

111 Van Worth

ZC#18-033  
Exhibit B

111 Van Worth

Development  
Plan

0.393 acres

**Planned Development Regulations:**

- Land Use: Detached Single-Family Residential
- Minimum Lot Area: 7500 sq. ft. per lot
- Minimum Residential Floor Area: 1,800 sq. ft. per unit
- Maximum Lot Coverage: 45%
- Minimum Lot Width: 65 ft.
- Minimum Lot Depth: 110 ft.
- Minimum Front Yard: 15 ft.
- Minimum Rear Yard: 15 ft.
- Minimum Interior Side Yard: 5 ft.
- Minimum Exterior Side Yard: 20 ft.
- Maximum Height: 35 ft.
- Off-Street Parking: 2 garage spaces per residence; specifications shall adhere to Section 7200 of the Zoning Ordinance.
- Landscaping Standards: Residential landscaping shall adhere to Section 7300 of the Zoning Ordinance

Note: The corner lot shall be at least 10' wider than the min. lot width

**Concept Elevations/ Representative Product:**



SINGLE FAMILY  
HOME

SINGLE FAMILY  
HOME

SINGLE FAMILY  
HOME

VAN WORTH STREET  
40' RIGHT-OF-WAY  
VOLUME 63, PAGE 53, P.R.T.C.T.

NORTH STREET  
VARIABLE WIDTH RIGHT-OF-WAY  
VOLUME 63, PAGE 53, P.R.T.C.T.

197.44'

20' BL

126'

15' BL

5' BL

136.06'

SINGLE FAMILY  
HOME

Property Owner:  
Daryle Perez  
Melisa Perez  
751 N. Main Street #1102  
Mansfield, Texas 76063  
(817) 915-2766

N

0 25 50 75 100 Feet

Residential Proximity: The provisions of Section 7400.C.2 of the Zoning Ordinance shall not apply to this development.

This 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, and shall limit and control all building permits.