

EXHIBIT A FOR ZC 23-018

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 VOLUME 11838, 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 WOODLAND 16.000 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 (PREVIOUSLY 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 VOLUME 11838, 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.

ZC #23-018

EXHIBIT “B”

KINNEY PARK PD, PLANNED DEVELOPMENT DISTRICT REGULATIONS

I. DEVELOPMENT STANDARDS:

Except as otherwise specifically provided for a neighborhood services center (as defined herein), all development within this PD, Planned Development District for Kinney Park (this “PD, PLANNED DEVELOPMENT DISTRICT”) shall be in strict accordance with the following rules, restrictions, and regulations:

GENERAL:

1. All development shall be in accordance with the rules and regulations of this PD, PLANNED DEVELOPMENT DISTRICT, and all the development plans recorded hereunder, shall be binding upon the applicant thereof, his and all successors and assigns, and shall also limit and control all applications for building permits.
2. The provisions of Chapter 155 of the Mansfield Code of Ordinances (i.e., the Mansfield Zoning Ordinance) shall continue to be applicable to all issues that are not covered by the rules, restrictions, or regulations found in this PD, PLANNED DEVELOPMENT DISTRICT.

3. Unless otherwise explicitly specified within the provisions of this PD, PLANNED DEVELOPMENT DISTRICT, all development within the Kinney Park is governed by the Mansfield Zoning Ordinance. In the event of any conflict between these standards and the applicable City regulations, the terms and provisions of this PD, PLANNED DEVELOPMENT DISTRICT shall apply.
4. The design and construction of all the public infrastructure and utilities shall be in accordance with the City of Mansfield design standards, and subject to review and approval by the applicable department (or departments) of the City of Mansfield that have jurisdiction over the permitting of public infrastructure and utilities.
5. In the event of conflict between the written text and the photographs, illustrations, or drawings provided within this PD, PLANNED DEVELOPMENT DISTRICT, or attached hereto as exhibits, the written text contained herein shall control.
6. The maximum number of homes in Kinney Park shall be 215.
7. A homeowner's association ("HOA") shall be established in accordance with the provisions found in the Subdivision Control Ordinance. The HOA will be responsible for the improvement and maintenance of all private common areas and / or common facilities contained within the community, with the exception of the "NEIGHBORHOOD SERVICES CENTER". For the purpose of this PD, PLANNED DEVELOPMENT DISTRICT, The neighborhood services center is intended to function as a "third place" for the Kinney Park development and the surrounding environs. The terms and conditions for design, the construction, and the operation of the neighborhood services center shall be as set forth in a separate agreement or instrument; and there shall be nothing in this PD, PLANNED

DEVELOPMENT DISTRICT which shall be construed or shall be interpreted to require the HOA provide maintenance for the neighborhood services center.

8. All plats submitted for review and approval shall note setbacks.
9. All accessory buildings and accessory structures shall be designed and constructed in accordance with applicable provisions in the Mansfield Zoning Ordinance.
10. A minimum of 10 percent of the land located within Kinney Park shall be open space.
11. Prior to any request for grading on the site, a drainage study and a tree preservation plan shall be provided to the the applicable department (or departments) of the City of Mansfield that have jurisdiction over permitting of development in Kinney Park. In particular, the required drainage study shall be subject to review and approval by the Director of Engineering Services.
12. Early building permits for model residences shall be available once fire hydrants are charged. These permits may have Main Street addresses; and there shall be no more than three (3) building permits for model residences. Those three (3) building permits shall be adjacent to the main entry into the development and to the open space that is nearest to Main Street and expressly limited to one (1) row of townhomes, one (1) township lot, and one (1) casita lot.

II. DEFINITIONS:

The following provides definitions for terms used within this PD, PLANNED DEVELOPMENT DISTRICT rules and regulations that are technical in nature or that otherwise may not reflect a common usage of the term. Where terms are not defined in 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.

ALLEY: A private thoroughfare designated to be a secondary means of vehicular access to the rear or the side of properties; an alley may connect to a private vehicular driveway located to the rear of lots, providing access to accessory buildings, to service areas, to parking, and may contain utility easements. Alleys shall be maintained privately and have a public access easement placed over them.

ALLOWED ENCROACHMENTS: Functional and ornamental building elements including porches, stoops, sun rooms, dooryards, bay windows, balconies, roof overhangs, chimneys, lighting fixtures, window boxes, and pilasters allowed to encroach into a building setback. These may project into a setback to within two (2) feet of a public right-of-way or open space, subject to review and approval by the Director of Engineering Services. Allowed encroachments are not included in the building coverage calculation and are not considered to be a type of frontage.

BLOCK: The aggregate of lots, civic spaces, and alleys circumscribed by streets.

BLOCK FACE: The aggregate of all the building facades on one (1) side of a block.

BUILDING ELEVATION: An exterior wall of a building.

BUILDING FAÇADE: The exterior wall of a building that is set along a thoroughfare or an open space.

BUILDING LINE: A line established within a lot identified on the development plan as having such where the outer edge of a principal building façade shall be located. A building line shall only be provided for “pie-shaped” lots.

DOORYARD: A type of frontage with a shallow setback, and a front garden or patio, that is usually enclosed on three (3) sides with a low wall or hedge. A dooryard shall be at least seven (7) feet in depth as measured from the nearest principal building façade to the nearest edge of the surrounding wall or hedge. (SEE FIGURE NO. 1).

ENCROACH: To break the plane of a vertical or a horizontal regulatory limit with a functional, structural, or ornamental element so that it encroaches into a setback or above a height limit.

FRONTAGE: The area between a principal building façade and vehicular lanes and open space, and it is inclusive of its built and its planted components. For the purposes of this PD, PLANNED DEVELOPMENT DISTRICT, there are three (3) types of frontages: dooryard, porch, and stoop.

LOT LINE: The boundary that legally and geometrically demarcates a lot; a lot may have a front lot line, a side lot line, and a rear lot, with the exception of lots identified on the development plan as having a building line.

MEWS: An alley that serves as the primary vehicular connection to a lot that fronts on a green street or open space. Mews are required when fire response, subject to

review and determination by the Fire Marshal only, cannot be accommodated using a dry standpipe along adjacent open space.

PORCH: Where provided, an open-air room appended to a building, with floor and roof, but no walls on at least two (2) sides facing a street or an open space. A porch shall be at least eight (8) inches above grade and shall extend for no less than seven (7) feet in depth as measured from the principal building façade. Porches shall be a minimum of 60 square feet in area, not including the area of the pathway leading to the primary entryway (SEE FIGURE NO. 2).

PRINCIPAL BUILDING: The main building on a lot.

PRINCIPAL BUILDING FAÇADE: The building façade that is designated to have the principal entrance into the building. There is no more than one (1) principal building façade per lot, including corner lots. The principal building façade will be indicated on the plat.

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

PRIVATE COURTYARD: Is a side courtyard between homes that functions as a primary outdoor space for the Courtyard Home. The courtyard includes a use easement benefiting the courtyard home for that portion of the neighboring lot between the property line and the edge of its foundation. The courtyard includes a maintenance access easement for the non-courtyard owner.

SECONDARY BUILDING FAÇADE: On corner lots only, the building façade that is not designated to have the principal entrance into the building (i.e., the principal building façade). Secondary building façade may include allowed encroachments.

STOOP: Where provided, a type of frontage wherein the 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 (SEE FIGURE NO. 3).

SUNROOM: A sunroom is an enclosed room no more than 15 feet in width, and having glass on at least 50 percent of each encroaching face. It may encroach into a secondary frontage setback up to five (5) feet.

THOROUGHFARE: A way intended for use by both vehicular and pedestrian traffic and to provide access to all lots and open spaces, and consisting of the vehicular lanes, the parkway, and the sidewalk.

ZERO LOT LINE: Designates the side of a home that has limited openings in order to provide the neighboring lot a private side courtyard. Full openings are permitted in front of side privacy fences facing a street or open space. Inside of side privacy fences openings are limited to windows with sills at or above six (6) feet and openings using opaque glass, or glass block. No fences parallel to side lot lines are allowed between homes within the private courtyard area.

ZERO WALL: Is the exterior wall of a home with limited openings allowing the neighboring home a more private side courtyard. The zero-wall side of lots will be designated on plats. Zero walls shall be set a minimum of three (3) feet from a side lot line and are not classified as fire rated walls.

III. PERMITTED USES:

A. GENERAL.

- i. The uses permitted on the property shall be expressly limited to the those as set forth in this PD, PLANNED DEVELOPMENT DISTRICT. There shall be no other uses of buildings, structures, or land permitted.

B. PRINCIPAL USES AND STRUCTURES.

- i. Neighborhood services center, subject to the operation, the design, and the development standards provided in an agreement or other legal instrument approved by the City Council and that is separate from this PD, PLANNED DEVELOPMENT DISTRICT;
- ii. Single-family residences (attached), subject to the development standards in Paragraph IV of this PD, PLANNED DEVELOPMENT DISTRICT;
AND
- iii. Single-family residences (detached), subject to the development standards in Paragraph IV of this PD, PLANNED DEVELOPMENT DISTRICT.

C. ACCESSORY USES AND STRUCTURES.

- i. Accessory dwelling units; AND
- ii. All other accessory uses and structures which are permitted by-right within the SF-7.5/12, Single-Family Residential District (or its successor zoning district) as shown on the “PERMITTED USE TABLE” in Section 155.054 of the Mansfield Zoning Ordinance.

D. ADDITIONAL USE RESTRICTIONS.

- i. Townhome residences are not permitted along the boundaries of the Kinney Park planned development.

IV. SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS:

The single-family dwellings (attached and detached) to be developed in the Kinney Park planned development shall be on three (3) lot types — Townhomes, Casitas, and Township — each to be designed and constructed in accordance with the standards provided in below.

DEVELOPMENT STANDARDS.

Single-Family Attached Lot Type: Townhomes:

1. Maximum building coverage shall be 88 percent.
2. Minimum lot width shall be 20 feet as measured at the front lot line.
3. Minimum lot depth shall be 80 feet.
4. Minimum lot area shall be 1,600 square feet.
5. Minimum floor area shall be 1,200 square feet.
6. Maximum height of two (2) stories provided, however, that the minimum height of the first story as measured from the finished floor to the finished ceiling shall be nine (9) feet and no story shall be permitted to exceed 15 feet in height.
7. Minimum off-street parking shall be two (2) spaces
8. Minimum front yard setback shall be five (5) feet provided, however, that allowed encroachments may project into this setback to within two (2) feet of the public right-of-way.

9. Minimum rear yard setback from a garage door shall be placed between seven (7) and nine (9) feet, or more than 17 feet from said alley right-of-way. The minimum setback for other walls not including allowed encroachments is seven (7) feet.
10. Minimum side yard setback, not abutting a street, shall be five (5) feet.
11. Minimum side yard setback, abutting any thoroughfare shall be 10 feet, provided, however, that bay or bow windows, porches, chimneys, eaves and similar architectural features, may encroach into this setback up to eight feet. Sunrooms, being an enclosed single-story room no more than 15 feet in length and having glass on at least 50 percent of each encroaching face, may encroach into this setback up to five (5) feet.
12. A dooryard, porch, or stoop frontage shall be required for all townhome lots. Specifications for the dooryards and stoop frontages shall be as provided below:
 - a. Dooryard frontages:
 - i. Dooryards may be at grade or may be elevated from finished grade.
 - ii. Walls shall be provided as a part of the dooryard.
 - iii. All dooryards shall be no less than seven (7) feet deep.
 - iv. All dooryard walls shall be between three (3) and four (4) feet in height.
 - v. All dooryards shall be bound by walls of brick or stone (or constructed with brick or stone veneer) on three (3) sides, except

for the gate, which shall be made of aluminum, iron, metal, or other similar material and either coated or painted in black.

- vi. An evergreen hedge may replace a wall subject to review and approval by the Director of Planning.
- vii. Dooryards may be paved in brick, cobble, concrete, stone or landscaped. Landscaping may or may not be provided outside of the dooryard walls.
- viii. Dooryards may encroach into the front setback up to 100 percent of its depth.

b. Stoop frontages:

- i. All stoops shall be no less than five (5) feet in depth.
- ii. All stoops shall be between four (4) and six (6) feet in width.
- iii. All stoops shall be elevated a minimum of two (2) feet from finished grade; except that stoops may be less than two (2) feet if combined with a dooryard frontage that is at least seven (7) feet in depth.
- iv. Stoops may be covered by a pitched roof structure or an awning or left open to the sky.
- v. Stoops may encroach into the front setback up to 100 percent of its depth.
- vi. Stoops may be recessed into the main volume of the townhouse where front setbacks are five (5) feet or less.
- vii. Stoops may be recessed into the main volume of the townhouse.

c. Porch frontages:

i. Porches shall be raised a minimum of eight (8) inches above grade

(SEE FIGURE NO. 5).

Single-Family Detached Lot Type: Casitas:

1. Maximum building coverage shall be 80 percent.
2. Minimum lot width shall be 35 feet as measured at the front lot line.
3. Minimum lot depth shall be 80 feet.
4. Minimum lot area shall be 2,800 square feet.
5. Minimum floor area shall be 1,600 square feet.
6. Maximum height of two (2) stories provided, however, that the minimum height of the first story as measured from the finished floor to the finished ceiling shall be nine (9) feet and no story shall be permitted to exceed 16 feet in height.
7. Minimum off-street parking shall be two (2) spaces.
8. Minimum front yard setback shall be five (5) feet provided, however, that allowed encroachments may project into this setback to within two (2) feet of the front lot line.
9. Minimum rear yard setback from a garage door shall be placed between seven and nine feet, or more than 17 feet from said alley right-of-way. The minimum setback for other walls not including allowed encroachments is seven (7) feet.
10. Minimum side yard setback, not abutting a street, shall be three (3) feet or seven (7) feet to total 10 feet between buildings. However, if two (2) zero walls are facing each other there can be a minimum of six (6) feet between buildings,

excluding allowed encroachments, with each building having a three (3) foot side setback from the common property line.

11. Minimum side yard setback, abutting any thoroughfare shall be 10 feet, provided, however, that allowed encroachments may encroach into this setback to within two (2) feet of the side lot line, subject to review and approval by the Director of Planning. Sunrooms, being an enclosed single-story room no more than 15 feet in length and having glass on at least 50 percent of each encroaching face, may encroach into this setback up to five (5) feet.
12. A porch, a dooryard, or a stoop frontage shall be required for all dwellings on Casita lots, and the frontage may also include allowed encroachments. The specifications for dooryard and stoop frontage shall be as provided for the Townhome lots.
 - a. Porches shall be elevated a minimum of eight (8) inches above grade.

Single-Family Detached Lot Type: Township:

1. Maximum building coverage shall be 80 percent.
2. Minimum lot width shall be 50 feet as measured at the front building line.
3. Minimum lot depth shall be 100 feet.
4. Minimum lot area shall be 5,000 square feet.
5. Minimum floor area shall be 1,800 square feet.
6. Maximum height of two (2) stories provided, however, that the minimum height of the first story as measured from the finished floor to the finished ceiling shall be nine (9) feet and no single story shall be permitted to exceed 16 feet in height.

7. Minimum off-street parking shall be two (2) spaces.
8. Minimum front setbacks shall be 15 feet provided however, that allowed encroachments may encroach into this setback up to eight feet.
9. Notwithstanding any other setback requirements herein, all front-loaded garage doors shall be setback a minimum of 20 feet. Additionally, garage doors shall be setback a minimum of five (5) feet behind the front fully enclosed space of the home, not including allowed encroachments.
10. Minimum side yard setback, not abutting a street, shall be three feet or seven feet to total 10 feet between buildings, or five (5) feet with a total 10 feet between buildings. However, if two (2) zero walls are facing each other there can be a minimum of six (6) feet between buildings, excluding allowed encroachments, with each building having a three-foot side setback from the lot line.
11. Minimum side yard setback, abutting any thoroughfare shall be 10 feet, provided, however, that allowed encroachments may encroach into this setback up to eight feet. Sunrooms, being an enclosed single-story room no more than 15 feet in length and having glass on at least 50% of each encroaching face, may encroach into this setback up to five feet.
12. Minimum rear yard setback shall be 10 feet.
13. All Township homes shall have either a porch or stoop in addition to other exterior features that may encroach into the allowed encroachments. The specifications for porch and stoop frontages shall be as provided for the Townhome lots.
 - a. Porches shall be elevated a minimum of eight (8) inches above grade.

Additional standards for thoroughfares:

1. An “entry ribbon” consisting of decorative pavers shall be placed in each street intersecting with North Main Street. Said entry ribbon shall be no less than 10 feet in depth, shall extend across the width of the street not including the median.
2. Street trees will be required to be planted in the parkway on average approximately every 30 feet between the back of curb and the edge of a public sidewalk. Open Space trees will be planted on average every 30 feet along the open space side of sidewalks not along a street. The street trees and shrubs listed in 155.092 shall be the types that are planted within street parkways, unless required otherwise by the Director of Planning or his / her designee. No root barriers will be required for the approved tree types, unless required otherwise by the Director of Planning or his / her designee. Due to the constraints posed by driveways, Township lots, only, will not be required to provide street trees and, will only be required to provide at least one (1) tree within the front setback.
3. The street and open space trees planted will may count towards satisfaction of the required tree replacement under applicable codes and ordinances of the City.
4. Public streetlights, subject to review and approval by the Director of Planning and the Director of Engineering Services, is allowed in open spaces and paseos within dedicated public access easements.
5. Where provided, parallel parking spaces shall be paved in a brick, cobble, stone, or other material subject to review and approval by the Director of Planning (SEE FIGURE NO. 4).
6. Landscape Deviation Table:

Kinney Park Planned Development

Mansfield Municipal Code 155.092

Landscape and Screening Standards

Landscaping and Screening Standards

(Provided)

(Required)

Section L,
Article 2

All new development shall dedicate a minimum of 10% of the total building floor area to passive space. No less than 10% of the site area will be publicly accessible and privately maintained open space.

Section U,
Article 1

In the OP, C-1, C-2, C-3, D, S, I-1, I-2, FR, SE, and PD Districts, a minimum four foot wide landscape area shall be required adjacent to or within ten feet of all building façades with building entrances and building façades facing a public street (exclusive of driveways, access walkways, Casita and Townhome Units shall have a minimum front setback of 5', with an allowable encroachment of 3'. A minimum two-foot wide landscape area (front yard) shall be provided within ten feet of building façade.

and loading docks and service and delivery
areas).

Section Z,
Article 1

Not Specified for PD

No additional trees are required to be
planted on lots, except where required
otherwise for Township lots due to
constraints posed by driveways.

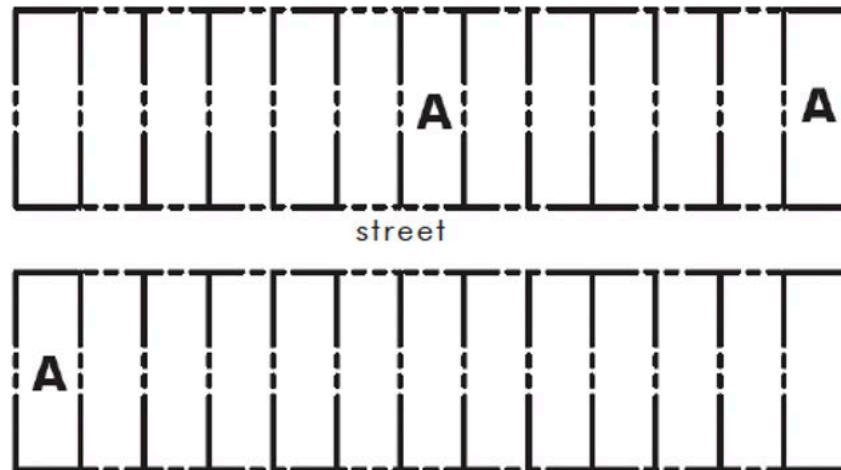
BUILDING MATERIALS AND DESIGN: Every Residential Building shall comply with the following, unless specifically provided otherwise below for Townhome Lots:

1. All building façades and elevations of a single architectural composition shall maintain a uniform level of quality of materials (i.e., the same material or materials on the principal building façade shall be continued around the side and the rear elevations).
2. Exterior finish materials on all sides of a building, with the exception of windows or door openings only, shall be any combination of brick, stone, cementitious fiber board, and stucco, except as provided below. Wood and metal may only be used as an accent exterior finish material for construction and shall not exceed 10 percent of the total building wall area, with each elevation being calculated independently.
 - a. On all the corner lots that are identified as Township Lots on the development plan only, exterior finish shall be limited to any combination of brick, stone, or stucco for a minimum of 50 percent of the total building wall area, with each elevation being calculated independently.
3. All stucco materials shall be a three-step hard coat masonry product with integral color, and the use of exterior insulating finishing systems (E.I.F.S.) is expressly prohibited.
4. Exterior wood materials shall be painted or stained and the use of vinyl siding is expressly prohibited.
5. The use of decorative polyurethane millwork is allowed as an accent (i.e., not to exceed 10 percent of the total building wall area).
6. Front porches shall be concrete slab, brick, stone, or wood plank.

7. Stoop floors shall be concrete slab, brick, or stone. If brick or stone, the material used for the stoop floor must match any brick or stone used on the principal building façade.
8. Front and alley sconce lights, and porch lights will be operated by dusk-to-dawn timers or photocell switches.
9. Posts, where provided, shall be a minimum dimension of six (6) inches in width by six (6) inches in depth.
 - a. All posts shall be made of wood or synthetic materials provided they have the appearance of wood; and may have brick, stone or stucco piers with a minimum of 12 inches by 12 inches in dimensions.
10. Columns, where provided, shall be a minimum of 12 inches in width by 12 inches in width.
 - a. All columns shall be made of brick, stone, concrete, durable polyurethane or cementitious fiber board.
11. All principal building façades shall provide openings for windows for no less than 15 percent and no more than 50 percent of the total building wall area. All secondary building façades shall also provide openings for windows for no less than 15 percent and no more than 30 percent of the total building wall area. Notwithstanding the requirement for window openings on secondary building façades, there shall be building articulations and recesses a minimum of four (4) feet in depth that provide visual relief and architectural variety. In lieu of building articulations and recesses a minimum of four (4) feet in depth, visual relief and architectural variety may be achieved through allowed encroachments.

12. Window frames shall be made of painted aluminum, wood, or vinyl or a combination of these materials.
13. Windows shall be fixed, single, double, triple hung, or operable casements. Flush-mounted windows are not allowed on principal building façades or secondary building façades; and all windows in all building walls made of brick, stone, or stucco shall reveal their thickness and shall be recessed a minimum of two-and-a-half (2.5) inches in depth.
14. Doors and windows that operate as horizontal sliders shall be prohibited along all thoroughfares and open spaces.
15. Openings for doors and windows in principal building façades shall be rectangular or square in proportion; however, decorative arch windows shall also be allowed, subject to review and approval by the Director of Planning. Round and other ornamental shaped windows are allowed as accents in gable walls.
16. Garage doors shall be metal, wood, or composite wood. As identified on the development plan, a minimum of 25 percent of the residences constructed on the Township Lots with street facing garages shall have split garage doors.
17. Chimneys when constructed on principal and secondary building façades shall extend to finished grade and shall be made of brick, stone, or stucco with a projecting cap on top, provided that this requirement does not apply to a direct vent fireplace and that such direct vent fireplace is not permitted along any principal or secondary building façade.
18. Balconies and bay windows, when provided, shall be no less than three (3) feet deep.
19. Pitched roofs shall be asphalt shingles, metal, slate, or concrete tile.
20. Doors along principal building facades shall be a minimum of eight (8) feet high including transoms.

21. Fences taller than 42 inches, if any, along alley and mews right-of-way shall be placed no closer to said right-of-way than seven feet.
22. Fences taller than 42-inches between primary elevations shall be setback a minimum of 12-feet from the nearest front enclosed corner of the first building completed.
23. No fences along Secondary Frontages taller than 42-inches are allowed nearer to a thoroughfare or an open space than nearest enclosed rear corner of the home. All other side yard fences facing a thoroughfare or open space shall be no taller than 42 inches.
24. Fences may not be taller than 6-feet as measured from the ground excluding decorative arbor gateways. Fences between buildings must have a flat top cap and not follow elevation changes.
25. In order to achieve architectural variety, principal building façades will be subject to the following elevation repeat requirements. Plans with the same elevations will not be repeated within five (5) homes on either side of the subject dwelling nor five (5) lots on either side of the lot directly across the fronting thoroughfare or open space, as indicated in the graphic below. Provided there is variation in façade design, floorplans may repeat without limitation. Changes to building façade materials, frontage type, exterior color, roof form, windows, and other architectural elements will constitute non-repeat of facades. Townhomes are not regulated by individual unit façade but by building façade and frontage type.
 - a. During building permitting, builders will submit the below repeat graphic showing compliance with this standard.



26. All retaining walls shall be constructed of brick or stone or faced with brick or stone veneer.
27. Although the HOA or the developer may administer and enforce an architectural pattern book, the standards contained therein to introduce architectural styles and other urban design considerations shall not control nor prevail against any of the rules, restrictions, or regulations for development as found in this PD, PLANNED DEVELOPMENT DISTRICT for architecture, except that the Mansfield Urban Style specifically designed for construction on the townhouse lots shall be reviewed and approved by the Director of Planning prior to the issuance of any construction permits for any townhouses within the Kinney Park Planned Development. In addition, along each of the two (2) areas of the Kinney Park planned development designated as open space there shall be one townhome building facing each park that will use the approved Mansfield Urban style. The inspiration for the Mansfield Urban Style are attached to this PD, PLANNED DEVELOPMENT DISTRICT, and incorporated herein by reference as EXHIBIT “D”.

28. SPECIFIC TO TOWNHOMES WITH PORCH FRONTAGES ONLY:

- a. Excluding the Mansfield Urban Style, in which porch frontages shall not be permitted within the front setback, all other architectural styles provided for townhome lots that will provide a porch frontage within the front setback shall draw architectural inspiration from the row of townhomes constructed in Norton Commons in Prospect, Kentucky. Additionally, such architectural inspiration for the townhomes with porch frontages shall include special architectural details in order to enhance the distinctiveness of each unit. This may include changes in color, material, height, railings, et cetera, subject to review and approval by the Director of Planning (please FIGURE NO. 5).

FIGURE NO. 1.

AN EXAMPLE OF A DOORYARD FRONTAGE:



FIGURE NO. 2.

AN EXAMPLE OF A PORCH FRONTAGE:



FIGURE NO. 3.

AN EXAMPLE OF A STOOP FRONTAGE:



FIGURE NO. 4.

**AN EXAMPLE OF ONE STYLE OF PAVING MATERIALS FOR PARALLEL
PARKING SPACES:**



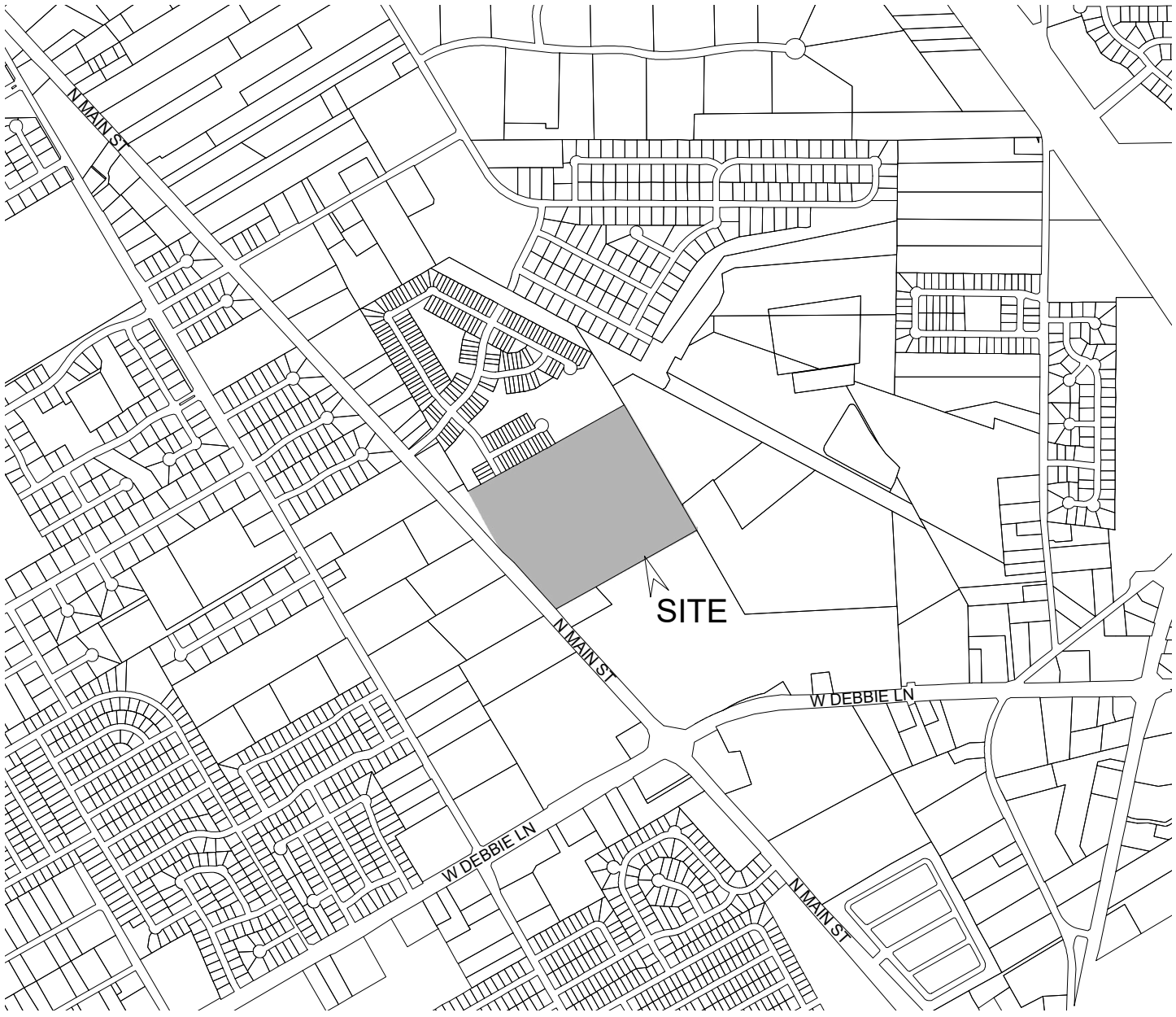
FIGURE NO. 5.

**EXAMPLE OF TOWNHOMES WITH A PORCH FRONTAGE (NORTON COMMONS
IN PROSPECT, KENTUCKY)**





VICINITY MAP (N.T.S.)



NOTE:

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- 9) DUE TO THE STEEP TOPOGRAPHY OF THE SITE, THE SITE WILL REQUIRE GRADING THAT WILL RESULT IN THE LOSS OF ALL TREES.

NEIGHBORHOOD DATA

LOT TYPE	TOTAL	PERCENTAGE
TOWNSHIP	71	33%
CASITA	46	22%
TOWN HOME	97	45%
TOTAL	214	100%

LEGEND

- OPEN SPACE
- PRIVATE ALLEY
- PRIVATE MEWS
- SECONDARY FRONTAGES (ENHANCED CORNER LOTS)
- OPEN SPACE CORNER FRONTAGES (ENHANCED CORNER LOTS)

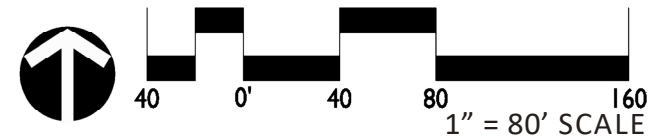
SITE: ± 32.352 AC.

EXISTING ZONING: PR

PROPOSED ZONING: PD

PROPOSED DENSITY: 6.615 DUA

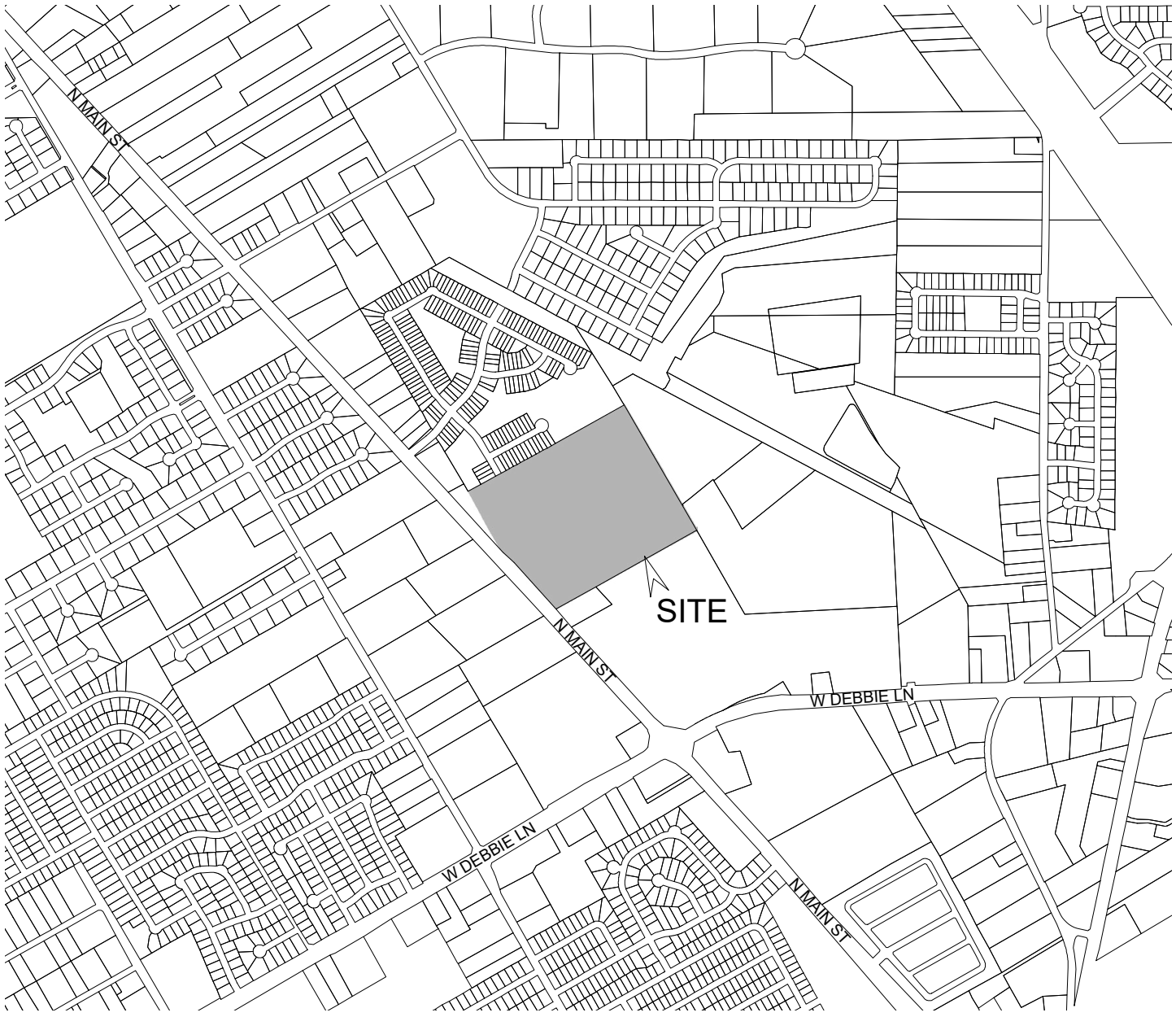
PROPOSED OPEN SPACE: ±13.42%



DEVELOPMENT PLAN

KINNEY PARK
TWO TRACTS OF LAND SITUATED IN THE JAMES MCDONALD SURVEY, ABSTRACT NUMBER 997
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
03/19/2024
32.352 ACRES
214 SINGLE FAMILY LOTS
6.615 LOTS/ACRE
CASE NUMBER: ZC#23-018

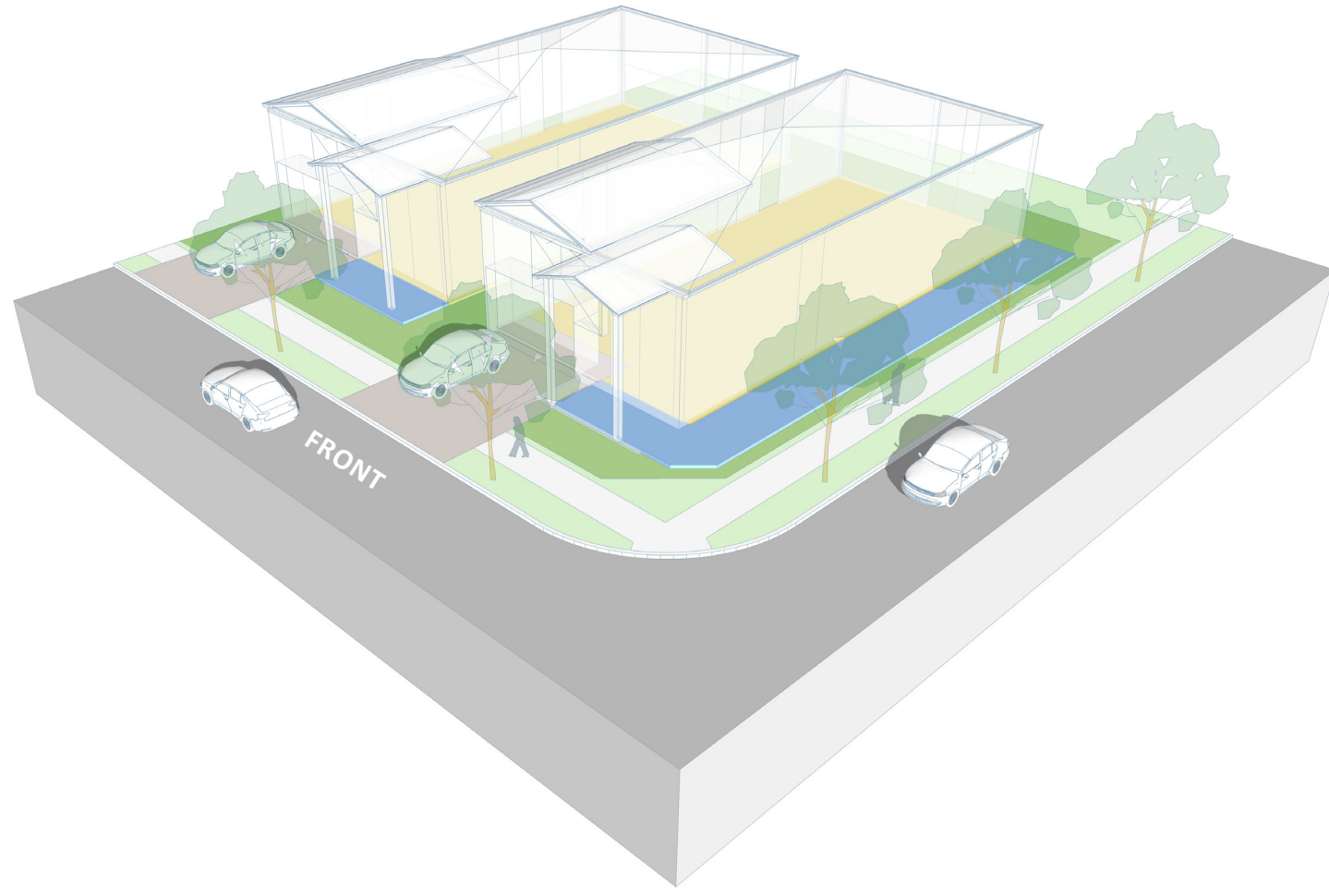
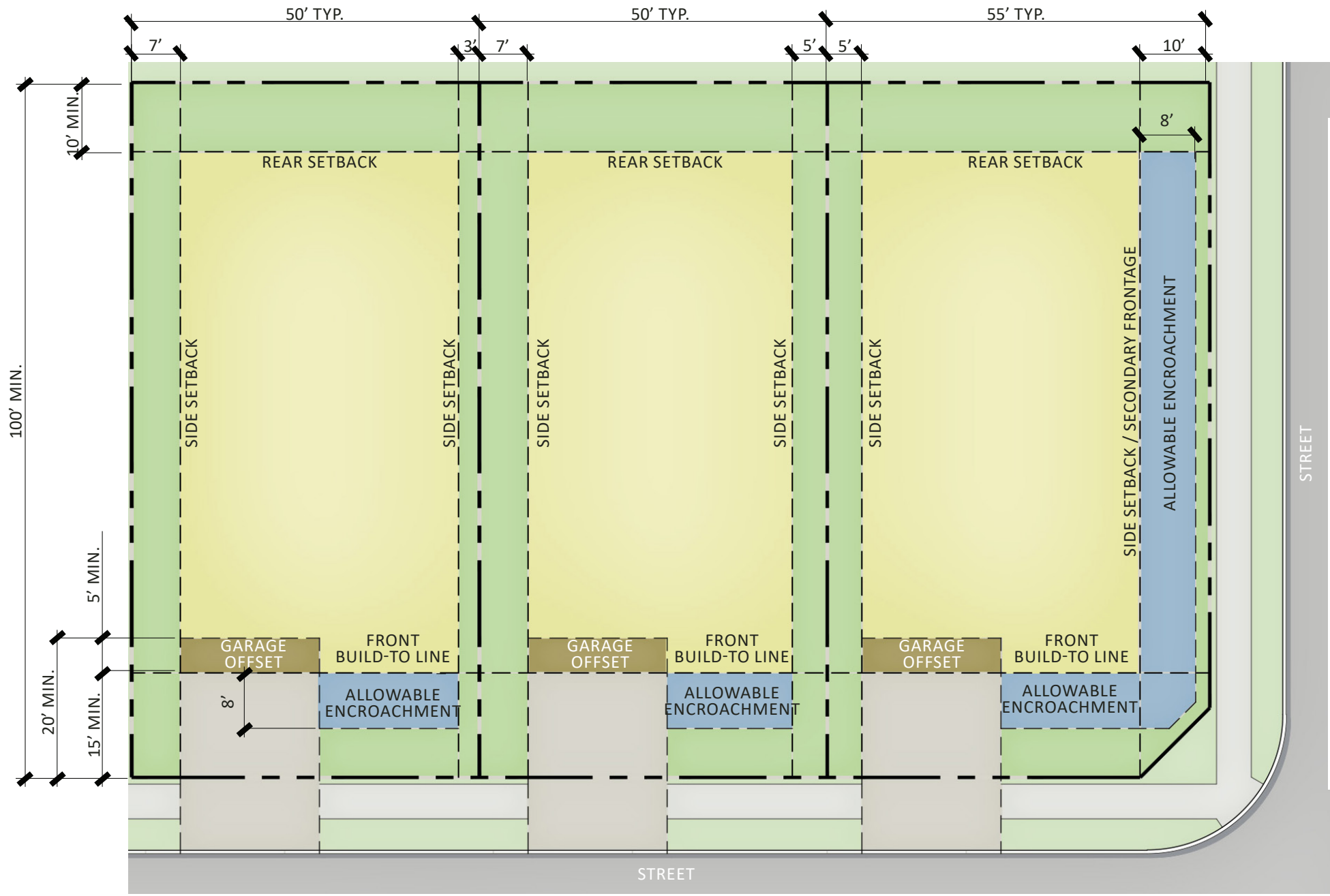
VICINITY MAP (N.T.S.)



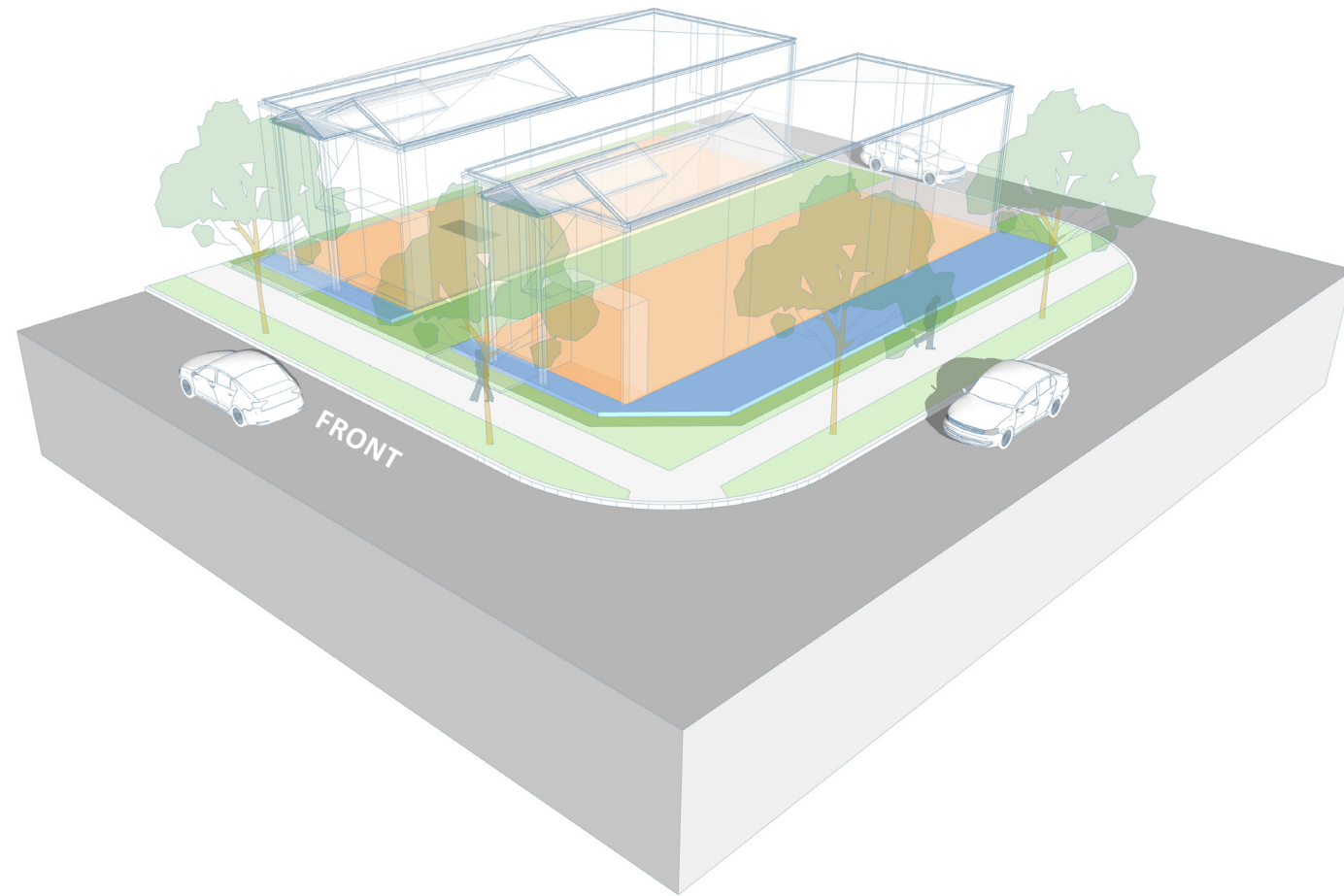
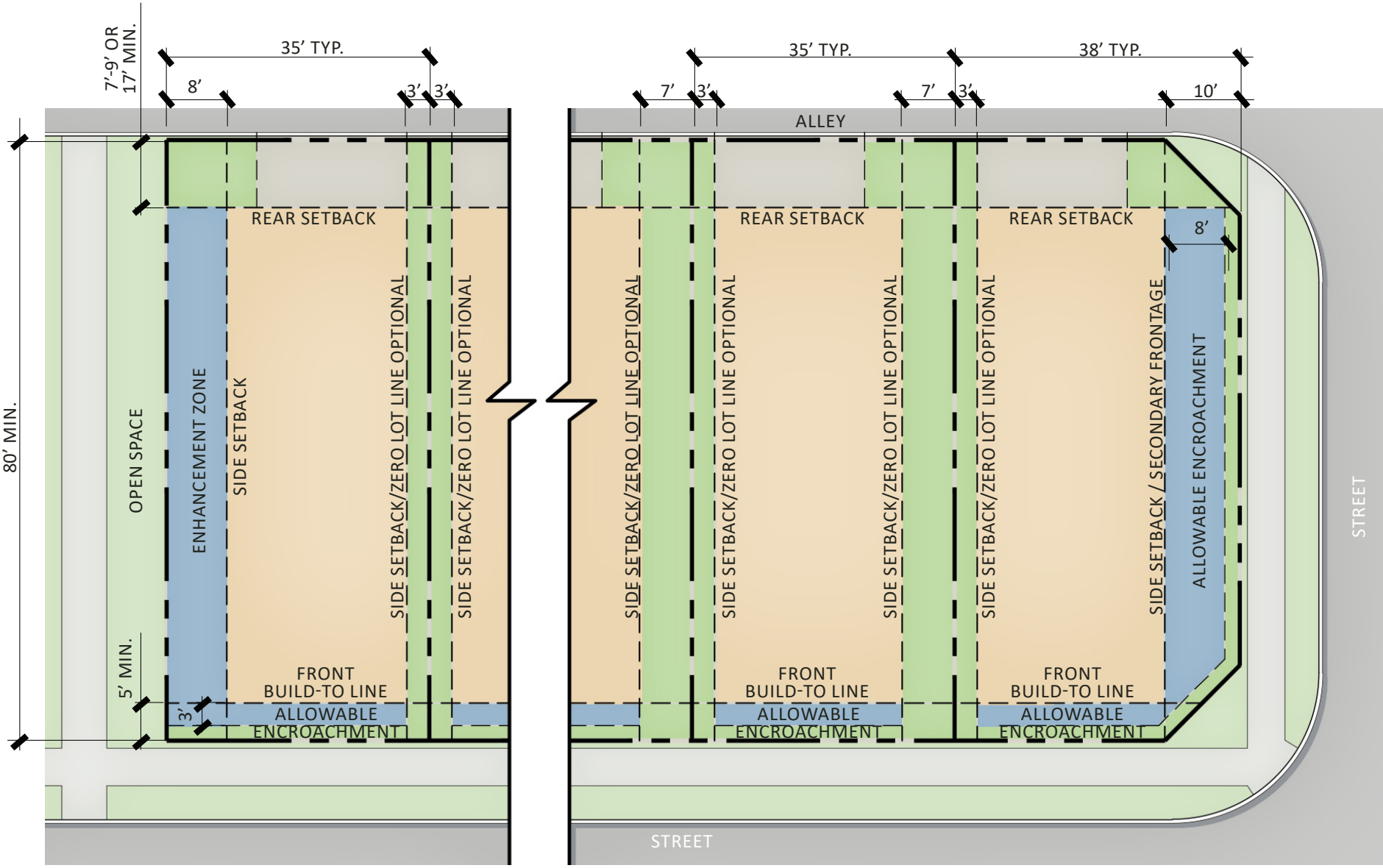
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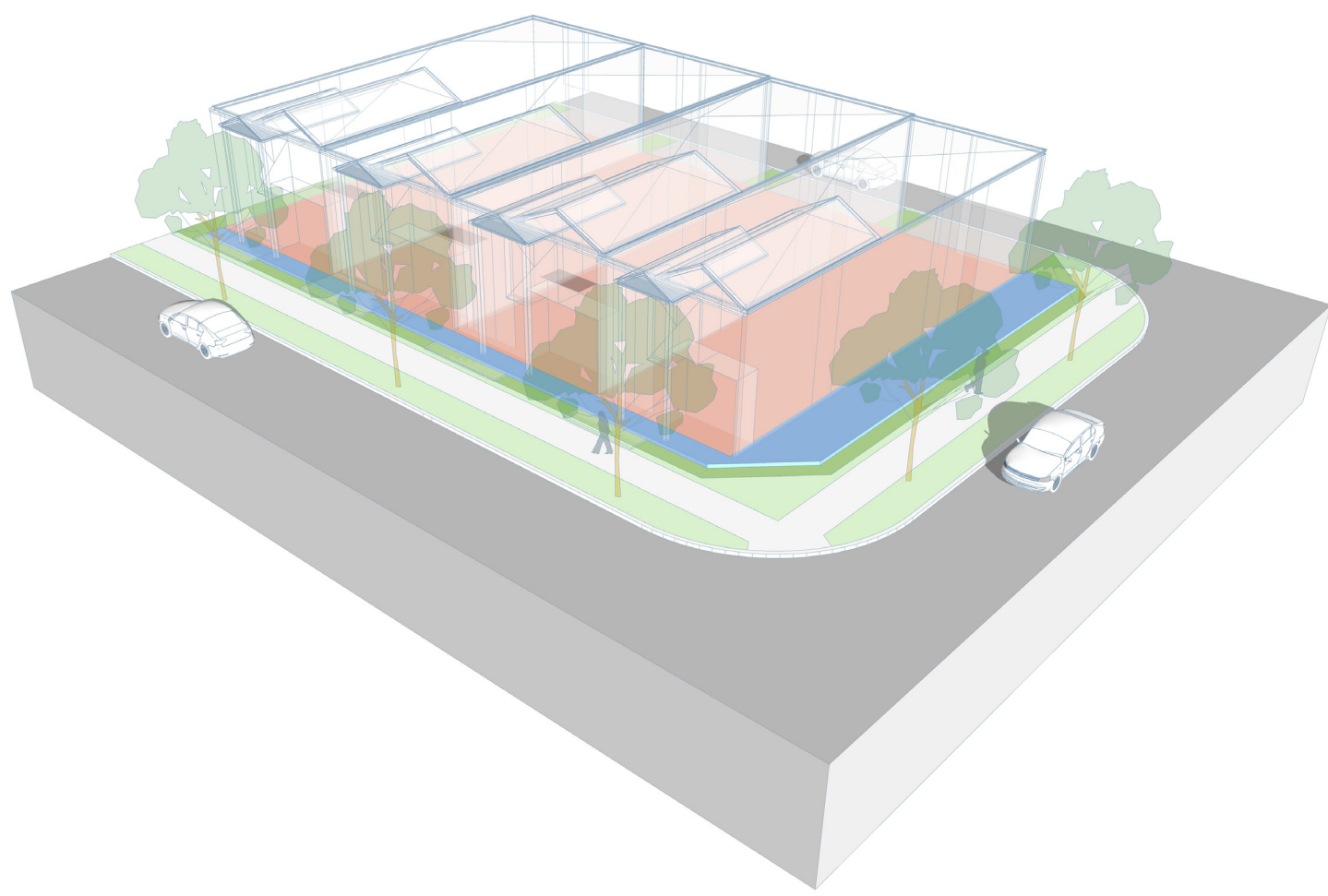
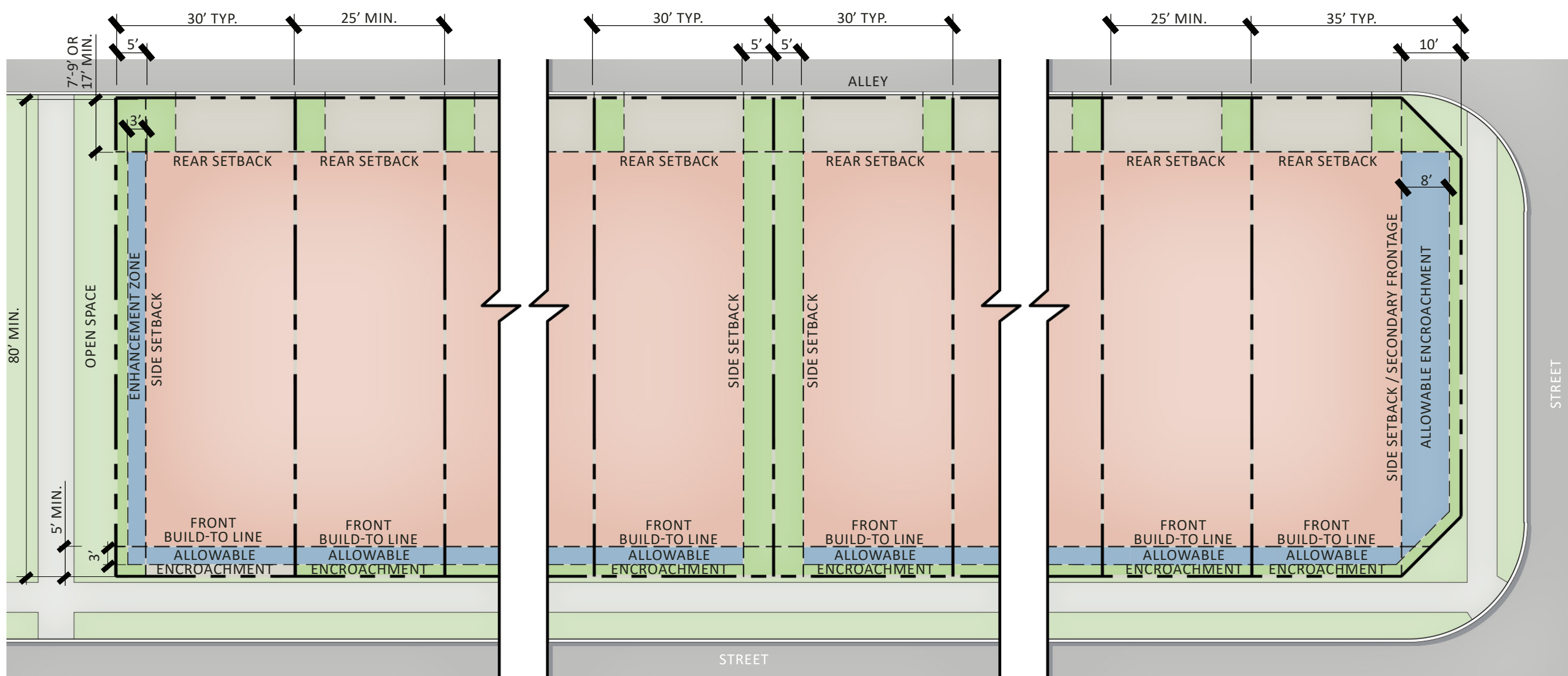
1 TOWNSHIP



2 CASITA



3 TOWN HOME



DEVELOPMENT PLAN

KINNEY PARK

TWO TRACTS OF LAND SITUATED IN THE JAMES MCDONALD SURVEY, ABSTRACT NUMBER 997

CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

03/19/2024

32.352 ACRES

214 SINGLE FAMILY LOTS

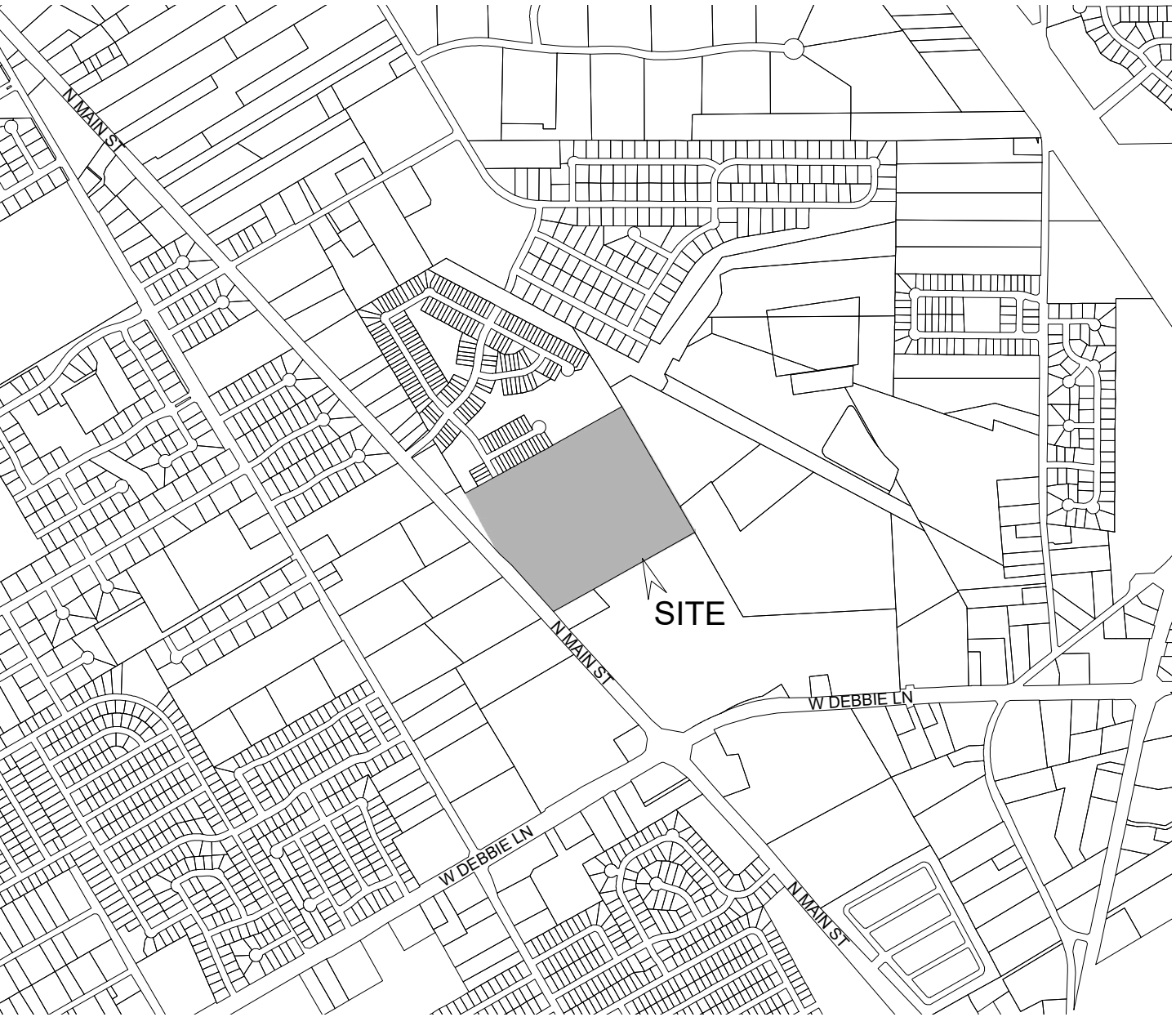
6.615 LOTS/ACRE

CASE NUMBER: ZC#23-018

KEY MAP



VICINITY MAP (N.T.S.)



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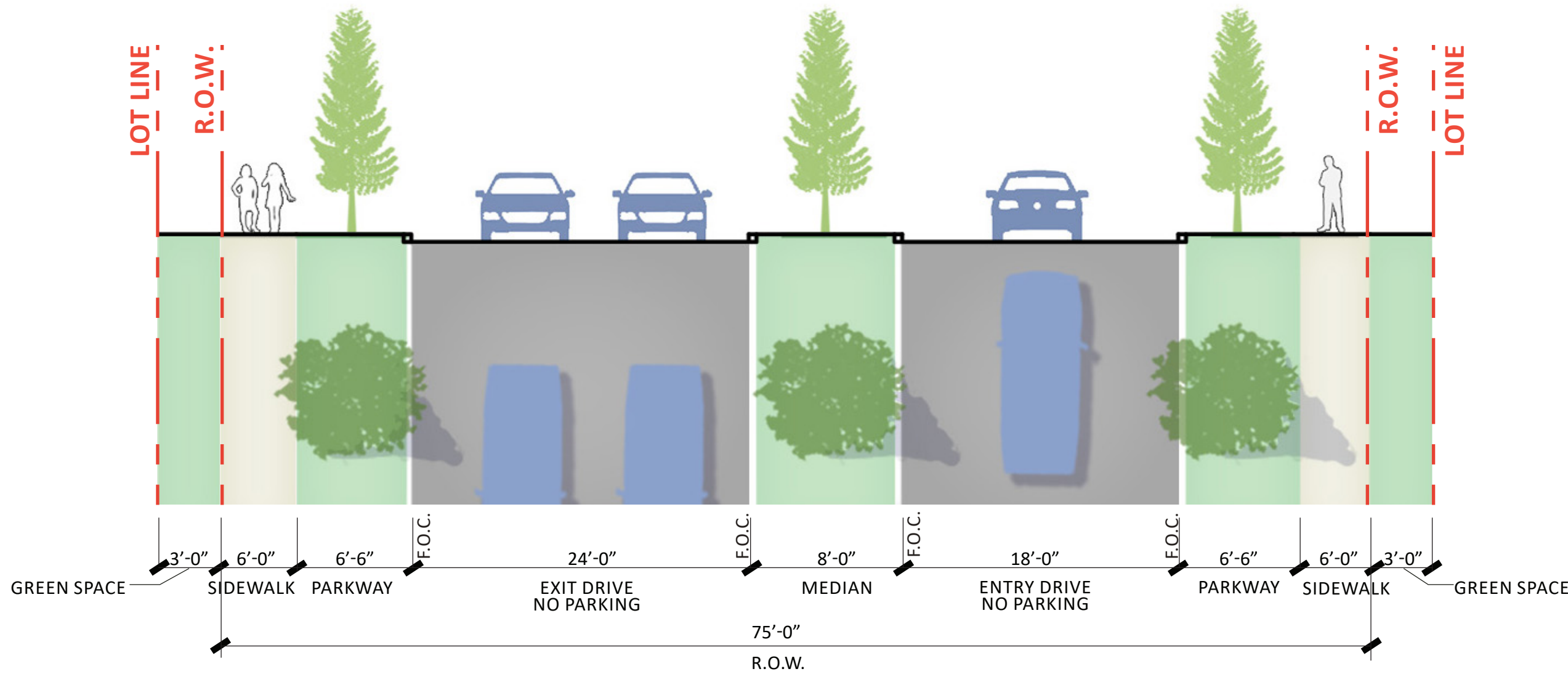
- LEGEND**
- 70' R.O.W.
 - 50' R.O.W.
 - 20' COMMON ACCESS AND UTILITY EASEMENT
 - 14' COMMON ACCESS AND UTILITY EASEMENT
 - OPEN SPACE



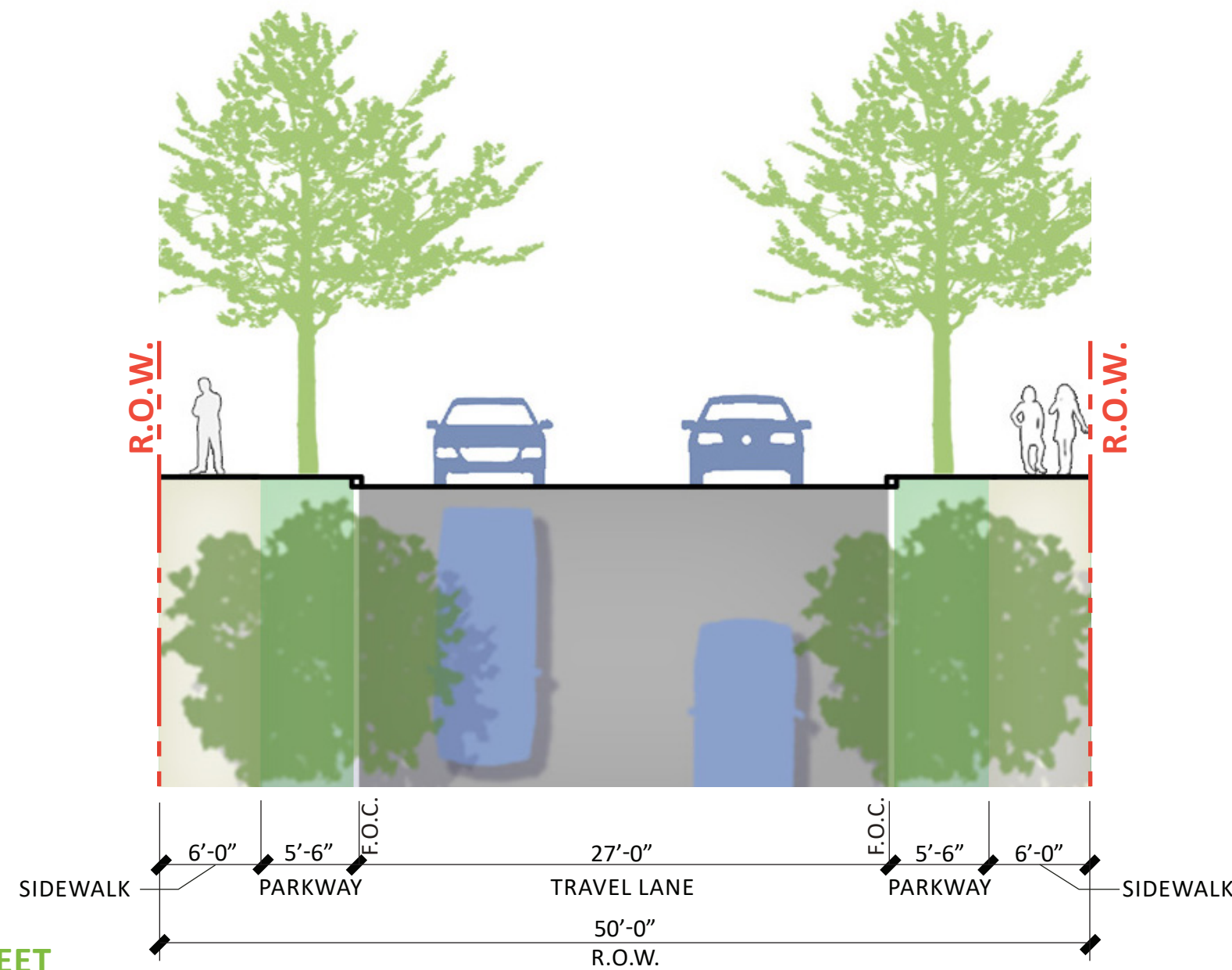
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03/19/2024
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214 SINGLE FAMILY LOTS
6.615 LOTS/ACRE
CASE NUMBER: ZC#23-018

OWNER: ARCADIA REALTY CORP.
3500 MAPLE AVE # 1165,
DALLAS, TX 75240
(972) 774-9110

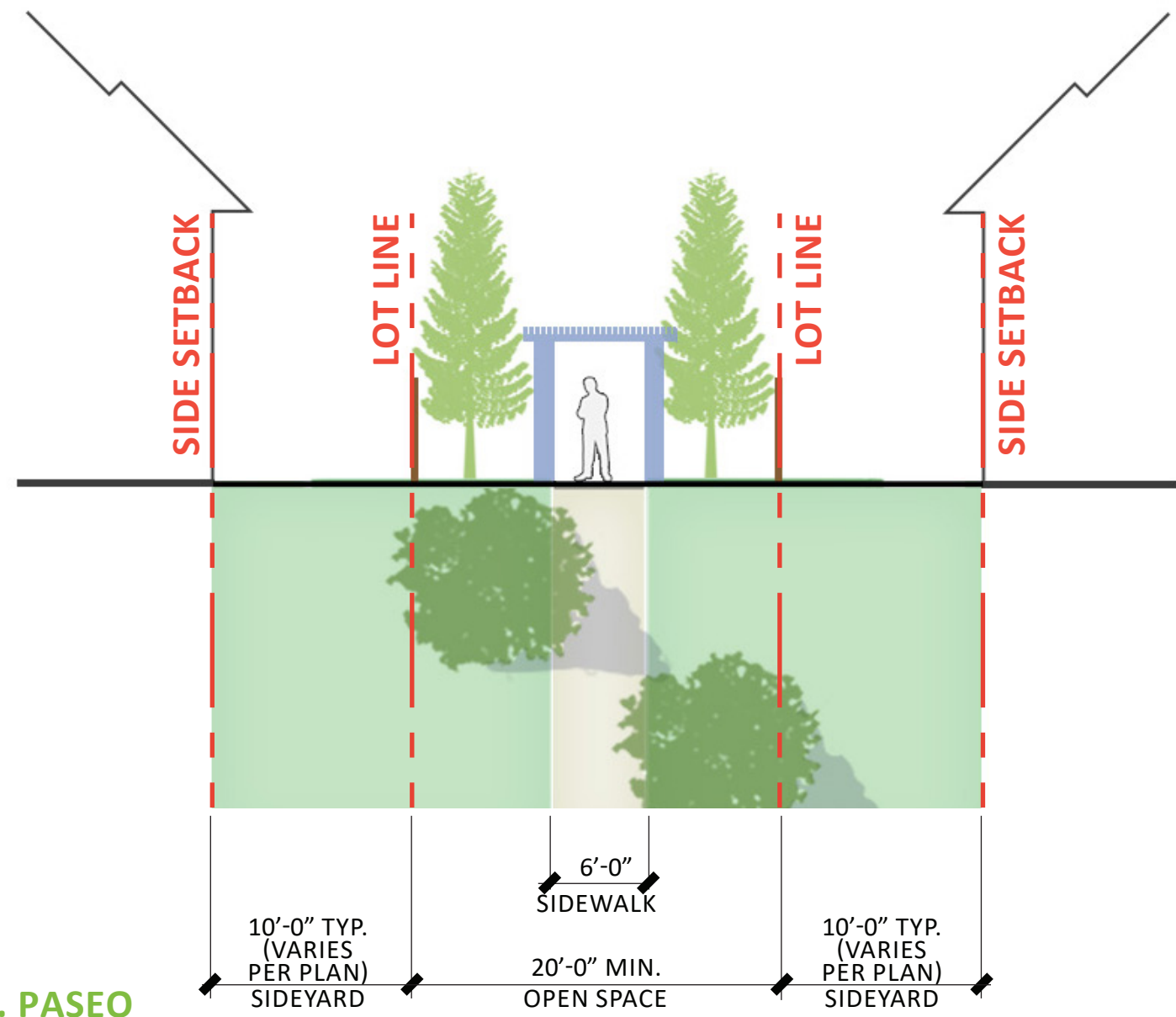
PREPARED: LANDDESIGN
5301 ALPHA RD STE 24,
DALLAS, TX 75240
(214) 785-6009



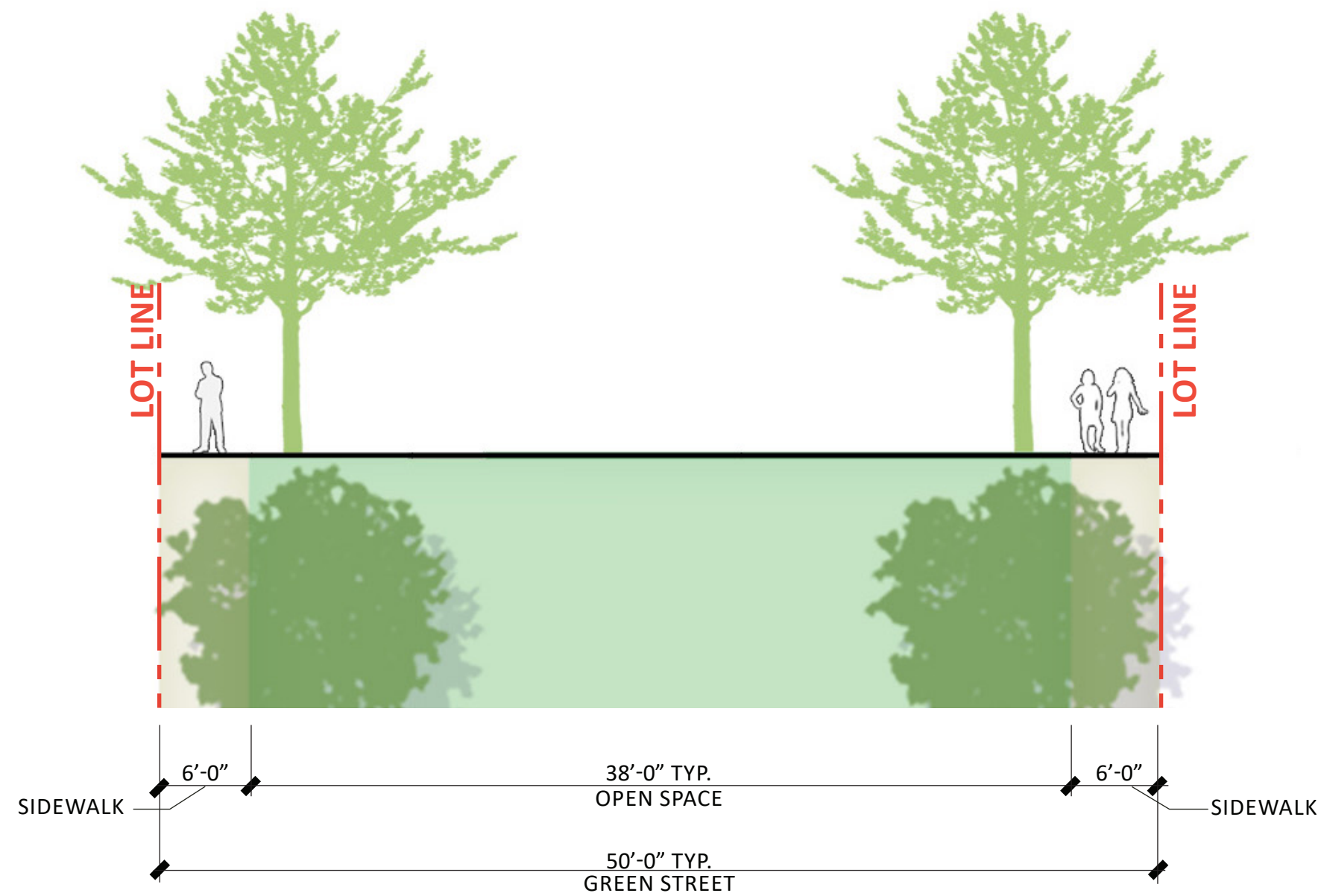
1 ENTRY DRIVE



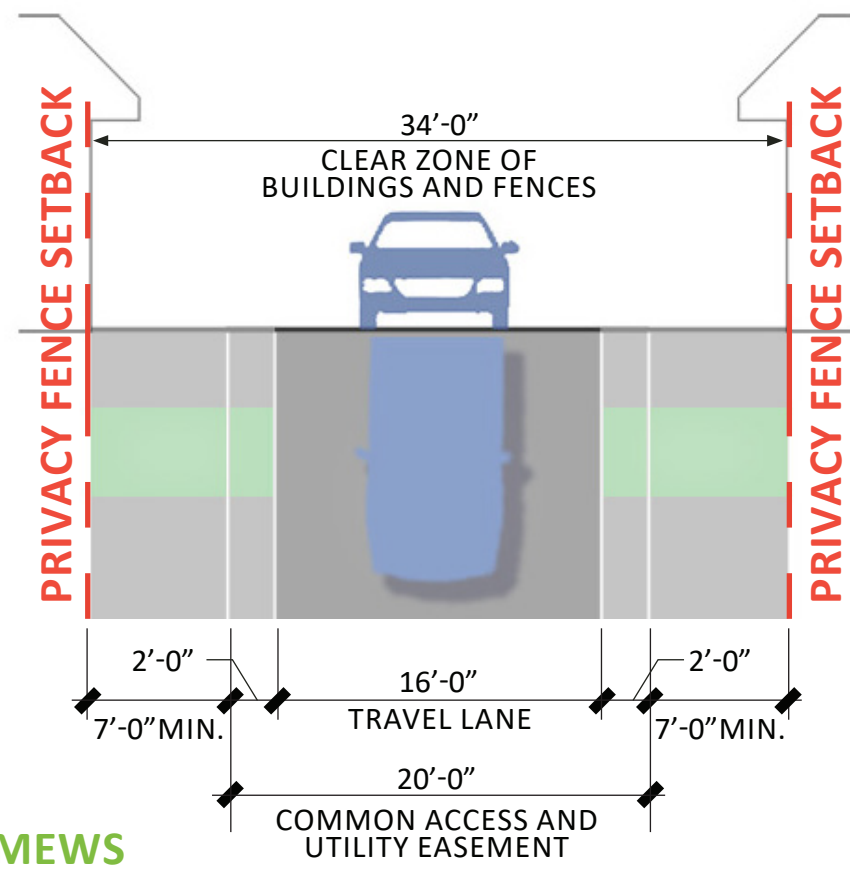
2 TYP. INTERNAL STREET



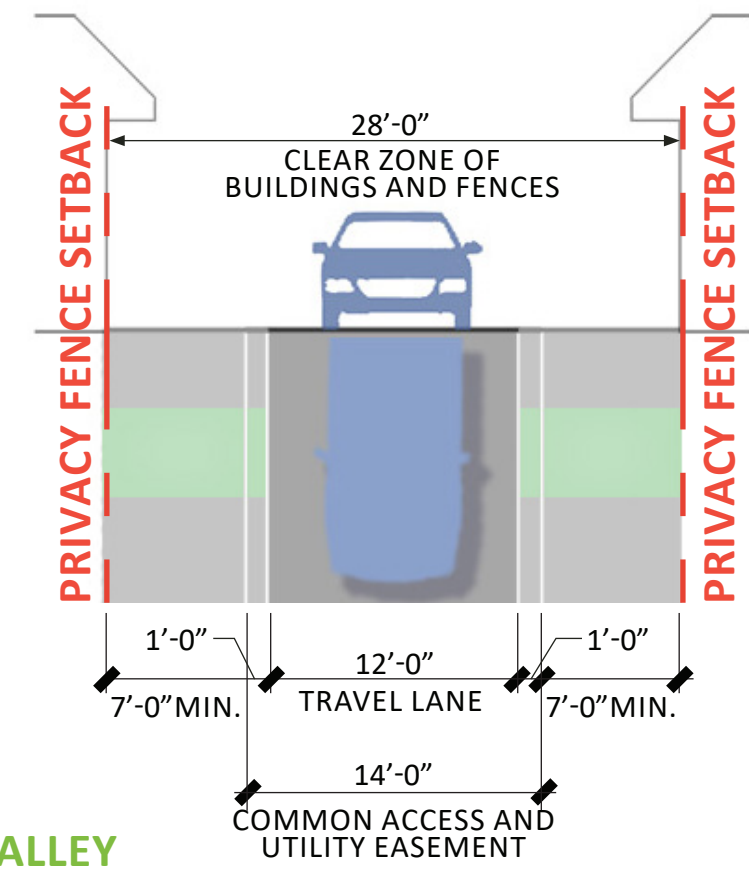
3 TYP. PASEO



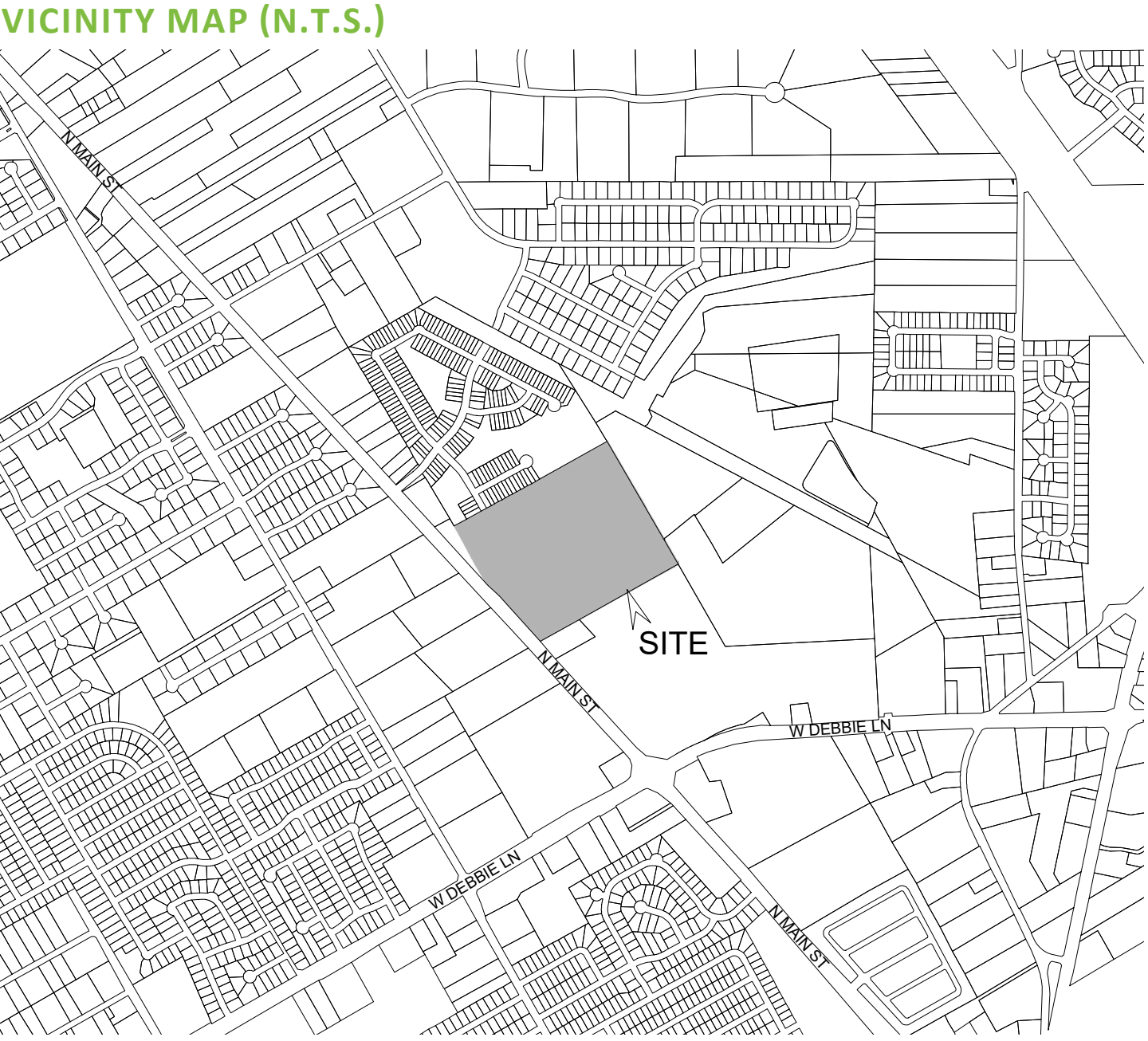
4 GREEN STREET



5 TYP. MEWS



6 TYP. ALLEY



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LEGEND

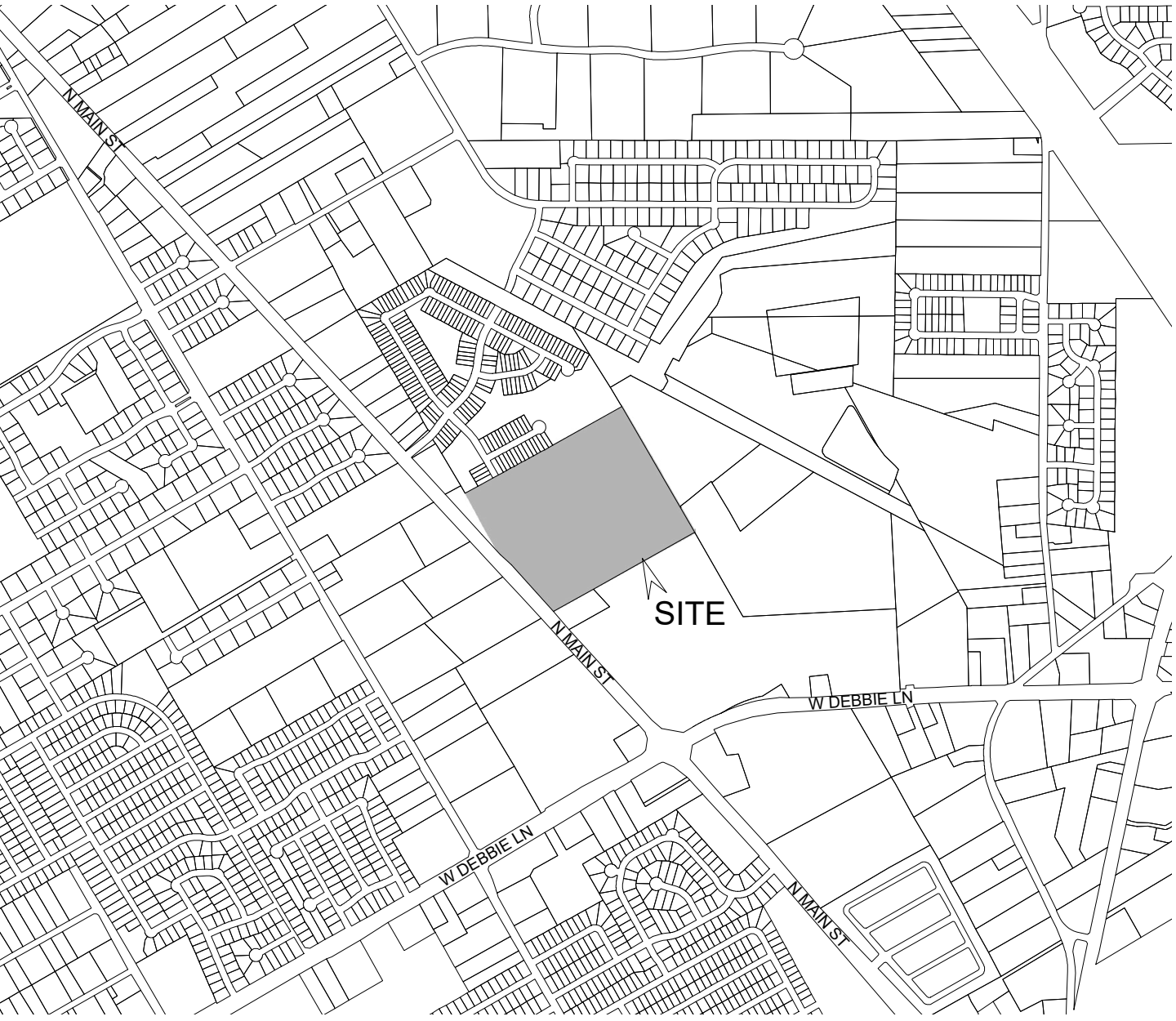
- 01 PRIMARY ENTRY
- 02 SIDEWALK
- 03 USABLE ACTIVE LAWN SPACE
- 04 PASEO
- 05 OUTDOOR SEATING WITH PERGOLA
- 06 TRELLIS
- 07 CAFE BODEGA BY CITY
- 08 GATHERING AREA
- 09 GREEN STREET
- 10 GAS EASEMENT (STEEP/NONPROGRAMMABLE)
- 11 PLAYGROUND

TOTAL PROPOSED CANOPY TREES : 303
TOTAL TREE CANOPY COVERAGE (MATURE SIZE): 4.92 AC. (15.20%)

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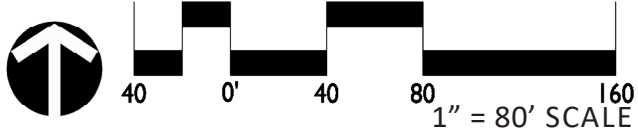


NOTE:

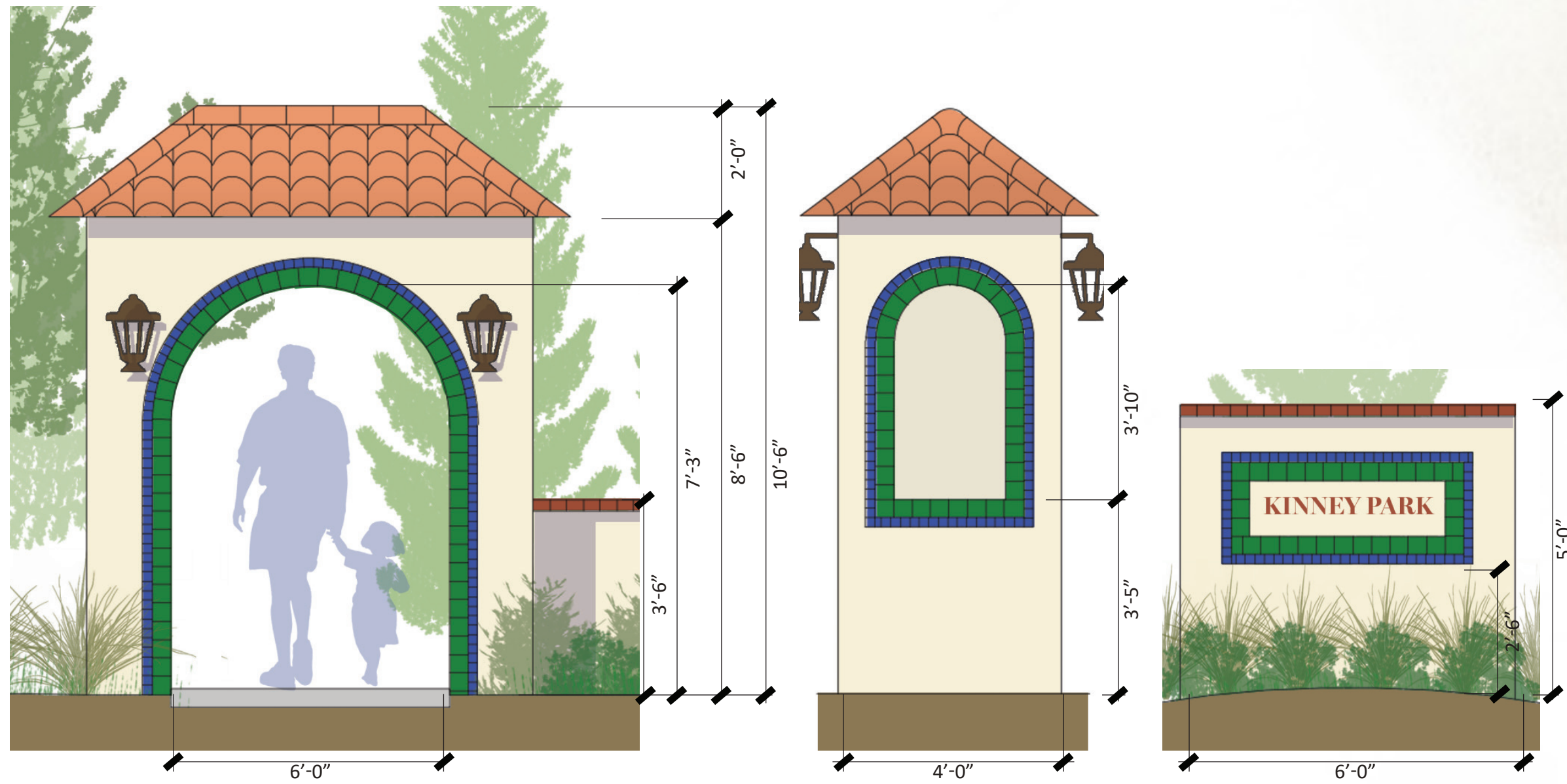
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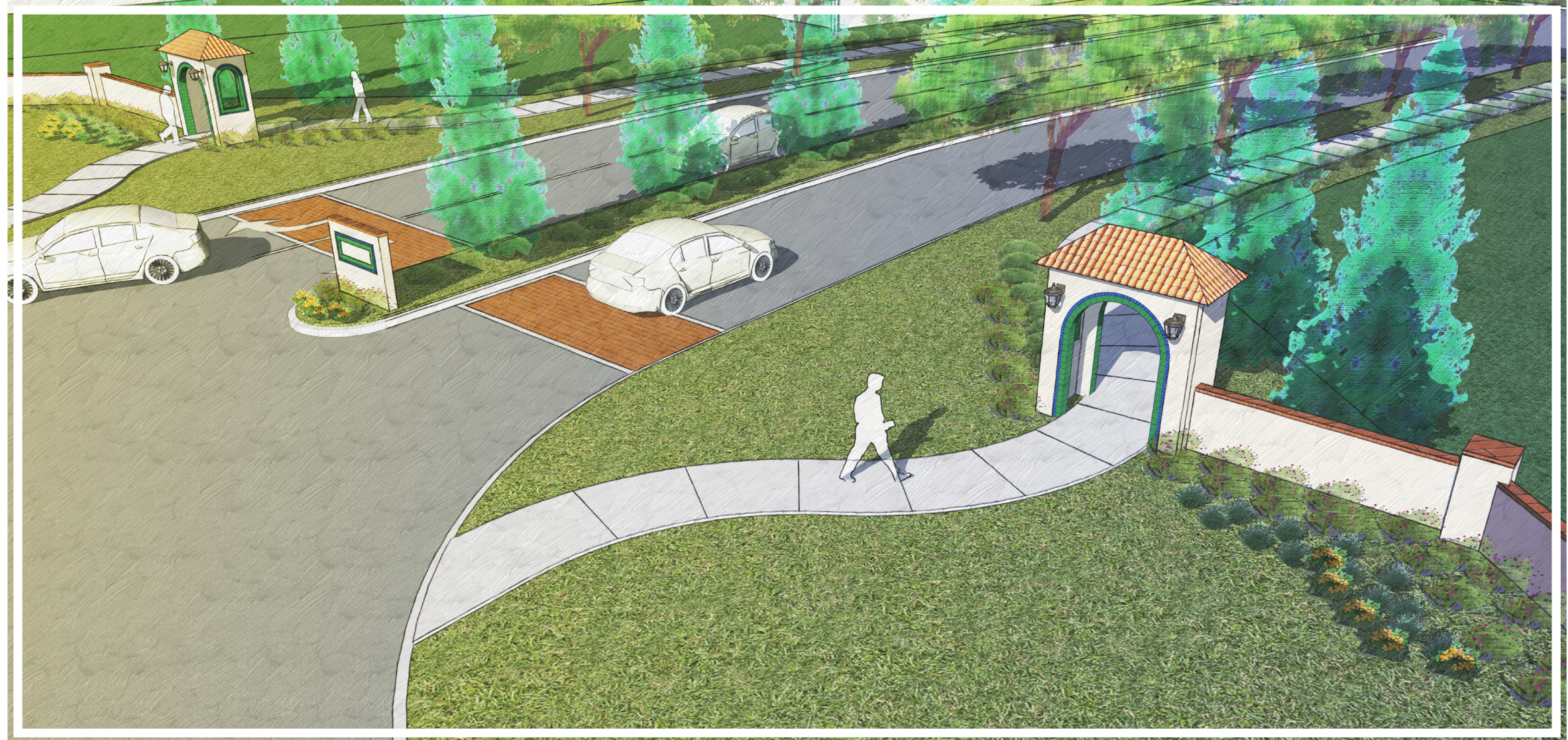
- 42" DECORATIVE WALL
- 5' HT. METAL VIEW FENCE
- 6' HT. BOARD ON BOARD WOOD FENCE
- PROPOSED PEDESTRIAN GATE



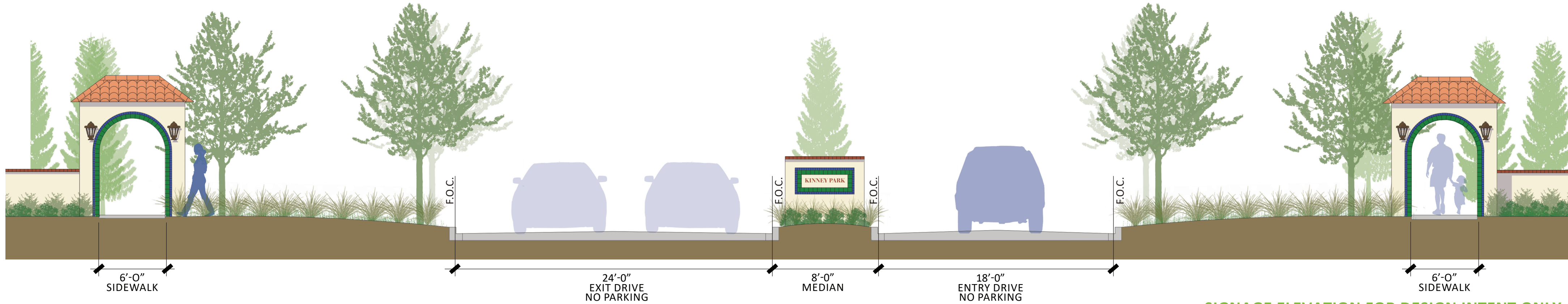
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6.615 LOTS/ACRE
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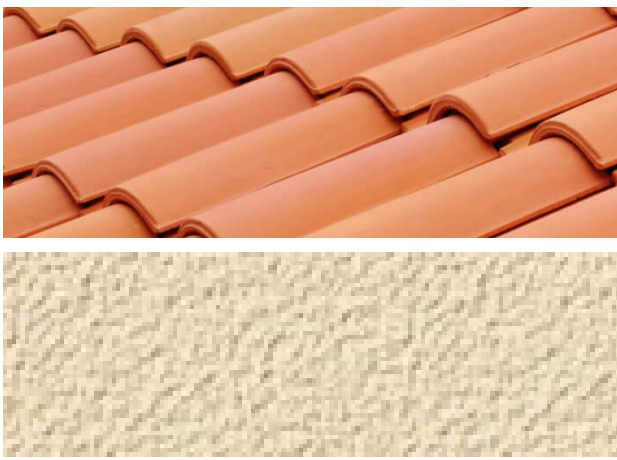
ARCHITECTURE STYLE - DESIGN INTENT ONLY



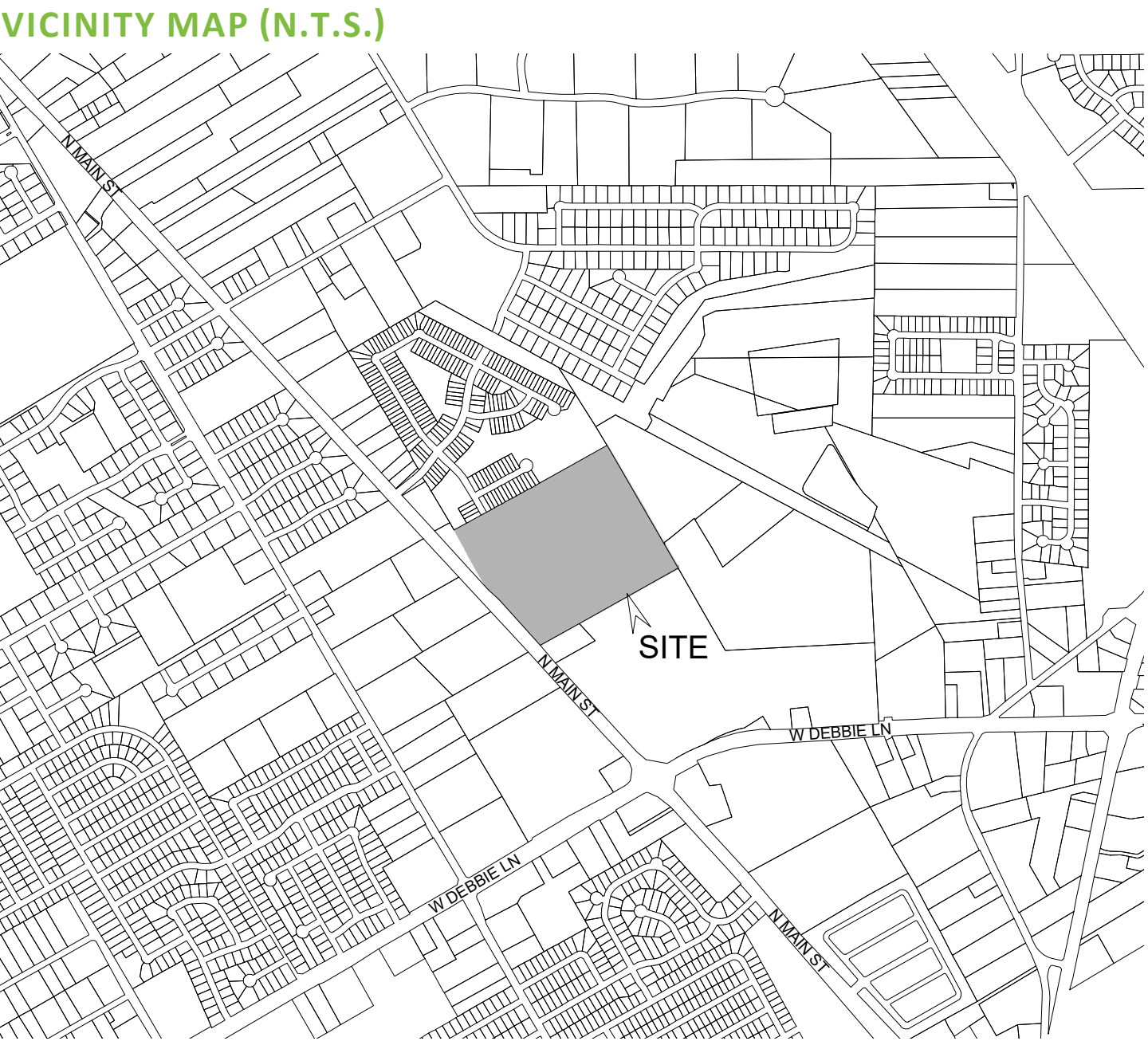
NOTE: THIS IS A SCHEMATIC CONCEPT, OPEN SPACE LIMITS AND DESIGN MAY CHANGE BASED ON FINAL GRADING AND ARCHITECTURAL THEME.



SIGNAGE ELEVATION FOR DESIGN INTENT ONLY

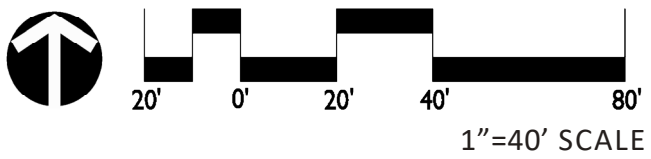


MATERIAL IMAGES FOR DESIGN INTENT ONLY



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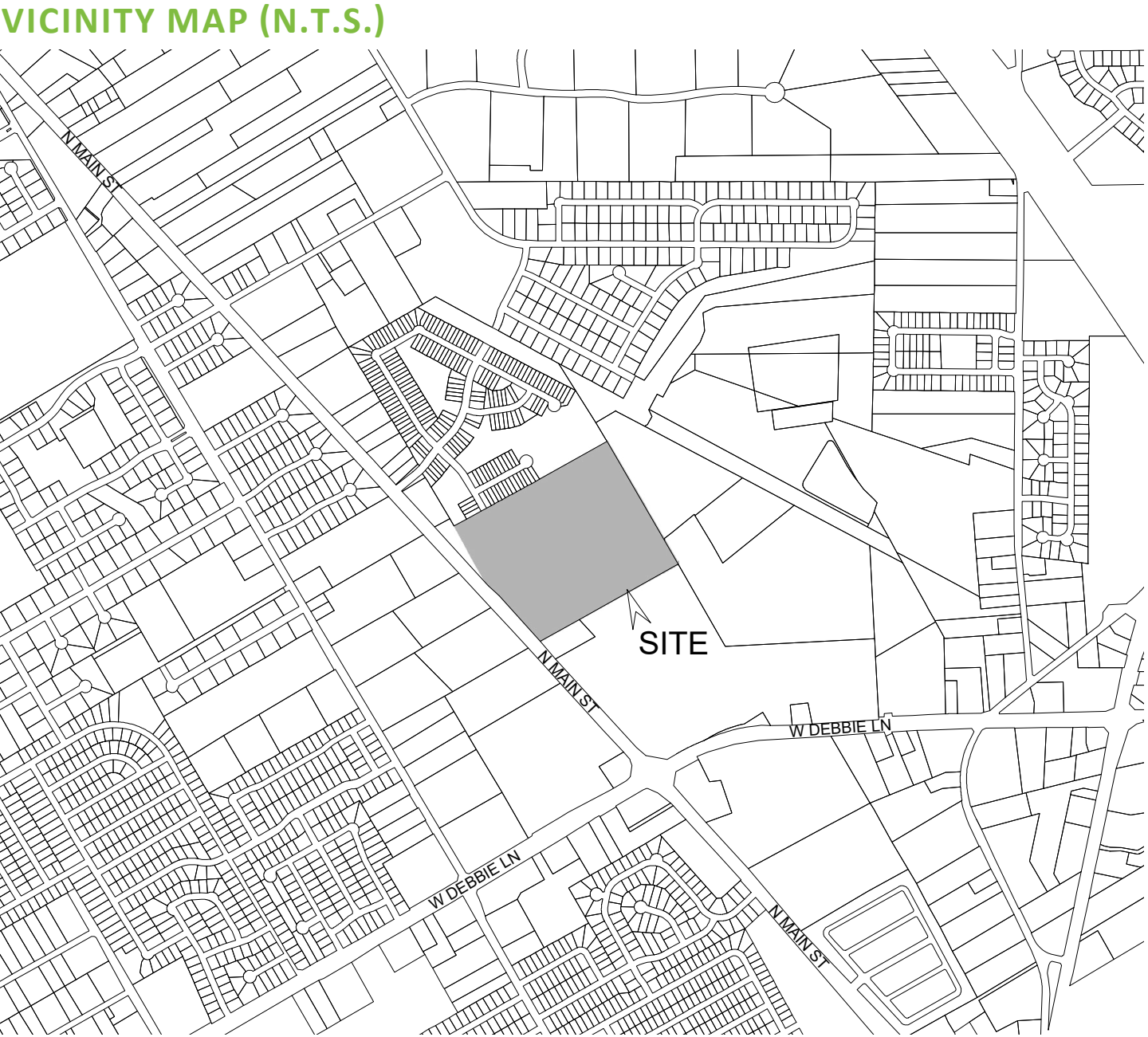
- LEGEND**
- 01 BOULEVARD WITH MEDIAN
 - 02 ENHANCED ARCHITECTURE
 - 03 ENHANCED PAVING AREA
 - 04 DECORATIVE LIGHTING
 - 05 ENHANCED FENCING AND LANDSCAPE FEATURES
 - 06 ENTRY PORTAL
 - 07 ENTRY SIGN
 - 08 SIDEWALK



DEVELOPMENT PLAN
KINNEY PARK
TWO TRACTS OF LAND SITUATED IN THE JAMES MCDONALD SURVEY, ABSTRACT NUMBER 997
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
03/19/2024
32.352 ACRES
214 SINGLE FAMILY LOTS
6.615 LOTS/ACRE
CASE NUMBER: ZC#23-018

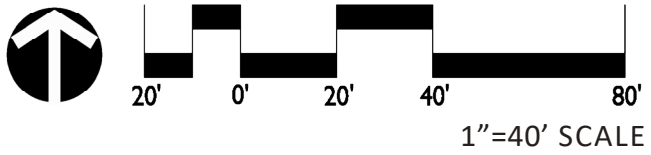


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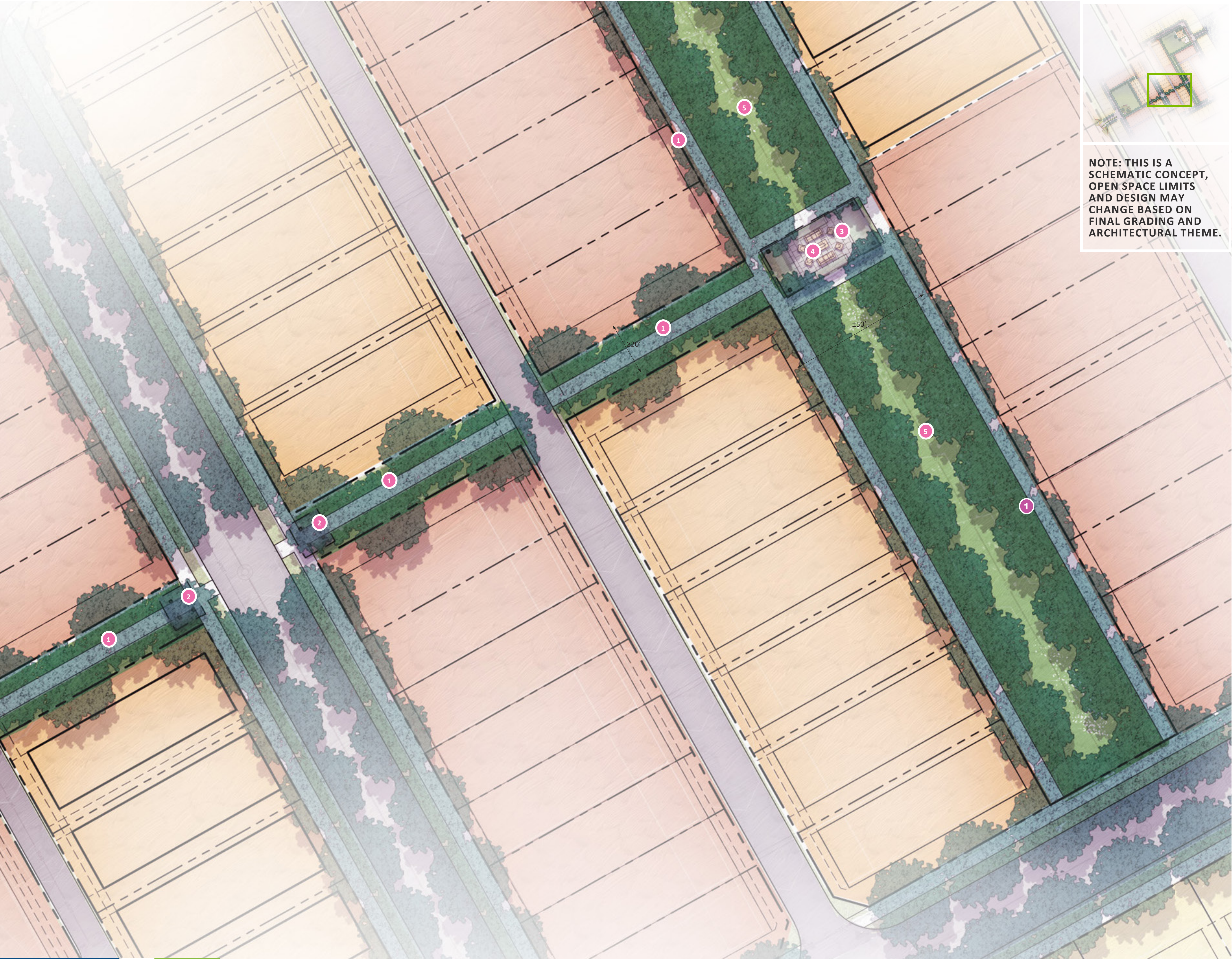


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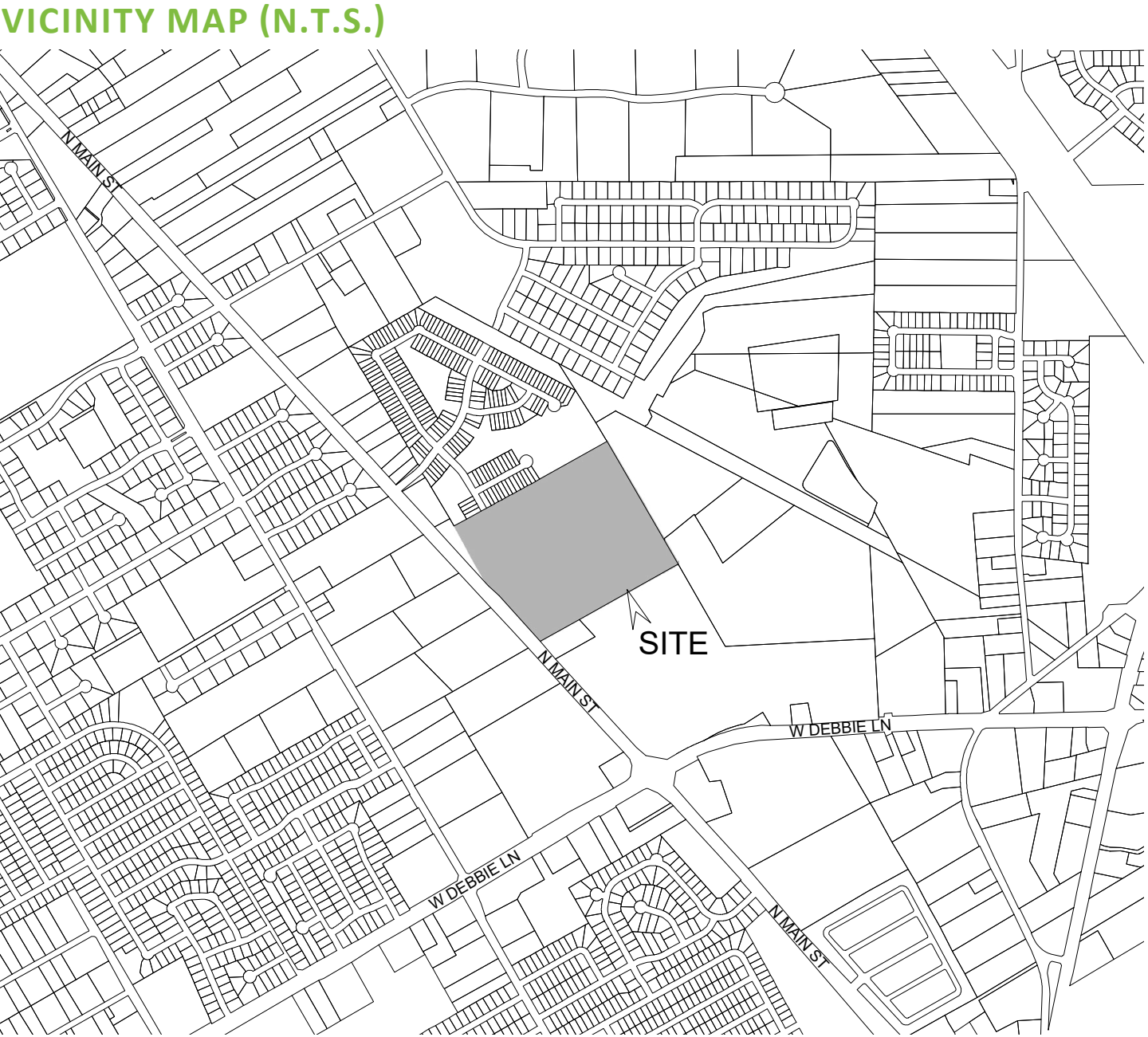
- LEGEND**
- | | |
|----|--------------------------------|
| 01 | SIDEWALK |
| 02 | STREET TREES |
| 03 | BENCH / WASTE RECEPTACLE |
| 04 | USABLE ACTIVE LAWN SPACE |
| 05 | 20' WIDE PEDESTRIAN PASEO |
| 06 | SEATING AREA WITH FIRE FEATURE |
| 07 | GAZEBO / TRELIS GATHERING AREA |
| 08 | LOW SEAT WALL / RETAINING WALL |
| 09 | SHRUB PLANTING BED |



DEVELOPMENT PLAN
KINNEY PARK
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03/19/2024
32.352 ACRES
214 SINGLE FAMILY LOTS
6.615 LOTS/ACRE
CASE NUMBER: ZC#23-018



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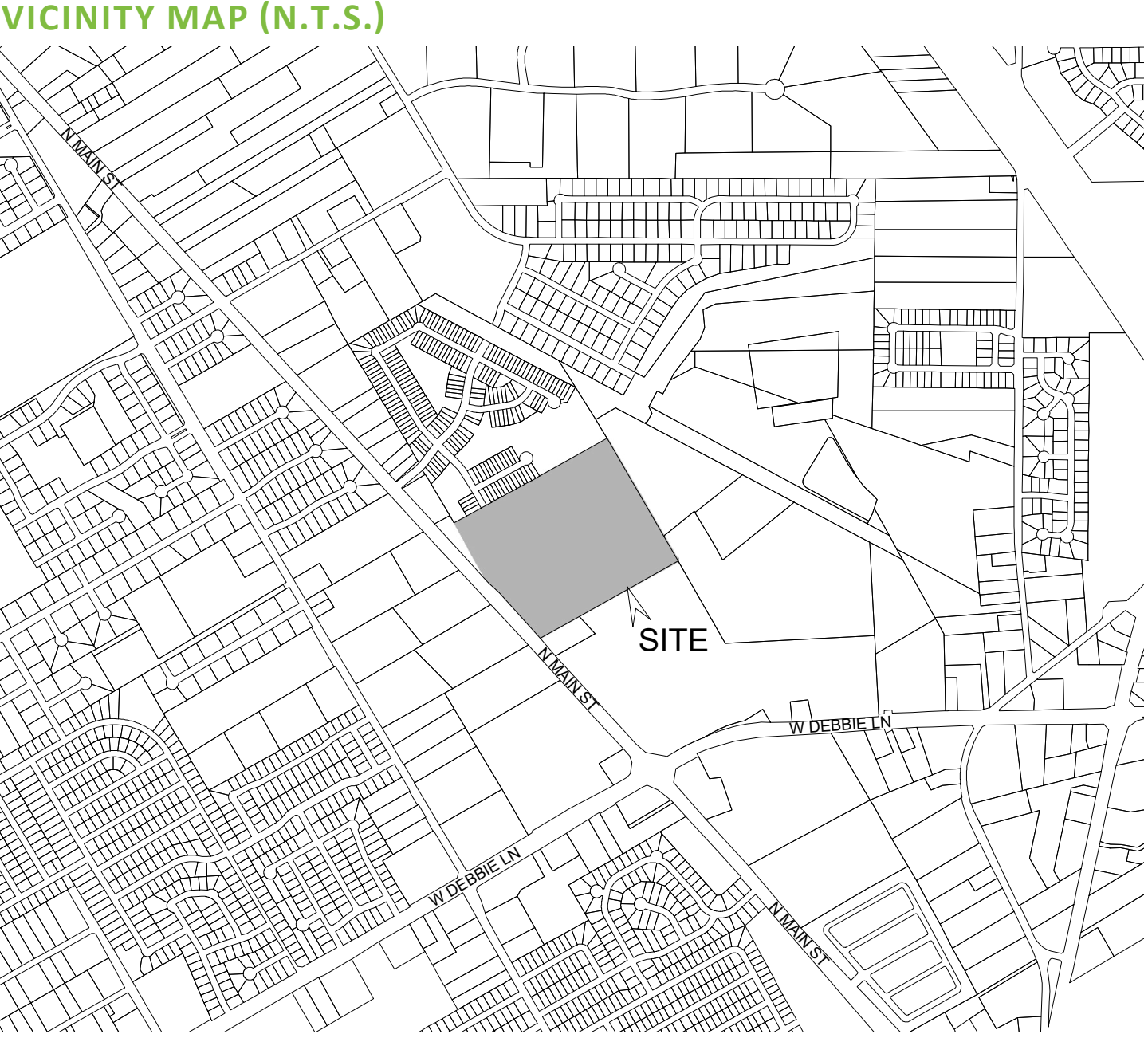
- LEGEND**
- 01 SIDEWALK
 - 02 TRELLIS
 - 03 PERGOLA
 - 04 OUTDOOR SEATING
 - 05 USABLE ACTIVE LAWN SPACE



DEVELOPMENT PLAN
KINNEY PARK
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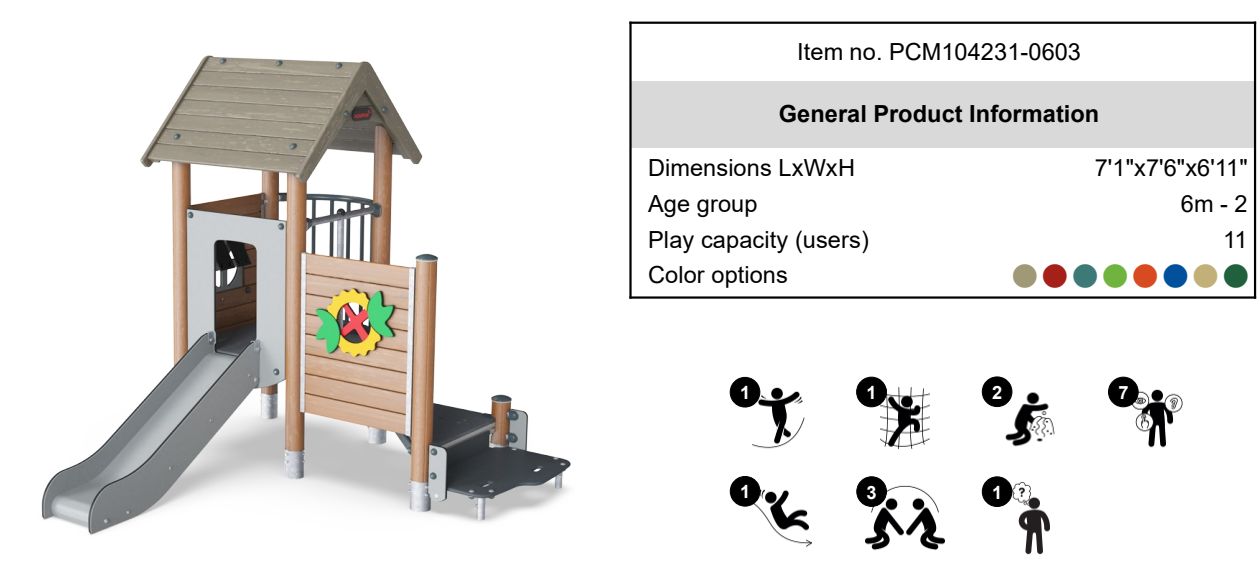
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LEGEND

01	SIDEWALK
02	STREET TREES
03	BENCH / WASTE RECEPTACLE
04	USABLE ACTIVE LAWN SPACE
05	CAFE / BODEGA (BY CITY)
06	PLAYGROUND SLIDE
07	PLAYGROUND SWING
08	PLAYGROUND NET
09	PLAYGROUND SPINNER
10	PLAY SURFACING
11	SLIP STALLS WITH PAVERS
12	TREES IN TREE WELLS

20' 0' 20' 40' 80' 1"=40' SCALE

DEVELOPMENT PLAN
KINNEY PARK
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CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
03/19/2024
32.352 ACRES
214 SINGLE FAMILY LOTS
6.61 S/ACRE
CAS. NUMBER: ZC#23-018



PLAYGROUND - PLAY TOWER WITH SLIDE
KOMPAN PLAY TOWER, U2 SLIDE
COLOR: TBD



BENCH
VICTOR STANLEY STEELSLITES RB COLLECTION - RBF - 28
COLOR: TBD

This bench features smooth lateral lines with welded horizontal steel slats. The quality and durability of this bench assures that it will stay beautiful for many years to come.

4, 6 or 8 ft (1.2, 1.8 or 2.4 m) lengths. Steel slats. Flat armrests. Surface mount tabs.



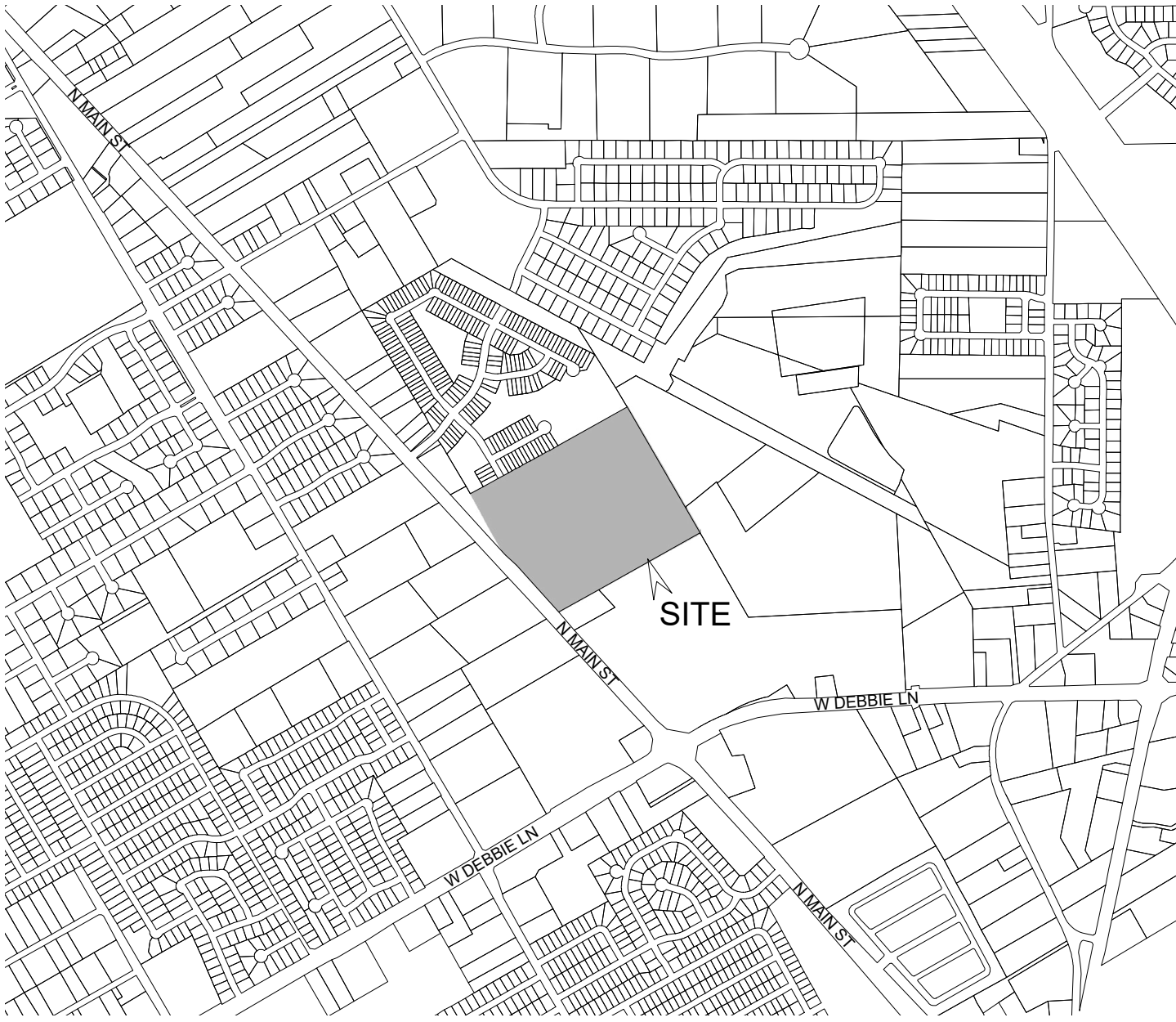
TRASH RECEPTACLE
VICTOR STANLEY STEELSLITES RB COLLECTION - RB - 36
COLOR: TBD

NOTE: THIS IS A SCHEMATIC CONCEPT, ALL IMAGES AND PRODUCT SELECTION ARE DESIGN INTENT ONLY.

A 36 gal (136 L), tastefully flared litter receptacle. This beautifully tapered receptacle offers Ironsites® style and durability at an extraordinary value. Also available as models RB-24: 24 gal (90 L) and RB-45: 45 gal (170 L) capacities.

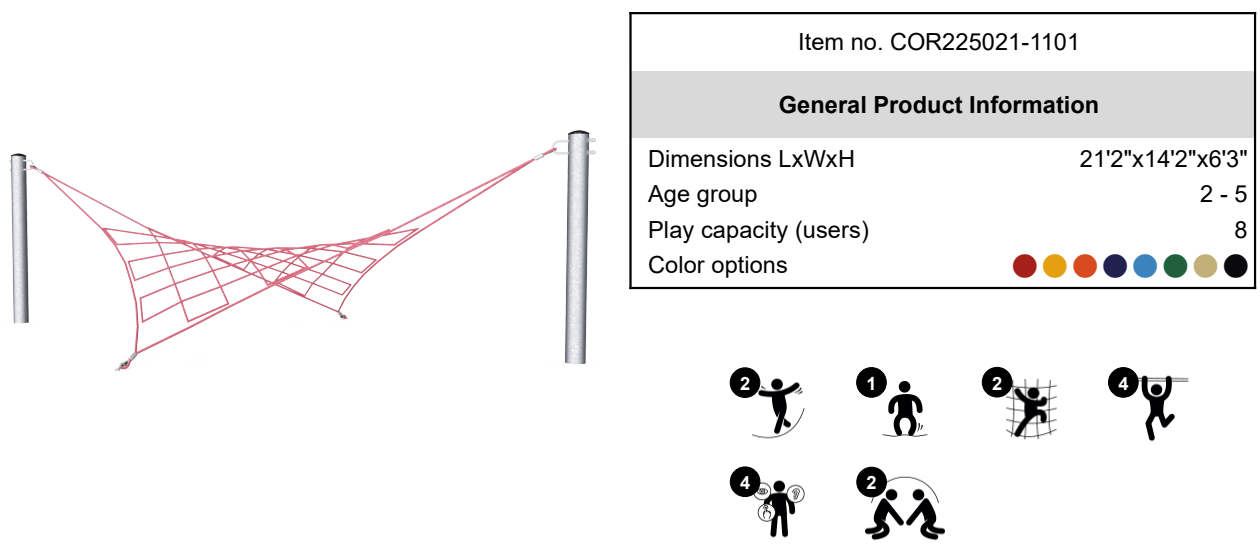
Standard tapered formed lid. Bottom recessed pedestal.

VICINITY MAP (N.T.S.)



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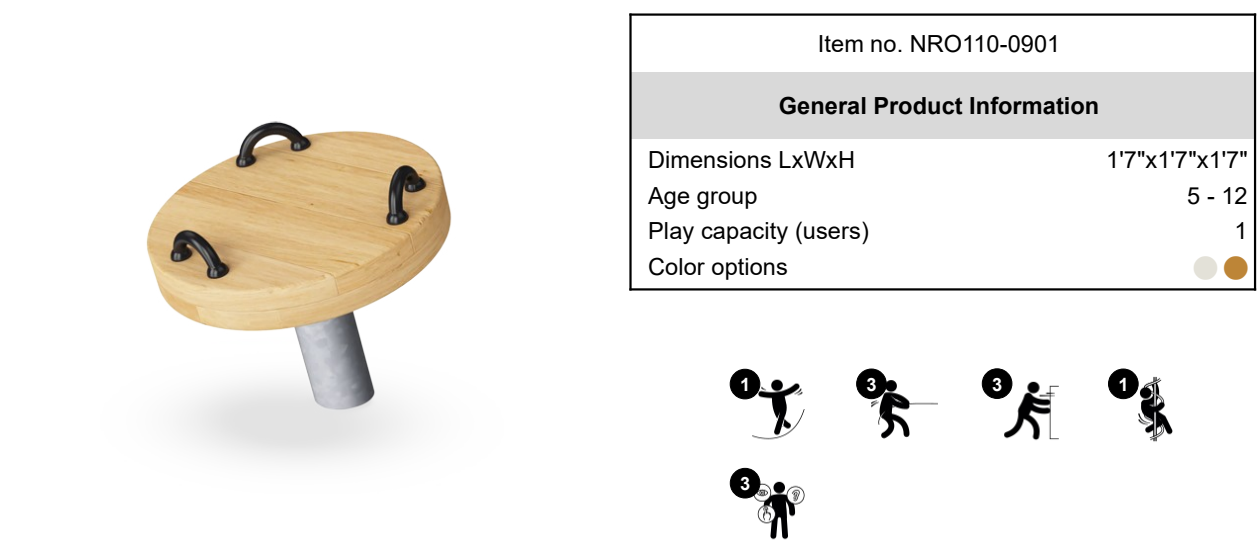
PLAYGROUND - CIMETRIC NET
KOMPAN SMALL CLIMETRIC NET
COLOR: TBD



LOUNGE CHAIR
BALDWIN LAWN FURNITURE AND PERGOLAS LLC
COLOR: TBD



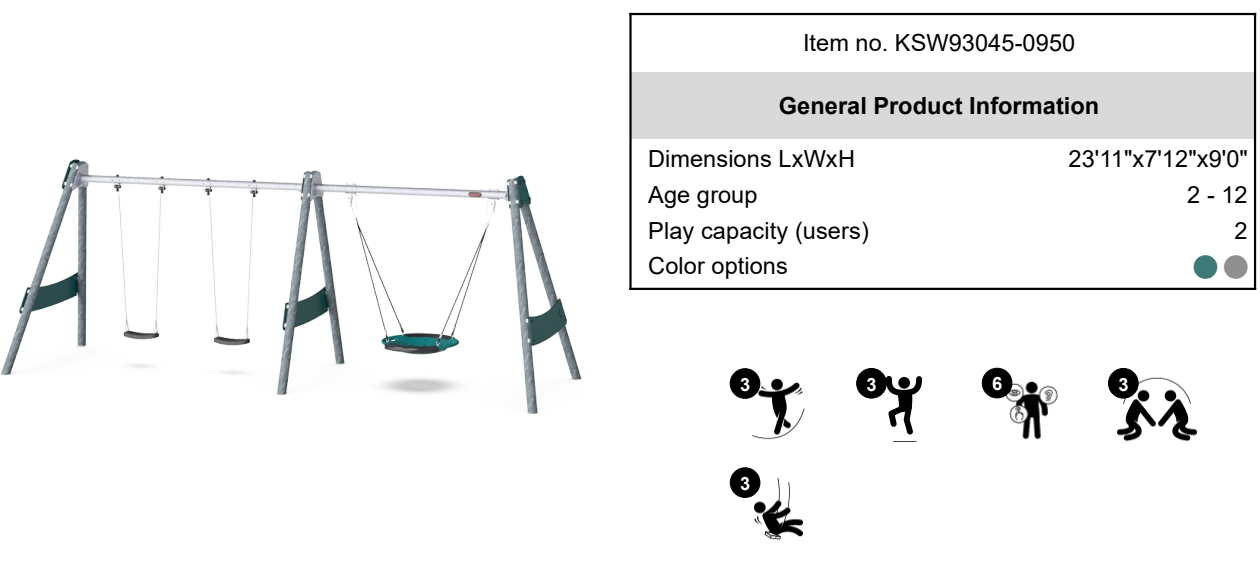
FIRE FEATURE
WOODLAND DIRECT NECESSARIES GRAND FIRE PIT KIT
COLOR: TBD



PLAYGROUND - SPINNER
KOMPAN SPINNER PLATE
COLOR: TBD



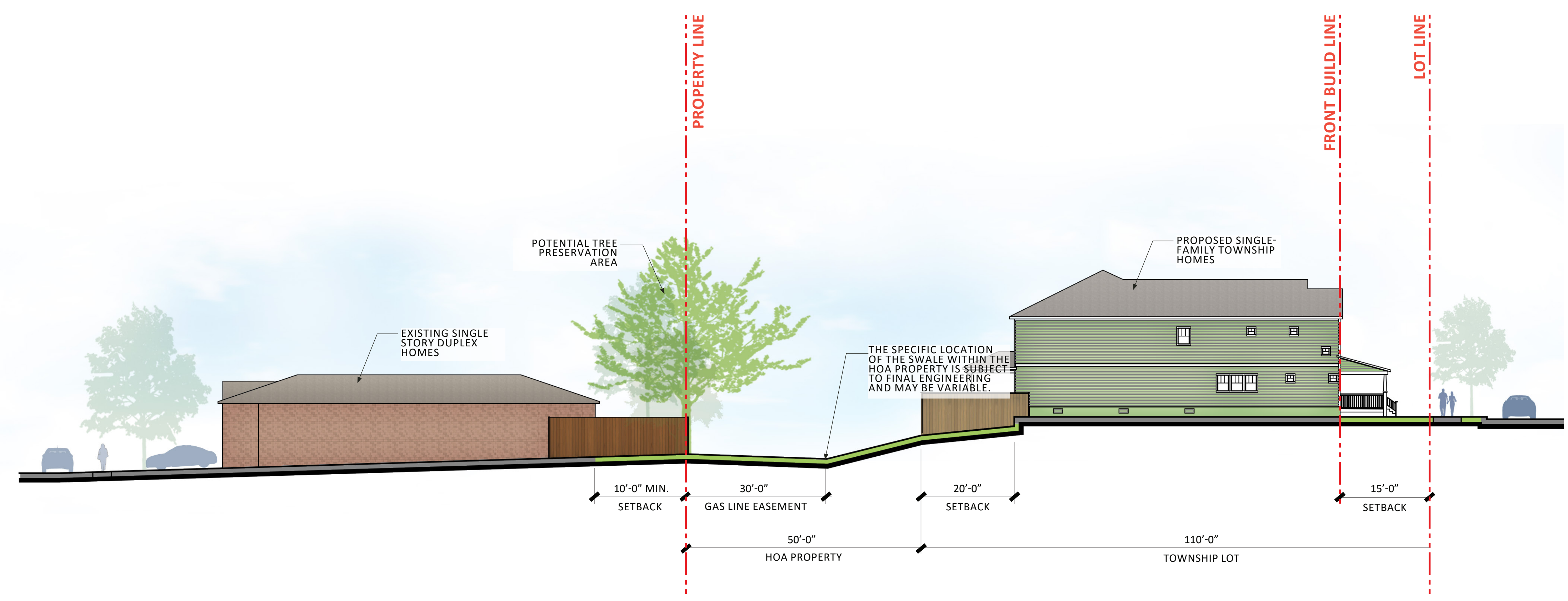
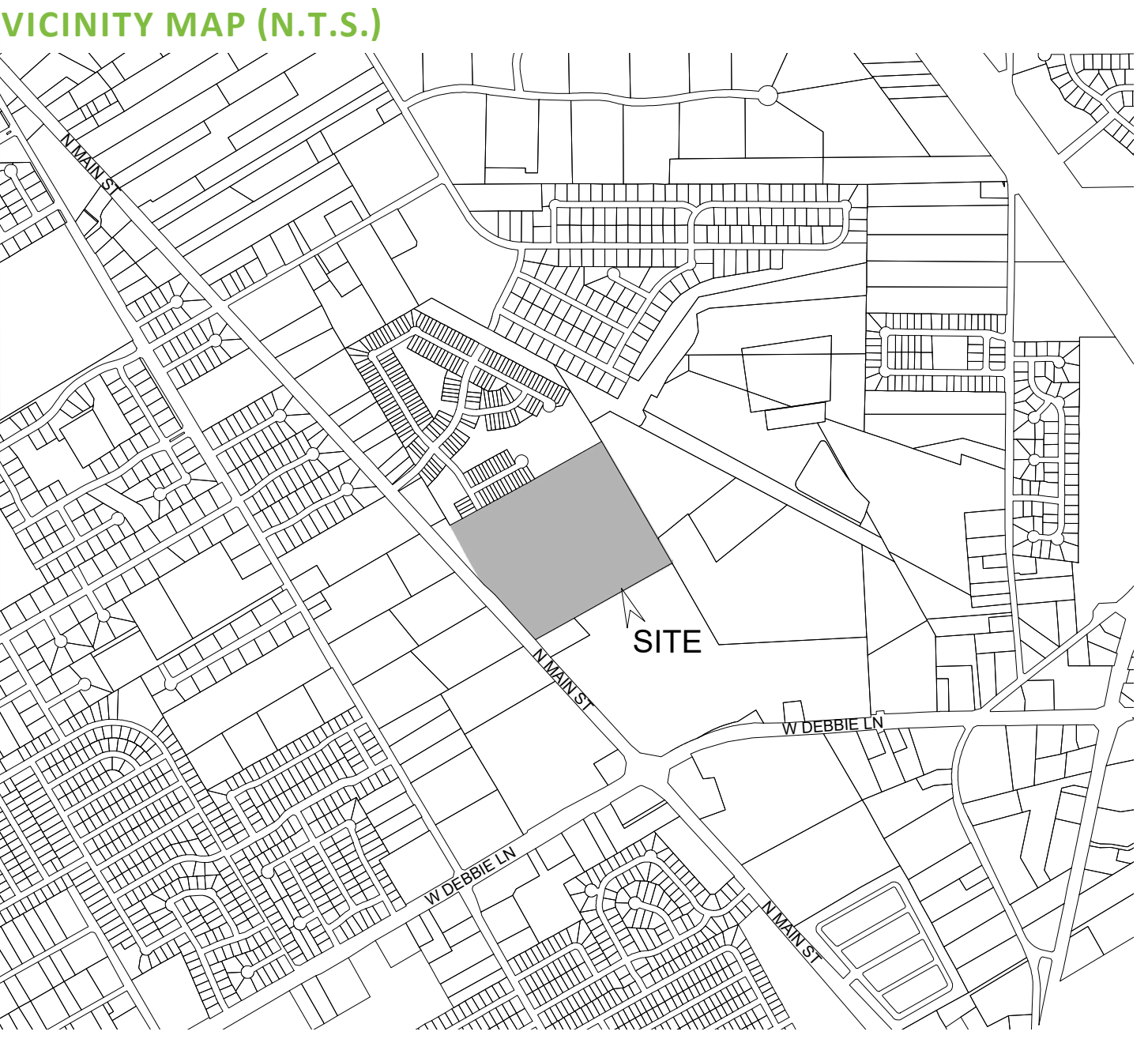
PERGOLAS AND TRELLIS
BALDWIN LAWN FURNITURE AND PERGOLAS LLC
COLOR: TBD



PLAYGROUND - SWING SET
KOMPAN COMBI SWING
COLOR: TBD



DEVELOPMENT PLAN
KINNEY PARK
TWO TRACTS OF LAND SITUATED IN THE JAMES MCDONALD SURVEY, ABSTRACT NUMBER 997
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
03/19/2024
32.352 ACRES
214 SINGLE FAMILY LOTS
6.615 LOTS/ACRE
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DEVELOPMENT PLAN

KINNEY PARK

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CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

03/19/2024

32.352 ACRES

214 SINGLE FAMILY LOTS

6.615 LOTS/ACRE

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LEGEND

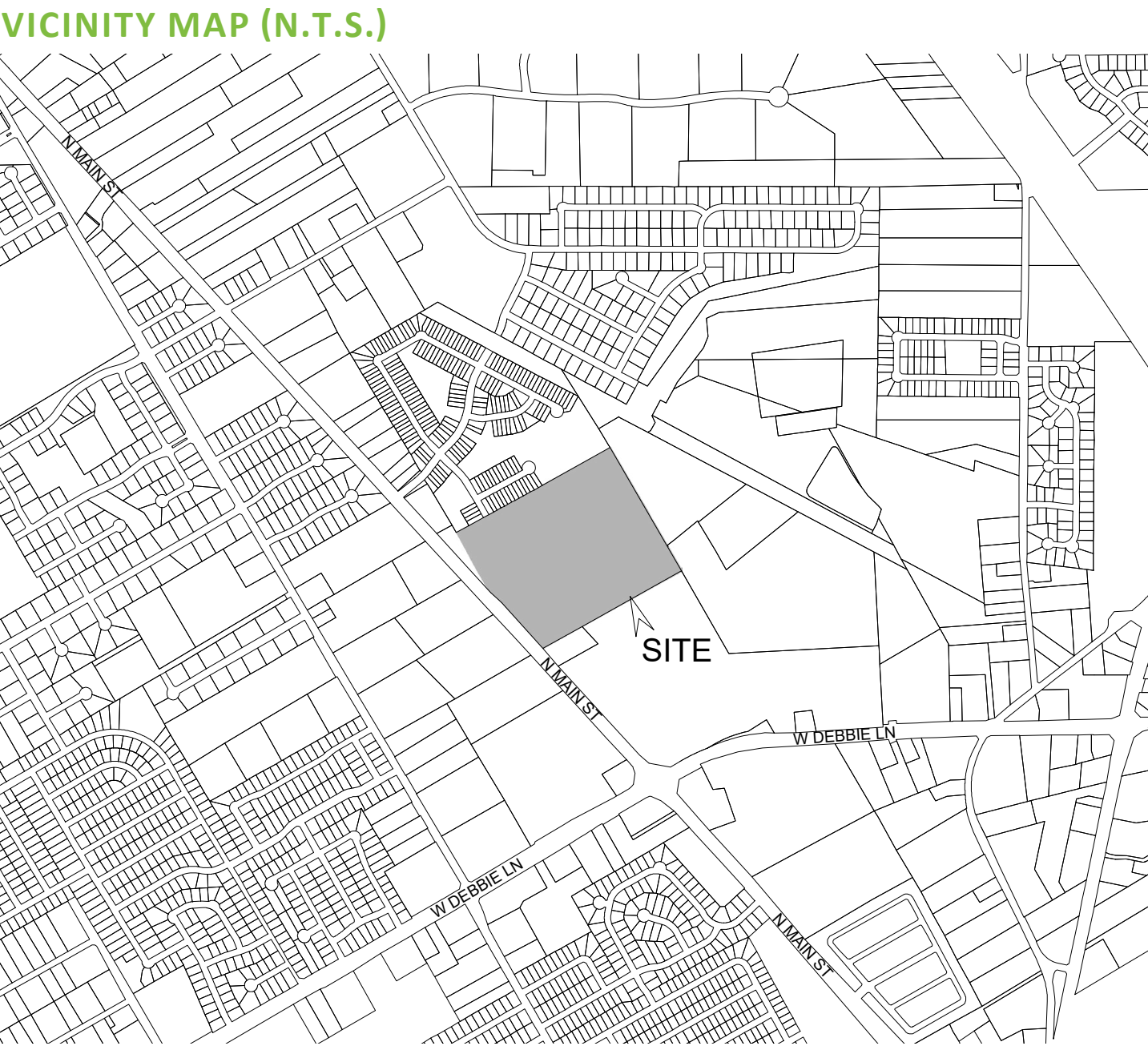
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- - - - - DRAINAGE DIVIDE
- - - - - PROPERTY LINE

AREA ID
ACREAGE (AC)
FLOW (cfs)

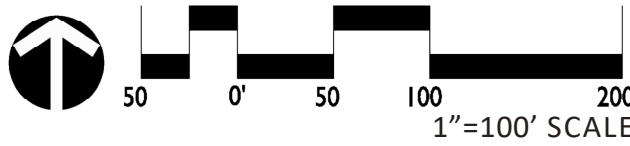
DRAINAGE FLOW DIRECTION

Pre Drainage Conditions (100-yr)						
Drainage Area	Area (ft²)	Area (acres)	C	T _c (min)	I ₁₀₀ (in/hr)	Q (cfs)
XDA-1	114,127	2.62	0.3	15	7.98	6.26
XDA-2	1,295,474	29.74	0.3	15	7.98	71.19
		32.36	0.3		7.98	77.45

Off Site Pre Drainage Conditions (100-yr)						
Drainage Area	Area (ft²)	Area (acres)	C	T _c (min)	I ₁₀₀ (in/hr)	Q (cfs)
XOS-1	224,773	6.42	0.3	15	7.92	15.25
		6.42	0.3			15.25



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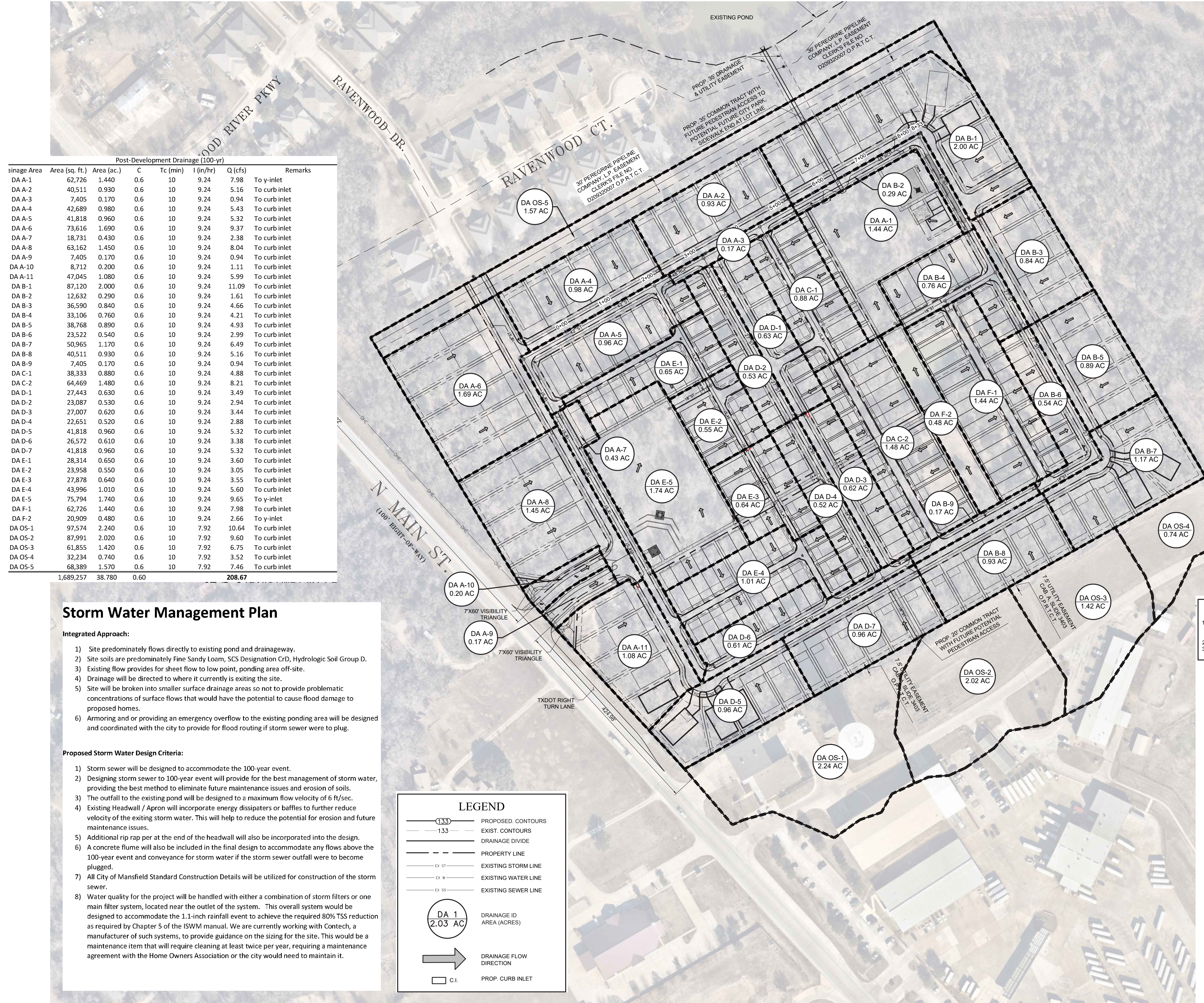
LandDesign.
CREATING PLACES
THAT MATTER.

KINNEY PARK | MANSFIELD, TX • EXHIBIT C13 - PRELIMINARY DRAINAGE AREA PLAN

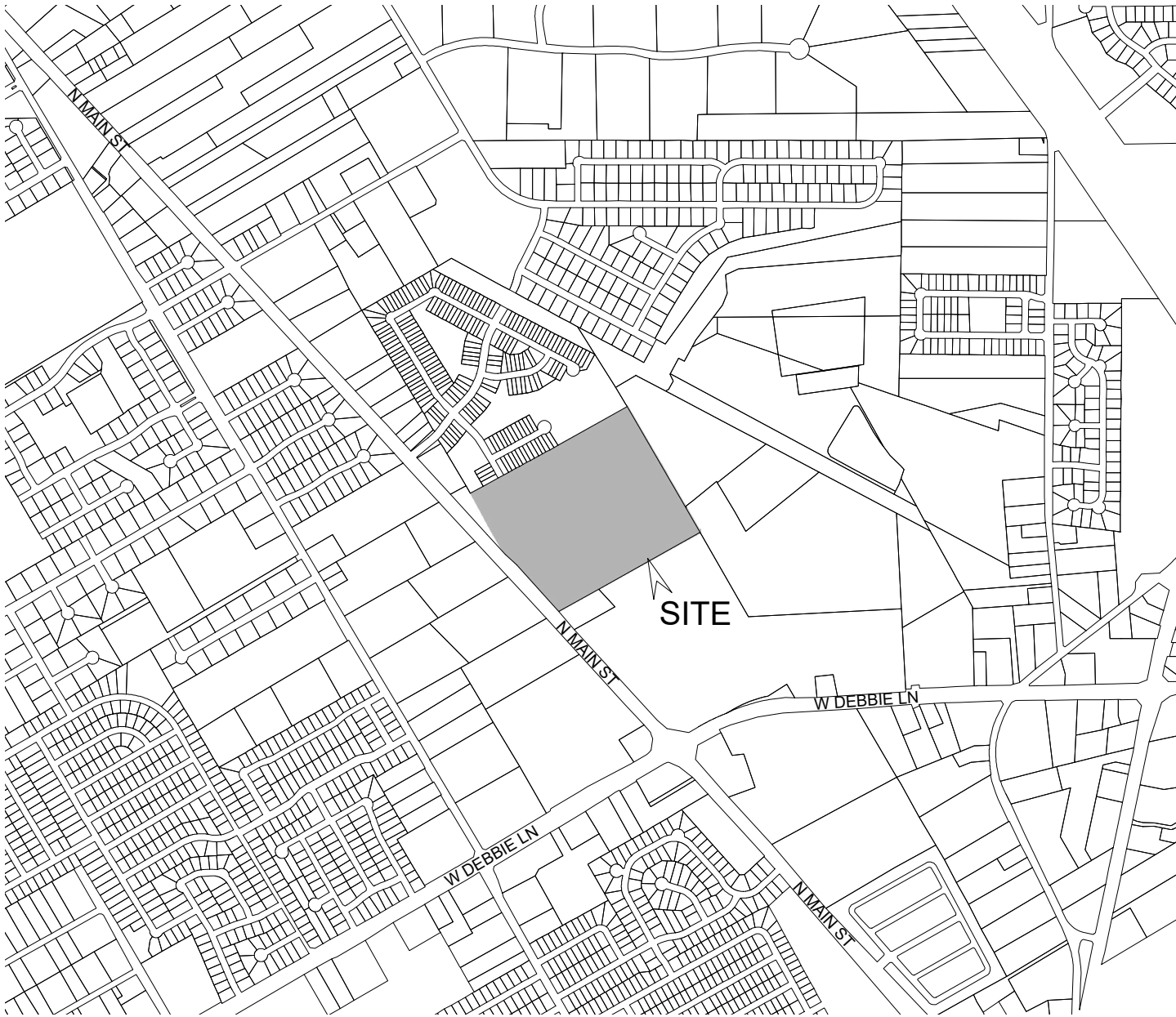
PN 8522136 | 03.19.2024 | ARCADIA REALTY CORPORATION

OWNER: ARCADIA REALTY CORP.
3500 MAPLE AVE # 1165,
DALLAS, TX 75219
(972) 774-9110

PREPARED: LANDDESIGN
5301 ALPHA RD STE 24,
DALLAS, TX 75240
(214) 785-6009



VICINITY MAP (N.T.S.)

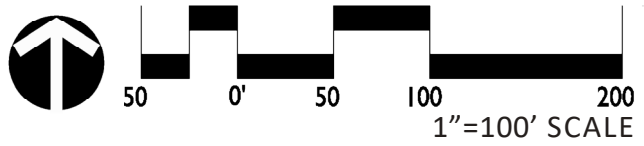


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- SUBJECT TO FINAL CITY ENGINEERING REVIEW.
- SUBJECT TO CHANGE DURING FINAL DESIGN PROCESS.



DEVELOPMENT PLAN

KINNEY PARK

TWO TRACTS OF LAND SITUATED IN THE JAMES MCDONALD SURVEY, ABSTRACT NUMBER 997

CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

03/19/2024

32.352 ACRES

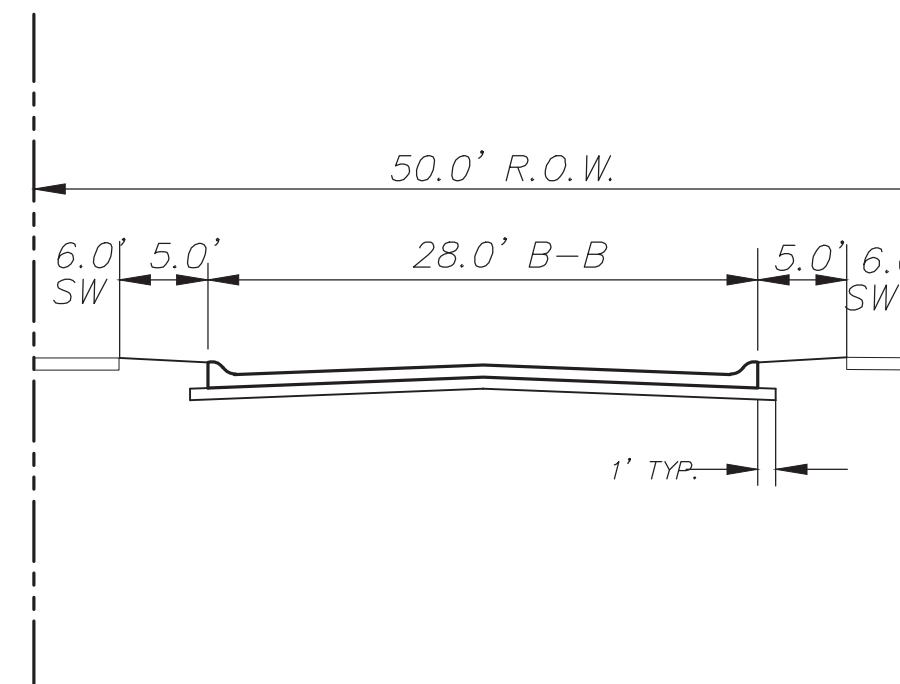
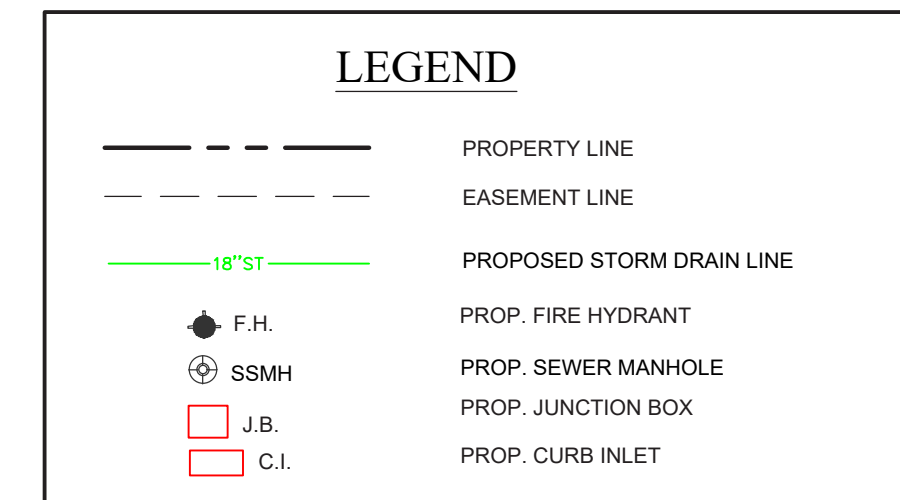
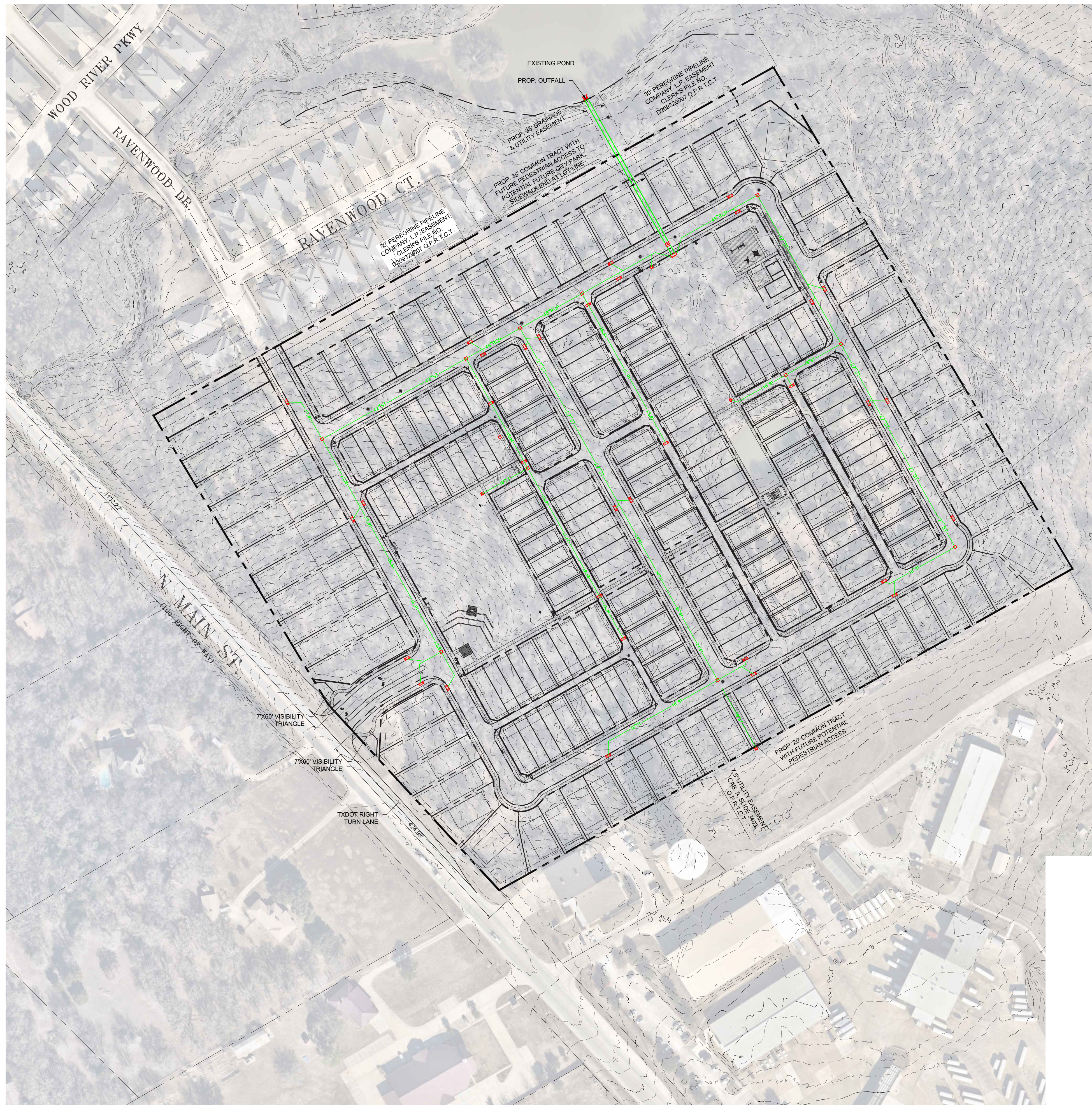
214 SINGLE FAMILY LOTS

6.615 LOTS/ACRE

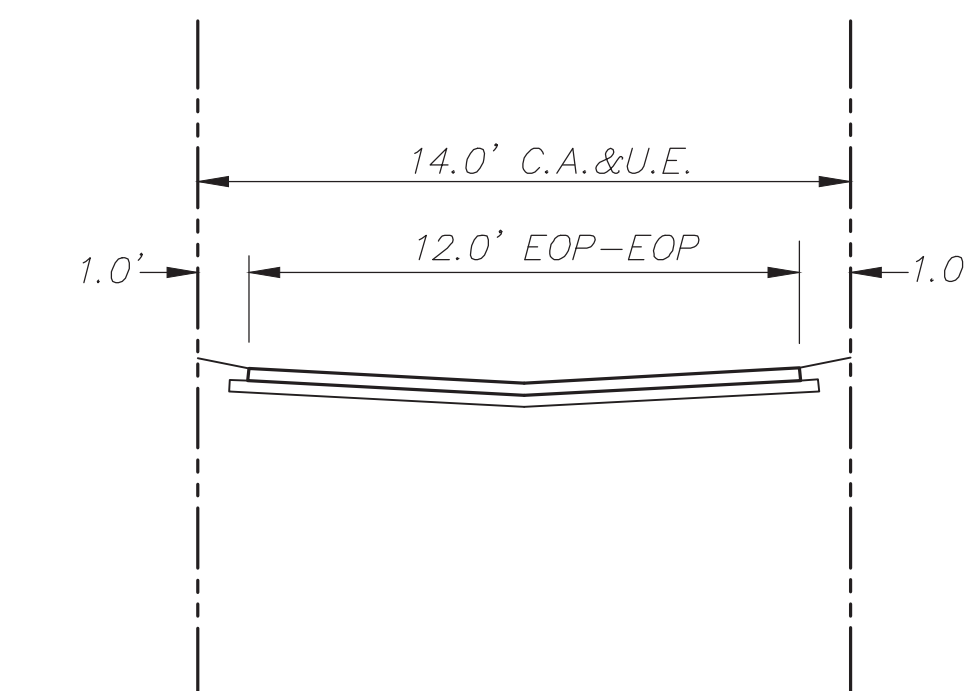
CASE NUMBER: ZC#23-018

OWNER: ARCADIA REALTY CORP.
3500 MAPLE AVE # 1165,
DALLAS, TX 75219
(972) 774-9110

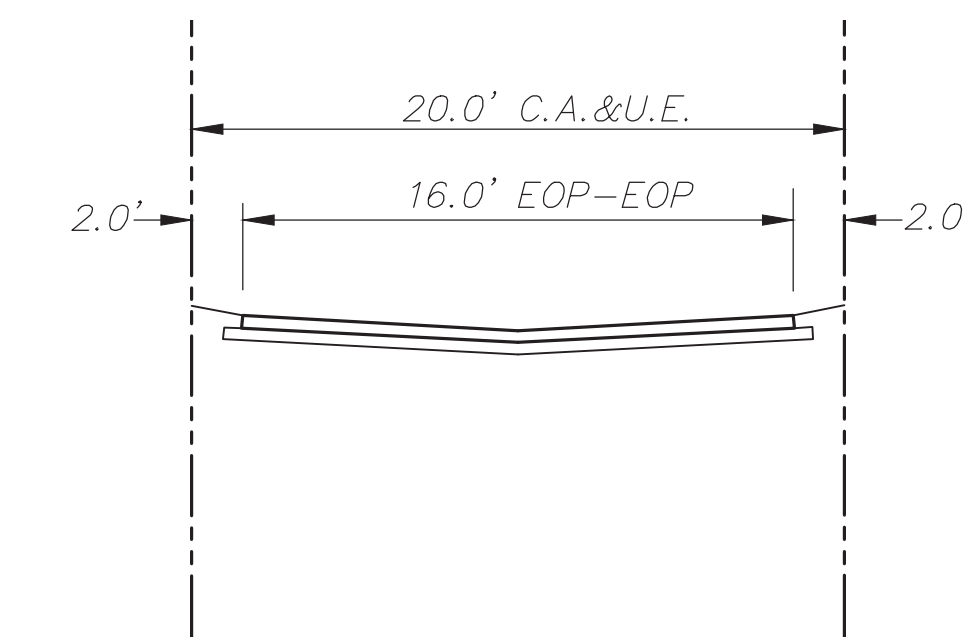
PREPARED: LANDDESIGN
5301 ALPHA RD STE 24,
DALLAS, TX 75240
(214) 785-6009



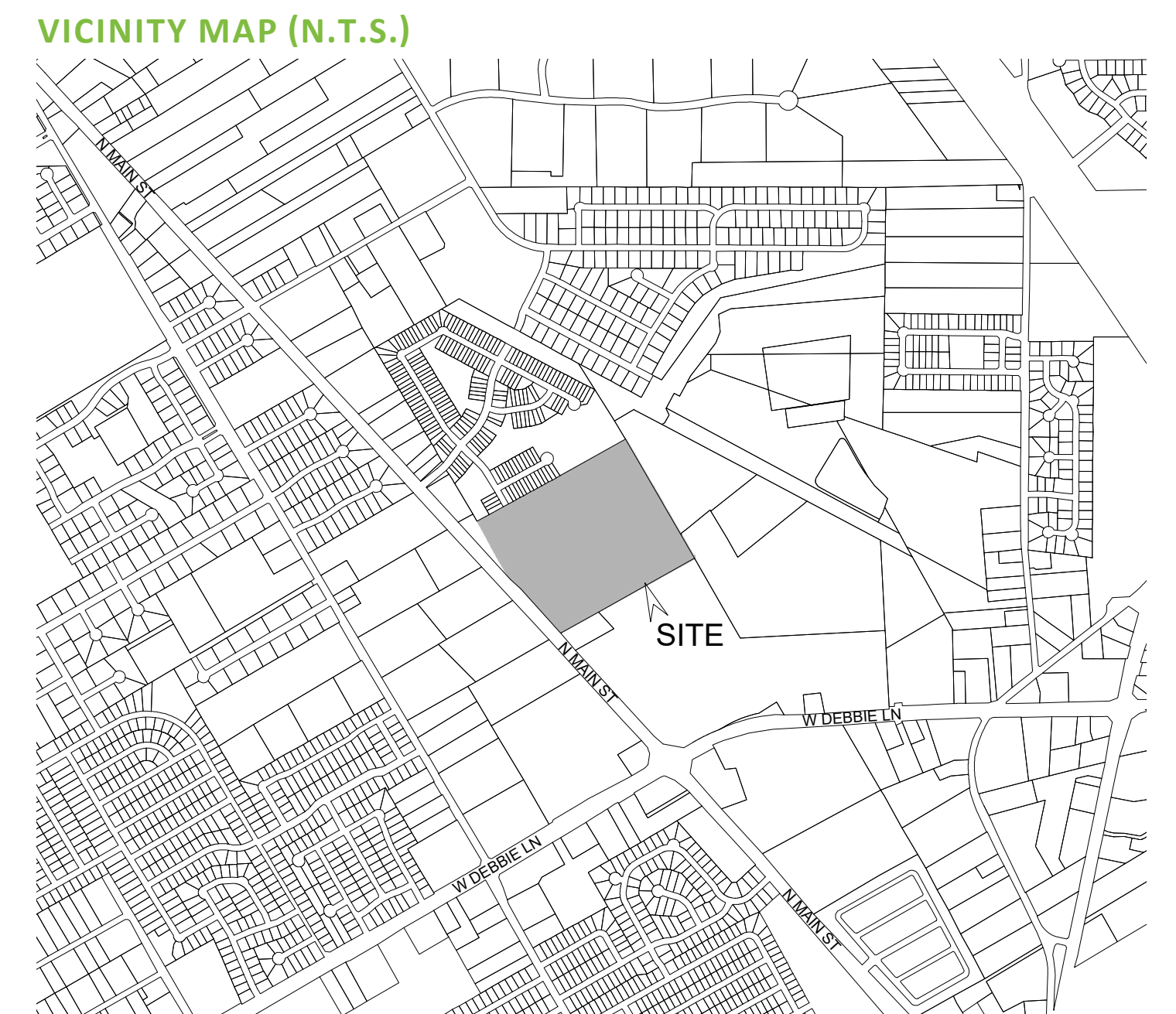
**STREET SECTION AND UTILITY LOCATION
50 FT R.O.W. WITH INTEGRAL CURB
(NTS)**



**ALLEY SECTION AND UTILITY LOCATION
14 FT COMMON ACCESS AND UTILITY EASEMENT
WITH NO CURB**

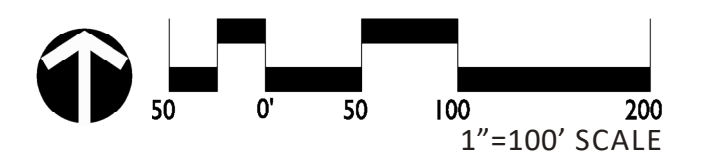


**MEWS SECTION AND UTILITY LOCATION
20 FT COMMON ACCESS AND UTILITY EASEMENT
WITH NO CURB
(NTS)**



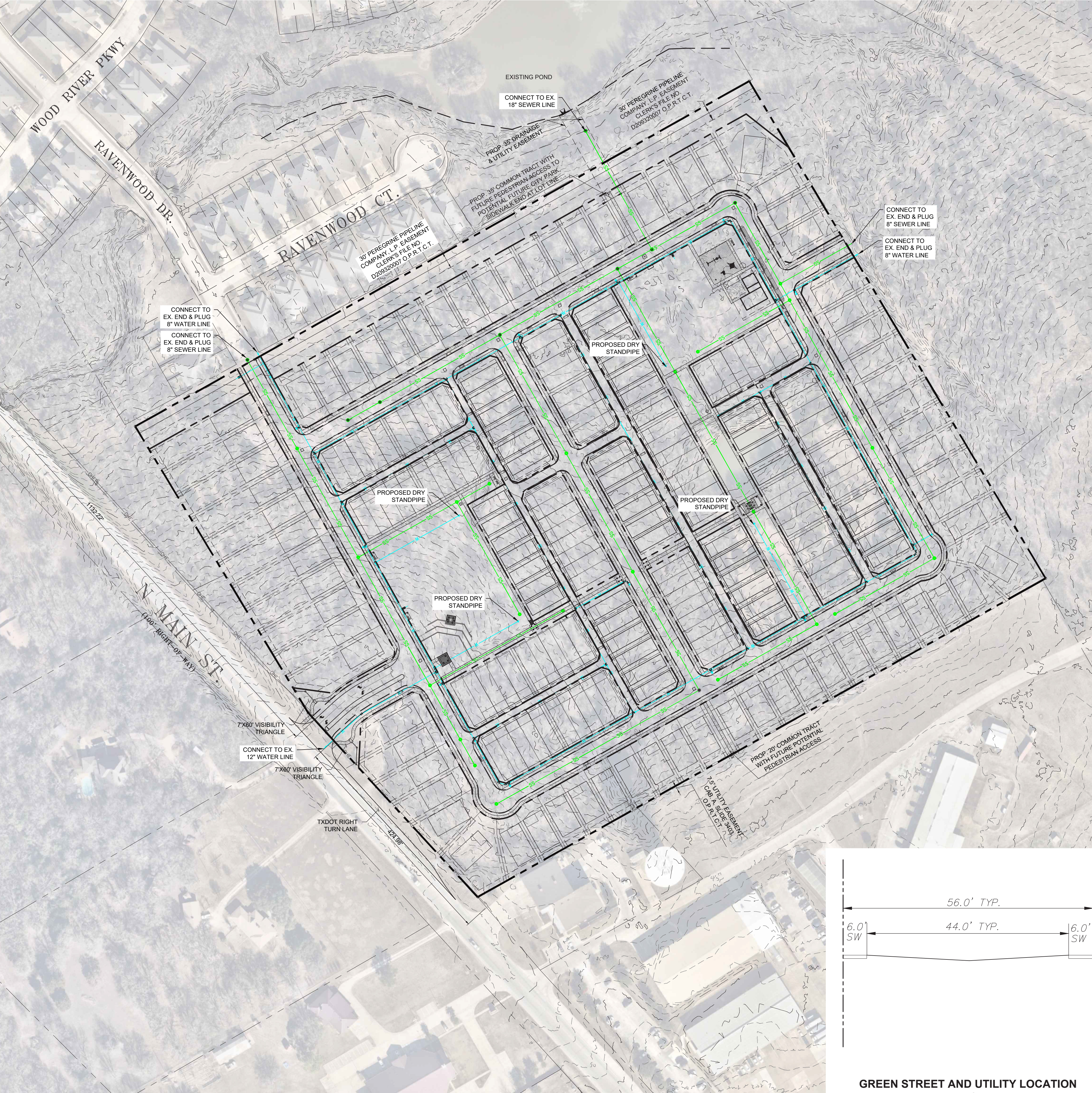
NOTE:

- 1) A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF LOTS OWNED BY THE HOA INCLUDING ALL LANDSCAPE, TREES, WALKWAYS, AND OTHER LANDSCAPE ELEMENTS ENTIRELY WITHIN THE HOA LOTS.
- 2) THE HOMEOWNER'S ASSOCIATION DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH THE CITY OF MANSFIELD POLICIES. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT IN TARRANT COUNTY.
- 3) THE DESIGN AND CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND UTILITIES SHALL BE IN ACCORDANCE WITH THIS KPDD DOCUMENTS FOR LOT DIMENSIONS AND TYPICAL SECTIONS AND THE CITY OF MANSFIELD DESIGN STANDARDS IN EFFECT AT THE TIME OF PERMITTING.
- 4) SPECIFIC LOCATION OF TYPES OF LOTS, AND COUNTS, WITHIN THE CONCEPT PLAN MAY SHIFT OR CHANGE DURING ENGINEERING. LOT RATIOS MAY SHIFT WITHIN THE OVERALL CAP OF 214 TOTAL LOTS.
- 5) LOT TYPES SHOWN ARE SCHEMATIC IN NATURE ONLY. WRITTEN PD LANGUAGE PROVIDES A GREATER LEVEL OF DETAIL AND SHALL SUPERSEDE DRAWINGS.
- 6) ALL OPEN SPACE DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN.
- 7) A VARIANCE FOR LOT-TO-LOT DRAINAGE WILL BE REQUESTED FOR THIS PROPOSED DEVELOPMENT ON AN AS-NEEDED BASIS.
- 8) BASED UPON REVIEW OF FEMA MAP NUMBER 48439C0460K, THERE IS NO FLOODPLAIN ON THE SUBJECT TRACT.
- 9) DUE TO THE STEEP TOPOGRAPHY OF THE SITE, THE SITE WILL REQUIRE GRADING THAT WILL RESULT IN THE LOSS OF ALL TREES.

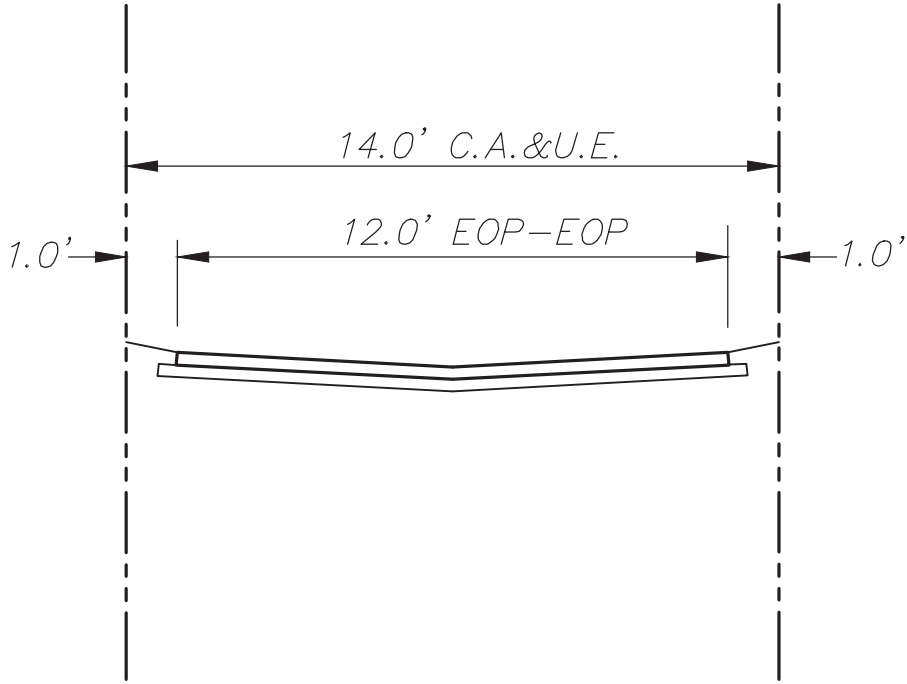


DEVELOPMENT PLAN
KINNEY PARK
TWO TRACTS OF LAND SITUATED IN THE JAMES MCDONALD
SURVEY, ABSTRACT NUMBER 997
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
03/19/2024
32.352 ACRES
214 SINGLE FAMILY LOTS
6.615 LOTS/ACRE
CASE NUMBER: ZC#23-018

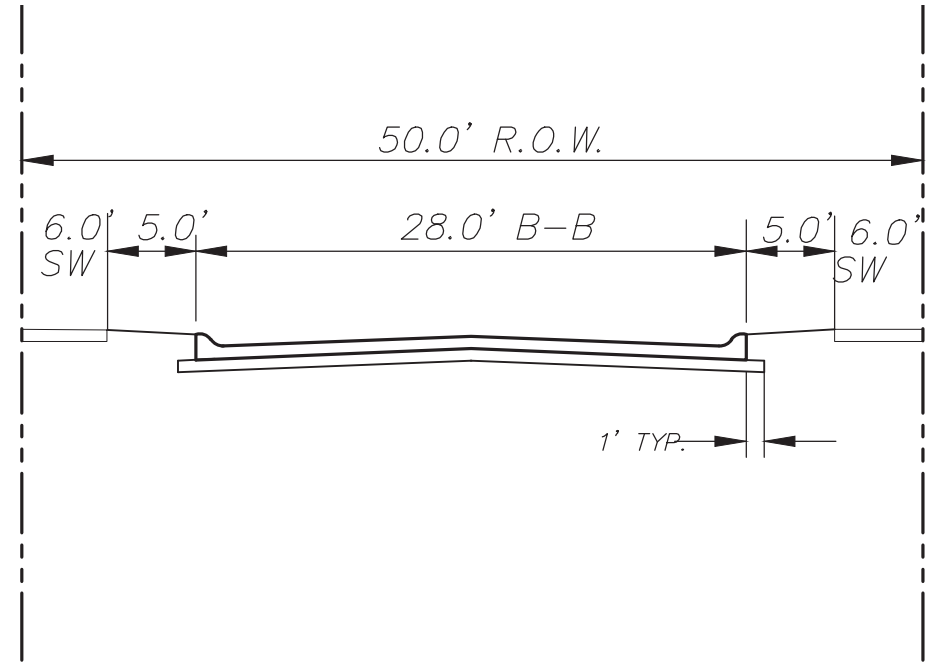
OWNER: ARCADIA REALTY CORP. 3500 MAPLE AVE # 1165, DALLAS, TX 75219 (972) 774-9110	PREPARED: LANDDESIGN 5301 ALPHA RD STE 24, DALLAS, TX 75240 (214) 785-6009
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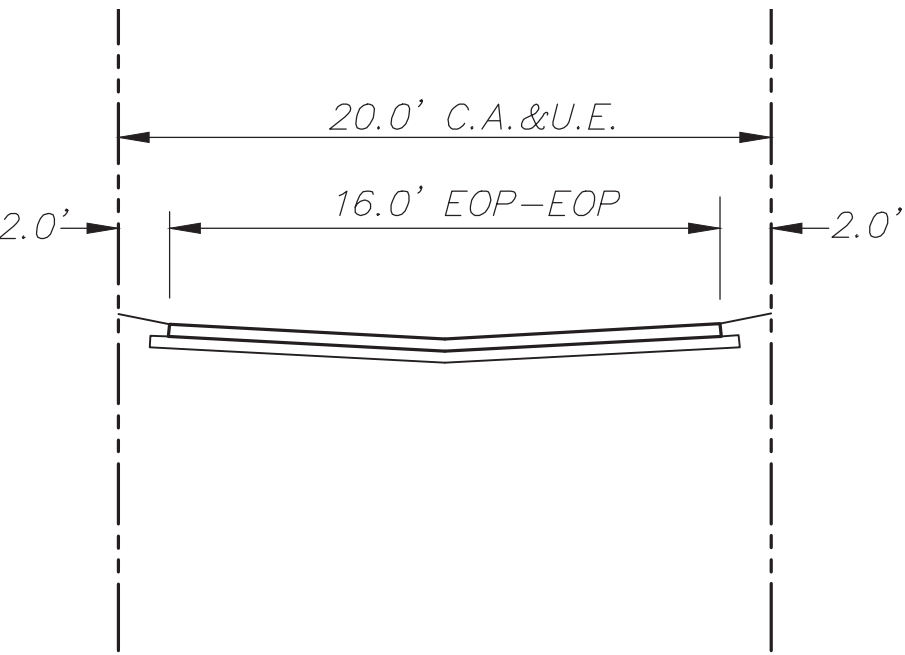
LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	PROPOSED WATER LINE
	PROPOSED SAN. SEWER LINE
	PROP. FIRE HYDRANT
	PROP. SEWER MANHOLE
	PROP. JUNCTION BOX
	PROP. CURB INLET



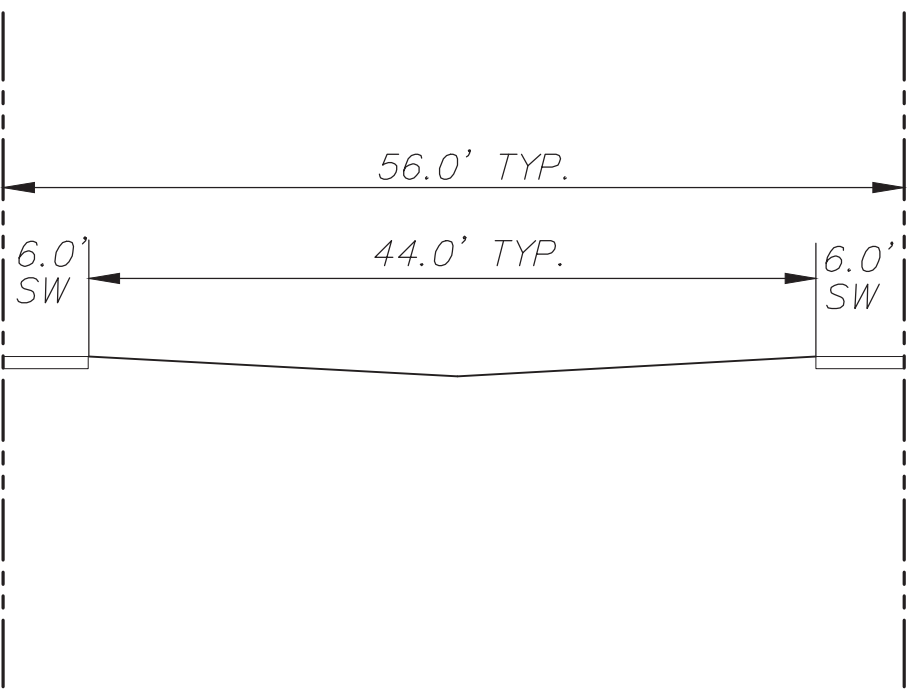
ALLEY SECTION AND UTILITY LOCATION
14 FT COMMON ACCESS AND UTILITY EASEMENT
WITH NO CURB



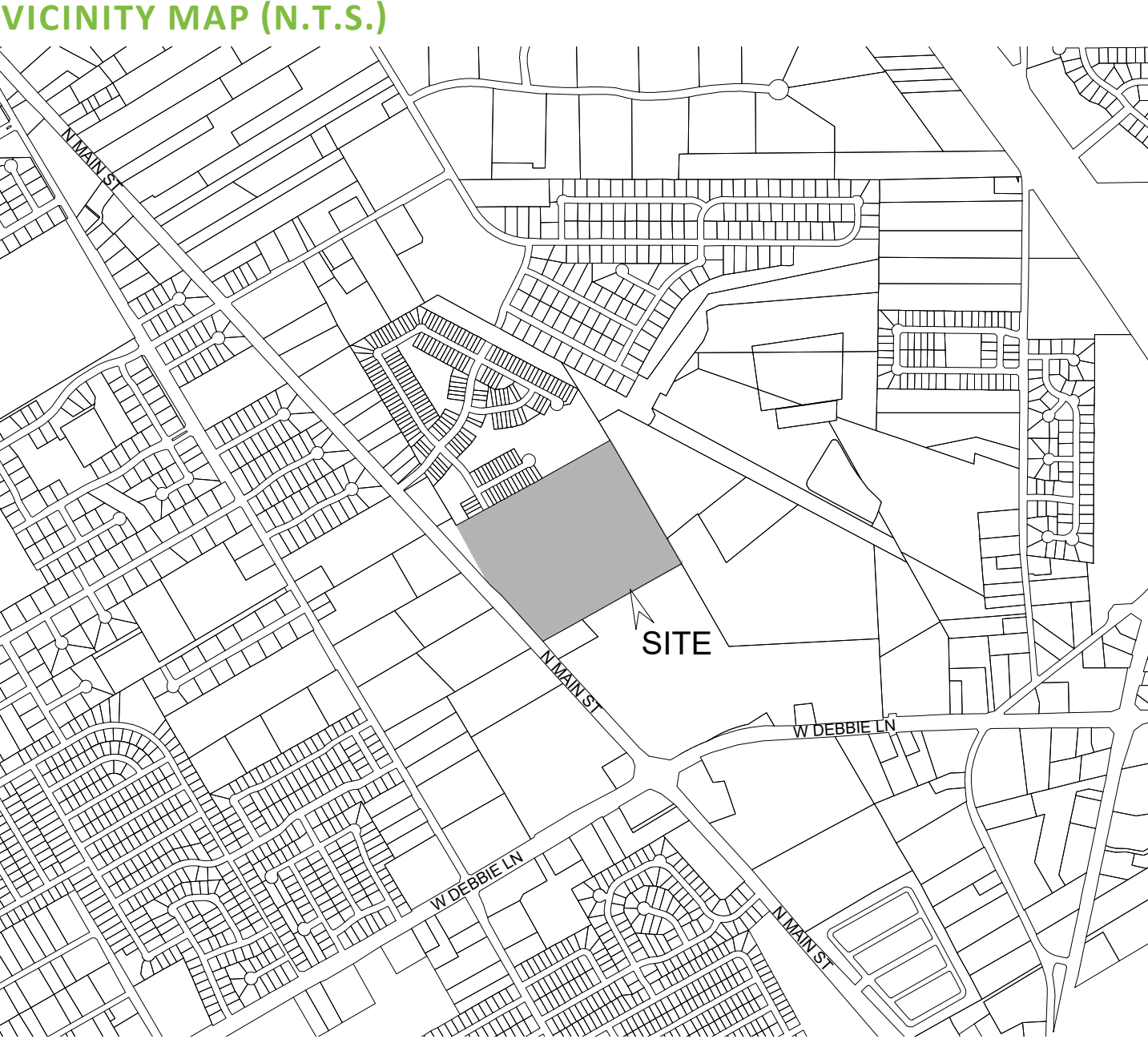
STREET SECTION AND UTILITY LOCATION
50 FT R.O.W. WITH INTEGRAL CURB
(NTS)



MEWS SECTION AND UTILITY LOCATION
20 FT COMMON ACCESS AND UTILITY EASEMENT
WITH NO CURB
(NTS)



GREEN STREET AND UTILITY LOCATION
(NTS)



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 - 9) DUE TO THE STEEP TOPOGRAPHY OF THE SITE, THE SITE WILL REQUIRE GRADING THAT WILL RESULT IN THE LOSS OF ALL TREES.



DEVELOPMENT PLAN

KINNEY PARK

TWO TRACTS OF LAND SITUATED IN THE JAMES MCDONALD SURVEY, ABSTRACT NUMBER 997

CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

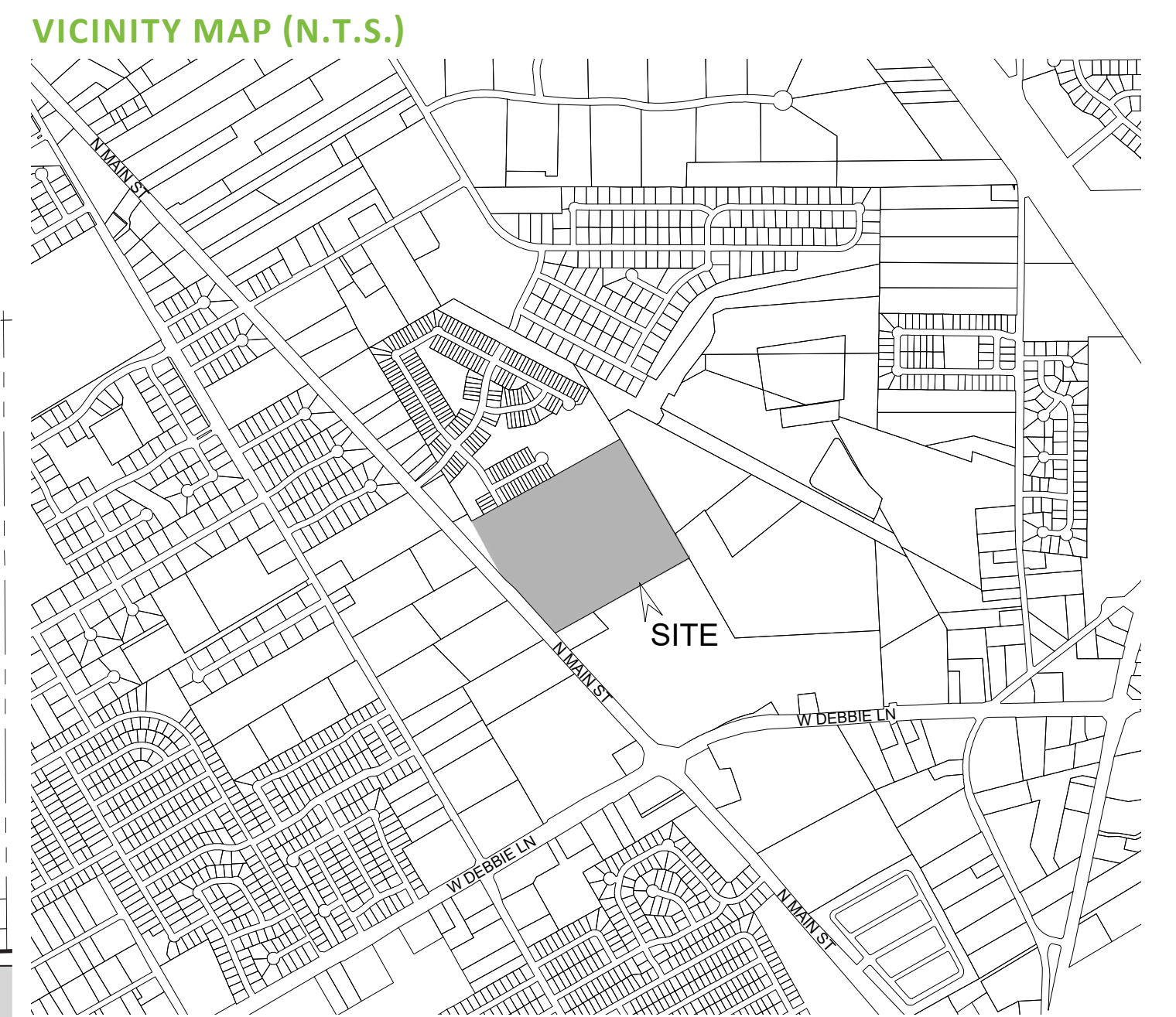
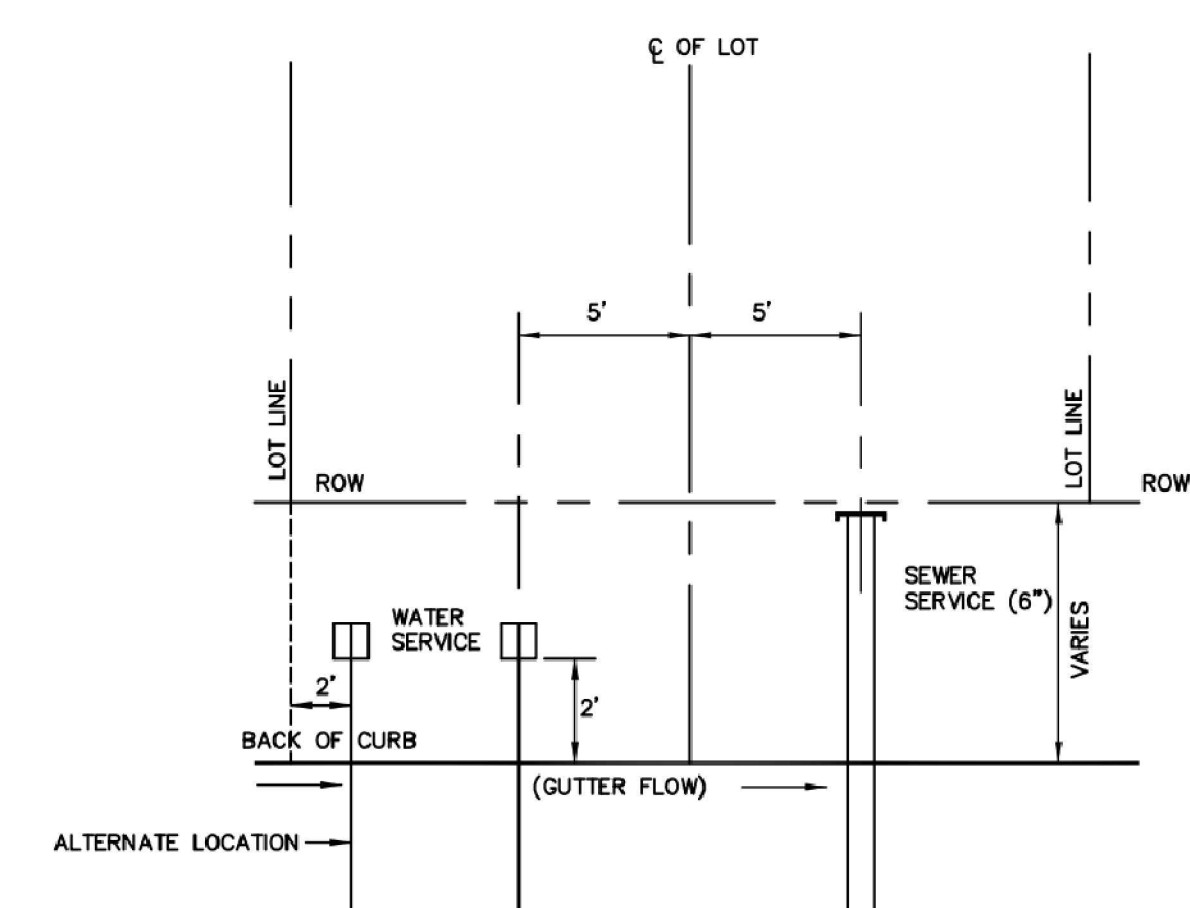
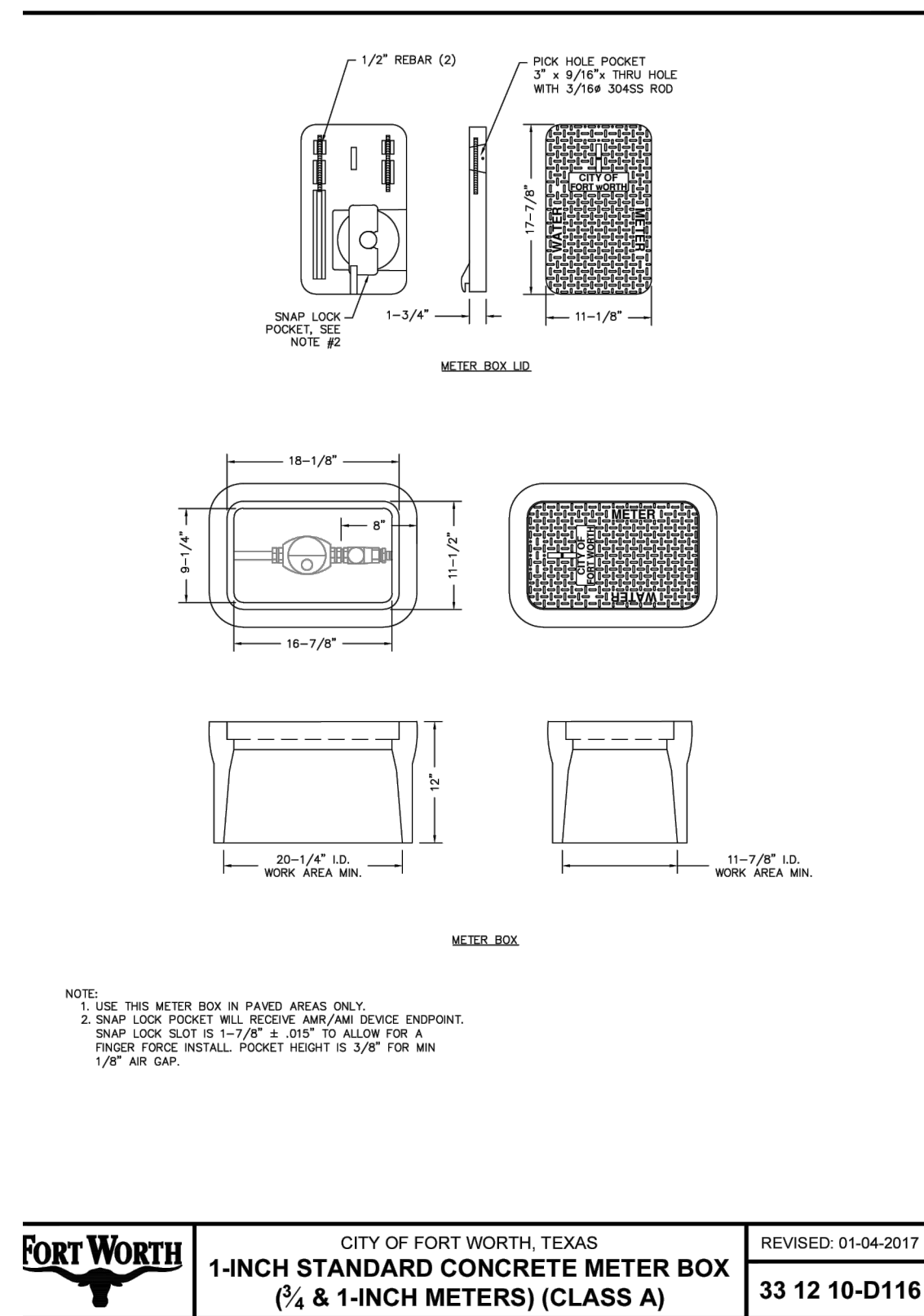
03/19/2024

32.352 ACRES

214 SINGLE FAMILY LOTS

6.615 LOTS/ACRE

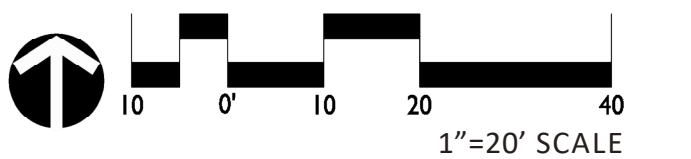
CASE NUMBER: ZC#23-018



NOTE:

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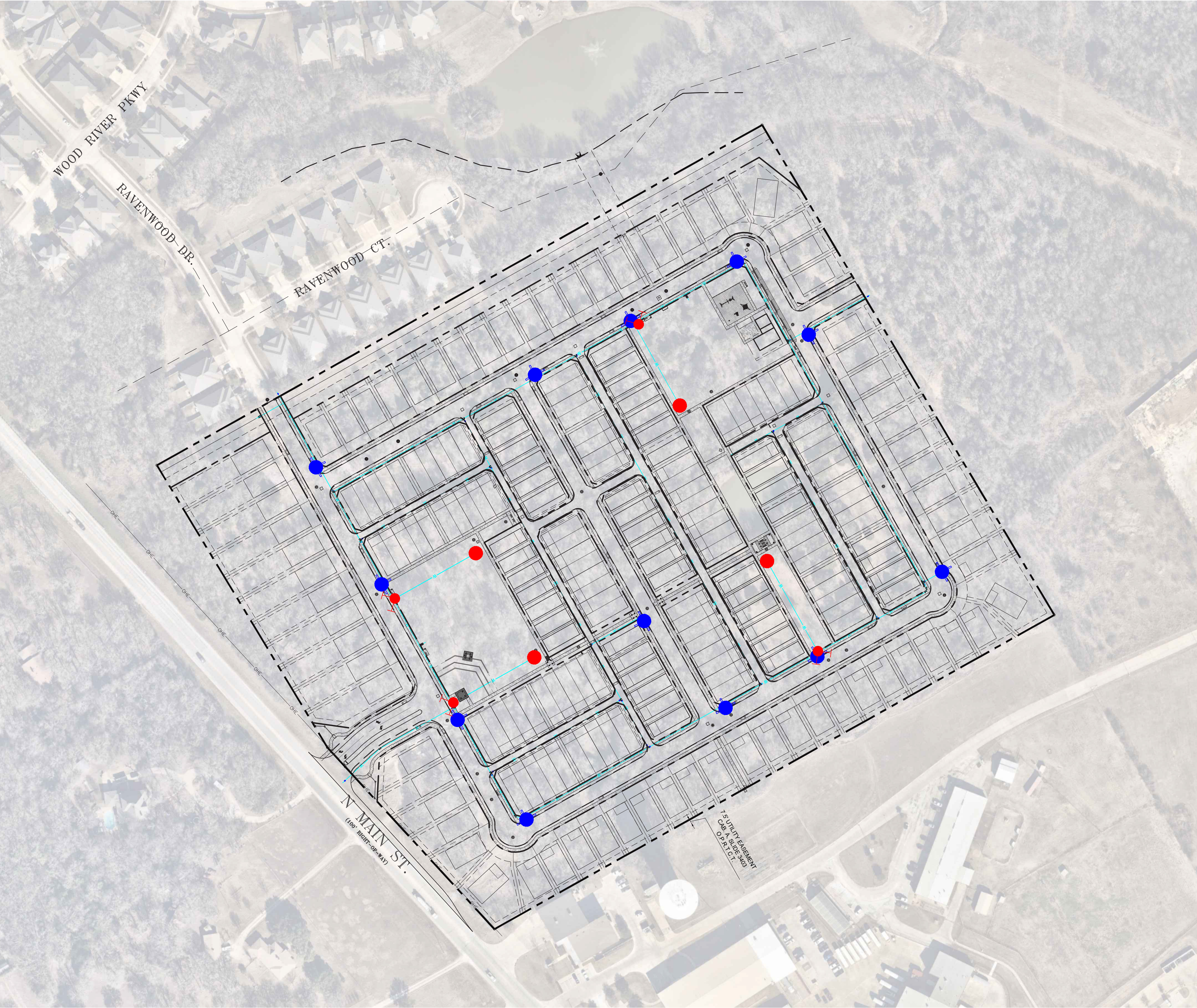
NOTE : PROPOSED DOMESTIC WATER METER BOX LOCATED IN DRIVEWAYS PER CITY OF FORT WORTH, TX - 1-INCH STANDARD CONCRETE METER BOX ($\frac{3}{4}$ & 1-INCH METERS) (CLASS A)



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03/19/2024
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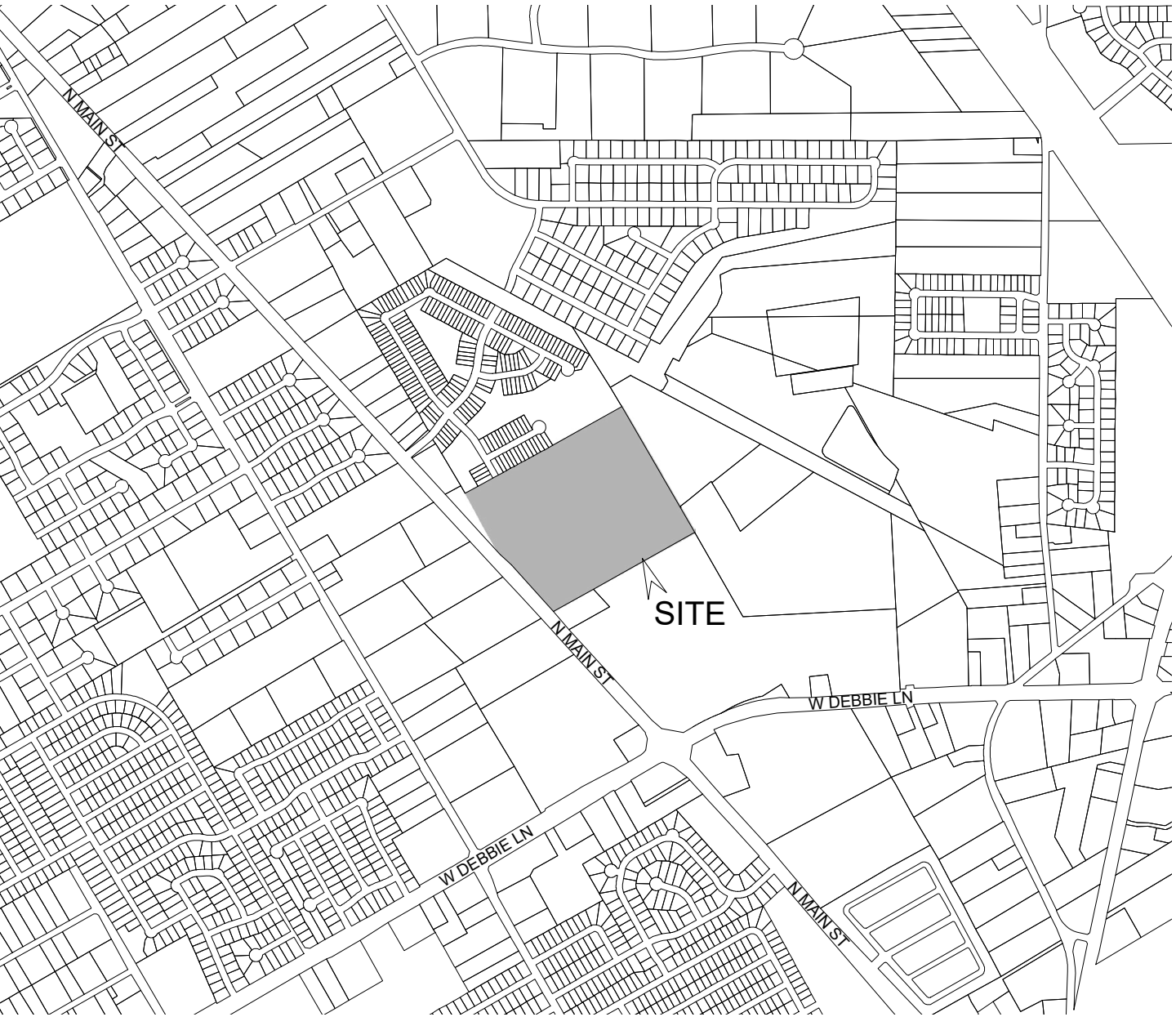
PREPARED: LANDDESIGN
5301 ALPHA RD STE 24,
DALLAS, TX 75240
(214) 785-6009



LEGEND

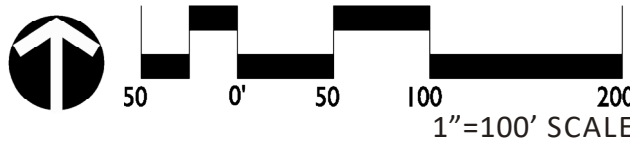
- PROPOSED FIRE HYDRANT
- PROPOSED DRY STANDPIPE
- PROPOSED FDC

VICINITY MAP (N.T.S.)



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