

Exhibit "B"

Development Plan For 200 W. Oak Street

Northwestern corner at the intersection of West Oak Street and North Street

A. Permitted Uses: The following uses are permitted:

1. Professional or medical offices;
2. Bed and breakfast inn;
3. Single-family dwelling;
4. Boutique Retail Shop;
5. Artist Studio; and
6. Live-Work Dwelling;

B. Special Conditions: This property is hereby designated as an official City Historic Landmark. No person shall change or cause change in the exterior appearance or improvements of this property without the approval of the Mansfield Historic Landmark Commission. All future signage and alteration, demolition, construction, reconstruction, restoration or remodeling of any structure or improvement on this property shall be approved by the Mansfield Historic Landmark Commission in accordance with the provisions of Section 5400, Historic Landmark Overlay District Regulations of the Zoning Ordinance.

C. Building Requirements:

- No expansion shall be made to the existing house.
- No other stand-alone buildings shall be constructed on the property in addition to the house.
- Alteration, reconstruction, restoration or remodeling of the house must be compatible with the historic character and appearance of the house, including the materials used in connection with the house, and must be approved by the Mansfield Historic Landmark Commission.

D. Parking Requirements: Minimum off-street parking requirements shall be provided as shown on the site plan. The parking and drive surface may be constructed of concrete or with pervious pavers, pervious concrete, compacted decomposed granite, or other comparable material approved by the Director of Planning.

E. Landscaping and Screening Requirements:

- No additional landscaping or screening is required on the property.

- All existing trees on the property should be preserved unless the removal of trees is permitted by the Landscape Administrator for construction depicted on the site plan. Trees that are damaged or removed shall be replaced according to the tree preservation requirements of the Natural Resource Management Ordinance.
- Screening shall be required for any proposed dumpsters as prescribed in Sections 4600 and 7300 of the Zoning Ordinance and any future amendments thereof.
- Any new heating, ventilation and air-conditioning (HVAC) equipment must be ground-mounted and located in the interior side yard or the rear yard of the property. No such equipment may be located in the front yard or side yard along North Street. Screening shall not be required for any equipment subject to this paragraph.

F. Sign Standards: One freestanding Directory Sign, one Name Plate Sign listing all occupants or tenants in the building, and one commemorate plaque marking the building's historic landmark status shall be permitted on the property, subject to compliance with Section 7100, Sign Standards of the Zoning Ordinance and the approval of the Mansfield Historic Landmark Commission.

G. Lighting: All lighting shall be shielded or pointed away from the abutting residential properties as prescribed in Section 7400, Residential Proximity Standards of the Zoning Ordinance. New external lighting and fixtures must be approved by the Historic Landmark Commission.

H. Open Storage or Display: There shall be no open storage or display of any merchandise or material on this property.

I. Other Attachments: Site plan and photographs of the property.

EXISTING PROPERTY TO THE NORTH

13' R.

PLOT PLAN SCALE: 1"=20'

200 WEST OAK ST. PORTION OF LOT 1 ORIGINAL TOWN OF MANSFIELD MANSFIELD, TX.

25' UNPAVED ALLEY

PROPOSED DRIVE APPROACH

PROPOSED 24' CONC. DRIVE

50.08'

15.00'

LANDSCAPING

1
9'X18'

2
9'X18'

3
(ACC.)
8' X 18'

AISLE
8' X 18'

5' R.

24' R.

12.12'

PROPOSED CONC. PARKING/WALK

PROPOSED CONC. WALK

EXISTING UNCOV. PATIO

110.06'

NEW
AC

EXISTING 1 STORY RESIDENCE

EXISTING COV. PORCH

150.04'

NORTH ST.

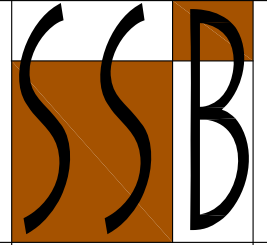


EXIST. PARKING

EXISTING CITY SIDEWALK

123.00'

WEST OAK ST.



DESIGNS, INC.

900 N. WALNUT CREEK DR.
SUITE 100-PMB 366
MANSFIELD, TX 76063
PH: (817)801-6642
FAX: (817)477-3397

SITE PLAN

PROJ: CROCKER

DATE: 1-25-17

REVISIONS:

PLAN NO.:

CROCKER



View from Intersection



Front Porch



Front



Rear



Side along North St.



Side