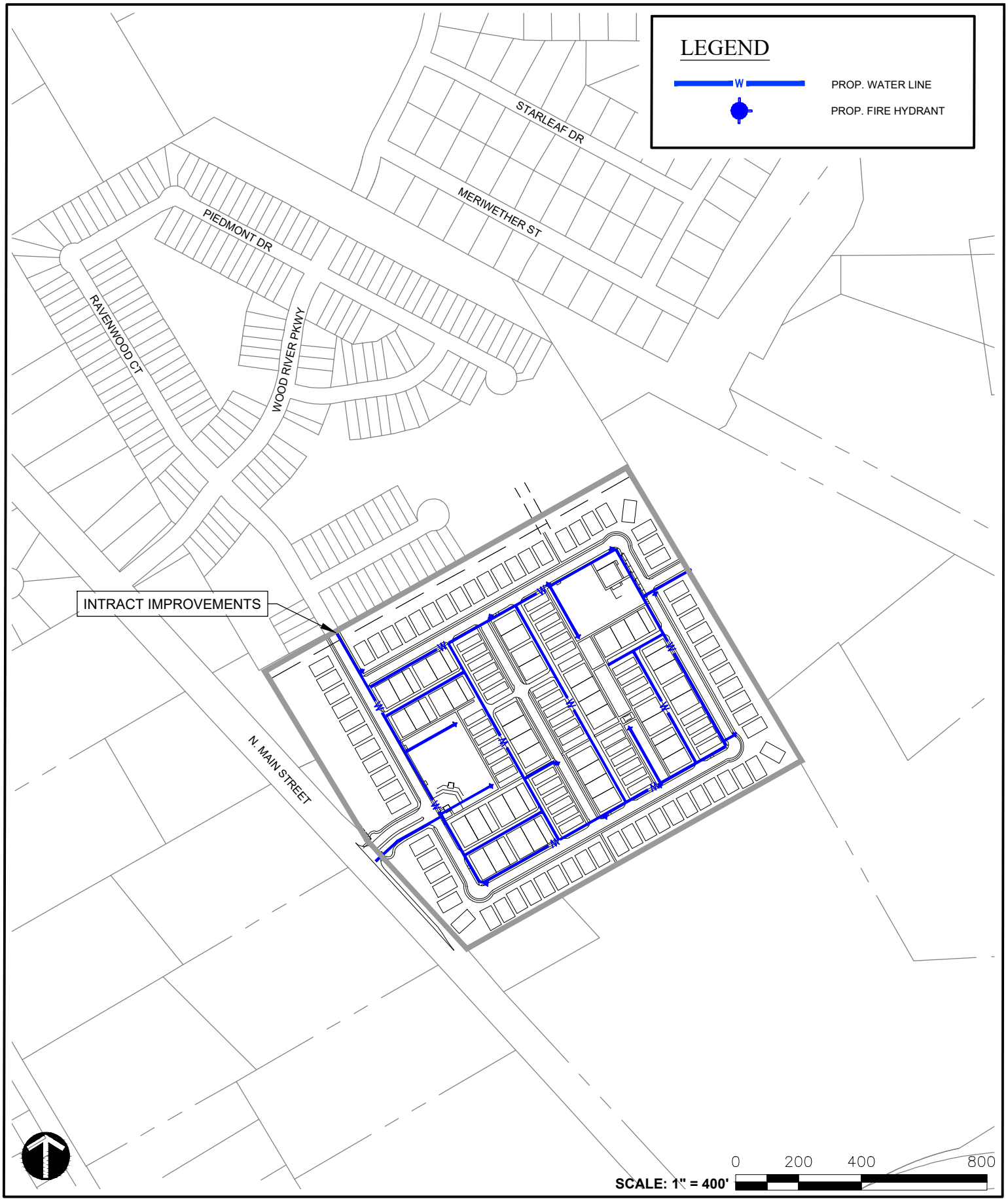


Exhibit I
Maps of Authorized Improvements

KINNEY TRACT ▪ MANSFIELD, TX ▪ INFRASTRUCTURE MAP

PN8522136 | 03.27.2024 |

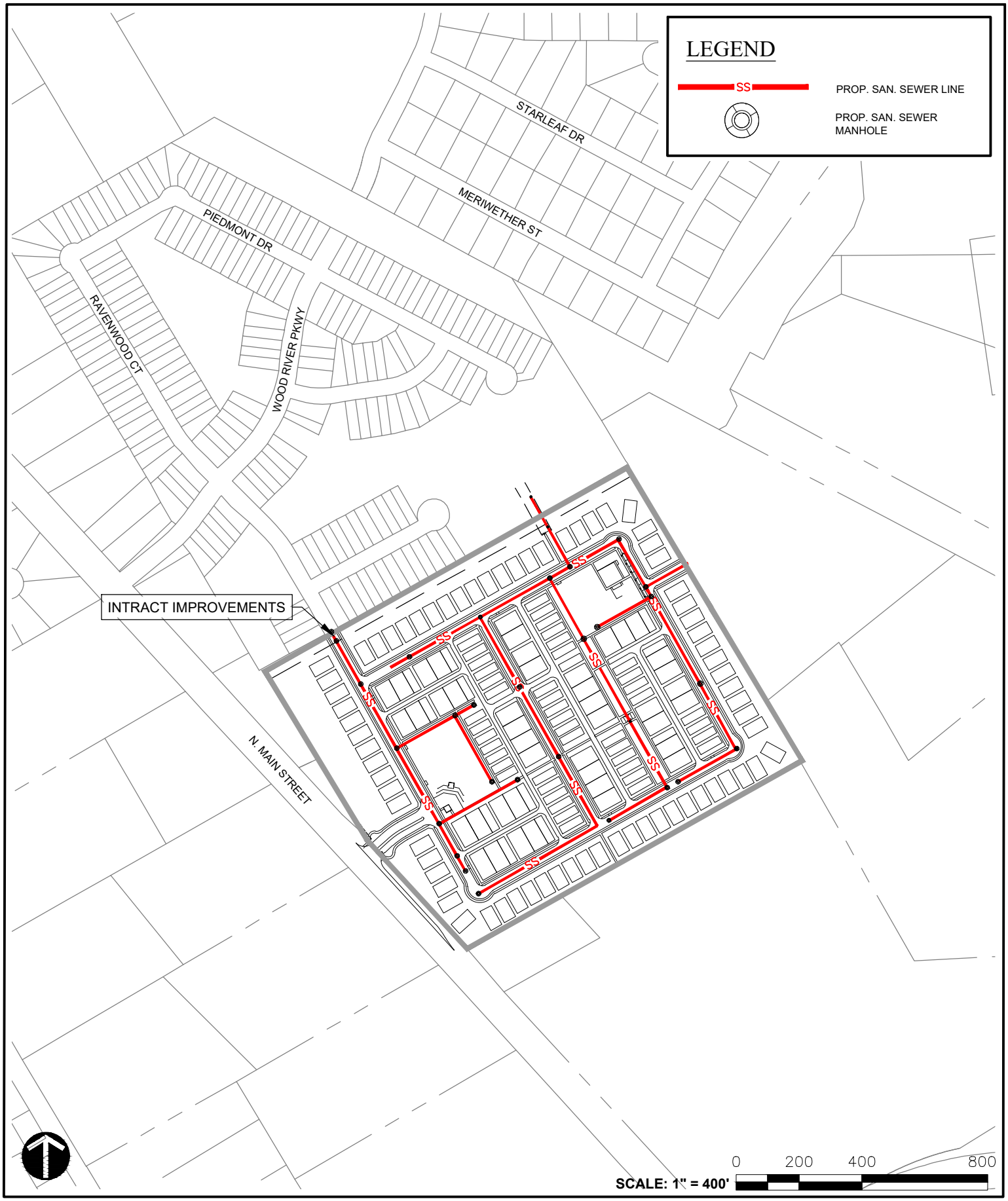
LandDesign



KINNEY TRACT ▪ MANSFIELD, TX ▪ WATER IMPROVEMENTS

PN8522136 | 03.27.2024 |

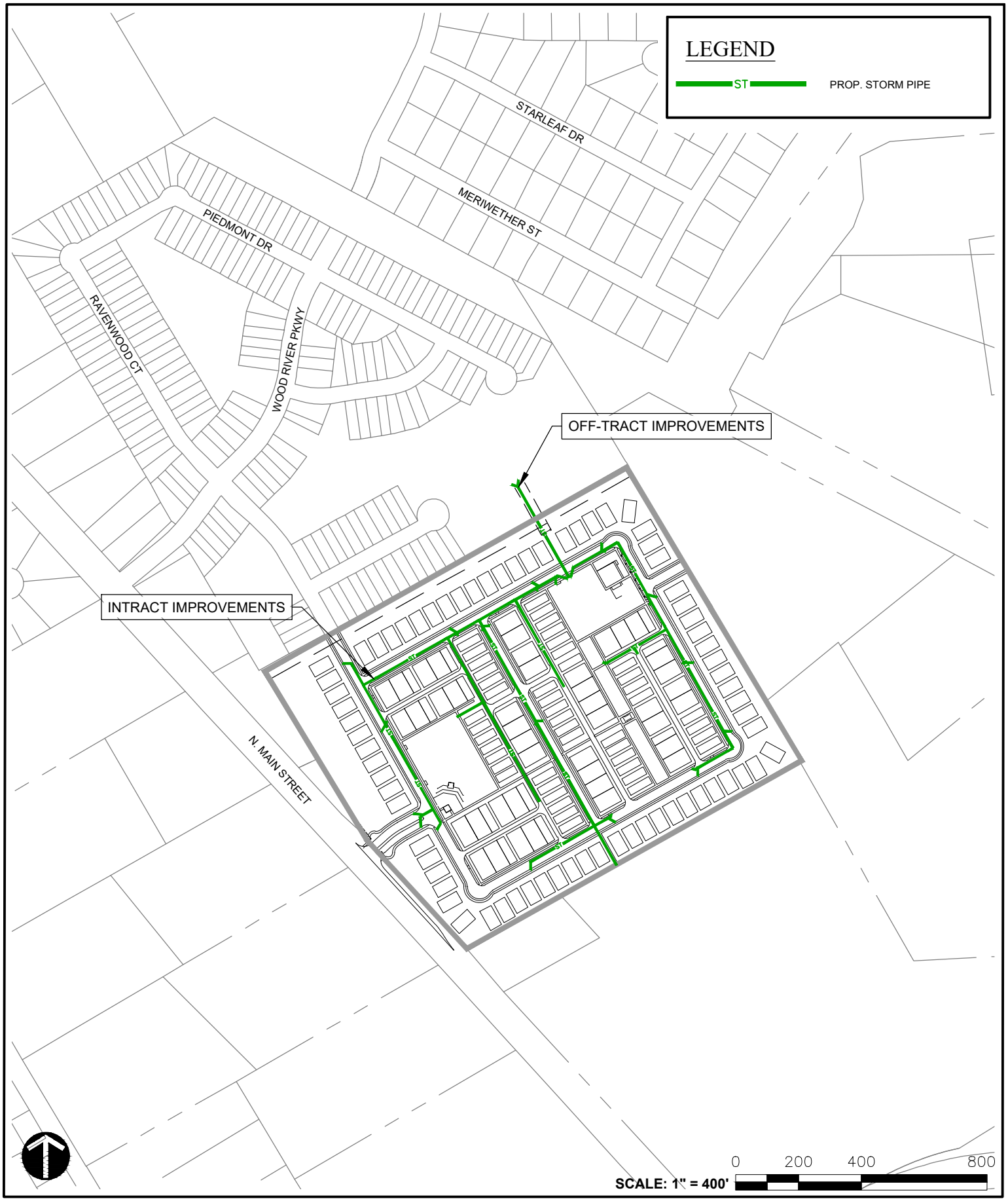
LandDesign



KINNEY TRACT ▪ MANSFIELD, TX ▪ SEWER IMPROVEMENTS

PN8522136 | 03.27.2024 |

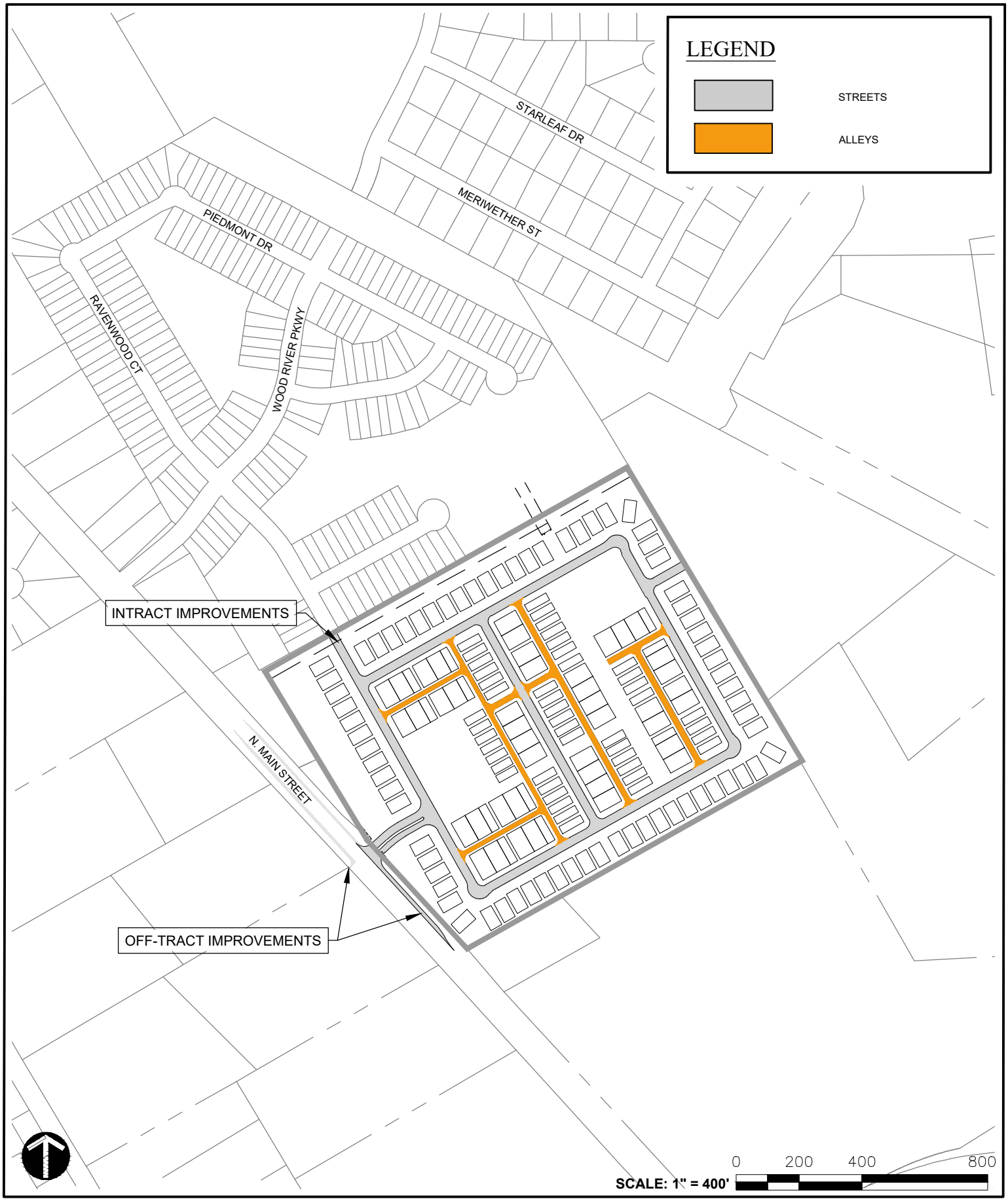
LandDesign



KINNEY TRACT ▪ MANSFIELD, TX ▪ STORM IMPROVEMENTS

PN8522136 | 03.27.2024 |

LandDesign



KINNEY TRACT ▪ MANSFIELD, TX ▪ STREET IMPROVEMENTS

PN8522136 | 03.27.2024 |

LandDesign

KINNEY TRACT ▪ MANSFIELD, TX ▪ LANDSCAPE IMPROVEMENTS

PN8522136 | 03.27.2024 |

LandDesign

Exhibit J
Form of Assessment Termination

2435 N. CENTRAL EXPRESSWAY
SUITE 1200
RICHARDSON, TX 75080
TEL (855) 970-0003
www.launch-dfa.com

[Date]
Tarrant County Clerk's Office
Honorable [County Clerk Name]
Courthouse County Clerk's Office
100 W. Weatherford
Fort Worth, TX 76196

Re: City of Mansfield Lien Release Documents for Filing

Dear Ms./Mr. [County Clerk Name],

Enclosed is a lien release that the City of Mansfield is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents below:

City of Mansfield
Attn: [City Secretary]
1200 E. Broad Street
Mansfield, TX 76063

Please contact me if you have any questions or need additional information.

Sincerely,
[Signature]

Launch Development Finance Advisors
Toll Free: (855)970-0003
contact@launch-dfa.com
www.launch-dfa.com

DRAFT

AFTER RECORDING RETURN TO:

[City Secretary Name]
1200 E. Broad Street
Mansfield, TX 76063

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

STATE OF TEXAS	**§**	
	§	**NOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TARRANT	**§**	

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the City of Mansfield, Texas, a Texas home rule municipality.

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City of Mansfield, Texas (hereinafter referred to as the "City"), is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, on or about DATE, the City Council for the City, approved Resolution No. XXXXX, creating the Kinney Park Public Improvement District; and

WHEREAS, the Kinney Park Public Improvement District consists of approximately 38.353 contiguous acres within the corporate limits of the City; and

WHEREAS, on or about _____, 2023, the City Council approved Ordinance No. __-2023, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Greystone Public Improvement District; and

DRAFT

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of [amount] (hereinafter referred to as the "Lien Amount") for the following property:

[legal description], a subdivision in Tarrant County, Texas, according to the map or plat of record in Document/Instrument No. _____of the Plat Records of Tarrant County, Texas (hereinafter referred to as the "Property"); and

WHEREAS, the property owners of the Property have paid unto the City the Lien Amount.

RELEASE

NOW THEREFORE, the City, the owner and holder of the Lien, Instrument No. _____, in the Real Property Records of Tarrant County, Texas, in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said lien held by the undersigned securing said indebtedness.

EXECUTED to be **EFFECTIVE** this the _____day of _____, 20__.

CITY OF MANSFIELD, TEXAS,
A Texas home rule municipality,

By: _____
[Manager Name], City Manager

DRAFT

ATTEST:

_____

[Secretary Name], City Secretary

STATE OF TEXAS §

§

COUNTY OF TARRANT §

This instrument was acknowledged before me on the __ day of _____, 20_, by [Manager Name], City Manager for the City of Manfield, Texas, a Texas home rule municipality, on behalf of said municipality.

_____

Notary Public, State of Texas

DRAFT

Exhibit K
Engineer's Report

PRELIMINARY DEVELOPMENT COST ESTIMATE
PREPARED BY FORESIGHT DEVELOPMENT SERVICES, LLC
KINNEY PARK
MANSFIELD, TEXAS
FDS PROJECT NO. ARC001
MARCH 20, 2024
UPDATED: APRIL 10, 2024

FORESIGHT

NUMBER OF LOTS	**214**
TOWNSHIP LOTS (50'X100')	**71**
CASITA LOTS (35'X80')	**46**
TOWNHOME LOTS (25'X80')	**97**
TOTAL LOT FRONTAGE (FT)	**7,585**
APPROXIMATE GROSS ACRES	**32.35**
APPROXIMATE GAS EASEMENT ACRES	**1.54**
APPROXIMATE NET ACRES	**30.81**
APPROXIMATE DENSITY (lots/acre)	**6.95**
APPROX. LENGTH STREET A (28' B-B) (FT)	**4,700**
APPROX. LENGTH STREET B (Entry) (FT)	**229**
APPROX. LENGTH ALLEY C (12' E-E) (FT)	**1,988**
APPROX. LENGTH MEW D (16' E-E) (FT)	**1,400**

I.	**CIVIL IMPROVEMENTS**	
A.	EROSION CONTROL	$95,177
B1.	EARTHWORK	$1,278,463
B2.	MOISTURE CONDITIONING OF PADS (TO INCLUDE POLY) $3000/PAD (EST. 214 LOTS)	$642,000
C1.	ONSITE PAVING	$2,636,331
C2.	OFFSITE PAVING (TXDOT)	$139,231
D.	WATER SYSTEM	$1,186,259
E.	SANITARY SEWER SYSTEM	$892,480
F.	DRAINAGE SYSTEM	$1,450,145
G.	RETAINING WALLS	$649,995
H.	ELECTRIC SERVICE ($1900/Lot Budget)	$406,600
H.	GAS SERVICE ($1900/Lot Budget)	$406,600
I.	STREET LIGHTS (assumed 40 lights, $3000/ea.)	$120,000
J.	ENGINEERING, SURVEYING & LANDSCAPE DESIGN FEES (LANDDESIGN)	$541,600
K.	CONSTRUCTION MANAGEMENT (FORESIGHT)	$288,200
J.	GEOTECHNICAL STUDY ($1,300 per acre. Budget)	$40,055
L.	CITY CONSTRUCTION INSPECTION FEES (4% OF C-F. Budget)	$252,178
M.	10% CONTINGENCY (A through K)	$1,073,308
	TOTAL	**$12,098,623**

COST PER LOT	**$56,536**

PRELIMINARY DEVELOPMENT COST ESTIMATE
PREPARED BY FORESIGHT DEVELOPMENT SERVICES, LLC
KINNEY PARK
MANSFIELD, TEXAS
FDS PROJECT NO. ARC001
MARCH 20, 2024
UPDATED: APRIL 10, 2024

FORESIGHT

NUMBER OF LOTS	**214**
TOWNSHIP LOTS (50'X100')	**71**
CASITA LOTS (35'X80')	**46**
TOWNHOME LOTS (25'X80')	**97**
TOTAL LOT FRONTAGE (FT)	**7,585**
APPROXIMATE GROSS ACRES	**32.35**
APPROXIMATE GAS EASEMENT ACRES	**1.54**
APPROXIMATE NET ACRES	**30.81**
APPROXIMATE DENSITY (lots/acre)	**6.95**
APPROX. LENGTH STREET A (28' B-B) (FT)	**4,700**
APPROX. LENGTH STREET B (Entry) (FT)	**229**

II.	**CAFE BODEGA IMPROVEMENTS**	
A.	Building Budget	$300,000
B.	Civil Improvements	$6,175
C.	10% CONTINGENCY	$30,618
	TOTAL	**$336,793**
	COST PER LOT	**$1,574**

III.	**LANDSCAPE/HARDSCAPE IMPROVEMENTS**	
A.	Total LandDesign Package	$1,540,990
B.	10% CONTINGENCY	$154,099
	TOTAL	**$1,695,089**
	COST PER LOT	**$7,921**

GRAND TOTAL COST	**$14,130,505**
GRAND TOTAL COST PER LOT	**$66,030**
GRAND TOTAL COST PER NET ACRE	**$458,606**
GRAND TOTAL COST PER LOT FRONTAGE	**$1,863**

PRELIMINARY DEVELOPMENT COST ESTIMATE
PREPARED BY FORESIGHT DEVELOPMENT SERVICES, LLC
KINNEY PARK
MANSFIELD, TEXAS
FDS PROJECT NO. ARC001
MARCH 20, 2024
UPDATED: APRIL 10, 2024

FORESIGHT

NUMBER OF LOTS	**214**
TOWNSHIP LOTS (50'X100')	**71**
CASITA LOTS (35'X80')	**46**
TOWNHOME LOTS (25'X80')	**97**
TOTAL LOT FRONTAGE (FT)	**7,585**
APPROXIMATE GROSS ACRES	**32.35**
APPROXIMATE GAS EASEMENT ACRES	**1.54**
APPROXIMATE NET ACRES	**30.81**
APPROXIMATE DENSITY (lots/acre)	**6.95**
APPROX. LENGTH STREET A (28' B-B) (FT)	**4,700**
APPROX. LENGTH STREET B (Entry) (FT)	**229**

FDS NOTES & ASSUMPTIONS:

1 This estimate is based on all quantities provided by LandDesign.
2 Unit prices for the following items were kept the same as CSO Land OPC due to lack of information:
a. Stormwater quality separator manhole
3 Unit prices for asphalt street paving provided by Sinacola. Unit prices for pavers provided by L.H. Lacy
4 All quantities and unit prices for landscape/hardscape is provided by LandDesign
5 All other unit prices are based on current market place, subject to change.
6 This estimate assumes this development to be built as 1 Phase.
7 City impact fees or credits, tap fees are NOT included in this estimate.
8 City Construction Inspection Fees will be based on actual city time spent. Fee included in this estimate is for budget purposes only.
9 Pad moisture conditioning is included in this estimate as a budget item. Need geotech to confirm.
10 Retaining wall costs assume a stone gravity wall with millsap stone, random pattern. Structural engineering cost not included.
11 Installation of telephone and cable assumed to be performed at no cost to developer, need to verify with provider.
12 Construction management fees are included in this estimate.
13 Costs for any offsite easements are NOT included in this estimate.
14 City Park Fees are NOT included in this estimate.
15 Landscape and Hardscape items and pricing included in this estimate are provided by LandDesign.
16 April 10, 2024 update includes the following:
a. Broke out Café Bodega costs and added building budget
b. Updated brick paver costs
c. Added Engineering, Surveying & Landscape Architect fees
d. Added cost per net acre, cost per lot frontage
e. Revised street light count
f. Remove traffic signal cost. City will pay for traffic signal.
g. Added costs of concrete water meter boxes
h. Confirmed street widths are 28' B-B. LandDesign quantities assumed 28' B-B.
i. Revised sidewalks to be 6' wide. LandDesign quantities were based on 5' sidewalks.
j.Updated retaining wall quantities to include open space walls near gathering place.
k. Added 10% contingency to include soft costs. Items A through K.
l. No updates to the landscape-hardscape costs or quantities.

PRELIMINARY DEVELOPMENT COST ESTIMATE
PREPARED BY FORESIGHT DEVELOPMENT SERVICES, LLC
KINNEY PARK
MANSFIELD, TEXAS
FDS PROJECT NO. ARC001
MARCH 20, 2024
UPDATED: APRIL 10, 2024

FORESIGHT

NUMBER OF LOTS	**214**
TOWNSHIP LOTS (50'X100')	**71**
CASITA LOTS (35'X80')	**46**
TOWNHOME LOTS (25'X80')	**97**
APPROXIMATE GROSS ACRES	**32.35**
APPROXIMATE GAS EASEMENT ACRES	**1.54**
APPROXIMATE NET ACRES	**30.81**
APPROXIMATE DENSITY (lots/acre)	**6.95**
APPROX. LENGTH STREET A (28' B-B) (FT)	**4,700**
APPROX. LENGTH STREET B (Entry) (FT)	**229**
APPROX. LENGTH ALLEY C (12' E-E) (FT)	**1,988**
APPROX. LENGTH MEW D (16' E-E) (FT)	**1,400**

CIVIL IMPROVEMENTS

A.	**Erosion Control**	**Units**	**Cost**	**Quantity**	**Total**
1.	Stabilized construction entrance	EA	$2,600.00	1	$2,600.00
2.	Temporary Concrete washout	EA	$1,800.00	1	$1,800.00
3.	Silt fence (prior to earthwork)	LF	$1.95	4,715	$9,194.25
4.	4' Curlex edge of pavement (post paving)	LF	$0.60	16,634	$9,980.40
5.	Silt curtain	LF	$42.00	250	$10,500.00
6.	Construction fencing (chainlink fence)	LF	$8.00	2,750	$22,000.00
7.	Orange tree protection fence	LF	$1.50	775	$1,162.50
8.	Stone overflow structure	EA	$400.00	1	$400.00
9.	Curb inlet protection	EA	$165.00	20	$3,300.00
10.	Filter Tube Area Inlet Protection	AC	$165.00	11	$1,815.00
11.	Seed disturbed areas	CY	$350.00	26.19	$9,166.54
12.	Erosion Control Maintenance Budget	LS	$10,000.00	1	$10,000.00
13.	Taxes	LS	$6,758.29	1	$6,758.29
14.	SWPPP & inspections Budget	LS	$6,500.00	1	$6,500.00
TOTAL					**$95,176.98**

B.	**Earthwork**	**Units**	**Cost**	**Quantity**	**Total**
1	Clearing & grubbing (heavily wooded)	AC	$7,000.00	30.81	$215,683.24
2.	Remove existing barbed wire fence	LF	$1.25	4,700	$5,875.00
3.	Remove existing structures	LS	$10,000.00	2	$20,000.00
4.	Remove water infrastructure in southwest corner, Budget	LS	$15,000.00	1	$15,000.00
5.	Street & lot excavation	CY	$3.50	121,813	$426,345.50
6.	Lot benching at mass grading	LOT	$225.00	214	$48,150.00
7.	Fine grading of lots, open space, swales (post paving)	LOT	$275.00	214	$58,850.00
8.	Process and place wet utility spoils	CY	$3.75	7,000	$26,250.00
9.	Import and place suitable fill material	CY	$18.00	19,504	$351,072.00
10.	Testing (Including compaction, density, and materials)	CY	$0.75	148,317	$111,237.75
TOTAL					**$1,278,463.49**

PRELIMINARY DEVELOPMENT COST ESTIMATE
PREPARED BY FORESIGHT DEVELOPMENT SERVICES, LLC
KINNEY PARK
MANSFIELD, TEXAS
FDS PROJECT NO. ARC001
MARCH 20, 2024
UPDATED: APRIL 10, 2024

FORESIGHT

NUMBER OF LOTS	**214**
TOWNSHIP LOTS (50'X100')	**71**
CASITA LOTS (35'X80')	**46**
TOWNHOME LOTS (25'X80')	**97**
APPROXIMATE GROSS ACRES	**32.35**
APPROXIMATE GAS EASEMENT ACRES	**1.54**
APPROXIMATE NET ACRES	**30.81**
APPROXIMATE DENSITY (lots/acre)	**6.95**
APPROX. LENGTH STREET A (28' B-B) (FT)	**4,700**
APPROX. LENGTH STREET B (Entry) (FT)	**229**
APPROX. LENGTH ALLEY C (12' E-E) (FT)	**1,988**
APPROX. LENGTH MEW D (16' E-E) (FT)	**1,400**

C1.	**Onsite Paving**	**Units**	**Cost**	**Quantity**	**Total**
1.	Streets A & B (Streets) - 8" HMAC - 6" Type B base course - 2" Type D surface course	SY	$90.00	13,113	$1,180,170.00
2.	Streets C & D (Alleys & Mews) 7" reinforced concrete pavement	SY	$75.00	5,138	$385,350.00
3.	Belgard Pavers with sand on reinforced concrete base at Entry	SF	$18.50	842	$15,577.00
4.	Belgard Pavers with sand on reinforced concrete base on Street A parking	SF	$18.50	1,275	$23,587.50
5.	6" Standard curb and gutter (asphalt streets)	LF	$35.00	8,442	$295,470.00
6.	12" lime stabilized subgrade (asphalt streets)	SY	$5.00	16,238	$81,190.00
7.	8" lime stabilized subgrade (concrete streets)	SY	$5.00	5,866	$29,330.00
8.	Hydrated lime material (54 lb/sy, asphalt streets)	TN	$375.00	439.0	$164,625.00
9.	Hydrated lime material (36 lb/sy, concrete streets)	TN	$375.00	107.0	$40,125.00
10.	Connect to Existing Pavement	LF	$35.00	27	$945.00
11.	Type III barricade at street end	LF	$40.00	27	$1,080.00
12.	6' wide open space sidewalk by developer	SF	$8.00	28,224	$225,792.00
13.	Barrier free ramps	EA	$2,900.00	38	$110,200.00
14.	Temporary concrete washout	LS	$1,800.00	1	$1,800.00
15.	stop signs & poles	EA	$700.00	6	$4,200.00
16.	Street signs & poles	EA	$450.00	20	$9,000.00
17.	White turn arrows at entrance	EA	$500.00	4	$2,000.00
18.	Testing (Including compaction, density, and materials)	SY	$1.80	22,104	$39,787.20
19.	Maintenance bond (1% of cost, budget)	LS	$26,102.29	1	$26,102.29
TOTAL					**$2,636,330.99**

PRELIMINARY DEVELOPMENT COST ESTIMATE
PREPARED BY FORESIGHT DEVELOPMENT SERVICES, LLC
KINNEY PARK
MANSFIELD, TEXAS
FDS PROJECT NO. ARC001
MARCH 20, 2024
UPDATED: APRIL 10, 2024

FORESIGHT

NUMBER OF LOTS	**214**
TOWNSHIP LOTS (50'X100')	**71**
CASITA LOTS (35'X80')	**46**
TOWNHOME LOTS (25'X80')	**97**
APPROXIMATE GROSS ACRES	**32.35**
APPROXIMATE GAS EASEMENT ACRES	**1.54**
APPROXIMATE NET ACRES	**30.81**
APPROXIMATE DENSITY (lots/acre)	**6.95**
APPROX. LENGTH STREET A (28' B-B) (FT)	**4,700**
APPROX. LENGTH STREET B (Entry) (FT)	**229**
APPROX. LENGTH ALLEY C (12' E-E) (FT)	**1,988**
APPROX. LENGTH MEW D (16' E-E) (FT)	**1,400**

C2.	**Offsite Paving (TXDOT)**	**Units**	**Cost**	**Quantity**	**Total**
1.	10" reinforced concrete deceleration lane	SY	$100.00	700	$70,000.00
2.	8" lime stabilized subgrade	SY	$5.00	910	$4,550.00
3.	Hydrated lime material (36 lb/sy)	TN	$375.00	16.0	$6,000.00
4.	Sawcut road edge & connect to existing pavement	LF	$10.00	485	$4,850.00
5.	6' wide open space sidewalk by developer	SF	$8.00	2,910	$23,280.00
6.	Barrier free ramps	EA	$2,900.00	2	$5,800.00
7.	Existing striping removal	LF	$1.80	485	$873.00
8.	White turn lane striping	LF	$1.40	485	$679.00
9.	Regrade TXDOT	LS	$10,000.00	1	$10,000.00
10.	Traffic control	LS	$10,000.00	1	$10,000.00
11.	Testing (Including compaction, density, and materials)	SY	$2.00	910	$1,820.00
12.	Maintenance bond (1% of cost, budget)	LS	$1,378.52	1	$1,378.52
TOTAL					**$139,230.52**

PRELIMINARY DEVELOPMENT COST ESTIMATE
PREPARED BY FORESIGHT DEVELOPMENT SERVICES, LLC
KINNEY PARK
MANSFIELD, TEXAS
FDS PROJECT NO. ARC001
MARCH 20, 2024
UPDATED: APRIL 10, 2024

FORESIGHT

NUMBER OF LOTS	**214**
TOWNSHIP LOTS (50'X100')	**71**
CASITA LOTS (35'X80')	**46**
TOWNHOME LOTS (25'X80')	**97**
APPROXIMATE GROSS ACRES	**32.35**
APPROXIMATE GAS EASEMENT ACRES	**1.54**
APPROXIMATE NET ACRES	**30.81**
APPROXIMATE DENSITY (lots/acre)	**6.95**
APPROX. LENGTH STREET A (28' B-B) (FT)	**4,700**
APPROX. LENGTH STREET B (Entry) (FT)	**229**
APPROX. LENGTH ALLEY C (12' E-E) (FT)	**1,988**
APPROX. LENGTH MEW D (16' E-E) (FT)	**1,400**

D.	**Water System**	**Units**	**Cost**	**Quantity**	**Total**
1.	8" PVC Pipe	LF	$50.00	6,489	$324,450.00
2.	6" PVC Pipe	LF	$40.00	220	$8,800.00
3.	6" PVC Pipe dry waterline	LF	$40.00	739	$29,560.00
4.	2-4" Irrigation Sleeves	LF	$36.00	500	$18,000.00
5.	12" steel encasement at gas line crossing	LF	$115.00	30	$3,450.00
6.	Connect to existing 12" water main via cut-in tee	EA	$5,500.00	1	$5,500.00
7.	Remove plug & connect to existing 8" water main	EA	$2,100.00	1	$2,100.00
8.	12" Cut-in Gate Valve	EA	$5,550.00	1	$5,550.00
9.	8" Gate Valve	EA	$2,800.00	38	$106,400.00
10.	6" Gate Valve	EA	$1,500.00	12	$18,000.00
11.	Fire hydrant assembly including 6" gate valve & riser	EA	$8,500.00	12	$102,000.00
12.	Dry Fire Hydrant assembly including 6" gate valve & riser	EA	$8,500.00	4	$34,000.00
13.	FDC with stand pipe assembly	EA	$3,800.00	4	$15,200.00
14.	Fittings	TON	$10,000.00	3.4	$34,000.00
15.	3/4" Domestic copper Type K service	EA	$1,500.00	214	$321,000.00
16.	1.5" Irrigation poly service	EA	$1,500.00	3	$4,500.00
17.	Standard meter box	EA	$375.00	71	$26,625.00
18.	Concrete meter box for townhomes and casitas	EA	$500.00	143	$71,500.00
19.	Trench safety	LF	$0.75	7,978	$5,983.50
20.	Testing (Including compaction, density, and materials)	LF	$4.75	7,978	$37,895.50
21.	Maintenance bond (1% of cost, budget)	LS	$11,745.14	1	$11,745.14
TOTAL					**$1,186,259.14**

PRELIMINARY DEVELOPMENT COST ESTIMATE
PREPARED BY FORESIGHT DEVELOPMENT SERVICES, LLC
KINNEY PARK
MANSFIELD, TEXAS
FDS PROJECT NO. ARC001
MARCH 20, 2024
UPDATED: APRIL 10, 2024

FORESIGHT

NUMBER OF LOTS	**214**
TOWNSHIP LOTS (50'X100')	**71**
CASITA LOTS (35'X80')	**46**
TOWNHOME LOTS (25'X80')	**97**
APPROXIMATE GROSS ACRES	**32.35**
APPROXIMATE GAS EASEMENT ACRES	**1.54**
APPROXIMATE NET ACRES	**30.81**
APPROXIMATE DENSITY (lots/acre)	**6.95**
APPROX. LENGTH STREET A (28' B-B) (FT)	**4,700**
APPROX. LENGTH STREET B (Entry) (FT)	**229**
APPROX. LENGTH ALLEY C (12' E-E) (FT)	**1,988**
APPROX. LENGTH MEW D (16' E-E) (FT)	**1,400**

E.	**Sanitary Sewer System**	**Units**	**Cost**	**Quantity**	**Total**
1.	8" SDR 26 PVC Pipe	LF	$70.00	6,190	$433,300.00
2.	12" steel encasement at gas line crossing	LF	$115.00	30	$3,450.00
3.	5' Diameter drop manhole	EA	$12,000.00	2	$24,000.00
4.	5' Diameter manhole	EA	$6,700.00	6	$40,200.00
5.	5' Diameter manhole on existing sewer line	EA	$15,000.00	1	$15,000.00
6.	4' Diameter manhole	EA	$6,700.00	21	$140,700.00
7.	6" service	EA	$800.00	215	$172,000.00
8.	Remove and replace existing concrete	SY	$150.00	5	$750.00
9.	Concrete encasement	LF	$90.00	80	$7,200.00
10.	Trench safety	LF	$1.10	6,190	$6,809.00
11.	Testing (Including compaction, density, and materials)	LF	$6.50	6,190	$40,235.00
12.	Maintenance bond (1% of cost, budget)	LS	$8,836.44	1	$8,836.44
TOTAL					**$892,480.44**

PRELIMINARY DEVELOPMENT COST ESTIMATE
PREPARED BY FORESIGHT DEVELOPMENT SERVICES, LLC
KINNEY PARK
MANSFIELD, TEXAS
FDS PROJECT NO. ARC001
MARCH 20, 2024
UPDATED: APRIL 10, 2024

FORESIGHT

NUMBER OF LOTS	**214**
TOWNSHIP LOTS (50'X100')	**71**
CASITA LOTS (35'X80')	**46**
TOWNHOME LOTS (25'X80')	**97**
APPROXIMATE GROSS ACRES	**32.35**
APPROXIMATE GAS EASEMENT ACRES	**1.54**
APPROXIMATE NET ACRES	**30.81**
APPROXIMATE DENSITY (lots/acre)	**6.95**
APPROX. LENGTH STREET A (28' B-B) (FT)	**4,700**
APPROX. LENGTH STREET B (Entry) (FT)	**229**
APPROX. LENGTH ALLEY C (12' E-E) (FT)	**1,988**
APPROX. LENGTH MEW D (16' E-E) (FT)	**1,400**

F.	**Drainage System**	**Units**	**Cost**	**Quantity**	**Total**
1.	6'x4' RCB	LF	$350.00	331	$115,850.00
2.	54" RCP	LF	$340.00	325	$110,500.00
3.	42" RCP	LF	$215.00	280	$60,200.00
4.	36" RCP	LF	$175.00	486	$85,050.00
5.	30" RCP	LF	$130.00	1,346	$174,980.00
6.	27" RCP	LF	$125.00	375	$46,875.00
7.	24" RCP	LF	$115.00	955	$109,825.00
8.	18" RCP	LF	$100.00	1,567	$156,700.00
9.	10' Standard Curb inlet	EA	$7,300.00	20	$146,000.00
10.	8'x2' Grate inlet	EA	$7,000.00	6	$42,000.00
11.	4'x4' Y-inlet	EA	$6,300.00	4	$25,200.00
12.	Storm Quality Separator manhole	EA	$100,000.00	2	$200,000.00
13.	5'x5' Junction Box with manhole	EA	$9,000.00	8	$72,000.00
14.	4'x4' Junction Box with manhole	EA	$6,300.00	4	$25,200.00
15.	Outfall concrete wingwall	EA	$10,000.00	1	$10,000.00
16.	4' concrete emergency flume	LF	$85.00	150	$12,750.00
17.	18" Rock rip rap	SY	$130.00	50	$6,500.00
18.	Connection to existing pond	LS	$5,000.00	1	$5,000.00
19.	Trench safety	LF	$0.75	5,665	$4,248.75
20.	Testing (Including compaction, density, and materials)	LF	$4.75	5,665	$26,908.75
21.	Maintenance bond (1% of cost, budget)	LS	$14,357.88	1	$14,357.88
TOTAL					**$1,450,145.38**

G.	**Retaining Wall**	**Units**	**Cost**	**Quantity**	**Total**
1.	1' - 4' Height	LF	$85.00	1,444	$122,740.00
2.	4' - 6' Height	LF	$130.00	1,086	$141,180.00
3.	6' - 8' Height	LF	$210.00	325	$68,250.00
4.	8' - 10' Height	LF	$315.00	355	$111,825.00
5.	>10' Height	LF	$515.00	400	$206,000.00
TOTAL					**$649,995.00**

PRELIMINARY DEVELOPMENT COST ESTIMATE
PREPARED BY FORESIGHT DEVELOPMENT SERVICES, LLC
KINNEY PARK
MANSFIELD, TEXAS
FDS PROJECT NO. ARC001
MARCH 20, 2024
UPDATED: APRIL 10, 2024

FORESIGHT

CAFÉ BODEGA CIVIL IMPROVEMENTS

A.	**Erosion Control**	**Units**	**Cost**	**Quantity**	**Total**
TOTAL					**$0.00**
B.	**Earthwork**	**Units**	**Cost**	**Quantity**	**Total**
1.	Lot benching at mass grading	LOT	$225.00	1	$225.00
2.	Moisture conditioning of pad including poly (4' deep)	PAD	$3,000.00	1	$3,000.00
3.	Fine grading of lots, open space, swales (post paving)	LOT	$275.00	1	$275.00
TOTAL					**$3,500.00**
C1.	**Onsite Paving**	**Units**	**Cost**	**Quantity**	**Total**
TOTAL					**$0.00**
D.	**Water System**	**Units**	**Cost**	**Quantity**	**Total**
1.	3/4" Domestic copper Type K service	EA	$1,500.00	1	$1,500.00
2.	Standard meter box	EA	$375.00	1	$375.00
TOTAL					**$1,875.00**
E.	**Sanitary Sewer System**	**Units**	**Cost**	**Quantity**	**Total**
1.	6" service	EA	$800.00	1	$800.00
TOTAL					**$800.00**
F.	**Drainage System**	**Units**	**Cost**	**Quantity**	**Total**
TOTAL					**$0.00**
G.	**Retaining Wall**	**Units**	**Cost**	**Quantity**	**Total**
TOTAL					**$0.00**
CAFÉ BODEGA TOTAL CIVIL IMPROVEMENTS					**$6,175.00**

KINNEY TRACT
PRELIMINARY QUANTITIES

PROJECT NAME: KINNEY TRACT
CITY: MANSFIELD, TEXAS — **LOTS: 214**
PREPARED BY: LANDDESIGN, INC. — **GROSS ACRES: 32.35**
DATE: 2/26/2024

G. LANDSCAPE / HARDSCAPE					
ITEM	*ITEM DESCRIPTION*	*QTY*	*UNIT*	*UNIT PRICE*	*COST*
1	VEHICULAR CONCRETE PAVER (ENTRY DRIVE) RECOMMEND BY PAVER - NO $ INCLUDED	416	SF	$0.00	
2	GRADING ALLOWANCE	1	LS	$12,000.00	$12,000.00
3	5' WIDE, 4" CONCRETE SIDEWALK (OUTDOOR GATHERING AREAS)	2,145	SF	$6.00	$12,870.00
4	PEDESTRIAN CONCRETE PAVER (OUTDOOR GATHERING AREAS)	396	SF	$11.00	$4,356.00
5	DECOMPOSED GRANITE (OUTDOOR GATHERING AREAS)	580	SF	$9.50	$5,510.00
6	PLAYGROUND INCLUDING EQUIPMENT / DELIVERY & INSTALL /EWF	1	LS	$120,878.21	$120,878.21
7	FRENCH DRAIN (PLAYGROUND)	1	LS	$20,000.00	$20,000.00
8	PG CURB / ADA RAMP	1	LS	$8,000.00	$8,000.00
9	5'X10', 4" CONCRETE PAD (MAIL BOX)	300	SF	$6.00	$1,800.00
10	6" WIDE, 4" CONCRETE CURB EDGE (PLAYGROUND AND OUTDOOR GATHERING AREAS)	176	LF	$22.65	$3,986.40
11	5'X1', 5' HT., MONUMENT FEATURE WALL (ENTRY)	1	EA	$11,250.00	$11,250.00
12	10'X4', 10'-6" HT.,ENTRY PEDESTRIAN GATEWAY (ENTRY)	2	EA	$50,000.00	$100,000.00
13	30" AVERAGE HT, 14" WIDE, STONE RETAINING WALL (OUTDOOR GATHERING AREAS)	344	LF	$102.40	$35,184.64
14	2 X 3 X 5 STUCO COLUMNS	5	EA	$2,765.00	$13,825.00
15	5' HT., METAL VIEW FENCE	1,787	LF	$60.00	$107,234.40
16	6' HT., BOARD ON BOARD WOOD SCREEN FENCE	2,049	LF	$46.00	$94,232.84
17	42" HT., DECORATIVE STUCCO WALL	566	LF	$300.00	$169,800.00
18	MAIL BOX - TYPE A (VITAL 1570-16V2) - NOT INCLUDED IN THIS BUDGET	11	EA		$0.00
19	MAIL BOX - TYPE B (VITAL 1570-8V2) NOT INCLUDED IN THIS BUDGET	5	EA		$0.00
20	PEDESTRIAN GATE	2	EA	$600.00	$1,200.00
21	ELECTRICAL SERVICE (ENTRY AND TWO OUTDOOR GATHERING AREAS)	3	EA	$9,000.00	$27,000.00
22	DECORATIVE LIGHTING AND HARDWARE (ENTRY)	1	LS	$50,000.00	$50,000.00
23	DECORATIVE LIGHTING AND HARDWARE (OUTDOOR GATHERING AREAS)	1	LS	$30,000.00	$30,000.00
24	IRRIGATION CONTROLLER - 2 WIRE CONTROLLER	1	EA	$1,875.00	$1,875.00
25	IRRIGATION (PLANTING)	8,884	SF	$1.25	$11,105.00
26	IRRIGATION (SEED & SOD)	226,927	SF	$1.00	$226,927.00
27	SEED; INCLUDES FINE GRADE	65,827	SF	$0.20	$13,165.40
28	SOD (BERMUDA)	161,100	SF	$0.60	$96,660.00
29	PLANTING (SHRUBS & GROUNDCOVERS, INCLUDING MULCH & SOIL PREP)	8,884	SF	$5.00	$44,420.00
30	CANOPY TREES (3" CALIPER)	366	EA	$500.00	$183,000.00
31	ORNAMENTAL TREES (1" CALIPER)	18	EA	$250.00	$4,500.00
32	13' X14', 10' HT., PERGOLA ARBOR, PAINTED WHITE	3	EA	$10,501.40	$31,504.20
33	20' X40', 10' HT., PERGOLA, PAINTED WHITE	1	EA	$46,160.00	$46,160.00
34	15' X15', 10' HT., PERGOLA, PAINTED WHITE	1	EA	$12,983.08	$12,983.08
35	TRASH RECEPTACLE; INCLUDES DELIVERY / INSTALL	6	EA	$2,146.20	$12,877.20
36	BENCH; INCLUDES DELIVERY / INSTALL	6	EA	$2,527.60	$15,165.60
37	36"X72" RECTAGULAR FIRE TABLE: INCLUDES DELIVERY / INSTALL	1	EA	$1,259.93	$1,259.93
38	42" DIA. ROUND FIRE TABLE; INCLUDES DELIVERY / INSTALL	1	EA	$1,259.93	$1,259.93
39	OUTDOOR LOUNGE SOFA3/18/2024 INCLUDES DELIVERY / INSTALL	2	EA	$1,500.00	$3,000.00
40	OUTDOOR LOUNGE CHAIR: INCLUDES DELIVERY / INSTALL	10	EA	$600.00	$6,000.00
				SUB-TOTAL LANDSCAPE / HARDSCAPE	**$1,540,989.83**

KINNEY TRACT
PRELIMINARY QUANTITIES

PROJECT NAME: KINNEY TRACT		
CITY: MANSFIELD, TEXAS	LOTS	214
PREPARED BY: LANDDESIGN, INC.	GROSS ACRES	32.35
DATE: 2/26/2024		

NOTES:

1. This Opinion of Probable Cost (OPC) is based upon the Conceptual Plan dated February 26,2024 prepared by LandDesign (LDI).
2. Quantities are preliminary and subject to final approval of Construction Plans by the City and TxDOT.
3. All proposed improvements shall comply with the current and applicable City and TxDOT standard speciciations and standard details. If items are not covered then those proposed improvements shall comply with the NCTCOG standard speciciations and standard details.
4. All Item Descriptions are assumed that all necessary appurtenances required per the applicable City, TxDOT, and/or NCTCOG specications and details are included within the unti prices for each item.
5. Inflation and/or phasing is not factored in this OPC.
6. Unit Prices to be provided by developer. Items and quantities shown herein excludes land cost, land maintenance, interest, HOA support, legal, financing, marketing, builder impact fees, assessments, credits, construction administration, development management, other services provided by others, off-site sanitary sewer improvements, off-site water line improvements, off-site easement preparation & procurement, or other costs not specifically addressed, such as jurisdictional determination and processing.
7. Construction staking fees are estimated and will be confirmed after construction plans are completed.
8. Since the design professional has no control over the cost of labor, materials, or equipment, or over the contractor's method of determining prices, or over competitive bidding or market conditions, LDI opinions of probable development cost provided for herein are to be made based on LDI experience or qualifications. These opinions represent LDI best judgement as a design professional familiar with the construction industry. However, the design professional cannot and does not guarantee that proposals, bids, or development cost will not vary from opinions of probable cost prepared by LDI.
9. This estimate does not include land cost, land maintenance, interest, HOA support, legal, financing, marketing, impact fees, assessments, credits, construction administration, development management, etc.
10. This estimate does not include any costs associated with liens, rollback taxes, etc. that may be due on this property.
11. Costs for moisture conditioning the lots have been estimated for this OPC. Design recommendations need to be provided by the geotechnical engineer.
12. Cost of any gas line lowering or relocations are not included and will depend on the final design and results of potholing.
13. Cost associated with the relocation of underground and overhead facilities are not included if any may be required.
14. All proposed crossings of the existing gas line will require review and approval by the Gas Company. Comments by the Gas Company may result in a required relocation of the existing gas main.
15. Costs for studies and easements are not included in this estimate.
16. This estimate assumes proposed development will not impact the FEMA 1% floodplain.
17. This estimate has been prepared without a boundary or topographical survey.
18. This estimate has been prepared without the benefit of a final geotechnical report.
19. Items and quantities shown do not reflect rock excavation.
20. No cost estimated for detention or downstream stormwater improvements are included in this OPC.
21. Cost for any additional infrastructure for the protection of existing sewer, water, and gas lines are excluded from this cost estimate.
22. This estimate does not assume parallel sanitary sewer pipe.
23. This estimate assumes SDR-26 for all sanitary sewer pipe.
24. This estimate assumes all waterlines are less than 10 feet deep.
25. This estimate was performed without the benefit of a water study.
26. This estimate assumes single phase construction.
27. Earthwork quantities are approximate and based on preliminary conceptual grading analysis.
28. All city fees stated herein are subject to change at the discretion of the City.

EXHIBIT L
RESIDENTIAL LOT BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

DRAFT

AFTER RECORDING RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO CITY OF MANSFIELD, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

RESIDENTIAL LOT PRINCIPAL ASSESSMENT: $

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mansfield, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Kinney Park Public Improvement District No. 2** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Mansfield. The exact amount of each annual installment will be approved each year by the Manfield City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Mansfield.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

DRAFT

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

DRAFT

Signature Page to Initial Notice of Obligation to Pay
Improvement District Assessment

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas

DRAFT

Purchaser Signature Page to Final Notice with Current Information of
Obligation to Pay Improvement District Assessment

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas

DRAFT

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 23-5763

Agenda Date: 5/13/2024 **Version:** 2 **Status:** Public Hearing

In Control: City Council **File Type:** Ordinance

Agenda Number:

Title

Ordinance - Public Hearing Continuation and First Reading on an Ordinance Approving a Change of Zoning from MH, Manufactured Home District and PR, Pre-Development District to PD, Planned Development District for Attached Single-Family Residential and Manor House Uses on Approximately 11.03 Acres Located at 2600, 2626, and 2628 N. Main Street; Phillips Equity Capital, LLC, Owner/Developer (ZC#22-018)

Requested Action

To consider the subject zoning change request.

Recommendation

The Planning and Zoning Commission held a public hearing on December 4, 2023 and voted 6-0 (with one absence) to recommend approval of the zoning change request.

Vote:

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

The Department of Planning and Development Services recommends approval of the zoning change request with the following conditions:

1. That the property owner and / or the developer coordinate with the Plat Review Committee (PRC) on the location and the access of the parking intended to directly serve the mixed-use building and the three (3) buildings located directly east that may be designed as manor houses and / or mixed-use buildings within the Commercial Overlay District.
2. That the four (4) single-family residential (detached) units proposed to front “Street D” have a minimum floor area of 2,200 square feet.

First Reading

The City Council met on December 11, 2023, and voted 7 to 0 to table the request for a change of zoning to provide the applicant with additional time to respond to the City Council’s direction and guidance --- as well as to integrate specific urban design considerations from the Department of Planning and Development Services into their proposed development standards.

In response to concerns about the absence of single-family residential (detached) units,

the applicant removed all the row houses located to the south of “Street A” and replaced them with single-family residences (detached). Additionally, the manor houses fronting “Street D” have been replaced with single-family residential (detached). All proposed single-family residential (detached) lots will be alley-served.

Consistent with the land use policy recommendations and strategies contained within the Mansfield 2040 Plan, there was additional direction provided by the City Council to deliver intentional commercial space to the development that supported the ordinary activities of daily life. The applicant revised the concept plan to reflect a building being closest to North Main Street as a mixed-use building (rather than a manor house) and that a Commercial Overlay District be incorporated that would allow for commercial activity to continue to expand as the number of rooftops in the area increased and as other economic conditions and market factors would positively influence. As proposed, the mixed-use building would provide a minimum of 2,500 square feet of commercial space on the first floor and would be permitted to provide a maximum of eight residential units on the second and third floors.

Description/History

Existing Use: Majority Vacant, two manufactured homes are currently on Lots 1 and 2, Amolette Addition

Existing Zoning: PR, Pre-Development District and MH, Manufactured Home District

Official Land Use Plan: Sub-Area 1

Surrounding Land Use & Zoning:

North - Residential and Vacant Land, SF-7.5/12, Single-family Residential District, C-2, Community Business District, and PR, Pre-Development District

South - Developed, PR, Pre-Development District

East - Vacant and Residential, PR, Pre-Development District

West - Right-of-Way, North Main Street

Thoroughfare Plan Specification:

North Main Street (United States Highway Business 287) - Major Collector (4-lanes undivided), currently 2-lanes

Synopsis

The applicant requested a change of zoning on an approximately 11.03-acre property. The request is to rezone it from MH, Manufactured Home District and PR, Pre-Development District to PD, Planned Development District for attached Single-Family Residential (i.e., Row Houses) and Manor Houses. As proposed, the development would consist of 102 total units (e.g., 46 Row Houses and 56 Manor Houses) with 2.09 acres of active open space and 0.52 acres of open space throughout the development. Although this change of zoning request was considered under the guidelines captured in the 2012 Land Use Plan for Sub-Area 1, the project proposes development standards and a vision that is in greater alignment with the Mansfield 2040 Plan. Accordingly, the Department of Planning and Development Services recommends approval of the zoning change request with the following conditions:

1. That the property owner and / or the developer coordinate with the Plat Review Committee (PRC) on the location and the access of the parking intended to directly serve the mixed-use building and the three (3) buildings located directly east that may be designed as manor houses and / or mixed-use buildings.
2. That the four (4) single-family residential (detached) units proposed to front “Street D” have a minimum floor area of 2,200 square feet.

Department of Planning and Development Services Analysis
The current zoning on the property is predominately MH, Manufactured Home District; with approximately one (1) acre of land zoned as PR, Pre-Development District. The site currently has a couple of existing manufactured houses, but it is mostly vacant. The surrounding properties are a mixture of vacant property, detached single-family homes, manufactured homes, and a church (i.e., Oakdale Baptist Church) to the south.

As proposed, the PD, Planned Development District would provide development standards for the construction of housing on 54 lots (previously the proposed PD, Planned Development District standards called for the construction of housing on 60 lots). No more than 32 of the lots will be Row Houses, with the remainder of the lots proposed to be developed for single-family residential (detached), mixed-use buildings, and manor houses. The development will occur in two (2) phases. The first phase will include construction of a mixed-use building with at least 2,500 square feet of ground floor commercial space.

The Development Plan shows several common areas including an active open space area towards the front of the development close to North Main Street. The active open space may include a playground, dog park, exercise stations, et cetera. There are several other smaller proposed open space areas spread throughout the development including a detention pond (wet) to enhance the overall look and feel of the community. The applicant has provided a pedestrian path connecting all open space areas through the development.

Additionally, the site also has a large Tarrant Regional Water District (TRWD) Easement in the southwest corner. Although there are some restrictions on the permissible activities within this easement, the development is using this area as a passive open space with enhanced landscaping and a pedestrian path.

Building scale and orientation are controlled by the PD, Planned Development District Standards. Manor houses are limited to a maximum height of two (2) stories. Single-family residential (detached) units, row houses, and mixed-use buildings are proposed to have a maximum height of three (3) stories. Additionally, row houses shall include special details to enhance the distinctiveness of each dwelling unit.

Building frontages are provided on all units. There are three (3) permitted building frontages:

1. Porch and fence;

2. Dooryard; and
3. Stoop.

Several homes have been identified as “High Visibility Lots” on the Development Plan. These high-visibility lots shall be held to an elevated standard for urban design (e.g., Starlin Ranch, Parkside, and Knotts Landing) and are required to provide a wrap-around porch frontage element when the dwelling fronts along a street or a large common area. This is intended to invoke a visual aesthetic that is inspired by the same in other communities, including Norton Commons in Prospect, Kentucky.

Concerning parking, all single-family residential (detached) dwellings and row house are intended to provide a minimum of two (2) parking spaces per dwelling; and all manor houses will provide a minimum of one (1) parking space per dwelling, with up to four (4) additional off-street parking spaces for visitors and guests.

Finally, the site is designed in a way that would allow for an additional connection to the property to the northeast that was platted several years ago for detached single-family residences and when developed in the future, could deliver a complete neighborhood in accordance with the vision and goals of the Mansfield 2040 Plan.

Summary
The proposed PD, Planned Development District provides the City with additional residential options, while introducing commercial activities that are capable of evolving with market along the North Main Street Corridor. The development standards provide a predictable development pattern with appropriately spaced green spaces throughout the project. 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
Shirley Emerson
Planner I
817-276-4259

Attachments
Maps and Supporting Information
Exhibits A-E

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING CHAPTER 155 OF THE CODE OF ORDINANCES, "ZONING," OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR ATTACHED SINGLE-FAMILY RESIDENTIAL AND MANOR HOUSE USES, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING 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 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 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 owners of the affected properties, the governing body of the City is of the opinion and finds that Chapter 155 of the Code of Ordinances, "Zoning," and Zoning Map should be amended.

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

SECTION 1.

That Chapter 155 of the Code of Ordinances, "Zoning" of the City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a new zoning district classification of PD, Planned Development; said property being described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2.

That the use and development of the hereinabove described property shall be in accordance with the development plan shown on Exhibits "B-E" attached hereto and made a part hereof for all purposes.

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.

That the above described properties shall be used only in the manner and for the purposes provided for in the Chapter 155 of the Code of Ordinances, "Zoning," of the City, as amended herein by the granting of this zoning classification.

SECTION 5.

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 Chapter 155 of the Code of Ordinances, "Zoning," as a whole.

SECTION 6.

Any person, firm or corporation violating any of the provisions of this ordinance or Chapter 155 of the Code of Ordinances, "Zoning," 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 7.

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

FIRST READING APPROVED ON THE 13TH DAY OF MAY, 2024.

DULY PASSED ON THE SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 20TH DAY OF MAY, 2024.

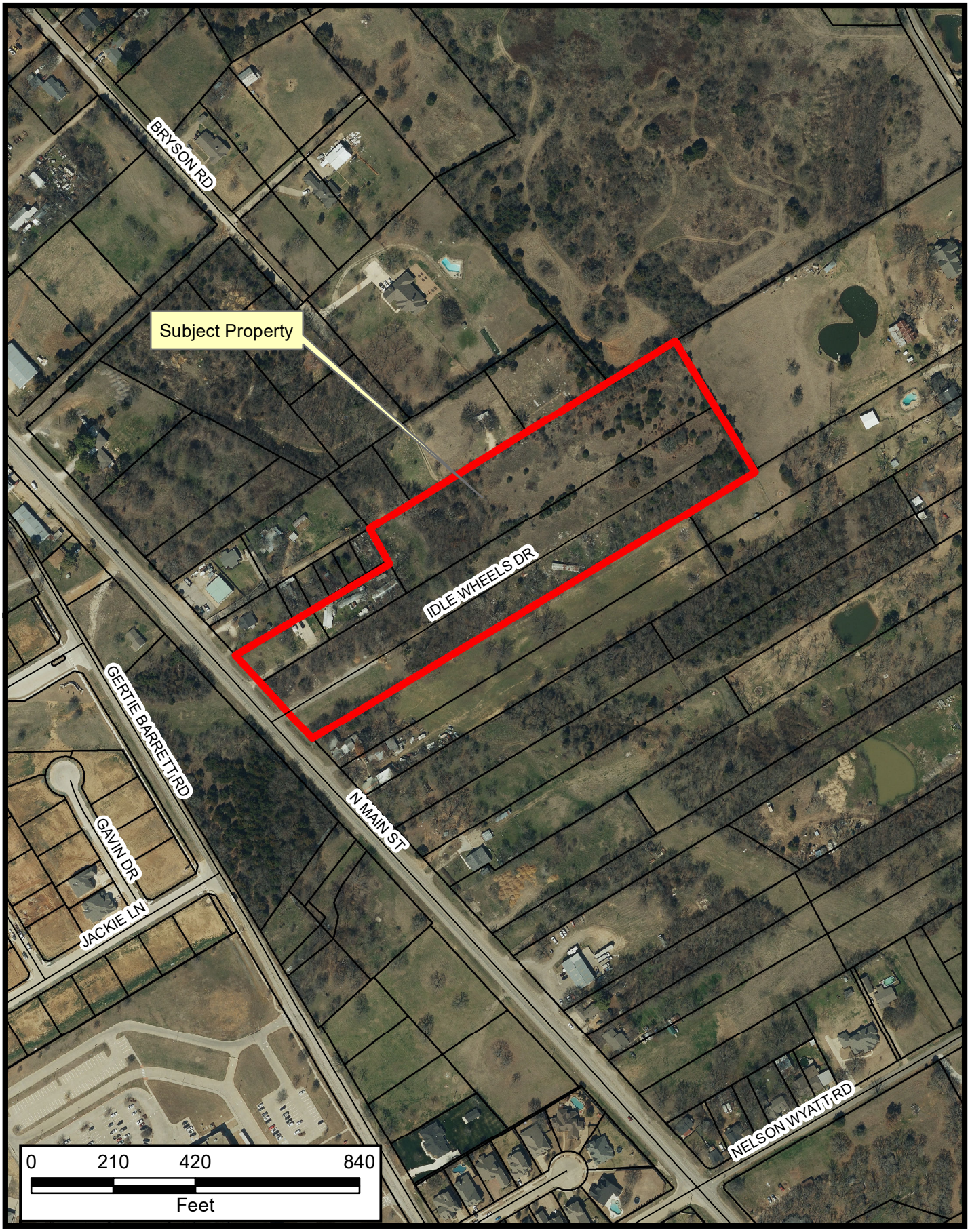
_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Ashley Dierker, City Attorney

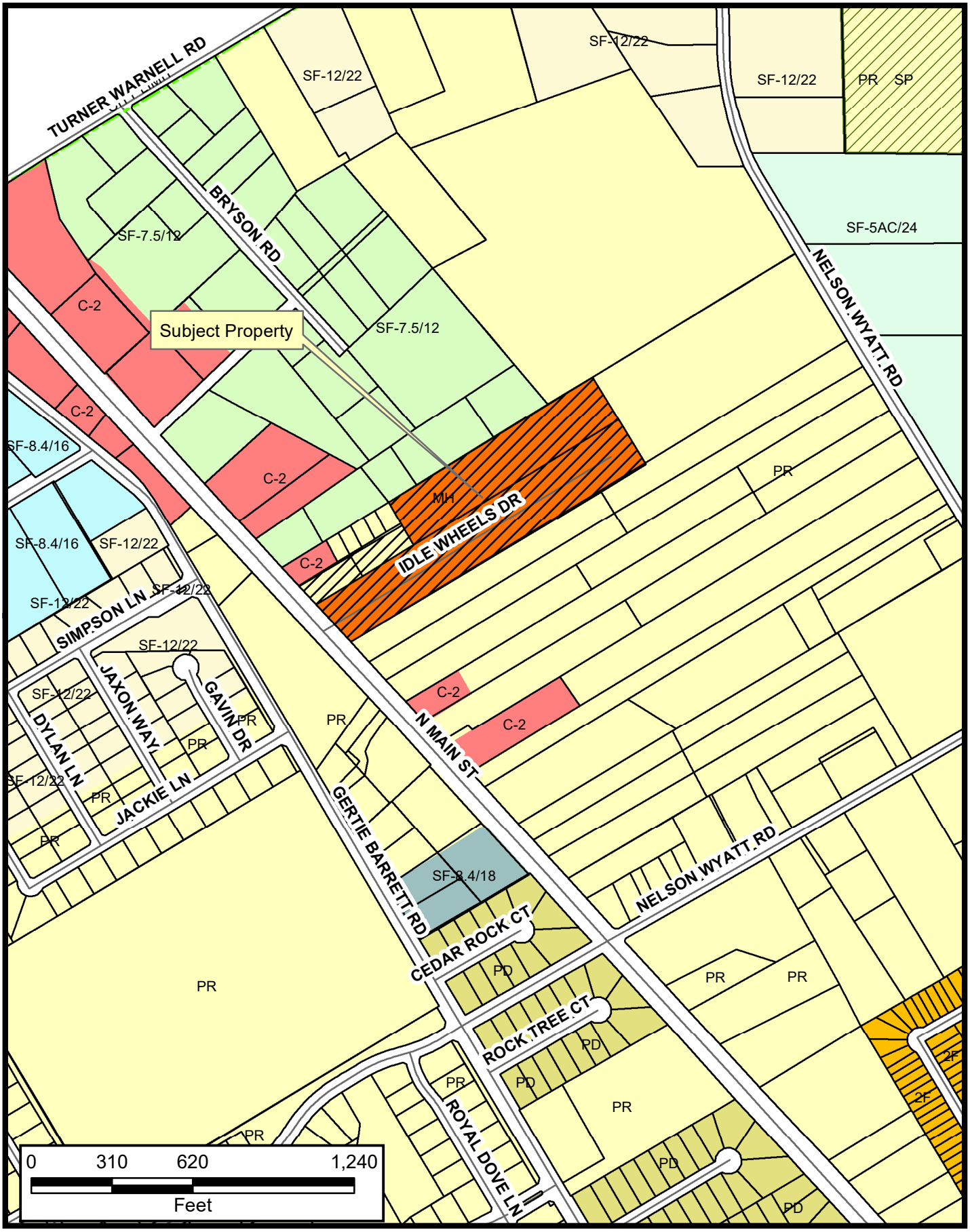


MANSFIELD TEXAS

ZC#22-018

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.

10/26/2023



MANSFIELD TEXAS

ZC#22-018

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.

10/26/2023

Property Owner Notification for ZC#22-018

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
AMLOTTE ADDITION	LOT 1	PHILLIPS EQUITY CAPITAL LLC	6326 HART ST	FORT WORTH, TX	76112
AMLOTTE ADDITION	LOT 2	PHILLIPS EQUITY CAPITAL LLC	6326 HART ST	FORT WORTH, TX	76112
COMISKEY PARK	BLK 1	MICHAEL EDWARD COMISKEY FAMILY	2601 NELSON WYATT RD	MANSFIELD, TX	76063-6060
COMISKEY PARK	BLK 1	MICHAEL EDWARD COMISKEY FAMILY	2601 NELSON WYATT RD	MANSFIELD, TX	76063-6060
MCDONALD, JAMES SURVEY	A 997	COMISKEY, ZACHARY	2571 NELSON WYATT RD	MANSFIELD, TX	76063
MCDONALD, JAMES SURVEY	A 997	COMISKEY, ZACHARY	2571 NELSON WYATT RD	MANSFIELD, TX	76063
MCDONALD, JAMES SURVEY	A 997	PHILLIPS EQUITY CAPITAL LLC	6326 HART ST	FORT WORTH, TX	76112
MCDONALD, JAMES SURVEY	A 997	PHILLIPS EQUITY CAPITAL LLC	6326 HART ST	FORT WORTH, TX	76112
MCDONALD, JAMES SURVEY	A 997	OAKDALE BAPTIST CHURCH	2580 N MAIN ST	MANSFIELD, TX	76063-3942
MCDONALD, JAMES SURVEY	A 997	ADAMS, FLOYD RAY	1612 E RENFRO ST	BURLESON, TX	76028-2208
MCDONALD, JAMES SURVEY	A 997	ALVARADO, IVAN	2638 N MAIN ST	MANSFIELD, TX	76063
MCDONALD, JAMES SURVEY	A 997	KADRI, FOLORUNSO	2636 N MAIN ST	MANSFIELD, TX	76063
MCDONALD, JAMES SURVEY	A 997	KADRI, FOLORUNSO	1165 BEECHWOOD LN	CEDAR HILL, TX	75104
MCDONALD, JAMES SURVEY	A 997	MANSFIELD CITY OF	1305 E MAIN	MANSFIELD, TX	76063
MCDONALD, JAMES SURVEY	A 997	COPPER MAZE BUILDERS LLC	801 E LOOP 820	FORT WORTH, TX	76120
MCDONALD, JAMES SURVEY	A 997	OAKDALE BAPTIST CHURCH	2580 N MAIN ST	MANSFIELD, TX	76063-3942
MCDONALD, JAMES SURVEY	A 997	FRICKS, DARCY LEE KNAPP ETAL	PO BOX 2243	MANSFIELD, TX	76063-0047
MCDONALD, JAMES SURVEY	A 997	PHILLIPS EQUITY CAPITAL LLC	6326 HART ST	FORT WORTH, TX	76112
MCDONALD, JAMES SURVEY	A 997	MANSFIELD MONTEVERDI LLC	PO BOX 171195	ARLINGTON, TX	76003

Property Owner Notification for ZC#22-018

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MCDONALD, JAMES SURVEY	A 997	ALVARADO, IVAN	2638 N MAIN ST	MANSFIELD, TX	76063
MCDONALD, JAMES SURVEY	A 997	OAKDALE BAPTIST CHURCH	2580 N MAIN ST	MANSFIELD, TX	76063-3942
MCDONALD, JAMES SURVEY	A 997	CHOWDHURY, AKRAM	2520 N MAIN ST	MANSFIELD, TX	76063
ROLLING ACRES ADDITION-MANSFLD	LOT 19	STAFFORD, DONNA	2821 BURTON AVE	FORT WORTH, TX	76105-4712
ROLLING ACRES ADDITION-MANSFLD	LOT 23	SONGER, VELDA M	9840 SONGER CT	BURLESON, TX	76028
ROLLING ACRES ADDITION-MANSFLD	LOT 24A	BLAN, AMANDA	2642 N MAIN ST	MANSFIELD, TX	76063
ROLLING ACRES ADDITION-MANSFLD	LOT 24A1	STAFFORD, DONNA	2821 BURTON AVE	FORT WORTH, TX	76105-4712
ROLLING ACRES ADDITION-MANSFLD	LOT 24A1A	ADAMS, FLOYD RAY	1612 E RENFRO ST	BURLESON, TX	76028-2208
ROLLING ACRES ADDITION-MANSFLD	LOT 24A2	RDS PROPERTIES LTD	PO BOX 333	MANSFIELD, TX	76063-0333
ROLLING ACRES ADDITION-MANSFLD	LOT 24C	STAFFORD, DAVID	2821 BURTON AVE	FORT WORTH, TX	76105-4712
ROLLING ACRES ADDITION-MANSFLD	LOT 25	STAFFORD, DONNA	2821 BURTON AVE	FORT WORTH, TX	76105-4712
ROLLING ACRES ADDITION-MANSFLD	LOT 27	SHAW, NEAL	2730 BRYSON RD	MANSFIELD, TX	76063

“Exhibit A”

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

A survey of even date accompanies this legal description.

For Huitt-Zollars, Inc

Mitchell S. Pillar
Registered Professional Land Surveyor
Texas Registration No. 5491
Huitt-Zollars, Inc.
5430 LBJ Fwy.
Suite 1500
Dallas, Texas 75240
Ph. (214) 871-3311
Date: November 5, 2022

EXHIBIT B FOR ZC #22-018

DIAMONDHEAD ESTATES

PD, PLANNED DEVELOPMENT DISTRICT

A. GENERAL PURPOSE AND DESCRIPTION:

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

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

BUILDING FAÇADE: The exterior wall of a building.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

C. DEVELOPMENT STANDARDS AND REGULATIONS:

1. Setbacks:

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

TABLE 1 - SETBACKS

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

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

2. Building Height:

   i. Building height shall be measured in stories for all buildings.

      1. On the upper stories, the maximum height shall not exceed 10 feet as measured from finished floor to finished ceiling for all residential and commercial uses.

   ii. All manor houses, row houses and single-family houses (detached) shall have a minimum first floor ceiling height of ten (10) feet and a minimum second and third floor ceiling height of nine (9) feet, as measured from the finished floor elevation to the finished ceiling of the corresponding floor. No manor house residence shall exceed two (2) stories in height. No row house or single-family (detached) residence shall exceed three (3) stories in height.

iii. All accessory buildings and structures shall have a maximum height of two (2) stories, and no accessory building or structure shall be higher than the principal building located on the same lot.

iv. Within the COMMERCIAL / MIXED-USE OVERLAY DISTRICT only, all first story commercial uses shall have a minimum height of 16 feet and a maximum height of 25 feet as measured from the finished floor to finished ceiling. No commercial or mixed-use building shall exceed three stories in building height.

3. Building Typology:

i. General. There are four (4) different building types accommodated in this planned development: (i) the row house; (ii) the manor house; (iii) the single-family house (detached); and (iv) mixed-use building. The locations for the four (4) different building types are identified in Exhibit C (SEE DEVELOPMENT PLAN). A manor house may be replaced with row houses (space permitting), subject to review and approval by the Director of Planning, and the decision of the Director of Planning may be directly appealed to the City Council as set forth in Section 155.066, PD, Planned Development District Regulations of the Mansfield Zoning Ordinance; Row houses may not be replaced with a manor house.

ii. Specific to Row Houses:

1. A row house building may include up to five (5) dwelling units attached under the same roofline provided, however, that no building façade shall extend for greater than 300 feet in length,

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

iii. Specific to Manor Houses:

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

4. Permitted uses:

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

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

5. Off-street parking regulations:

i. All row houses shall have at least two (2) off-street parking spaces each.

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

iii. All single-family houses (detached) shall have at least two (2) off-street parking spaces each.

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

a. At least one (1) off-street parking space shall be provided for each dwelling unit.

b. For Office use: 3.0 parking spaces per 1,000 sf of net office space.

c. For lodging use: 1.0 parking space per bedroom.

d. For commercial uses: 3.0 parking spaces per 1,000 square feet of net space; except that retail spaces under 1,500 square feet of net floor area shall be exempt from parking requirements in this paragraph.

e. Parking lots shall be located to the rear or the side of buildings.

f. Parking lots shall not provide more than 20 parking spaces.

g. Parking lots may be paved with pervious materials subject to review and approval by the Director of Engineering Services.

h. Parking lots shall be accessed by rear alleys where available.

i. Parking provided shall include the actual parking spaces provided within the lot and along the adjacent thoroughfare.

6. Access Drive regulations:

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

7. Fire Suppression Systems:

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

8. Landscaping, screening and open spaces:

i. The Developer shall design and provide connected, active, open spaces for outdoor furniture and outdoor lawn games and casual engagement with the landscape environment, subject to review and approval by the Director of Planning as shown in EXHIBIT "E" (LANDSCAPE PLAN).

ii. The Developer shall design and provide an engineered water retention pond that includes amenities such as a water fountain (or other similar water feature subject to the review and the approval of the Director of Planning) as generally shown in EXHIBIT "E" (LANDSCAPE PLAN) and in DIAGRAM 3. This Pond Amenity will be surrounded by a "boardwalk" and / or trails allowing passive engagement with this landscape feature.

iii. [*Street Trees*]. Canopy trees at least three (3) inches caliper in size at the time of planting shall be planted between the sidewalk and street section, with a minimum of one (1) canopy tree for each 22-foot wide lot.

9. Garage and Frontage Regulations:

i. Garage Orientation. All row house, manor house and single-family house lots within this Diamondhead Estates Planned Development shall utilize alley-served garages.

ii. Each building shall be required to provide a dooryard, porch, or stoop frontage along the front building façade (for the purposes of this provision, the front building façade shall be defined as the building façade that is designated to bear the address and the principal entrance into the dwelling, except where required otherwise by this PD, PLANNED DEVELOPMENT DISTRICT). Additionally, the mixed-use buildings shall require a shopfront

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

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

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

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

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

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

10. Building materials and configuration:

i. GENERAL.

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

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

ii. Walls:

1. No more than two (2) wall materials shall be present in any building, excluding bay windows, patios, porches, exterior shutters, trim, and such.

2. All building walls shall be finished in brick, cementitious fiber board, stone, or stucco. Wood may only be used as an accent material, and where used on a single building, shall not exceed 20 percent of the total building wall area, with each elevation being calculated independently.

    a. All stucco shall be masonry.

    b. All stucco shall have a smooth sand finish.

    c. All exposed exterior wood shall be painted or stained.

    d. Exterior insulation and finish systems (E.I.F.S.) and vinyl siding are prohibited.

3. The heavier of the building wall materials shall be located below the lighter (e.g., stone below brick; brick below stucco; and stucco below cementitious fiber board and wood). The material transition shall run horizontally across the entire length of the building elevation.

4. Arches and piers shall match the primary materials and the primary colors of the building walls.

    a. All arches and piers shall be no less than 12 inches by 12 inches.

5. Columns shall be made of concrete or stone.

a. All columns shall be no less than 12 inches by 12 inches.

6. Posts shall be made of wood or a synthetic material that has the appearance of wood.

a. All posts shall be no less than six (6) inches by six (6) inches.

7. All columns, piers, and posts shall be appropriately spaced in order to form square, rectangular, or vertically proportioned bays.

iii. Roofs:

1. Principal roofs, where sloped, shall be symmetrical gable or hip and angled no less than 6:12. Sloped roofs shall only be clad in asphalt shingle, slate, or terra cotta tile. Sloped roof cladding may include metal, provided it complements an architectural style and it minimizes glare.

2. Principal roofs, where low-slope (i.e., flat), shall be surrounded on all sides by a horizontal parapet wall that is no less than three-and-a-half (3.5) feet in height where the roof deck meets the parapet wall.

3. Ancillary roofs may be sheds angled no less than 3:12.

iv. Openings:

1. Principal buildings shall have a limit for door and window openings along all elevations that are set along a street or an open space. No less than 20 percent and no more than 50 percent of the total building wall area shall be used for door and window openings.

2. All windows openings shall be vertically proportioned, and shall be rectangular in shape where visible from streets and civic spaces.

3. All windows shall use vertically proportioned panes, excluding any transom windows above door openings visible from streets and civic spaces.

4. Door and window openings shall reveal their thickness within the building wall, and where appropriate to the building material that is used. Doors and windows in building walls made of brick, stone, and stucco shall be recessed a minimum of three (3) inches in depth.

5. Door and window header heights shall be consistent on all building walls that front a street or a civic space.

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

7. Garage doors shall be made of wood, composite wood, or aluminum and may have glass panels.

v. Attachments:

1. Chimneys, where visible, shall be clad in brick, stone, or stucco.

2. All chimneys on exterior walls shall extend to the ground and shall have a projecting cap on top.

3. All flooring at stoops (e.g., the exterior stair and the landing) shall be made of brick, concrete, or stone to match the building wall finish.

vi. Specific to row houses:

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

vii. Specific to Single-Family Detached Houses:

1. Single-Family Detached Houses shall present a variety of visual character and a cohesive design aesthetic.

a. No house shall have the same floor plan as another house within 4 (four) adjacent lots

b. No two houses shall have the same elevation; similar materials and design elements may be used, but not in the exact same pattern and color scheme. If a floor plan is replicated as aforementioned, the house must utilize a unique elevation with different materials, color scheme and building elements.

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

1. Fences along front lot lines shall be made of metal or wrought iron or wood.

a. All metal and wrought iron shall be black.

b. All wood shall be painted or stained.

c. All gates shall be made of metal or wood.

2. Walls along lot lines shall be constructed of brick, stone, or stucco.

a. All gates shall be made of metal or wood.

3. Unless otherwise noted in this PD, Planned Development District, all fencing and wall requirements shall comply with the provisions set forth in the City of Mansfield, Texas Zoning Ordinance, as amended.

11. Homeowners Association

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

12. Commercial / Mixed-use Overlay District.

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

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

i. GENERAL.

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

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

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

2. Commercial uses may utilize the area located between a building façade and the vehicular lanes for outdoor seating, outdoor serving, or other business-related activities, provided that a minimum 6-foot contiguous clear path be maintained.

3. Commercial uses shall not utilize the area that is located between a building façade and the vehicular lanes for outdoor display of merchandise.

4. Residential uses are permitted in all spaces not utilized by commercial use, provided that such commercial space shall provide a minimum depth of at least 30 feet.

ii. MAXIMUM BUILDING AREA.

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

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

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

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

1. General:

    a. All signage shall be externally illuminated.

2. Sign band:

    b. One external permanent sign band may be applied to the exterior wall of each building, and not to exceed 3 feet in height, provided there is a shopfront building frontage is provided at the first story.

3. Blade signs:

    a. One blade sign for each first story business, no more than 6 square feet each, may be permanently installed perpendicular to the building wall.

    b. Blade signs shall clear eight feet above the sidewalk.

    c. Businesses on corner lots may install one blade sign per frontage.

4. A-frame sidewalk signs:

    a. One A-frame sidewalk sign not to exceed 6 square feet, may be placed in front of a first story business during business hours.

    b. A-frame sidewalk signs shall be made of wood or metal and shall have a hand-crafted design.

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

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

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

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

8. Personal Service Establishment, provided the specific use shall be limited to:

a. Barber,

b. Hairdresser, or

c. Salon (the maximum number of chairs shall be 2); AND

d. Tailor.

vi. ADDITIONAL USE RESTRICTIONS

1. Bed and Breakfast:

a. the maximum length of stay shall not exceed 14 days; AND

b. The operator is permitted to provide food service in the morning.

2. Corner Market:

a. a minimum of 15 percent of its total retail sales and display area shall be dedicated exclusively to the sale of food and beverages intended for home preparation and consumption;

b. a minimum of 15 percent of its total retail sales and display area shall be dedicated exclusively to the sale of perishable goods including but not limited to: dairy; fish; meat; and poultry; AND

c. a maximum 15 percent of its total retail sales and display area of the corner market may be devoted to the sale of alcohol, exclusively for off-site consumption;

d. the building area for commercial enterprise is limited to the first story;

e. the retail sale of discount and used merchandise is prohibited; AND

f. the hours of operation shall be limited from 7:00 A.M. to 9:00 P.M.

3. Food Service Establishment:

a. the food service establishment shall be further restricted to seating no more than 40 patrons; AND

b. the hours of operation shall be limited from 7:00 A.M. to 9:00 P.M.

4. Office:

a. the building area for commercial enterprise is limited to the first story; AND

b. the hours of operation shall be limited from 7:00 A.M. to 9:00 P.M.

DIAGRAM 1-A – REPRESENTATIVE ELEVATIONS

Row House

Manor House

DIAGRAM 1-B – EXTERIOR MATERIALS *(CONTINUED)*

Exterior Stone Brick for Façade

Stucco Option 1 in Gravel Stone

Stucco Option 2 in Taupe Gray

Stone Veneer Option 1

Stone Veneer Option 2

Exterior Shutters in Dark Berry

Coach Light Option 1

Coach Light Option 2

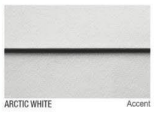
Exterior Paint Scheme 1

Roofing Shingles Option 1

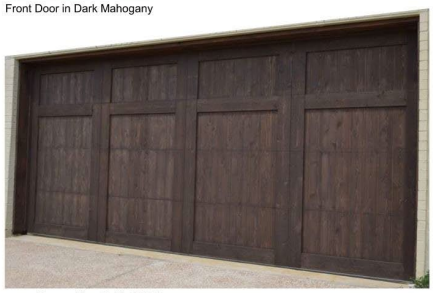
Front Door in Dark Mahogany

Inspiration Images of Townhomes for Exterior Finishes

Exterior Paint Scheme 2



Colorways of Siding Boards


Garage Door in Dark Mahogany

Bush ARCHITECTS Mansfield Townhomes | Color Palette A | NOTE: RENDERINGS, MATERIALS, GRAPHICS, DIMENSIONS, AND ANY ASSOCIATED DESIGN CONTENT PRESENTED HEREIN ARE CONCEPTUAL AND FOR PRELIMINARY REVIEW PURPOSES ONLY. FINAL DESIGN IS SUBJECT TO JURISDICTIONAL REVIEW AND APPROVAL UNDER SEPARATE SUBMITTAL.

Exterior Brick Stone

Stone Veneer Option 1

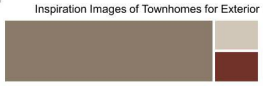
Coach Light Option 1

Inspiration Images of Townhomes for Exterior Finishes

Siding Board Finish Options

Stucco Finish in Plateau

Stone Veneer Option 2



Exterior Paint Scheme 1

Exterior Paint Scheme 2

Stucco Finish in Basalt

Exterior Shutters

Roofing Shingles Option 1

Front Door in Mahogany Finish

Coach Light Option 2

Garage Door in Mahogany Finish

Bush ARCHITECTS Mansfield Townhomes | Color Palette B | NOTE: RENDERINGS, MATERIALS, GRAPHICS, DIMENSIONS, AND ANY ASSOCIATED DESIGN CONTENT PRESENTED HEREIN ARE CONCEPTUAL AND FOR PRELIMINARY REVIEW PURPOSES ONLY. FINAL DESIGN IS SUBJECT TO JURISDICTIONAL REVIEW AND APPROVAL UNDER SEPARATE SUBMITTAL.

DIAGRAM 1-C – EXTERIOR MATERIALS *(CONTINUED)*

Main Exterior Brick Finish

Accent Exterior Natural Stone Finish

Stucco Option 1 in Off White

Roofing Shingles Option 1

Stucco Option 2 in Light Gray

Roofing Shingles Option 1

Exterior Garage Door in Dark Brown Stain Finish

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

Tapered Column Options 1

Exposed Wood Rafter Details

Coach Light

Siding Board Colorway Options

Window Shutters in Musket Brown

Front Door in Dark Bronze/Brown Finish

Bush ARCHITECTS

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

Main Exterior Brick Finish

Accent Exterior Natural Stone Finish

Coach Light

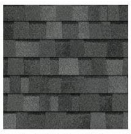
Stucco Finish in Pewter

Stucco Finish in White

Accent Exterior Paint Colors Options 1 & 2

Front Door in Black Finish

Roofing Shingles Option 1


Roofing Shingles Option 2

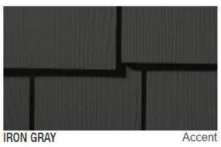
Exterior Garage Door in Gray Finish

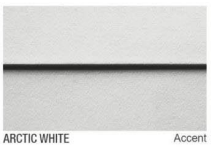
Window Shutters in Gray Finish – Option 1

Window Shutters in Stone Gray Finish – Option 2

Window Shutters in Black Finish – Option 3

Metal Awning Option 1





Siding Board Colorway Option 1 & 2

Bush ARCHITECTS

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

DIAGRAM 2 – PRIVATE FRONTAGES

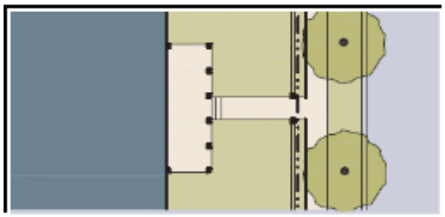
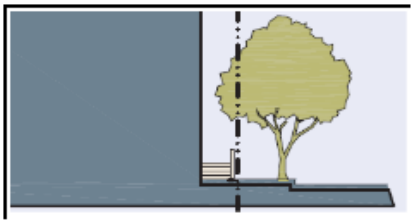
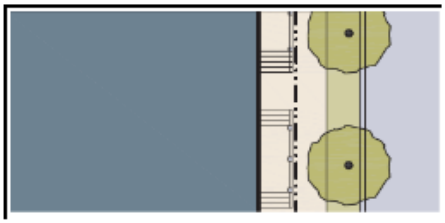
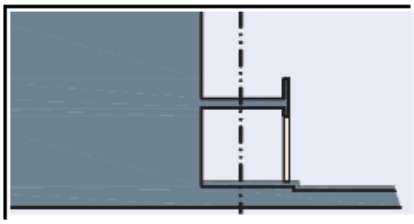
	SECTION	PLAN
	LOT ▶ ◀ R.O.W. PRIVATE ▶ ◀ PUBLIC FRONTAGE FRONTAGE	LOT ▶ ◀ R.O.W. PRIVATE ▶ ◀ PUBLIC FRONTAGE FRONTAGE
1 **Porch & Fence:** a planted Frontage where the Façade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.		
2 **Dooryard:** a frontage wherein the Façade is setback back from the Frontage Line by an elevated terrace or sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: **Terrace or Lightwell**.		
3 **Stoop:** a Frontage wherein the Façade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to ensure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.		
f. **Shopfront:** a Frontage wherein the Façade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has substantial glazing on the Sidewalk level and an awning that should overlap the Sidewalk to within 2 feet of the Curb. Syn: **Retail Frontage**.		
g. **Gallery:** a Frontage wherein the Façade is aligned with the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery should be no less than 10 feet wide and should overlap the sidewalk to within 2 feet of the Curb.		

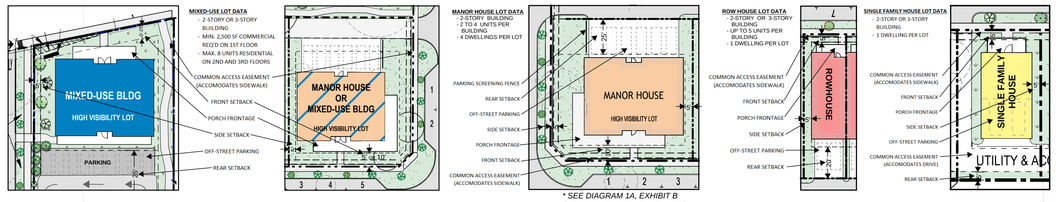
DIAGRAM 3 – POND AMENITY

DIAGRAM 4 – ON-STREET PARKING

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

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

LOT DATA



* SEE DIAGRAM 1A, EXHIBIT B (NORTON COMMONS EXAMPLE)

* DENOTES LOCATIONS

MIXED-USE OVERLAY DISTRICT

PHASE 1 LOTS

PHASE 2 LOTS

* HIGH VISIBILITY LOTS NOTED ON PLAN

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

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

SITE DATA

AREAS

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

BUILDING/LOT/UNIT COUNTS

NUMBER OF BUILDINGS/LOTS	54 (TOTAL)
SINGLE FAMILY LOTS	18
ROW HOUSE LOTS	32
MANOR HOUSE LOTS	8 - 11
MIXED-USE LOTS	1 - 4

NUMBER OF DWELLING UNITS	102 - 114 (TOTAL)
SINGLE FAMILY UNITS	18
ROW HOUSE UNITS	32
MANOR HOUSE UNITS *	32 - 44
MIXED-USE UNITS *	8 - 32

* LOT AND UNIT COUNTS WILL VARY DEPENDING ON BUILDING TYPE DEVELOPED IN THE COMMERCIAL OVERLAY

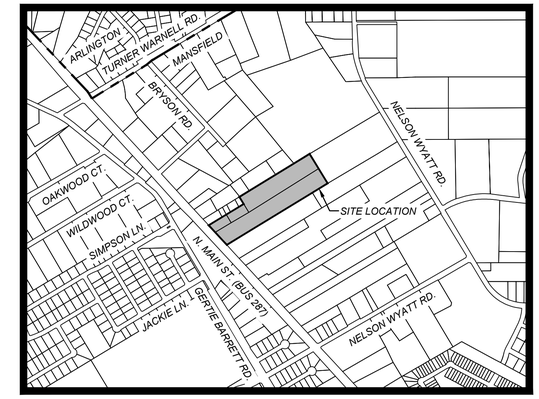
ZONING/USE

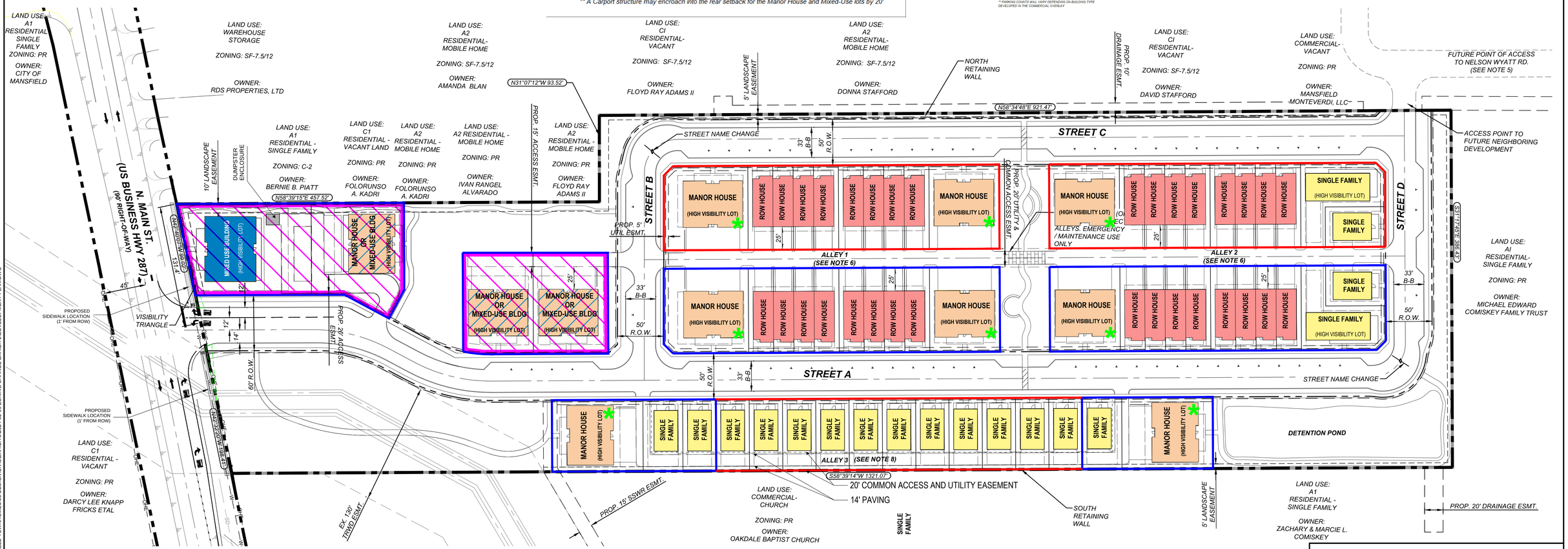
CURRENT ZONING	MANUFACTURED HOUSING (MH) PRE-DEVELOPMENT (PR)
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)
CURRENT USE	VACANT
PROPOSED USE	SINGLE FAMILY/MIXED-USE

OFF-STREET PARKING

TOTAL OFF-STREET PARKING	224 - 258 (TOTAL)
SINGLE FAMILY LOTS	36
ROW HOUSE LOTS	128
MANOR HOUSE LOTS **	48 - 49
MIXED-USE LOTS **	16 - 51

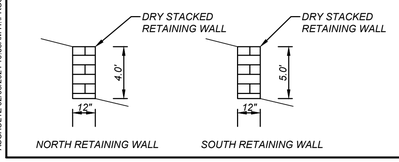
** PARKING COUNTS WILL VARY DEPENDING ON BUILDING TYPE DEVELOPED IN THE COMMERCIAL OVERLAY





NOTES:

1. A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALLEYS, DETENTION PONDS, PAVERS, ALL OPEN SPACES, PARKING AREAS, LANDSCAPING, ENTRANCE SIGN, THE ROW OF STREET C, AND THE AREA BETWEEN STREET C AND THE NORTH PROPERTY LINE.
2. THE OWNERS ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH THE CITY OF MANSFIELD POLICIES. THESE DOCUMENTS MUST BE REVIEWED BY THE CITY ATTORNEY PRIOR TO FILING THE FINAL PLAT. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT AT TARRANT COUNTY WHEN DEEMED NECESSARY BY THE ATTORNEY. THE DOCUMENTS SHALL BE SUBMITTED IN A TIMELY MANNER TO ALLOW FOR A MINIMUM OF 60 DAYS REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN DELAY OF CONSTRUCTION, ACCEPTANCE OF THE SUBDIVISION, OR DELAY IN APPROVAL OF A BUILDING PERMIT. THEY CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS IN CONSTRUCTION, APPROVAL, OR ACCEPTANCE OF THE SUBDIVISION CAUSED BY THE FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.
3. ALL STREETS TO BE CONSTRUCTED USING ASPHALT. ALL ALLEYS, SIDEWALKS, AND DRIVEWAYS ARE TO BE CONSTRUCTED USING CONCRETE PAVEMENT OR OTHER PAVING SURFACE AS APPROVED BY CITY ENGINEER.
4. THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT. ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
5. A SECOND POINT OF ACCESS WILL BE PROVIDED FOR THE DEVELOPMENT, ONCE CONSTRUCTION OF THE 31ST PROPOSED UNIT BEGINS, PER REQUIREMENT OF THE CITY.
6. ALLEY PAVEMENT SHALL BE 14' IN WIDTH, TO INCLUDE A FIRE LANE, WITHIN A 20' COMMON ACCESS, UTILITY, AND FIRE LANE EASEMENT.
7. ALLEYS 1 & 2 WILL BE DEMARCATED AS FIRE LANES.
8. ALLEY 3 SHALL BE **14'** IN WIDTH, WITHIN A **20'** COMMON ACCESS AND UTILITY EASEMENT.
9. THE ON SITE DETENTION POND SHALL ADDRESS ALL POST CONSTRUCTION WATER QUALITY.



NORTH RETAINING WALL SOUTH RETAINING WALL

NORTH

SCALE: 1" = 50'

0 25 50 100

OWNER/DEVELOPER:
PHILLIPS EQUITY CAPITAL, LLC
ADDRESS: 1124 N. FIELDER ROAD, SUITE 220
ARLINGTON, TEXAS 76012

EXHIBIT C: DEVELOPMENT PLAN

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

11.03 acres

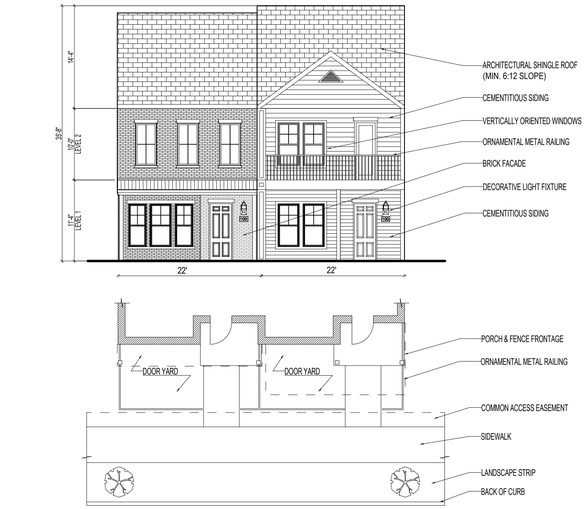
58 RESIDENTIAL LOTS, 3 MIXED-USE/RESIDENTIAL LOTS, 1 MIXED-USE LOT, 3 OPEN SPACE LOTS

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

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

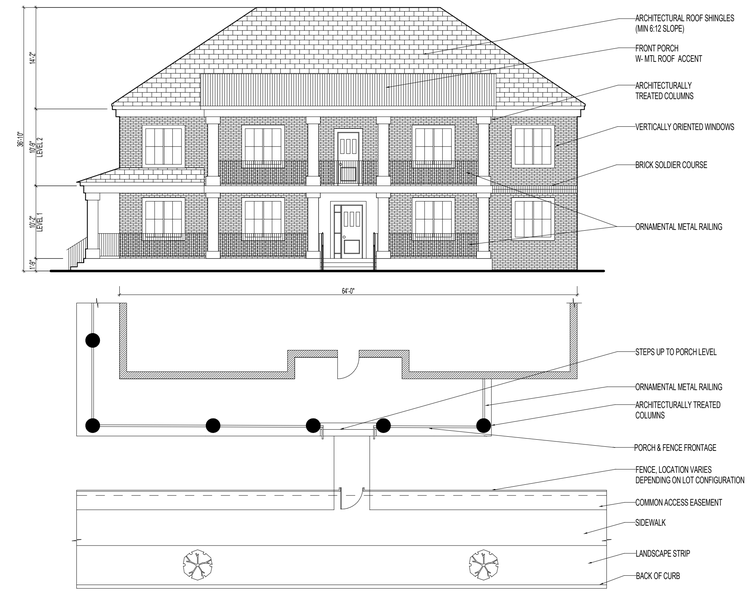
REV. 4/04/2024

ASCHULTZ 02/06/2024 10:50AM H:\PROJ\R31\5345.01 - MANSFIELD TOWNHOMES\05 DESIGN\CIVIL\EXHIBITS\2024-02-06 ZONING CHANGE EXHIBITS\DEVELOPMENT PLAN.DWG



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

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

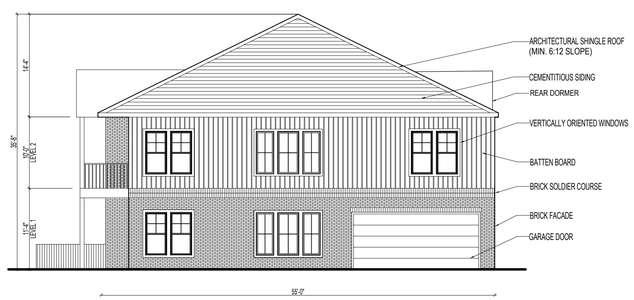


CONCEPTUAL FRONT ELEVATION - MANOR HOUSE

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

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

CONCEPTUAL SIDE ELEVATION - MANOR HOUSE



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

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

EXHIBIT D: ELEVATIONS

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

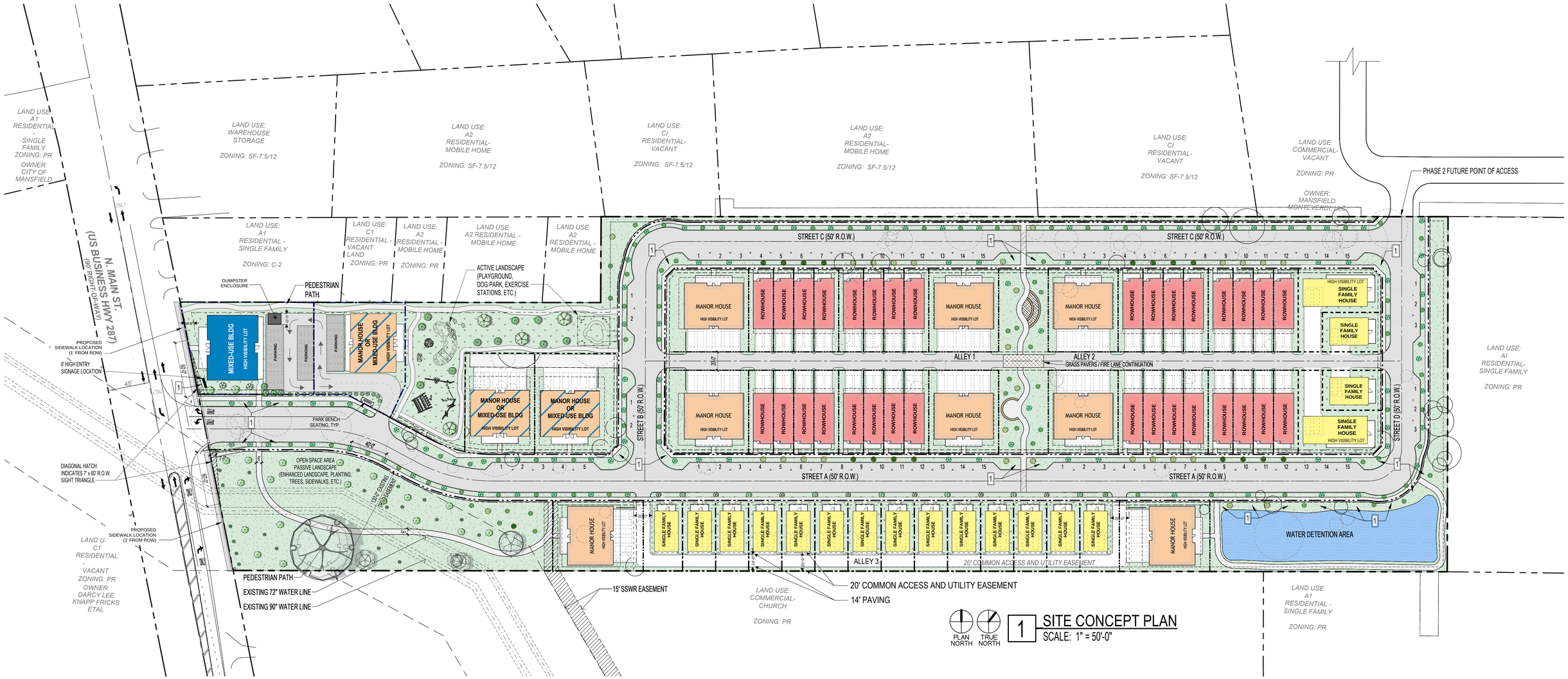
HUITT-ZOLLARS
Huitt-Zollars, Inc. Fort Worth
500 West 7th Street, Suite 300
Fort Worth, Texas 76102-4773
Phone (817) 335-3000 Fax (817) 335-1025

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

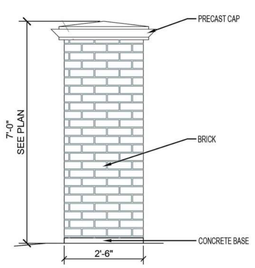
Bush ARCHITECTS
14951 N DALLAS PKWY, STE 850
DALLAS, TX 75254
PHONE: 469-857-3151

DIAMONDHEAD ESTATES

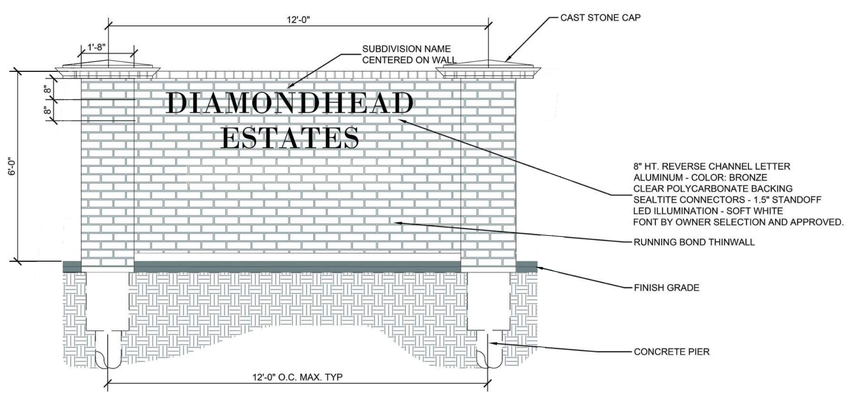
DECEMBER 5, 2023



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



2 BRICK COLUMN
SCALE 1 : 25



3 SIGN WALL ELEVATION
SCALE 1 : 25

GRAPHICS LEGEND

- ROADWAY
- SIDEWALK
- LANDSCAPED AREA
- GRASS-CRETE OR DECORATIVE PAVERS
- AMENITIZED POND / ON-SITE WATER DETENTION
- 1 ENHANCED LANDSCAPE LOCATION
  - -MEXICAN FEATHER GRASS (*NASSELIA TENUISSIMA*)
  - -NELLIE STEVENS HOLLY (*ILEX X "NELLIE R. STEVENS"*)
  - -YAUPON HOLLY DWARF (*ILEX VOMITORIA*)

NOTE:
IN ACCORDANCE WITH CHAPTER 99: NATURAL RESOURCES MANAGEMENT OF THE CITY OF MANSFIELD TREE PRESERVATION ORDINANCE, INDESCRIMINATE CLEARING OF THIS PROPERTY IS PROHIBITED, AND HEALTHY QUALITY TREES SHALL BE PROTECTED DURING CONSTRUCTION TO PROMOTE THE NATURAL ECOLOGICAL ENVIRONMENTAL AND AESTHETIC QUALITIES OF THE CITY.

TREE LEGEND

- AMERICAN ELM (*ULMUS AMERICANA* - DECIDUOUS CANOPY TREE)
- CEDAR ELM (*ULMUS CRASSIFOLIA* - DECIDUOUS CANOPY TREE)
- TEXAS LIVE OAK (*QUERCUS FUSIFORMIS* - EVERGREEN CANOPY TREE)
- MEXICAN PLUM (*PRUNUS MEXICANA* - DECIDUOUS ORNAMENTAL TREE)
- BOX ELDER MAPLE (*ACER NEGUNDO* - DECIDUOUS ORNAMENTAL TREE)
- THIS SYMBOL REPRESENTS AN EXISTING TREE THAT IS LOCATED IN AN UN-BUILT AREA OF THE SITE. AN EFFORT WILL BE MADE TO PROTECT THIS TREE FROM CONSTRUCTION ACTIVITIES IN THE SPIRIT OF THE CITY OF MANSFIELD TREE PRESERVATION ORDINANCE
- THIS SYMBOL REPRESENTS AN EXISTING TREE THAT IS LOCATED IN AN AREA OF THE SITE THAT IS DESIGNED TO BE RECONSTRUCTED, AND IT IS UNLIKELY THAT THIS TREE WILL SURVIVE CONSTRUCTION ACTIVITIES. REPLACEMENT WILL OCCUR AS REQUIRED BY CITY OF MANSFIELD ORDINANCE REQUIREMENTS.

EXHIBIT E: SIGN & LANDSCAPE PLAN

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

11.03 acres

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

APOGEE PARTNERS

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

DIAMONDHEAD ESTATES

APRIL 04, 2024

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 24-5889

Agenda Date: 5/13/2024 **Version:** 2 **Status:** Public Hearing

In Control: City Council **File Type:** Ordinance

Agenda Number:

Title

Ordinance - Public Hearing and First Reading on a Change of Zoning from C-2, Community Business District to PD, Planned Development for Commercial Uses and Car Wash on Approximately 3.382 Acres in the Henry McGehee Survey Abstract No.998, City of Mansfield, Tarrant Co, TX, Located at 585 E Debbie Ln. (ZC#23-025)

Requested Action

To consider the requested change of zoning.

Recommendation

The Planning and Zoning Commission held a public hearing on February 19, 2024, and voted 5-0-2 to recommend denial of the change of zoning.

Vote:

Ayes: 5 - Mainer, Thompson, Axen, Bennett, and Shaw
Nays: 0
Absent: 2 - Goodwin, Moses

On February 23, 2024, the developer provided the Department of Planning and Development Services with a letter requesting that the case be tabled indefinitely. The case was subsequently tabled on March 4, 2024.

Description/History

Existing Use: Vacant
Existing Zoning: C-2, Community Business District
Mansfield 2040 Land Use Designation: Mixed-Use Local

Surrounding Land Use & Zoning:
North - Clinic, C-2, Community Business District
South - School, C-2, Community Business District
East - Assisted Living facility, C-2, Community Business District
West - Vacant, C-2, Community Business District

Thoroughfare Plan Specification:
East Debbie Lane - 6-lane divided arterial street
North Walnut Creek Drive - 4-lane divided arterial street

Synopsis
The requested zoning for this property --- PD, Planned Development District --- is consistent with the vision and recommendations found in the recently adopted Mansfield 2040 Plan. The subject property is designated as Mixed-Use Local and is intended to provide for low- to medium-scale development that supports mixing uses within the same lot or project.

Residential and nonresidential uses may be vertically mixed on different building floors or horizontally incorporated next to one another in separate or shared structures. The proposed development promotes walkability and pedestrian mobility through reduced front and side setbacks, implementation of plazas and public gathering spaces, and reduced emphasis on parking and vehicular circulation, as contemplated within the Mansfield 2040 Plan.

Mansfield 2040 Goals and Strategies
MU.2(b): Incentivize high-quality building techniques and materials, such as masonry products, decorative finishes, and frequent transparency applications.
MU.2(c): Establish a balanced and complementary mixture of uses within buildings and developments.
MU.3(b): Utilize mixed-use applications around existing neighborhoods to provide local destinations and services.

The applicant is requesting a change of zoning from the C-2, Community Business District to PD, Planned Development District for three (3) retail buildings and a car wash facility.

Department of Planning and Development Services Analysis
The subject property contains approximately 3.381 acres located at the northwest corner of East Debbie Lane and North Walnut Creek Drive. Other uses near that intersection include the Walnut Creek Academy, the Legend Assisted Living facility, the Parkside neighborhood (currently under construction), and the Brooks Wester Middle and Asa Lowe Intermediate Schools.

The applicant is proposing three (3) retail buildings and a car wash facility on the property. The desire of the applicant is to design, construct and operate a car wash facility. Previous iterations of this proposal focused exclusively on a car wash facility operating from this site. The size and shape of the lot --- from the applicant’s perspective --- lent itself purely to a car wash facility.

However, after visiting with the applicant on the possibilities for limited commercial activity on the site --- and the vision cast by the Mansfield 2040 Plan, revisions were made to introduce neighborhood oriented services to address pent up demand for these kinds of businesses in the area. In response, the applicant oriented the car wash facility to the rear of the site and positioned the three (3) retail buildings along East Debbie Lane and North Walnut Creek Lane to create a pedestrian-focused environment that is centered on a uniquely designed courtyard space drawing visual interest to the intersection of those two (2) thoroughfares. Due to the nature of the site design, there

were very few opportunities to meaningfully develop the portion of the property proposed as a car wash facility because of size and other site constraints.

The site will not have direct access to East Debbie Lane or North Walnut Creek Drive but will use shared access with the properties to the north and the west.

The site is located in the area that is primarily residential character; however, there are commercial uses contemplated at the intersection of East Debbie Lane and North Walnut Creek Lane (i.e., Parkside) that begin to realize the vision of a true neighborhood node that is consistent with the vision and the goals of the Mansfield 2040 Plan.

Site Plan

The site is laid out with the car wash building located towards the north of the property with 29 proposed vacuum stalls. Retail Buildings Nos. 1 and 2 are located along East Debbie Lane; and Retail Building No. 3 is located along North Walnut Creek Drive. A courtyard --- that meets the passive space requirements in Section 155.092(L) is also provided --- and it is located towards the intersection of East Debbie Lane and North Walnut Creek Drive.

The applicant has provided a phasing table on the site plan --- and Phase One will include the construction of the car wash building and Retail Building No. 3 --- including all pavement and sidewalk and the courtyard located toward the southeast of the property. Phase Two will include the construction of the remaining two (2) retail buildings.

The site plan is shown on Exhibit “B”.

Building Elevations

The car wash and the three (3) buildings consist of a mix of brick, stone, and fiber cement materials. Building elevations have been provided for the car wash and the three (3) retail buildings in Exhibit “C”. The proposed building elevations for the car wash and the retail buildings feature ornamental tower elements at the ends, articulations and canvas awnings that provide visual interest and distinguish it from other similar development in the City and beyond.

The building elevations are shown on Exhibit “C”.

Landscape Plan

The development is shown to be well landscaped by providing a total of 31 canopy trees and ornamental trees in the buffer yards.
A 10-foot-wide landscape buffer has been provided towards the north adjacent to the Cutting Edge property and south of the property along East Debbie Lane and a 20-foot-wide landscape buffer at the east along North Walnut Creek and west adjacent to a residential neighborhood. The landscape plan also shows about 584 shrubs are provided in the interior landscape.

The Landscape Plan is shown on Exhibit “D”.

Signage

The project is subject to the General Business Sign regulations in Section 155.090 of the Zoning Ordinance. These regulations limit signage to one (1) sign per street frontage plus one (1) wall sign for the occupant of the property. For this property, the sign plan shows two (2) monument signs, one along East Debbie Lane and one along North Walnut Creek Drive; both signs are approximately eight (8) feet in height with a masonry base to match the building and a total sign area of 49 square feet. The sign plan also shows one (1) per each tenant in the three (3) proposed retail buildings and one (1) wall sign for the car wash facility.

The Sign Plan is shown on Exhibit “E”.

Summary

The property is currently zoned C-2, Community Business District, which promotes the development of a typical retail center and intends to create opportunity for shopping, employment, and other commercial services. As proposed, and presented, the request for a Zoning Change for commercial uses and the car wash reflects an intensified concept of site design and elevated architecture. The retail buildings --- as proposed --- will create an attractive streetscape along East Debbie Lane and North Walnut Creek Drive. By creating an attractive streetscape, the retail buildings unintentionally create a portion of land with very limited opportunities for commercial or other residential activity. Accordingly, a car wash facility could be a potential use --- and the presence of the proposed retail buildings help visually screen the use from a high-profile intersection in the northeast of Mansfield.

Prepared By

Helina Sarkodie-Minkah, Planner I
817-276-4287

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY TO A PD, PLANNED DEVELOPMENT DISTRICT; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING 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 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 "Zoning" of the Code of Ordinances, City of Mansfield, Texas, 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 owners of the affected properties, the governing body of the City is of the opinion and finds that the Chapter 155 "Zoning" of the Code of Ordinances and Map should be amended.

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

SECTION 1.

That Chapter 155 "Zoning" of the Code of Ordinances, City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a new zoning district classification of PD, Planned Development District; said property being described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2.

That the locations of all Transect zones on the property shall be established on the special land assemblage plan required under Section 155.073 of the Code of Ordinances, City of Mansfield, Texas.

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.

That the above-described property shall be used only in the manner and for the purposes provided for in the Chapter 155 "Zoning" of the Code of Ordinances, City of Mansfield, Texas of the City, as amended herein by the granting of this zoning classification.

SECTION 5.

That 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 Chapter 155 "Zoning" of the Code of Ordinances, City of Mansfield, Texas as a whole.

SECTION 6.

That any person, firm or corporation violating any of the provisions of this ordinance or the Chapter 155 "Zoning" of the Code of Ordinances, City of Mansfield, Texas, 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 7.

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

FIRST READING APPROVED ON THE 13TH DAY OF MAY, 2024.

DULY PASSED ON THE SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 20TH DAY OF MAY, 2024.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY

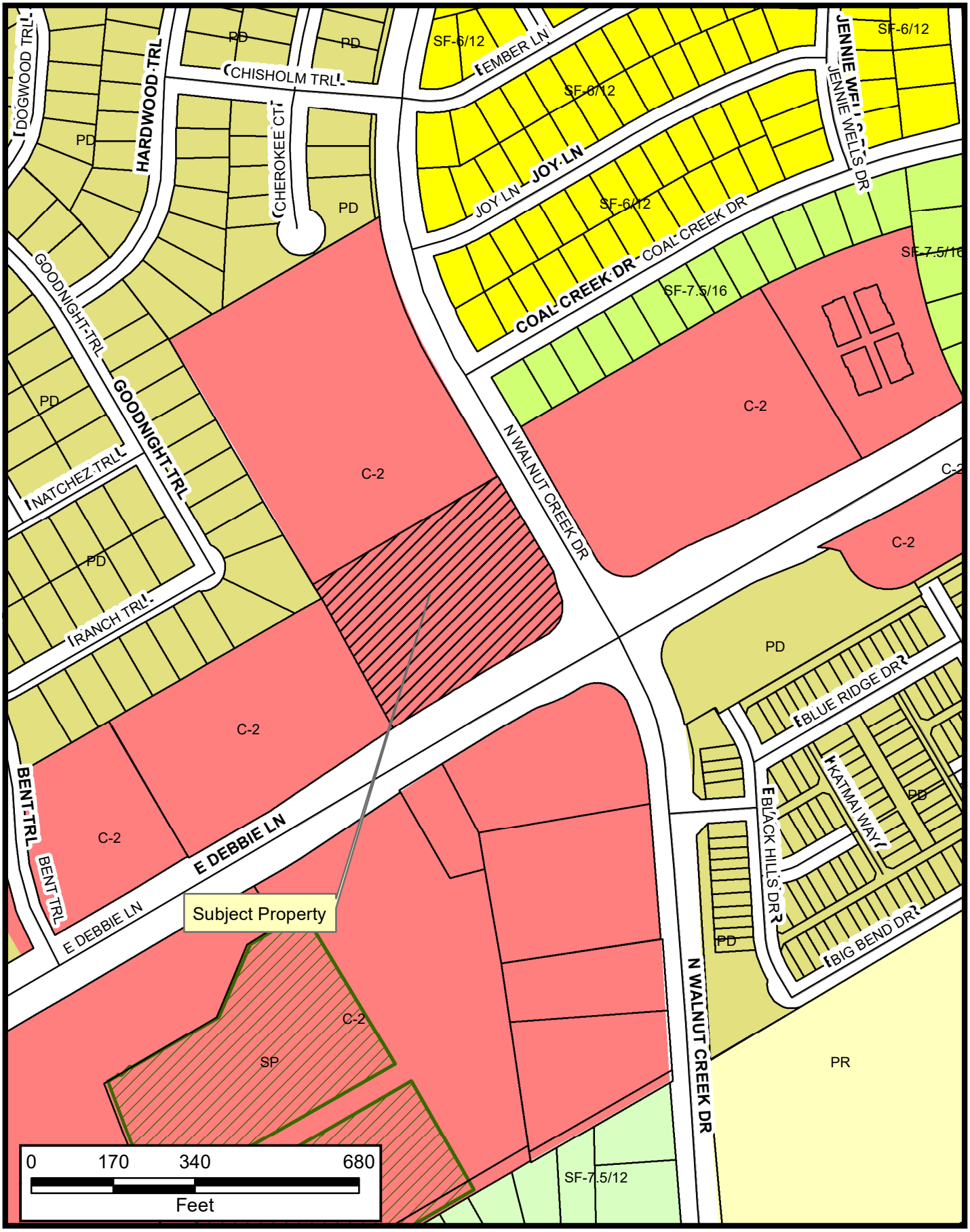
_____
Ashley Dierker, City Attorney

MANSFIELD TEXAS

ZC#23-025

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.

1/17/2024



MANSFIELD TEXAS

ZC#23-025

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.

1/17/2024

Property Owner Notification for ZC#23-025

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
EMBER CREEK ESTATES ADDITION	BLK 9	CABALLERO, JOSE	602 COAL CREEK DR	MANSFIELD, TX	76063
EMBER CREEK ESTATES ADDITION	BLK 9	LEVIAS, ANDRES	5703 STREAMSIDE DR	ARLINGTON, TX	76018
JARY CO. ADDITION	BLK 1	CEPT MANSFIELD PROPERTIES LLC	714 S GREENVILLE ST STE 120	ALLEN, TX	75002
LEGEND MANSFIELD ADDN	BLK 1	LW MANSFIELD PROPCO LLC	4500 DORR ST	TOLEDO, OH	43615
MCGEHEE, HENRY SURVEY	A 998	KIMBROUGH LTD # 223	312 MARTEL CT	COPPELL, TX	75019
MCGEHEE, HENRY SURVEY	A 998	RAY, ROBERT D	400 S MAIN ST	MANSFIELD, TX	76063-3107
MCGEHEE, HENRY SURVEY	A 998	CCAL WALNUT CREEK PRIVATE SCHO	PO BOX 2253	MANSFIELD, TX	76063
MCGEHEE, HENRY SURVEY	A 998	EDGE LEASE ASCQUISTION CO INC	3320 W 7TH STREET	FORT WORTH, TX	76107
TRAILS, THE	BLK 1	WOOD, RUSSELL D	2402 GOODNIGHT TR	MANSFIELD, TX	76063-7555
TRAILS, THE	BLK 1	H & A LIVING TRUST	2400 GOODNIGHT TR	MANSFIELD, TX	76063-7555
TRAILS, THE	BLK 1	CUPPLES, LAWRENCE	314 RANCH TR	MANSFIELD, TX	76063-7527
TURNING POINT ADDITION, THE	BLK 1	CCAL WALNUT CREEK PRIVATE SCHO	PO BOX 2253	MANSFIELD, TX	76063

EXHIBIT "A"
ZC#23-025

Legal Description

BEING 3.382 acres (147,308 square feet) of land in the Henry McGehee Survey, Abstract No. 998, City of Mansfield, Tarrant County, Texas; said 3.382 acres (147,308 square feet) of land being a portion of that certain tract of land described in a Warranty Deed to Ira T. Kimbrough and Andrea E. Kimbrough (hereinafter referred to as Kimbrough tract), as recorded in Volume 6296, Page 991, Deed Records, Tarrant County, Texas (D.R.T.C.T.); said 3.382 acres (147,308 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northeast corner of the remainder of said Kimbrough tract, same being the Southeast corner of that certain tract of land described as Lot 1, Block 1, JaRy Co. Addition (hereinafter referred to as Lot 1), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D222225973, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), same also being the existing Southwesterly right-of-way line of North Walnut Creek Drive (90' right-of-way), as recorded in Volume 388-203, Page 20, Plat Records,
Tarrant County, Texas (P.R.T.C.T.);

THENCE South 30 degrees 24 minutes 14 seconds East with the common line between the remainder of said Kimbrough tract and the existing Southwesterly right-of-way line of said North Walnut Creek Drive, a distance of 230.60 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 14 degrees 26 minutes 55 seconds East, continue with the common line between the remainder of said Kimbrough tract and the existing Southwesterly right-of-way line of said North Walnut Creek Drive, a distance of 40.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a non-tangent curve to the right, whose long chord bears South 14 degrees 34 minutes 49 seconds West, a distance of 96.14 feet;

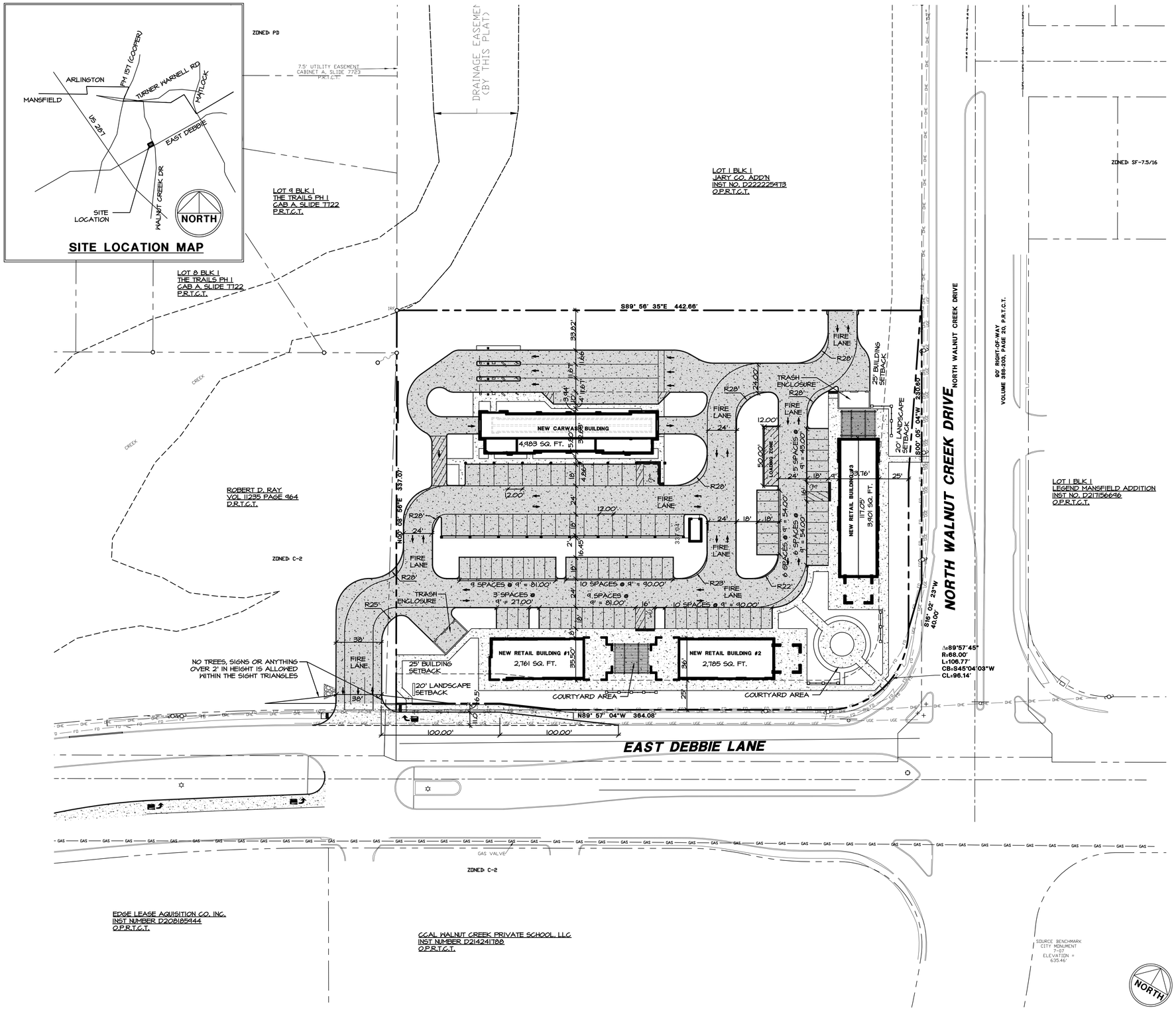
THENCE Southerly, continue with the common line between the remainder of said Kimbrough tract and the existing Southwesterly right-of-way line of said North Walnut Creek Drive, with said non-tangent curve to the right, having a radius of 68.00 feet, through a central angle of 89 degrees 57 minutes 52 seconds, for an arc distance of 106.77 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the intersection of the existing Southwesterly right-of-way line of said North Walnut Creek Drive with the existing Northwesterly right-of-way line of East Debbie Lane (variable width right-of-way), as recorded in Instrument Number D201101824, O.P.R.T.C.T.;

THENCE South 59 degrees 33 minutes 38 seconds West with the common line between the remainder of said Kimbrough tract and the existing Northwesterly right-of-way line of said East Debbie Lane, a distance of 364.08 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE North 30 degrees 20 minutes 22 seconds West, departing the existing Northwesterly right-of-way line of said East Debbie Lane, with the Southwesterly line of said Kimbrough tract, a distance of 337.07 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northwesterly corner of the remainder of said Kimbrough tract, same also being the Southwesterly corner of the aforesaid Lot 1;

THENCE North 59 degrees 34 minutes 07 seconds East with the common line between the remainder of said Kimbrough tract and said Lot 1, a distance of 442.66 feet to the place of beginning, and containing a calculated area of 3.382 acres (147,308 square feet) of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.



SITE PLAN NOTES:

1. PARKING LOT AND DRIVEWAY PAVEMENT TO BE REINFORCED CONCRETE
2. PROPOSED VARIABLE WIDTH RIGHT-OF WAY DEDICATION PLANNED FOR NORTH WALNUT CREEK DRIVE
3. ALL REFUSE CONTAINERS WILL BE WHEEL MOUNTED AND STORED WITHIN THE VACUUM EQUIPMENT BUILDING UNTIL SERVICED BY SANITATION SERVICE.
4. VAN ACCESSIBLE ADA PARKING STALLS: 3
5. VACUUM STALLS: 29
6. REGULAR PARKING STALLS: 58
7. TOTAL PARKING STALLS: 90
8. ALL DIMENSIONS ARE FROM THE FACE OF CURB UNLESS NOTED
9. PAVEMENT STRIPING DIMENSIONS ARE FROM THE CENTER OF THE STRIPE
10. REFUSE GENERATED ON SITE MANAGED WITH ROLLING CARTS STORED INSIDE VACUUM EQUIPMENT BUILDING
11. LOT SIZE 147,308 SF, 3.38 ACRES
12. CITY OF MANSFIELD, TARRANT COUNTY TEXAS
13. ZONING C-2
14. LAND USE: C2 COMMERCIAL USES AND A CAR WASH

PARKING REQUIREMENTS FOR RETAIL BUILDINGS:

1 PER 200 SQ. FT. OF FLOOR AREA

= 47.2 PARKING SPACES REQUIRED
= 54 PARKING SPACES PROVIDED

DEVELOPER:
CAR WASH PRO DESIGNERS (CWPD)
6400 N NORTHWEST HWY, UNIT 4,
CHICAGO, IL 60631 630.344.1257
MIKE.T@CARWASHPRODESIGNERS.COM
WWW.CARWASHPRODESIGNERS.COM

ENGINEERING BY WT GROUP, 2675 PRATUM AVE., HOFFMAN ESTATES, IL 60192
224-293-6333 JGLASCOTT@WTGROUP.COM

NOTE: THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, SHALL LIMIT AND CONTROL ALL BUILDING PERMITS

PAVEMENT SECTIONS

NEW 4" CONCRETE SIDEWALK
4" PORTLAND CEMENT CONCRETE

REINFORCED CONCRETE PAVEMENT

PHASE 1	PHASE 1 WILL INCLUDE CONSTRUCTION OF THE CARWASH BUILDING AND RETAIL BUILDING #3 INCLUDING ALL PAVEMENT AND SIDEWALK AND SOUTHEAST COURTYARD AREA.
PHASE 2	PHASE 2 WILL INCLUDE CONSTRUCTION OF RETAIL BUILDINGS #1 AND #2.

SITE PLAN

ROBINHOOD PLAZA

SURVEY BY BANNISTER ENGINEERING, LLC., 240 N. MITCHELL ROAD, MANSFIELD, TX 76063, 817-842-2094 mike@bannistereng.com
SURVEY NO: 4838

MANSFIELD, TARRANT COUNTY, TEXAS

12-05-2023

TOTAL LOT SIZE = 147,308 S.F., 3.38 ACRES
NUMBER OF LOTS: 1

ZC#23-025

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

WT GROUP
Engineering with Precision. Pace and Passion.
2675 Pratum Avenue | Hoffman Estates, IL 60192
T 224-293-6333 F 224-293-6444
wtengineering.com
Texas Firm ID No: 18685
©COPYRIGHT 2023 THE W-T GROUP, LLC

WT Group
Engineering \Design \Consulting

PERMIT

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF TODD ABRAMS, PE

RELEASED FOR REVIEW ONLY.
NOT FOR CONSTRUCTION.

TODD ABRAMS, PE
TEXAS PE 126182

TEXAS FIRM
ID NO. 18685

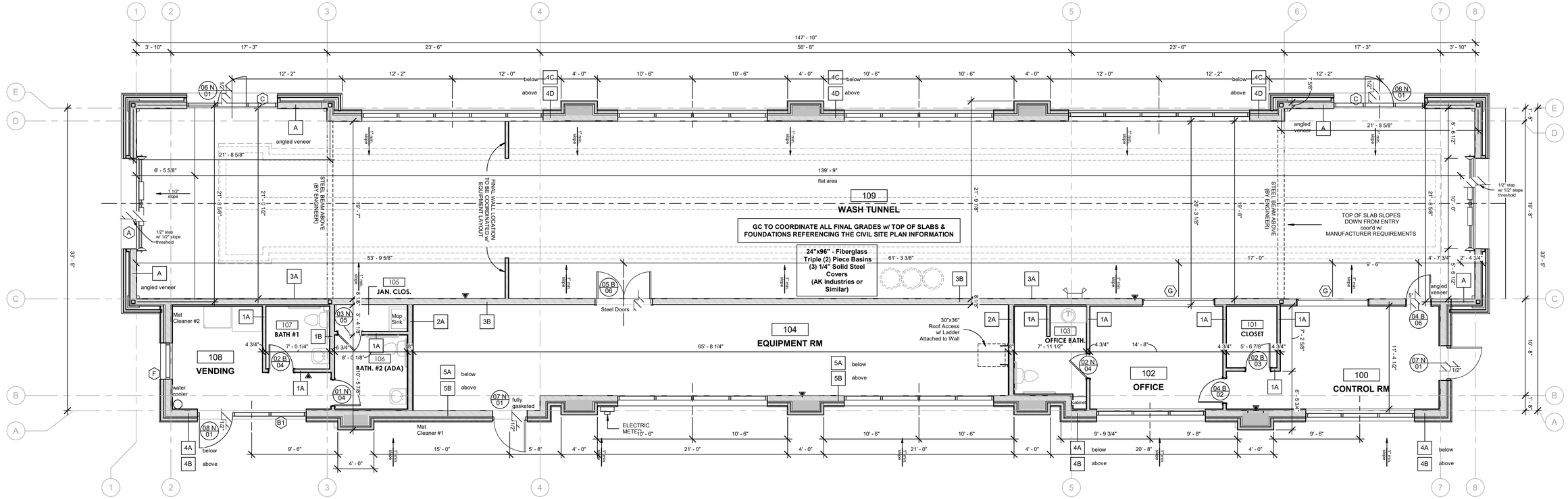
CAR WASH FACILITY
585 E. DEBBIE LANE.
MANSFIELD, TEXAS 76063

ISSUE

TO	DATE
CITY	10/18/23
CITY	12/14/23

CHECK:TOA
DRAWN:TEP
JOB: C2300027

EX-B
EXHIBIT B



1 C.1 CAR WASH FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

N

Exhibit C

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT GUIDO CORRADO NERI 29092 STATE OF TEXAS

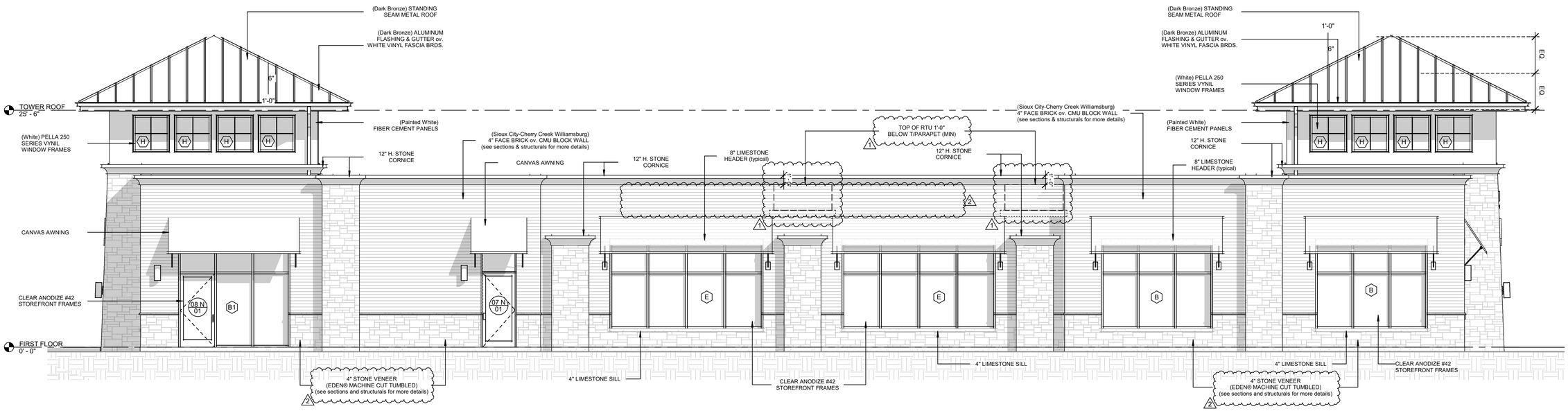
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

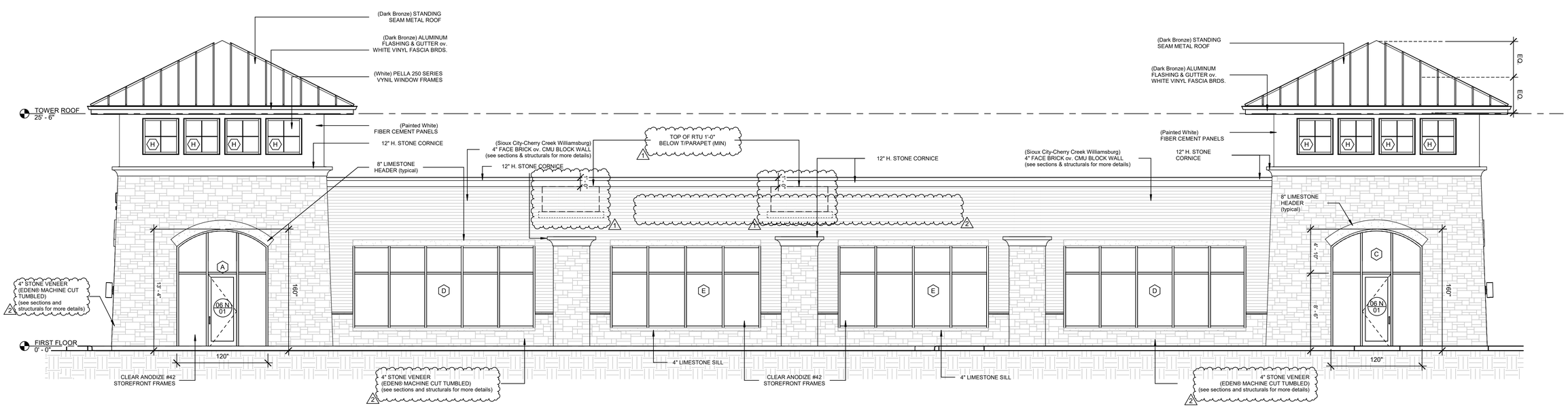
ZONING REVIEW - NOT FOR CONSTRUCTION

2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	CAR WASH FLOOR PLAN
SHEET NO.	C.1



1 / C.2 South Elevation. Car Wash
SCALE: 3/16" = 1'-0"



2 / C.2 North Elevation. Car Wash
SCALE: 3/16" = 1'-0"

Exhibit C

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT GUIDO CORRADO NERI 29092 STATE OF TEXAS

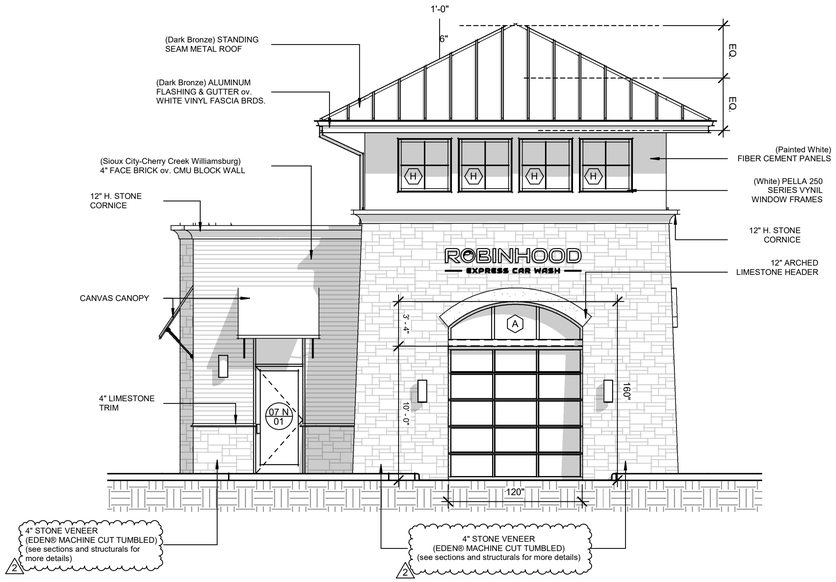
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

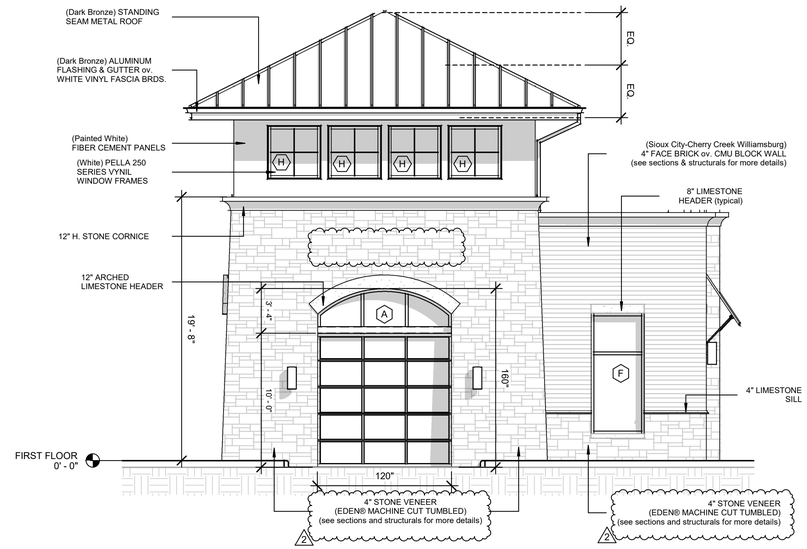
2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	CAR WASH ELEVATIONS
SHEET NO.	C.2



1 / C.3 East Elevation. Car Wash

SCALE: 3/16" = 1'-0"



2 / C.3 South Elevation. Car Wash

SCALE: 3/16" = 1'-0"

Exhibit C

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT GUIDO CORRADO NERI 29092 STATE OF TEXAS

NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

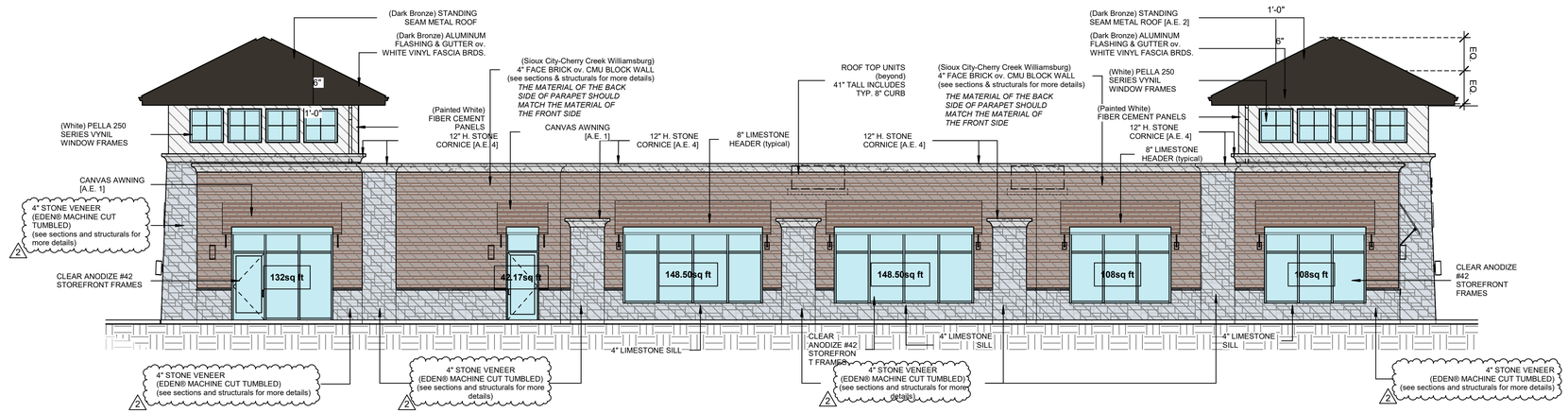
ZONING REVIEW - NOT FOR CONSTRUCTION

2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	CAR WASH ELEVATIONS
SHEET NO.	C.3

MASONRY	Stone -	721.67 SF	31.7%	85.2%
	Brick -	1,218.60 SF	53.5%	
MASONRY LIKE	Stone Cornice	204.36 SF	9.0%	14.8%
	Fiber Cement -	131.35 SF	5.8%	
TOTAL	TOTAL FACADE -	2,275.98 SF	100.0%	100.0%
	Window -	815.22 SF		

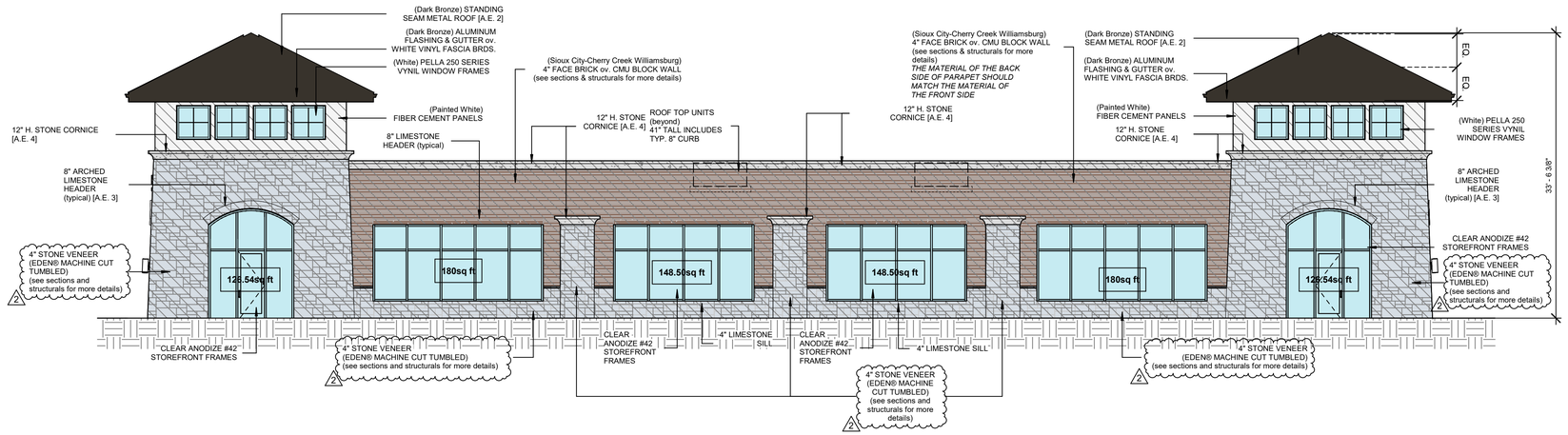
ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay



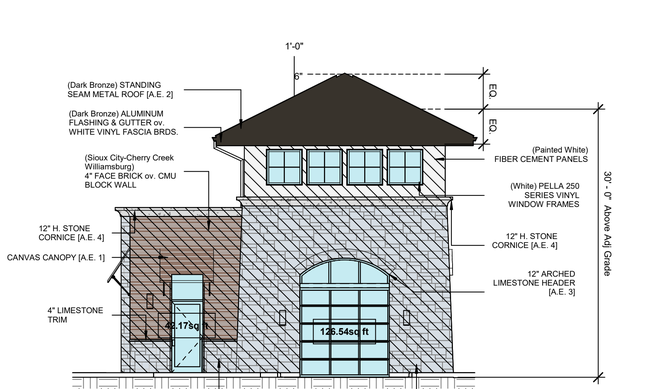
1 C.4 Car Wash South Elevation - material exhibit
SCALE: 1/8" = 1'-0"

MASONRY	Stone -	979.29 SF	47.4%	85.6%
	Brick -	787.99 SF	38.2%	
MASONRY LIKE	Stone Cornice	165.02 SF	8.0%	14.4%
	Fiber Cement -	131.40 SF	6.4%	
TOTAL	TOTAL FACADE -	2,063.70 SF	100.0%	100.0%
	Window -	1,030.80 SF		

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay



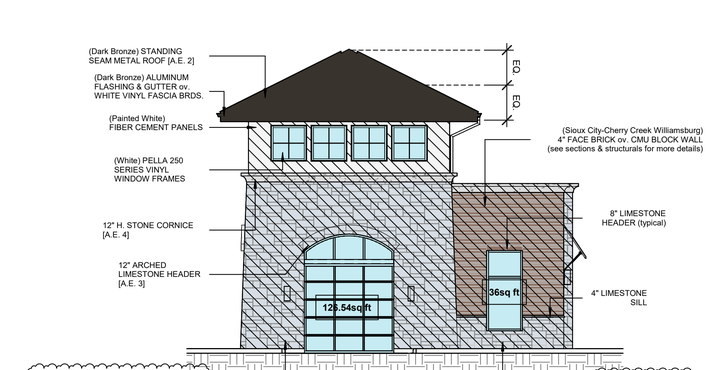
2 C.4 Car Wash North Elevation - material exhibit
SCALE: 1/8" = 1'-0"



MASONRY	Stone -	367.82 SF	59.9%	83.2%
	Brick -	143.19 SF	23.3%	
MASONRY LIKE	Stone Cornice	37.45 SF	6.1%	16.8%
	Fiber Cement -	65.48 SF	10.7%	
TOTAL	TOTAL FACADE -	613.94 SF	100.0%	100.0%
	Window -	229.98 SF		

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay

3 C.4 Car Wash East Elevation - material exhibit
SCALE: 1/8" = 1'-0"



MASONRY	Stone -	373.33 SF	60.6%	83.3%
	Brick -	139.56 SF	22.7%	
MASONRY LIKE	Stone Cornice	37.45 SF	6.1%	16.7%
	Fiber Cement -	65.48 SF	10.6%	
TOTAL	TOTAL FACADE -	615.82 SF	100.0%	100.0%
	Window -	227.49 SF		

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay

4 C.4 Car Wash West Elevation - material exhibit
SCALE: 1/8" = 1'-0"

Exhibit C

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT GUIDO CORRADO NERI 29092 STATE OF TEXAS

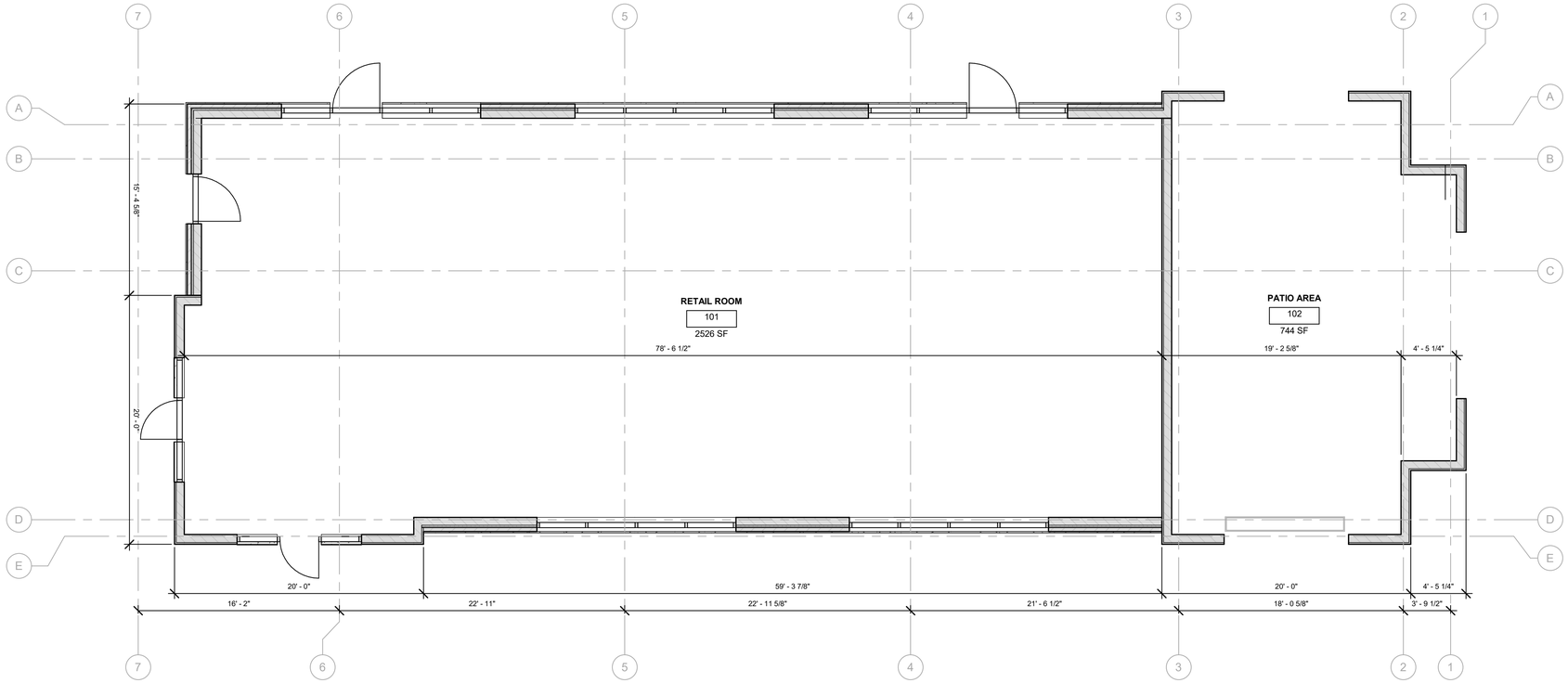
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		**REVISIONS**

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	CAR WASH MAIN ELEVATIONS - material exhibits
SHEET NO.	C.4



1 / C.5 RETAIL BUILDING #1 FLOOR PLAN

SCALE: 3/16" = 1'-0"

N

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT GUIDO CORRADO NERI 29092 STATE OF TEXAS

NEW AUTOMATED CARWASH FACILITY

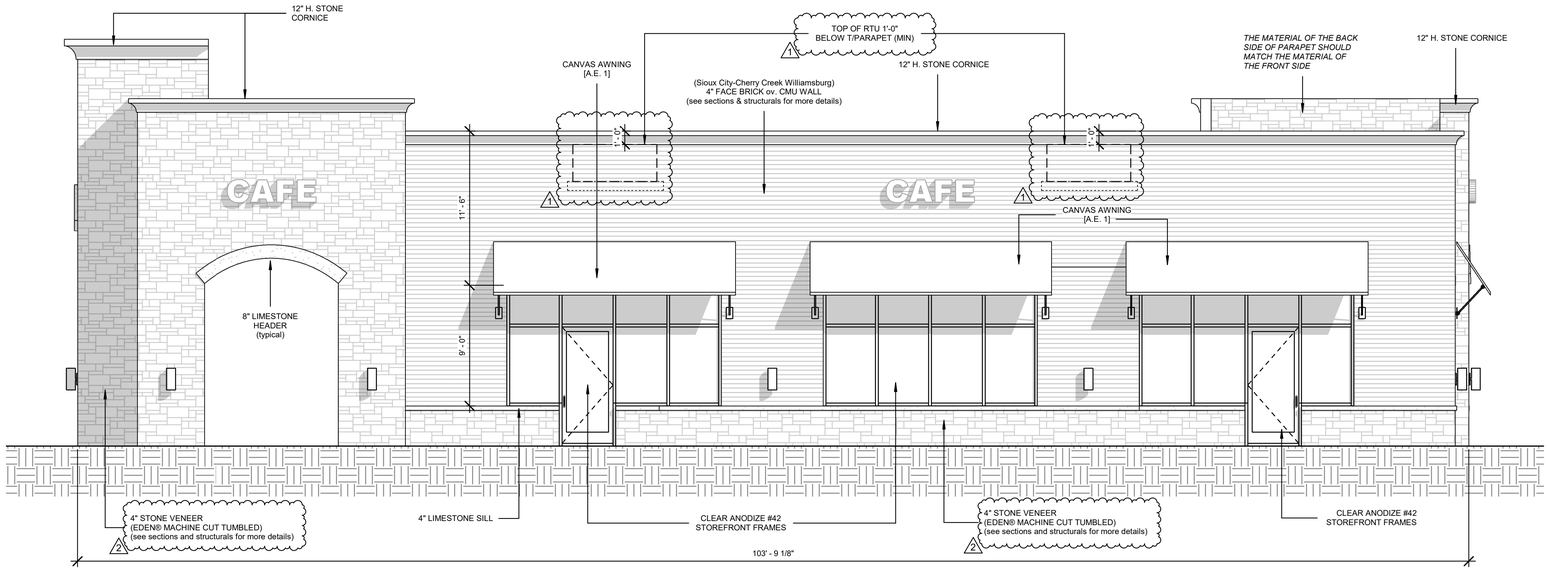
585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

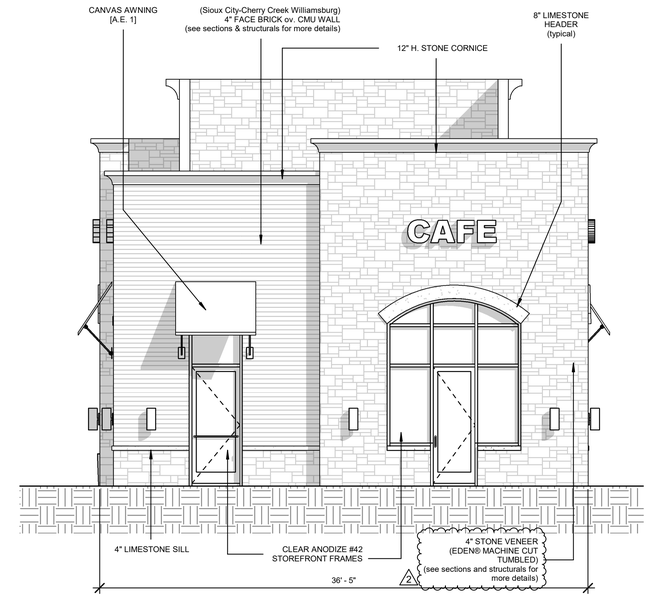
2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RETAIL BUILDING #1 FLOOR PLAN
SHEET NO.	C.5

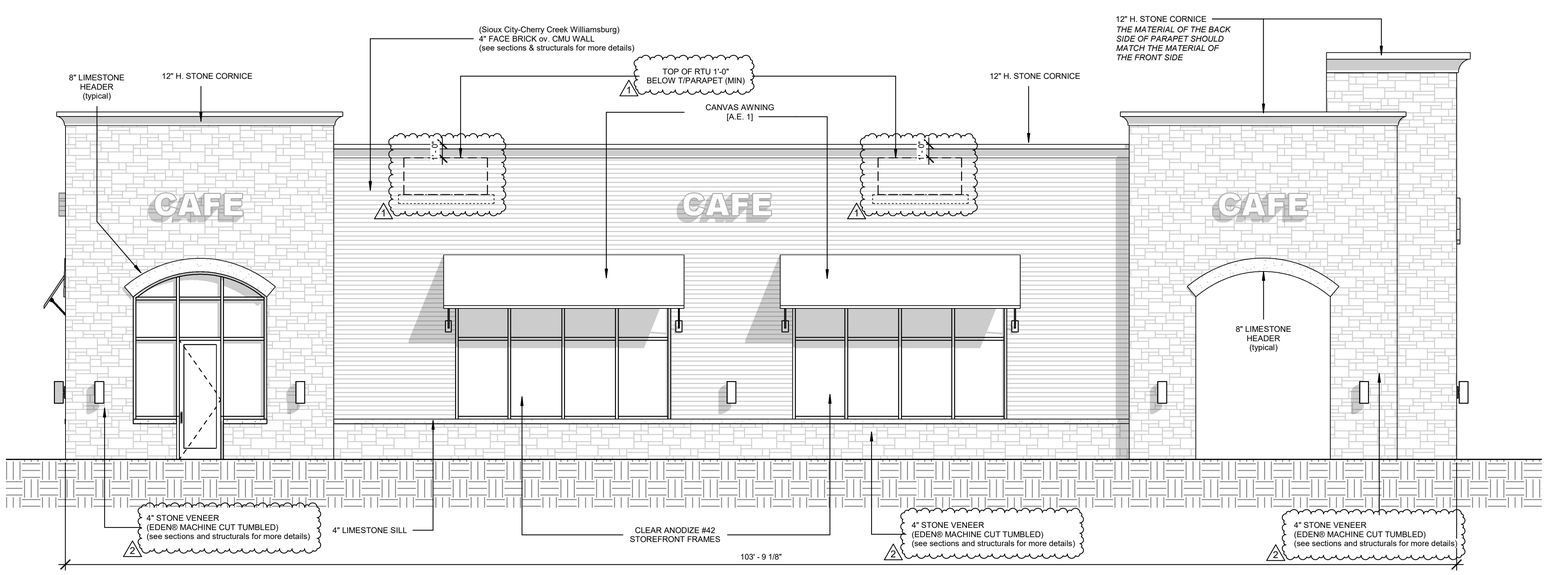
Exhibit C



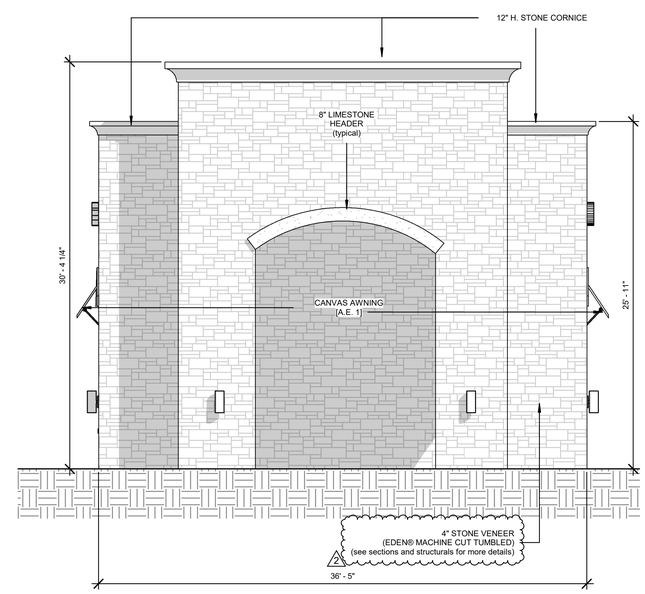
1 C.6 North Elevation. Proposed Retail Building #1.
SCALE: 3/16" = 1'-0"



3 C.6 West Elevation. Proposed Retail Building #1.
SCALE: 3/16" = 1'-0"



2 C.6 South Elevation. Proposed Retail Building #1.
SCALE: 3/16" = 1'-0"



East Elevation. Proposed Retail Building #1.
4 C.6 24x36
SCALE: 3/16" = 1'-0"

SIGNAGE ON COMMERCIAL/RETAIL BUILDINGS IS REPRESENTATIVE ONLY. ACTUAL SIGNAGE WILL BE SUBMITTED FOR REVIEW AND PERMITTED BY INDIVIDUAL END USER

Exhibit C

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT GUIDO CORRADO NERI 29092 STATE OF TEXAS

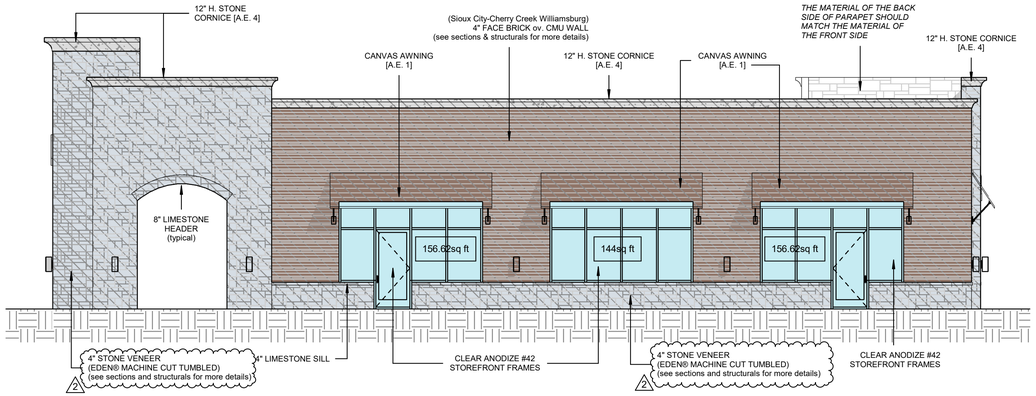
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RETAIL BUILDING #1 ELEVATIONS
SHEET NO.	C.6

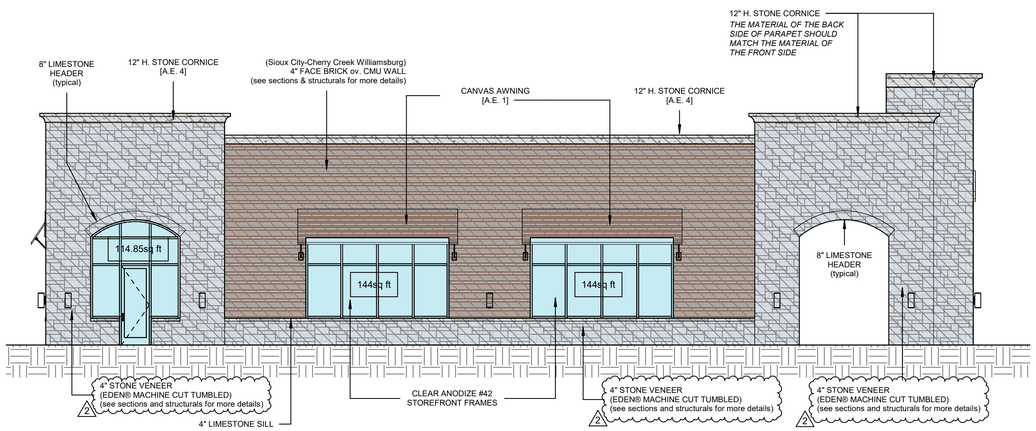


1 C.7 North Elevation. Proposed Retail Building #1 - material exhibit

SCALE: 1/8" = 1'-0"

MASONRY	Stone -	743.78 SF	38.0%	94%
	Brick -	1,094.93 SF	56.0%	
MASONRY LIKE	Stone Cornice	117.35 SF	6.0%	6%
TOTAL	TOTAL FACADE -	1,956.06 SF	100.0%	100.0%
	Window -	457.25 SF		

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay

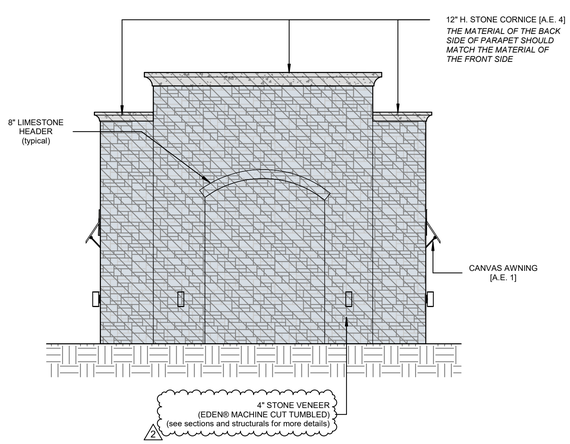


2 C.7 South Elevation. Proposed Retail Building #1 - material exhibit

SCALE: 1/8" = 1'-0"

MASONRY	Stone -	1,068.93 SF	52.0%	94.3%
	Brick -	868.78 SF	42.3%	
MASONRY LIKE	Stone Cornice	116.20 SF	5.7%	5.7%
TOTAL	TOTAL FACADE -	2053.91 SF	100.0%	100.0%
	Window -	402.85 SF		

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay

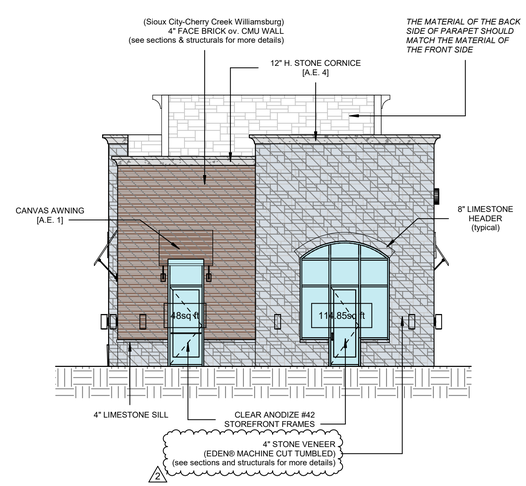


4 C.7 East Elevation. Proposed Retail Building #1 - material exhibit

SCALE: 1/8" = 1'-0"

MASONRY	Stone -	1,004.10 SF	95.2%	95.2%
MASONRY LIKE	Stone Cornice	51.06 SF	4.8%	4.8%
TOTAL	TOTAL FACADE -	1,055.16 SF	100.0%	100.0%

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay



3 C.7 West Elevation. Proposed Retail Building #1 - material exhibit

SCALE: 1/8" = 1'-0"

MASONRY	Stone -	444.43 SF	59.5%	94.8%
	Brick -	264.11 SF	35.3%	
MASONRY LIKE	Stone Cornice	39.02 SF	5.2%	5.2%
TOTAL	TOTAL FACADE -	747.56 SF	100.0%	100.0%
	Window -	162.85 SF		

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay

Exhibit C

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT GUIDO CORRADO NERI 29092 STATE OF TEXAS

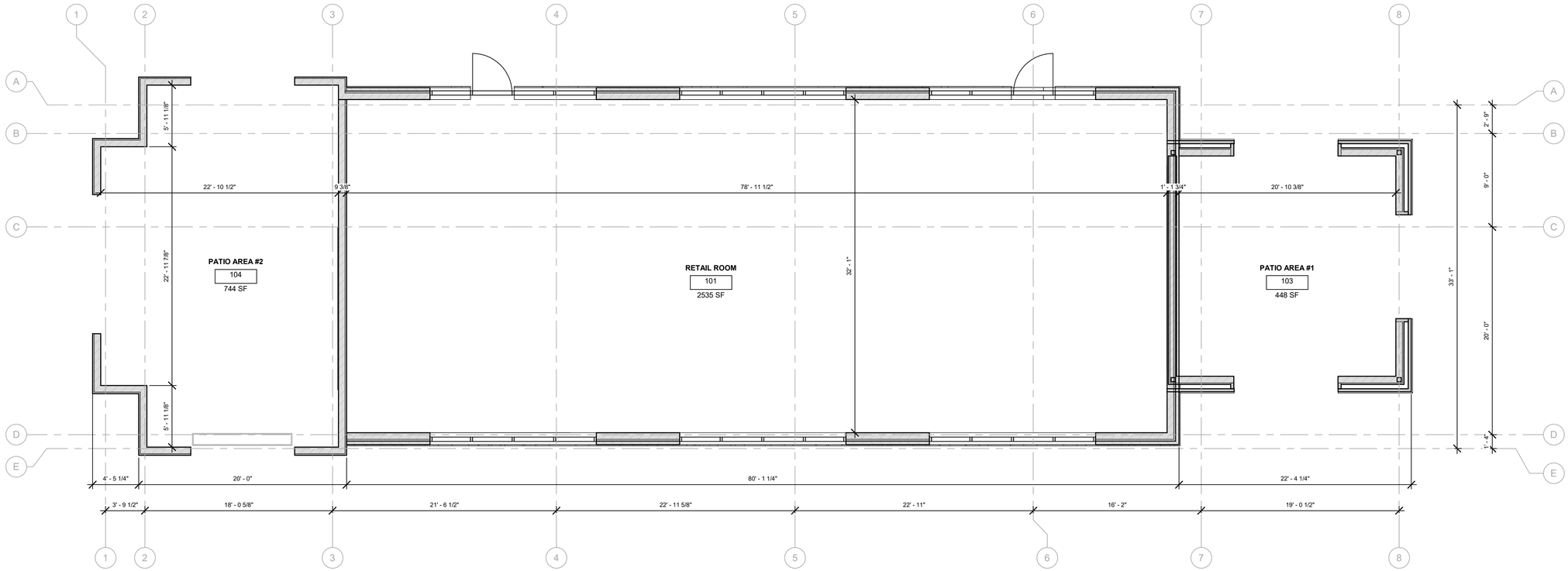
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		**REVISIONS**

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RETAIL BUILDING #1 MAIN ELEVATIONS - material exhibits
SHEET NO.	C.7



1 C.8 RETAIL BUILDING #2 FLOOR PLAN
SCALE: 3/16" = 1'-0"

N

Exhibit C

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT GUIDO CORRADO NERI 29092 STATE OF TEXAS

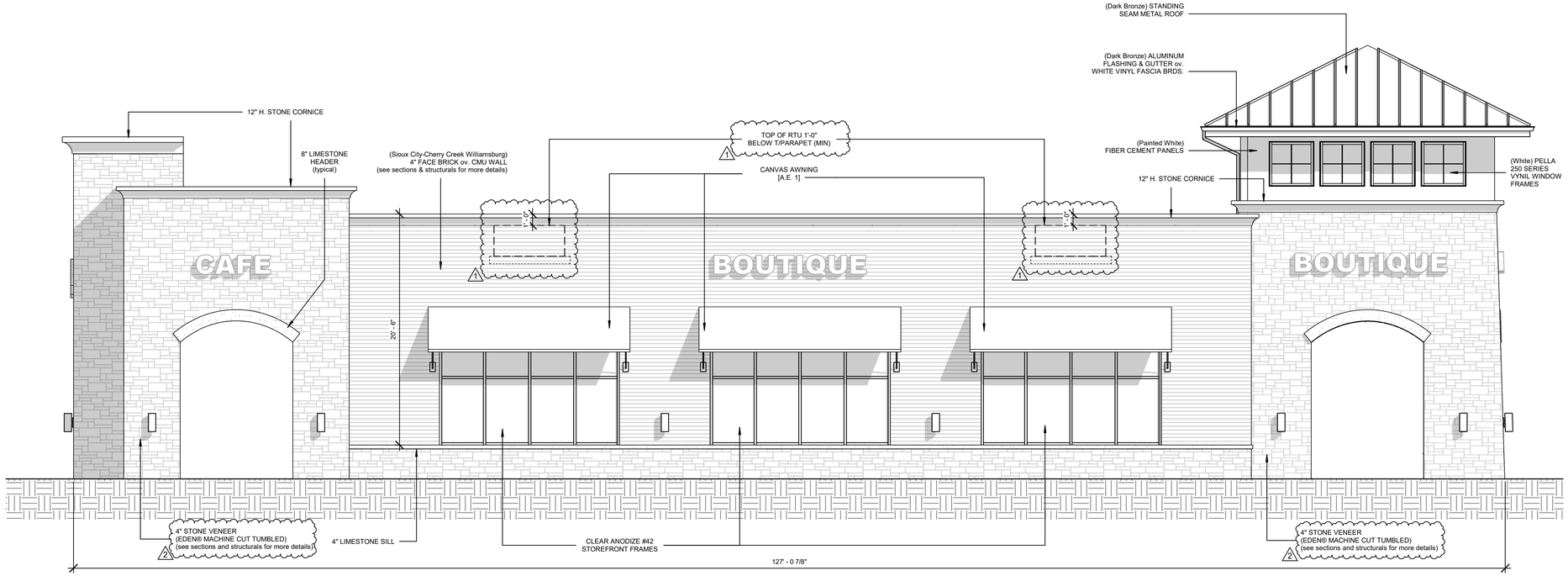
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

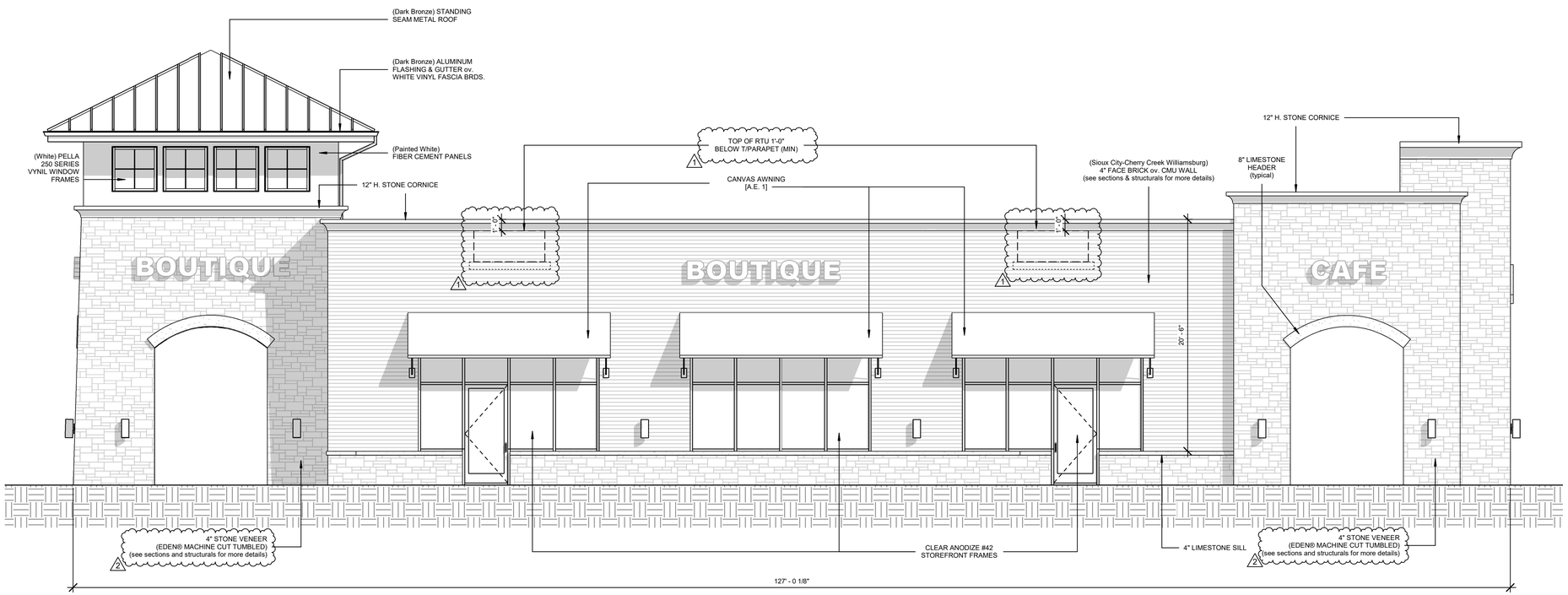
ZONING REVIEW - NOT FOR CONSTRUCTION

2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RETAIL BUILDING #2 FLOOR PLAN
SHEET NO.	C.8



1 C.9 South Elevation. Proposed Retail Building #2.
SCALE: 3/16" = 1'-0"



2 C.9 North Elevation. Proposed Retail Building #2.
SCALE: 3/16" = 1'-0"

SIGNAGE ON COMMERCIAL/RETAIL BUILDINGS IS REPRESENTATIVE ONLY. ACTUAL SIGNAGE WILL BE SUBMITTED FOR REVIEW AND PERMITTED BY INDIVIDUAL END USER

Exhibit C

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT GUIDO CORRADO NERI 29092 STATE OF TEXAS

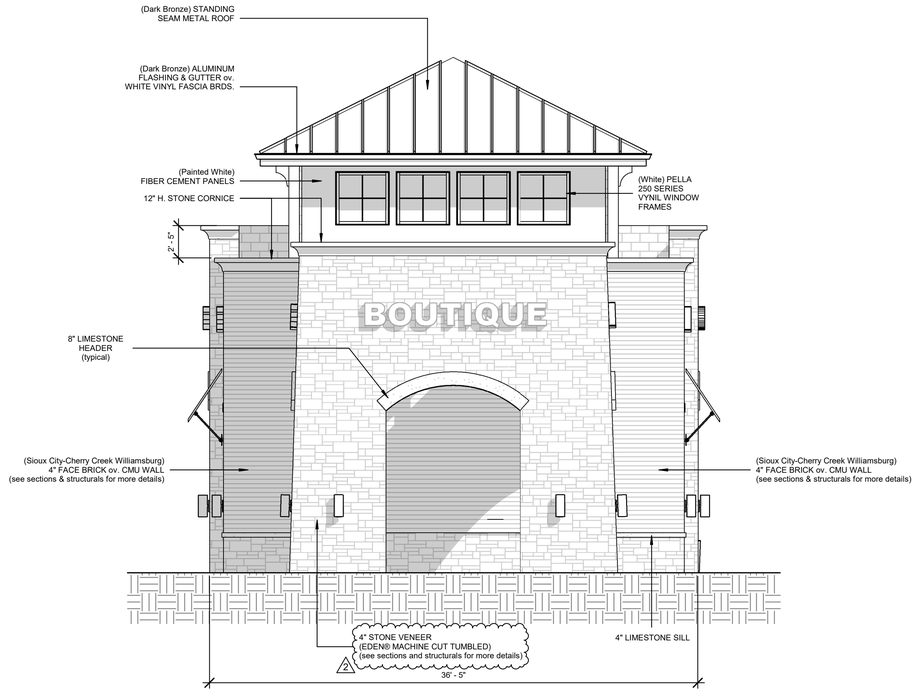
NEW AUTOMATED CARWASH FACILITY

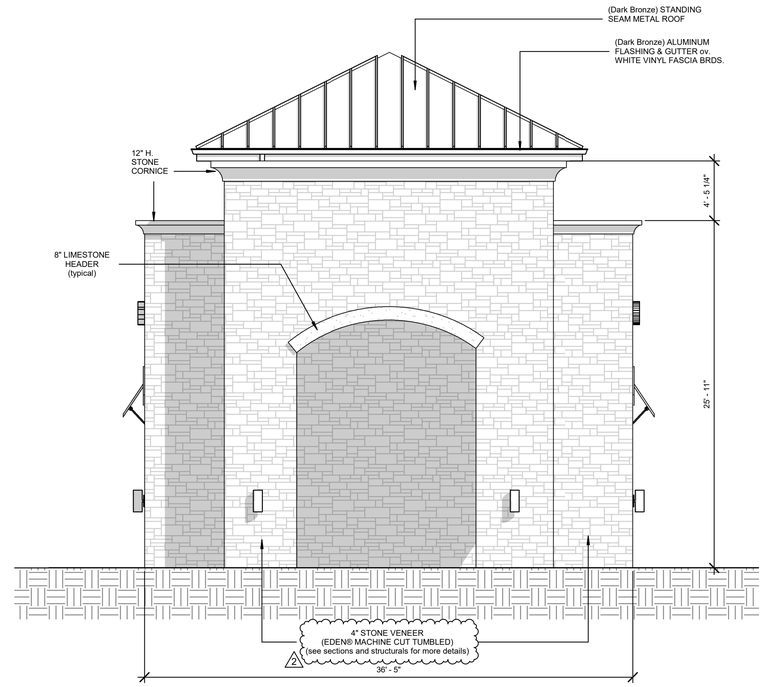
585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RETAIL BUILDING #2 ELEVATIONS
SHEET NO.	C.9





1 / C.10 East Elevation. Proposed Retail Building #2.
24x36
SCALE: 3/16" = 1'-0"

SIGNAGE ON COMMERCIAL/RETAIL BUILDINGS IS REPRESENTATIVE ONLY. ACTUAL SIGNAGE WILL BE SUBMITTED FOR REVIEW AND PERMITTED BY INDIVIDUAL END USER

Exhibit C

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT GUIDO CORRADO NERI 29092 STATE OF TEXAS

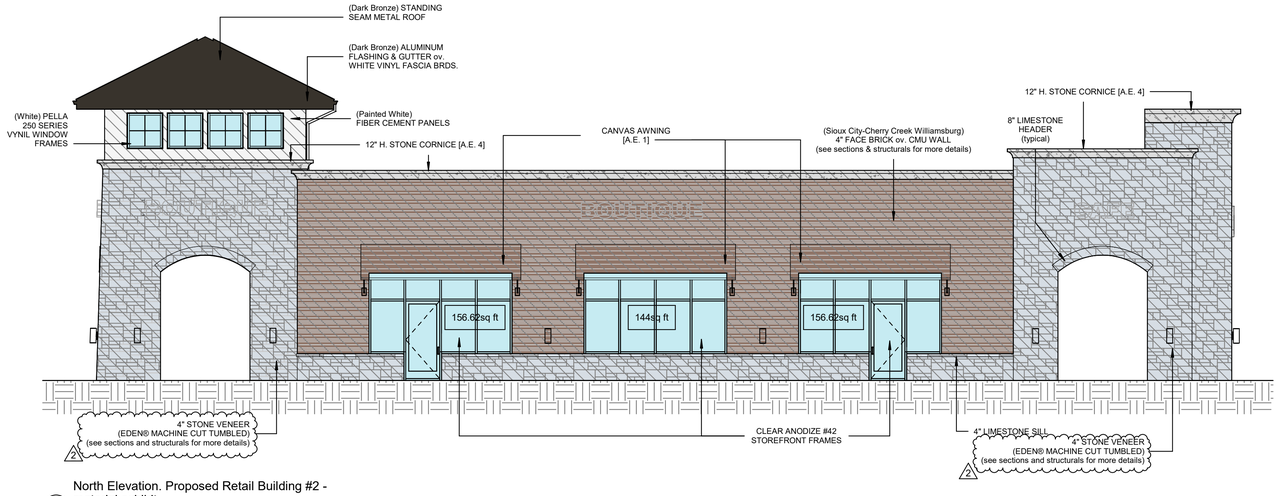
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RETAIL BUILDING #2 ELEVATIONS
SHEET NO.	C.10

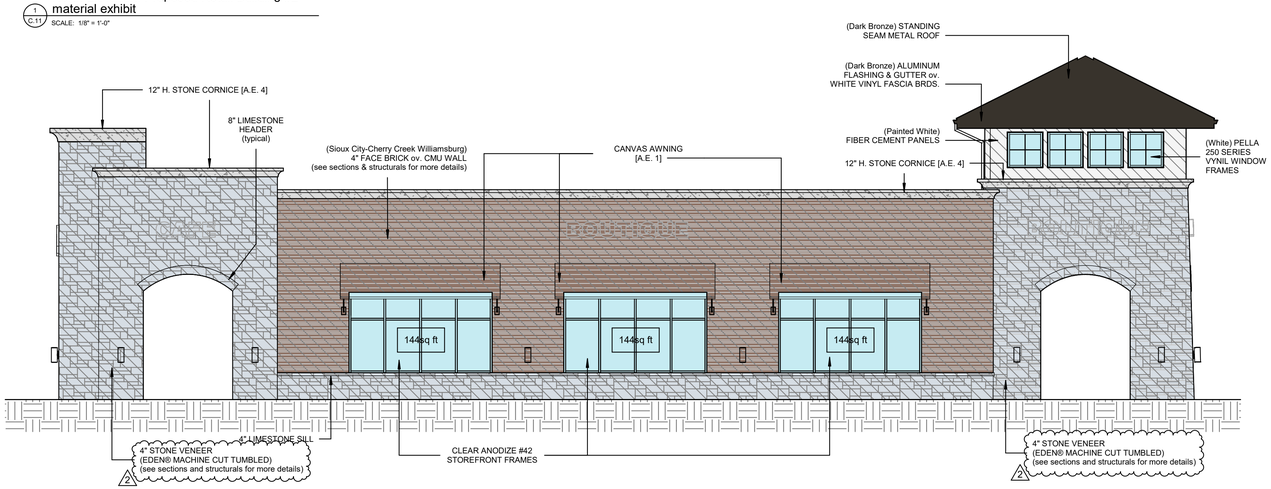


North Elevation. Proposed Retail Building #2 - material exhibit

1 C.11 SCALE: 1/8" = 1'-0"

MASONRY	Stone -	1,111.36 SF	45.4%	91.6%
	Brick -	1,129.99 SF	46.2%	
MASONRY LIKE	Stone Cornice	140.17 SF	5.7%	8.4%
	Fiber Cement -	64.18 SF	2.7%	
TOTAL	TOTAL FACADE -	2,445.70 SF	100.0%	100.0%
	Window -	521.25 SF		

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay

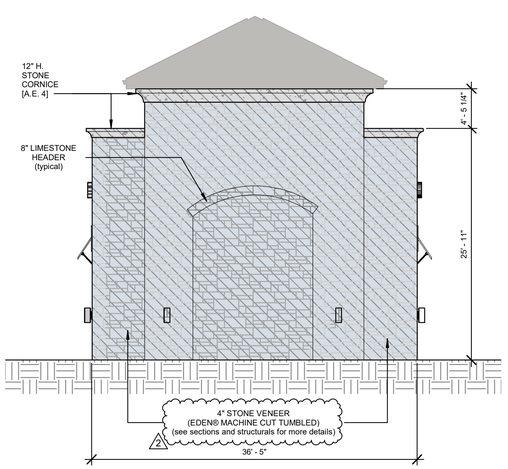


South Elevation. Proposed Retail Building #2 - material exhibit

2 C.11 SCALE: 1/8" = 1'-0"

MASONRY	Stone -	1,136.82 SF	46.0%	91.7%
	Brick -	1,129.99 SF	45.7%	
MASONRY LIKE	Stone Cornice	140.17 SF	5.7%	8.3%
	Fiber Cement -	64.18 SF	2.6%	
TOTAL	TOTAL FACADE -	2,471.16 SF	100.0%	100.0%
	Window -	496.00 SF		

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay

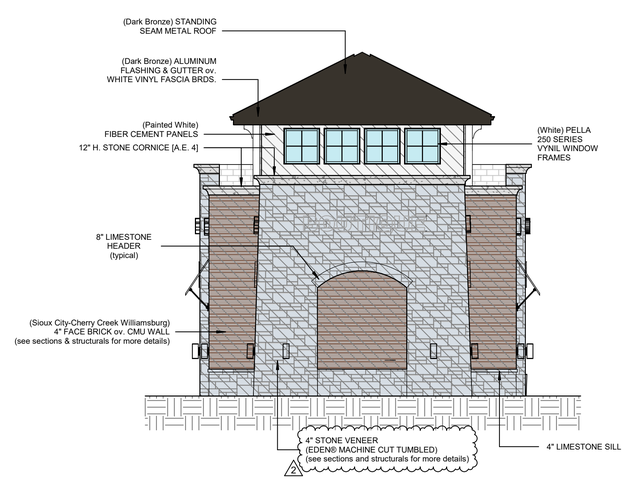


East Elevation. Proposed Retail Building #2 - material exhibit

3 C.11 SCALE: 1/8" = 1'-0"

MASONRY	Stone -	1,004.10 SF	95.2%	95.2%
MASONRY LIKE	Stone Cornice	51.06 SF	4.8%	4.8%
TOTAL	TOTAL FACADE -	1,055.16 SF	100.0%	100.0%

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay



West Elevation. Proposed Retail Building #2 - material exhibit

4 C.11 SCALE: 1/8" = 1'-0"

MASONRY	Stone -	539.61 SF	56.2%	88.9%
	Brick -	313.95 SF	32.7%	
MASONRY LIKE	Stone Cornice	40.81 SF	4.3%	11.1%
	Fiber Cement -	64.78 SF	6.8%	
TOTAL	TOTAL FACADE -	959.15 SF	100.0%	100.0%
	Window -	64.00 SF		

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay

Exhibit C

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT GUIDO CORRADO NERI 29092 STATE OF TEXAS

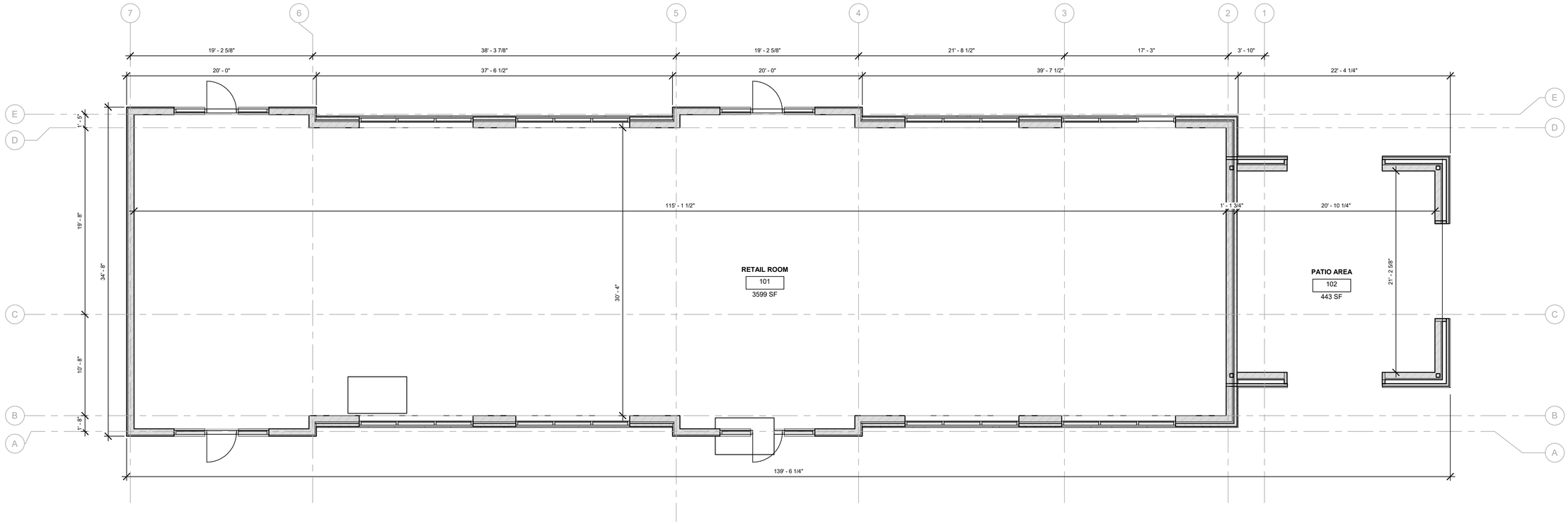
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		**REVISIONS**

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RETAIL BUILDING #2 MAIN ELEVATIONS - material exhibits
SHEET NO.	C.11



1 RETAIL BUILDING #3 FLOOR PLAN
C-12
SCALE: 3/16" = 1'-0"

N

Exhibit C

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT
GUIDO CORRADO NERI
29092
STATE OF TEXAS

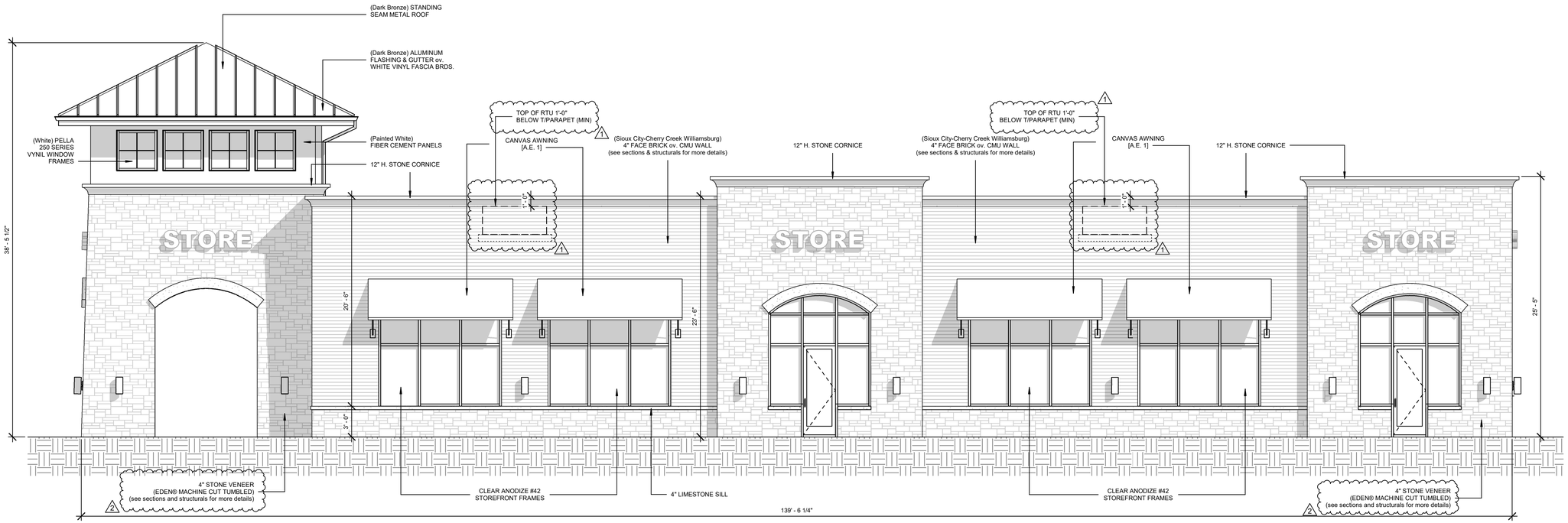
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RETAIL BUILDING #3 FLOOR PLAN
SHEET NO.	C.12



1 / C.13 East Elevation. Proposed Retail Building #3.
SCALE: 3/16" = 1'-0"

2 / C.13 West Elevation. Proposed Retail Building #3.
SCALE: 3/16" = 1'-0"

SIGNAGE ON COMMERCIAL/RETAIL BUILDINGS IS REPRESENTATIVE ONLY. ACTUAL SIGNAGE WILL BE SUBMITTED FOR REVIEW AND PERMITTED BY INDIVIDUAL END USER

Exhibit C

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT GUIDO CORRADO NERI 29092 STATE OF TEXAS

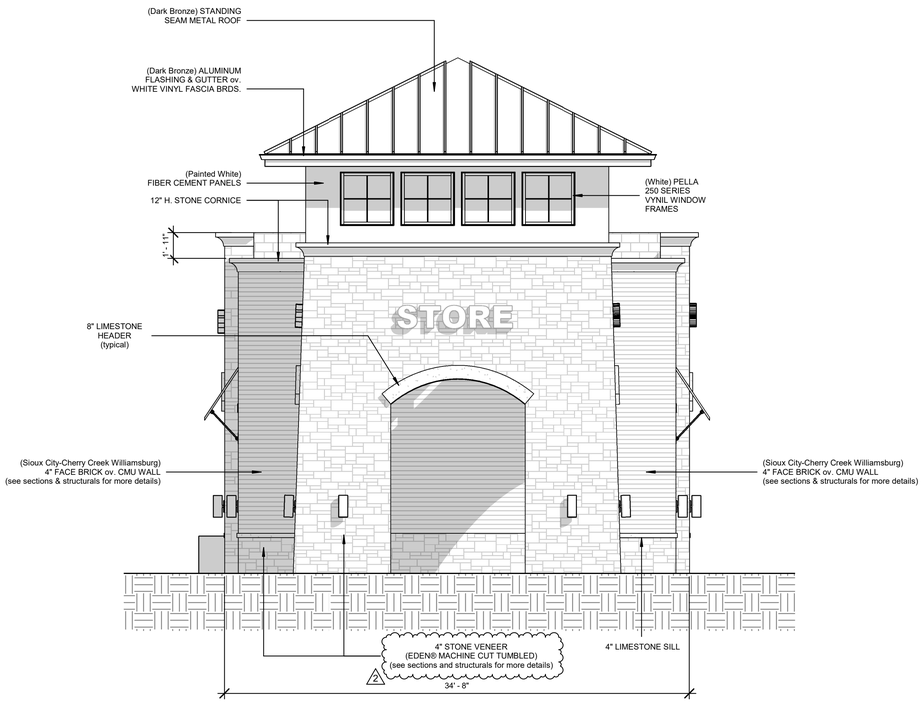
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

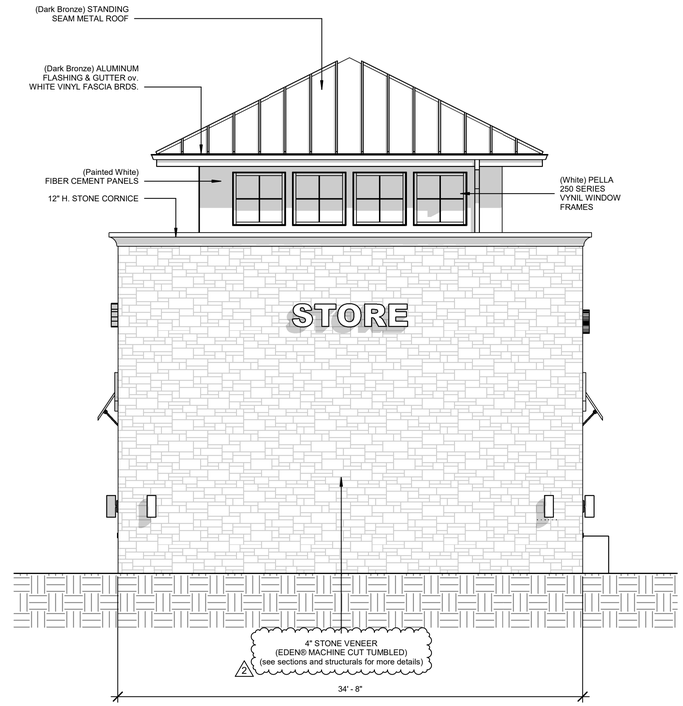
ZONING REVIEW - NOT FOR CONSTRUCTION

2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RETAIL BUILDING #3 ELEVATIONS
SHEET NO.	C.13



1 C.14 South Elevation. Proposed Retail Building #3.
SCALE: 3/16" = 1'-0"



2 C.14 North Elevation. Proposed Retail Building #3.
24x36
SCALE: 3/16" = 1'-0"

SIGNAGE ON COMMERCIAL/RETAIL BUILDINGS IS REPRESENTATIVE ONLY. ACTUAL SIGNAGE WILL BE SUBMITTED FOR REVIEW AND PERMITTED BY INDIVIDUAL END USER

Exhibit C

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT GUIDO CORRADO NERI 29092 STATE OF TEXAS

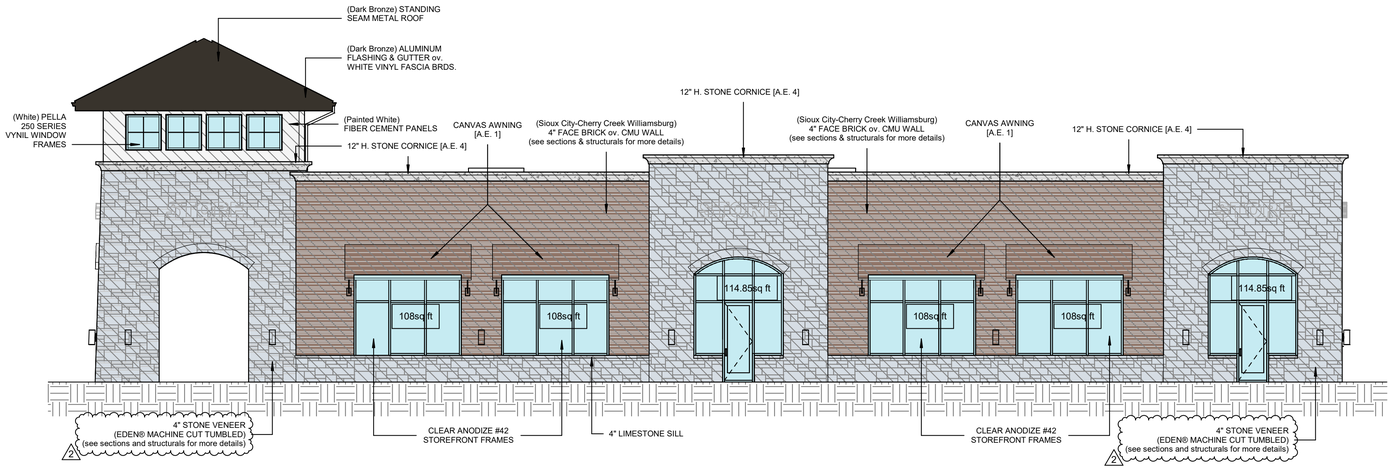
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RETAIL BUILDING #3 ELEVATIONS
SHEET NO.	C.14

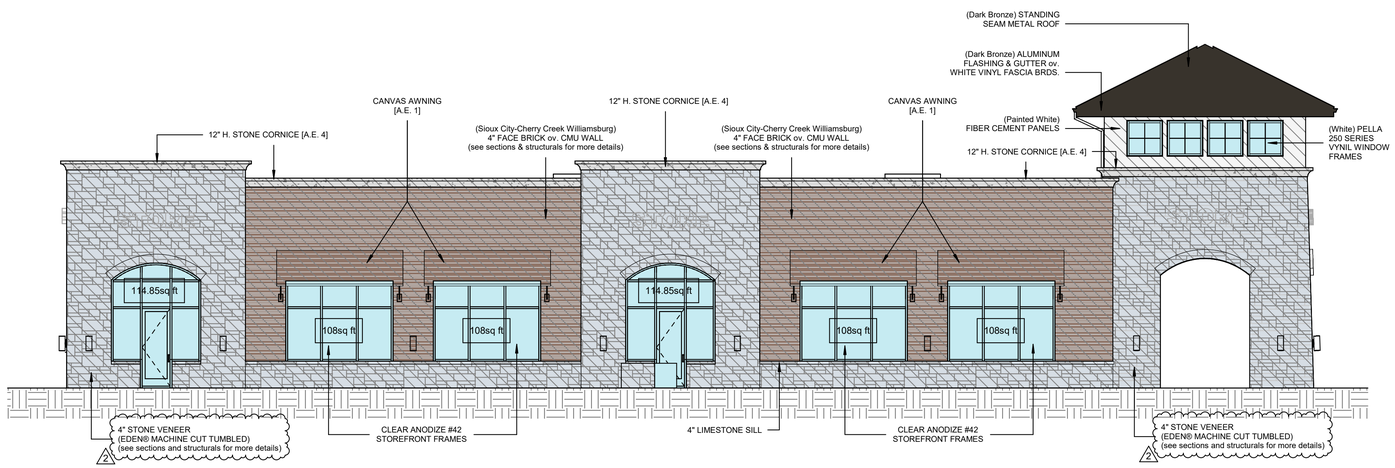


East Elevation. Proposed Retail Building #3 - material exhibit

1 / C-15 SCALE: 1/8" = 1'-0"

MASONRY	Stone -	1,362.60 SF	51.6%	92.1%
	Brick -	1,070.30 SF	40.5%	
MASONRY LIKE	Stone Cornice	142.44 SF	5.5%	7.9%
	Fiber Cement -	64.18 SF	2.4%	
TOTAL	TOTAL FACADE -	2,639.52 SF	100.0%	100.0%
	Window -	725.41 SF		

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay

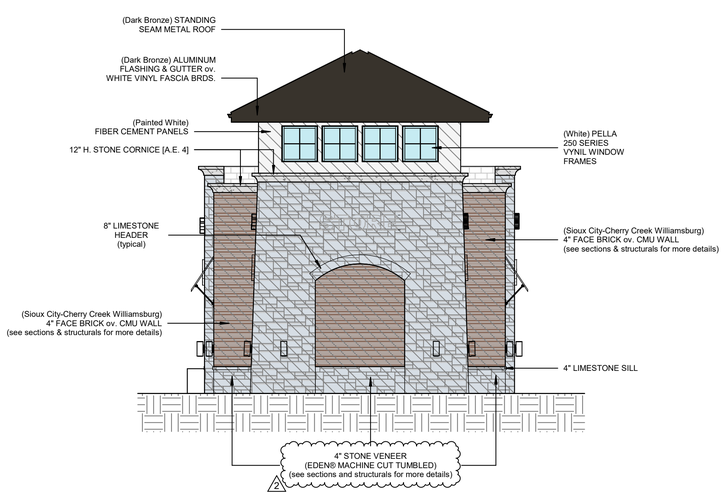


West Elevation. Proposed Retail Building #3 - material exhibit

2 / C-15 SCALE: 1/8" = 1'-0"

MASONRY	Stone -	1,362.60 SF	51.6%	92.1%
	Brick -	1,070.30 SF	40.5%	
MASONRY LIKE	Stone Cornice	142.44 SF	5.5%	7.9%
	Fiber Cement -	64.18 SF	2.4%	
TOTAL	TOTAL FACADE -	2,639.52 SF	100.0%	100.0%
	Window -	725.41 SF		

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay

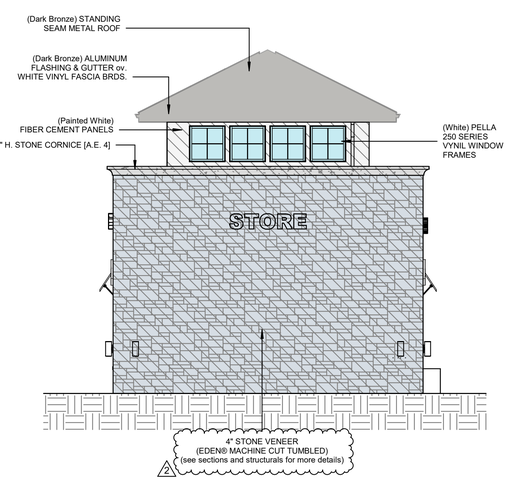


South Elevation. Proposed Retail Building #3 - material exhibit

3 / C-15 SCALE: 1/8" = 1'-0"

MASONRY	Stone -	527.21 SF	57.6%	88.7%
	Brick -	284.84 SF	31.1%	
MASONRY LIKE	Stone Cornice	39.04 SF	4.3%	11.3%
	Fiber Cement -	64.78 SF	7.0%	
TOTAL	TOTAL FACADE -	915.87 SF	100.0%	100.0%
	Window -	64.00 SF		

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay



North Elevation. Proposed Retail Building #3 - material exhibit

4 / C-15 SCALE: 1/8" = 1'-0"

MASONRY	Stone -	846.44 SF	91.0%	91.0%
MASONRY LIKE	Stone Cornice	35.4 SF	3.8%	9.0%
	Fiber Cement -	47.81 SF	5.2%	
TOTAL	TOTAL FACADE -	929.65 SF	100.0%	100.0%
	Window -	64.0 SF		

ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
2. Peaked Roof Form
3. Arches
4. Articulated Cornice Line
5. Offests, projection Expressing Structural Bay

Exhibit C

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT GUIDO CORRADO NERI 29092 STATE OF TEXAS

NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		**REVISIONS**

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RETAIL BUILDING #3 MAIN ELEVATIONS - material exhibits
SHEET NO.	C.15

1 / C.16 AERIAL VIEW LOOKING NORTHWEST
SCALE: 12" = 1'-0"

2 / C.16 VIEW LOOKING NORTHWEST
SCALE: 12" = 1'-0"

3 / C.16 VIEW LOOKING SOUTHWEST
SCALE: 12" = 1'-0"

4 / C.16 VIEW LOOKING SOUTHEAST
SCALE: 12" = 1'-0"

Exhibit C

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT GUIDO CORRADO NERI 29092 STATE OF TEXAS

NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RENDERS
SHEET NO.	C.16

1 C.17 VIEW LOOKING NORTHEAST
SCALE: 12" = 1'-0"

2 C.17 VIEW LOOKING SOUTHWEST (CAR WASH)
SCALE: 12" = 1'-0"

3 C.17 VIEW LOOKING SOUTH
SCALE: 12" = 1'-0"

4 C.17 VIEW LOOKING NORTHWEST (CAFE)
SCALE: 12" = 1'-0"

Exhibit C

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT GUIDO CORRADO NERI 29092 STATE OF TEXAS

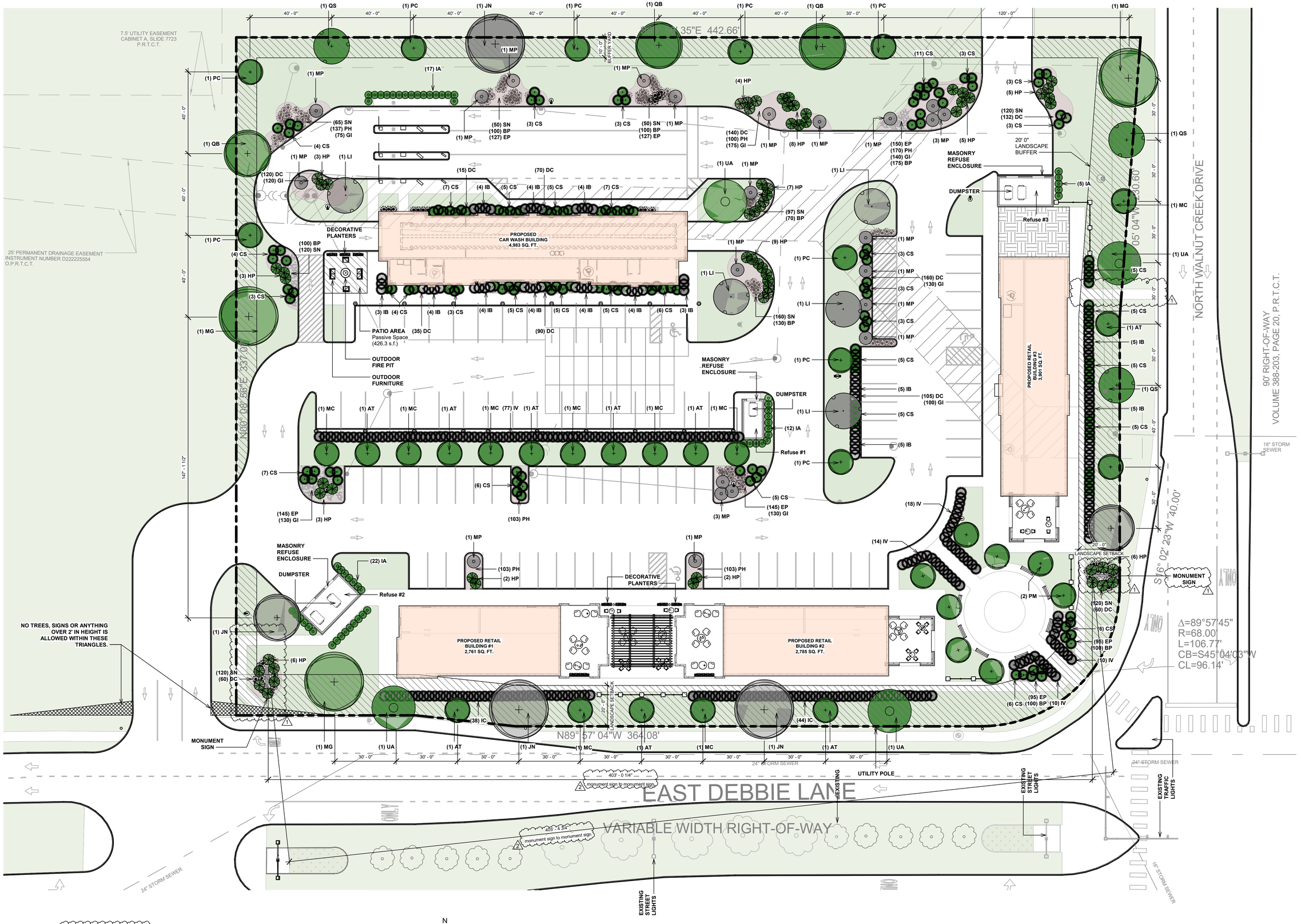
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

2	01.08.24	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RENDERS
SHEET NO.	C.17



LANDSCAPE PLAN
SCALE 1" = 20'-0"

Exhibit D

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT GUIDO CORRADO NERI 29092 STATE OF TEXAS

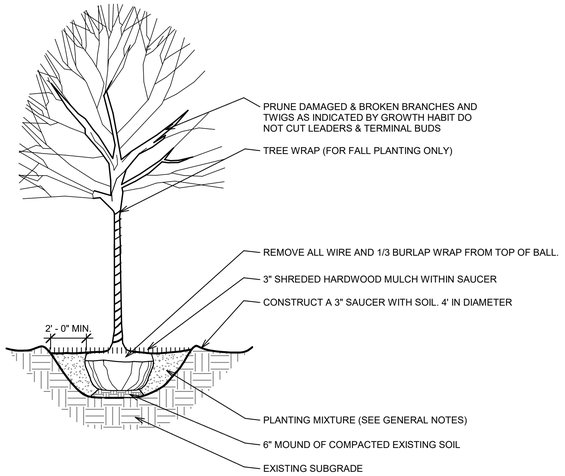
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

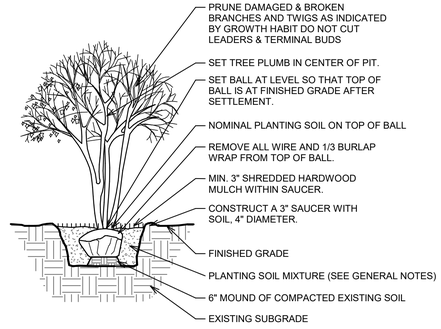
ZONING REVIEW - NOT FOR CONSTRUCTION

2	12.29.23	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS

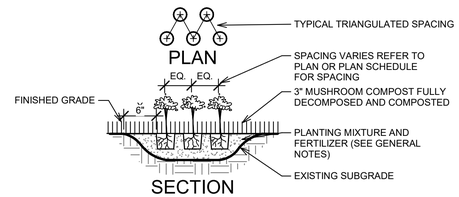
DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	LANDSCAPE PLAN
SHEET NO.	D.1



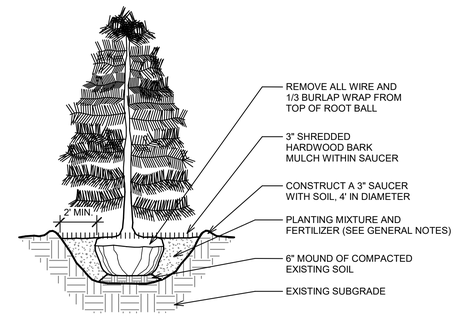
1 D.2 RATED DEMISING PARTITION
SCALE: 1/4" = 1'-0"



2 D.2 LARGE SHRUB PLANTING DETAIL
SCALE: 1/4" = 1'-0"



3 D.2 GROUND COVER PLANTING DETAIL
SCALE: 3/8" = 1'-0"



4 D.2 ORNAMENTAL TREE PLANTING DETAIL
SCALE: 1/4" = 1'-0"

Planting Schedule

LEGEND	QUANT.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	NOTES/SPECIAL CONDITIONS
CANOPY TREES (Min. Size at planting 3" Caliper) - Parkway Trees shall be max 40' apart					
QB	3	Quercus Buckleyi	Oak, Texas Red	3" caliper / 8' ht	Mature height 40-60 ft.
MG	3	Magnolia Grandiflora	Magnolia, Southern	3" caliper / 8' ht	Mature height 60-80 ft.
UA	4	Ulmus Americana	American Elm 'Princeton'	3" caliper / 8' ht	Mature height 40-50 ft.
QS	3	Quercus Shumardi	Oak, Shumard	3" caliper / 8' ht	Mature height 60-80 ft.
JN	5	Juglans Nigra	Black Walnut	3" caliper / 8' ht	Mature height 70-80 ft.
ORNAMENTAL TREES (Min. Size at planting 8' hgt. or 2.5" Caliper)					
MC	10	Myrica Cerifera	Southern Wax Myrtle	2.5" caliper / 8' ht	Mature height 15-25 ft.
AT	9	Acer Truncatum	Shantung Maple	2.5" caliper / 8' ht	Mature height 25 ft.
PC	9	Prunus Caroliniana	Cherry Laurel	2.5" caliper / 8' ht	Parkway Alt - used under power lines also
PM	8	Prunus mexicana	Mexican Plum	2.5" caliper / 8' ht	Mature height 15-30 ft.
LI	5	Lagerstroemia Indica	Crape Myrtle	2.5" caliper / 8' ht	Mature height 20-30 ft.
EVERGREEN SHRUBS (All Hedges to be maintained and kept below @ max. 3'-0" tall))					
IB	71	Ilex Burfordii 'nana'	Dwarf Burford Holly	30" spr. / 24" ht	
MP	23	Myrica Pusilla	Dwarf Wax Myrtle	30" spr. / 24" ht	
IA	56	Ilex x Attenuata 'Foster'	Foster Holly	30" spr. / 24" ht	
IC	82	Ilex cornuta 'Rotunda'	Dwarf Chinese Holly	30" spr. / 24" ht	
IV	129	Ilex vomitoria 'nana'	Dwarf Yaupon	30" spr. / 24" ht	
DECIDUOUS SHRUBS - (Height at Time of planting dwarf shrubs – 18 inches / shrubs – 26 inches)					
CS	163	Cordateria Selloana	Pampas Grass	30" spr. / 24" ht	
HP	63	Hesperaloe Parvifolia	Red Yucca	30" spr. / 24" ht	
PERENNIALS, GROUNDCOVERS - (plants in mulch beds)					
SN	902	Salvia Nemorosa 'Marcus'	Marcus Dwarf Blue Salvia	30" spr. / 1gal. pots	perennials
DC	987	Delosperma Cooperi	Jewel of Desert® Peridot Ice Plant	18" spread / 2"pots	perennials
EP	884	Echinacea Purpurea	PowWow® White Echinacea	18" spread / 2"pots	perennials
GI	1000	Geranium Ibericum	Johnson's Blue Geranium	18" spread / 2"pots	perennials
BP	875	Bellis Perennis	Daisies	18" spread / 2"pots	perennials
PH	716	Petunia x Hybrida	Petunia	18" spread / 2"pots	perennials

SUMMARY CHART – BUFFER YARDS/SETBACKS

Location of Buffer Yard or Setback	Required/ Provided	Length	Buffer yard or Setback Width/Type	Canopy Trees	Ornamental Trees	Shrubs	Screening Wall/Device Height & material
North	Required	442.66'	Buffer 10'	8		N/A	N/A
	Provided		10'	4	4	N/A	N/A
East	Required	270.60'	Setback 20'	8		N/A	N/A
	Provided		20'	5	3	58	N/A
South	Required	364.08'	Buffer 20'	10		N/A	N/A
	Provided		20'	5	5	94	N/A
West	Required	337.07'	Setback 10'	5		N/A	N/A
	Provided		10'	3	2	N/A	N/A

*Note any credits in calculations:
a.

Other comments:
1.
2.
3.

SUMMARY CHART – INTERIOR PARKING LOT LANDSCAPING

# Of Required Parking Spaces 7g (1 sp/150 s.f.)	96
# Of Provided Parking Spaces	90
# of Tree Islands Provided	N/A

*Note any credits in calculations:
a.

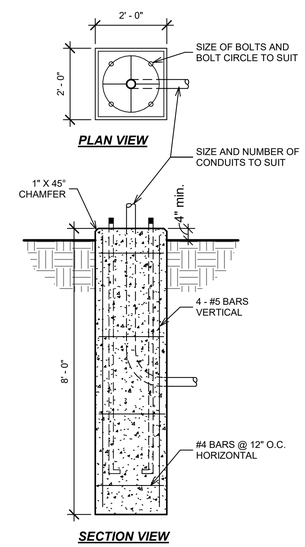
Other comments:
1.
2.

SUMMARY CHART – INTERIOR LANDSCAPE

	Landscape Area (in Sq Ft)	% of Landscape Area	Canopy Trees	Ornamental Trees	Shrubs	Ground Cover (in Sq Ft)
Required	50,649.71 Sq Ft	34.85%	18	41	N/A	N/A
Provided					584	10,429.00 Sq Ft

*Note any credits in calculations:
a.

Other comments:
1.
2.
3.



5 D.2 Light Post Foundation
SCALE: 1/2" = 1'-0"

GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT /OWNER IMMEDIATELY OF ANY DISCREPANCIES, OBSTACLES AND/OR PROBLEMS.
2. VERIFICATION OF DIMENSIONS AND GRADES, BOTH EXISTING AND PROPOSED, SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES.
3. ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM STRUCTURES. SURFACE DRAINAGE SHALL BE DIRECTED TO EXISTING CATCH BASINS DESIGNATED FOR THE COLLECTION OF SURFACE RUN-OFF.
4. CONTRACTOR SHALL NOTIFY OWNER OF ANY UNDESIRABLE DRAINAGE CONDITIONS AND RECOMMEND SUITABLE SOLUTIONS. WHERE NECESSARY TO ACHIEVE PROPER DRAINAGE, UNDER DRAINAGE FOR TREE PITS SHALL BE INSTALLED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
5. LANDSCAPE CONTRACTOR SHALL REPAIR IN KIND ALL AREAS DAMAGED AS A RESULT OF LANDSCAPE OPERATIONS.
6. ALL TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 3" OF SHREDDED HARDWOOD MULCH.
7. ALL GROUND COVER/ PERENNIAL BEDS TO RECEIVE A MINIMUM 2" OF MUSHROOM COMPOST.
8. SIZES SHOWN ON PLANTING PLAN ARE MINIMUM ACCEPTABLE SIZES.
9. LANDSCAPE CONTRACTOR SHALL WARRANT ALL TREES, SHRUBS, VINES, GROUNDCOVERS AND PERENNIALS UNDER THIS CONTRACT WILL BE HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
10. SOIL TO BE USED FOR THE PLANTING MEDIUM FOR THE PROJECT SHALL BE FERTILE, WELL DRAINED, OF UNIFORM QUALITY, FREE OF STONES OVER 1" IN DIAMETER, STICKS, OILS, CHEMICALS, PLASTER, CONCRETE AND OTHER DELETERIOUS MATERIALS.
11. THE LANDSCAPE CONTRACTOR SHALL PREPARE PLANTING BEDS BY ADDING SOIL AMENDMENTS TO TOPSOIL MIX IN THE FOLLOWING QUANTITIES: TOPSOIL MIX FOR TREES AND SHRUBS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART PEAT, AND ONE (1) PART SAND. TOPSOIL MIX FOR PERENNIALS, BULBS, AND GROUND COVERS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART SAND AND TWO (2) PARTS DECOMPOSED MUSHROOM COMPOST. SOIL SHALL MEET THE FOLLWING REQUIREMENTS: SOIL COMPOSITION-45-77% SILT, 0-25% CLAY, 25-33% SAND; SOIL ACIDITY: Ph 6.0-7.0; SOIL ORGANIC CONTENT: THREE (3) TO FIVE (5) PERCENT.
12. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINER GROWN AS SPECIFIED ON PLANTING PLAN. ALL PLASTIC ROOT WRAPPING MATERIAL AND METAL WIRE BASKETS SHALL BE REMOVED.
13. LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATION OF ALL TREES AND PLANTING BED LINES AND HAVE LAYOUT APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING.
14. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. FLOOD PLANTS TWICE DURING FIRST TWENTY-FOUR HOUR PERIOD AFTER PLANTING.
15. ALL NEW AND TRANSPLANTED PLANTS TO BE SPRAYED WITH AN ANTIDESSICANT WITHIN TWENTY FOUR HOURS AFTER PLANTING. ANTI-TRANSPIRANT SHALL BE EQUAL TO "WILTPROOF."
16. ALL MUD SHALL BE REMOVED FROM ALL TIRES BEFORE LEAVING THE SITE AND ROADS SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES.
17. ALL GRASS AREAS SHALL BE 6 INCHES OF TOPSOIL AND KENTUCKY BLUEGRASS SOD.

NOTES

LANDSCAPING MAINTENANCE:
The property owner, tenant or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size.

All new development shall be irrigated by an underground irrigation system that may include a drip irrigation system. This irrigation system shall adhere to the manufacturers' specifications and the rules and regulations established by the Texas Commission on Environmental Quality (TEQ), or its successor agency, and the provisions set forth in Ch. 54 of the City of Mansfield, Texas Code of Ordinances (Water Demand Management and Drought Contingency Plan).

All underground irrigation systems shall be designed by an irrigator licensed by the State of Texas.

PASSIVE SPACE:

Required		proposed
10% of building area		
CAR WASH		
Building area:	4,983.0 s.f.	
Passive Space reqd:	498.3 s.f.	541.5 s.f.
RETAIL BUILDING #1		
Building area:	2,761.0 s.f.	
Passive Space reqd:	276.1 s.f.	1280.0 s.f.
RETAIL BUILDING #2		
Building area:	2,785.0 s.f.	
Passive Space reqd:	278.5 s.f.	904.8 s.f.
RETAIL BUILDING #3		
Building area:	3,901.0 s.f.	
Passive Space reqd:	390.1 s.f.	1,751.2 s.f.

PARKING LOT INTERNAL LANDSCAPING

Required		proposed
1 Canopy/(10) spaces		
33 parking spaces	(3) Canopy trees	

Exhibit D

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT GUIDO CORRADO NERI 29092 STATE OF TEXAS

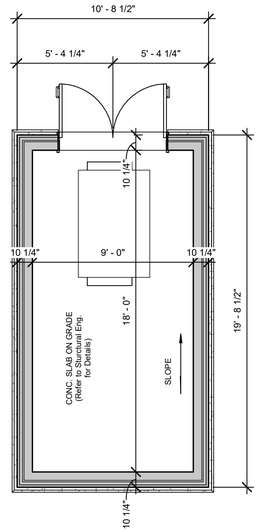
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

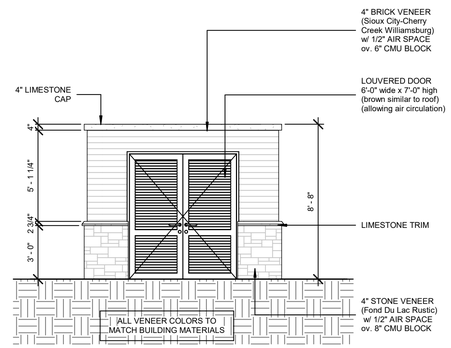
ZONING REVIEW - NOT FOR CONSTRUCTION

2	12.29.23	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS

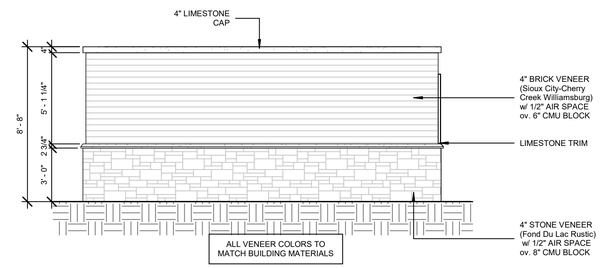
DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	LANDSCAPE SCHEDULE
SHEET NO.	D.2



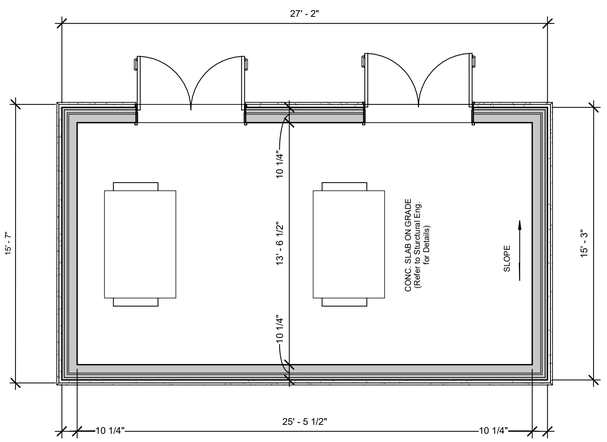
1 D.3 Refuse #1 Plan
SCALE: 1/4" = 1'-0"



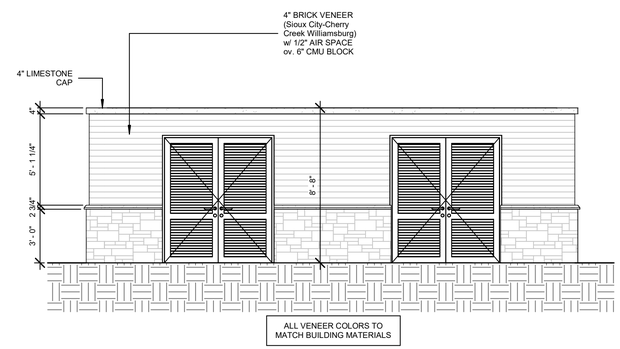
2 D.3 Refuse #1 (Entry)
SCALE: 1/4" = 1'-0"



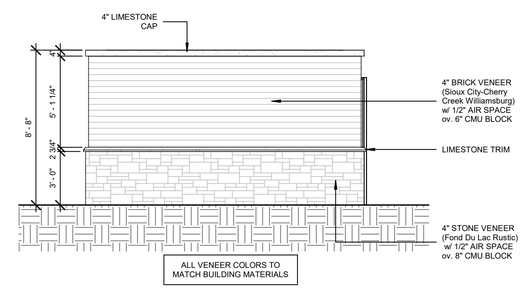
3 D.3 Refuse #1 (Sides)
SCALE: 1/4" = 1'-0"



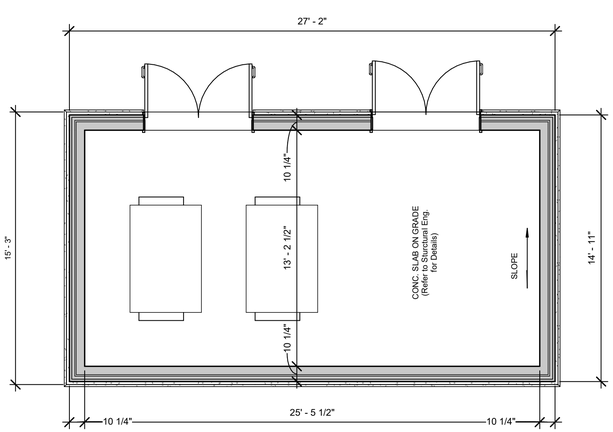
4 D.3 Refuse #2 Plan
SCALE: 1/4" = 1'-0"



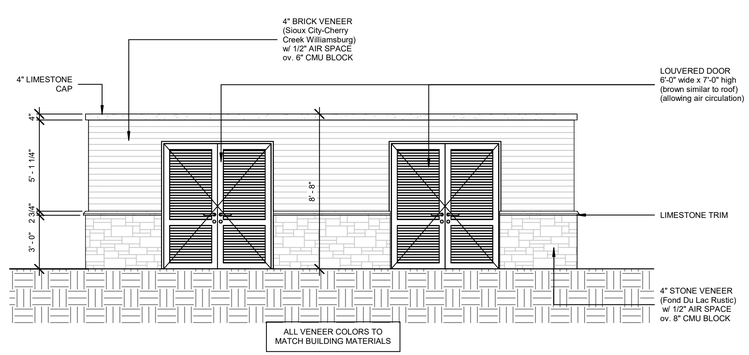
5 D.3 Refuse #2 (Entry)
SCALE: 1/4" = 1'-0"



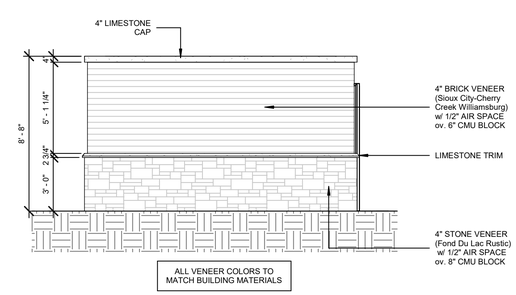
6 D.3 Refuse #2 (Sides)
SCALE: 1/4" = 1'-0"



7 D.3 Refuse #3 Plan
SCALE: 1/4" = 1'-0"



8 D.3 Refuse #3 (Entry)
SCALE: 1/4" = 1'-0"



9 D.3 Refuse #3 (Sides)
SCALE: 1/4" = 1'-0"

Exhibit D

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT GUIDO CORRADO NERI 29092 STATE OF TEXAS

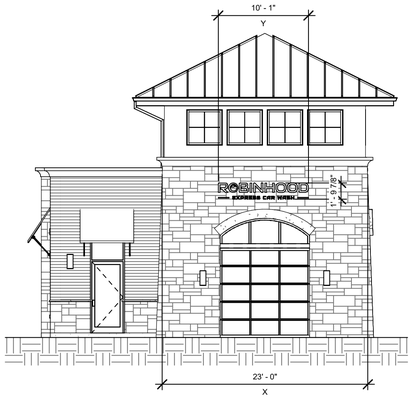
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

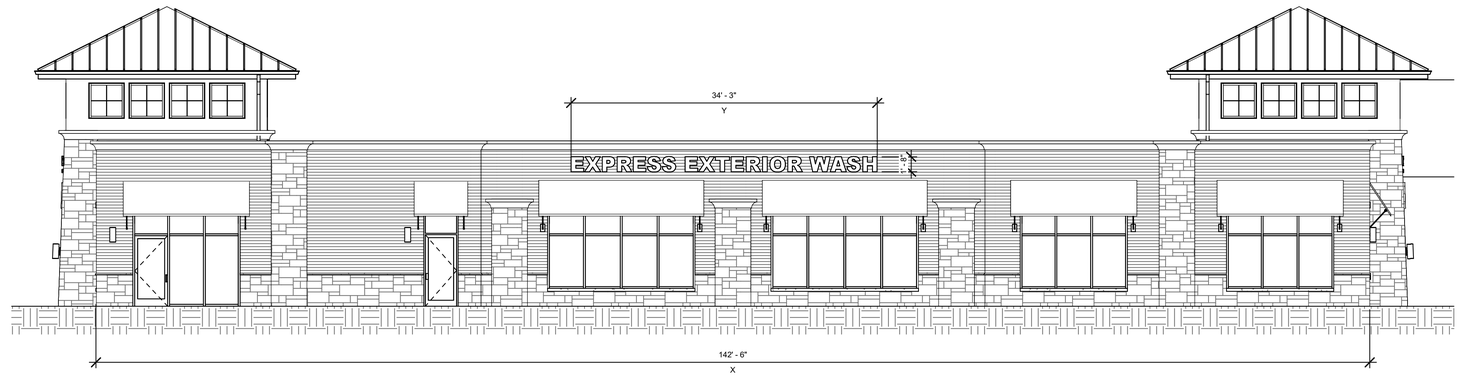
2	12.29.23	ZONING REVISION
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	REFUSES
SHEET NO.	D.3



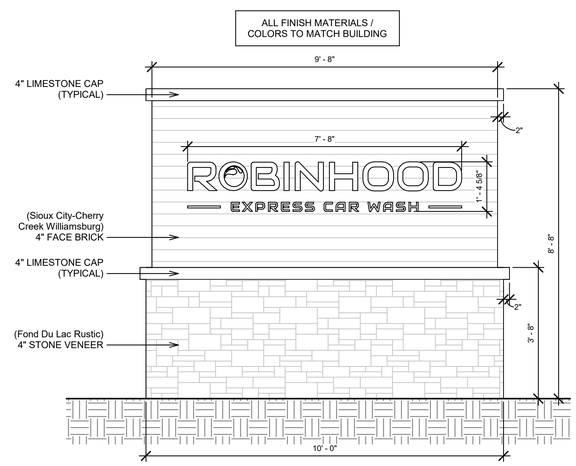
FOR WEST & EAST ELEVATIONS.
Y/X = 43.9%

2 / E.1 EAST ELEVATION (West similar)
SCALE: 1/8" = 1'-0"

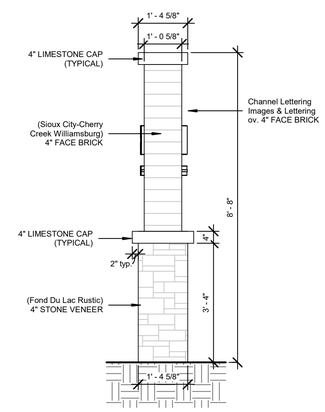


FOR NORTH & SOUTH ELEVATIONS.
Y/X = 24.1

1 / E.1 SOUTH ELEVATION (North similar)
SCALE: 1/8" = 1'-0"



5 / E.1 MONUMENT SIGN - FACE
SCALE: 1/2" = 1'-0"



4 / E.1 MONUMENT SIGN - SIDE
SCALE: 1/2" = 1'-0"

NOTES:

- BUILDING AND MONUMENT SIGNS ARE UNDER SEPARATE PERMIT (Coordination required by GC and SUB-Contractor. Notify Architect of Any discrepancies)
- ALL SIGNS WILL COMPLY WITH THE REQUIREMENTS OF THE C-2 REGULATIONS

1

Exhibit E

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT
GUIDO CORRADO NERI
29092
STATE OF TEXAS

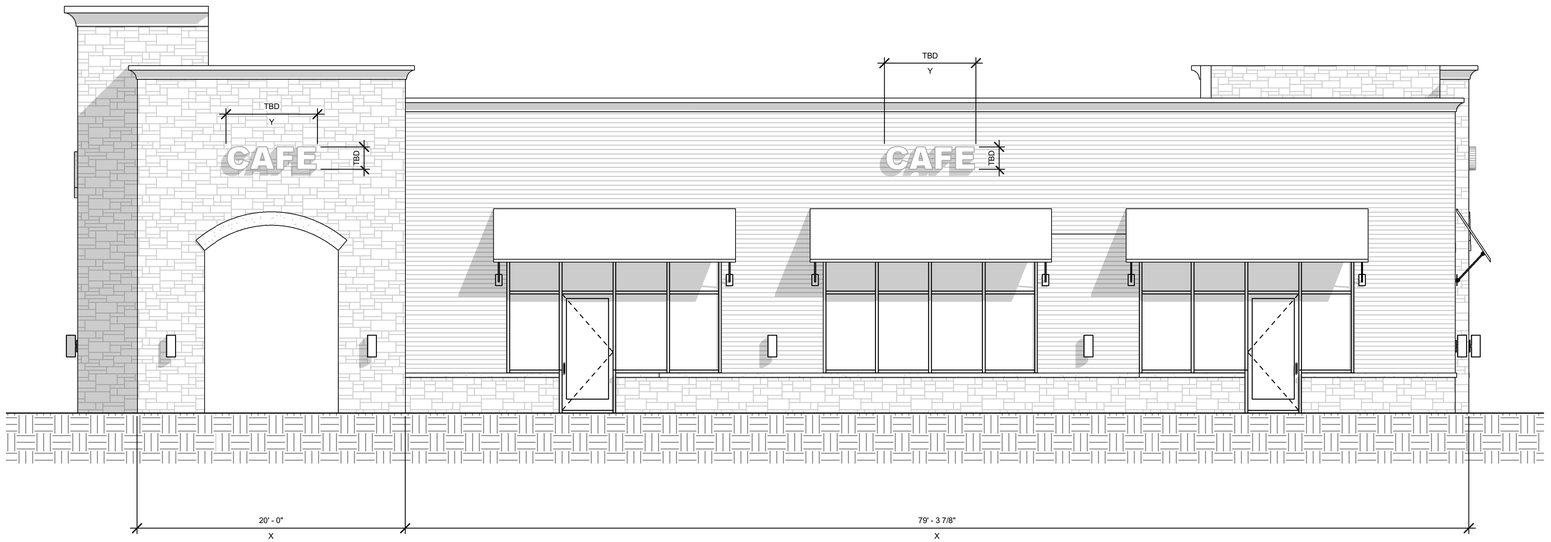
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	CAR WASH SIGNAGE, MONUMENT SIGN
SHEET NO.	E.1



1 E.2 North Elevation. Proposed Retail Building #1.
SCALE: 3/16" = 1'-0"

3 E.2 West Elevation. Proposed Retail Building #1.
SCALE: 3/16" = 1'-0"

2 E.2 South Elevation. Proposed Retail Building #1.
SCALE: 3/16" = 1'-0"

NOTES:

- ALL SIGNS WILL COMPLY WITH THE REQUIREMENTS OF THE C-2 REGULATIONS

Exhibit E

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT GUIDO CORRADO NERI 29092 STATE OF TEXAS

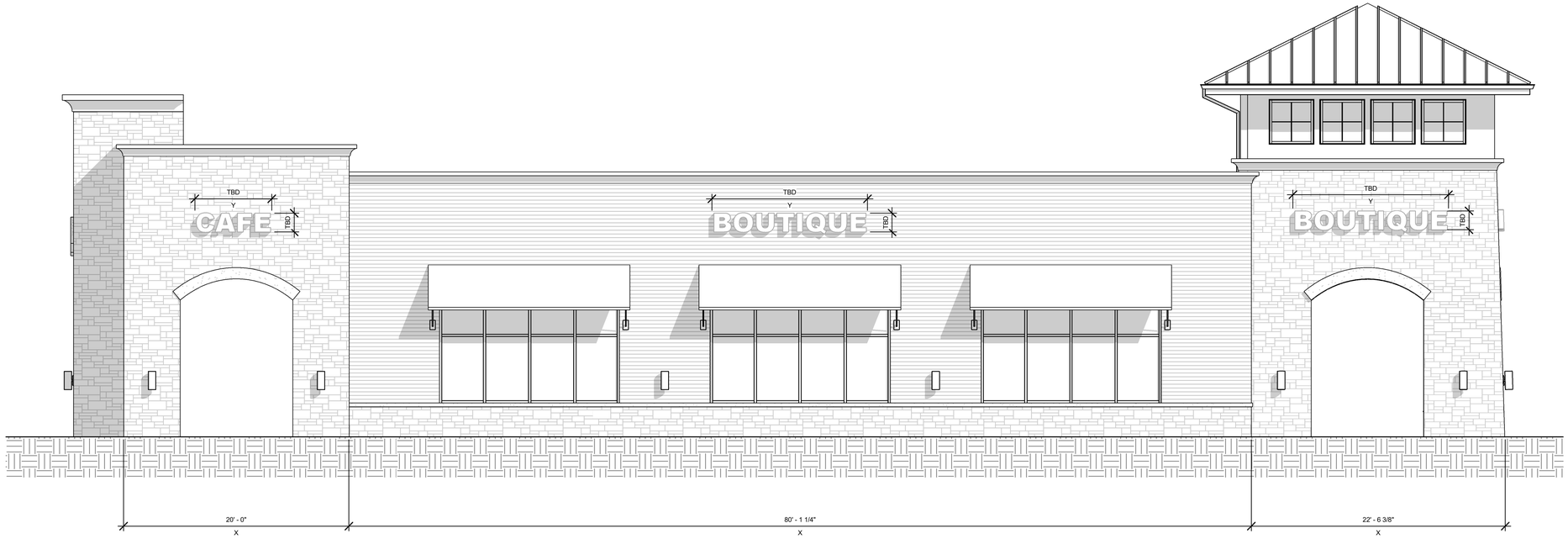
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

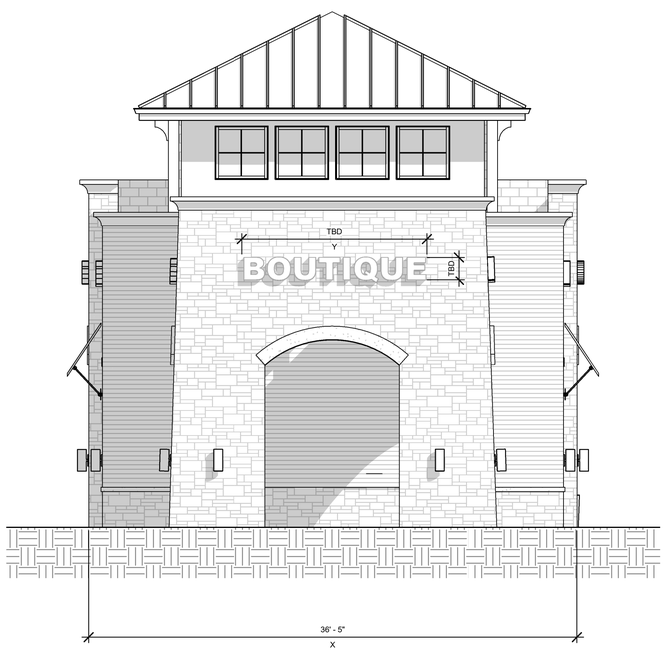
ZONING REVIEW - NOT FOR CONSTRUCTION

1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RETAIL BUILDING #1 SIGNAGE
SHEET NO.	E.2 1



1 / E.3 South Elevation. Proposed Retail Building #2
(North similar)
SCALE: 3/16" = 1'-0"



2 / E.3 West Elevation. Proposed Retail Building #2
SCALE: 3/16" = 1'-0"

NOTES:

- ALL SIGNS WILL COMPLY WITH THE REQUIREMENTS OF THE C-2 REGULATIONS

Exhibit E

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT
GUIDO CORRADO NERI
29092
STATE OF TEXAS

NEW AUTOMATED CARWASH FACILITY

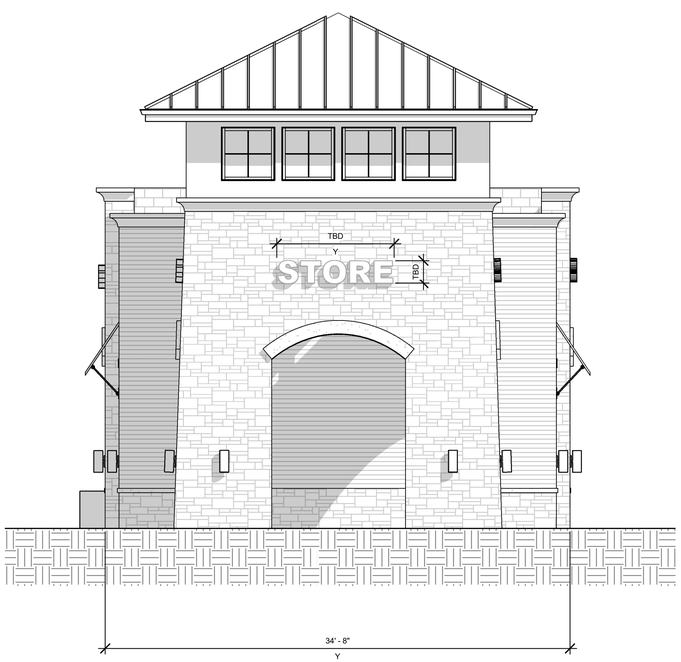
585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

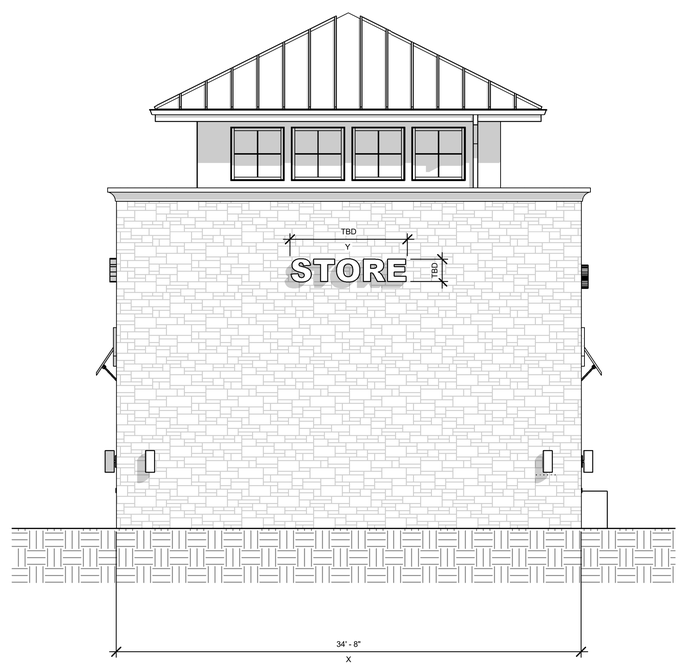
1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RETAIL BUILDING #2 SIGNAGE
SHEET NO.	E.3 1

3 / E.4 East Elevation. Proposed Retail Building #3.
(West similar)
SCALE: 3/16" = 1'-0"



1 / E.4 South Elevation. Proposed Retail Building #3.
SCALE: 3/16" = 1'-0"



2 / E.4 North Elevation. Proposed Retail Building #3.
SCALE: 3/16" = 1'-0"

NOTES:

- ALL SIGNS WILL COMPLY WITH THE REQUIREMENTS OF THE C-2 REGULATIONS

Exhibit E

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2334
DATE:	12/06/23

REGISTERED ARCHITECT GUIDO CORRADO NERI 29092 STATE OF TEXAS

NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

1	12.12.23	ZONING REVISION
	10.18.23	ZONING REVIEW
		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RETAIL BUILDING #3 SIGNAGE
SHEET NO.	E.4

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 24-6003

Agenda Date: 5/13/2024 **Version:** 1 **Status:** Public Hearing

In Control: City Council **File Type:** Ordinance

Agenda Number:

Title

Ordinance - First Reading and Public Hearing on an Ordinance Approving a Change of Zoning from PR, Pre-Development District to PD, Planned Development District for Mixed Uses on Approximately 134.8 Acres of Land Situated in the J. Lawrence Survey, Abstract No. 616, the M. Gregg Survey, Abstract No. 385, J. Lawrence Survey, Abstract No. 616, and the H. Henderson Survey, Abstract No. 432; City of Mansfield, Ellis County, Texas, Located Approximately 1500 Feet East of State Highway 360, South of Lone Star Road, and South of Britton Road (ZC#24-009)

Requested Action

To consider the subject zoning change request.

Recommendation

The Planning and Zoning Commission met on May 6, 2024 and voted 6 to 0 (with one absence) to recommend approval.

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

Description/History

Existing Use: Vacant and One (1) Existing Gas Well with Specific Use Permit.
Existing Zoning: PR, Pre-Development District
Mansfield 2040 Land Use Designation: Mixed-use Regional and Entertainment District Special Area Plan

Surrounding Land Use & Zoning:
North: Existing Large Lot Single-Family Home and Vacant, S, South Mansfield Form-Based Development Districts.
South: Vacant, PR, Pre-Development District and City Limits
East: Existing Single-Family Homes, SF-7.5 / 12, Single-family Residential District
West: Vacant, PR, Pre-Development District

Mansfield 2040 Plan Land Use Designation

The subject is property is designated as Mixed-use Regional, under the Mansfield 2040 Plan, and it is also located within the Special Area identified as the Entertainment District. As proposed, the development standards within the PD, Planned Development District

intend to deliver a primarily residential urban fabric with a variety of housing types with limited mixed-use intentionally located along the future southern extension of Heritage Parkway.

Goals and Strategies

- MU.1 - Support Vibrant Intensity: Integrate higher-intensity residential uses within mixed-use settings at intentional locations within the City.
- MU.2 - Promote Quality Mixed-use Development: Encourage efficiently shared amenities between a variety of uses and users, including parking improvements, infrastructure, and open spaces.
- MU.2 - Promote Quality Mixed-use Development: Establish a balanced and complementary mixture of uses within buildings and developments.
- RE.2 - Expand Local Employment Opportunities: Integrate small-scale offices and businesses within proximity to residential developments.
- RE.3 - Increase Neighborhood-Centered Retail: Remove barriers to infill neighborhood-serving retail and commercial establishments within residential areas.

Goals and Strategies (Specific to Entertainment District)

- ED.2: Promote mixed-use nodes of development of varying intensities within the district that include a variety of appropriately scaled retail, dining, residential, and office uses.

Department of Planning and Development Services Analysis

General

Generally, the proposed PD, Planned Development District standards will deliver development and growth consistent with the land use policies, recommendations, and strategies contained within the Mansfield 2040 Plan for property designated as Mixed-use Regional and for property located within the Entertainment District. However, some of the provisions, as proposed, can be clarified and refined to ensure ease of interpretation and administration and deliver a predictable and expedient development review process.

The Site

Consisting of approximately 134.8 acres of land generally located to the east of State Highway 360, to the south of Lone Star Road, to the south of Britton Road, and to the east of the future extension of Heritage Parkway, this site is intended to be developed as a primarily residential urban fabric (i.e., the T-4 Transect Zone) with limited opportunities for mixed-use (i.e., the Enhanced Urban Edge or the T-4.5 Transect Zone).

The proposed PD, Planned Development District is generally based on the principles of form-based zoning (i.e., focusing development rules and regulations primarily on the form of buildings rather than the use of buildings and their lots).

Development Standards

As proposed, the development standards contained within this PD, Planned Development District are intended to support a range of land uses that are primarily

residential in character (i.e., the “T-4 Transect Zone”) with a defined edge of commercial and / or mixed-use activity along the future extension of Heritage Parkway (i.e., the “T-4.5 Transect Zone” or the “Enhanced Urban Edge”). The intent of the PD, Planned Development District is to enable and to encourage “harmonious and coordinated development” and “walkable pedestrian environments that complement the existing housing stock by offering a variety of building types to serve mixed generations”.

The lot dimensions are generally regulated by EXHIBIT “A”, Building Standards; however, even with various lot dimensions, there are no minimum standards or maximum standards for development intensity or density.

Additionally, building height is also regulated by EXHIBIT “A”, Building Standards, with the maximum height of buildings within the proposed PD, Planned Development District being four (4) stories.

There are some development standards that need to be clarified and refined --- as appropriate --- to deliver a complete neighborhood that is walkable, human-scaled, and aesthetically pleasing.

Form-Based Development Standards
The proposed PD, Planned Development District Standards require that all principal buildings provide one (1) of the following building frontages within the front setback:

- Yard;
- Stoop;
- Porch;
- Forecourt;
- Dooryard;
- Shopfront; and
- Terrace

There are urban design standards proposed for each of the building frontages (e.g., depth, width, et cetera).

Building Functions
Building functions (i.e., uses) focus almost exclusively on a variety of residential uses. Those residential uses include single-family residential (detached), row houses, multi-family residential buildings, and bungalow courts. Commercial uses are generally low-intensity and include office, restaurant, retail, and other civic uses of neighborhood or local significance.

Prepared By
The Department of Planning and Development Services

Attachments:
Maps and Supporting Information

Ordinance
Exhibit A - Legal Description
Exhibit B - Draft PD, Planned Development District Standards and Diagrams

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY TO PD, PLANNED DEVELOPMENT DISTRICT FOR MIXED USES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING 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 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 "Zoning" of the Code of Ordinances, City of Mansfield, Texas, 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 owners of the affected properties, the governing body of the City is of the opinion and finds that the Chapter 155 "Zoning" of the Code of Ordinances and Map should be amended.

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

SECTION 1.

That Chapter 155 "Zoning" of the Code of Ordinances, City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a new zoning district PD, Planned Development District for Mixed Uses; said property being described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2.

That the use and development of the hereinabove described property shall be in accordance with the development standards shown in Exhibits "B", attached hereto and made a part hereof for all purposes.

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.

That the above-described property shall be used only in the manner and for the purposes provided for in the Chapter 155 "Zoning" of the Code of Ordinances, City of Mansfield, Texas of the City, as amended herein by the granting of this zoning classification.

SECTION 5.

That 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 Chapter 155 "Zoning" of the Code of Ordinances, City of Mansfield, Texas as a whole.

SECTION 6.

That any person, firm or corporation violating any of the provisions of this ordinance or the Chapter 155 "Zoning" of the Code of Ordinances, City of Mansfield, Texas, 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 7.

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

FIRST READING APPROVED ON THE 13TH DAY OF MAY, 2024.

DULY PASSED ON THE SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 20TH DAY OF MAY, 2024.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Ashley Dierker, City Attorney

MANSFIELD TEXAS

ZC#24-009

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.

4/24/2024

Property Owner Notification for ZC#24-009

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
2;PT3 1 O T BRITTON		BRITTON METHODIST CHURCH & BRI	4200 BRITTON RD	MANSFIELD, TX	76063
385 M GREGG 15.81 ACRES		CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063--180
385 M GREGG 19.1659 ACRES		CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063--180
4;PT3& 5;6 1 O T BRITTON 2.388 ACRES		MARTIN MARIA E	932 COOK ST	MIDLOTHIAN, TX	76065
432 LOTS 1-3 & PT4 & 10 & 11 & PT 12 BLK 10 432 H HENDERSON		CENTRAL THESIS LLC	12404 PARK CENTRAL DR STE 250S	DALLAS, TX	75251--181
432 H HENDERSON 0.5 ACRES		BALLARD JOE ETAL	1200 N HOUSTON ST	COMANCHE, TX	76442--178
432 H HENDERSON 1.5 ACRES		BRITTON CEMETERY	4510 BRITTON RD	MANSFIELD, TX	76065--400
432 H HENDERSON 65.603 ACRES		ABRAMS MYRNA P	2315 MEADOW DR SOUTH	WILMETTE, IL	60091--220
432 H HENDERSON & 616 J LAWRENCE 69.500 ACRES		MC VEAN MELINDA LOU & FRED BAL	1200 N HOUSTON ST	COMANCHE, TX	76442--178
616 385 J LAWRENCE M GREGG 19.575 ACRES		THREE SIXTY REALTY INC	3311 POLO DR	DELRAY BEACH, FL	33483--733
616 385 J LAWRENCE M GREGG 36.26 ACRES		PHILLIPS FAMILY LIVING TRUST	3320 CHADWELL	DALLAS, TX	75234
616 J LAWRENCE 0.667 ACRES		PHILLIPS JUDITH A	3320 CHADWELL DR	FARMERS BRANCH, TX	75234--512
616 J LAWRENCE 101.284 ACRES		SUNBELT LAND INVESTMENT 360 LT	3015 NEW YORK AVENUE SUITE 201	GRAND PRAIRIE, TX	75052
616 J LAWRENCE; 432 H HENDERSON 5.217 ACRES		GREENWAY TRAILS OWNERS ASSOCIA	5757 ALPHA RD STE 680	DALLAS, TX	75240--478
616 J LAWRENCE, 5.0680 ACRES		TARRANT CO WATER	800 E NORTHSIDE DR	FORT WORTH, TX	76102--101
8 1 O T BRITTON 0.517 ACRES		CLARK RONALD CHARLES	920 NOAH ST	MANSFIELD, TX	76065--902

Property Owner Notification for ZC#24-009

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
E 225 OF 1 1 O T BRITTON 1.031 ACRES		MASSEY DANIEL J	4150 BRITTON RD	MANSFIELD, TX	76063--871
GREGG, MELTON SURVEY	A 560	CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063-1805
LOT 1 BLK 1 CREED CONCEPTS ADDN .408 AC		CREED CONCEPTS LLC SERIES C	1105 HUNTINGTON TRL	MANSFIELD, TX	76063
LOT 10 BLK 1 O T BRITTON-REV 0.516 AC		MIZER BILLY & KIMBERLY KELLY	936 NOAH ST	MIDLOTHIAN, TX	76065
LOT 1R BLK 1 MARANATHA RANCH 5.392 AC		MASSEY DAN J	4000 BRITTON RD	MANSFIELD, TX	76063
LOT 6R1, 6R2 & 6R3 BLK 2 O T BRITTON-REV 0.594 AC		HARTMAN BEN	509 ALVARADO ST	MANSFIELD, TX	76063--193
LOT 7 BLK 2 O T BRITTON-REV 1.085 AC		MASON SANDRA L	936 COPE ST	MIDLOTHIAN, TX	76065
LOT 9 BLK 1 O T BRITTON-REV 0.691 AC		CUEVAS KENEDI H	928 NOAH ST	MIDLOTHIAN, TX	76065
LOT PT 4 BLK 6 O T BRITTON-REV 0.881 AC		MASSEY DAN J	4150 BRITTON RD	MANSFIELD, TX	76063--871
LOT PT 5 BLK 1 O T BRITTON-REV 0.37 AC		STORY HAROLD R & SUE	4224 BRITTON RD	MANSFIELD, TX	76063--872
LOT PT 6 O T BRITTON-REV 0.17 AC		MUWAQUET MARWAN F	9606 FAIRWAY VISTA DR	ROWLETT, TX	75089
LOT PT 7 BLK 1 O T BRITTON-REV .496 AC		TRIPLE K ASSETS LLC	2909 TURNER WARNELL RD	ARLINGTON, TX	76001
NEILL, SAMUEL C SURVEY	A 1159	CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063-1805
NEILL, SAMUEL C SURVEY	A 1159	BUTLER HERITAGE LLC	PO BOX 297	LANCASTER, TX	75146
W 150 OF 1 1 O T BRITTON 0.689 ACRES		MASSEY FRANK A	3953 BETTY LN	CLEBURNE, TX	76031--000
WPT 5 1 O T BRITTON 0.5 ACRES		MASSEY DANIEL JAY	4150 BRITTON RD	MANSFIELD, TX	76063--871

METES AND BOUNDS DESCRIPTION – TRACT 1

BEING a tract of land situated in the Milton Gregg Survey, Abstract No. 385, Joseph Lawrence Survey, Abstract No. 616 and the Hugh Henderson Survey, Abstract No. 432 in Ellis County, Texas, being part of a tract conveyed to Phillips Family Living Trust, by deed recorded in Volume 2556, Page 2207 of the Deed Records of Ellis County, Texas, and Melinda Lou McVean by deed recorded in Volume 2392, Page 483 of the Deed Records of Ellis County, Texas, and Myrna Abrams by deed recorded in Volume 2575, Page 2189 of the Deed Records of Ellis County, Texas, and Fred B. Ballard by deed recorded in Volume 1806, Page 2460 of the Deed Records of Ellis County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at the northwest corner of said Ballard tract and lying in the centerline of Britton Road;

THENCE, N 89°14'31" E, 1492.78 feet along said Britton Road to the northwest corner of Lot 1-R, Block 1 of Maranatha Ranch Addition, an addition to Ellis County, Texas, according to the plat thereof recorded in Cabinet D, Page 256 of the Plat Records of Ellis County, Texas;

THENCE along the boundary of said Lot 1-R, Block 1, the following courses and distances:

S 01°17'07" E, 213.06 feet; S 19°48'31" W, 181.44 feet;

N 65°11'29" W, 192.67 feet; S 64°29'31" W, 578.74 feet;

S 30°20'08" E, 320.06 feet to the northwest corner of said Myrna Abrams tract;

N 64°29'31" E, 694.54 feet;

N 16°55'29" W, 125.71 feet;

N 19°48'31" E, 195.03 feet;

N 70°17'29" W, 15.00 feet;

N 01°11'29" W, 106.45 feet;

N 43°48'31" E, 77.78 feet;

N 00°03'49" W, 43.92 feet to the northwest corner of said Abrams tract;

THENCE, N 89°56'11" E, 225.23 feet along said centerline of Britton Road to the northwest corner of The Original Town of Britton Addition, an addition to Ellis County, Texas, according to the plat thereof recorded in Volume 158, Page 45 of the Plat Records of Ellis County, Texas;

THENCE along the southwest line of Original Town of Britton, the following courses and distances:

S 07°00'12" E, 24.57 feet;

S 00°03'49" E, 200.00 feet;

N 89°41'11" E, 300.28 feet;

S 35°18'49" E, 991.11 feet to a northern corner of Corp. of Engineers tract;

THENCE, S 17°41'11" W, 423.06 feet to a northern line of Britton Cemetery;

THENCE, S 76°48'57" W, 197.52 feet to a 114 foot x 381 foot save and except tract out of Britton Cemetery;

THENCE, S 11°48'49" E, 381.00 feet along said save and except tract;

THENCE, N 78°11'11" E, 202.02 feet along said save and except tract at a corner of said Corp. of Engineers tract;

THENCE, S 06°34'48" E, 872.63 feet along said western line of said Corp. of Engineers tract to the northeast corner of a tract of land conveyed to Greenway Trails Owners Association, by deed recorded in Instrument No. 2122809 of the Deed Records of Ellis County, Texas;

THENCE, S 89°51'37" W, 780.69 feet to the southwest corner of said Myrna Abrams tract;

THENCE, S 89°14'31" W, 322.22 feet to the northwest corner of said Greenway Trails Owners Association tract and the northeast corner of a tract of land conveyed to Sunbelt Land Investments / 360 Ltd., by deed recorded in Volume 2746, Page 1136 of the Deed Records of Ellis County, Texas;

THENCE, S 61°44'31" W, 741.67 feet to the southwest corner of said Melinda Lou McVean tract;

THENCE, S 62°29'06" W, 399.37 feet to the most southern corner of said Phillips Family Living Trust tract;

THENCE, N 52°26'13" W, 191.08 feet to the east line of an easement granted to Texas Electric Services Co. by deed recorded in Volume 557, Page 59 of the Deed Records of Elis County, Texas;

THENCE, N 03°56'55" W, 2367.96 feet along the east line of said Texas Electric Service Co. easement to the southeast property line of a tract of land conveyed to City of Mansfield, by deed recorded in Instrument No. 2245479 of the Deed Records of Ellis County, Texas;

THENCE, N 60°22'31" E, 88.92 feet;

THENCE, N 30°15'29" W, 800.00 feet to the POINT OF BEGINNING with the subject tract containing 5,871,907 square feet or 134.8 acres of land.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

April 16, 2024

Notes	Development Team		Location Map
TBG Scale 1" = 400' 0' 400'	Developer: Arcadia Realty Corp. P.O. Box 670069 Dallas, TX 75367 Contact: Bill Gietema Email: bill@arcadiarealty.net Attorney: Jackson Walker LLP 2323 Ross Avenue, Suite 600 Dallas, TX 75201 Contact: Bill Dahlstrom Email: wdahlstrom@jw.com	Planner / Landscape Architect: TBG Partners Inc. 2001 Bryan Street, #1450 Dallas, TX 75201 Contact: Yixiao Liu Email: yixiao.liu@tbgpartners.com Engineer / Surveyor: Spiars Engineering & Surveying 3537 Lone Star Circle, Unit 434 Fort Worth, TX 76177 Contact: Danny McCamish, PE. Email: danny.mccamish@spiarsengineering.com	

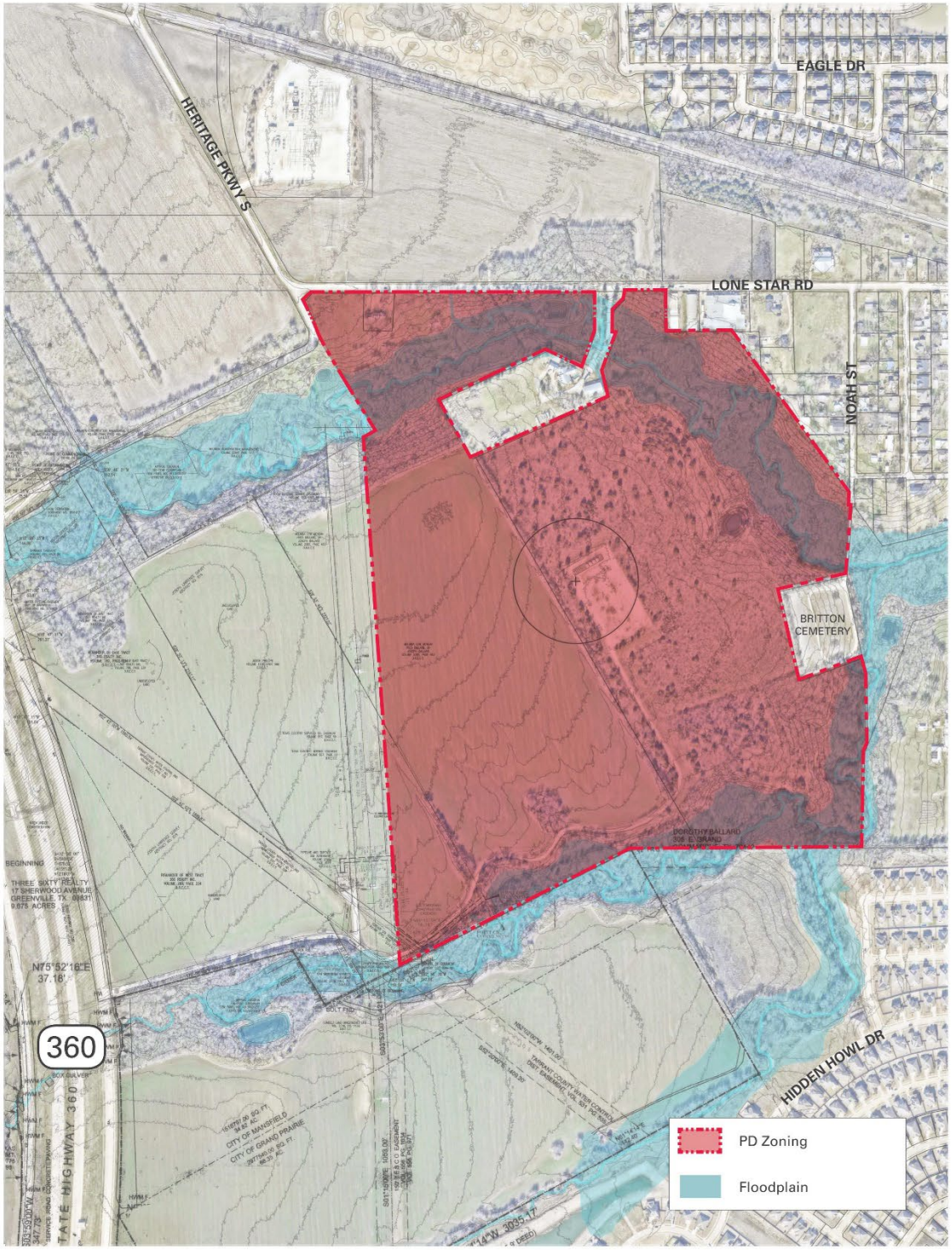
ARCADIA

Lonestar Mansfield

EXHIBIT E LOCATION MAP

Milton Gregg Survey, Abstract No. 385
Joseph Lawrence Survey, Abstract No. 616
Hugh Henderson Survey, Abstract No. 432
City of Mansfield, Ellis County, Texas
April 16, 2024
134.8 Acres
ZC# -

SUBMITTAL #1



Notes	Development Team		Location Map
TBG Scale 1" = 200' 0' 200'	Developer: Arcadia Realty Corp. P.O. Box 670069 Dallas, TX 75367 Contact: Bill Gietema Email: bill@arcadiarealty.net Attorney: Jackson Walker LLP 2323 Ross Avenue, Suite 600 Dallas, TX 75201 Contact: Bill Dahlstrom Email: wdahlstrom@jw.com	Planner / Landscape Architect: TBG Partners Inc. 2001 Bryan Street, #1450 Dallas, TX 75201 Contact: Yixiao Liu Email: yixiao.liu@tbgpartners.com Engineer / Surveyor: Spiars Engineering & Surveying 3537 Lone Star Circle, Unit 434 Fort Worth, TX 76177 Contact: Danny McCamish, P.E. Email: danny.mccamish@spiarsengineering.com	

ARCADIA

Lonestar Mansfield

EXHIBIT F ZONING EXHIBIT

Milton Gregg Survey, Abstract No. 385
Joseph Lawrence Survey, Abstract No. 616
Hugh Henderson Survey, Abstract No. 432
City of Mansfield, Ellis County, Texas
April 16, 2024
134.8 Acres
ZC#_ - - - -

SUBMITTAL #1

Lonestar Mansfield Planned Development District

ARTICLE 1. ADMINISTRATION

1.1. Title

This Planned Development District, PD #_ is known as the "Lonestar Mansfield Planned Development District" and may be cited as the "PD".

1.2. Purpose and Intent

This PD is meant to encourage and enable:

- harmonious and coordinated development;
- development that considers natural features, community facilities, pedestrian / vehicular circulation in conformance with the Thoroughfare plan, and land use relationship with surrounding properties; and
- walkable pedestrian environments that complement the existing housing stock by offering a variety of building types to serve mixed generations.

1.2.1. General Intent

The general intent of this PD is to facilitate a diverse and complementary mixture of residential, and civic uses that will produce authentic, compact, and pedestrian-oriented environments that are worthy of emulation.

1.2.2. Community Intent

This PD is to be implemented to assure that:

- the community retains its distinct natural and unique visual character;
- green corridors are used to both define and connect urbanized areas;
- compact, mixed-use, mixed generational, and pedestrian-oriented development is generally established as a pattern for development;
- interconnected networks of Thoroughfares are designed to disperse traffic and to reduce the length of vehicle trips;
- a range of residential unit types and sizes are distributed throughout the community;
- civic activities are not isolated in remote, single-use complexes; and
- a range of open spaces, specifically greens, parks, and squares are distributed throughout the community.

1.2.3. Block and Building Intent

This PD is also to be implemented to provide that:

- block structure and the spatial form of public areas prioritize the pedestrian while adequately accommodating motor vehicles;
- the design of Thoroughfares and buildings reinforce safe environments for pedestrian dominance;
- buildings, streetscapes, and landscaping are designed to contribute to the spatial definition of Thoroughfares;
- building architecture and landscape design grown from local climate, topography, history, and building practice;
- the harmonious and the orderly evolution of urban areas be secured through regulating the form of buildings;
- design is flexible to prevent functional obsolescence; and

- timeless architecture be used to prevent fashion obsolescence and monotony.

1.3. Applicability

1.3.1. Zoning District Applicability

The provisions of this PD shall be applied to the area described in **Exhibit D: Legal Description**.

1.3.2. Relationship to the City of Mansfield Code of Ordinances

1.3.2.1. In the event of a conflict between the provisions of this PD and any other codes, ordinances, regulations, and standards of the City of Mansfield, the provisions of this PD shall control.

1.3.2.2. Provisions of any other codes, ordinances, regulations, and standards of the City of Mansfield that are not in conflict with the provisions of this PD shall continue to apply to property designated as Lonestar Mansfield Planned Development District.

1.3.2.3. The Definitions set forth in Article 10 contain terms that are integral to this PD. Those terms not defined in Article 10 or in Chapter 155, the Mansfield Zoning Ordinance, shall be accorded their commonly accepted meanings. In the event of a conflict between a definition in this PD and a definition in any other codes, ordinances, regulations, and standards of the City of Mansfield, the definition in this PD shall control.

1.3.3. Interpretation

1.3.3.1. In the event of a conflict between the provisions of this PD and the numerical metrics of its tables and the diagrams and illustrations, the provisions of this PD shall control.

1.3.3.2. Provisions of this PD are activated by “SHALL” or “ARE” when required and “MAY” when optional.

ARTICLE 2. APPROVALS PROCESSES

2.1 Development Process

The development process and requirements shall conform to the standards and progression as set forth in this article and where not in conflict with Section 155.066 “PD, Planned Development District Regulations”. The development process within a Lonestar Mansfield Planned Development District will be administered by the Director of Planning and requires the following:

1. Pre-Development Meeting with the Development Review Committee (DRC);
2. Zoning Approval of the Planned Development District including PD Regulations and a Concept Plan subject to review and recommendation provided by the Planning and Zoning Commission and review and approval by the City Council;
3. Regulating Plan review and approval.

The purpose of this development process is to ensure that reviews proceed in an orderly and efficient manner without the risk of re-evaluation of previous approvals. The content of review shall be in accordance with the type of submission.

2.1.1. Pre-Development Meeting

Prior to submittal of an application for a change in zoning to Planned Development District, or submission of a Regulating Plan under the provisions of this Section, the applicant(s) shall schedule a meeting and meet with the DRC in a pre-development meeting in accordance with the City's policies and procedures. This meeting shall include the applicant and their design professionals and relevant representatives of City departments. The pre-development meeting is intended to provide guidance for implementation of this Section and recommendations on issues that may arise.

2.1.2. Zoning Approval

All applications requesting to rezone to Planned Development District shall be processed and reviewed in accordance with the provisions set forth herein and in Section 155.066. All applications requesting to rezone to Planned Development District shall be subject to review and recommendation by the Planning and Zoning Commission and review and approval by the City Council. A Concept Plan, included herein as **Exhibit G: Concept Plan** and a phasing plan shall be included as part of the PD application.

2.1.2.1 Concept Plan Requirements

- A vicinity map locating the property in relationship to existing major thoroughfares.
- Title block, preferably in lower right-hand corner, including the following: "Concept Plan, name of development, survey and abstract number or recorded plat information, city, county, state, date of preparation, acreage and number of lots".
- Acceptable scale: 1" = 20', 1" = 40', 1" = 100' or as approved.
- Type size is legible at full scale and when reduced.
- North arrow, graphic and written scale in close proximity.
- Name, address, phone and fax of owner/developer and the firm preparing the plan.
- A map showing the boundaries of the different land uses and the boundary dimensions.
- Adjacent or surrounding land uses, zoning, streets and other pertinent existing or proposed off-site improvements, sufficient to demonstrate the relationship and compatibility of the site to the surrounding properties, uses and facilities.
- The location, height, setbacks and minimum floor areas for all buildings and if non-residential, the floor area ratio shall be addressed in the PD Standards, specifically **Exhibit A: Building Standards**.
- The approximate number, location, and typical dimensions of the lots, the setbacks, the number of dwelling units, and approximate number of units per acre (density) shall be addressed in the PD Standards, specifically **Exhibit A: Building Standards** and in 4.5.1 Building Type Variety.

2.1.3 Regulating Plan

The approval of a Regulating Plan shall be required prior to the development of any tract of land. The submittal of a Regulating Plan is required within 90 days of the Zoning approval and shall fully satisfy the requirements of the Development Plan for PD Zoning. The Regulating Plan shall generally conform to the approved Concept Plan, Development Agreement, and the provisions of the PD standards. An approved Regulating Plan is not subject to expiration. A Regulating Plan submitted in

accordance with the provisions of this PD and requiring no Variances may be approved by the Director of Planning if it conforms with this PD, including any Warrants, the Development Agreement, and all other applicable codes, ordinances, and regulations of the City.

2.1.3.1 Regulating Plan Requirements

A Regulating Plan shall contain the following details if applicable to the proposed development or site conditions:

- PD Boundary
- Thoroughfare Network. The Thoroughfare Network shall identify Thoroughfares as shown on **Exhibit B: Thoroughfare Assemblies**.
- Open Space. Open Space meeting the requirements of Section 3.3.
- Terminated Vistas (shall meet the requirements of Section 3.4.1);
- Cross-Block Paseos (shall meet the requirements of Section 3.4.2);
- Protected Trees and tree clusters (if any);
- Trails;
- Each principal building shall be located within 800 feet of Open Space areas;
- Statement that residential building type variety will be met at buildout (shall meet the requirements of Section 4.5.1);
- Key focal point(s) or Landmark features;
- Minimum / maximum building heights, building categories, and land use overlay district(s) if applicable;
- Phasing Plan;
- Any requirements specific to the site based on applicable codes, ordinances, or regulations;
- Any requests for Warrants; and
- Any requests for Variances which may only be considered and approved pursuant to the provisions in Section 155.080.

2.1.3.2 Site Analysis Exhibit

A Regulating Plan submittal shall include a Site Analysis Exhibit showing the existing site conditions as set forth herein. Depending on site context, the Site Analysis Exhibit may include:

- Existing utility placement;
- Type and location of existing structures;
- View corridors;
- Condition of existing streets;
- Drainage (e.g., drainage courses, floodplain and floodway);
- Existing mature trees and vegetation masses;
- Topography;
- Adjacent publicly owned land, Civic, health facilities, schools, libraries, fire stations, hospitals, churches, et cetera;
- Identification of adjacent uses; and
- Other landmark features within the subject property.

2.1.4 Approval of Regulating Plan

2.1.4.1 Approval of Regulating Plan

The Director of Planning may approve an application for a Regulating Plan if the Regulating Plan meets all requirements of this Section, the Development Agreement, and all other applicable codes, ordinances, and regulations, and there are no Variances requested.

2.1.4.2 Denial of Regulating Plan

The Director of Planning may deny an application for a Regulating Plan if the Regulating Plan fails to meet the requirements of this Section or any other applicable codes, ordinances, and regulations. Specific reasons and references to Code sections and Statutes shall be provided with a denial.

2.1.4.3 Notification of Applicant Decision

The Director of Planning shall notify the applicant of his / her decision within forty-five (45) days of the date the application was filed with the Department of Planning and Development Services. If the Director of Planning does not approve or disapprove the Regulating Plan within forty-five (45) days after the Regulating Plan is filed, the Regulating Plan shall be deemed denied and maybe appealed for review pursuant to Section 2.1.4.6.

2.1.4.4 Applicant Response to Denial

After the denial of a Regulating Plan by the Director of Planning, the applicant may submit to the Director of Planning a written response that remedies each reason for denial provided in the written statement within 15 days.

2.1.4.5 Applicant Response to Denial

(a) If the Director of Planning receives a response under Section 2.1.4, the Director of Planning shall determine whether to approve or deny the applicant's previously denied Regulating Plan not later than 15 days after the date the response was submitted. If the Director of Planning does not approve or deny the Regulating Plan within 15 days of submittal, the Regulating Plan shall be deemed denied and may be appealed for review pursuant to Section 2.1.4.6.

(b) If the Director of Planning denies a Regulating Plan following the submission of a response under Section 2.1.2.4, the Director of Planning:
   (1) must comply with Section 2.1.4; and
   (2) may deny the plan only for a specific reason provided to the applicant under Section 2.1.4.

(c) If the Director of Planning receives a response that satisfactorily addresses each reason for the denial, then the Director of Planning shall approve the Regulating Plan. If the Director receives a response that does not satisfactorily address each reason for the denial, then the Director of Planning may deny the Regulating Plan.

2.1.4.6 Appeal

Denial of a Regulating Plan by the Director of Planning may be appealed to the City Manager. The appeal must be filed within 15 days of the date of the Director of Planning's action or the expiration of the Director of Planning's time for taking action on the Regulating Plan or a response. The City Manager may approve, approve with modifications, or deny the Regulation Plan. If the City Manager denies the Regulating

Plan or does not take action on the Regulating Plan within 15 days of the filing date for the appeal, the Regulating Plan shall be deemed denied by the City Manager and the applicant may appeal to the City Council for review of the Regulating Plan. The appeal to City Council must be made by filing written notice with the Director of Planning within 15 days of the City Manager's decision to deny the Regulating Plan or the expiration of the City Manager's time for taking action on the Regulating Plan. After considering the Director of Planning's and the City Manager's decisions, the City Council may approve, approve with modifications, or deny the Regulating Plan. If the City Council denies the Regulating Plan, the denial is final. If the City Council does not either approve or deny the Regulating Plan within 30 days of the date the appeal is filed with the City Manager, the Regulating Plan shall be approved.

2.1.5 Modification to an Approved Regulating Plan

2.1.5.1 Thoroughfare Assemblies

The location of any Thoroughfare Assemblies shown on an approved Regulating Plan may be shifted in any direction from the locations shown on the approved Regulating Plan by right provided such modifications do not remove a thoroughfare from the Thoroughfare Assemblies or change a street type. Removal of a thoroughfare from the Thoroughfare Assemblies or a change in a street type may be approved by Warrant.

2.2 Site Plan Approval

2.2.1 General

Application for review and approval of a Site Plan Approval shall be done in accordance with the provisions of this Section. Any required architectural reviews shall run concurrently with the required Site Plan Approval review under this section. Site Plans shall conform to the approved Development Agreement, Regulating Plan, and Preliminary and Final Plats. Approval of civil and utility plans shall not require approval of Site Plans along the adjacent blocks. A Site Plan application is for one or more buildings on a specific block. A Site Plan shall not be required for the submission or approval of a plat or civil engineering infrastructure plans. A separate Site Plan Approval shall only be required for individual tracts constructing building types in Category 4, as indicated in **Exhibit A: Building Standards**.

2.2.2. Site Plan Approval

For all Site Plans, applications submitted for approval shall include the following information and documents and demonstrate compliance with the approved Development Agreement, Regulating Plan, and any approved plats:

- Proposed building types corresponding to the criteria for Category 4 Buildings in **Exhibit A: Building Standards**;
- Build-to Line in accordance with the respective frontage standards;
- Delineation, by type, of proposed streets, alleys, mews streets, public easements, buildings, parking areas, and landscaped areas;
- All proposed encroachments in right-of-way (ROW) or easements;
- Schematic exterior building elevations indicating materials, colors and other architectural features (as may be required);

- Identification of protected trees and tree clusters as defined in the Code of Mansfield, Texas, and those that that are to be preserved;
- Landscape and streetscape areas identified;
- Identification of Terminated Vista Locations; and
- Warrants, if any (any variation to this Section's standards must be specifically requested).

2.3 Flexibility

The size and complexity of mixed-residential developments and necessary extended timeframe to complete the development with the intended mix of uses, households, and quality, require that flexibility be incorporated in the entitlements of the district. There shall be three types of deviations from the requirements of this Section: Warrants, Special Exceptions, and Variances. Any requests for Warrants, Special Exceptions, or Variances shall not subject the entire application to review and consideration, but only that portion necessary to rule on the specific issue requesting relief.

2.3.1 Warrants

A Warrant is a modification that allows a practice that is not consistent with a specific provision of this PD that is justified by the intent and purpose of this PD. Except as otherwise explicitly provided for in the rules and regulations set forth in this Lonestar Mansfield Planned Development District, a Warrant may only be requested to allow for one or more of the following practices:

- Dimensional Requirements for Building Setbacks. A property owner or a developer may request a Warrant for a modification of up to 10 percent of the required building setback.
- Modifications to Approved Site Plans. A property owner or a developer may request a Warrant for modifications to increase by up to a maximum of 10 percent the lot coverage or other area measurement provided.
- Modifications to Approved Thoroughfare Assemblies to delete a thoroughfare from the Thoroughfare Assemblies or change a road type. A property owner or a developer may request a Warrant for modifications to a thoroughfare from the Thoroughfare Assemblies.
- Modifications to Building Materials and Configurations. A property owner or a developer may request a Warrant for relief from the Building Materials and Configurations found in Article 8.

The Director of Planning shall have the authority to administratively approve or deny a request for a Warrant. The Director of Planning's decision to deny a Warrant may be appealed to the City Manager or his / her designee within 30 days of the Director of Planning's decision. The City Manager's decision to deny a Warrant may be appealed to the City Council, and such appeal must be made within 30 days of the City Manager's decision. The City Council may approve, approve with modifications, or deny a Warrant appeal. An appeal of a decision by the Director of Planning or the City Manager shall be filed with the Director of Planning.

The following requirements and standards may not be modified by Warrant:

- The required provision of alleys.
- The minimum amount of required Open Space.
- The allowable building uses and the specific uses.

2.4 Owners Association

2.4.1 All property must be included in a mandatory Owners Association, which shall be created for the purpose of requiring that the Owners Association will be responsible for the maintenance of the private amenities and common areas within the property in the Owners Association (e.g., screening fences, common areas, parks, amenity centers, landscaping).

2.4.2 The Association Documents must be reviewed by the City Attorney prior to the filing of a final plat. The Association Documents shall be submitted in a timely manner to allow for a minimum of 30 days review prior to submission of a final plat application. Failure to submit the Association Documents or submitting incomplete Association Documents may result in delay of construction, acceptance of the subdivision or delay in approval of a building permit. The City does not accept the responsibility for any delays in construction, approval or acceptance of the subdivision caused by the failure to submit the Association Documents or the inaccuracy of the Association Documents. The Association Documents shall be recorded in the real property records for the appropriate County simultaneously with the recording of the final plat.

2.5 Architectural Pattern Book

The Lonestar Mansfield Planned Development District regulates the overall mix of uses, building types, Thoroughfares, massing and placement of buildings, relationship of buildings to the streets, general intensity of development in the Regulating Plan area, allocation of open space, and economic goals of the overall project. A property owner, a developer, or an Owner' Association may prepare or may have prepared on its behalf, an Architectural Pattern Book as part of the Owners Association Documents. An Architectural Pattern Book may be submitted to the Director of Planning for review. The review process is to help guide the structure of the Architectural Pattern Book. The intent of the review is to strive to create an authentic Architectural Pattern Book that will guide design and the construction or modification of well-designed and sensible buildings and landscaping that work together harmoniously, while the individual buildings and their landscaping, themselves, are different, and to identify if the Architectural Pattern Book conflicts with the regulations in this Lonestar Mansfield Planned Development District. The Director of Planning may only offer advice and recommendations concerning an Architectural Pattern Book.

2.5.1 Architectural Review Process

Any required architectural reviews shall be limited solely to the objective standards set forth herein as more particularly identified in Section 8. Once an architectural review is approved it shall be considered complete. The review process for any subsequent permits may not consider items already approved in a previous architectural review. The purpose of this format is to ensure that reviews proceed in an orderly and efficient manner without the risk of re-evaluation of previous approvals. The content of the review shall be in accordance with the type of submission.

2.5.2 Approvals for Residential Buildings

Single family detached and attached building plans shall conform to a Master Set of Plans. The Master Set of Plans shall consist of individual building plans including floorplans and related elevations. The Master Set of Plans is architectural in nature and will not include MEP and structural details required for a building permit submittal. Once approved by the Neighborhood Architect, each approved Master Set building may be repeated without additional Neighborhood Architect review. The collection of original copies of the approved Master Sets of Plans will be maintained by the city for future reference. Additional or separate reviews shall not be required on plans that have been approved and are substantially used as approved. Any substantial changes, as determined by

the Neighborhood Architect, or the Director of Planning shall be reviewed by the Neighborhood Architect or the Director of Planning who performed the original review.

ARTICLE 3. SITE DEVELOPMENT STANDARDS

3.1 Development Standards Description

Development Standards in the PD area consists of primarily residential uses with limited mixed-use in a formal urban fabric. It must have a diverse range of residential building types to provide housing opportunities to a broad range of household types. The setbacks are tight, and landscaping is formal as typically consistent with traditional neighborhoods. Open space is formal and intentionally implanted in the neighborhood to provide walkable destinations.

3.2 Thoroughfare Standards

All Thoroughfares shall be constructed in accordance with the standards as shown in **Exhibit B: Thoroughfare Assemblies.**

3.2.1. Thoroughfare Modification

Modifications to Thoroughfares to accommodate traffic calming, accommodate pedestrian and bike traffic, modify on-street parking configuration, and provide on-street micro-transit facilities, may be approved by Warrant.

3.2.2. All Thoroughfares shall terminate with other Thoroughfares in intersections, as shown in **Exhibit C: Intersection Assemblies**, to form a network. Cul-de-sacs are prohibited and shall only be approved on a Regulating Plan by Warrant due to a site constraint. Temporary cul-de-sacs and dead ends are allowed by right as an intermediate, temporary condition between project phases, but the design must be approved by the Department of Engineering Services and the Fire Department.

3.2.3. Block Definition

All Thoroughfares shall define blocks not exceeding the following perimeter lengths, measured as the sum of lot frontage lines:

- 2,100 feet maximum, 750 feet maximum block face.
- For purposes of calculating maximum block length, a block may be defined on one edge by open space, which is not included in the calculation for block face or block perimeter provided that pedestrian connectivity is maintained through the open space. A green street, woonerf, cross-block paseo will qualify as a street in calculating block dimensions.

3.2.4. Utility Placement

- Utility service and distribution lines (public, franchise, irrigation, and private) shall be placed underground within the right-of-way, including traffic lanes and sidewalks, or within an alley containing a utility easement.
- Utilities, franchise utilities, master irrigation, and private utilities shall be allowed in designated easements in open spaces.
- In cases where utility locations shall diverge from typical locations as provided in **Exhibit B: Thoroughfare Assemblies,** utilities should be located where they will not prevent planting of street trees or tree lawns to the extent possible.

- Transformers, switchgear, and electric meters should be installed along alleys, wherever feasible.
- The placement of transformers, switchgears, and electric meters shall comply with the requirements of Section 8.6.1, and may be installed within the right-of-way.
- Placement of transformers, switchgears and meters may be placed in insets of buildings or behind the build-to-line, but shall not be required to be placed in insets of buildings or behind the build-to-line.

3.2.5. Traffic Calming

3.2.5.1. Horizontal Deflection Improvements

Chokers, chicanes, and tapers are permitted by Warrant.

3.2.5.2. Vertical Deflection Improvements

- Traffic calming improvements that use speed bumps, and speed humps, are not permitted.
- Traffic calming improvements that use Speed Tables are permitted where integrated into pedestrian crossings at intersections and may be used to integrate open spaces across a street by Warrant.
- The use of Woonerfs as a traffic calming improvement are permitted as shown on the approved Regulating Plan, or by Warrant.

3.2.6. Private Use of Public Right-of-way (ROW)

- On-street parking spaces may be converted to an extended patio seating area, retail space or open space by Warrant.
- On-street parking spaces may be allocated as designated parking, storage and charging of micro transit (scooters, e-bikes, etc.) as shown in the Regulating Plan.
- Electric car charging stations may be permitted in the right-of-way as shown in the Regulating Plan, provided they do not impede required street landscaping, traffic, or pedestrian movement.
- Shore power for food trucks, exterior lighting, and events may be permitted as shown in the Regulating Plan in the right-of-way, provided they do not impede required street landscaping, traffic, or pedestrian movement.
- An Owners Association may regulate on-street parking relative to the use of its tenants, residents, and invitees through the use of a license agreement with the City, subject to review and approval by the City Manager or his / her designee.
- Food Trucks and similar uses in the right-of-way may be permitted through a license agreement and/or special event permit subject to review and approval by the City Manager or his / her designee.

3.3. Open Space Standards

3.3.1 Site Requirement

Any area to be designated Open Space shall be shown on the Regulating Plan, preliminary plat, and final plat. A minimum of 15 percent of the total project area contained in a Regulating Plan shall be Open Space. Any single phase may be less than 15 percent of Open Space so long as in the aggregate 15 percent of total site area is met by completion of the last phase of the Regulating Plan. Open

Space dedicated to the City shall count towards the Open Space requirement. Open Space with minimum size of 2,000 square feet is required within an 800-foot radius of every residential building and commercial/mixed-use block. Open Space meeting the requirements of this PD shall be reviewed and approved by the Executive Director of Community Services as a part of approval of the Regulating Plan. Open space shall conform to the provisions set forth in this Lonestar Mansfield Planned Development District.

3.3.2 Maintenance of Private Open Space

Any private Open Space and structures thereon shall be maintained by the property owner, the Owners Association, or other owning entity. The property owner, Owners Association, or other owning entity may adopt rules and regulations regarding access, permitted uses, security (i.e., policing) and maintenance responsibilities for the Open Space. Private Open Space not accessible to the public may not count toward the minimum Open Space requirement.

3.3.3 Private Facilities within Public and Private Open Space

Private cafes, beer gardens, recreational facilities, and temporary buildings are allowed to operate within Open Space with the permission of the owning entity. No additional parking is required for these uses.

3.3.4 Public Access

Public Open Space shall be accessible to the public from sunrise to sunset. Pedestrian and / or vehicular access to Open Space shall be provided.

3.3.5 Design Criteria

- All areas designated as Open Space shall be designed with benches - the equivalent of one bench every 250 linear feet of trail or sidewalk in the Open Space. These benches may be clustered in areas of interest.
- Open Spaces shall provide shade trees that provide a minimum of 20% of the Open Space area to be covered by tree canopy. Shade tree canopy shall be calculated based on average mature tree canopy size. Existing trees shall count towards meeting the 20% coverage requirement. Trees shall be prioritized along sidewalks and trails.
- Open Spaces shall be programmed with one or more of the following program elements:
    - Concert space;
    - Farmer’s market;
    - Fountain;
    - Outdoor serving;
    - Performance space;
    - Location for Public Art;
    - Water feature;
    - Waterside staircase;
    - Overhead string lighting;
    - Fire pit;
    - Game lawn;
    - Fandango space;
    - Playground;
    - Dog Park facilities; and / or
    - Shore Power for food trucks and events

- Utility easements shall count towards the Open Space requirement provided they are maintained and at least 50 percent of the length of the easement has a building façade(s) oriented towards the space, for lots with buildings oriented towards the Open Space, such that the easement serves as a visible open space. No more than 50 percent of the Open Space requirement shall be met through utility easements.
- Up to 50 percent of a floodplain area, shall count towards the Open Space requirement provided floodplain Open Space programmed in accordance with a Development Agreement and has at least 50 percent of the length of the floodplain has a building façade(s) oriented towards the space, such that the floodplain serves as a visible Open Space from buildings.
- Up to 50 percent of a detention or retention area, subject to review and approval by the Director of Planning, may be designated as Open Space provided that it is programmed in accordance with a Development Agreement without fencing unless such fencing is included in the Open Space design, and designed in a manner that does not call attention to its storm management function and has at least 50 percent of the frontage of the detention or retention area has a building façade(s) oriented towards the space, such that the area serves as a visible Open Space from buildings.

3.3.6 Building Engagement

Where buildings are adjacent to Open Space, the buildings shall be constructed such that Façades are oriented to the Open Space, Paseo, or trail.

3.4. Urban Site Design

3.4.1. Terminated Vista

Where a Terminated Vista is indicated on a Regulating Plan, a substantial terminating element on a building must be located opposite the axial termination of the Thoroughfare. The termination will take the form of an Open Space, a framed Paseo, building, or segment of façade being centered on the axial location.

3.4.2. Cross Block Paseo

Where a cross-block Paseo is indicated on a Regulating Plan, a minimum 20-foot-wide pedestrian access shall be reserved between buildings for the cross-block Paseo. Buildings along a cross-block Paseo must have a Primary or Secondary Frontage. Where there is a capped block end the passage shall be treated as a street corner. Every Paseo must be named on a preliminary or final plat. The term “Paseo” must be incorporated in the name of the passage.

3.4.3. Shared Access

Shared access and / or access easements across parcels are permitted and encouraged. Such easements will be indicated on the Regulating Plan. Shared access easements may be required on the Regulating Plan where the Director of Planning determines the easements are necessary to minimize potential congestion, provide, convenient circulation across adjacent properties, reduce the number of curb cuts and conflict points along a street.

- Commercial development shall be designed to provide for shared access with adjacent commercial parcels.
- Provisions shall be made for connection of pedestrian and vehicle circulation systems with adjacent parcels.

- Vehicular access easements from one lot to adjacent lots and for private driveways within a lot may be provided on the subdivision plat or by separate recorded instrument. Such access easements shall be specifically defined.

3.4.4. Green Fronting Lots

- For platting purposes, not all buildings are required to have public street frontage provided they have access to a Thoroughfare or Open Space. Lots may be accessed from a public street, private street, access easement, alley or a common green using a minimum 5-foot public sidewalk easement.
- Emergency service access may be provided through a dry standpipe in an alley or common green as authorized by the Regulating Plan.

3.5. Lighting

3.5.1 Intent

Lighting shall be provided to provide a level and consistency of illumination that supports pedestrian activity and promotes safety. All public lighting along public access easements and rights-of-way shall be installed, maintained and operated by the City, or the franchise utility provider, in accordance with the existing City franchise agreement with utility providers. The intent of this PD is to provide even and glare free lighting throughout the district. The mix of uses requires active management of light levels and color temperatures.

3.5.2 Street Lighting Levels

Lighting levels within public rights-of-way and pedestrian areas will be in compliance with the following foot candle (fc) minimum averages:

- Residential .25 fc
- Commercial/Retail 1 fc
- Institutional and Public Uses 1 fc
- Parking Areas 1 fc
- Key Locations Within Public Open Space .5 fc

Light levels along sidewalks may be achieved through a combination of both pedestrian-level lights and building-mounted lighting. A streetlight photometric plan shall be included as part of a civil engineering plan set.

3.5.3. Alley Lighting

Alley lighting shall be located on garage walls facing the alley and will be limited to a maximum of two carriage light fixtures mounted at least 7 feet in elevation, and not exceeding the equivalent of 100 watts each. These lights will be controlled by automatic timers and provide dusk to dawn lighting.

3.5.4. Porch, Arcade, and Colonnade Lighting

Lighting fixtures will be located on walls, ceilings, and overhangs and shall not exceed the incandescent equivalent of 100 watts each. These lights will be controlled by automatic timers and provide dusk to dawn lighting.

3.5.5. Lighting Elements

The following lighting elements will be permitted: incandescent, color-corrected LED, metal halide or halogen, or other similar lighting elements approved by the Director, provided, however, all lighting elements shall be contained in the schedule of approved lighting as shown in the City's franchise agreement with the utility provider. All exterior lights shall not exceed 4,000 kelvin on the light color. Exterior string lights are allowed within the public right-of-way and Open Space if within the above color range. The following lighting elements will not be permitted: cobra head, HID – mercury vapor and sodium vapor, HPS and fluorescent lights. Flood type lights and wall packs are not permitted.

3.5.6. Streetlights

Streetlights are required and shall be reviewed and approved by the Director of Planning. Streetlights need to conform to the lighting standards included in the schedule of approved streetlights offered by the electrical provider in reference to the franchise agreement between the utility provider and the City.

3.5.7. Screened Lighting Source

All spot lighting will be focused narrowly on its intended target such as signs.

ARTICLE 4. LOT AND BUILDING STANDARDS

4.1. Lot Standards

4.1.1 All lots shall either front a Thoroughfare, private street, or an Open Space. The portion of the lot fronting a Thoroughfare, private street, or Open Space shall be designated as its Primary Frontage. A corner lot shall have designated a Primary Frontage along the Thoroughfare, private street, or Open Space and a secondary frontage along the remaining frontage. Any lots, other than a corner lot, fronting more than one Thoroughfare, private street, or Open Space shall have a Primary Frontage on each.

4.1.2 There shall be no minimum nor maximum lot width for newly platted lots, newly assembled lots, or subdivisions of existing lots, as measured along their Primary Frontage, except as provided in **Exhibit A: Building Standards**.

4.2. Lot Coverage

Lot Coverage shall not exceed the 85 percent maximum (Impervious cover maximum: 90%, Category 4 buildings 100%). Lot Coverage shall be calculated as percentage of building footprint covering a lot and shall not include flatwork, allowed encroachments, and Frontage Types.

4.3. Building Standards

All buildings shall conform to the standards, according to **Exhibit A: Building Standards.**

4.3.1 Building Configuration

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

- Stories are measured from finished floor to finished ceiling.
- For residential functions, all ground floors shall have a minimum story height of nine feet.
- For commercial functions, ground floors shall have a minimum story height of 11 feet and a maximum of 25 feet. A single floor level exceeding 18 feet at the ground floor shall be counted as two stories.

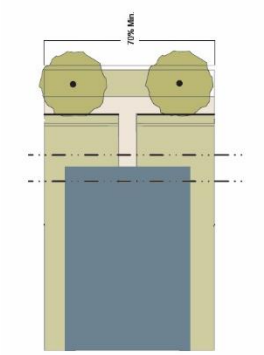
4.3.1.2 Height limits for masts, water towers, belfries, clock towers, chimney flues, or elevator bulkheads shall not count towards building height calculations.

4.3.1.3 Outbuildings are limited to two stories and they shall be no higher than the principal building on the same lot.

4.3.2 Frontage Requirement

All principal building façades, inclusive of porches, courtyards, and similar encroachments, shall occupy the minimum percentage of the required Primary Frontage within the designated Build-to-Line Zone designated in **Exhibit A: Building Standards** and included in the Regulating Plan as specified below:

- 60 percent min.



60% min.

- The Director of Planning may approve by Warrant, reductions in the Frontage Requirement to accommodate for inset or side private yards.
- Frontage Standards for pie-shaped or irregular shaped lots may be modified due to the size of the building, the percentage of remaining lot space beyond the footprint of the building, and the width of the lot. The excess frontage requires the use of picket fence between buildings or along Secondary Frontages.

4.3.3 Building Entrances

- For retail, restaurant, and Urban Flex buildings: all first-floor units adjacent to a street or Open Space shall have a flush direct entrance oriented to the adjacent street or Open Space. Alternate entrances are allowed from a garage or interior corridor. Lobbies are allowed for access to interior units or other areas of the building.
- Entrances into upper floor residential functions in mixed-use buildings may be at sidewalk grade.

- Buildings are permitted to have a lobby as a secondary entrance in addition to the required principal entrance to the street or Open Space.

4.3.4 Additional Building Criteria

4.3.4.1 Bungalow Court

- Individual dwellings shall require Private Frontages and shall be oriented and built in a way to face each other, perpendicularly or at an angle, around a common green or cap the courtyard fronting on a street.
- Parking may be associated with each unit in the rear or onsite in a common parking area; and parking may also be provided off-site if it is located within 800 feet of the Bungalow Court.
- Dwellings may exist on a single lot or be platted separately with addressing from an alley or from the common green.
- Emergency service may be provided through a dry standpipe in the alley or common green with approval of a Warrant.
- Setbacks shall be calculated at the exterior of the lot, not between individual buildings on a common lot.
- No Bungalow Court shall be located within 800 feet of another Bungalow Court.

4.3.4.2 Ancillary Structures

- Ancillary structures such as sheds, storage buildings, animal houses and similar structures shall be less than 200 square feet and less than 12 feet in height.
- Structures less than 8 feet in height may be setback 0 feet from property lines provided they are to the side or rear of the primary building and no portion of the structure crosses the property line.
- Ancillary structures between 8 feet and 12 feet in height shall be setback a minimum of 5 feet from property lines and be in the rear of the primary building.
- Ancillary structures on corner lot lines shall be restricted to placement along the interior side lot line.

4.3.4.3 Outbuildings

- Setbacks: The rear setback shall be a minimum of 5 feet from the rear lot line, and the side setback shall be a minimum of 0 feet from the side lot line.
- Outbuilding height shall be limited to 2 stories.

4.4. Frontage Standards

Private frontages shall conform to the requirements provided below.

4.4.1 Primary Frontage Standards

- Lots fronting two or more Thoroughfares or Open Spaces shall utilize frontage types and fences as described in this PD along each fronting Thoroughfare or Open Space.
- Loading docks, service areas, and utility meters are not permitted along Primary Frontages (this does not apply to designated Loading Areas located along a right-of-way).
- At the principal facade of each building, each first story unit shall be provided one of the frontage types described below.
- A front door shall be provided on the street or Open Space frontage.

- Charleston Side Porch building types are a permitted building type. Street entrances are permitted along the side of a Charleston Side Porch building, as long as the porch has a door or gate toward the street.
- In support of pedestrian activity, commercial functions may utilize a portion of the right-of-way for seating, serving, displays of merchandise, temporary signage, or other business-related activities provided there is a minimum 6-foot contiguous clear path maintained within the setback, right-of-way, or any combination of both.
- A dooryard frontage, porch frontage, or a stoop frontage shall be provided at the principal entrance of each row house dwelling where fronting on any Thoroughfare or Open Space, including green streets.

4.4.2 Allowed Encroachments

Allowed Encroachments are amenities to be chosen by an applicant and are allowed by right. Lot area between the Allowed Encroachments and the street right-of-way line shall be maintained as a landscaped area. Allowed Encroachments are allowed up to the right-of-way line.

4.4.3 Private Frontage Types

The private frontages are divided into the following types:

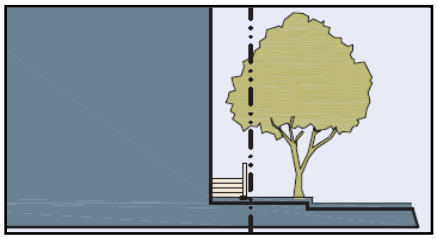
- Yard
- Stoop
- Porch
- Forecourt
- Dooryard
- Shopfront
- Gallery/ Colonnade
- Arcade
- Terrace

4.4.3.1 Yard Frontages

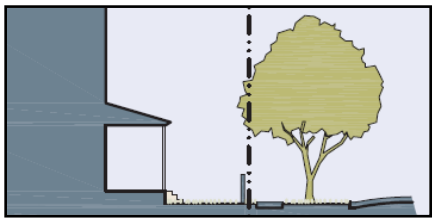
- Permitted by right as a residential frontage, except along the Enhanced Urban Edge.
- Fences and hedges at frontages shall follow fencing standards in Section 4.6.
- Yards may contain landscaping as permitted by this form-based development district and in Section 155.092.

4.4.3.2 Stoop Frontages

- Permitted by right as a residential frontage.
- Stoops may encroach into a front or side street setback to within 2 feet of the right-of-way.
- Stoops may be recessed into the façade.
- Stoop entrances are usually an exterior stair and a landing, but it may be recessed into the volume of the building.



4.4.3.3 Porch Frontages

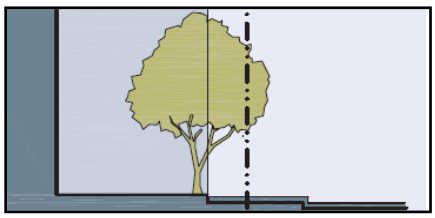


- Permitted by right as a residential frontage.
- Fences and hedges at frontages shall follow fencing standards in Section 4.6.
- Porches may encroach into a front or side street setback to within 2 feet of the right-of-way.
- Primary Porches shall be no less than 7 feet deep. Door landings and insets are not regulated as porches. Secondary porches limited in depth by setbacks may be shallower.
- A porch shall be measured from nearest adjacent face of the building to edge of porch foundation.
- Where porches are used in the Enhanced Urban Edge they shall be stacked porches.

4.4.3.4 Dooryard Frontages

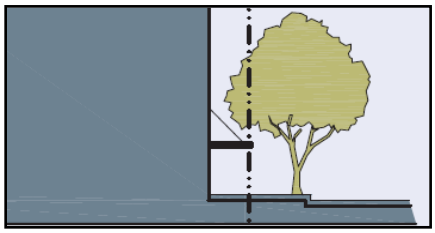
- Permitted by right as a residential frontage.
- Dooryard frontages may encroach into a front or side street setback to within 2 feet of the right-of-way.
- Dooryards shall be a minimum depth of 7 feet measured from the face of the building to the front property line.
- Dooryards shall be fenced or walled; and the required fence or wall shall not exceed 36” in height and the design of fences and hedges at frontages shall follow the applicable standards set forth in Section 4.6.
- Dooryards shall have openings or operable gates to the Thoroughfare or Open Space.

4.4.3.5 Forecourt Frontages



- Permitted by right.
- Forecourts may recess from the frontage line a maximum of 30 feet. Deeper recesses may be allowed by Warrant.
- Forecourts shall be fronted with building frontages.
- Driveways within forecourts shall be limited to 20 feet in width unless required as fire lane.

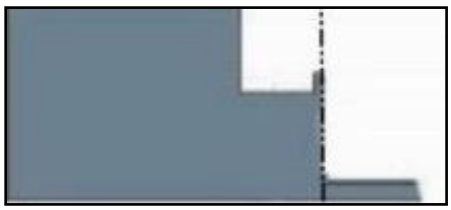
4.4.3.6 Shopfront Frontages



- Permitted by right.
- All shopfronts shall adhere to the shopfront design criteria in Section 8.7.
- Shopfronts may be freestanding or combined with forecourt, gallery, or arcade frontages.
- The principal entrance shall be at sidewalk grade.
- The principal entrance may be recessed up to eight feet in depth from the building façade.
- Shopfronts may be shaded by awnings as provided in below:

- Awnings are permitted to encroach into the public right-of-way to within 2 feet of the curb.
- Awnings shall project horizontally from the building façade a minimum of 6 feet.
- Awnings may be fixed or movable.
- Awnings shall provide a minimum vertical clearance of 8 feet.

4.4.3.7 Terrace Frontages



- Permitted by right.
- Terrace frontages may encroach into a front or side street setback to within 2 feet of the right-of-way.
- A terrace may be used to provide outdoor space for units above the first floor.

4.5 Anti-Monotony Standards

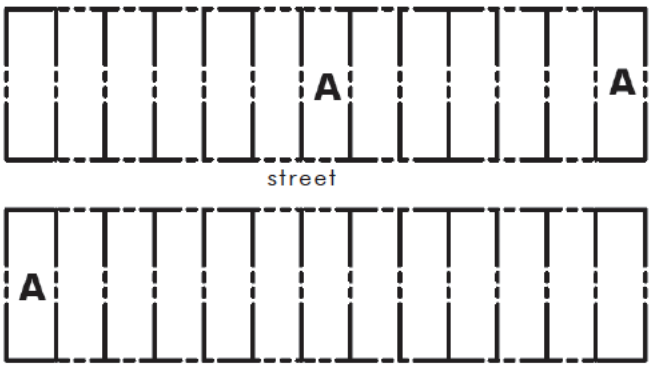
4.5.1 Building Type Variety

The PD area shall have a minimum residential mix of the following building types as shown in **Exhibit A: Building Standards**:

- Minimum of 15% of lots from Category 1.
- Minimum of 15% of lots from Category 2.
- Minimum of 15% of lots from Category 3.

4.5.2 Façade Variety

Buildings will be subject to the following elevation repeat setbacks. Building Plans with the same elevation will not be repeated within 5 homes on either side of the building in question nor 5 lots on either side of the lot directly across the frontage street or Open Space, as indicated in the graphic below. Row Houses are not regulated by individual unit façade but by overall building façade. Row House building façades shall not repeat the façade from the buildings on either side or across the street. Row House facades may repeat when used as liner buildings or to create symmetry across an open space, park or parklet.



Note: Houses with the same or similar facade as determined by the Town Architect must be separated by a minimum of five(5) lots unless specifically authorized by the Town Architect.

4.5.3 Anti-Podding

Residential building types will be spread across a neighborhood and not concentrated in large clusters.

4.6 Fencing Standards

4.6.1 General Standards

4.6.1.1 Materials

Allowed materials include fences made of wood, masonry, quality metal in a variety of styles, tubular steel, and quality wrought iron fencing in a modern style without finials. Examples of prohibited materials include chain link, plywood, particleboard, corrugated metal sheets, and other makeshift materials. High quality plastic fencing may be approved as authorized in the Regulating Plan or by Warrant.

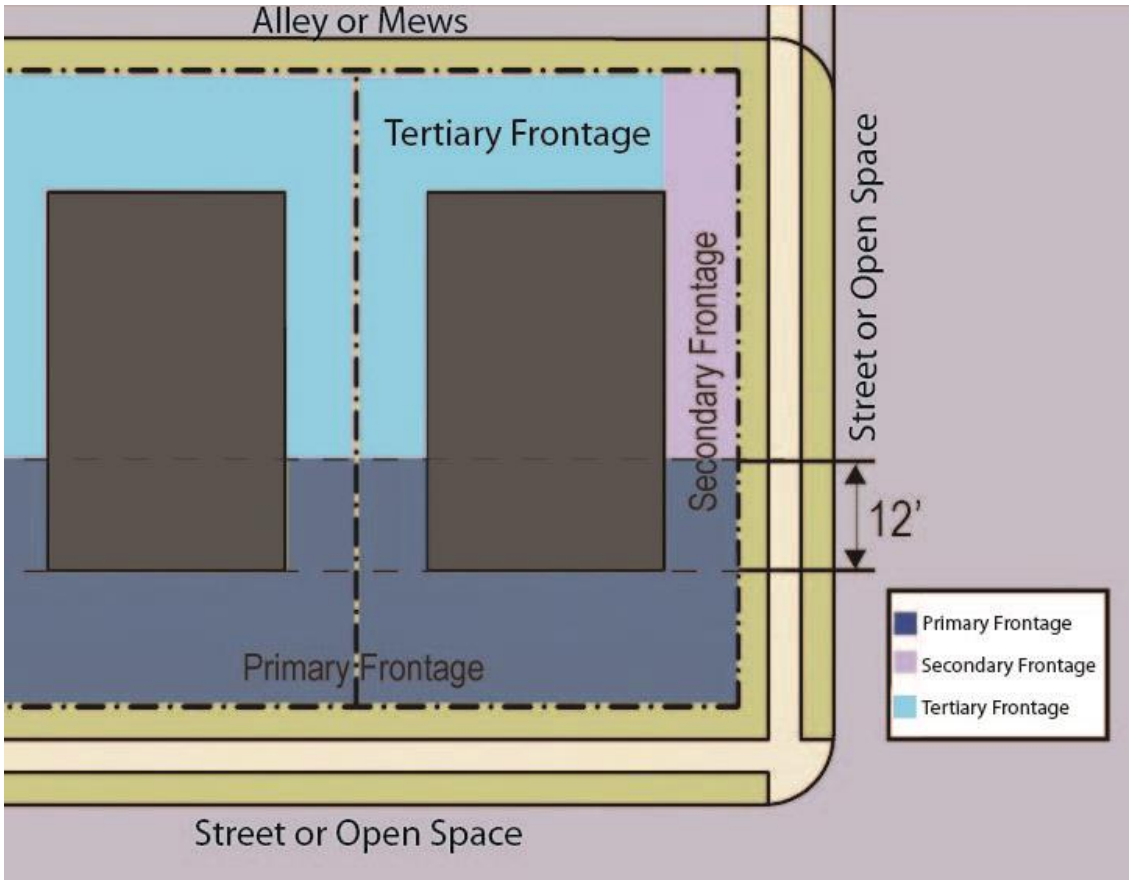
4.6.2 Permitted Fences, Walls, and Hedges

TABLE 1: PERMITTED FENCE, WALL, AND HEDGE STANDARDS

Permitted Fence Area / Purpose	Height*	Minimum Fence Transparency	Acceptable Types/Materials
Primary Frontage: Residential yard facing a front or side street or open space, and within 12 feet behind Build-to-Line between homes.	No more than 40" pickets + 4" for posts. Arbor gateways allowed. Fences shall include planting an adjacent continuous hedge in a minimum 24" wide planting bed alongside street and open space frontages.	25 percent open	Ornamental (metal) Picket (wood) Ranch (wood) Masonry (stone, brick, similar materials) Shrubbery hedge Wood frame wire approved as authorized in the Regulating Plan or by Warrant. These fences shall center on its posts so the posts are seen from both sides.
Secondary Frontage: Residential side yard 12 feet behind Build-to-Line fronting a street or open space. No closer than the adjacent enclosed portion of a building facing a side street.	No more than 6 ft in height as measured from the ground. 1) Shall include a top cap 2) Shall include a planting hedge in a minimum 24" bed alongside one fence panel at the corner of alleys	When backing or siding to a trail, fence shall be 75 percent open excluding columns.	Ornamental (metal) Picket (wood) Ranch (wood) Privacy (wood) with a fence cap Masonry (stone, brick, similar materials coordinated with associated building) Shrubbery hedge. Ornamental metal or combination metal and wood shall be used in areas adjacent to common open space to promote views. Wood frame wire approved as authorized in the Regulating Plan or by Warrant All posts shall be oriented towards the inside of the yard.

Permitted Fence Area / Purpose	Height*	Minimum Fence Transparency	Acceptable Types/Materials
Tertiary Frontage: Residential side yard 12 feet behind Build-to-Line, fence between lots, rear yard, and alley. (Not fronting a street or open space.)	No more than 6 ft in height as measured from the ground. 1) Shall include a top cap 2) Shall include a planting hedge in a minimum 24" bed alongside one fence panel at the corner of alleys	When facing an alley the first panel along an alley, When backing or siding to a trail, fence shall be 75% open excluding columns. When fence is between homes or along alleys fence shall utilize top cap and may be 0% transparent.	Ornamental (metal) Picket (wood) Ranch (wood) Privacy (wood) with a fence cap Masonry (stone, brick, similar materials coordinated with associated building) Shrubbery hedge. Ornamental metal or combination metal and wood shall be used in areas adjacent to common open space to promote views. Wood frame wire approved as authorized in the Regulating Plan or by Warrant All posts shall be oriented towards the inside of the yard.
Parking area: non-residential and multifamily residential development	No more than 40" pickets + 4" for posts. Fences shall include planting an adjacent continuous hedge in a minimum 24" wide planting bed alongside street, alleys, driveways, and open space frontages.	0%	Ornamental (metal) Picket, lattice (wood) with a fence cap Ranch (wood) Bollard and chain Masonry (stone, brick, decorative CMU, similar materials coordinated with associated building) Shrubbery hedge Wood frame wire approved as authorized in the Regulating Plan or by Warrant
Development perimeter fences and walls	Where provided, shall consist of brick, stacked stone or hedging subject to review and approval by the Director of Planning, provided that no perimeter fence or wall type shall be permitted along any street or Open Space. Wooden Privacy fences shall be permitted when perimeter is adjacent to another privately owned lot, but shall not be allowed adjacent to a lot owned by an Owner's Association.		

*Higher fences are permitted where required to meet pool enclosure requirements.



4.6.3 Required Fences, Walls, and Hedges

TABLE 2: REQUIRED FENCE STANDARDS

Required fence Area / purpose	Height	Minimum Fence transparency	Acceptable types/materials
Loading area wing wall	Up to the building parapet, height determined in site plan review	Shall be solid	Masonry (stone, brick, decorative CMU, similar or compatible materials, subject to review and approval by the Director of Planning).
	Shall include the same, similar, or compatible materials, finishes and detailing as the host structure.		
Utility substation or facility	6 ft. or sufficient to conceal the substation or minimum height required by the utility provider.	Shall be solid	Masonry (stone, brick, decorative CMU, similar or compatible materials, subject to review and approval by the Director of Planning).

ARTICLE 5. PARKING STANDARDS

5.1 General

The parking requirements shall be determined by the use, as provided below. The parking provided shall include the actual parking spaces provided within the lot and the parking spaces that are along the parking lane corresponding to lot frontages. Tandem parking spaces regardless of configuration shall count towards required parking.

5.2 Off-Site Parking

All required parking shall be on the same lot as the use served, except as follows**:**

- Up to 100 percent of the required parking may be provided off-site by a parking lot or a parking structure within 800 feet of the subject lot.
- A liner building less than 31 feet deep and no more than 2.5 stories in height shall be exempt from parking requirements.
- Accessory Dwelling Units on corner lots are exempt from additional parking requirements.

5.3 Shared Parking Agreements

Required parking may be provided with shared parking agreements among property owners, tenants, or users. A shared parking agreement shall supersede the single-use parking requirement in Section 5.4. Shared parking standards may be calculated using the 3rd edition (or newer) of the ULI / NPA / ICSC Shared Parking Manual.

- Agreements which share parking between uses with non-conflicting parking demands are encouraged to reduce the amount of land area devoted to parking if the applicant can demonstrate that shared parking is feasible.
- Where different uses create staggered parking demand periods, shared parking calculations among adjacent parcels and uses is permitted to justify reducing the amount of overall cumulative required parking.

5.4 Parking Requirements

For purposes of the Lonestar Mansfield Planned Development District, minimum parking spaces shall generally not be required, as described in Table 3: PARKING.

TABLE 3: PARKING

Use	Minimum Parking Requirement
Attached and Detached Residential Uses	See **Exhibit A: Building Standards**.
Multi-Family	1.0 spaces for each studio or one bedroom unit, 2.0 spaces for each residential unit with 2 or more bedrooms. Visitor parking shall be provided at a ratio of not less than one visitor space per 50 dwelling units.
Senior Living	1.0 spaces for each residential unit.
Lodging	1.0 spaces for each bedroom. For hotel use additional parking requirement shall be provided for any retail, restaurant, or event space function.
Office	2.0 spaces per 1,000 square feet of gross space.

Use	Minimum Parking Requirement
Restaurant / Retail	2.5 spaces per 1,000 square feet of gross space. A restaurant/ retail space under 2,000 square feet shall be exempt from parking requirements. Kiosk, restaurant, retail, food trucks, and recreations uses in ROW and Open Spaces do not require additional parking.
Urban Flex	1.5 spaces per 1,000 square feet of gross space to be reserved during business hours.
Civic and all Other Functions	Parking requirements for other uses not listed in this PD shall be in accordance with the provisions for parking requirements in Section 155.091, Off-street parking and loading standards. Where the provisions in Section 155.091 are silent, the parking requirement shall be determined by Warrant.

5.5 Parking Access

5.5.1 All required parking, except for on-street parking shall be accessed by alleys or private drives.

5.5.2 All vehicular entrances to parking lots shall be no wider than 24 feet at the Primary Frontage line or the required fire lane width, unless otherwise approved by Warrant. The entry may be wider to accommodate pedestrian access.

5.6 Parking and Garage Criteria

5.6.1 Garage Design:

5.6.1.1 Single Family Detached and Row Houses
All garages shall be accessed from an alley or private drive located to the rear or side of the lot.

5.6.1.2 Single Family Detached Lots 60 feet or Wider that share a common rear-yard boundary with private property outside the PD Boundary**.**

- **Garage Front Loaded**
  A front-loaded garage is permitted in a pull-through configuration if the front of the garage is located in the rear 1/3 of the lot. These shall be shown on the Concept Plan.

- **Garage Side Loaded**
  Garages that are side-loaded along a street are permitted at the rear 1/3 of the lot. These require single width garage doors with architectural windows. These shall be shown on the Concept Plan.

5.6.1.3 Carports
All Carports shall be located in the rear 1/3 of the lot provided they are accessed from the alley or a private drive and shall be architecturally consistent in materials and design to the primary building.

ARTICLE 6. LANDSCAPE STANDARDS

6.1 Landscape Standards

All landscaping shall comply with the provisions set forth herein for this Lonestar Mansfield Planned Development District.

6.2 Tree Preservation and Removal

Tree preservation and removal shall follow the standards in Chapter 99, Natural Resources Management, of the Code of Mansfield, Texas. Street Trees shall count towards any tree replacement requirement. Existing trees may be replaced, subject to review and approval by the Landscape Administrator.

6.2.1 Nuisance Trees

Nuisance trees included on the Prohibited Plant List in Section 155.092, Landscaping and Screening Standards, of the Code of Mansfield, Texas may only be removed after tree removal plan has been submitted for review and approval, and a tree removal permit has been issued by the City.

6.2.2 Diseased, Dangerous and Dead Trees

Diseased, dangerous, and dead trees of all species may only be removed after a tree removal plan has been submitted for review and approval, and a tree removal permit has been issued by the City in accordance with all applicable codes, ordinances, and regulations.

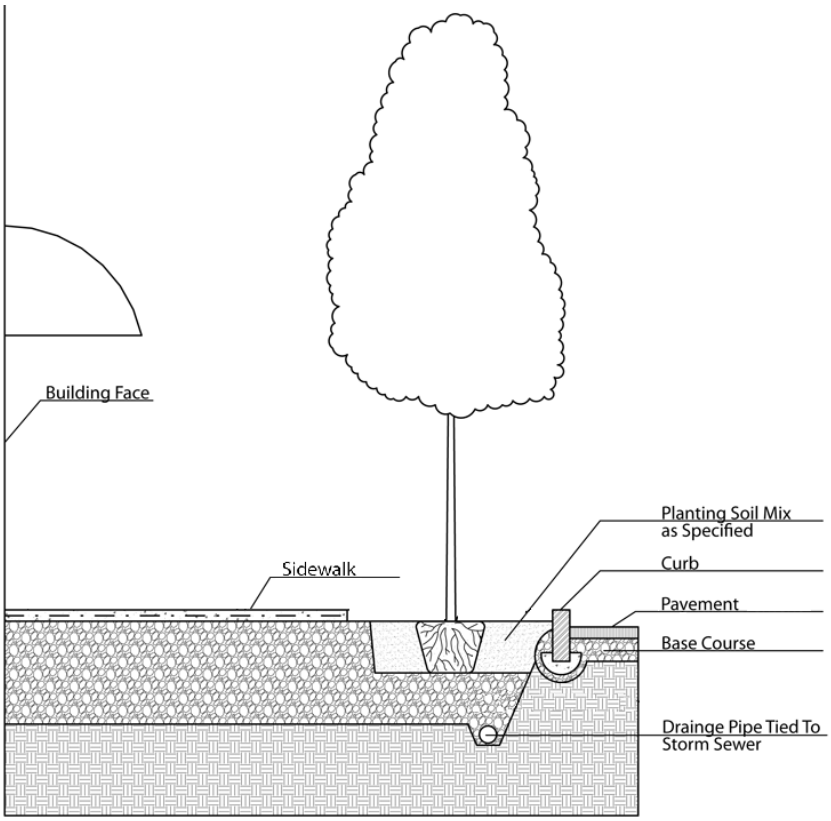
6.3 Street Trees

6.3.1. Street Trees

Street Trees shall be selected from the species list provided in Section 6.3.5 or Section 155.092, Landscaping and Screening Standards, of the Mansfield City Code, and Street Trees shall be planted on center, approximately every 30 feet. Flexibility on planting is permitted to accommodate public and private infrastructure. Street Trees shall be planted prior to the issuance of a certificate of occupancy for any structure on each lot.

6.3.2. Installation Criteria

Street Trees from the Approved Street Tree List in Section 6.3.5 or Section 155.092, Landscaping and Screening Standards, of the Mansfield City Code do not require root barriers or structure soil. Trees planted in tree wells shall generally be installed per the standards shown below.



Planting Detail for Tree Wells

6.3.3. Installation Timing

Street trees shall be planted concurrent with vertical development of an adjacent lot by the developer/ builder of the applicable lot.

6.3.4. Maintenance

The obligation to plant, maintain and replace diseased or dead Street Trees within public right-of-way is the obligation of the adjacent property owner unless the responsibility is assumed by an Owners Association. Replacement trees shall be installed within 30 days of notice from the City. At the discretion of the Director of Planning, the time of year may be a mitigating factor for the allowed time to plant replacement trees.

Street trees must be trimmed to a minimum of 7-feet clearance over sidewalks and parking lanes, a minimum of 10-feet clearance over driveways and parking lots, and a minimum of 14-feet clearance over paseos, fire lanes and travel lanes on streets. The age of tree will be taken into account so early trimming will not result in misshapen trees at maturity.

6.3.5 Approved Street Trees

Caddo Maple Acer barbatum “Caddo”
Texas Persimmon Diospyros virginiana
Texas Ash Fraxinus texensis
Sweetgum Liquidambar styraciflua
Chinese Pistachio Pistacia chinensis
Texas Pistache Pistacia texana

Chinquapin Oak Quercus muhlenbergii
Shumard Oak Quercus shumardi
Texas Red Oak Quercus shumardi "Texana"
Live Oak Quercus virginiana
Pond Cypress Taxodium ascendens
Bald Cypress Taxodium distichum
Winged Elm Ulmus alata
Cedar Elm Ulmus crassifolia
Lacebark Elm Ulmus parvifolia

6.4 Site Landscaping

6.4.1 Landscaping Plant Material

Landscaping plant material shall be selected from the species list provided in Section 6.3.5 or Section 155.092, Landscaping and Screening Standards, of the Mansfield City Code. Flexibility on planting is permitted to accommodate public and private infrastructure. All planting and landscape in the private frontage and private lots shall consist of non-invasive species. Where Canopy and Street trees are required, they shall be a minimum of 3 caliper inches in size at time of planting.

6.4.2 Landscaping Requirements

The landscape requirements shall be regulated by the building frontage type:

6.4.2.1 Yard and Porch Frontage Landscaping Requirements

For lots 60 feet and wider, a minimum of one tree shall be planted on the lot in a location at the discretion of the developer/builder, ensuring to avoid conflicts with existing trees or the required street trees. For lots less than 60 feet wide street trees shall satisfy on-site landscaping requirements.

6.4.2.2 Stoop and Dooryard Frontage Landscaping Requirements

Trees and shrubs shall not be required in the private frontage. Landscaping, where installed, shall consist of durable species tolerant of soil compaction.

6.4.2.3 Forecourt Frontage Landscaping Requirements

Trees and shrubs shall not be required in the private frontage. Landscaping, where installed, shall consist of durable species tolerant of soil compaction. Unless utilized as fire lanes, driveways within forecourts shall be limited to 20 feet in width and portions of driveways in the private frontage may be paved in brick, cobble, stone, or may be paved to match the adjacent public frontage.

6.4.2.4 Shopfront and Terrance Frontage

Trees and shrubs shall not be required in the private frontage. Landscaping, where installed, shall consist of durable species tolerant of soil compaction.

ARTICLE 7. SIGNAGE STANDARDS

7.1 General Standards

- Signage may only be externally lit with full-spectrum source, unless otherwise indicated herein or approved by Warrant.
- Direct lighting, back lighting, and halo lighting is permitted.
- One address number will be attached to the building in proximity to the principal entrance, and one address number shall be installed over the garage or the rear entrance of a building.
- Restaurant and retail areas may have a neon (or LED neon facsimile) or special designed exterior sign if approved by Warrant. In considering the Warrant, such items as its artistic value to the district will be considered.
- Signs that exceed the allowed sign area maximum may be approved by Warrant. In considering the Warrant, such items as architectural and artistic value to the district will be considered.
- All signs shall comply with the provisions of Section 155.090, Sign Standards, of the Mansfield City Code for design, construction, and maintenance, except as provided below.
- Signs permitted by Section 155.090 and signs as identified herein are permitted on the property.

7.2 Prohibited Signs

The following signs will not be permitted:

- Off-Premise signs (unless approved by Warrant for a facility or event of community or regional-wide importance);
- Internally lit sign boxes;
- Injection-molded and back-lit signage of any type;
- Flashing, animated or running light signs;
- Pole signs;
- Portable signs, except Sandwich/A-frame or similar signs in retail areas;
- Digital signs that change images more frequently than once every 30 seconds;
- Balloon and Inflatable Signs;
- Sail or Feather Signs;
- Spray painted and handwritten signs, except window signs applied in a professional manner to the inside of the window using paints; and
- Billboards.

7.3 Sign Types

7.3.1 Wall Signs

- One Wall Sign will be permitted per occupancy, per street frontage. A single occupancy building may be allowed additional signage by Warrant.
- The maximum size of a Wall Sign will be 30 square feet if located 20 feet or higher above grade and 15 square feet if less than 20 feet above grade.
- There will be a minimum 10-foot distance between Wall Signs (excluding Building Identification Sign or Directory Sign).
- In addition, one Wall Sign, not exceeding 6 square feet in area, will be permitted on any side or rear entrance that is open to the public. Such wall signs may only be lighted during the operating hours of business.

7.3.2 Hanging / Projecting Signs

- Hanging Signs will be a maximum of one per occupancy, per building face.
- Hanging Signs will be a maximum area of 12 square feet per side, per Building Face; and will not exceed 5 feet in width.
- Hanging Signs may be suspended from Awnings, galleries, and arcade ceilings.
- Hanging Signs will be a minimum of 8 feet in distance from the ground to the lower edge of the sign.
- Hanging Signs will have a minimum 15-foot distance between signs.

7.3.3 Home Occupation Signs

- Home Occupation Signs will be a maximum of one per residence.
- Home Occupation Signs will be a maximum area of 3 square feet per Building Face and will not exceed 3 feet in width.
- Home Occupation Signs will be mounted on a Building Face, porch, or on a front fence adjacent to or near an entry.

7.3.4 Building Identification Signs

- Building Identification Signs will be a maximum of one per Building Face.
- Building Identification Signs will be a minimum of 12 feet above sidewalk level.
- Building Identification Signs will be a maximum size of 25 square feet.
- Building Identification Signs will be a maximum height of 24 inches for letters or logos.
- Applied letters will be constructed of painted cast metal, bronze, brass, or anodized aluminum. Applied plastic letters will not be permitted.

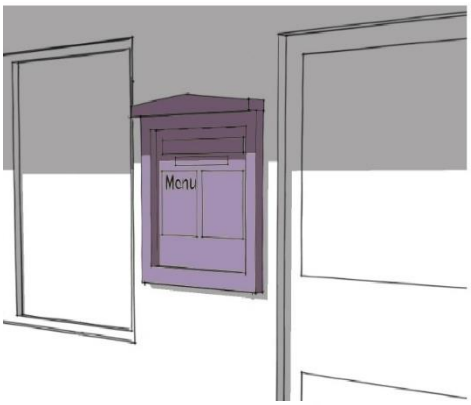
7.3.5 Awning Signs

- Awning Signs will be limited to one per occupancy, per Building Face.
- Awning Signs are permitted for ground floor uses only.
- Awning Signs will be a minimum of 8 feet above sidewalk level for pedestrian clearance.
- Awning Signs will not exceed 10 square feet in sign area and will only be located on the face or surface of the awning.
- If acting as the main business sign, Awning Signs will not be in addition to a wall-mounted sign. If an Awning Sign is acting as an auxiliary business sign, it will be located on the valance only, and the height of the lettering will not exceed 8 inches.

7.3.6 Restaurants and Café Signs

In addition to other signage, restaurants and cafes will be permitted the following and will be limited to one of each type of sign per business:

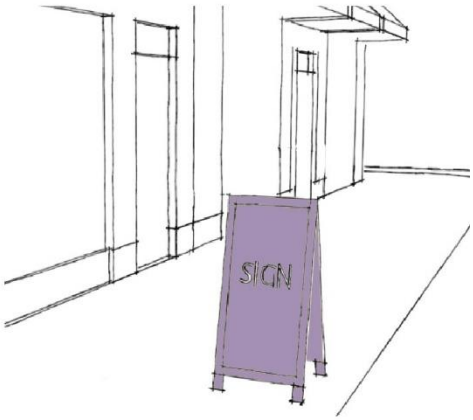
7.3.6.1 Menu Sign



A wall-mounted display featuring the actual menu as used at the dining table, to be contained within a willow wood or metal case and clearly visible through a glass front.

- The display case will be attached to the building wall, next to the main entrance, at a height of approximately 5 feet.
- The Menu Sign will not exceed a total area of 4 square feet and may be lighted.

7.3.6.2 A-Frame / Sandwich Sign



A Sandwich/A-frame sidewalk sign displaying the name of the restaurant, offerings, and hours of operation. A blanket License Agreement from the City to the Owners Association for A-Frame / Sandwich Signs shall be granted for signs that meet the criteria below.

- A-frame signs will not exceed 4 feet in height.
- A-frame signs will not exceed 8 square feet in area per Face.
- A-frame signs may be placed in the amenity zone created by street trees and pedestrian lighting.
- A sign permit will be obtained from the City of Mansfield for use of right-of-way and will not extend closer than one foot from face of curb. A minimum sidewalk width of 6 feet will remain free from intrusion.
- A-frame signs will be limited to one per occupancy.
- A-frame signs will have a temporary duration; they will be permitted during business hours only.

7.3.7 Wayfinding Signs

Wayfinding signs will be uniform in material and color to create a sense of place in a neighborhood. Wayfinding signs are permitted in the right-of-way.

7.3.8 Murals

- Murals are not considered signs.
- Painted murals shall not include any copy for contemporary brands or service providers.
- Painted murals may include copy related to the district, lifestyle, or historic brands.
- Painted murals shall be stylistically compatible with the style of the building it is affixed.
- Murals may be approved by the Owners Association. If outside the purview of the Owners Association, Murals may be approved by Warrant.

7.3.9 Curated Signs/Art

Approved by right when approved by the Owners Association. If outside the purview of the Owners Association, may be approved by Warrant so long as it is consistent with adopted cultural plans.

7.3.10 Sales, Leasing and Construction Related Signs

Offsite sales, real estate, political, leasing and construction related signs are permitted by right during a construction period. All other sales, leasing and construction related signs must be approved as a Warrant.

7.3.11 Temporary Signs

Temporary signs are allowed by right during the construction period. In all other cases they shall comply with all the applicable regulations and restrictions found in Section 155.090 of the Mansfield City Code.

7.3.12 District or Neighborhood Signs

These signs will be uniform in material and color to create a sense of place in the district and shall be subject to review and approval by the City Manager.

7.3.21 Development Signs

These signs shall be subject to review and approval by the City Manager.

ARTICLE 8. BUILDING MATERIALS AND CONFIGURATION.

8.1 General

The minimum standards for the architectural design of all buildings pursuant to the provisions under this Lonestar Mansfield Planned Development District shall be as provided below. These minimum standards for architecture may be supplemented by an Architectural Pattern Book, provided that the provisions contained in the Architectural Pattern Book shall not conflict with any of the provisions for architecture as set forth herein.

8.2 Building Walls

8.2.1 Materials

- Exterior finish material for building walls may be brick, cast stone, stone, stucco, cementitious fiber board. Exterior insulation and finish systems (E.I.F.S.) and vinyl are permitted along all building walls for use in details only.
- Round columns shall adhere to “The Five Orders of Columns (e.g., Composite, Corinthian, Doric, Ionic, and Tuscan)” and made of concrete, stone or synthetic materials that have the appearance of concrete or stone.
- Foundations and piers shall be made of brick, concrete, or stone. Other materials may be permitted by Warrant.
- Exposed facias of foundations and piers shall be made of brick, concrete, or stone.
- Structural posts along Primary frontages shall be made of metal or wood, simulated wood, or composite wood, or shall be covered in facias of these materials. Bases for structural posts along frontage lines shall be brick, cast stone, or stone, or shall be covered in facias of these materials, and shall match the adjacent exterior wall.

- Outbuildings along Primary and Secondary Frontages shall be constructed of materials to match the principal building.

8.2.2 Configuration

- Where multiple primary exterior materials are used on a single plane on a building façade identity, they should be combined horizontally, with the heavier material below the lighter (e.g., stone below brick; brick below stucco; and stucco below cementitious fiber board and wood) except for additive elements such as bays, balconies, porches, oriels, etc.
- All the exterior walls of a single building (including outbuildings) shall maintain a uniform level of quality in materials as the Primary Frontage.
- Architectural detailing on a Secondary Frontages shall match those on the Primary Frontage.
- All brick shall be appropriately detailed and laid to resemble load-bearing construction. All brick shall course exactly to the top, bottom and sides of all wall openings.
- All stone, excluding cast stone, where used, shall be natural rock of the region, shall be laid dry stack or mortared and shall appear to be weight bearing and not applied.
- All stucco shall be 3-coat or equal cement (or masonry) and shall be integral color or painted, and with smooth or sand-finish.
- All exposed exterior wood shall be painted or stained.
- All structural posts along frontages shall be no less than six inches by six inches nominal dimension. Assemblies of posts using several smaller dimensioned posts are allowed, as long as they cumulatively exceed six inches of nominal dimension.

8.3 Roofs

8.3.1 Materials

- Sloped roofs shall be clad in asphalt shingles, slate, non-injection molded faux slate, terra cotta tile, concrete tile with the appearance of terra cotta tile, and wood shingle. Sloped roof cladding may include metal, provided that it complements an architectural style, and that it meets the following criteria:
  - 22 GA steel.
  - Uplift resistance of prepared roof-covering materials UL 580 Class 90.
  - Impact resistance of prepared roof-covering materials UL2218 Class 4.
  - Fire tests of roof coverings UL 790. Class A, B, C. External fire exposure.
- Flat roofs shall be clad in commercial roofing or similar.
- Flat roofs shall be permitted.

8.3.2 Configuration.

- Where used on a building, sloped roofs along frontages shall have pitched roofs with slopes no less than 6:12. Porches, stoops, and dormers may have shed roofs with pitch no less than 3:12.
- Where used on a building, flat roofs shall be surrounded by a horizontal parapet wall no less than 42 inches high on all sides where the roof deck meets the parapet wall. All flat roofs that are the primary roof structure on residential Building Categories 1, 2, and 3 shall be designed to be activated for private use. The primary roof structure does not include bay windows.

8.4 Openings

8.4.1 Materials

- All windows shall be made of painted aluminum, vinyl, resin, fiberglass, or wood.
- All shutters shall be made of wood, metal, composite wood, or polyurethane. Other materials may be approved by Warrant.
- Garage doors shall be made of metal or composite wood or wood. Garage door materials may include glass, provided that it complements an architectural style.
- Residential buildings shall have a limit for building façade openings. A minimum of 15 percent and a maximum of 40 percent of an individual building façade may be used for openings (except where ground floor shopfronts are required or provided). For this provision, glazed bays should be considered as a subordinate part of an overall façade identity and not considered separately. More than 40% of the wall can be provided as openings or a glazed feature if approved by Warrant.

8.4.2 Configuration

- All doors and windows shall be appropriately spaced along a building façade to create a harmonious composition, whether evenly spaced, symmetrical, syncopated, or evocative of a specific style or historic precedent.
- All door and window header heights shall be consistent along a building façade with allowances for changes of grade and expression of a historical architectural style.
- All windows along a building façade identity set along a frontage line shall be rectangular in shape and vertically proportioned, with the exception of transom windows. Windows that are square, ovular, or circular in shape may only be utilized if specific to an architectural style and precedent.
- All windows along a building façade shall be recessed at least 2.5 inches in depth in exterior finish material of brick, stone, or stucco; and flush-mounted windows are not permitted.
- Shutters are not required to be operable, and if non-operable, shall be of proportions which are approximate to an operable shutter for the window. Shutters shall be in louvered panel, solid panel, or board-and-batten style of construction.

8.5 Attachments

8.5.1 Materials

- All balcony floors shall be concrete slab, metal, or wood. A vinyl membrane may be used if not visible from the ground. Exposed facias of balcony floors shall be painted concrete, metal, painted wood, or painted products (such as cementitious fiber board) approximating these materials. Synthetic materials and wood may be permitted provided they have the appearance of the materials noted above.
- All porch floors shall be of brick, concrete slab, pavers, or stone. A vinyl membrane may be used if not visible from the ground. Exposed facias of porch floors shall be painted concrete, metal, painted wood, or painted products (such as cementitious fiber board) approximating these materials. Synthetic materials and wood may be permitted provided they have the appearance of the materials noted above.
- All stoops, including the landing and the exterior stairs, shall be vertically cladded entirely in brick, stone, parge coat, synthetic stone or thin brick, or part of a larger building bay or oriel paneled assembly incorporated into the building design, as appropriate to the architectural style.

8.5.2 Configuration

- Balconies that cantilever shall be supported by brackets made of concrete beams or profiled sills, or wood beams, or other architectural support appropriate to the architectural style and scale.
- Bay windows shall extend to the ground or be supported by concrete or wood brackets of appropriate scale. Synthetic materials and wood may be permitted provided they have the appearance of the materials noted above. An Oriel is allowed above the first floor.

8.6 Screening

8.6.1 Building mechanical equipment such as electric meters, gas meters, water meters, and transformers and refuse storage not located on an alley or private drive shall be visually screened as permitted by the franchise utility providers. In the event the franchise utility provider does not permit screening within its easements, then the building mechanical equipment may be located along Frontages without screening.

8.6.2 Rooftop mechanical equipment located on low-slope (i.e., flat) roofs shall be fully screened along Primary and Secondary Frontages by parapet walls or opaque screening enclosures both of which shall be at least 12 inches greater in height than the equipment.

8.6.3 Outdoor refuse and outdoor recycling collection receptacles shall not be located along frontages. All collection receptacles shall be visually screened on all sides by a solid wall that is a minimum of six feet in height, and constructed of a material matching the adjacent building façade. All access doors into the collection receptacle shall be made of opaque metal matching the height of the solid walls. Lids shall be required on collection receptacles that are not in a roofed enclosure.

8.7 Shopfronts

8.7. Materials

All shopfronts shall be constructed of glass, glass block, brick, stone, stucco, concrete, cast stone, synthetic stone, cementitious fiberboard, wood, or custom metal work.

Bulkheads

Shopfronts may have a recessed bulkhead between 18 and 36 inches in height and be constructed of an opaque material compatible with the adjacent building façade.

8.7. Openings:

All Shopfronts shall have openings for display windows and may have transom windows as follows:

- **Display Windows**
  Display windows shall be placed above the bulkhead and cover a minimum of 50 percent of the total building wall area between 2 and 8 feet above the adjacent sidewalk. Urban Flex Shopfront frontages are permitted to be constructed at residential window heights and proportions by Warrant**.**
- **Transom Windows**
  Transom windows shall be between 2 and 4 feet in height and may be installed above the display windows. The glazed area over 8 feet shall count toward the minimum required area.

8.7. External Sign Bands

The architectural design of all Commercial Ready Shopfronts shall include a portion of the façade above the windows/storefront of first floor where signs can be placed. This can take the form of a band or identified locations on the spandrels/wall of the building. This is not required in the event of use of transom windows.

ARTICLE 9. BUILDING USE

9.1 General

- Building use shall be in accordance with Table 4: Use Table.
- There shall be no minimum nor maximum density restriction.

9.2 Additional Rules and Regulations

9.2.1 Bed and Breakfast:

- Food service shall be provided.
- The maximum length of stay shall not exceed 14 days.

9.2.2 Live-Work Unit:

- The building area for commercial activity shall be restricted to the first story and internal loft areas.
- The front 30' of depth of the ground floor shall not include a bedroom, kitchen or dining area intended for residential use.
- The maximum number of employees, including the business operator, is three. More than three employees may be permitted by Warrant.
- If there are less than three employees, no off-street parking is required.
- If there are more than three employees, the parking requirements for the commercial function shall be determined by Warrant.

9.2.3 Outdoor Private Civic Amenities:

- Food trucks, temporary and seasonal buildings, beer gardens, outdoor cafes, walk-up outdoor movie theaters, game, and sports venues are encouraged.
  - These uses are highly recommended to enhance the civic quality of life and emotional place attachments of a neighborhood.
  - They may be within right-of-way or on either public or private Open Space or land held for future development.
  - They may be a place holder on a future development site.
  - If within a ROW or Public Open Space pursuant a duly approved license.
  - Electric Meters and outlets to support these activities and uses can be located on discrete edges of open spaces provided with landscaping or other screening.
- These uses are intended to attract pedestrian traffic and may use existing on-street parking. There will be no additional parking required.
- No additional permanent restrooms are required. Restrooms may be shared between amenities and nearby buildings.

- These amenities may only be allowed by Warrant. A Warrant awarded to an Owners Association may be awarded without a time limit. A Warrant awarded to any other party shall be limited in duration in proportion to the investment being made.

9.2.4 Retail Buildings (Under 3,000 Square Feet):

- The building area available for retail use is limited to buildings at corner locations.
- The hours of operation for an establishment shall be limited from 7:00 a.m. to 10:00 p.m.
- A food service establishment shall be further limited to seating no more than 30 patrons.
- Retail and Restaurant buildings associated with an Owners' Association amenity space are exempt from these additional rules and regulations.

9.3 Specific Use Permits

9.3.1 Functions that require a specific use permit are subject to approval in accordance with Section 155.080 of the Mansfield City Code.

9.4 Prohibited Uses

9.4.1 The following specific uses are not allowed:

- Adult entertainment or adult-themed business;
- Automotive sales, automotive repair, or automotive service facility;
- Body piercing parlor or tattoo parlor;
- Car wash;
- Check cashing;
- Drive-through facility;
- Gas station;
- Pawn shop;
- Retail sales of tobacco products as a primary use;
- Wholesale business;
- Warehouse Distribution;
- Industrial Fabrication;
- Outdoor storage; and
- Mini-Warehouse.

9.5 Nonconformities

9.5.1 Where buildings exist on adjacent lots, the Director may allow a proposed building to match the setbacks and heights of adjacent buildings rather than the provisions of this PD by Warrant.

TABLE 4: USE TABLE.

THIS TABLE DELEGATES SPECIFIC USES WITHIN THE PD DISTRICT.

RESIDENTIAL:	
ACCESSORY UNIT	■
BUNGALOW COURT	■
HOME OCCUPATION	■
MIXED-USE BUILDING	■**#**
MULTI-FAMILY RESIDENTIAL BUILDING	■**#**
SENIOR HOUSING	
ROW HOUSE	■
SINGLE-FAMILY RESIDENTIAL (DETACHED)	■
LODGING:	
BED AND BREAKFAST (UP TO 5 ROOMS)	■
HOTEL (NO ROOM LIMIT)	
OFFICE:	
CO-WORKING SPACE	■
LIVE-WORK UNIT	■
OFFICE BUILDING	

RETAIL:	
ARTISAN RETAIL	■
BEER GARDEN OR POP-UP RESTAURANT	*
COMMERCIAL KITCHEN	*
DISPLAY GALLERY	■
ENTERTAINMENT VENUE	*
FOOD TRUCK PARK	■
KIOSK	□*
OPEN-MARKET BUILDING	■*
PERSONAL SERVICE	■
RESTAURANT	□*
RETAIL BUILDING (UNDER 3,000 SQUARE FEET)	■
RETAIL BUILDING (OVER 3,000 SQUARE FEET)	*
TAVERN, BREWPUB, OR DISTILLERY*	□*
OTHER: INDUSTRIAL:	
SMALL SCALE CRAFT MANUFACTURING	

OTHER: CIVIC:	
CONFERENCE CENTER OR EXHIBITION CENTER	
FOUNTAIN OR PUBLIC ART	■
MUSEUM	
OUTDOOR AUDITORIUM / THEATER / MOVIE THEATER	■
RELIGIOUS ASSEMBLY	□
HOA AMENITY CENTER	■
OTHER: EDUCATION:	
CHILDCARE CENTER	□
ELEMENTARY SCHOOL	■
HIGH SCHOOL	
INTERMEDIARY SCHOOL	□
OTHER: AGRICULTURE:	
COMMUNITY GARDEN	■
FARMER'S MARKET	□*
GARDEN (PRIVATE FRONTAGE)	■

■ FUNCTION PERMITTED BY-RIGHT

☐ FUNCTION PERMITTED BY APPROVAL OF A SPECIFIC USE PERMIT

FUNCTION NOT PERMITTED

*Allowed by-right only when associated with or operated by an Owners' Association.

Building type may only be utilized on lots designated as Enhanced Urban Edge and elsewhere permitted by Warrant.

ARTICLE 10. DEFINITIONS.

This PD provides definitions for terms in this PD that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this PD, then the existing zoning ordinance definitions shall control. If a term is not defined in either, then the Development Review Committee shall determine the correct definition.

ACCESSORY UNIT: A residential unit not greater than 800 square feet sharing ownership and utility connections with a principal building; and it may or may not be within an outbuilding (SYNONYM: ANCILLARY UNIT).

ALLEY: A private thoroughfare designated to be a secondary means of vehicular access to the rear or side of properties; an alley may connect to a vehicular driveway that is located to the rear of lots providing access to outbuildings, service areas, and parking; and containing utility easements (SYNONYM: MEWS).

ALLOWED ENCROACHMENTS: Any structural element that encroaches, other than a Frontage Type. Allowed encroachments into setbacks and easements may include eves, gutters, chimneys, utility meters, planter boxes, porches, stoops, bay windows, balconies, terraces, masonry-clad footed chimneys, sunrooms, attached pergolas, garden room, oriels, and colonnades. Encroachments may encroach beyond the build-to line up to the right-of-way..

ARCADE: A private frontage principally for retail use wherein the building façade is a colonnade supporting habitable space that overlaps the sidewalk while the building façade at the sidewalk level remains at the frontage line.

ARCHITECTURAL PATTERN BOOK: A graphic and narrative architectural regulatory document which describes how blocks and buildings will be organized vertically, horizontally, proportionally, materially, and by style. It is intended to complement the architectural standards of this form-based development district, and it may also direct wellness, performance, and environmental goals. It may be a public or private document authored, maintained, and managed by a municipal entity or a Property Owner's Association or Homeowner's Association. It describes the design intent of all improvements included within a neighborhood.

ARTISANAL RETAIL: A shop in which goods are custom-prepared, displayed, or sold in small quantities that are often one-of-a-kind items. The use may also include the production, incidental storage, display, and sale of such goods or may be a place where a small number of persons are engaged in arts and crafts activities in a class or studio.

ARTISTIC NEON: The use of neon signs in a manner that is creative beyond a modern use of a conventional neon sign or reminiscent of classic/ iconic neon signs.

ASSOCIATION DOCUMENTS: Consists of the Owner's Association Restrictions and Covenants and related documents required for the creation of an Owners Association.

ATTACHED GREEN: An Open Space which is located between a residential property and a street with adjacent homes facing or siding to the open space.

ATTACHED PERGOLA: An outdoor structure with columns that support a roofing grid of beams and is attached to the wall of a home or structure often for shade or greenery.

ATTIC: The interior part of a building contained within a pitched roof structure.

AWNING: A fixed or movable shading structure, cantilevered or otherwise entirely supported from a building, used to protect outdoor spaces from sun, rain, and other natural conditions. Awnings are typically used to cover outdoor seating for restaurants and cafés.

BACK BUILDING: A single-story structure that extends to the rear of a principal building and is often connected to an outbuilding.

BALCONY: An open air exterior extension of an upper floor of a building, enclosed up to a height of about three feet by a wall or balustrade

BAY WINDOW: A window projecting outward typically comprised of three parts, with a larger center window unit and two narrow windows on either side.

BED AND BREAKFAST: A lodging type offering 1 to 5 bedrooms and permitted to serve food to guests.

BLADE SIGN: A sign that is made from rigid material mounted perpendicular to a building wall with one side attached or supported by a device extending from a building wall or suspended from an overhang.

BLOCK: The aggregate of all the private lots, open spaces, cross-block passages, and alleys, circumscribed by thoroughfares as the ROW line.

BLOCK FACE: The aggregate of all the building façades on one side of a block.

BUILD-TO-LINE: Is a fixed dimension shown on a final plat and Regulating Plan within the range of the allowed Build -to-Zone of each building type. Each block face on a final plat must show a Build-to-Line or Build-to-Line Zone. Buildings built along a block face must have their principal building facade on the Build-to-Line in the percentage described herein. It is not a setback. Allowed encroachments are allowed to extend in front of a Build-to-Line. The Allowed Encroachments can be included as part of a structure to comply with the percentage frontage requirement. When several building types share a block face, the dominate building type by frontage dimension shall control.

BUILD-TO-ZONE: A range containing the Build-to-Line within which a principal building façade shall be built within. Build-to-Zones are indicated by building type. When several building types share a block face, the dominate building type by frontage dimension shall control.

BUILDING CONFIGURATION: The form of a building, based on its massing, on its private frontage, and on its height.

BUILDING DISPOSITION: The placement of a building on its lot.

BUILDING HEIGHT: The vertical extent of a building measured in stories. Other methods of height, such as feet do not apply.

BUNGALOW: a small detached single family home with a floor area between 500 and 800 square feet. A Bungalow is not required to have an attached garage.

BUNGALOW COURT: A type of residential development which features 6 to 12 small houses that may be detached or may share a party wall with another dwelling, and arranged around a central green on a common lot. Bungalow Courts may be platted on a single lot or individually platted lots. Bungalow Courts may be platted on a single lot or individually plated lots. No Bungalow Court shall be located within 800 feet of another Bungalow Court. See Diagram 1.

Diagram 1. Photograph of Bungalow Court.

BY RIGHT: Characterizing a proposal or a component of a proposal that complies with this PD and is permitted and processed administratively, without a public hearing (SEE VARIANCE AND WARRANT).

CANAL STREET: A public or private open space that replaces a street with a canal in a neighborhood structure.

CHARLESTON SIDE PORCH: A building type in which a side façade, and not the front façade has a long porch parallel to the side façade. The porch may face the internal side lot line or external side lot line.

CIVIC: The term defining not-for-profit organizations dedicated to arts, culture, education, government, municipal government, and recreation.

COLONADE: A sequence of columns supporting a horizontal member (often an entablature) that are spaced at regular intervals that can be free-standing or part of a building to define a space.

COMMERCIAL: The term collectively defining lodging, office, and retail functions.

CORNER LOT: A lot or parcel of land abutting two or more thoroughfares, Open Space, Woonerf, Paseo at their intersection.

COURTYARD: A disposition where the building occupies the boundaries of its lot while internally defining one or more private spaces.

CROSS-BLOCK PASSAGE or Paseo: A publicly accessible way providing access through a block that is restricted to pedestrian use and limited vehicular access.

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee is comprised of a representative from each of the various departments which have jurisdiction over the permitting of a project as appointed by the City Manager.

DIRECTOR OF PLANNING: means the Director of Planning or his / her designee.

DOORYARD: A private frontage type with a shallow setback, and front garden or patio, usually with a low wall or a hedge at the frontage line (VARIATION: LIGHT WELL OR LIGHT COURT).

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

EDGEYARD: A type of disposition where a building occupies the center of its lot with setbacks on all sides.

ELEVATION: An exterior wall of a building that is not along a frontage line (SEE FAÇADE).

ENCROACH: To break the plane of either a vertical or horizontal regulatory limit with a structural element, so that it extends into a setback, into the public frontage, or above a height limit.

ENFRONT: To place an element along a frontage.

ENHANCED URBAN EDGE: A transition area between areas of intensity. The Enhanced Urban Edge shall be depicted on the Concept Plan and Regulating Plan.

FAÇADE: The exterior wall of a building set along a frontage line.

FAÇADE IDENTITY: The increment of a primary frontage distinguished from the adjacent façade increments by the use of architectural style, materials, colors, plane, ornamentation, allowed encroachments, etc.. These should be no longer than 300' per primary frontage unless the adjacent façade increment is too small to adequately hold a separate identity. Adjacent corner primary frontages may have the same façade identity.

FENCE: A permeable metal or wooden wall, independent of a building, and that is located along a frontage line.

MOBILE FOOD VENDOR PARK: A property intended for permanent location for 3 or more food trucks. All such properties shall include required infrastructure and public seating for all food trucks serving guests in the park.

FORECOURT: A private frontage wherein a portion of the building façade is close to the frontage line and the central portion is set back.

FRONT SETBACK: The distance as measured from the frontage line to the point where a building may be constructed. This area shall be maintained clear of permanent structures with the exception of Allowed Encroachments.

FRONTAGE: The area between a building façade and the vehicular lanes and is inclusive of its built and its planted components. A frontage is divided into the private frontage and the public frontage.

FRONTAGE BUILDOUT: The percentage of the lot width that is occupied by the building façade within the Primary Frontage.

FRONTAGE LINE: A lot line bordering a public frontage.

FRONTAGE REQUIREMENT: A minimum amount of a principal building façade width along a Primary Frontage on the designated Build-to-Line expressed as a percentage of the building facade to the Primary Frontage.

FUNCTION: the use or the uses accommodated by a building and its lot.

GALLERY: A private frontage wherein the building façade is aligned close to the frontage line with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk.

GARDEN ROOM: A room constructed into an Allowed Encroachment with windows to maximize natural light and display views of the outdoors (SYNONYM: SUNROOM).

GREEN: A open space for unstructured recreation, and that is spatially defined by landscaping rather than building frontages.

GREEN STREET: A public or private open space that replaces a street in a neighborhood structure.

INSET GREEN: an open space with two or more sides fronted by buildings.

LIGHT WELL: A private frontage that is a below-grade entrance or recess designed to allow light into basements (SYNONYM: LIGHT COURT).

LINER BUILDING: A building specifically designed to mask a parking lot or a parking structure from a frontage. Provide a finished street wall along shallow frontages.

LIVE-WORK UNIT: A mixed-use unit consisting of a commercial function and a residential function. The commercial function is restricted to the first story of the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial function (SYNONYM: FLEX HOUSE).

LOADING DOCK: An area in which goods and products are moved on and off a vehicle, including the stall or berth, apron, and maneuvering room.

LODGING: A building function available for daily and weekly renting of bedrooms.

LOT: A parcel of land accommodating a building or buildings that are under the same ownership.

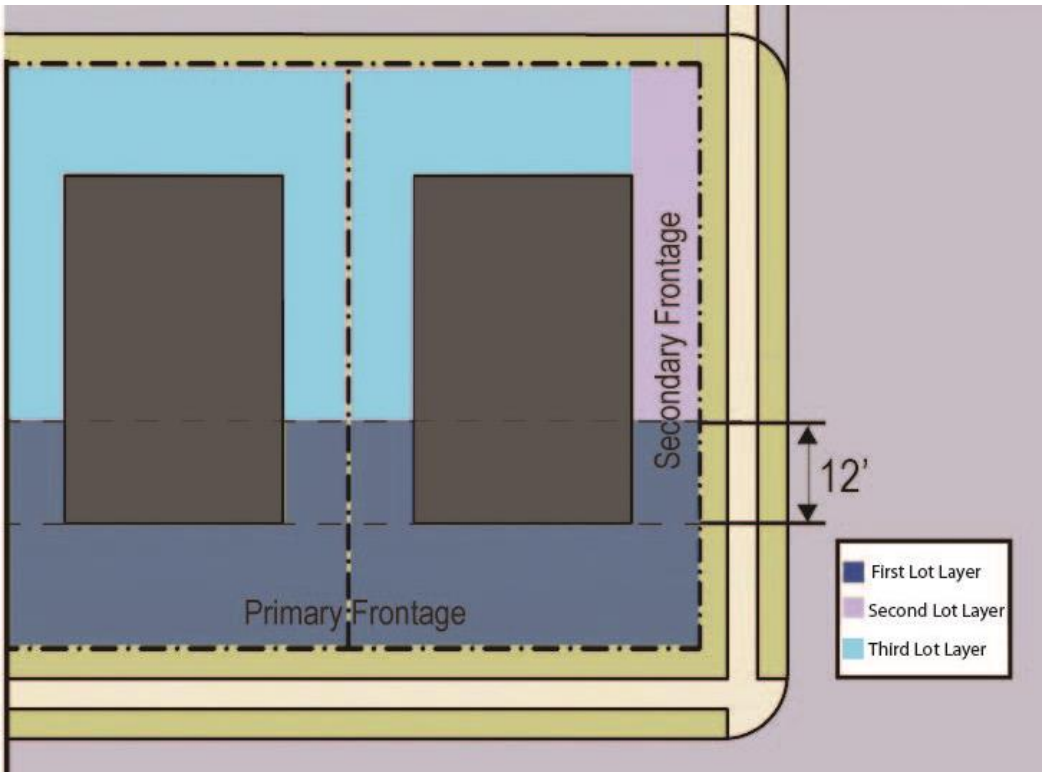
LOT COVERAGE: The percentage of a lot that is covered by buildings and other roofed structures.

LOT LAYER: A range of depth of a lot within which certain elements are permitted to be located.

LOT LAYER, FIRST: The area of a lot that is comprised of the area between the Primary Frontage line and 12 feet behind front Build-to Line.

LOT LAYER, SECOND: The area of a lot that is comprised of the area 12 feet behind the front Build-to Line along a secondary frontage.

LOT LAYER, THIRD: The area behind the outermost rear corner of the primary building and to the rear and side of the primary building.



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

LOT OCCUPATION: A category for the area of the lot that may contain buildings, regulated in terms of width and coverage metrics.

LOT WIDTH: The length of the Primary Frontage line of a lot.

MANOR HOUSE: A Building that is similar in character and scale to a single-family house from the street façade but contains 3-12 individual dwelling units accessible through a single or multiple entrances. A Manor House contains units for rental or sale. Maximum of 12 units per building on a single lot.

MANUFACTURING: The making of articles on a large-scale using machinery.

MASTER SET OF PLANS: Building Plans, including floor plans and elevation plans, approved as a group for Residential Building Types.

MEWS: A private thoroughfare designated to be a secondary means of vehicular access to the rear or side of properties; a Mews may connect to a vehicular driveway that is located to the rear of lots

providing access to outbuildings, service areas, and parking; and containing utility easements (SYNONYM: ALLEY).

MIXED USE: Multiple functions that are either located within the same building through superimposition or adjacency.

MURAL: Any piece of artwork that is painted, tiled, or otherwise applied directly to an exterior wall.

NEIGHBORHOOD ARCHITECT: Is the individual(s) or firm(s) employed by an association to create and manage the application of a private Pattern Book within the borders of the association.

NEIGHBORHOOD: Is a term used to describe any settlement with explicit or implied boundaries. It may have a single use or broad mix of uses. It is an emotional term to describe a feeling of belonging in a place regardless of use, ownership, or length of stay. It is an affection of place which translates into long-term sustainability.

NONCONFORMITY: An existing function, structure, lot, or site improvement that is in compliance with the zoning regulations that were applicable to it when it was established, and for which all the required permits were issued, but which does not conform in whole or in part to the regulations of this PD. Such nonconformity is legal and may continue except as regulated by this PD.

OFFICE: Premises available for the transaction of general business but excluding retail.

OPEN SPACE: An outdoor area permanently dedicated exclusively for private or public use.

ORIEL: A singular bay window (or stack of bay windows) that does not reach the ground.

OUTBUILDING: An accessory building, which is usually located toward the rear of the same lot as a principal building, and that sometimes may be connected to the principal building by a back building.

OWNERS ASSOCIATION: An incorporated or unincorporated association owned by or whose members consist primarily of the owners of the property covered by the dedicatory instrument and through which the owners, Developer, or the board of directors or similar governing body, manage or regulate the residential or nonresidential uses within the property covered by the dedicatory instrument. The property subject to a Lonestar Mansfield Planned Development District may consist of multiple Owners Associations, whether a master association and subsidiary associations or multiple independent associations, which may be characterized as “Property Owners Associations”, (POA in the singular, POA’s in the plural), or “Homeowners Associations”, (HOA in the singular, HOA’s in the plural).

PARK: An open space that is a natural preserve and is available for unstructured recreation.

PARKING STRUCTURE: A building containing one or more stories of vehicular parking above or below grade.

PASEO: A publicly accessible way providing access through a block that is restricted to pedestrian use and limited vehicular access. Also referred to as a Cross-Block Passage.

PHASING PLAN: A plan that shows the delivery of infrastructure necessary to serve development within the Property. Phases shown on a Phasing Plan are not required to develop sequentially. This plan is an element of the Concept Plan.

PLANTER: The element of the public frontage which accommodates street trees, whether continuous or individual.

PLAZA: A open space designed for unstructured recreation and civic purposes, and spatially defined by building frontages and consisting of paved surfaces. A piece of civic art may be included as visual terminus. Trees are not often used within the plaza but may be on the edges. If the edge includes an arcade, trees are not allowed.

PORCH: An open-air room that is appended to a building, with a floor and a roof, but no walls on the sides facing frontages. A porch is meant to be furnished as occupiable space.

PRIMARY FRONTAGE: The frontage designated to be the front façade and principal entrance to the building as well as the measure of minimum lot width (SEE FRONTAGE).

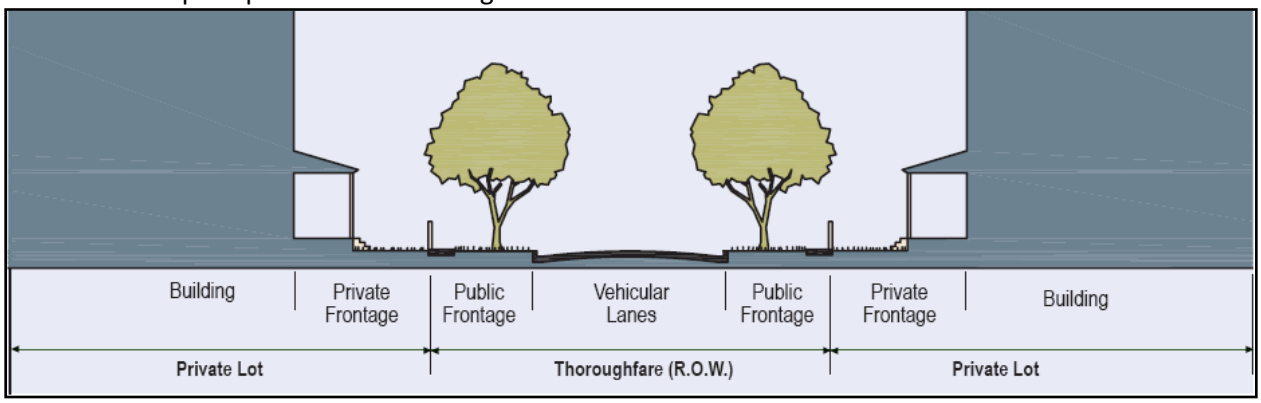
PRIMARY PORCH: The porch at the Primary Frontage of a house.

PRINCIPAL BUILDING: The main building on a lot, and usually located toward the frontage.

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

PRIVATE FRONTAGE: The privately held layer between the frontage line and the principal building façade.

PUBLIC FRONTAGE: The area between the curb of the vehicular lanes and the frontage line or the lot edge of an open space and the frontage line.



PLAYGROUND: A open space that is designed and equipped for the recreation of children. A playground shall be fenced and may include an open shelter.

REAR YARD: A disposition where the building occupies the full frontage, leaving the rear of the lot as the sole yard.

REAR SETBACK: The distance as measured from the rear lot line to the point where a building may be constructed. This area shall be maintained clear of permanent structures with the exception of encroachments.

REGULATING PLAN: A zoning map or set of maps that shows the transect zones, open spaces, thoroughfare assignments, non-conforming districts if any, and Urban Design Requirements if any, of areas that are subject to, or potentially subject to, regulation by this Section.

REQUIRED PARKING: The number of parking spaces needed to accommodate a building or buildings on a single lot according to its function or functions. These may be either on-site, on-street, or remote.

RESIDENTIAL: Characterizing premises available for human dwelling.

RETAIL: Characterizing premises available for the sale of merchandise and food service.

ROW HOUSE: A single-family residential unit sharing a party wall with another of the same type and that occupies the full frontage line. A Row House consists of two or more units. (SYNONYM: TOWN HOUSE).

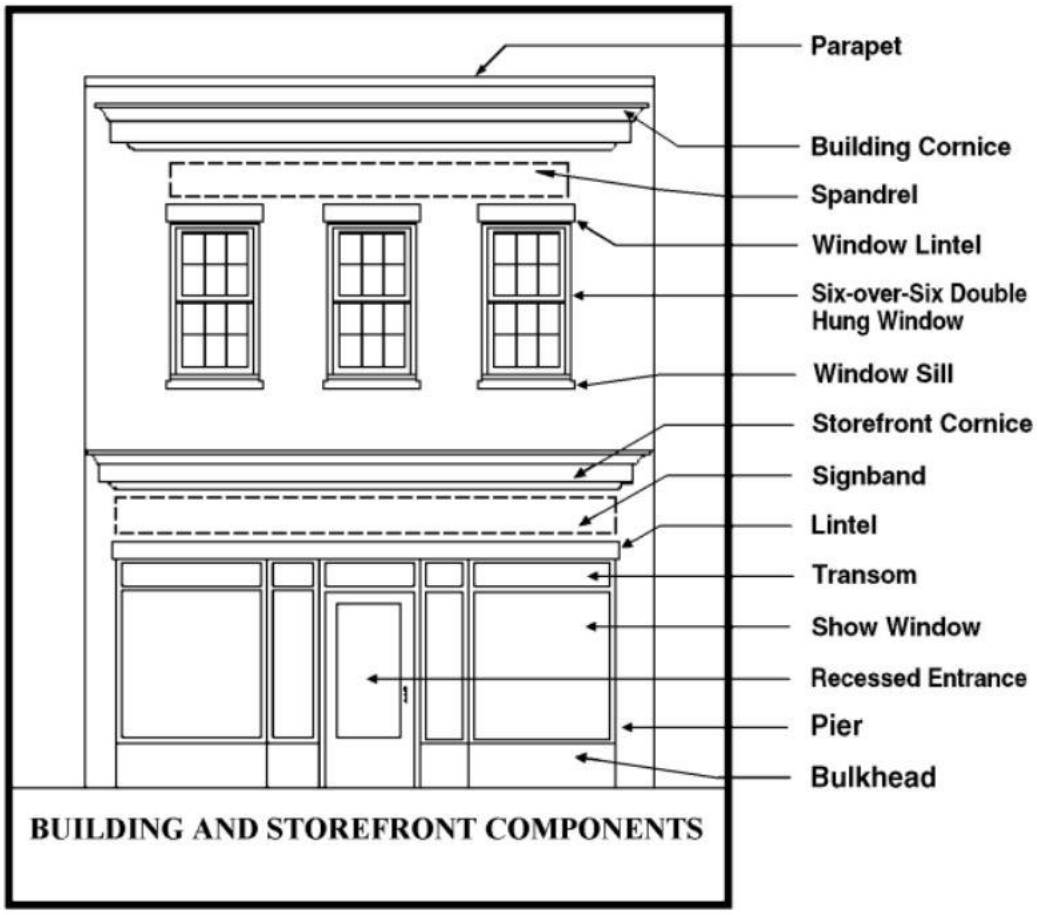
SCHEMATIC BUILDING ELEVATION: An exhibit depicting the design intent of building form, fenestration, and materials. Building materials shall be described as to type and configuration.

SECONDARY FRONTAGE: On corner lots fronting on streets, open space, muse, inset greens, and Paseos, the private frontage not designated as the Primary Frontage. Except for corner lots and lots fronting on streets, open space, muse, inset greens, and Paseos, the Secondary Frontage does not have the same detail as the Primary Frontage, but consists of the same exterior finish material as the Primary Frontage.

SERVICE AREA: The portion of a lot or a building exclusively dedicated to service in the form of shipping and receiving, trash and recycling collection and storage, housing of mechanical equipment and outdoor storage areas.

SETBACK: The area of a lot measured from the lot line to a building façade or a building elevation that is maintained clear of permanent structures, with the exception of Allowed Encroachments (VARIATION: BUILD-TO-LINE).

SHOPFRONT: A private frontage most conventional for retail use with substantial glazing wherein the building façade is aligned close to the frontage line and the building entrance is located at sidewalk grade. Standards for Shopfronts along Commercial Ready and Urban Flex Frontages are provided in this Section. A Shopfront may include some or all of the building façade elements indicated in the image below, except as otherwise required by the architectural standards of this Section:



SIDEWALK: The paved section of the public or private frontage that is dedicated exclusively to pedestrian activity (SYNONYM: WALKWAY).

SIDE YARD: A disposition where the building occupies one side of the lot with the setback to the other side. If the adjacent building is similar, with a blank side wall, the yard is quite private. May include exclusive-use and maintenance easements.

SIGN BAND: A wall area of a non-residential building built along a portion of a Primary or Secondary Frontage allocated for the placement of a sign above a shopfront or at the cornice. A sign band is integral to the architecture of the building.

SQUARE: A open space designed for unstructured recreation and civic purposes, and spatially defined by building frontages and consisting of paths, lawns, and trees, all formally disposed. May be any shape.

STREET TREE GUIDELINES: Is a primarily graphic document showing the specific placement street trees across all public streets, private streets, green streets, and paseos. It may assign a species or range of species to specific locations in the plan. It will include a table of allowed street trees permitted

by this PD. It has a minimum 11”X17” format. It is managed by either a Property Owner’s Association or Homeowner’s Association.

STOOP: A private frontage that is most conventional for residential use wherein the building façade is aligned close to the frontage line with the first story elevated from the sidewalk for privacy, with an exterior stair and a landing at the entrance. Stoops are meant to be entry features as distinguished from porches that are occupiable space.

STORY: A habitable level within a principal building and an outbuilding by which height is measured but excluding an attic or a raised basement.

STREETSCREEN: A freestanding wall built along the frontage line, or coplanar with a building façade (SYNONYM: STREETWALL).

SUNROOM: A room constructed with windows to maximize natural light and display views of the outdoors (SYNONYM: GARDEN ROOM).

TERRACE: A private frontage wherein an upper floor building facade is set back from the frontage line by an elevated structure that is an occupiable space.

TERMINATED VISTA: A location at the axial conclusion of a thoroughfare or viewshed.

TERTIARY FRONTAGE: Frontages not fronting a street or open space including, but not limited to (i) frontages on a residential side yard, 12 feet behind the Build-to-Line, between lots, (ii) frontages on a rear yard, (iii) frontages on an alley, (iv) frontages not visible from Primary and Secondary Frontages, (v) frontages within interior courtyards, (vi) frontages adjacent to or abutting structures including parking garages, (vii) other similar frontage.

THOROUGHFARE: A public way for use by vehicular and pedestrian traffic and intended to provide access to lots and open spaces, consisting of vehicular lanes and the public frontage.

TRAFFIC CALMING: A method for using either horizontal deflection methods such as bump outs or chicanes or vertical deflection such as speed tables or woonerfs to slow traffic.

TRANSOM: A transverse horizontal crosspiece separating a door from a window above it or a section of façade that may or may not contain a window above the course of display windows.

URBAN DESIGN REQUIREMENTS: Are provisions of this PD that modify or extend specific requirements as designated on a Regulating Plan or other map for those provisions.

URBAN FLEX FRONTAGE: A building shopfront at the sidewalk level, built to accommodate either commercial, residential or live/work uses. (SEE ALSO: SHOPFRONT)

VARIANCE: A ruling that would permit a practice that either is not consistent with a specific provision or the Intent of this PD.

WARRANT: A ruling that would permit a practice that is not consistent with a specific provision of this PD, but it is justified by its Intent.

WINDOW SIGN: A sign that is plainly visible from the outside of the building and located on either the external surface of the window or within 25 inches of the internal surface of the window.

WOONERF: A pedestrian priority street lacking a change in grade at the curb line. Traffic cartways and/or parking lanes are delineated by the use of bollards. The cartway may be colored and impressed to indicate a change in materials and vehicle passage lanes.

EXHIBIT A: BUILDING STANDARDS

	Name	Lot Widths (min. – max.) (1)	Lot Depth (min.)	Side Yard (min.) (2) (3) (11)	Build-to-Zone Front Street (min.-max.) (10)	Build-to-Zone Side Street (min.-max.)	Rear Setback Alley	Rear Setback No Alley (min.)	Off Street Parking Spaces/ dwelling unit (min.)	Garage Placement	Height in Stories (min.-max.) (4) (5)	Area (SF)/ Dwelling Unit (min. – max.) (9)	Allowed Encroachments Permitted (Sec. 4.4.2)	Accessory Unit Permitted (6)
Category 1 (14)	Estate	60'+	110'	5' or 3'/7' split	20'-30'	10'	7'-9' or 17' min.	10'	2	Rear / Pull-through	1-2	2500 – No Max	Yes	Yes
	Township	45'-59'	100'	5' or 3'/7' split	15'-25'	10'	7'-9' or 17' min.	-	2	Rear / Pull-through	1-2	2000 - 3000	Yes	Yes
Category 2 (12)	Cottage	35'-44'	90'	3'	10'-25'	10'	7'-9' or 17' min.	-	2	Rear	1-2	1500 - 2500	Yes	Yes
	Casita	25'-34'	80'	3'	5'-10'	5'-10'	7'-9' or 17' min.	-	1	Rear	1-2	800 - 1800	Yes	Yes
	Bungalow	No min. or max.	No min. or max.	3'	5'-10'	5'-10'	7'-9' or 17' min.	5'	1	Rear (parking may be offsite)	1-2	500 – 800	Yes	No
Category 3	Row House Wide (13)	25'-35'	60'	0'	5'-10'	5'-10'	7'-9' or 17' min.	-	2	Rear	2-3	1200 – No Max	Yes	Yes
	Row House Narrow (13)	16'-24'	50'	0'	5'-10'	5'-10'	7'-9' or 17' min.	-	1	Rear	2-3	850 – No Max	Yes	Yes
	Manor House (15)	50'-180'	50'	5'	5'-20'	5'-10'	7'-9' or 17' min.	-	1	Rear	2-3	500 – 1500	Yes	Yes
Category 4 (16)	Multifamily (15)	No min. - 300'	No min. or max.	10'	5'-20'	5'-10'	7'-9' or 17' min.	10'	*(7)	Rear (parking may be offsite)	3-4	500 – No Max	Yes	No
	Mixed-Use (15)	No min. - 300'.	No min. or max.	10'	5'-20'	5'-10'	7'-9' or 17' min.	10'	*(7)	Rear (parking may be offsite)	3-4	500 – No Max	Yes	No

Additional Criteria:

(1) The maximum lot width may be increased by 5 feet on corner lots to accommodate wrap around porches, secondary entries, or other Allowed Encroachments.
(2) Encroachments over a side property line and easements are permitted for eves, gutters, chimneys, utility meters and other similar features.
(3) Rear loaded garages may be attached at the side property line.
(4) Building Height does not include bonus rooms under roof.
(5) Row House building height shall be a minimum of 2 stories.
(6) The habitable area of an accessory unit within a principal building or an outbuilding shall not exceed 800 square feet.
(7) See Parking Requirement in Sec. 5.4.
(8) Build-to-Zones, and setbacks are calculated from ROW lines or Open Space property lines.
(9) Minimum and maximum unit size may be changed by up to 15% by Warrant.
(10) The Front Build to Zone is permitted to be the least restrictive standard allowed for building types on an individual Block Face to accommodate congruous mixing of building types.
(11) 3'/7' Spilt refers to a 10' overall building separation with one side yard being 3' to the property line with the adjacent side yard being 7' to the property line.
(12) Category 2 building types shall maintain a minimum 6' building separation.
(13) Row Houses shall maintain a minimum 10' building separation between separate Row House buildings.
(14) Category 1 buildings may be allowed front facing or pull through garages as authorized under Sec. 5.6.1.2 and shown on the approved Regulating Plan.
(15) Building type may only be utilized on lots designated as Enhanced Urban Edge and elsewhere permitted by Warrant.
(16) Building type may utilize lobby entrances allowed by Warrant.

EXHIBIT B: THOROUGHFARE ASSEMBLIES

Where in conflict, criteria in the street sections included shall control over design criteria in other applicable City ordinances.

Type	*Name on Diagram*			*Walks*	*Parkway*	*Parking Lane*	*Travel*	*Median*	*Travel*	*Parking Lane*	*Parkway*	*Walks*	*Curb Return Radii*	*Bulb Outs*	*Median*	*AutoTurn Needed*	*Parking Type (note 7)*	*Building Type Adjacent*	*Transect zone*	*NOTES*
Urban Avenue I	A	120	84	12	0	19	23	12	23	19	0	12	15'	Yes	No	No	P(8') D(19')	Cm, R, UR	T5, T6	
Urban Avenue II	A	86	62	12	0	19	12	0	12	19	0	12	15'	Yes	No	No	P(8') D(19')	Cm, R, UR	T5, T6	
Urban Avenue III	A	58	34	12	0	8		18		8	0	12	15'	Permitted	No	No	P(8') D(19')	Cm, R, UR	T5, T6	
Avenue I	A	86	60	6	7	8	22	0	22	8	7	6	15'	Yes	No	No	P(8') D(19')	Cm, R, UR	T5, T6	
Boulevard I	B	98	60	6	7	8	22	12	22	8	7	6	15'	Yes	Yes 12' wide	No	P(8') D(19')	Cm, R, UR	T3, T4,T5, T6	
Boulevard II	B	70	36	6	7	8	10	8	10	8	7	6	15'	Yes	Yes 8' wide	No	P(8') D(19')	Cm, R, UR	T3, T4,T5, T6	
Urban Street I	S	60	36	12		8	10	0	10	8	12		15'	Yes	No	No	P(8') D(19')	R	T3, T4, T5	
Urban One Way Street I	SIW	76	52	12	0	19		12		19	0	12	15'	Yes	No	No	D(19')	Cm, R	T4, T5	
Urban One way Street II	S1W	43	20	12		8		12		8	6	5	20' 1 side	Permitted	No	Yes	P(8') D(19')	Cm, R	T4, T5, T6	
Neighborhood Street I	S	61	40	10	0	19		13		19	6	5	15'	Permitted	No	No	P(8')	Cm, R, UR	T4, T5	Needs mid-block choker
Neighborhood Street II	S	43	21	5	6	8		13		8	6	5	15'	Permitted	No	Yes	P(8')	R	T3	Needs mid-block choker
Yeild Street I	S	50	27	5	6.5	8		11		8	6.5	5	15'	No	No	Yes	P(8')	R	T3, T4	Needs mid-block choker
Yeild Street II	S	54	32	5	6	8	8	0	8	8	6	5	15'	Permitted	No	No	P(8')	R	T3, T4, P	
Neighborhood One way Street I	SIW	60	38	10	0	19		12		19	6	5	15'	Permitted	No	Yes	P(8') D(19')	R, P	T3, T4	
Neighborhood One way Street II	S1W	40	18	5	6	8		10		8	6	5	25' 1 side	Permitted	No	Yes	P(8')	R	T3	
Neighborhood Court	C	37	26	5	6	8		18		8	0	0	15	Permitted	No	Yes	P(8')	R	T3, T4	
Neighborhood One way Court	C1W	35	13	5	6	0		13		0	6	5	15'	Permitted	No	Yes	None	R	T6 through T3	
Parkway	PW	76	36	6	8	0	18	12	18	0	8	6	20' both sides	No	Yes	No	None	R	T4, T5, T6	
One way Parkway I	P1W	59	31	6	8	19	12	0	0	19	8	6	20' both sides	Yes, 1 side	No	Yes	D(19')	R	T3, T4, T5	
One way Parkway II	PIW	40	12	6	8	0		12		0	8	6	20' both sides	Yes	No	No	None	R	T3, T4, T5	
Edge Street	ES	34	23	5	6	8		15		8	0	0	15'	No	No	No	P(8')	R	T3	
Park crossing	PC	46	24	5	6	0	12	0	12	0	6	5	15	No	No	No	None	OS	T3, T4, T5	
Bridge Street	B	46	34	6	0	6 Bike	11	0	11	6 Bike	0	6	25'	No	No	No	None	N/A	Open Space	

Type						*Parking*	*Parkway*	*Travel*	*Parkway*	*Parking*			*Curb Return Radii*	*Bulb Outs*	*Median*	*AutoTurn Needed*	*Parking Type (note 7)*	*Building Type Adjacent*	*Transect zone*	
Residential Mews	RA	20	16			7' Private	2	16	2	7' Private			15'	No	No	Yes	None	R, Cm	T3, T4, T5	30' clear zone
Residential Alley	RA	14	12			7' Private	2	10	2	7' Private			15'	No	No	Yes	None	R	T3, T4, T5	20' clear zone
Commercial Alley	CA	20	16					20					20'	No	No	Yes	None	Cm	T3, T4, T5	

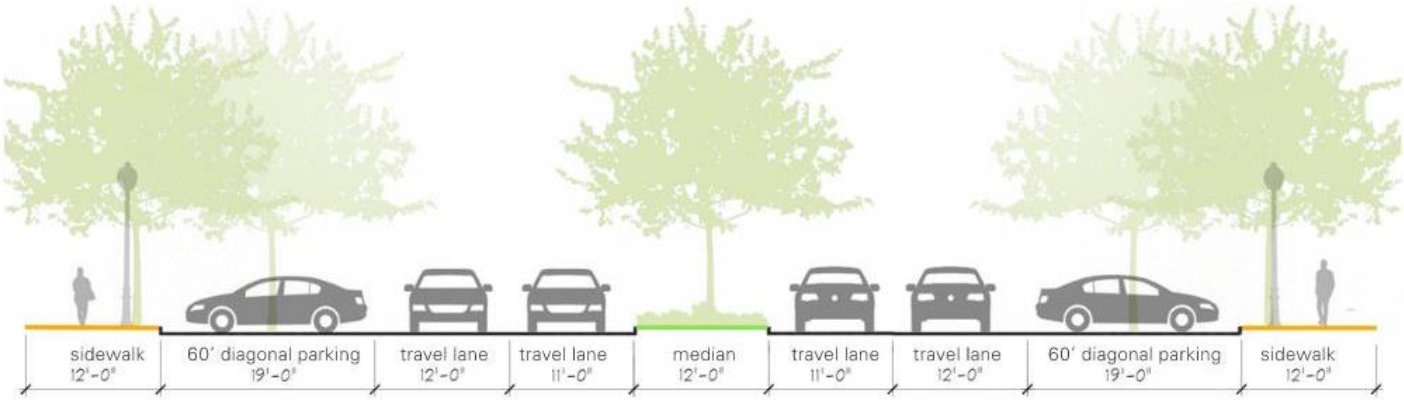
SPECIAL SECTION: Woonerf, see site specific design.

NOTES:

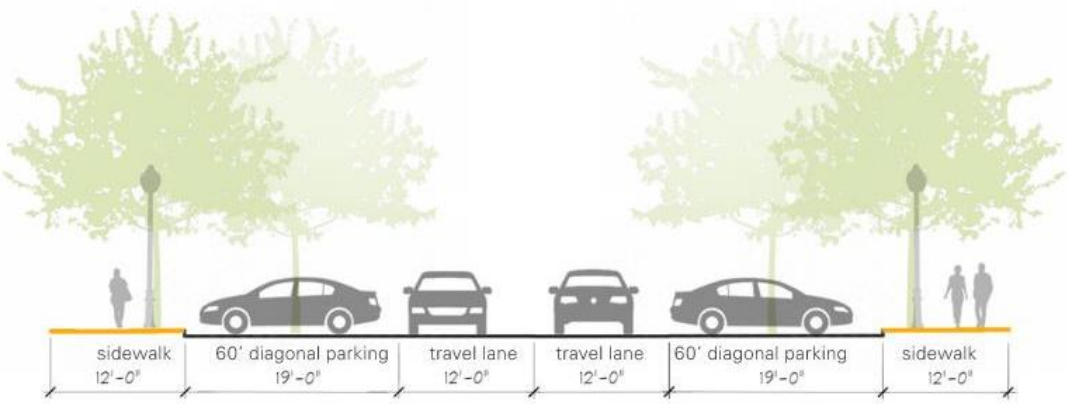
1. "Permitted" means that if the section is in or adjacent to T4 or T5 bulb outs should be used.
2. An advanced stop bar should be located at least 6 feet in advance of the crosswalk to reinforce yielding to pedestrians.
3. High--visibility ladder, zebra, and continental crosswalk markings are preferable to standard parallel or otherwise noted (T4/T5).
4. Interim curb extensions may be incorporated using flexible posts and epoxied gravel.
5. Accessible curb ramps are required by the Americans with Disabilities Act (ADA) at all crosswalks.
6. Autoturn needed at time of project design to determine geometrics of red curbs. Curb radii may change depending on model results, but shall not exceed 22' radius.
7. P=parallel, D=diagonal 60 degrees Note: for diagonal parking, reverse-in diagonal is allowed.
8. R=residential, Cm=commercial/retail, P=public space w/building, O=Open space, V=varies
9. Trees in curb extensions are to be 3'-6" from travel lane
10. Urban Avenue can convert to Boulevard if insert a minimum 12' median.
11. Diagonal parking in a street section can be convert to parallel Parking and the travel lane adjacent to the parallel parking side can be reduce to 11 ft
12. Minimum lane width at the intersections with bulb-outs shall be 24' for the length of the bulb-out extension from the PCR (point of curb return).

EXHIBIT B: THOROUGHFARE ASSEMBLIES

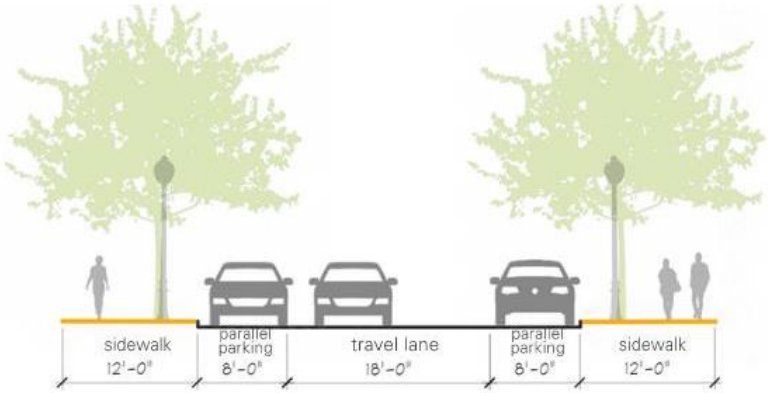
Below are graphic examples of some of the of the sections depicted in the above table, but not every iteration permitted by the table is depicted.



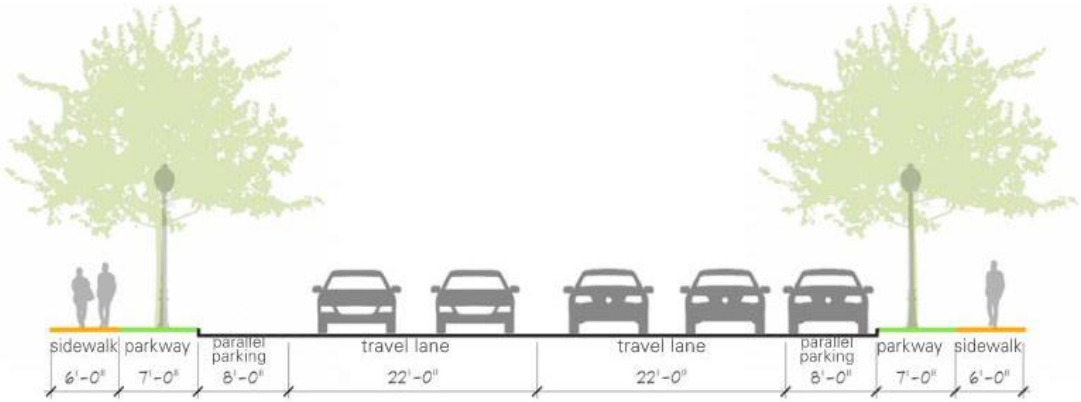
A - 120 - 84
Urban Avenue I



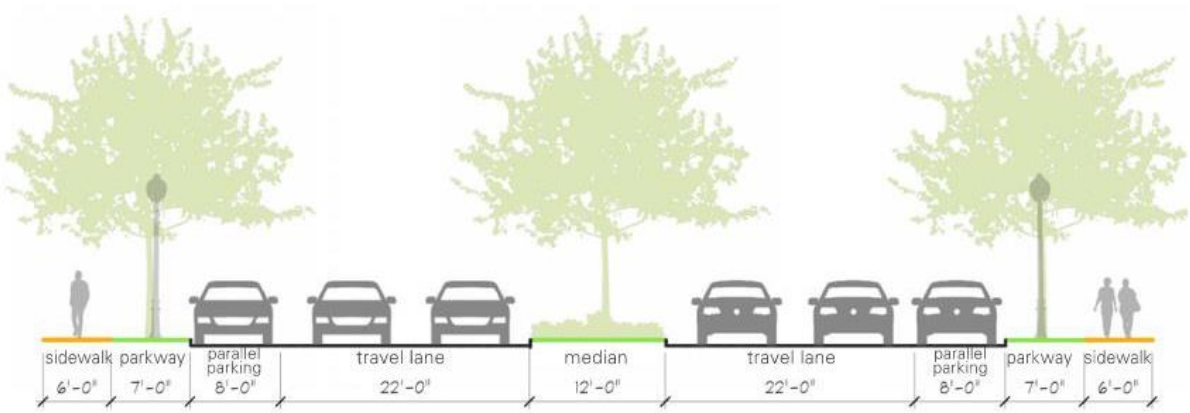
A - 86 - 62
Urban Avenue II



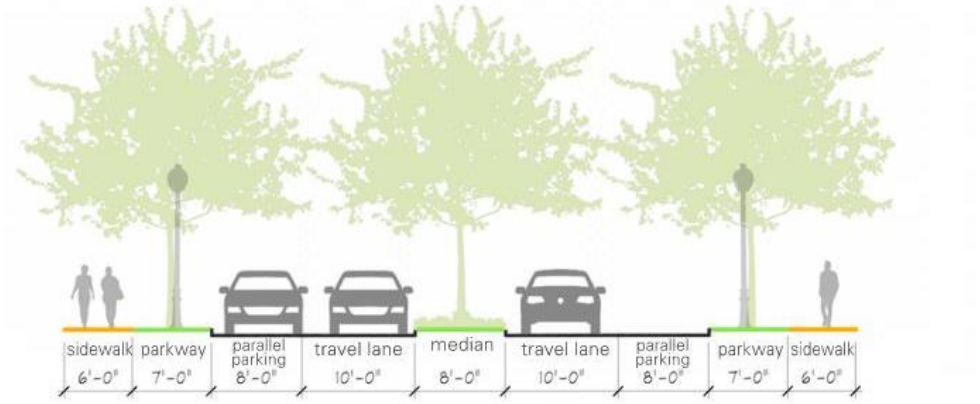
A - 58 - 34
Urban Avenue III



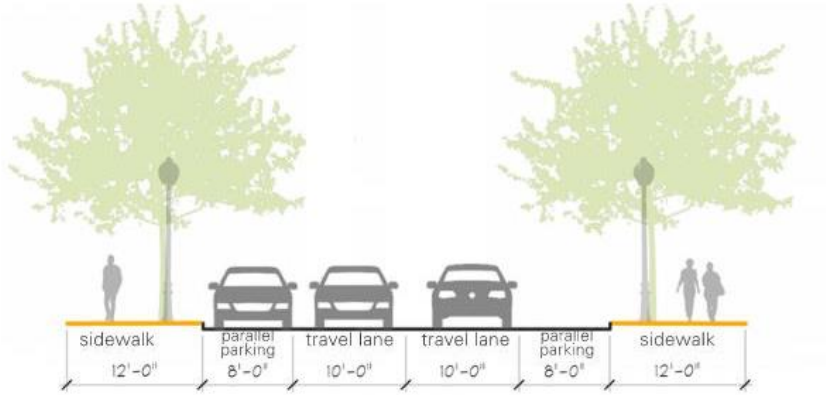
A - 86 - 60
Avenue I



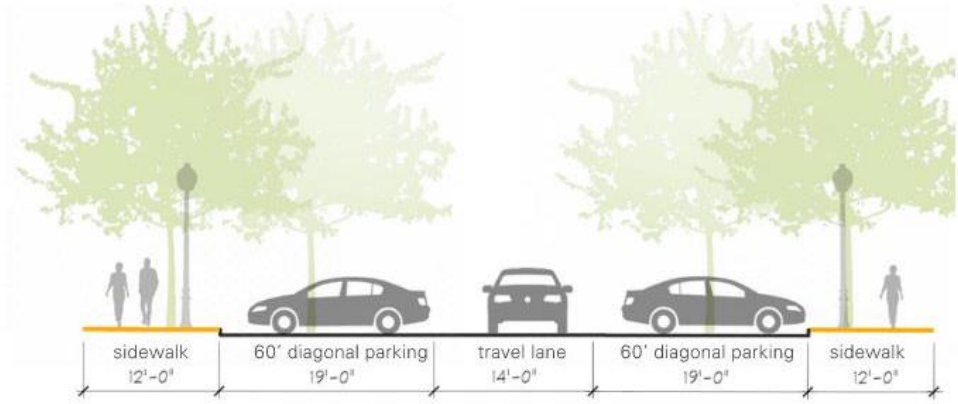
B - 98 - 60
Boulevard I



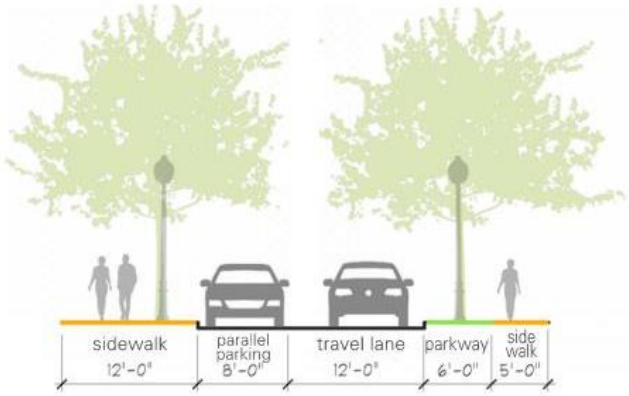
B - 70 - 36
Boulevard II



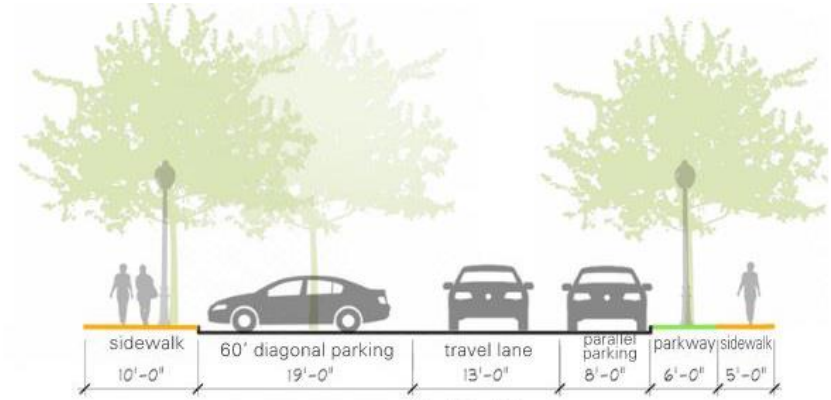
S - 60 - 36
Urban Street I



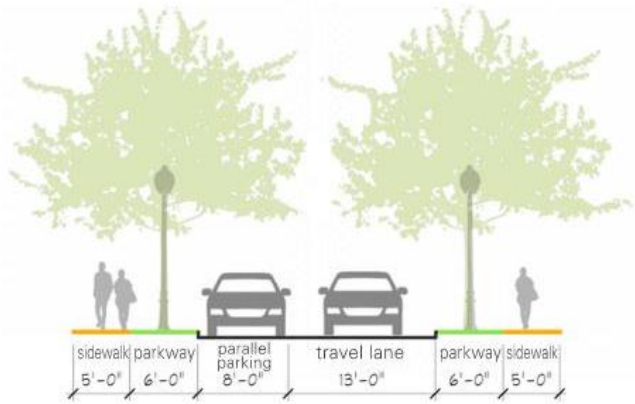
SIW - 76- 52
Urban One Way Street I



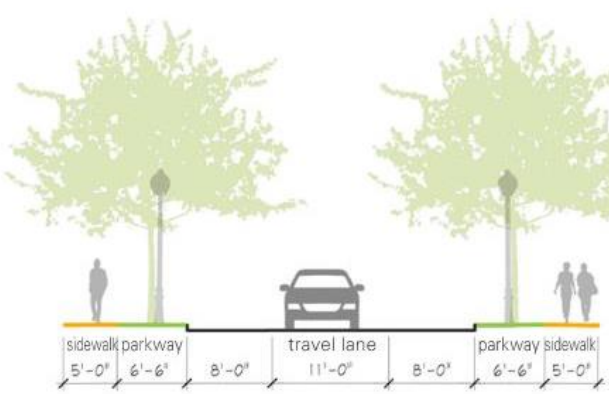
SIW - 43 - 20
Urban One Way Street II



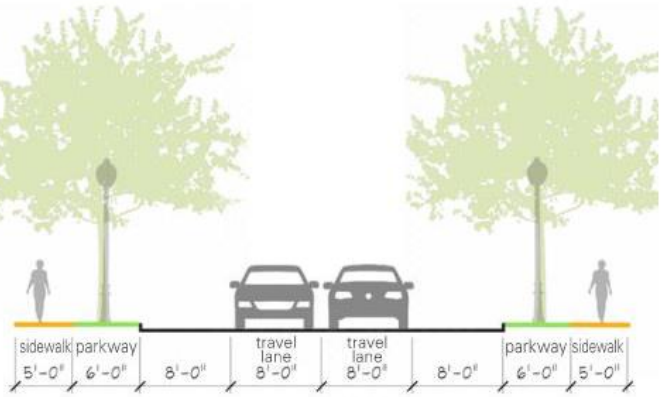
S - 61 - 40
Neighborhood street I



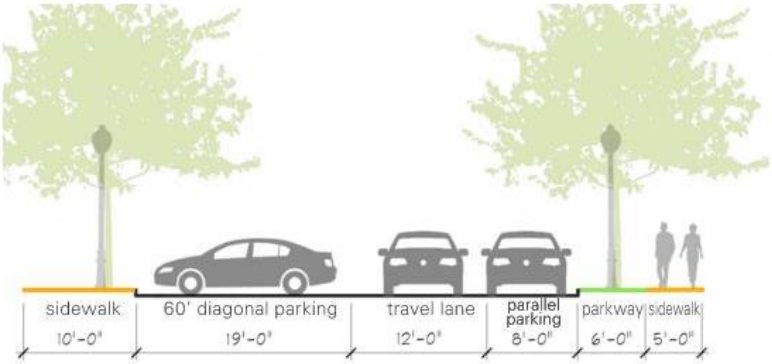
S - 43 - 21
Neighborhood street II



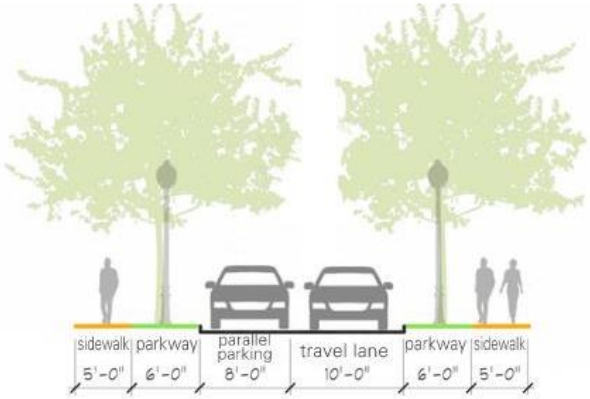
S - 50 - 27
Yield street I



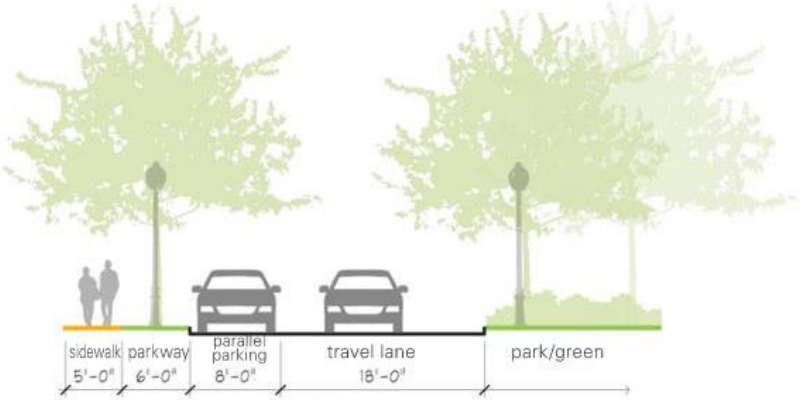
S - 54 - 32
Yield street II



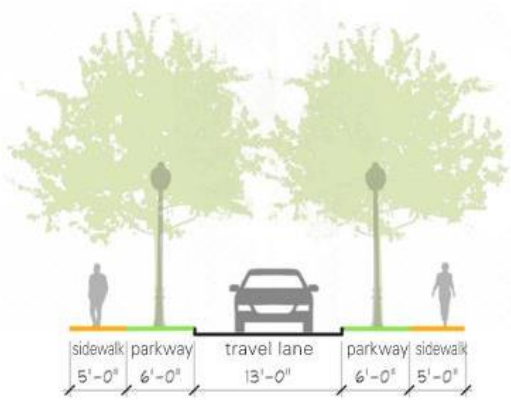
SIW - 60 - 39
Neighborhood One Way Street I



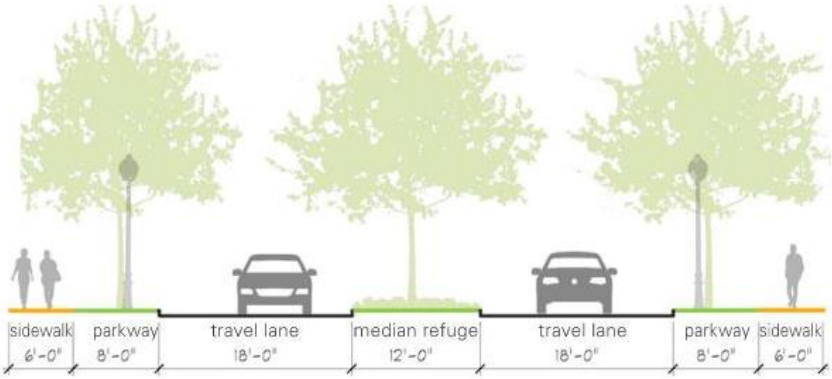
SIW - 40 - 18
Neighborhood One Way Street II



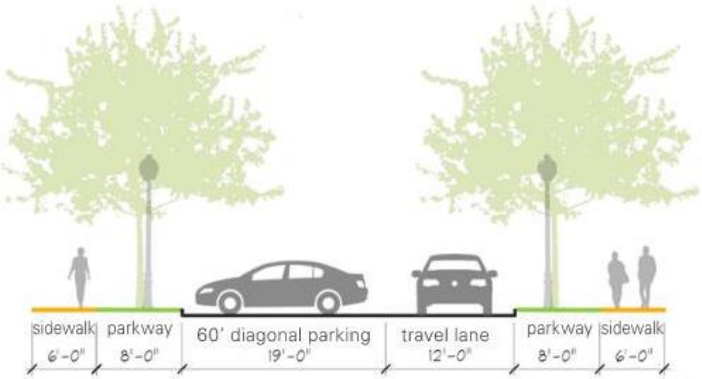
C - 37 - 26
Neighborhood Court



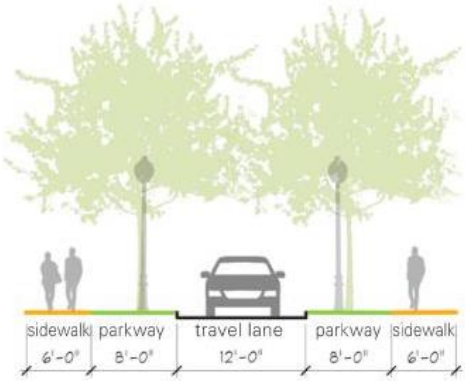
CIW - 35 - 13
Neighborhood One Way Court



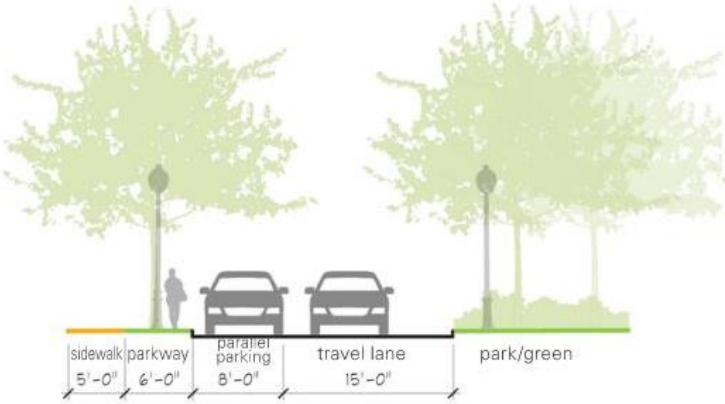
PW - 76 - 36
Parkway



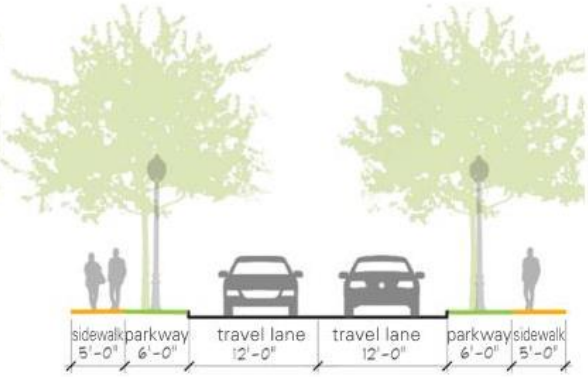
PIW - 59 - 31
One Way Parkway I



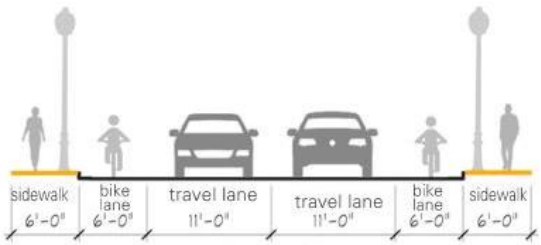
PIW - 40 - 12
One Way Parkway II



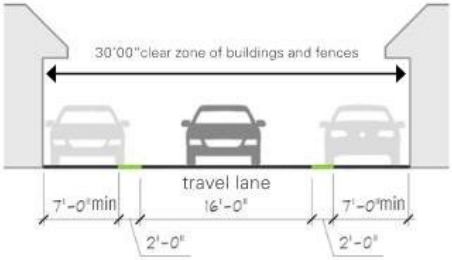
ES - 34 - 23
Edge Street



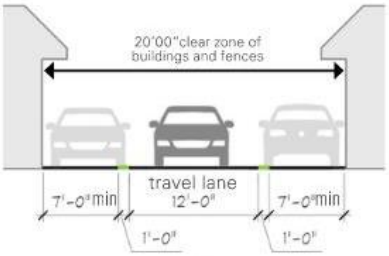
PC - 46 - 24
Park Crossing



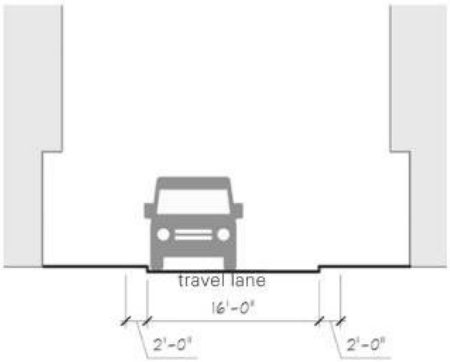
B - 46 - 34
Bridge Street



RA - 20 - 16
Residential Mews



RA - 14 - 12
Residential Alley



CA - 20 - 16
Commercial Alley

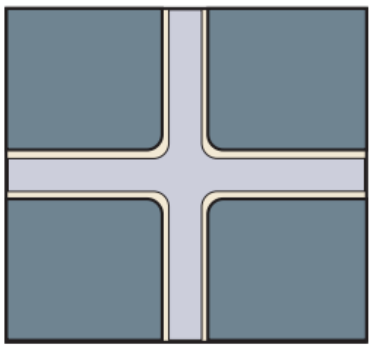
EXHIBIT C: INTERSECTION ASSEMBLIES

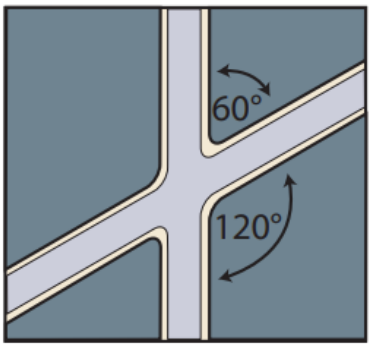
Where in conflict, criteria in the intersection assemblies shall control over design criteria in other applicable City ordinances.

INTERSECTION CHARACTERISTICS

FOUR-LEG INTERSECTIONS

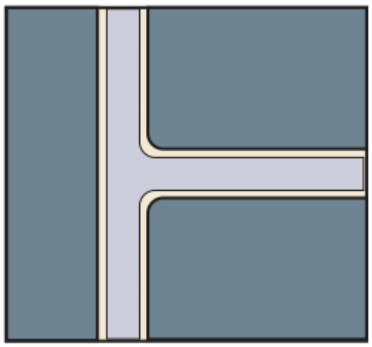
Four-leg intersections can vary from two lightly traveled local roads to a complex intersection of two main roadways. The intersection control can vary from uncontrolled, yield controlled, stop controlled or, for intersections with higher volumes, signal controlled. The type of intersection control varies based on traffic speed, traffic volumes, pedestrian crossing volumes and sight distance. For traffic purposes, intersections function best when designed at 90 degree or perpendicular. However, in urban areas there may be a desire to allow flexibility in intersection approach angles to allow for unique urban design features. This intersection skew should not be less than 60 degrees. If it is less than 60 degrees, then intersection modifications should be implemented to reduce the skew.

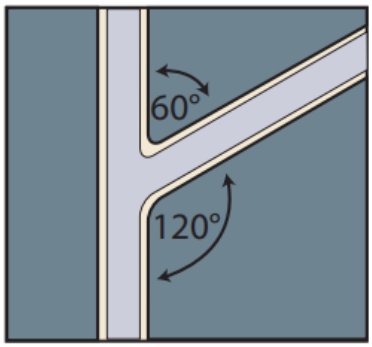


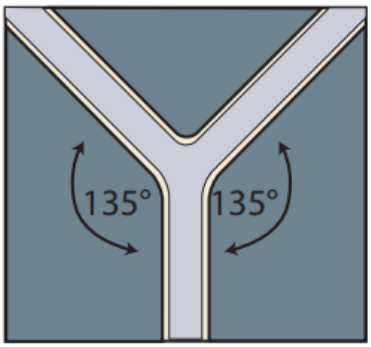


THREE-LEG OR T-INTERSECTIONS

Many of the design principles found in four-leg intersections apply to three-leg intersections. Intersection control can vary depending on a number of factors and the intersection skew of a T-intersection should not be less than 60 degrees. For a "Y" intersection the typical approach angles are 135 degrees. These intersections are uncommon but provide urban design features that can add unique architectural and design elements to the area.







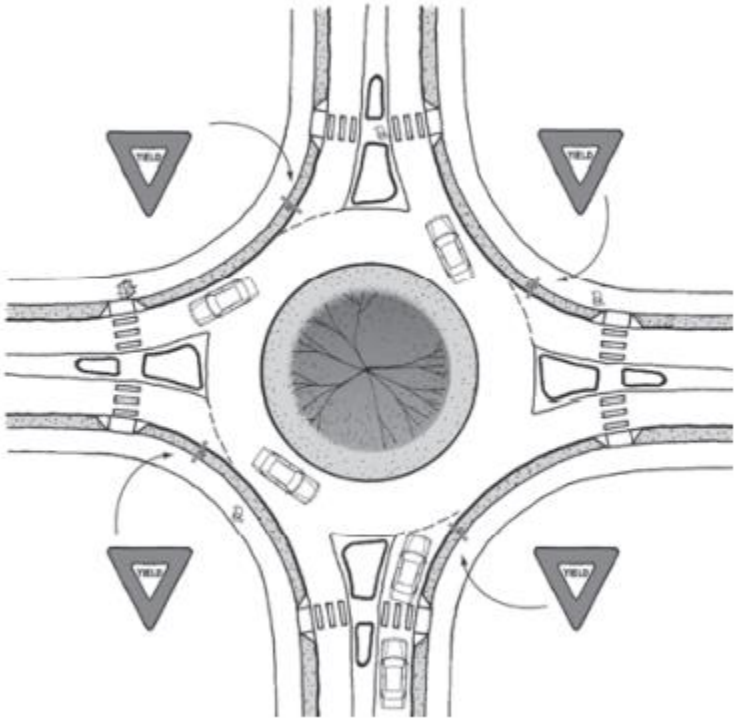
MODERN ROUNDABOUTS

The purpose of a modern roundabout is to increase vehicle capacity at the intersection, slow traffic and reduce the frequency and severity of collisions. They are not generally used to enhance pedestrian and bicycle safety. Roundabouts are not always the appropriate solution. General principles and considerations for the design of modern roundabouts include the following:

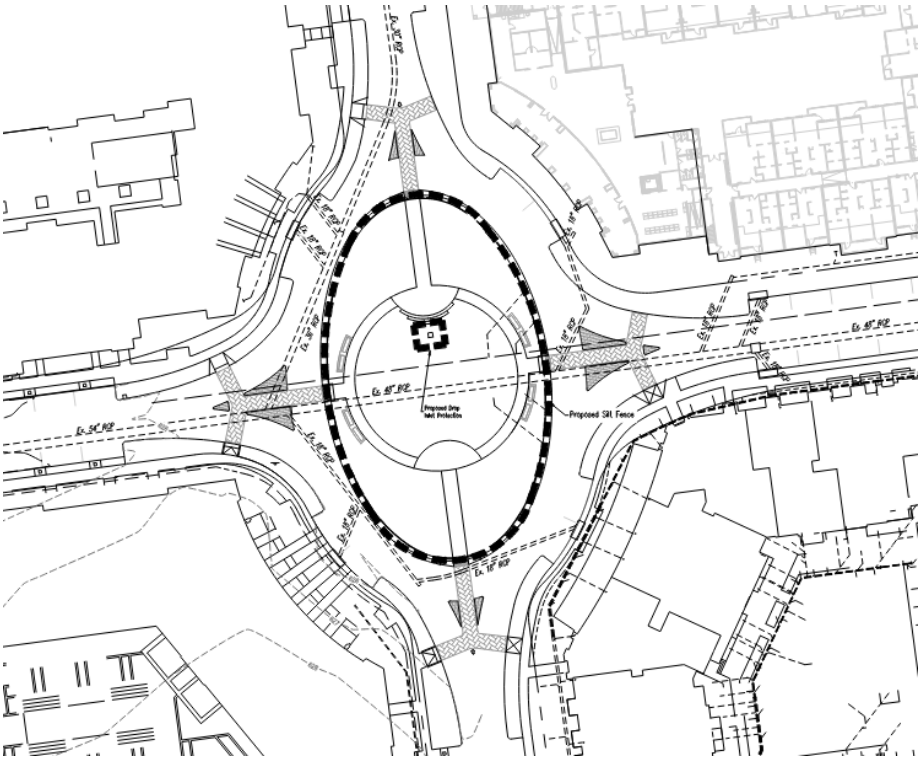
- Type of design vehicle;
- Use by disabled and visually impaired persons; and

• Effects on pedestrian route directness.

A modern roundabout should be designed to reduce the relative speeds between conflicting traffic streams and the absolute speed of vehicles and to improve pedestrian safety. The curved path that vehicles must negotiate slows the traffic. Vehicles entering need to be properly deflected and yield to traffic already in the circulating roadway of the roundabout. Internal speed operating or target speeds shall be between 15 and 19 mph.



A modified version of a modern roundabout, an ovalabout, may also be used.



CURB EXTENSIONS

Curb extensions (also called nubs, bulb-outs, knuckles, or neck-downs) extend the line of the curb into the traveled way, reducing the width of the street. Curb extensions typically occur at intersections but can be used at midblock locations to shadow the width of a parking lane, bus stop, or loading zone. These are called chokers. Curb extensions can provide the following benefits:

- Reduce pedestrian crossing distance and exposure to traffic;
- Improve driver and pedestrian visibility at intersections;
- Separate parking maneuvers from vehicles turning at the intersections;
- Visually and physically narrow the traveled way, resulting in a calming effect;
- Encourage and facilitate pedestrian crossing at preferred locations;
- Keep vehicles from parking too close to intersections and blocking crosswalks;
- Provide wider waiting areas at crosswalks and intersection bus stops;
- Reduce the effective curb-return radius and slow turning traffic;
- Provide space for level landings and clear space required at pedestrian push buttons, as well as double perpendicular curb ramps with detectable warnings; and
- Provide space for streetscape elements if extended beyond crosswalks.

Curb extensions serve to better define and delineate the travelway as being separate from the parking lane and streetside. They are used only where there is on street parking and the distance between curbs is greater than what is needed for the vehicular traveled way.

EXHIBIT D: LEGAL DESCRIPTION

METES AND BOUNDS DESCRIPTION – TRACT 1

BEING a tract of land situated in the Milton Gregg Survey, Abstract No. 385, Joseph Lawrence Survey, Abstract No. 616 and the Hugh Henderson Survey, Abstract No. 432 in Ellis County, Texas, being part of a tract conveyed to Phillips Family Living Trust, by deed recorded in Volume 2556, Page 2207 of the Deed Records of Ellis County, Texas, and Melinda Lou McVean by deed recorded in Volume 2392, Page 483 of the Deed Records of Ellis County, Texas, and Myrna Abrams by deed recorded in Volume 2575, Page 2189 of the Deed Records of Ellis County, Texas, and Fred B. Ballard by deed recorded in Volume 1806, Page 2460 of the Deed Records of Ellis County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at the northwest corner of said Ballard tract and lying in the centerline of Britton Road;

THENCE, N 89°14'31" E, 1492.78 feet along said Britton Road to the northwest corner of Lot 1-R, Block 1 of Maranatha Ranch Addition, an addition to Ellis County, Texas, according to the plat thereof recorded in Cabinet D, Page 256 of the Plat Records of Ellis County, Texas;

THENCE along the boundary of said Lot 1-R, Block 1, the following courses and distances:

S 01°17'07" E, 213.06 feet; S 19°48'31" W, 181.44 feet;

N 65°11'29" W, 192.67 feet; S 64°29'31" W, 578.74 feet;

S 30°20'08" E, 320.06 feet to the northwest corner of said Myrna Abrams tract;

N 64°29'31" E, 694.54 feet;

N 16°55'29" W, 125.71 feet;

N 19°48'31" E, 195.03 feet;

N 70°17'29" W, 15.00 feet;

N 01°11'29" W, 106.45 feet;

N 43°48'31" E, 77.78 feet;

N 00°03'49" W, 43.92 feet to the northwest corner of said Abrams tract;

THENCE, N 89°56'11" E, 225.23 feet along said centerline of Britton Road to the northwest corner of The Original Town of Britton Addition, an addition to Ellis County, Texas, according to the plat thereof recorded in Volume 158, Page 45 of the Plat Records of Ellis County, Texas;

THENCE along the southwest line of Original Town of Britton, the following courses and distances:

S 07°00'12" E, 24.57 feet;

S 00°03'49" E, 200.00 feet;

N 89°41'11" E, 300.28 feet;

S 35°18'49" E, 991.11 feet to a northern corner of Corp. of Engineers tract;

THENCE, S 17°41'11" W, 423.06 feet to a northern line of Britton Cemetery;

THENCE, S 76°48'57" W, 197.52 feet to a 114 foot x 381 foot save and except tract out of Britton Cemetery;

THENCE, S 11°48'49" E, 381.00 feet along said save and except tract;

THENCE, N 78°11'11" E, 202.02 feet along said save and except tract at a corner of said Corp. of Engineers tract;

THENCE, S 06°34'48" E, 872.63 feet along said western line of said Corp. of Engineers tract to the northeast corner of a tract of land conveyed to Greenway Trails Owners Association, by deed recorded in Instrument No. 2122809 of the Deed Records of Ellis County, Texas;

THENCE, S 89°51'37" W, 780.69 feet to the southwest corner of said Myrna Abrams tract;

THENCE, S 89°14'31" W, 322.22 feet to the northwest corner of said Greenway Trails Owners Association tract and the northeast corner of a tract of land conveyed to Sunbelt Land Investments / 360 Ltd., by deed recorded in Volume 2746, Page 1136 of the Deed Records of Ellis County, Texas;

THENCE, S 61°44'31" W, 741.67 feet to the southwest corner of said Melinda Lou McVean tract;

THENCE, S 62°29'06" W, 399.37 feet to the most southern corner of said Phillips Family Living Trust tract;

THENCE, N 52°26'13" W, 191.08 feet to the east line of an easement granted to Texas Electric Services Co. by deed recorded in Volume 557, Page 59 of the Deed Records of Elis County, Texas;

THENCE, N 03°56'55" W, 2367.96 feet along the east line of said Texas Electric Service Co. easement to the southeast property line of a tract of land conveyed to City of Mansfield, by deed recorded in Instrument No. 2245479 of the Deed Records of Ellis County, Texas;

THENCE, N 60°22'31" E, 88.92 feet;

THENCE, N 30°15'29" W, 800.00 feet to the POINT OF BEGINNING with the subject tract containing 5,871,907 square feet or 134.8 acres of land.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

April 16, 2024

EXHIBIT E: LOCATION MAP

Notes	Development Team		Location Map
TBG Scale 1" = 400' 0' 400'	Developer: Arcadia Realty Corp. P.O. Box 670069 Dallas, TX 75367 Contact: Bill Gietema Email: bill@arcadiarealty.net Attorney: Jackson Walker LLP 2323 Ross Avenue, Suite 600 Dallas, TX 75201 Contact: Bill Dahlstrom Email: wdahlstrom@jw.com	Planner / Landscape Architect: TBG Partners Inc. 2001 Bryan Street, #1450 Dallas, TX 75201 Contact: Yixiao Liu Email: yixiao.liu@tbgpartners.com Engineer / Surveyor: Spiars Engineering & Surveying 3537 Lone Star Circle, Unit 434 Fort Worth, TX 76177 Contact: Danny McCamish, P.E. Email: danny.mccamish@spiarsengineering.com	

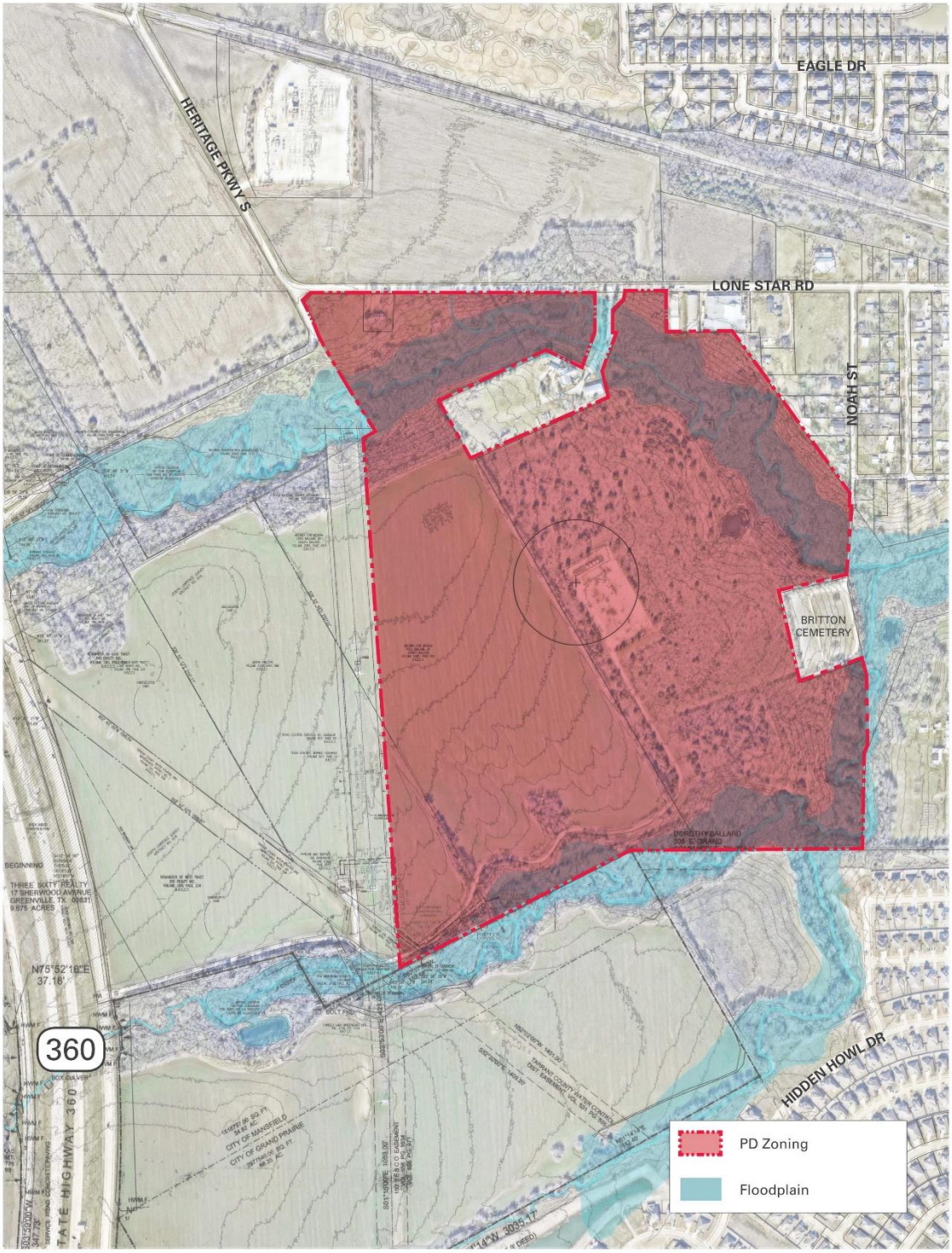
ARCADIA

Lonestar Mansfield

EXHIBIT E LOCATION MAP

Milton Gregg Survey, Abstract No. 385
Joseph Lawrence Survey, Abstract No. 616
Hugh Henderson Survey, Abstract No. 432
City of Mansfield, Ellis County, Texas
April 16, 2024
134.8 Acres
ZC# - SUBMITTAL #1

EXHIBIT F: ZONING EXHIBIT



Notes	Development Team		Location Map
TBG Scale 1" = 200' 0' 200'	**Developer:** Arcadia Realty Corp. P.O. Box 670069 Dallas, TX 75367 Contact: Bill Gietema Email: bill@arcadiarealty.net **Attorney:** Jackson Walker LLP 2323 Ross Avenue, Suite 600 Dallas, TX 75201 Contact: Bill Dahlstrom Email: wdahlstrom@jw.com	**Planner / Landscape Architect:** TBG Partners Inc. 2001 Bryan Street, #1450 Dallas, TX 75201 Contact: Yixiao Liu Email: yixiao.liu@tbgpartners.com **Engineer / Surveyor:** Spiars Engineering & Surveying 3537 Lone Star Circle, Unit 434 Fort Worth, TX 76177 Contact: Danny McCamish, P.E. Email: danny.mccamish@spiarsengineering.com	

ARCADIA

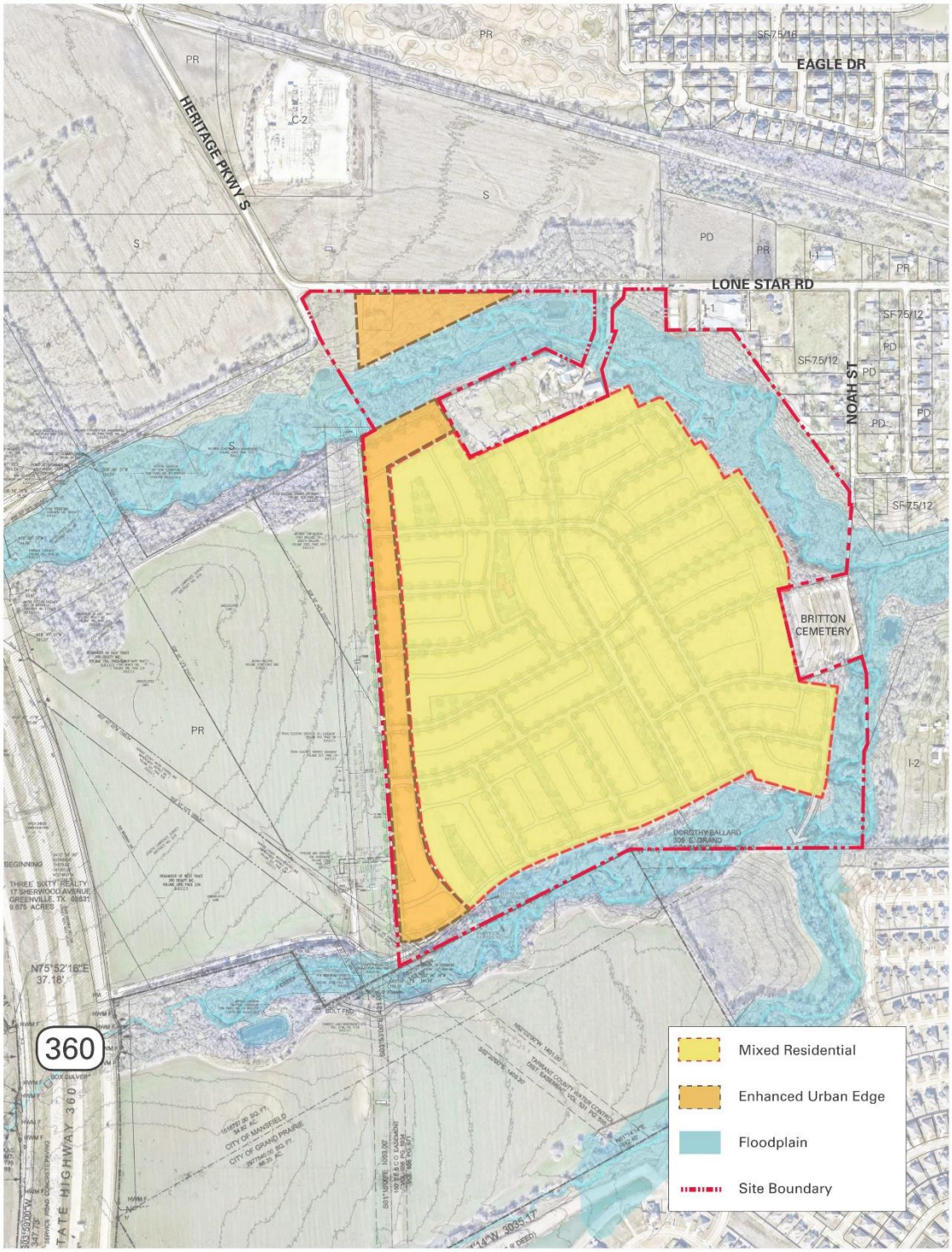
Lonestar Mansfield

EXHIBIT F ZONING EXHIBIT

Milton Gregg Survey, Abstract No. 385
Joseph Lawrence Survey, Abstract No. 616
Hugh Henderson Survey, Abstract No. 432
City of Mansfield, Ellis County, Texas
April 16, 2024
134.8 Acres
ZC#

SUBMITTAL #1

EXHIBIT G: CONCEPT PLAN



Notes	Development Team		Location Map
• Site Plan and Phasing subject to change in the Regulating Plan • All required building metrics are addressed in the PD text and Exhibit A: Buildings Standards	Developer: Arcadia Realty Corp. P.O. Box 670069 Dallas, TX 75367 Contact: Bill Gietema Email: bill@arcadiarealty.net	Planner / Landscape Architect: TBG Partners Inc. 2001 Bryan Street, #1450 Dallas, TX 75201 Contact: Yixiao Liu Email: yixiao.liu@tbgpartners.com	
	Attorney: Jackson Walker LLP 2323 Ross Avenue, Suite 600 Dallas, TX 75201 Contact: Bill Dahlstrom Email: wdahlstrom@jw.com	Engineer / Surveyor: Spiars Engineering & Surveying 3537 Lone Star Circle, Unit 434 Fort Worth, TX 76177 Contact: Danny McCamish, P.E. Email: danny.mccamish@spiarsengineering.com	

TBG

Scale 1" = 200'
0' 200'

ARCADIA

Lonestar Mansfield

EXHIBIT G CONCEPT PLAN

Milton Gregg Survey, Abstract No. 385
Joseph Lawrence Survey, Abstract No. 616
Hugh Henderson Survey, Abstract No. 432
City of Mansfield, Ellis County, Texas
April 16, 2024
134.8 Acres
ZC#__-__-___

SUBMITTAL #1

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 24-6004

Agenda Date: 5/13/2024 **Version:** 1 **Status:** Public Hearing

In Control: City Council **File Type:** Ordinance

Agenda Number:

Title

Ordinance - First Reading and Public Hearing on an Ordinance Approving 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 9, 2024. The considerations discussed and agreed to are reflected in the revisions to the proposed PD, Planned Development District standards.

On April 15, 2024, the Planning and Zoning Commission continued the public hearing and voted 4 to 0 (with three absences) to recommend approval of the change of zoning request based on the revised exhibits and PD, Planned Development District standards that resulted from the town hall.

Ayes: 4 - Mainer, Axen, Bennett, and Moses
Nays: 0
Abstain: 0
Absence: 3 - Goodwin, Shaw, and Thompson

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).

Original Development Standards

As presented to the Planning and Zoning Commission on March 18, 2024, the development standards proposed 17 single-family residential lots with no minimum lot depth or width requirements to allow a variety of lot sizes. The proposed minimum floor area for the residences was 1,600 square feet. Within the development, 13 lots would face a landscaped mews, a central feature of the neighborhood. The four (4) remaining lots in the corners of the development faced the outer streets of Turner Way and Turner Warnell Road. All residences had a side or rear entry garage served by an alley.

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

Building frontages must be provided on all residences. There were three (3) permitted building frontages:

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

Concerning parking, each residence would have two (2) off-street parking spaces accessed from the alleys. Additionally, two (2) small parking lots were proposed 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.

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 an additional frontage type (i.e., forecourt);
- 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.

Plat Review Committee (PRC)
The thoroughfares must comply with the dimensional standards of the City of Mansfield as reviewed by the PRC. The thoroughfares must include on-street parking as appropriate for visitors to the neighborhood.

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

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR SINGLE-FAMILY RESIDENTIAL USES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING 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 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 "Zoning" of the Code of Ordinances, City of Mansfield, Texas, 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 owners of the affected properties, the governing body of the City is of the opinion and finds that the Chapter 155 "Zoning" of the Code of Ordinances and Map should be amended.

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

SECTION 1.

That Chapter 155 "Zoning" of the Code of Ordinances, City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a new zoning district classification of PD, Planned Development District for Single-Family Residential Uses; said property being described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2.

That the use and development of the hereinabove described property shall be in accordance with the development standards and plans shown in Exhibits "B" through "D", attached hereto and made a part hereof for all purposes.

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.

That the above-described properties shall be used only in the manner and for the purposes provided for in the Chapter 155 "Zoning" of the Code of Ordinances, City of Mansfield, Texas of the City, as amended herein by the granting of this zoning classification.

SECTION 5.

That 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 Chapter 155 "Zoning" of the Code of Ordinances, City of Mansfield, Texas as a whole.

SECTION 6.

That any person, firm or corporation violating any of the provisions of this ordinance or the Chapter 155 "Zoning" of the Code of Ordinances, City of Mansfield, Texas, 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 7.

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

FIRST READING APPROVED ON THE 13TH DAY OF MAY, 2024.

DULY PASSED ON THE SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 20TH DAY OF MAY, 2024.

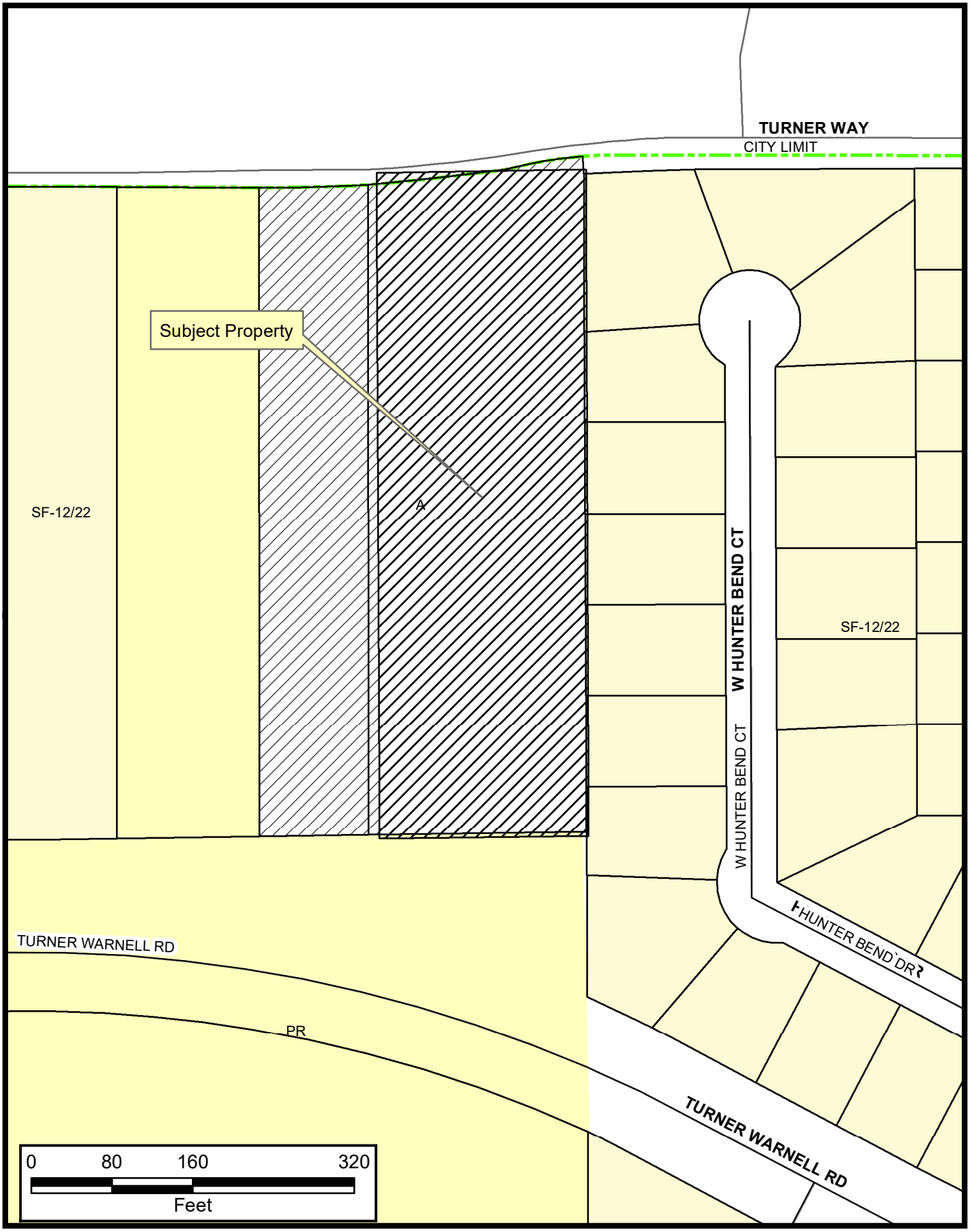
_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Ashley Dierker, City Attorney



MANSFIELD TEXAS

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.

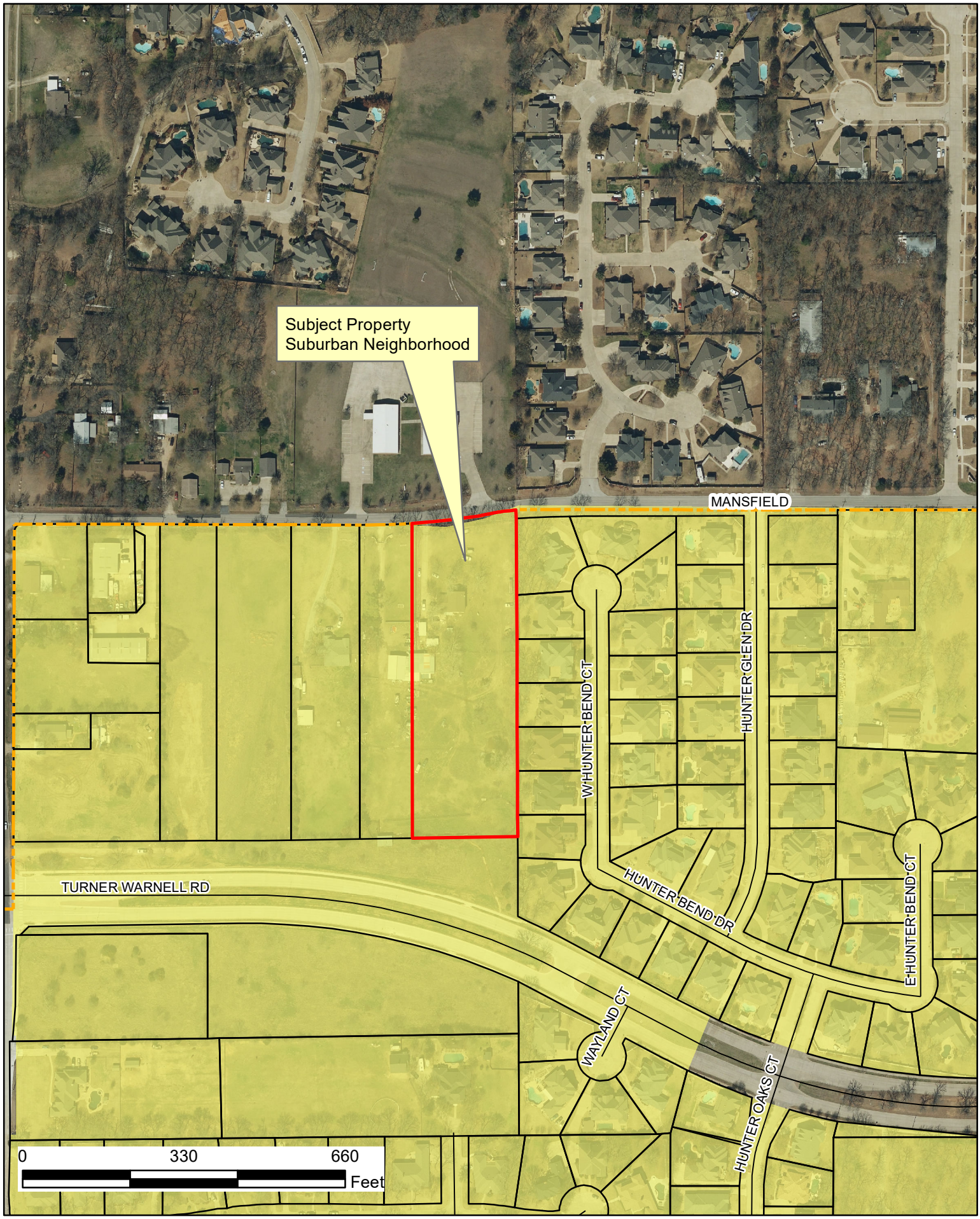
4/25/2023

MANSFIELD TEXAS

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



MANSFIELD TEXAS

N W E S

ZC#23-007 Land Use Map

Property Owner Notification for ZC#23-007

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
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

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
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:

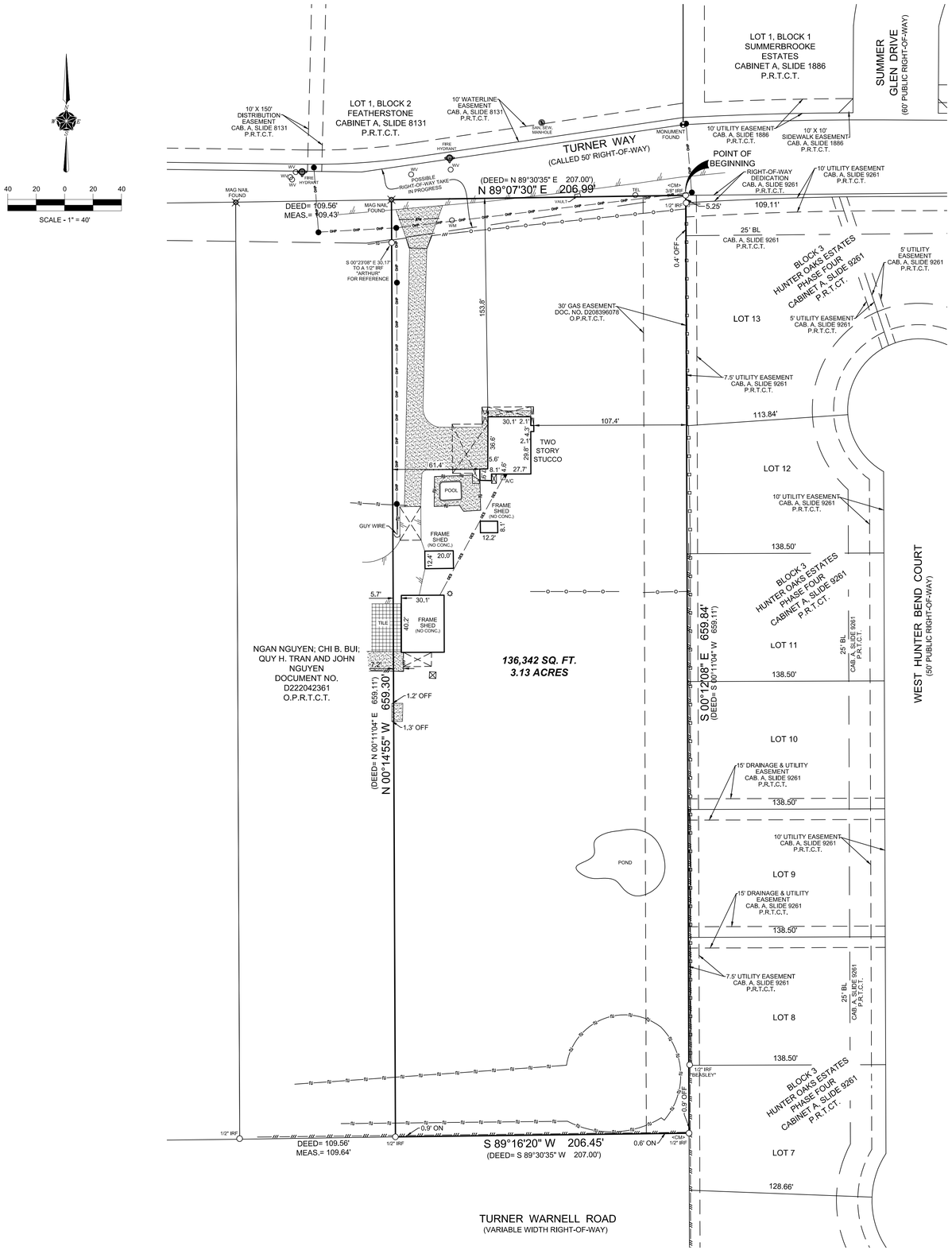
BEGINNING at a found 3/8 inch iron rod for corner, said point being the northwest corner of Hunter Oaks Estates, an addition to the of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 9261, Plat Records, Tarrant County, Texas, also being the northwest corner 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.

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 are as 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.

LEGEND

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

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	STATE OF TEXAS REGISTERED GARY E. JOHNSON 5299 PROFESSIONAL LAND SURVEYOR
Drawn By JAM	
Date 09/26/2022	
Scale 1"=40	

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.

<u>DEVELOPMENT STANDARDS</u>:

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. <u>PERMITTED USES</u>:

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. <u>ARCHITECTURAL STANDARDS</u>:

A. General.

1. All building elevations shall exhibit design continuity (i.e., exterior finish) and contain exterior accent materials that exhibit quality and durability.

2. All building elevations of a single architectural composition shall maintain a uniform level of quality in materials and detailing.

3. No elevations or floorplans for any single-family dwelling (detached) shall be repeated on any lot within Mymerla Estates.

B. Walls.

1. No more than two (2) building wall materials shall be used on the exterior of a principal building or an outbuilding, excluding bay windows, patios, porches, exterior shutters, trim, and other such architectural features.

2. Building walls shall be finished in brick or stone. Cementitious fiber board, stucco, and wood can only be used as an accent material and, where used on a single building, shall not exceed 20 percent of the total building wall area, with each building elevation being calculated independently.

   a. All stucco shall be masonry.

   b. All stucco shall have a smooth sand finish.

   c. All exposed exterior wood shall be painted or stained.

   d. Exterior insulation and finish systems (E.I.F.S.) and vinyl siding are prohibited.

3. The heavier of the building wall materials shall be located below the light (e.g. stone below brick; brick below stucco; and stucco below cementitious fiber board and wood). The material transition shall run horizontally across the entire length of the building elevation.

4. Columns shall be made of concrete or stone and shall be no less than 12 inches by 12 inches.

5. Posts shall be made of wood or a synthetic material that has the appearance of wood.

   a. All posts shall be no less than six (6) inches by six (6) inches.

6. All columns and posts shall be appropriately spaced in order to form square

or vertically proportioned bays.

C. Roofs.

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

2. Ancillary roofs may be sheds angled no less than 3:12.

D. Openings.

1. Principal dwelling units shall have a limit for door and window openings in building elevations that are set along a thoroughfare or a civic space. No less than 15 percent and no more than 40 percent of the total building wall area shall be used for door and window openings.

   a. All windows openings shall be vertically proportioned and shall be rectangular in shape where visible from thoroughfares and civic spaces.

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

2. Door and window openings shall reveal their thickness within the building wall, and where appropriate to the building material that is used. Doors and windows in building walls made of brick, stone, and stucco shall be recessed a minimum of three (3) inches in depth.

   a. Flush-mounted windows are prohibited.

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

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

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

6. Garage doors shall be made of wood or composite wood and may have glass or framed panels.

   a. Garage doors shall not exceed 12 feet in width.

   b. A single carriage light shall be installed directly above each garage door.

E. Attachments.

1. Chimneys, where visible, shall be clad in brick, stone, or stucco.

   a. All chimneys shall extend to the ground and shall have a projecting cap on top.

2. All flooring at stoops (e.g., the exterior stair and the landing) shall be made of brick, concrete, or stone to match the building wall finish.

3. All flooring at balconies and at porches shall be made of brick, concrete, or stone.

4. Any part of a balcony projecting beyond a building wall shall be structurally supported by brackets of appropriate scale.

5. Gutters, where provided, shall be copper, galvanized steel, aluminum, or painted if fronting a thoroughfare or open space.

8. LANDSCAPING:

A. The design of the mews shall draw inspiration from the mews shown in EXHIBIT "B — 1" of this PD, PLANNED DEVELOPMENT DISTRICT. In addition, there shall be a single sidewalk that is a minimum of five (5) feet in width provided on one (1) side of the mews, and the mews shall be well-landscaped, subject to review and approval by the Director of Planning.

B. There shall be at least two (2) pocket parks designed and provided within Mymerla Estates. There shall be no minimum or maximum size for the pocket park; however, each pocket park shall be accessed directly from the mews and surrounded on three (3) sides by sidewalks. The pocket parks shall be enclosed with fencing, hedging or walls at between three (3) and four (4) feet in height. Such pocket parks shall provide at least two (2) benches that are durable and able to withstand outdoor use. Landscaping for the pocket parks shall be inspired by the landscaping for a pocket park shown in EXHIBIT "B — 2".

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

D. All lots shall require a minimum of two (2) ornamental trees, except that corner lots shall require a minimum of two (2) ornamental trees and at least one (1) canopy tree.

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

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

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

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

I. Ornamental trees shall have three (3) trunks or canes with a minimum caliper of one (1) inch per trunk as measured six (6) inches above grade at time of planting. Ornamental trees shall be selected from the recommended plant list as provided in Section 155.092 of the MANSFIELD ZONING ORDINANCE.

J. Ornamental trees shall have a minimum crown spread of 15 feet at maturity. Ornamental trees having a mature crown spread of less than 15 feet may be substituted by grouping the trees to create the equivalent crown spread of 15 feet.

K. Canopy trees shall be a minimum caliper of three (3) inches as measured six (6) inches above grade and seven (7) feet in height at time of planting. Canopy trees shall be selected from the recommended plant list as provided in Section 155.092 of the MANSFIELD ZONING ORDINANCE.

L. Canopy trees shall have a minimum crown spread of 25 feet at maturity.

M. All outdoor electrical, mechanical and plumbing equipment shall be located behind the front building elevation, and shall be concealed from view from thoroughfares and civic spaces with either an evergreen landscape screen or a wall made of brick or stone (or faced with brick or stone veneer). Outdoor electrical, mechanical and plumbing equipment not allowed within the front setback.

9. RETENTION POND.

A. Where provided, the retention pond shall be wet, and shall be well-landscaped and integrated into the design of the site, subject to review and approval by the Director

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

10. THOROUGHFARE STANDARDS:

A. The minimum right-of-way width shall be 24 feet.

B. The minimum pavement width shall be 20 feet.

C. All thoroughfares shall be paved in asphalt or concrete.

1. All on-street parking shall comply with the dimensional provisions that are provided in Section 155.091 of the MANSFIELD ZONING ORDINANCE, except that any on-street parking spaces designed as parallel parking spaces shall be a maximum of eight (8) feet in depth; and all on-street parking shall be paved in brick, cobble, stone, or other similar material subject to review and approval by the Director of Planning.

2. All on-street parking shall be located in adjacency to the pocket parks.

D. Except as otherwise set forth in this PD, PLANNED DEVELOPMENT DISTRICT, the design and the construction of all thoroughfares shall comply with the standards and specifications as set forth in the City of Mansfield, Texas Subdivision Control Ordinance (the "SUBDIVISION CONTROL ORDINANCE").

EXHIBIT “B — 1”

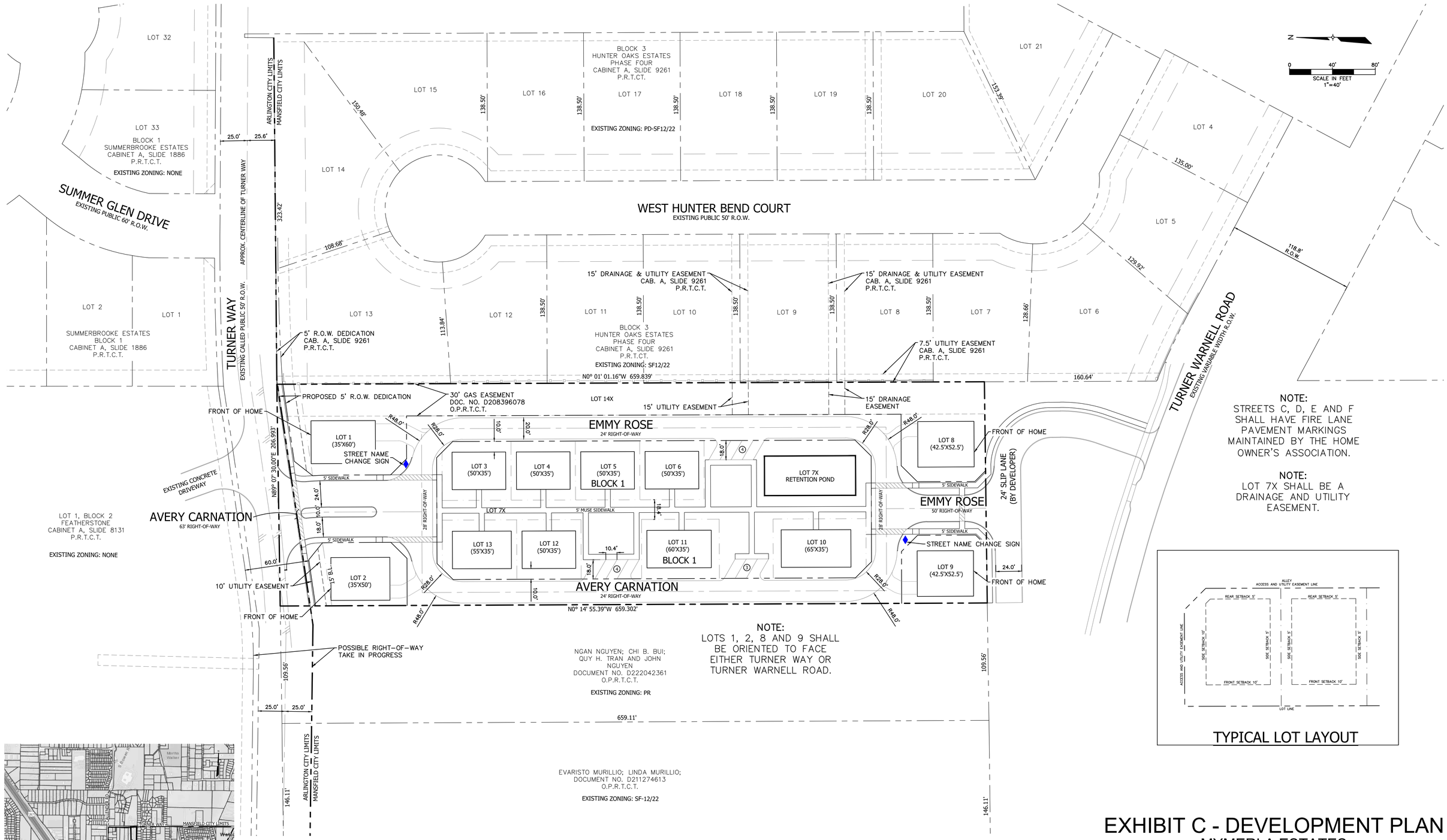
DESIGN INSPIRATION FOR MEWS EXHIBIT

EXHIBIT “B — 2”

LANDSCAPING DESIGN INSPIRATION FOR POCKET PARKS

EXHIBIT “B — 3”

DESIGN INSPIRATION FOR RETENTION POND



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 I DFW

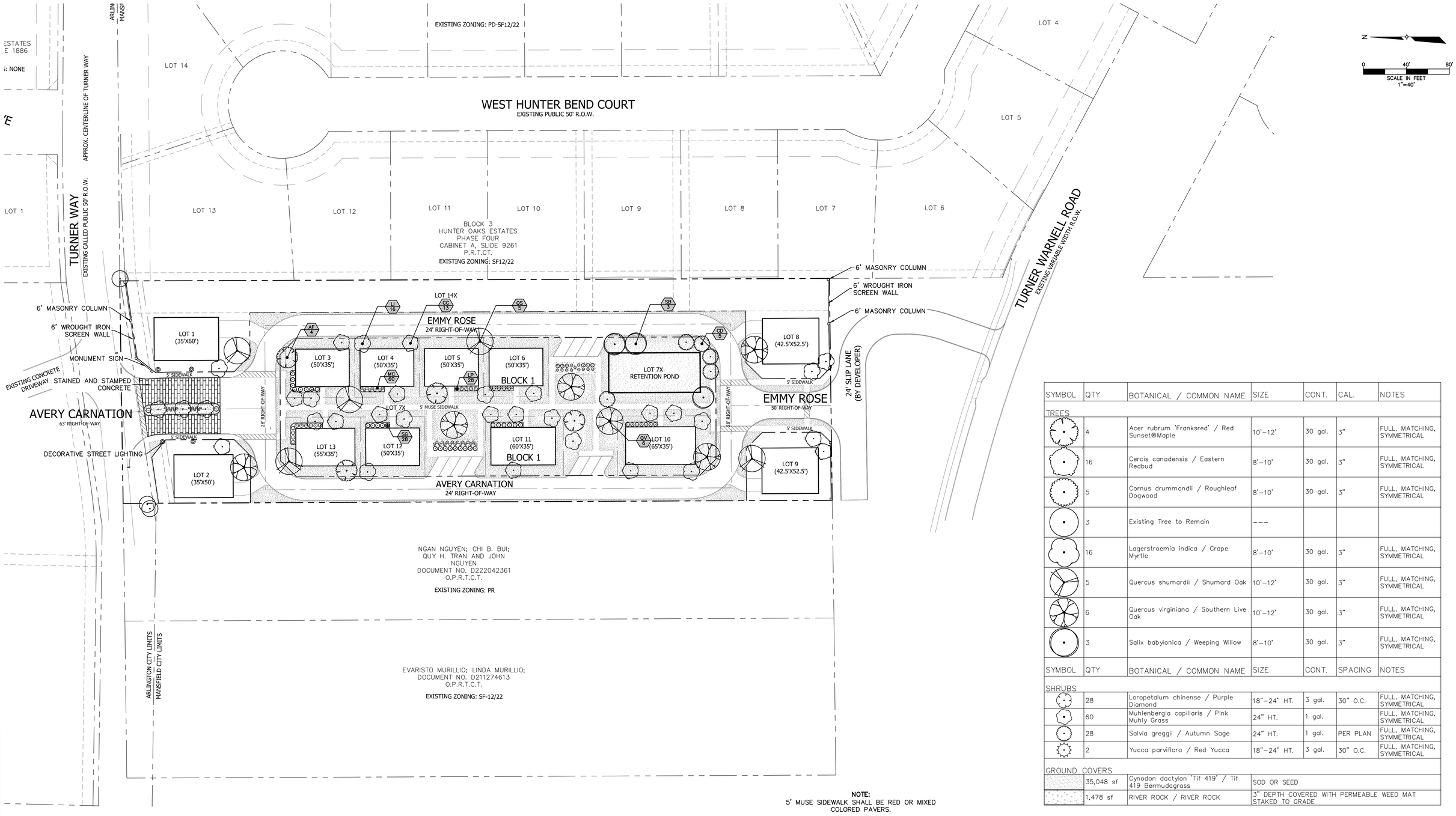
3540 E. BROAD STREET
SUITE 120-251
MANSFIELD, TEXAS 76063

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



NOTE:
5' MUSE SIDEWALK SHALL BE RED OR MIXED COLORED PAVERS.

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	CAL.	NOTES
TREES						
	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
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	SPACING	NOTES
SHRUBS						
	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
GROUND COVERS						
	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			

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

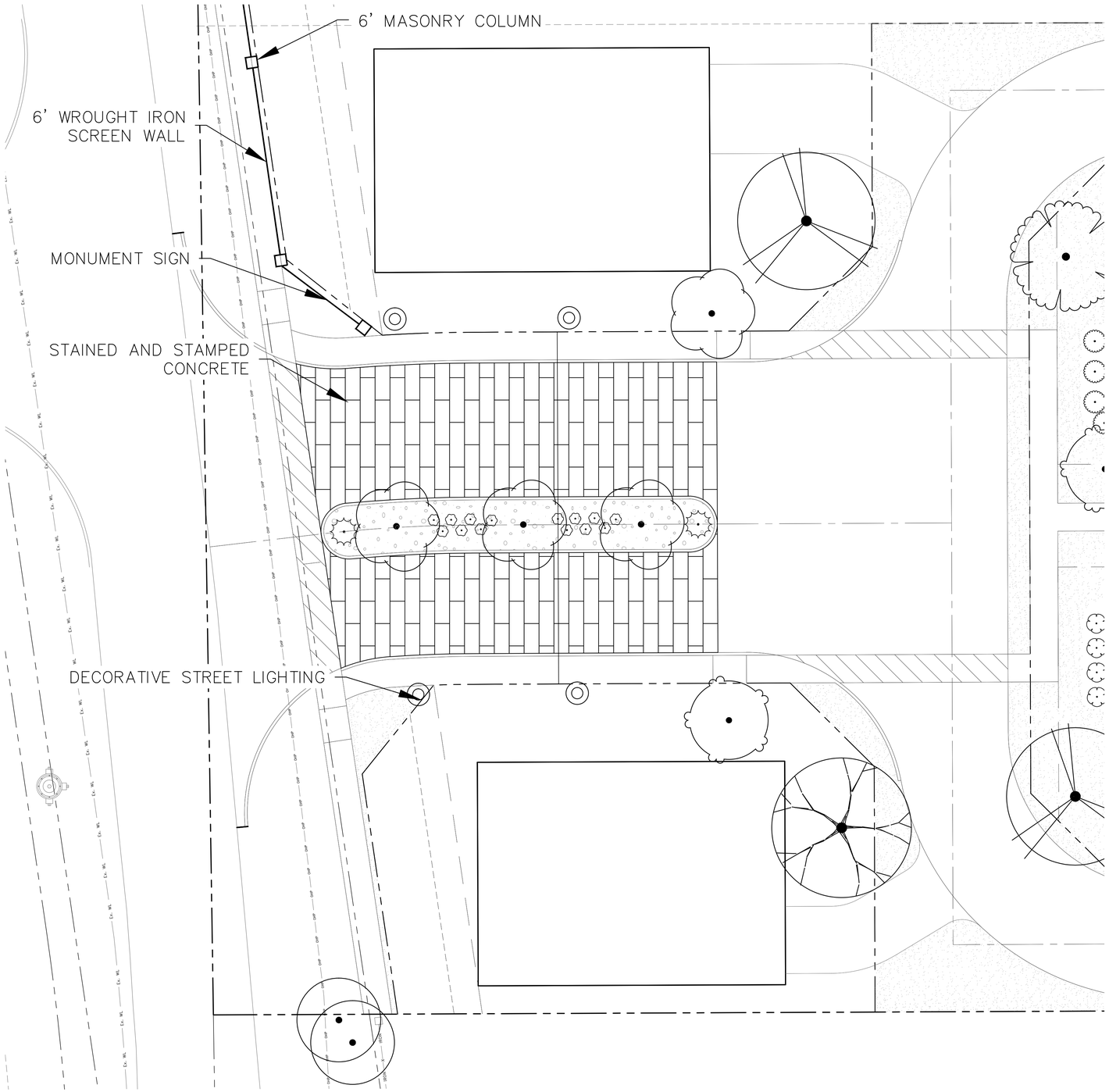
Engineer:
HCE, Inc.
Contact: Jared Stroebel
Phone: 254.485.8101
Email: jared@hcetex.com
3540 E. Broad Street, Ste 120-251
Mansfield, TX 76063

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

CIVIL & ENVIRONMENTAL
RGV I DFW

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

HCE
Texas Registered Engineering Firm F-21173



N

0 10' 20'
SCALE IN FEET
1"=10'

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@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

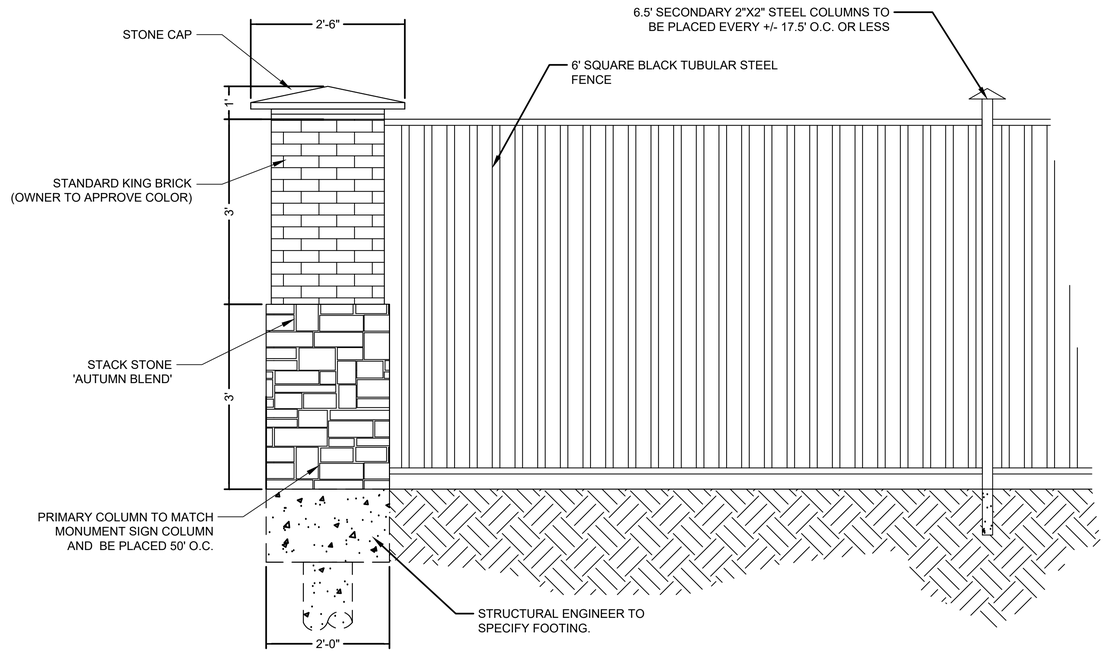
CIVIL & ENVIRONMENTAL
RGV I DFW

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

HCE
Texas Registered Engineering Firm F-21173

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

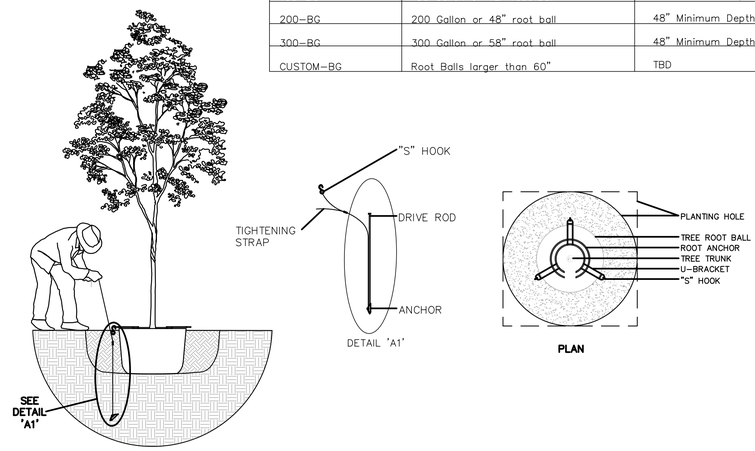
3540 E. BROAD STREET
SUITE 120-251
MANSFIELD, TEXAS 76063

HCE
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	



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:

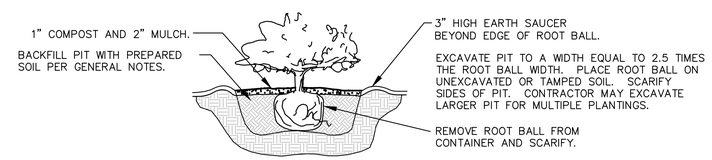
- Drive anchor straight down into undisturbed subbase soil.
- See chart for recommended depths per tree size.

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.

A TREE STAKING DETAIL

NOT TO SCALE

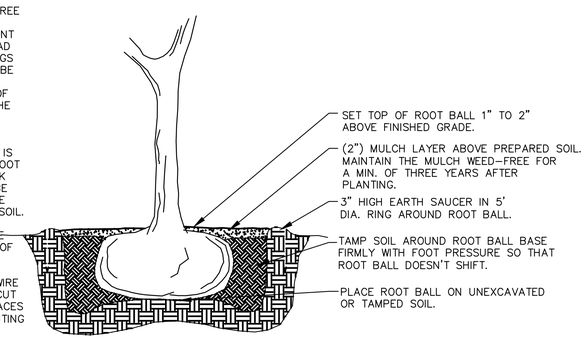


B SHRUB PLANTING DETAIL

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@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

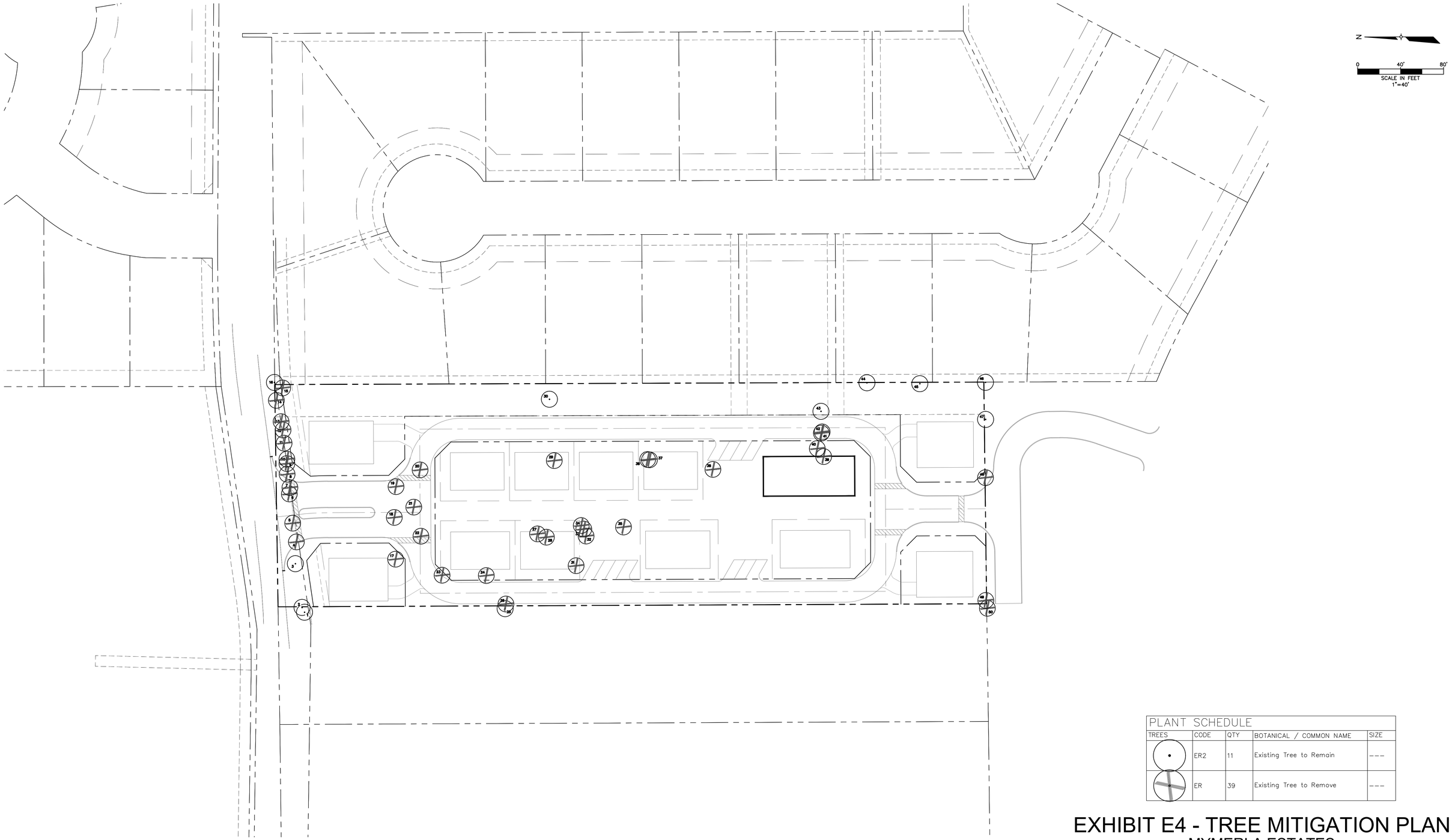
CIVIL & ENVIRONMENTAL
RGV I DFW

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	---

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

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

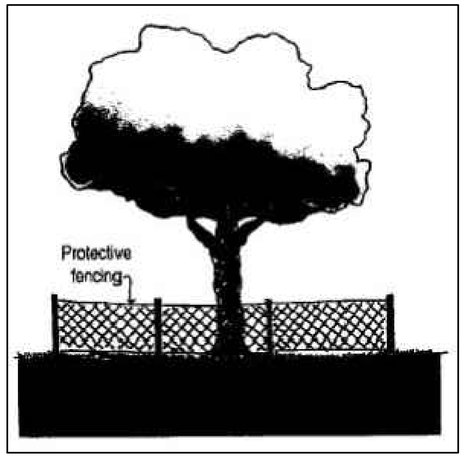
CIVIL & ENVIRONMENTAL
RGV I DFW

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

HCE
Texas Registered Engineering Firm F-21173

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@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 I DFW

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

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 24-6008

Agenda Date: 5/13/2024 **Version:** 1 **Status:** New Business

In Control: City Council **File Type:** Resolution

Agenda Number:

Title
Resolution - A Resolution of the City Council of the City of Mansfield, Texas Approving City of Mansfield Public Improvement District No. 2 Reimbursement Agreement Between the City of Mansfield and Kinney Park, LLC.; And Authorizing the Mayor to Execute

Requested Action
To approve the City of Mansfield Public Improvement District No. 2 Reimbursement Agreement and authorize the Mayor to execute.

Recommendation
Staff recommends approval.

Description/History
The proposed improvements to this 32.352-acre site include 215 single-family homes, approximately 4.3 acres of open space, and multiple civic spaces throughout the development.

Justification
This project aligns with the principles in the Future Land Use Plan and City Council's priority of establishing complete neighborhoods.

Funding Source
N/A

Prepared By
Matt Jones, Assistant City Manager

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS APPROVING CITY OF MANSFIELD PUBLIC IMPROVEMENT DISTRICT NO. 2 REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF MANSFIELD AND KINNEY PARK, LLC.; AND AUTHORIZING THE MAYOR TO EXECUTE

WHEREAS, The City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, capitalized terms used in this Reimbursement Agreement shall have the meanings given to them in this Reimbursement Agreement or in the *City of Mansfield Public Improvement District No. 2 Service and Assessment Plan*, dated as of the date of its approval, as to be adopted by the City Council of the City, as the same may be amended, supplemented, and updated from time to time (the "Service and Assessment Plan"); and,

WHEREAS, on April 22, 2024, the City Council passed and approved a resolution (the "Resolution") creating the City of Mansfield Public Improvement District No. 2 (the "District") encompassing the property described by metes and bounds in said Resolution (the "District Property"); and,

WHEREAS, the purpose of the District is to finance certain public improvements serving the District as provided by Chapter 372, Texas Local Government Code, as amended (the "PID Act") that promote the interests of the City and confer a special benefit on the property being assessed by the City; and,

WHEREAS, the District Property is being developed in accordance with that certain development agreement, executed by and between the Developer and the City effective April 22, 2024 (the "Development Agreement"); and,

WHEREAS, the District Property is being developed in one phase (the "Improvement Area") by the Developer and special assessments (the "Improvement Area Assessments") will be levied against benefitted properties within the Improvement Area of the District (the "Improvement Area Assessed Property") to pay the costs of the public improvements that confer a special benefit on the Improvement Area Assessed Property (the "Improvement Area Improvements"); and,

WHEREAS, the City Council intends to pass and approve an ordinance ("Assessment Ordinance") which, among other things, shall approve the final Service and Assessment Plan and any amendments thereto, (including the Improvement Area Assessment Roll), and shall levy Improvement Area Assessments on property within the Improvement Area of the District, and shall establish the dates upon which collection of such Improvement Area Assessments will begin; and,

WHEREAS, the Service and Assessment Plan shall identify the Actual Costs of the Improvement Area Improvements (as set forth in the Service and Assessment Plan) (the

"Improvement Area Improvement Costs") that are to be assessed against the Improvement Area Assessed Property; and,

WHEREAS, the Service and Assessment Plan shall allocate the Improvement Area Improvement Costs to Improvement Area Assessed Property; and,

WHEREAS, the Improvement Area Assessments will be reflected on an Improvement Area Assessment Roll, as approved by the City Council; and,

WHEREAS, all revenue received and collected by the City from the collection of the Improvement Area Assessments (the "Improvement Area Assessment Revenue") shall be deposited into a separate fund of the City (the "Improvement Area Assessment Fund") established for the District, that is separate from all other funds of the City; and,

WHEREAS, the Improvement Area Assessment Revenue deposited into the Improvement Area Assessment Fund shall be used to reimburse Developer and its assigns for the Improvement Area Improvement Costs advanced in a principal amount as set forth in the Service and Assessment Plan but not to exceed $9,986,652; and,

WHEREAS, the obligations of the City to use the Improvement Area Assessments hereunder is authorized by the PID Act; and,

WHEREAS, this Reimbursement Agreement is a "reimbursement agreement" authorized by Section 372.023(d)(1) of the PID Act.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

The City of Mansfield Public Improvement District No. 2 Reimbursement Agreement between the City of Mansfield and Kinney Park, LLC. is approved and that the execution thereof by the Mayor is authorized.

SECTION 3.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 4.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 13TH DAY OF MAY, 2024.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

CITY OF MANSFIELD PUBLIC IMPROVEMENT DISTRICT NO. 2
REIMBURSEMENT AGREEMENT

This City of Mansfield Public Improvement District Improvement No. 2 Reimbursement Agreement (this "Reimbursement Agreement") is executed by and between the City of Mansfield, Texas (the "City") and Kinney Park, LLC, a Texas limited liability company, (the "Developer") (individually referred to as a "Party" and collectively as the "Parties") to be effective as of May 13, 2024 (the "Effective Date").

RECITALS

WHEREAS, capitalized terms used in this Reimbursement Agreement shall have the meanings given to them in this Reimbursement Agreement or in the *City of Mansfield Public Improvement District No. 2 Service and Assessment Plan*, dated as of the date of its approval, as to be adopted by the City Council of the City, as the same may be amended, supplemented, and updated from time to time (the "Service and Assessment Plan"); and

WHEREAS, on April 22, 2024, the City Council passed and approved a resolution (the "Resolution") creating the City of Mansfield Public Improvement District No. 2 (the "District") encompassing the property described by metes and bounds in said Resolution (the "District Property"); and

WHEREAS, the purpose of the District is to finance certain public improvements serving the District as provided by Chapter 372, Texas Local Government Code, as amended (the "PID Act") that promote the interests of the City and confer a special benefit on the property being assessed by the City; and

WHEREAS, the District Property is being developed in accordance with that certain development agreement, executed by and between the Developer and the City effective April 22, 2024 (the "Development Agreement"); and

WHEREAS, the District Property is being developed in one phase (the "Improvement Area") by the Developer and special assessments (the "Improvement Area Assessments") will be levied against benefitted properties within the Improvement Area of the District (the "Improvement Area Assessed Property") to pay the costs of the public improvements that confer a special benefit on the Improvement Area Assessed Property (the "Improvement Area Improvements"); and

WHEREAS, the City Council intends to pass and approve an ordinance ("Assessment Ordinance") which, among other things, shall approve the final Service and Assessment Plan and any amendments thereto, (including the Improvement Area Assessment Roll), and shall levy Improvement Area Assessments on property within the Improvement Area of the District, and shall establish the dates upon which collection of such Improvement Area Assessments will begin; and

WHEREAS, the Service and Assessment Plan shall identify the Actual Costs of the Improvement Area Improvements (as set forth in the Service and Assessment Plan) (the "Improvement Area Improvement Costs") that are to be assessed against the Improvement Area Assessed Property; and

WHEREAS, the Service and Assessment Plan shall allocate the Improvement Area Improvement Costs to Improvement Area Assessed Property; and

WHEREAS, the Improvement Area Assessments will be reflected on an Improvement Area Assessment Roll, as approved by the City Council; and

WHEREAS, all revenue received and collected by the City from the collection of the Improvement Area Assessments (the "Improvement Area Assessment Revenue") shall be deposited into a separate fund of the City (the "Improvement Area Assessment Fund") established for the District, that is separate from all other funds of the City; and

WHEREAS, the Improvement Area Assessment Revenue deposited into the Improvement Area Assessment Fund shall be used to reimburse Developer and its assigns for the Improvement Area Improvement Costs advanced in a principal amount as set forth in the Service and Assessment Plan but not to exceed $9,986,652; and

WHEREAS, the obligations of the City to use the Improvement Area Assessments hereunder is authorized by the PID Act; and

WHEREAS, this Reimbursement Agreement is a "reimbursement agreement" authorized by Section 372.023(d)(1) of the PID Act.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS OF THE PARTIES SET FORTH IN THIS REIMBURSEMENT AGREEMENT AND FOR VALUABLE CONSIDERATION THE RECEIPT AND ADEQUACY OF WHICH ARE ACKNOWLEDGED, THE PARTIES AGREE AS FOLLOWS:

1. The recitals in the "WHEREAS" clauses of this Reimbursement Agreement are true and correct, create obligations of the Parties, and are incorporated as part of this Reimbursement Agreement for all purposes.

2. Strictly subject to the terms, conditions, and requirements and solely from the revenues as herein provided and in accordance with the Development Agreement, the City agrees to pay the Developer and its assigns, and the Developer and its assigns shall be entitled to receive from the City, the amount equal to that portion of the Improvement Area Improvement Costs paid by the Developer as set forth in the Service and Assessment Plan that were within the costs shown on the Service and Assessment Plan, plus interest on the unpaid balance as set forth in Section 2(c) below, in accordance with the terms of this Reimbursement Agreement for the term set forth herein, in principal amount as set forth

in the Service and Assessment Plan, such amounts not to exceed $9,986,652 (the "Improvement Area Reimbursement Amount"), plus interest accrued as provided herein and in the Service and Assessment Plan. The City hereby covenants to create, concurrently with the execution of this Reimbursement Agreement, a separate fund to be designated the "Improvement Area Assessment Fund." The Improvement Area Reimbursement Amount is payable from Improvement Area Assessment Revenue to be deposited in the Improvement Area Assessment Fund as described below and in accordance with this Reimbursement Agreement.

a. The Improvement Area Reimbursement Amount is payable solely from the Improvement Area Assessment Revenue received and collected by the City and deposited into Improvement Area Assessment Fund.

b. The Improvement Area Assessment Revenue shall be received, collected and deposited into the Improvement Area Assessment Fund, subject to the following limitations:

    i. Calculation of the Improvement Area Assessments and the first Annual Installment for a Lot or Parcel shall begin as provided for in the Service and Assessment Plan.

    ii. The Improvement Area Assessments shall accrue interest at the rates set forth in this (iv) immediately below. Interest shall continue on the unpaid principal amount of the Improvement Area Assessments for a Lot until the earlier of (i) 30 years or the time period set forth in the Service and Assessment Plan, or (ii) until the Reimbursement Amount is paid in full pursuant to this Reimbursement Agreement.

    iii. The Developer and its assigns shall be reimbursed in an Improvement Area Reimbursement Amount as set forth in the Service and Assessment Plan, such amount not to exceed the principal amount of $9,986,652, plus interest for the time period as both are set forth in the Service and Assessment Plan, from the Improvement Area Assessment Fund and as allowed under this Section.

    iv. The unpaid Improvement Area Reimbursement Amount shall bear simple interest per annum beginning on the date that all Improvement Area Improvements have reached final completion and have been dedicated to the City and at the rate set forth in the Service and Assessment Plan, which rate does not exceed the rates as set forth in Subsections 372.023(e)(1) and (e)(2) of the PID Act.

3. The Improvement Area Reimbursement Amount, plus the interest as described in Section 2(c)(ii) above, are collectively, the "Improvement Area Unpaid Balance." The Unpaid

Balance is secured by and payable solely from the Improvement Area Assessment Revenue received and collected by the City and deposited into the Improvement Area Assessment Fund, subject to Section 3 herein. No other City funds, revenue, taxes, or income of any kind shall be used to pay the Improvement Area Improvement Area Unpaid Balance, even if the Improvement Area Unpaid Balance is not paid in full by the maturity date of the Improvement Area Assessments. This Reimbursement Agreement shall not, under any circumstances, give rise to or create a charge against the general credit or taxing power of the City or a debt or other obligation of the City payable from any source other than Improvement Area Assessment Revenue received, collected and deposited into the Improvement Area Assessment Fund. The City covenants that it will comply with the provisions of this Reimbursement Agreement, the Development Agreement, and the PID Act, including provisions relating to the administration of the PID and the enforcement and collection of taxes and Improvement Area Assessments, and all other covenants provided therein. The City will take and pursue all actions permissible under the PID Act and all other laws or statutes, rules, or regulations of the State of Texas or the United States as the same may be amended, collectively the "Applicable Laws") to cause the Improvement Area Assessments to be collected and the liens related to such be enforced continuously, in the manner and to the maximum extent permitted by the Applicable Laws, and, to the extent permitted by Applicable Laws, to cause no reduction, abatement or exemption in the Improvement Area Assessments for so long as an Improvement Area Unpaid Balance remains outstanding under this Reimbursement Agreement. Notwithstanding its collection efforts, if the City fails to receive all or any part of the Improvement Area Assessment Revenue and, as a result, is unable to make transfers from the Improvement Area Assessment Revenue Fund for payments to the Developer as required under this Reimbursement Agreement, such failure and inability shall not constitute a Failure or Default by the City under this Reimbursement Agreement.

4. Notwithstanding the foregoing, the Developer shall only be entitled to repayment of the Improvement Area Improvement Costs as set forth in the Service and Assessment Plan. If the Improvement Area Improvement Costs are less than the amounts set forth in Service and Assessment Plan, the Developer shall not be entitled to such excess amounts.

5. The Developer represents and warrants that it will not request payment with respect to any Improvement Area Improvement Costs that are not part of the Improvement Area Improvements, identified in the Service and Assessment Plan.

6. Payment of amounts due pursuant to this Reimbursement Agreement shall be after the City's acceptance of the Improvement Area Improvements, pursuant to the City's customary process, and submittal of sufficient documentation as reasonably determined by the City's PID Administrator that reflect the Improvement Area Improvement Costs and paid by Developer (a "Reimbursement Payment Request") in a form reasonably acceptable to the City and the City's PID Administrator.

7. The Developer has the right to convey, transfer, assign, mortgage, pledge, or otherwise encumber, in whole or in part without the consent of (but with written notice to) the City, the Developer's right, title, or interest in the revenue streams identified in this Reimbursement Agreement including, but not limited to, any right, title, or interest of the Developer in and to payment of the Improvement Area Unpaid Balance (a "Transfer," and the person or entity to whom the Transfer is made, a "Transferee"). Notwithstanding the foregoing, however, no Transfer shall be effective until five (5) days after Developer's written notice of the Transfer is received by the City, including for each Transferee the information required by Section 18 below. The City may rely on any notice of a Transfer received from the Developer without obligation to investigate or confirm the validity or occurrence of such Transfer. No conveyance, transfer, assignment, mortgage, pledge or other encumbrance shall be made by the Developer or any successor or assignee of the Developer that results in the City being an "obligated person" within the meaning of Rule 15c2-12 of the United States Securities and Exchange Commission. The Developer waives all rights or claims against the City for any such funds provided to a third party as a result of a Transfer for which the City has received notice. The City shall not be required to make payments pursuant to this Reimbursement Agreement to more than two (2) parties. The City shall not make any representations or execute any consent to any assignment of this Reimbursement Agreement, any Improvement Area Assessment Revenues received hereunder.

8. The Developer represents that it is in compliance with all of its obligations required by the Development Agreement, and the City's ordinances and regulations.

9. The Developer represents that it has submitted and will obtain approval of the applicable construction plans for the Improvement Area Improvements from the appropriate departments of the City and from any other public entity or public utility from which such approval must be obtained. Nothing in this Reimbursement Agreement shall be construed as a grant of any development permit approval. The Developer further agrees that, subject to the terms hereof and of the Development Agreement, the Improvement Area Improvements constructed by the Developer have been or will be constructed in full compliance with approved construction plans and are or will be consistent with the Development Agreement and that the Developer shall supply the City with complete as-built plans upon final completion (meaning when the Improvement Area Improvements have been completed in accordance with the applicable City regulations and City approved plans and are ready for dedication to the City) of each Improvement Area Improvement constructed by the Developer.

10. The Developer shall not be relieved of its obligation to construct or cause to be constructed each Improvement Area Improvement and, upon completion, inspection and acceptance, convey each such Improvement Area Improvement to the City in accordance with the terms of this Reimbursement Agreement and the Development Agreement, even if there

are insufficient funds in the Improvement Area Assessment Fund to pay the costs thereof. In any event, this Reimbursement Agreement shall not affect any obligation of the Developer under any other agreement to which the Developer is a party or any governmental approval which the Developer or and land within the District is subject, with respect to the Improvement Area Improvements, required in connection with the development of the land within the District.

11. Within twenty (20) business days of receipt of any Reimbursement Payment Request, the City's PID Administrator shall either (i) approve and execute the Reimbursement Payment Request and forward the same to the City for payment (from those funds available in the Improvement Area Assessment Fund), or (ii) in the event the City's PID Administrator disapproves the Reimbursement Payment Request, give written notification to the Developer of such disapproval, in whole or in part, of such Reimbursement Payment Request, specifying the reasons for such disapproval and the additional requirements to be satisfied for approval of such Reimbursement Payment Request. If a Reimbursement Payment Request seeking reimbursement is approved only in part, the City shall specify the extent to which the Reimbursement Payment Request is approved and shall process such partially approved Reimbursement Payment Request for payment.

12. The obligations of the City under this Reimbursement Agreement are non-recourse and payable only from the Improvement Area Assessment Fund, as applicable, and such obligations do not create a debt or other obligation payable from any other City revenues, taxes, income, or property. None of the City or any of its elected or appointed officials or any of its officers or employees shall incur any liability hereunder to the Developer or any other party in their individual capacities by reason of this Reimbursement Agreement or their acts or omissions under this Reimbursement Agreement.

13. Nothing in this Reimbursement Agreement is intended to constitute a waiver by the City of any remedy the City may otherwise have outside this Reimbursement Agreement against the Developer, any Transferee, or any other person or entity involved in the design, construction or installation of the Improvement Area Improvements. The obligations of Developer hereunder shall be those as a Party hereto and not solely as an owner of property in the District. Nothing herein shall be construed, nor is intended, to affect the City's or Developer's rights and duties to perform their respective obligations under other agreements, regulations and ordinances.

14. The Developer shall furnish to the City a preliminary title report for land with respect for Improvement Area Improvements that are to be acquired and accepted by, but has not been previously conveyed to, the City for review and approval at least thirty (30) calendar days prior to the transfer of title of an Improvement Area Improvement.

15. This Reimbursement Agreement is being executed and delivered, and is intended to be performed in the State of Texas. Except to the extent that the laws of the United States

may apply to the terms hereof, the substantive laws of the State of Texas shall govern the validity, construction, enforcement, and interpretation of this Reimbursement Agreement. In the event of a dispute involving this Reimbursement Agreement, exclusive venue for such dispute shall lie in any court of competent jurisdiction in Tarrant County, Texas.

16. Any notice required or contemplated by this Reimbursement Agreement shall be signed by or on behalf of the Party giving the Notice, and shall be deemed effective as follows: (i) when delivered by a national company such as FedEx or UPS with evidence of delivery signed by any person at the delivery address regardless of whether such person was the named addressee; or (ii) 72 hours after the notice was deposited with the United States Postal Service, Certified Mail, Return Receipt Requested. Any Party may change its address by delivering written notice of such change in accordance with this section. All Notices given pursuant to this Section shall be addressed as follows:

To the City: _____
_____
_____
_____

With a copy to: _____
_____
_____
_____
_____

To the Developer: Attn: _____
_____
_____
_____
_____

With a copy to: Attn: Timothy G. Green
Coats|Rose P.C.
16000 North Dallas Pkwy.,
Suite 350
Dallas, Texas 75248

17. Notwithstanding anything herein to the contrary, nothing herein shall otherwise authorize or permit the use by the City of the Improvement Area Assessments contrary to the provisions of the PID Act.

18. Remedies:

a. If either Party fails to perform an obligation imposed on such Party by this Reimbursement Agreement (a "Failure") and such Failure is not cured after written notice and the expiration of the cure periods provided in this section, then such Failure shall constitute a "Default." Upon the occurrence of a Failure by a non-performing Party, the other Party shall notify the non-performing Party and all Transferees of the non-performing Party in writing specifying in reasonable detail the nature of the Failure. The non-performing Party to whom notice of a Failure is given shall have at least thirty (30) days from receipt of the notice within which to cure the Failure (unless more specifically set forth herein); however, if the Failure cannot reasonably be cured within thirty (30) days and the non-performing Party has diligently pursued a cure within such thirty (30) day period and has provided written notice to the other Party that additional time is needed, then the cure period shall be extended for an additional period of not to exceed thirty (30) days so long as the non-performing Party is diligently pursuing a cure. Any Transferee shall have the same rights as the Developer to enforce the obligations of the City under this Reimbursement Agreement and shall also have the right, but not the obligation, to cure any alleged Failure or Default by the Developer within the same time periods that are provided to the Developer. The election by a Transferee to cure a Failure or Default by the Developer shall constitute a cure by the Developer but shall not obligate the Transferee to be bound by this Reimbursement Agreement with respect to Developer obligations under this Reimbursement Agreement unless the Transferee agrees to be bound.

b. Notwithstanding the foregoing, the following are considered a Default under this Reimbursement Agreement, subject to any notice and applicable cure period as set forth herein:

   i. The Developer shall fail to pay to the City any monetary sum hereby required of it pursuant to the Development Agreement as and when the same shall become due and payable and shall not cure such Default within thirty (30) days after the later of the date on which written notice thereof is given by the City to the Developer, as provided in this Reimbursement Agreement. The Developer shall fail in any material respect to maintain any of the insurance or bonds required by this Reimbursement Agreement or the Development Agreement;

   ii. The Developer shall fail to comply in any material respect with any term, provision or covenant of this Reimbursement Agreement (other than the payment of money to the City), and shall not cure such failure within sixty (60) days after written notice thereof is given by the City to the Developer;

   iii. The filing by Developer of a voluntary proceeding under present or future bankruptcy, insolvency, or other laws respecting debtor's, rights;

iv. The consent by Developer to an involuntary proceeding under present or future bankruptcy, insolvency, or other laws respecting debtor's rights;

v. The entering of an order for relief against Developer or the appointment of a receiver, trustee, or custodian for all or a substantial part of the property or assets of Developer in any involuntary proceeding, and the continuation of such order, judgment or degree unstayed for any period of ninety (90) consecutive days;

vi. The failure by Developer or any Affiliate to pay any taxes or Improvement Area Assessments on property owned by the Developer and/or any Affiliates within the PID, if such failure is not cured within fifteen (15) days of provision of written notice thereof.

vii. The Developer is in default under the Development Agreement after the expiration of any applicable cure period following written notice, if such written notice is required under the terms of the Development Agreement or

viii. The Developer shall breach any material covenant or default in the performance of any material obligation hereunder if such breach or default is not cured within thirty (30) days, in the reasonable determination of the City.

c. If the City is in Default, the Developer's sole and exclusive remedies shall be to: (1) seek a writ of mandamus to compel performance by the City; or (2) seek specific enforcement of this Reimbursement Agreement.

d. If the Developer is in Default, the City may pursue any legal or equitable remedy or remedies, including, without limitation, actual damages, and termination of this Reimbursement Agreement. The City shall not terminate this Reimbursement Agreement unless it delivers to the Developer a second notice expressly providing that the City will terminate within thirty (30) additional days. Termination or non-termination of this Reimbursement Agreement upon a Developer Event of Default shall not prevent the City from suing the Developer for specific performance, actual damages, excluding punitive, special and consequential damages, injunctive relief or other available remedies with respect to obligations that expressly survive termination. In the event the Developer fails to pay any of the expenses or amounts or perform any obligation specified in the Development Agreement, then to the extent such failure constitutes an Event of Default hereunder, the City may, but shall not be obligated to do so, pay any such amount or perform any such obligations and the amount so paid and the reasonable out of pocket costs incurred by the City in said performance shall be due and payable by the Developer to the

City within thirty (30) days after the Developer's receipt of an itemized list of such costs.

e. No remedy herein conferred or reserved is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder now or hereafter existing at law or in equity.

f. The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy.

19. **THE DEVELOPER SHALL ASSUME THE DEFENSE OF, AND IF ANY, INDEMNIFY AND HOLD HARMLESS THE CITY'S THIRD PARTY INSPECTOR, THE CITY EMPLOYEES, OFFICIALS, OFFICERS, REPRESENTATIVE AND AGENTS OF THE CITY AND EACH OF THEM (EACH AN "INDEMNIFIED PARTY") FROM AND AGAINST, ALL ACTIONS, DAMAGES, CLAIMS, LOSES OR EXPENSE OF EVERY TYPE AND DESCRIPTION TO WHICH THEY MAY BE SUBJECT OR PUT, BY REASON OF, OR RESULTING FROM THE BREACH OF ANY PROVISIONS OF THIS REIMBURSEMENT AGREEMENT BY THE DEVELOPER, THE DEVELOPER'S NONPAYMENT UNDER CONTRACTS BETWEEN THE DEVELOPER AND ITS CONSULTANTS, ENGINEERS, ADVISORS, CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS IN THE PROVISION OF THE IMPROVEMENT AREA IMPROVEMENTS CONSTRUCTED BY DEVELOPER, OR ANY CLAIMS BY PERSONS EMPLOYED BY THE DEVELOPER RELATING TO THE CONSTRUCTION OF SUCH PROJECTS. NOTWITHSTANDING THE FOREGOING, NO INDEMNIFICATION IS GIVEN HEREUNDER FOR ANY ACTION, DAMAGE, CLAIM, LOSS OR EXPENSE DIRECTLY ATTRIBUTABLE TO THE WILLFUL MISCONDUCT OR GROSS NEGLIGENCE OF ANY INDEMNIFIED PARTY. THE CITY DOES NOT WAIVE ITS DEFENSES AND IMMUNITIES, WHETHER GOVERNMENTAL, SOVEREIGN, OFFICIAL OR OTHERWISE AND NOTHING IN THIS REIMBURSEMENT AGREEMENT IS INTENDED TO OR SHALL CONFER ANY RIGHT OR INTEREST IN ANY PERSON NOT A PARTY HERETO.**

20. To the extent there is a conflict between this Reimbursement Agreement and the Development Agreement, this Reimbursement Agreement shall control.

21. The failure by a Party to insist upon the strict performance of any provision of this Reimbursement Agreement by the other Party, or the failure by a Party to exercise its rights upon a Default by the other Party shall not constitute a waiver of such Party's right to insist and demand strict compliance by such other Party with the provisions of this Reimbursement Agreement.

22. The City does not waive or surrender any of its governmental powers, immunities, or rights except to the extent permitted by law and necessary to allow the Developer to enforce its remedies under this Reimbursement Agreement.

23. Nothing in this Reimbursement Agreement, express or implied, is intended to or shall be construed to confer upon or to give to any person or entity other than the City and the Developer and its assigns any rights, remedies, or claims under or by reason of this Reimbursement Agreement, and all covenants, conditions, promises, and agreements in this Reimbursement Agreement shall be for the sole and exclusive benefit of the City and the Developer.

24. In this Reimbursement Agreement, time is of the essence and compliance with the times for performance herein is required.

25. The City represents and warrants that this Reimbursement Agreement has been approved by official action by the City Council of the City in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Reimbursement Agreement on behalf of the City has been duly authorized to do so. The Developer represents and warrants that this Reimbursement Agreement has been approved by appropriate action of the Developer, and that the individual executing this Reimbursement Agreement on behalf of the Developer has been duly authorized to do so. Each Party respectively acknowledges and agrees that this Reimbursement Agreement is binding upon such Party and is enforceable against such Party, in accordance with its terms and conditions and to the extent provided by law.

26. This Reimbursement Agreement represents the entire agreement of the Parties and no other agreement, statement or promise made by any Party or any employee, officer or agent of any Party with respect to any matters covered hereby that is not in writing and signed by all the Parties to this Agreement shall be binding. This Reimbursement Agreement shall not be modified or amended except in writing signed by the Parties. If any provision of this Reimbursement Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (a) such unenforceable provision shall be deleted from this Reimbursement Agreement; and (b) the remainder of this Reimbursement Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

27. This Reimbursement Agreement may be executed in any number of counterparts, each of which shall be deemed an original.

28. The term of this Reimbursement Agreement with respect to the Reimbursement Amount is the earlier of (i) one year following the last Annual Installment of an Assessment is collected, (ii) the payment or redemption of the Reimbursement Amount, or (iii)

termination pursuant to an Event of Default, whichever occurs first. If the Developer defaults under the Development Agreement or this Reimbursement Agreement, the Development Agreement nor this Reimbursement Agreement shall not terminate with respect to the costs of the Improvement Area Improvements and Major Improvements that have been approved and accepted by the City pursuant to an approved Certification for Payment or Reimbursement Payment Request prior to the date of default. Upon the expiration of the term of this Reimbursement Agreement pursuant to this Section, this Reimbursement Agreement shall terminate with respect to any reimbursements for Improvement Area Improvements.

29. Any amounts or remedies due pursuant to this Reimbursement Agreement are not subject to acceleration.

30. During the term of the Reimbursement Agreement, the Developer agrees not to knowingly employ any undocumented workers and, if convicted of a violation under 8 U.S.C. Section 1324a(f), the Developer shall repay the incentives granted herein within 120 days after the date the Developer is notified by the City of such violation, plus interest at the rate of six percent (6%) compounded annually from the date of violation until paid. Pursuant to Section 2264.101(c), Texas Government Code, a business is not liable for a violation of Chapter 2264 by a subsidiary, affiliate, or franchisee of the business, or by a person with whom the business contracts.

31. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and, to the extent this Reimbursement Agreement is a contract for goods or services, will not boycott Israel during the term of this Reimbursement Agreement. The foregoing verification is made solely to comply with Section 2271.002, Texas Government Code. As used in the foregoing verification, 'boycott Israel' means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. Notwithstanding anything contained herein, the representations and covenants contained in this Section shall survive termination of the Agreement until the statute of limitations has run.

32. The Developer hereby represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer's internet website: https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf, https://comptroller.texas.gov/purchasing/docs/iran-list.pdf, or https://comptroller.texas.gov/purchasing/docs/fto-list.pdf. The foregoing representation

is made solely to comply with Section 2252.152, Texas Government Code, and to the extent such Section does not contravene applicable Federal law and excludes the Developer and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization. Notwithstanding anything contained herein, the representations and covenants contained in this Section shall survive termination of the Agreement until the statute of limitations has run.

33. Pursuant to Section 2274.002 Texas Government Code, as amended, the Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate during the term of this Reimbursement Agreement against a firearm entity or firearm trade association. The foregoing verification is made solely to enable the Issuer to comply with such Section. As used in the foregoing verification, 'discriminate against a firearm entity or firearm trade association' (A) means, with respect to the firearm entity or firearm trade association, to (i) refuse to engage in the trade of any goods or services with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, (ii) refrain from continuing an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, or (iii) terminate an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association and (B) does not include (i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories and (ii) a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship (aa) to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency or (bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association. As used in the foregoing verification, (b) 'firearm entity' means a manufacturer, distributor, wholesaler, supplier, or retailer of firearms (i.e., weapons that expel projectiles by the action of explosive or expanding gases), firearm accessories (i.e., devices specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and items used in conjunction with or mounted on a firearm that are not essential to the basic function of the firearm, including detachable firearm magazines), or ammunition (i.e., a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile) or a sport shooting range (as defined by Section 250.001, Texas Local Government Code), and (c) 'firearm trade association' means a person, corporation, unincorporated association, federation, business

league, or business organization that (i) is not organized or operated for profit (and none of the net earnings of which inures to the benefit of any private shareholder or individual), (ii) has two or more firearm entities as members, and (iii) is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as an organization described by Section 501(c) of that code. Notwithstanding anything contained herein, the representations and covenants contained in this Section shall survive termination of the Agreement until the statute of limitations has run.

34. Pursuant to Section 2276.002 Texas Government Code, as amended, the Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Reimbursement Agreement. The foregoing verification is made solely to enable the Issuer to comply with such Section. As used in the foregoing verification, "boycott energy companies" shall mean, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by (A) above. Notwithstanding anything contained herein, the representations and covenants contained in this Section shall survive termination of the Agreement until the statute of limitations has run,

35. As used in Sections 31 through 34, the Developer understands 'affiliate' to mean an entity that controls, is controlled by, or is under common control with the Developer within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit.

36. Submitted herewith is a completed Form 1295 generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The City hereby confirms receipt of the Form 1295 from the Developer and the City agrees to acknowledge such form with the TEC through its electronic filing application system not later than the 30th day after receipt of such form. The Parties understand and agree that, with the exception of information identifying the City and the contract identification number, neither the City nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by Developer; and, neither the City nor its consultants have verified such information.

[SIGNATURE PAGES TO FOLLOW]

Executed by Developer and City to be effective on the Effective Date.

CITY OF MANSFIELD

By: _____
Name: Michael Evans
Title: Mayor

ATTEST

_____
Name: Susana Marin
Title: City Secretary

DEVELOPER:

Kinney Park LLC
a Texas limited liability company

By: _____
Name: _____
Title: _____

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 24-6002

Agenda Date: 5/13/2024 **Version:** 1 **Status:** New Business

In Control: City Council **File Type:** Detailed Site Plan

Agenda Number:

Title

Review and Consideration of a Detailed Site Plan at Somerset Addition for a Townhouse Development on Approximately 20.362 Acres Being a Tract of Land Situated in the Seth M. Blair Survey, Abstract No. 72, in the City of Mansfield, Johnson County, Texas at 2401 S US 287; Impression Homes, Builder; MESA Design Group Developer; LJA Engineering, Engineer; and Hanover Services Group, Inc., Owner (DS#24-001)

Requested Action

To review and consider the Detailed Site Plan.

Recommendation:

The Hanover PD, Planned Development District (the “PD, Planned Development District”) for Somerset was purposefully conceived to deliver “a mixed-use community” that allows for “a range of single-family residential housing options, as well as townhouse and mixed-use commercial areas”. The PD, Planned Development District for Somerset allocates the uses of buildings and their lots through the Development Plan (EXHIBIT “C”). Allocation of land uses is further directed through districts; the site plan submitted for approval is located within the Townhouse / Mixed-use (“TH-MU”) District (i.e., a sub-district of the PD, Planned Development District for Somerset).

The TH-MU District allows townhouses, provided that such residential units are designed, constructed, and used in accordance with the provisions set forth in the Mansfield Zoning Ordinance. Although the rules and regulations in the PD, Planned Development District and the TH-MU District establish minimum standards for the use, the design, and the construction of townhouses, those same rules and regulations do not limit nor restrict the ability to innovate or to elevate urban design and other related site design considerations that are most appropriate for a site with high visibility from U.S. Highway 287.

Although the use of the property is appropriate --- there are opportunities to substantially improve upon the site layout and to introduce elevated urban design that reinvigorates the practices and the techniques that are frequently associated with transitional environments that influence existing and planned mixed-use environments in contemporary urban planning and urban design (e.g., Parkside Villas, Knotts Landing at Legacy, the Wyatt, et cetera).

It is within this context, that the Department of Planning and Development Services would recommend the following conditions:

1. That a deviation in building height be granted, in which the building height of all units is three (3) stories, and the minimum height of the first story (i.e., as measured from the finished floor to the finished ceiling, is at least 10 feet);
2. That a deviation in roof slope be granted, in which low slope (i.e., flat roofs) be allowed, provided that such flat roof is surrounded on all sides by a parapet wall a minimum of 42 inches in height;
3. That the front building façade of each townhouse dwelling include a building frontage (e.g., dooryard or stoop) that is designed and constructed in strict accordance with the applicable provisions of Section 155.073 of the Mansfield Zoning Ordinance entitled, “S, South Mansfield Form-based Development District”;
4. That townhouses located on corner lots include additional architectural features that respond to both frontages provided, however, that only the front building façade be required to have a dooryard or stoop building frontage;
5. That townhouses include special architectural details in order to enhance the distinctiveness of each dwelling including, but shall not be limited to: (i) changes in color; (ii) building material; (iii) railings; (iv) trim or other similar projections; (v) garage door treatments; and (vi) other similar details subject to review and approval by the Director of Planning;
6. That the garage doors be made of wood (or other synthetic material that has the appearance of wood) only;
7. That the amenity area as depicted on the site plan contain a specific list of programming elements (e.g., formal or informal landscape, outdoor furniture, lawn games, paths, performance space, water features, et cetera) to the satisfaction of the Director of Planning that will activate said area and that are visually and aesthetically integrated with the detention area;
8. That there be increased opportunities for smaller open spaces, with similar programming elements to the amenity area, to establish “breaks” between the rows of townhouses; and
9. That, prior to the submittal of a preliminary or final plat, that the comments from the Plat Review Committee (the “PRC”) concerning motorist and pedestrian movements, access to the gas well site, platting, refuse and recycling collection, landscaping the detention area, et cetera be appropriately addressed.

Description/History:

Synopsis

The applicant is requesting to develop townhouses according to the TH-MU District standards provided for in the PD, Planned Development District for Somerset. The Department of Planning and Development Services recommends several conditions --- if the site plan is approved --- that are specifically intended to achieve purposeful site design and urban design elements that are in greater alignment with the community’s vision for development and growth.

History

This PD, Planned Development District for Somerset was approved during its third and final hearing on June 22, 2015. During the hearings for this PD, Planned Development

District, multi-family residential uses were initially proposed on this tract of land; and, only after discussion with the City Council, did the developer propose the TH-MU District, which only permitted townhouses. As part of approval, the City Council required that a site plan be prepared by the developer and presented to the City Council for review and approval.

Department of Planning and Development Services Analysis
The subject property --- located within the TH-MU District --- consists of 20.362 acres located between South U.S. Highway 287 and Ambrose Parkway in Somerset. Pursuant to the PD, Planned Development District for Somerset, the TH-MU District is “located in a transition area between the Residential District and Commercial District”.

Townhouses are permitted as a matter of right within the TH-MU District. The rules and regulations of the PD, Planned Development District for Somerset require that a site plan be approved by the City Council prior to the issuance of a building permit within the TH-MU District. The site plan, as presented, proposes the construction of 134 townhouses (yielding a density far less than the maximum of 12.5 permitted as a matter of right).

As townhouses are permitted as a matter of right; review and consideration of the site plan may not contemplate prohibiting the use. However, the rules and regulations contained within the PD, Planned Development District for Somerset do not limit nor restrict the City Council from making modifications to the site plan to ensure a development that is consistent with the community’s expectations for quality and sustainable growth.

The design and the construction of townhomes on the property is appropriate. The presence of townhomes will create a suitable transition from lower intensity residential use (i.e., single-family residential, detached) to higher intensity residential use and / or mixed-use. The proposed site design, however, does not fully consider: (i) that the property fronts South U.S. Highway 287; (ii) that the property is proximity to an emerging mixed-use district of regional significance; and (iii) that the property could be developed in a manner that reinforces a gridded network of thoroughfares and alleys, increases open space of varying sizes and programming for gathering, and provide a more urban aesthetic (e.g., building height, building frontages, et cetera).

With little land remaining, site plans must consider the vision and their influence on the existing and future urban fabric. The site plan, as currently proposed and presented, does not fully consider the vision nor the vast aesthetic, cultural, and economic potential of the South U.S. Highway 287 Corridor and the State Highway 360 (Toll) Corridor in adjacency. Site designs that are influenced, informed, and inspired by conventional (or traditional) suburban designs are incongruent with development patterns that best reflect mixed-use districts of regional significance.

<u>Site Plan</u>
The site plan, as presented, proposes the development of 134 lots for a townhouse development. An amenity area is provided on the southern edge of the development.

However, amenities in this area have not been identified nor specified; only a walking path surrounding a rectangular playing field is shown. The dwellings fronting Ambrose Parkway are also proposed to share an additional linear green. Each dwelling provides a garage with two (2) parkig spaces, with additional parking available vis-à-vis the driveway. Throughout the development there are 42 guest parking spaces (i.e., on-street parking spaces) identified.

Building Elevations and Monotony

Building elevations are provided and, as proposed, illustrate an overall façade masonry coverage of 87 percent of brick and stone. As included in the attachmens, EXHIBIT “B” outlines anti-monotony standards stating that in order to encourage architectural variety on a continuous block, the building facades for the townhouses will not have a repeating elevation / material across the street and on either side of the subject building. A different combination or an intermix of materials shall be incorporated for the townhouses within these parameters.

Plat Review Committee (PRC) Comments

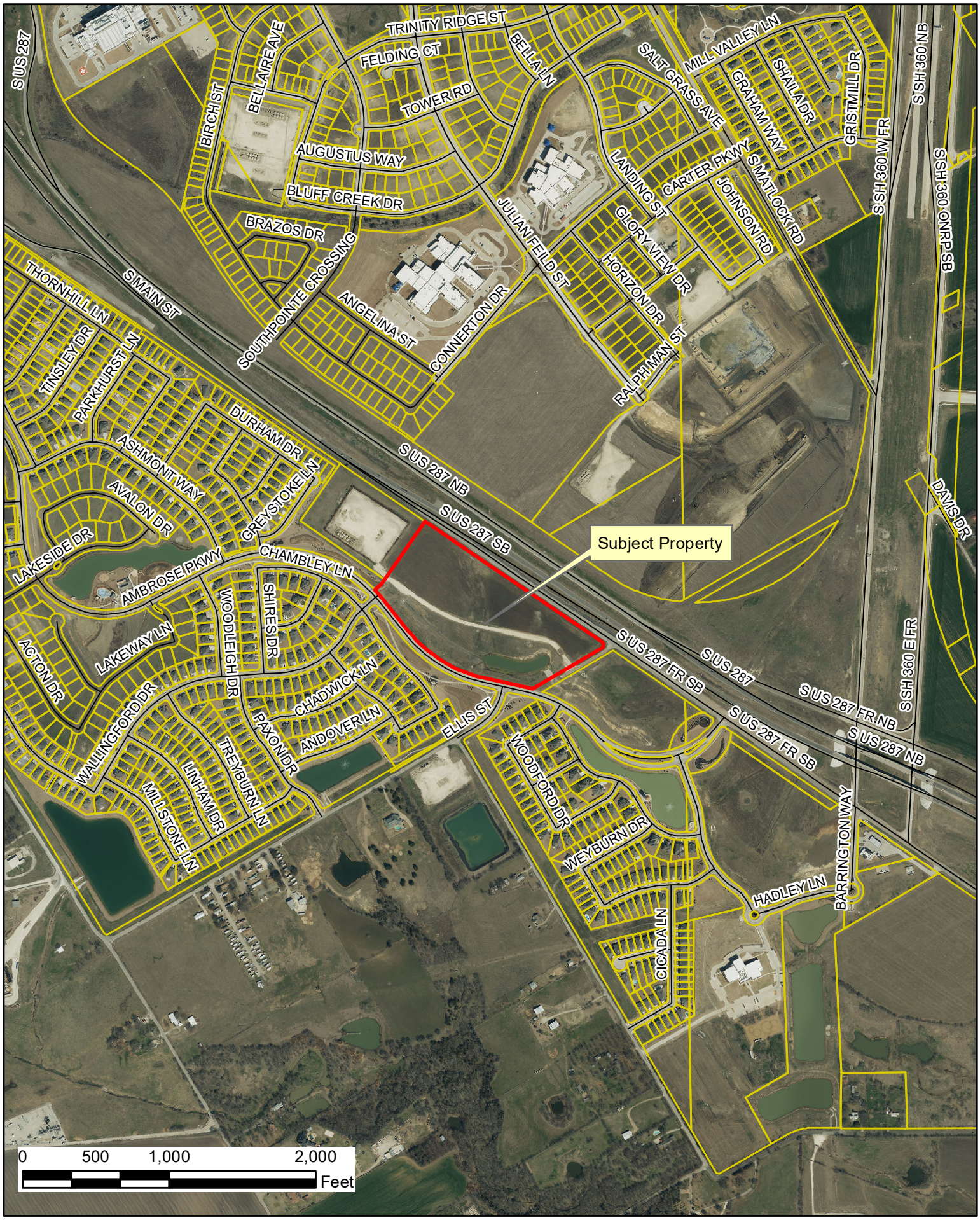
The site plan has been reviewed by the PRC. The PRC expressed concerns about drainage; refuse and recyclable collection as it relates to turning radii for collection vehicles; mutual access and maintenance agreements; and access and queuing for vehicles for the drill site to the west.

Prepared By

Arty Wheaton-Rodriguez, Assistant Director of Planning
817-276-4245

Attachments:

Location Map
Exhibit A - Legal Description
Exhibit B - Site Plan
Exhibit C - Entryway and Signage
Exhibit D - Landscape Plan
Exhibit E - Elevations



MANSFIELD TEXAS

N W E S

DS#24-001 Somerset Townhomes

METES & BOUNDS DESCRIPTION

BEING A 20.362-ACRE TRACT OF LAND SITUATED IN THE SETH M. BLAIR SURVEY, ABSTRACT NO. 72 IN THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DESCRIBED TO KNOX STREET PARTNERS No. 17, LTD BY DEED RECORDED IN COUNTY CLERK FILE No. 2015-23558 AND ALL OF A TRACT OF LAND DESCRIBED AS TRACT 4 TO KNOX STREET PARTNERS No. 16, LTD BY DEED RECORDED IN COUNTY CLERK FILE No. 2015-23557 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET (HEREINAFTER REFERRED TO AS A "5/8-INCH CAPPED IRON ROD SET") AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 287 (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ELLIS STREET (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 59°50'18" WEST, WITH SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 580.98 FEET TO A 5/8-INCH CAPPED IRON ROD SET ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF AMBROSE PARKWAY (A 60' WIDE RIGHT-OF-WAY), SAME BEING THE EASTERLY LINE OF SOMERSET ADDITION, PHASE I, AN ADDITION TO THE CITY OF MANSFIELD, ELLIS AND JOHNSON COUNTIES, TEXAS, AS SHOWN BY AMENDING PLAT RECORDED IN VOLUME 11, PAGE 275 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS, FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 830.00 FEET AND A CHORD THAT BEARS NORTH 76°50'49" WEST, 18.28 FEET;

THENCE WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

> WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 1°15'43", AN ARC-DISTANCE OF 18.28 FEET TO A 1/2-INCH CAPPED IRON ROD STAMPED "JBI" FOUND;
>
> NORTH 77°28'41" WEST, A DISTANCE OF 324.35 FEET TO A 1/2-INCH CAPPED IRON ROD STAMPED "JBI" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 920.00 FEET AND A CHORD THAT BEARS NORTH 58°03'41" WEST, 611.68 FEET;
>
> WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 38°50'00", AN ARC-DISTANCE OF 623.55 FEET TO A 1/2" CAPPED IRON ROD STAMPED "JBI" FOUND;
>
> NORTH 38°38'42" WEST, A DISTANCE OF 280.03 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 930.00 FEET AND A CHORD THAT BEARS NORTH 41°05'48" WEST, 79.57 FEET;
>
> WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 4°54'13", AN ARC-DISTANCE OF 79.59 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE EASTERNMOST COMMON CORNER OF SAID SOMERSET ADDITION, PHASE I AND SOMERSET ADDITION, PHASE II, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE No. 2019-151 OF SAID PLAT RECORDS;

THENCE NORTH 49°13'16" EAST, WITH THE SOUTHEASTERLY LINE OF SAID SOMERSET ADDITION, PHASE II, A DISTANCE OF 65.12 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

THENCE NORTH 34°41'12" EAST, WITH SAID SOUTHEASTERLY LINE AND THE SOUTHEASTERLY LINE OF A TRACT OF LAND DESCRIBED TO HPC SOMERSET DEVELOPMENT CORPORATION BY DEED RECORDED IN COUNTY CLERK FILE No. 2018-27738 OF SAID OFFICIAL PUBLIC RECORDS, A DISTANCE OF 514.16 FEET TO

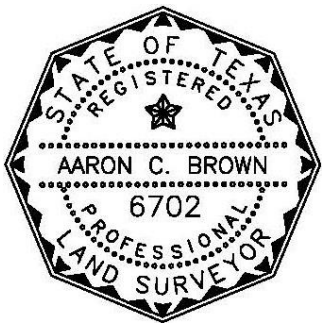
METES & BOUNDS DESCRIPTION

A 5/8-INCH CAPPED IRON ROD SET ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 287;

THENCE SOUTH 55°35’21” EAST, WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1504.36 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 20.362 ACRES (886,986 SQ. FEET) OF LAND.

Aaron C. Brown, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6702
LJA Surveying, Inc.
3017 West 7th Street, Suite 300
Fort Worth, Texas 76107
682-747-0800
TBPELS Firm No. 10194382

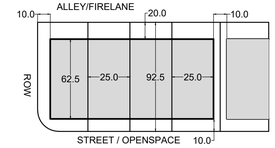
December 5, 2023



LAND USE SUMMARY			
LOT TYPE	LOT COUNT	ACRES	DENSITY
TOWNHOME	134 LOTS	20.36 ACRES	6.58 DU/AC

NOTE: A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ON-STREET PARKING, OPEN SPACE, DETENTION AREA, AMENITY AREA, ENTRY MONUMENT AND WALL STRUCTURES, AND MASONRY SCREEN WALL.
BUILDING FOOTPRINTS SHOWN ON THESE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY AND ARE SUBJECT TO CHANGE BASED ON FINAL UNIT MIX AND FLOOR PLAN DESIGN
EACH UNIT WILL HAVE A 2-CAR PARKING GARAGE IN ADDITION TO 20' OF DRIVEWAY PARKING
IN ORDER TO ENCOURAGE ARCHITECTURAL VARIETY ON A CONTINUOUS BLOCK, THE BUILDING FACADES FOR THE TOWNHOUSES WILL NOT HAVE A REPEATING ELEVATIONS / MATERIALS ACROSS THE STREET AND ON EITHER SIDE OF THE SUBJECT BUILDING. A DIFFERENT COMBINATION OR AN INTERMIX OF MATERIALS SHALL BE INCORPORATED FOR THE TOWNHOMES WITHIN THESE PARAMETERS.

GUEST PARKING	
ON STREET HEAD-IN	24 SPACES
ON STREET PARALLEL (DEDICATED)	18 SPACES
ON STREET PARALLEL UNMARKED*	NOT SHOWN
*INTERNAL NEIGHBORHOOD STREETS ONLY	

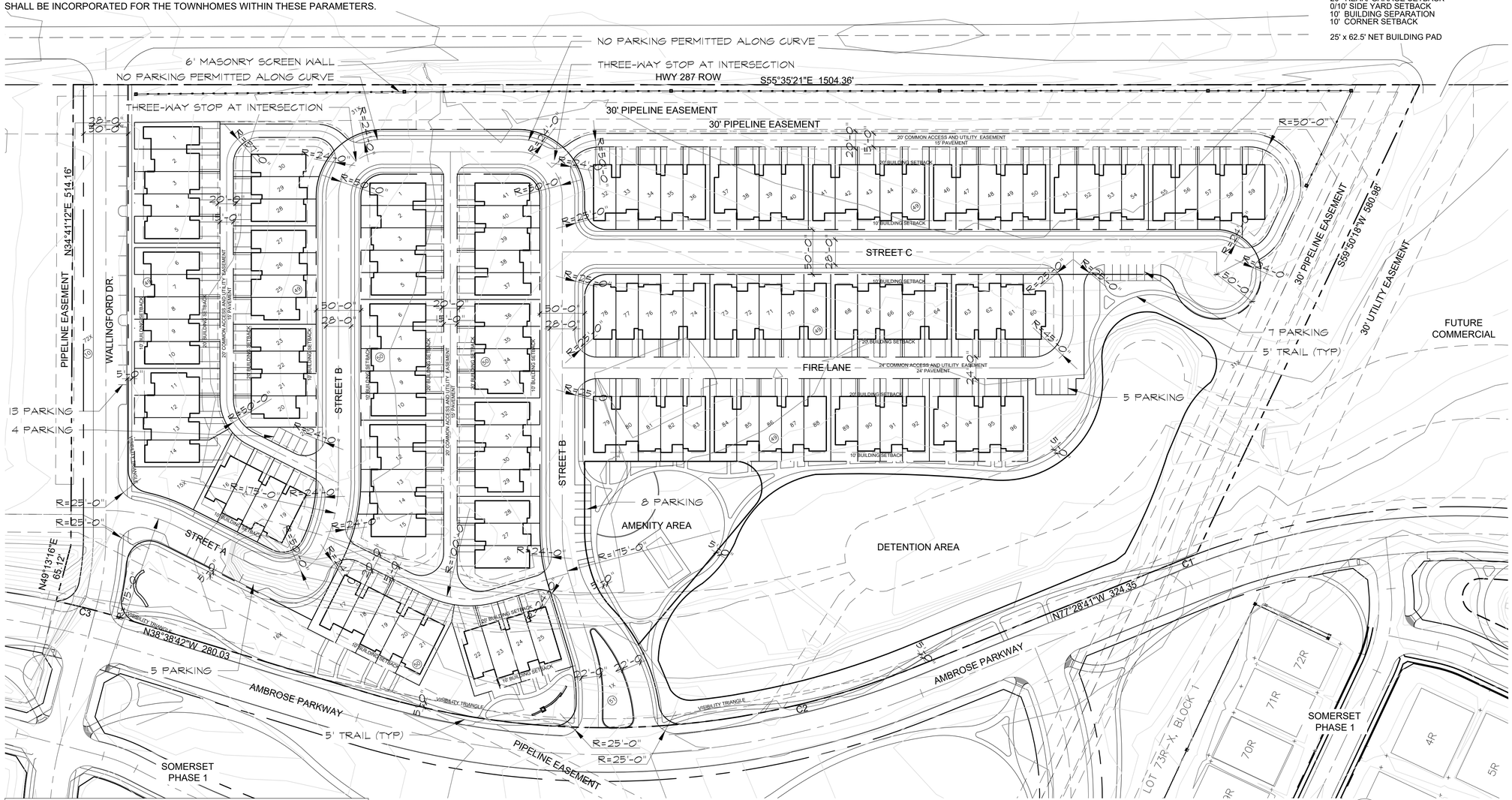


TOWNHOME REAR ENTRY LOT SUMMARY

25' UNIT WIDTH
92.5' LOT DEPTH (MIN.)

10' FRONT YARD SETBACK
20' REAR/ GARAGE SETBACK
0/10' SIDE YARD SETBACK
10' BUILDING SEPARATION
10' CORNER SETBACK

25' x 62.5' NET BUILDING PAD

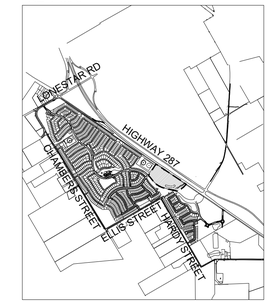


BOUNDARY CURVE CHART				
	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	830.00'	N76°50'49"W	18.28'	18.28'
C2	920.00'	N58°03'41"W	611.68'	623.55'
C3	930.00'	N41°05'48"W	79.57'	79.59'

Developer
Impression Homes, LLC
Peter Lai
2325 Dean Way, Suite 150
Southlake, TX 76092
214-280-9688
peterlai@impressionhomes.net

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com
MESA

KE Y MAP



Project Name

Somerset Town Homes

Mansfield, TX

Project No: 21245

Issue Title

Detailed Site Plan

Issue Date: 04.04.2024

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

FRED WALTERS
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 2137

This drawing and the design shown is the property of MESA Design Associates, known also as MESA. The reproduction, copying, or use of this drawing without the written consent of MESA is prohibited and any infringement will be subject to legal action. © Copyright 2022 MESA

Issue / Addenda / Revisions

	Date	Description

Drawing Title

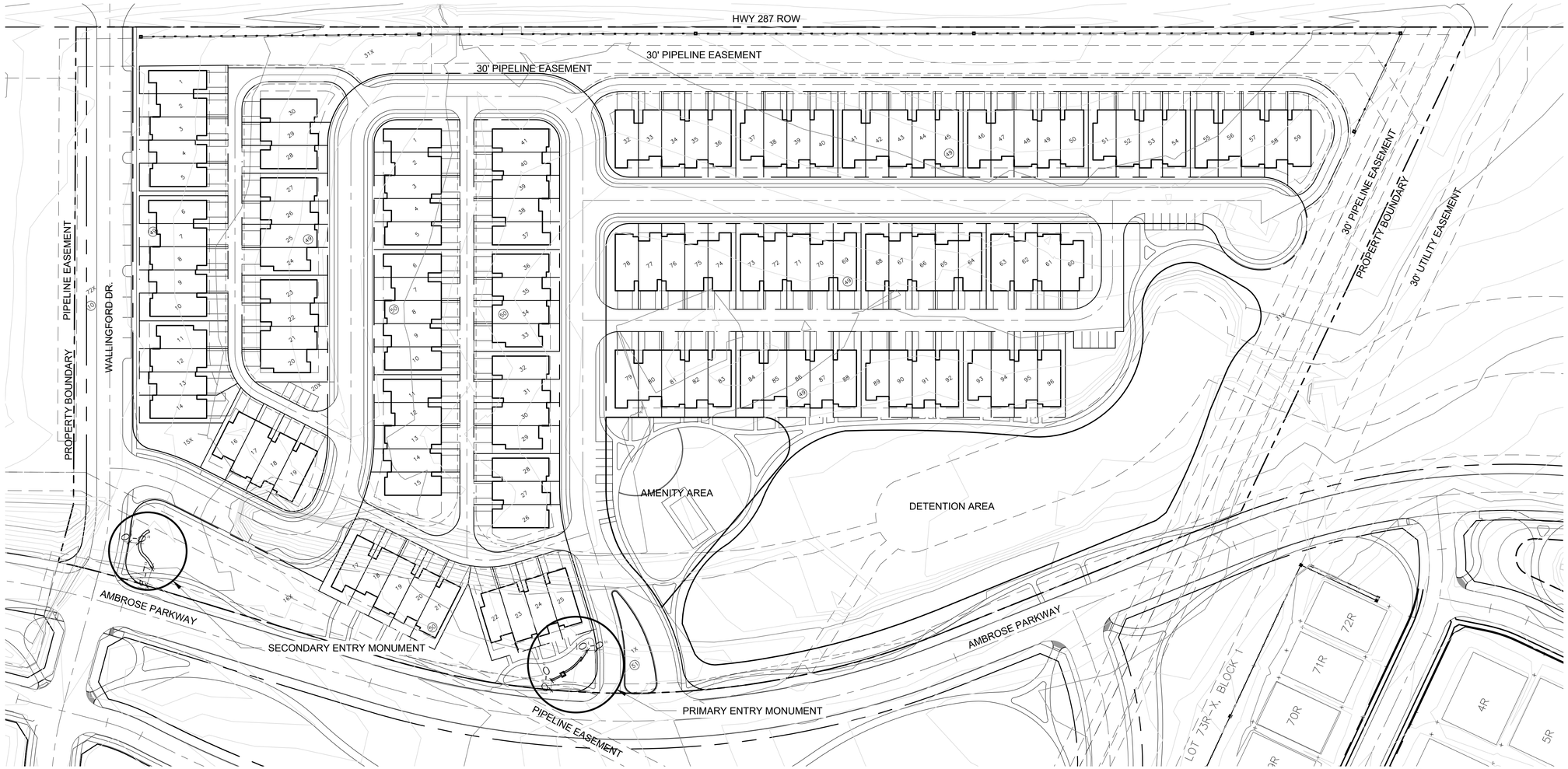
Somerset Town Homes
Site Plan

Drawn:	TB	Date:	04.25.2024
Checked:	FW	Date:	04.25.2024

Sheet No.

EXHIBIT B

NOT FOR CONSTRUCTION



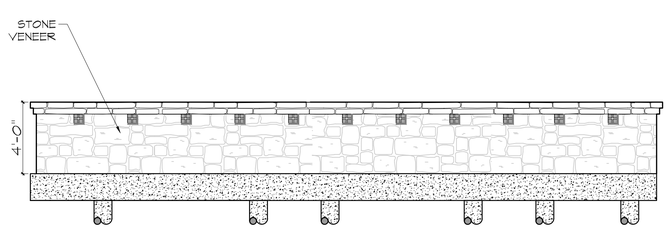
NOTE: BUILDING FOOTPRINTS SHOWN ON THESE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY AND ARE SUBJECT TO CHANGE BASED ON FINAL UNIT MIX AND FLOOR PLAN DESIGN

A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE ENTRY MONUMENT AND WALL STRUCTURES.

NORTH

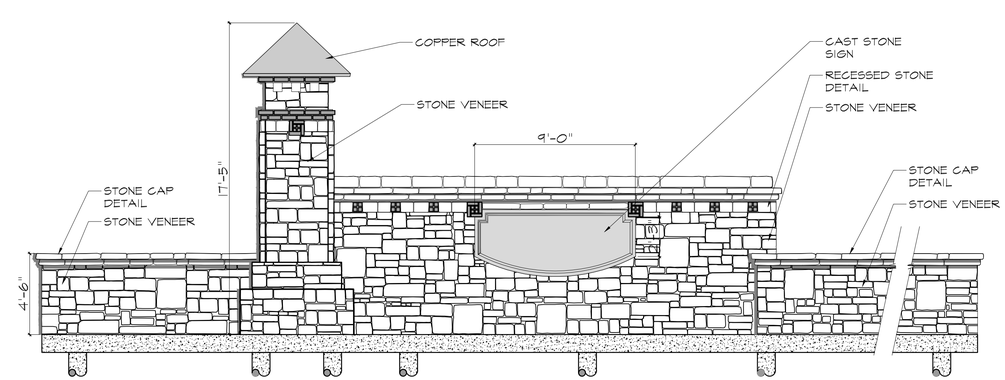
0 30 60 120

SCALE: 1" = 60'-0"



Secondary Entry B

Scale: 1/4" = 1'-0"



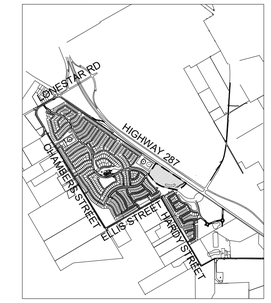
Primary Entry A

Scale: 1/4" = 1'-0"

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KE Y MAP



Project Name

Somerset Town Homes

Mansfield, TX

Project No: 21245

Issue Title

Detailed Site Plan

Issue Date: 04.04.2024

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

FRED WALTERS
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 2137

This drawing and the design shown is the property of MESA Design Associates, known also as MESA. The reproduction, copying, or use of this drawing without the written consent of MESA is prohibited and any infringement will be subject to legal action. © Copyright 2022 MESA

Issue / Addenda / Revisions

	Date	Description

Drawing Title

Somerset Town Homes
Sign Plan

Drawn: TB Date: 04.25.2024

Checked: FW Date: 04.25.2024

Sheet No.

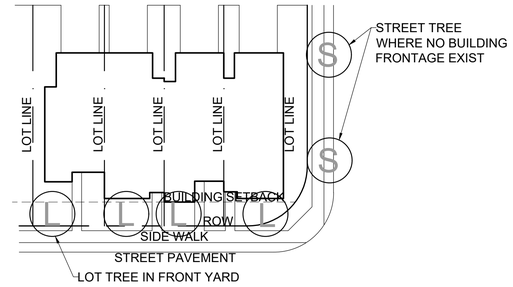
EXHIBIT C

NOT FOR CONSTRUCTION

REQUIRED LANDSCAPE BUFFER

BUFFER	BUFFER WIDTH	LENGTH	CANOPY TREES REQUIRED	CANOPY TREES PROVIDED
AMBROSE PKW	25'	1,326'	34	35
COMMERCIAL TRACT	10'	580'	24	25
HWY 287	25'	1,504'	38	78

TYPICAL TOWN HOME LOT TREE PLANTING
ALLEY

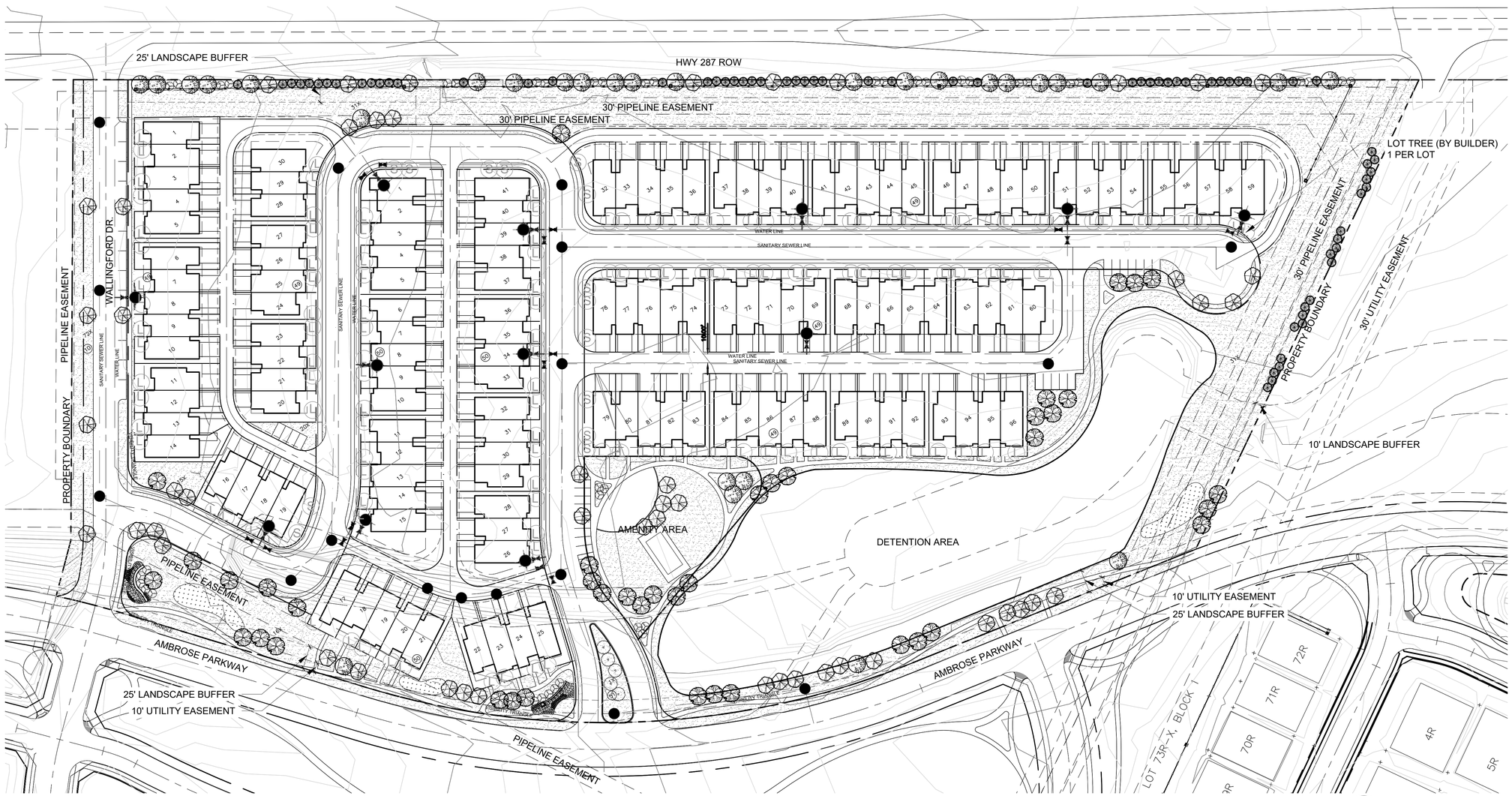


NOTE: REQUIRED LOT TREES WILL BE PLANTED
IN THE FRONT YARD

0 15 30 60
SCALE: 1" = 30'-0"

PLANT LIST

PLANT QUANTITY	PLANT SYMBOL	COMMON NAME / BOTANICAL NAME	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.	SPACING MIN.	COMMENTS
		TREES					
50		CEDAR ELM Ulmus crassifolia	N/A	15'-16'	5'-6'	AS SHOWN	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN, MESA TO APPROVE
41		ESCARPMENT LIVE OAK Quercus virginiana var. fusiformis	N/A	16'-18'	6'-7'	AS SHOWN	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN, MESA TO APPROVE
24		SHUMARD RED OAK Quercus shumardii	N/A	15'-16'	6'-7'	AS SHOWN	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN, MESA TO APPROVE
		ORNAMENTAL TREES					
65		EASTERN RED CEDAR Juniperus virginiana	45 GAL.	8'-10'	3'-4'	AS SHOWN	CONTAINER GROWN, WELL BRANCHED, STRONG CENTRAL LEADER, FULL TO THE GROUND
9		MEXICAN PLUM Prunus mexicana	30 GAL.	7'-8'	4'-5'	AS SHOWN	B&B, MATCHED, WELL BRANCHED, MULTI-TRUNK WITH A MIN OF 4 CANES, FULL TO GROUND & WELL ROOTED PLANT AS SHOWN ON PLAN
40		VITEX Vitex agnus-castus	30 GAL.	8'-10'	4'-5'	AS SHOWN	B&B, MATCHED, WELL BRANCHED, MULTI-TRUNK WITH A MIN OF 4 CANES, FULL TO GROUND & WELL ROOTED PLANT AS SHOWN ON PLAN
		GRASSES & GROUNDCOVERS					
58		CREEPING JUNIPER Juniperus horizontalis pulmosa 'youngstown'	3 GAL.	4'-6'	1'-2'	24" O.C.	CONTAINER GROWN AND WELL ROOTED
39		MEXICAN FEATHER GRASS Stipa tenacissima	1 GAL.	1'-2'	1'-2'	30" O.C.	CONTAINER GROWN AND WELL ROOTED
25		SNOWMOUND SPIREEA Spiraea nipponica 'snowmound'	3 GAL.	1'-2'	1'-2'	48" O.C.	CONTAINER GROWN AND WELL ROOTED
50		TEXAS LANTANA Lantana horrida	3 GAL.	1'-2'	1'-2'	36" O.C.	CONTAINER GROWN AND WELL ROOTED
6		SCARLETS PEAK HOLLY Ilex vomitoria 'scarlets peak'	15 GAL.	6'-8'	1'-2'	36" O.C.	CONTAINER GROWN AND WELL ROOTED
		GRASSES & GROUNDCOVERS					
87 SF		SEASONAL COLOR	4" POTS	N/A	N/A	4" O.C.	
2223-3469SF		BERMUDA GRASS HYDROMULCH Cynodon dactylon	N/A	N/A	N/A	N/A	
3610 SF		WEEPING LOVEGRASS Eragrostis curvula	12"	8"-10"	24" O.C.	CONTAINER GROWN, FULL, WELL ROOTED	



NOTE: BUILDING FOOTPRINTS SHOWN ON THESE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY AND ARE SUBJECT TO CHANGE BASED ON FINAL UNIT MIX AND FLOOR PLAN DESIGN
NO TREES, SIGNS OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN VISIBILITY TRIANGLES.

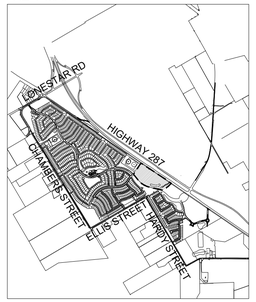
NORTH

0 30 60 120
SCALE: 1" = 60'-0"

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KE Y MAP



Project Name

Somerset Town Homes

Mansfield, TX

Project No: 21245

Issue Title

Detailed Site Plan

Issue Date: 04.04.2024

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

FRED WALTERS
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 2137

This drawing and the design shown is the property of MESA Design Associates, known also as MESA. The reproduction, copying, or use of this drawing without the written consent of MESA is prohibited and any infringement will be subject to legal action. © Copyright 2022 MESA

Issue / Addenda / Revisions

	Date	Description

Drawing Title

Somerset Town Homes
Landscape Plan

Drawn:	TB	Date:	04.25.2024
Checked:	FW	Date:	04.25.2024

Sheet No.

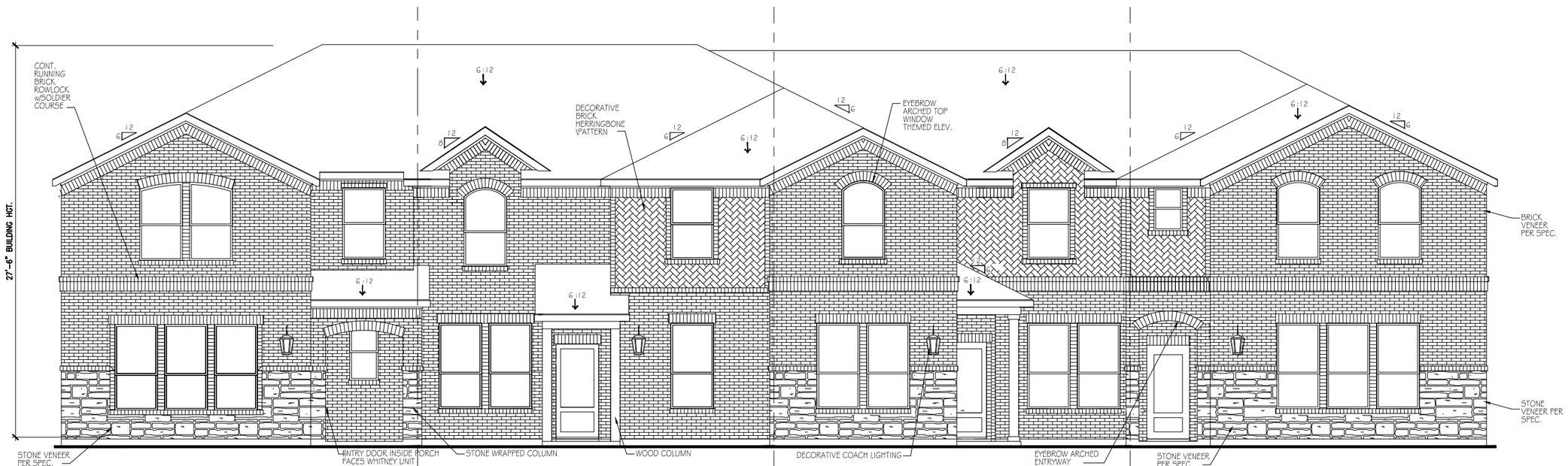
EXHIBIT D

NOT FOR CONSTRUCTION

IMPRESSION HOMES

Exhibit "E" Elevations

Townhome Building 1



A1700 CADDO - Q | A1600 WHITNEY - P | A1900 CONROE - Q | A2100 LAVON - P - END

FRONT ELEVATION

Unit Areas

A1700 CADDO - Q

LIVING AREA (A/C SF)	END	
FIRST FLOOR	798	SF
SECOND FLOOR	988	SF
TOTAL LIVING	1786	SF
GARAGES	426	SF
FRONT PORCH	36	SF
COVERED PATIO	49	SF
TOTAL UNDER ROOF	2297	SF
OVERALL WIDTH		25'-0"
OVERALL DEPTH		54'-4"

A1600 WHITNEY - P

LIVING AREA (A/C SF)	INTERIOR	
FIRST FLOOR	751	SF
SECOND FLOOR	849	SF
TOTAL LIVING	1600	SF
GARAGES	436	SF
FRONT PORCH	26	SF
COVERED PATIO	29	SF
TOTAL UNDER ROOF	2091	SF
OVERALL WIDTH		25'-0"
OVERALL DEPTH		54'-0"

A1900 CONROE - Q

LIVING AREA (A/C SF)	INTERIOR	
FIRST FLOOR	896	SF
SECOND FLOOR	978	SF
TOTAL LIVING	1874	SF
GARAGES	396	SF
FRONT PORCH	20	SF
COVERED PATIO	15	SF
TOTAL UNDER ROOF	2305	SF
OVERALL WIDTH		25'-0"
OVERALL DEPTH		62'-0"

A2100 LAVON - P - END

LIVING AREA (A/C SF)	END	
FIRST FLOOR	970	SF
SECOND FLOOR	1258	SF
TOTAL LIVING	2228	SF
GARAGES	400	SF
FRONT PORCH	32	SF
COVERED PATIO	30	SF
TOTAL UNDER ROOF	2690	SF
OVERALL WIDTH		25'-0"
OVERALL DEPTH		61'-0"

Building 1 Areas

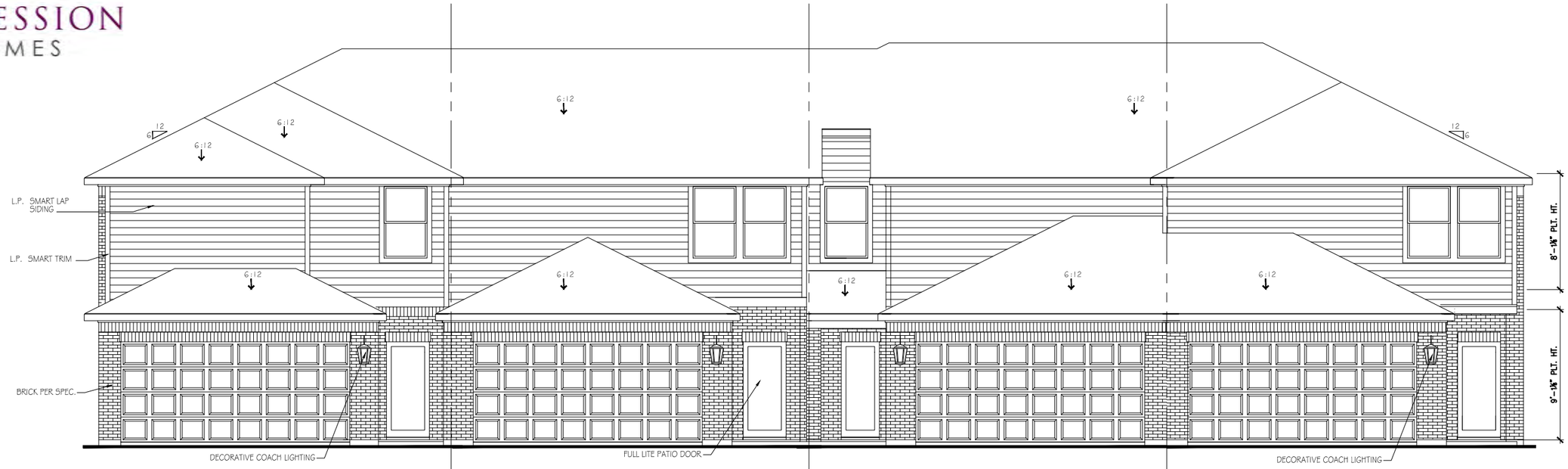
LIVING AREA (A/C SF)	END	
FIRST FLOOR	3415	SF
SECOND FLOOR	4073	SF
TOTAL LIVING	7488	SF
GARAGES	1658	SF
FRONT PORCH	114	SF
COVERED PATIO	123	SF
TOTAL UNDER ROOF	9383	SF
OVERALL WIDTH		100'-0"
OVERALL DEPTH		62'-6"

Building 1 Masonry Coverage Calculations

Building Masonry Coverages				
	Masonry Sq. Ft.	Siding Sq.Ft.	Total % Siding	Total % Masonry
Front Elevation	1897	0	0	100
Left Side Elev	860	0	0	100
Right Side Elev	1018	0	0	100
Rear Elevation	399	620	61	39
Overall BuildingCoverage	**4174 Sq.Ft.**	**620 Sq. Ft.**	**13 %**	**87 %**

IMPRESSION HOMES

Exhibit "E" Elevations



A2100 LAVON - P - END | A1900 CONROE - Q | A1600 WHITNEY - P | A1700 CADDO - Q

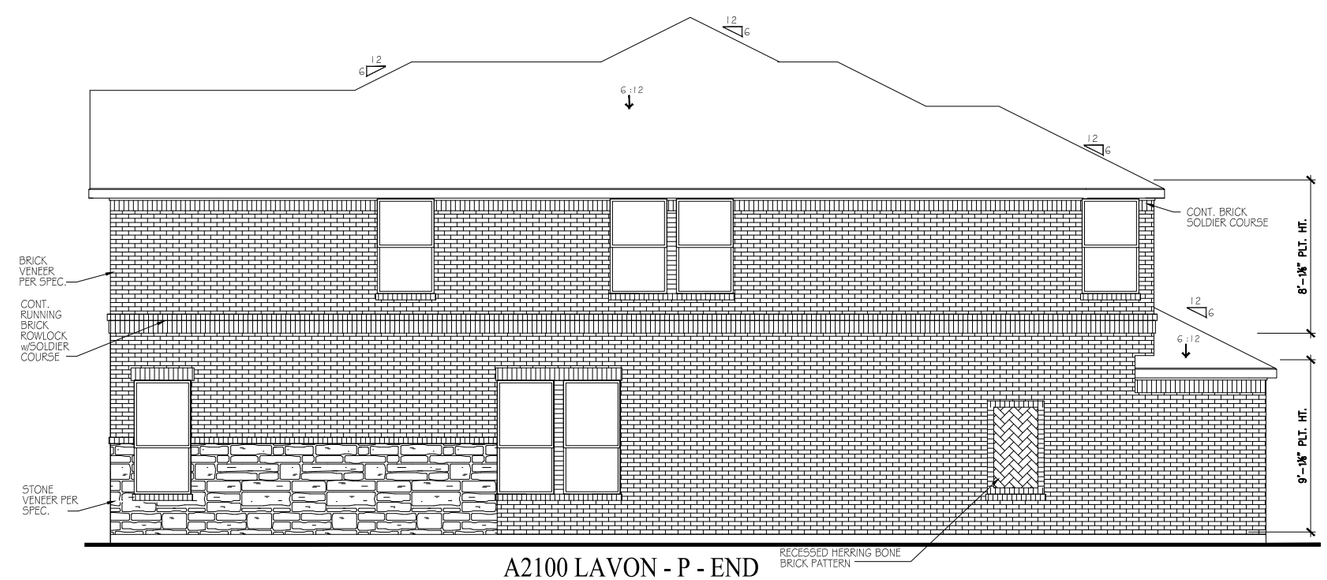
REAR ELEVATION

Note: Garage doors have been approved by the Hanover Architectural Committee

Townhome Building 1

A1700 CADDO - Q

LEFT SIDE ELEVATION



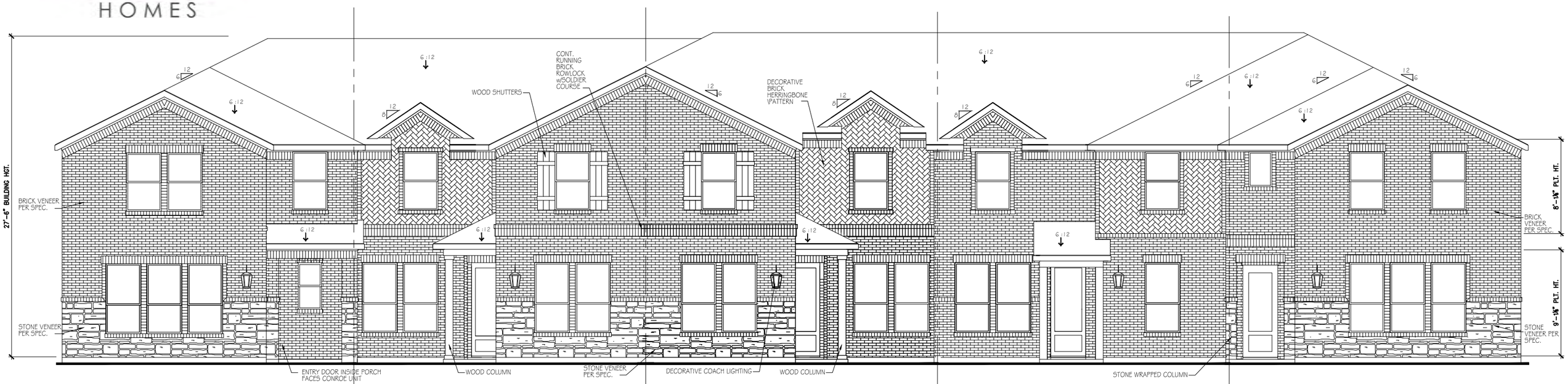
A2100 LAVON - P - END

RIGHT SIDE ELEVATION

IMPRESSION HOMES

Exhibit "E" Elevations

Townhome Building 2



A1700 CADDO - X-END | A1900 CONROE - Z | A1900 CONROE - Z | A1600 WHITNEY - Z | A2100 LAVON - Z-END

FRONT ELEVATION

Unit Areas

A1700 CADDO - X-END

LIVING AREA (A/C SF)	END	
FIRST FLOOR	798	SF
SECOND FLOOR	988	SF
TOTAL LIVING	1786	SF
GARAGES	426	SF
FRONT PORCH	36	SF
COVERED PATIO	49	SF
TOTAL UNDER ROOF	2297	SF
OVERALL WIDTH		25'-0"
OVERALL DEPTH		54'-4"

A1900 CONROE - Z

LIVING AREA (A/C SF)	INTERIOR	
FIRST FLOOR	896	SF
SECOND FLOOR	978	SF
TOTAL LIVING	1874	SF
GARAGES	396	SF
FRONT PORCH	20	SF
COVERED PATIO	15	SF
TOTAL UNDER ROOF	2305	SF
OVERALL WIDTH		25'-0"
OVERALL DEPTH		62'-0"

A1900 CONROE - Z

LIVING AREA (A/C SF)	INTERIOR	
FIRST FLOOR	896	SF
SECOND FLOOR	978	SF
TOTAL LIVING	1874	SF
GARAGES	396	SF
FRONT PORCH	20	SF
COVERED PATIO	15	SF
TOTAL UNDER ROOF	2305	SF
OVERALL WIDTH		25'-0"
OVERALL DEPTH		62'-0"

A1600 WHITNEY - Z

LIVING AREA (A/C SF)	INTERIOR	
FIRST FLOOR	751	SF
SECOND FLOOR	849	SF
TOTAL LIVING	1600	SF
GARAGES	436	SF
FRONT PORCH	26	SF
COVERED PATIO	29	SF
TOTAL UNDER ROOF	2091	SF
OVERALL WIDTH		25'-0"
OVERALL DEPTH		54'-0"

A2100 LAVON - Z-END

LIVING AREA (A/C SF)	END	
FIRST FLOOR	970	SF
SECOND FLOOR	1258	SF
TOTAL LIVING	2228	SF
GARAGES	400	SF
FRONT PORCH	32	SF
COVERED PATIO	30	SF
TOTAL UNDER ROOF	2690	SF
OVERALL WIDTH		25'-0"
OVERALL DEPTH		61'-0"

Building Areas

LIVING AREA (A/C SF)	END	
FIRST FLOOR	4311	SF
SECOND FLOOR	4851	SF
TOTAL LIVING	9162	SF
GARAGES	2054	SF
FRONT PORCH	134	SF
COVERED PATIO	138	SF
TOTAL UNDER ROOF	11488	SF
OVERALL WIDTH		125'-0"
OVERALL DEPTH		62'-6"

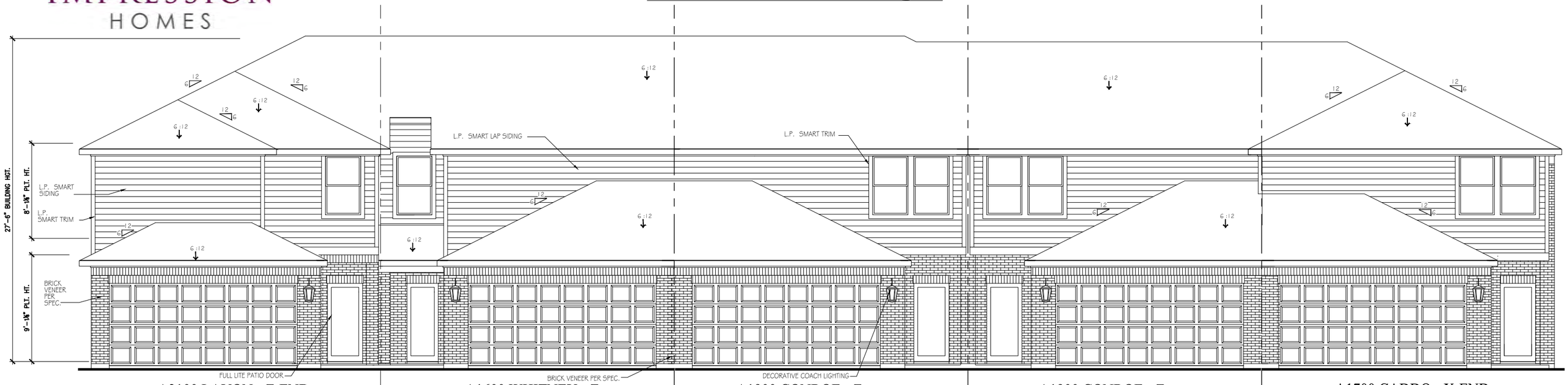
Building 2 Masonry Coverage Calculations

Building Masonry Coverages				
	Masonry Sq. Ft.	Siding Sq.Ft.	Total % Siding	Total % Masonry
Front Elevation	1897	0	0	100
Left Side Elev	860	0	0	100
Right Side Elev	1018	0	0	100
Rear Elevation	399	620	61	39
Overall BuildingCoverage	**4174 Sq.Ft.**	**620 Sq. Ft.**	**13 %**	**87 %**

IMPRESSION HOMES

Exhibit "E" Elevations

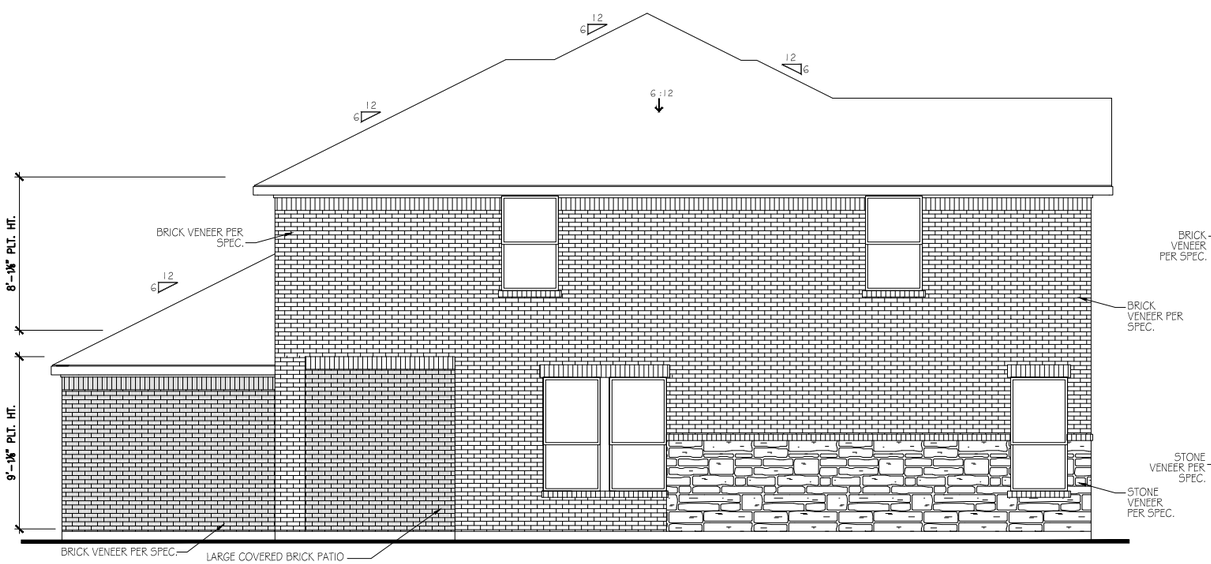
Townhome Building 2



A2100 LAVON - Z-END | A1600 WHITNEY - Z | A1900 CONROE - Z | A1900 CONROE - Z | A1700 CADDO - X-END

REAR ELEVATION

Note: Garage doors have been approved by the Hanover Architectural Committee



A1700 CADDO - X-END

LEFT SIDE ELEVATION

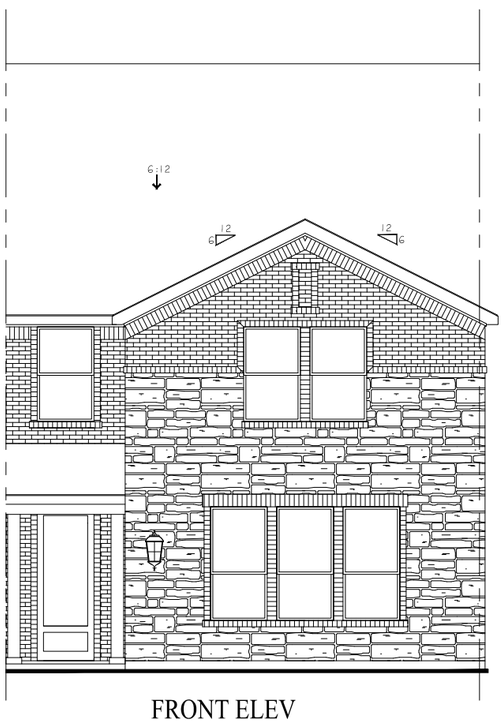
A2100 LAVON - Z-END

RIGHT SIDE ELEVATION

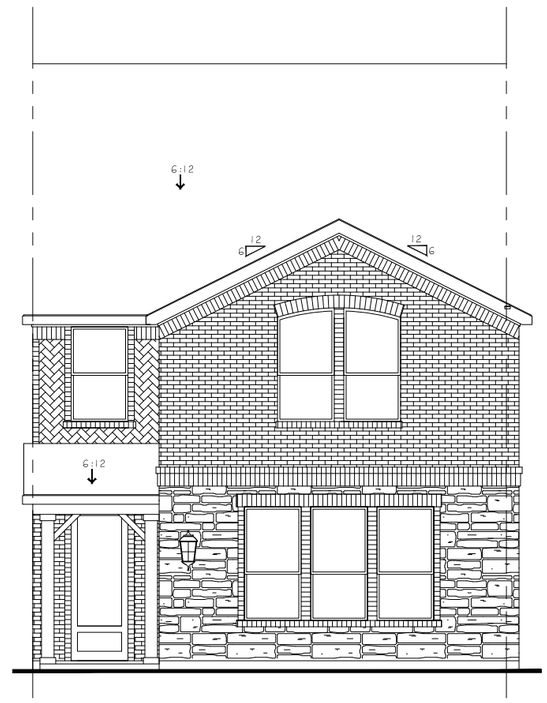
IMPRESSION HOMES

Exhibit "E" Elevations

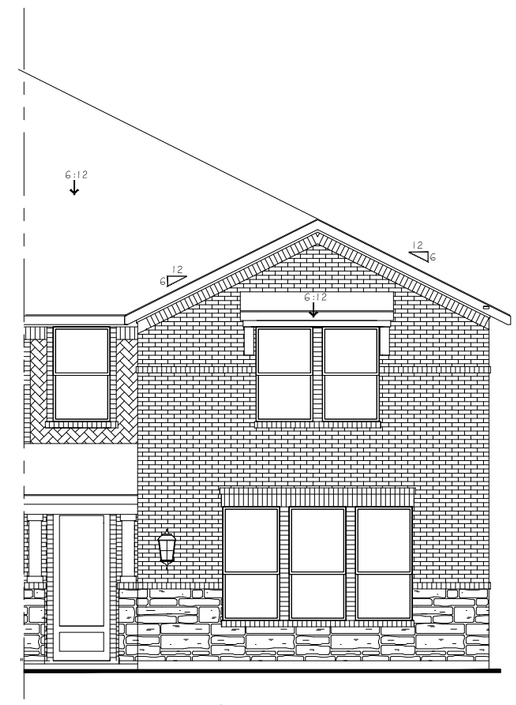
Townhome Alternate Unit Elevations



FRONT ELEV
A2300 TEXOMA - X



FRONT ELEV
A2300 TEXOMA - Y

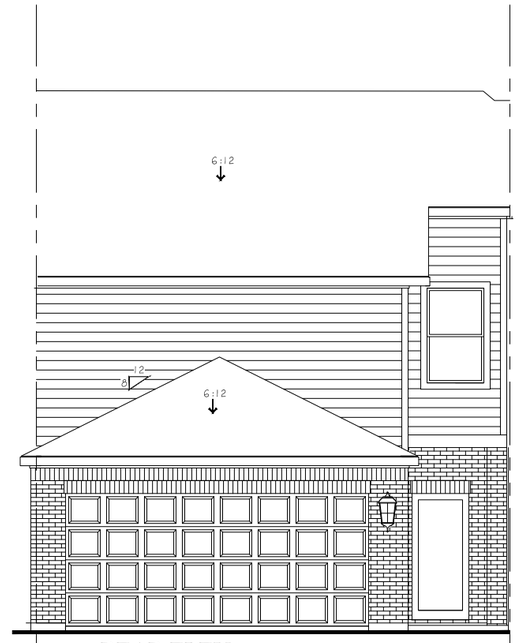


FRONT ELEV
A2300 TEXOMA - Z END

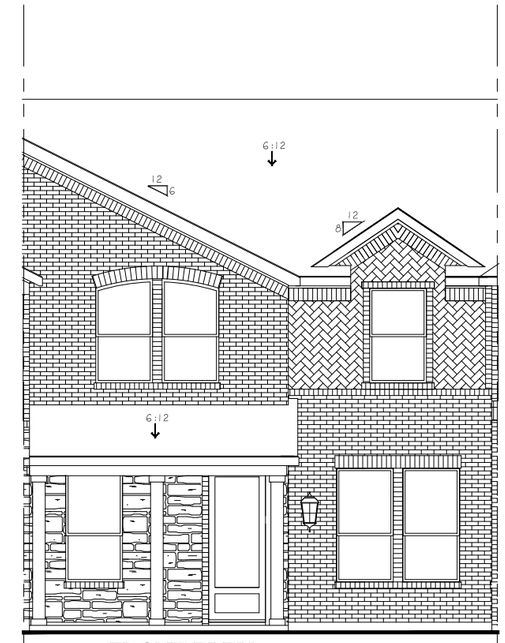
IMPRESSION HOMES

Exhibit "E" Elevations

Townhome Alternate Unit Elevations



REAR ELEV
A1400 BUCHANAN - Y



FRONT ELEV
A1400 BUCHANAN - Y

Note: Garage doors have been approved by the Hanover Architectural Committee

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 24-6014

Agenda Date: 5/13/2024 **Version:** 1 **Status:** New Business

In Control: City Council **File Type:** Appointment

Agenda Number:

Title
Board Appointment: Appoint Chairman and Members of the Board of Directors of the Tax Increment Reinvestment Zone Number Two (Historic Mansfield)

Requested Action
Appoint/reappoint the Chair and members of the Board of Directors for Historic Mansfield TIRZ.

Description/History
Per the ordinance establishing The Historic Mansfield TIRZ, four of the Board of Directors will be selected from Council members. Also, according to state law, the Council shall appoint the Board Chair on an annual basis.The Board is responsible for electing the Vice-Chair.

Current members:

Tamera Bounds (Chair) - term expired on December 31, 2023
Michael Evans
Brent Newsom
Julie Short

New Board of Directors:

Tamera Bounds (Chair) - term will expire on December 31, 2024
Michael Evans - member
Todd Tonore - member
Julie Short - member

Prepared By
Matt Jones, Assistant City Manager
817-276-4228