



# CITY OF MANSFIELD

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

## Meeting Agenda

### Planning and Zoning Commission

---

Monday, October 2, 2023

6:00 PM

City Hall Council Chambers

---

1. **CALL TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **TEXAS PLEDGE**

5. **ELECTION OF CHAIR AND VICE-CHAIR**

[23-5619](#) Election of a Chair

[23-5620](#) Election of a Vice-Chair

6. **APPROVAL OF MINUTES**

[23-5603](#) Minutes - Approval of the September 5, 2023, Planning and Zoning Commission Meeting Minutes

**Attachments:** [9-5-23 Draft Minutes](#)

7. **CITIZENS COMMENTS**

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

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

**8. PUBLIC HEARINGS**

[23-5523](#) Public Hearing on a Change of Zoning from SF-12/22 Single-Family Residential District, MH Manufactured Housing District, and C-2 Community Business District to PD, Planned Development District for Detached and Attached Single-Family Residential Uses on approx. 24.841 acres in the Margaret Rockerfellow Survey, Abstract. No. 1267, City of Mansfield, Tarrant County, TX on property located at 1503 N Main Street. Jacob Sumpter, MMA Inc., Applicant (ZC#23-009)

**Attachments:** [Maps and Supporting Information](#)

[Exhibits](#)

[23-5602](#) Public Hearing to Consider Proposed Amendments of Chapter 155 of the Mansfield Code of Ordinances Amending the Regulations in Section 155.082(E)(6) Related to Accessory Buildings or Structures and Section 155.099(B)(5), "Residential Accessory Buildings" (OA#23-010)

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

**9. WORK SESSION**

Discussion Regarding Proposed Neighborhood Design Standards

Discussion Regarding Proposed Amendments to the Subdivision Control Ordinance

**10. SUMMARY OF CITY COUNCIL ACTIONS****11. COMMISSION ANNOUNCEMENTS****12. STAFF ANNOUNCEMENTS****13. ADJOURNMENT OF MEETING****14. NEXT MEETING DATE: Monday, October 16, 2023**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on September 29, 2023, prior to 5:00 p.m. in accordance with Chapter 551 of the Texas Government Code.

---

Clarissa Carrasco, Administrative Assistant II

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

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



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 23-5619

---

**Agenda Date:** 10/2/2023

**Version:** 1

**Status:** Consideration

**In Control:** Planning and Zoning Commission

**File Type:** Consideration Item

**Title**

Election of a Chair



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 23-5620

---

**Agenda Date:** 10/2/2023

**Version:** 1

**Status:** Consideration

**In Control:** Planning and Zoning Commission

**File Type:** Consideration Item

**Agenda Number:**

**Title**

Election of a Vice-Chair



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 23-5603

---

**Agenda Date:** 10/2/2023

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Planning and Zoning Commission

**File Type:** Meeting Minutes

### **Title**

Minutes - Approval of the September 5, 2023, Planning and Zoning Commission Meeting  
Minutes

### **Description/History**

The minutes of the September 5, 2023, Planning and Zoning Commission meeting are in DRAFT form and will not become effective until approved by the Commission at this meeting.



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### Planning and Zoning Commission

Tuesday, September 5, 2023

6:00 PM

City Hall Council Chambers

#### 1. CALL TO ORDER

*Chair Axen called the meeting to order at 6:09 p.m. in the City Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving the date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.*

*Staff present:*

*Executive Director of Planning and Development Services Jason Alexander*

*Assistant Director of Planning Arty Wheaton-Rodriguez*

*City Attorney Bradley Anderle*

*Administrative Assistant II Clarissa Carrasco*

*Commissioners:*

**Absent** 1 - Brandon Shaw

**Present** 6 - Blake Axen; Jennifer Thompson; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

#### 2. INVOCATION

#### 3. PLEDGE OF ALLEGIANCE

#### 4. TEXAS PLEDGE

#### 5. APPROVAL OF MINUTES

[23-5535](#)

Minutes - Approval of the August 21, 2023, Planning and Zoning Commission Meeting Minutes

**Commissioner Goodwin made a motion to approve the August 21, 2023, Planning and Zoning Commission meeting minutes as presented.**

**Commissioner Moses seconded the motion which carried by the following vote:**

**Aye:** 5 - Blake Axen; Jennifer Thompson; David Goodwin; Michael Mainer and Patrick Moses

**Nay:** 0

**Absent:** 2 - Brandon Shaw and Michael Bennett

**Abstain:** 0

6. **CITIZENS COMMENTS**

*There were no citizen comments.*

7. **CONSENT AGENDA**

[23-5549](#)

Public Hearing on a Replat to Create Lot 1R, Block 1 and Lot 1, Block 2, Lone Star Development Park on 11.348 Acres Located at 1855 Lone Star Rd, Mansfield, TX 76063; Merle W. Miller Land Surveying, Engineer/Surveyor; Mansfield Development, LLC, Owner (SD#23-019)

**Vice Chair Mainer made a motion to approve the replat as presented.**

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

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

**Nay:** 0

**Absent:** 1 - Brandon Shaw

**Abstain:** 0

8. **PUBLIC HEARINGS**

[23-5523](#)

Public Hearing on a Change of Zoning from SF-12/22 Single-Family Residential District, MH Manufactured Housing District, and C-2 Community Business District to PD, Planned Development District for Detached and Attached Single-Family Residential Uses on approx. 24.841 acres in the Margaret Rockerfellow Survey, Abstract. No. 1267, City of Mansfield, Tarrant County, TX on property located at 1503 N Main Street. Jacob Sumpter, MMA Inc., Applicant (ZC#23-009)

*Mr. Wheaton-Rodriguez presented the zoning case and was available for questions.*

*Chair Axen opened the public hearing at 6:19 p.m. and called for anyone wishing to speak to come forward.*

*Seeing no one come forward to speak, Chair Axen closed the public hearing at 6:19 p.m.*

**Vice Chair Mainer made a motion to table the case until the first Planning and Zoning Commission meeting in October. Commissioner Moses seconded the motion which carried by the following vote:**

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

**Nay:** 0

**Absent:** 1 - Brandon Shaw

**Abstain:** 0

[23-5419](#)

Public Hearing to Consider Amending Chapter 155 of the Code of Ordinances of the City of Mansfield, "Zoning" by Amending Special Purpose District Regulations and Creating a New Section 155.074 "T, Toll Road 360 Form-based Development District" (OA#23-002)

*Mr. Alexander gave a presentation on the case and was available for questions.*

*Chair Axen opened the public hearing at 6:48 p.m. and called for anyone wishing to speak to come forward.*

*Bill Dahlstrom, representative of the applicant, spoke on the case and was available for questions.*

*Bill Gietema, applicant, was also available for questions.*

*Seeing no one else come forward to speak, Chair Axen closed the public hearing at 6:50 p.m.*

**Commissioner Goodwin made a motion to approve the ordinance amendment with the Department of Planning and Development Services' recommendations of the text amendment including any revisions with the consideration that Development Process chart in section 2.1 be amended to reflect the text provisions found in the same section. Vice Chair Mainer seconded the motion**

which carried by the following vote:

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

**Nay:** 0

**Absent:** 1 - Brandon Shaw

**Abstain:** 0

[23-5443](#)

Public Hearing on a Change of Zoning from PR, Pre-Development District to the T, Toll Road 360 Form-based Development District on approx. 210 acres, being a 20.6-acre tract of land situated in the J. Lawrence Survey, Abstract No. 616, and a 189.4-acre tract of land situated in 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 east of State Highway 360, south of Lone Star Road, and south of Britton Road.; Arcadia, Developer (ZC#23-005)

*Mr. Alexander presented the case and was available for questions.*

*Chair Axen opened the public hearing at 7:23 p.m. and called for anyone wishing to speak to come forward.*

*Bill Dahlstrom spoke on the case and was available for questions.*

*Seeing no one else come forward to speak, Chair Axen closed the public hearing at 7:24 p.m.*

**Commissioner Thompson made a motion to approve the zoning case. Commissioner Moses seconded the motion which carried by the following vote:**

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

**Nay:** 0

**Absent:** 1 - Brandon Shaw

**Abstain:** 0

**9. SUMMARY OF CITY COUNCIL ACTIONS**

*Mr. Alexander advised the Commission of City Council actions from the August 28, 2023 meeting.*

**10. COMMISSION ANNOUNCEMENTS**

*There were no announcements.*

**11. STAFF ANNOUNCEMENTS**

*There were no staff announcements.*

**12. ADJOURNMENT OF MEETING**

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

With no further business, Chair Axen adjourned the meeting at 7:28 p.m.

\_\_\_\_\_  
Blake Axen, Chair

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



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 23-5523

**Agenda Date:** 10/2/2023

**Version:** 3

**Status:** Public Hearing

**In Control:** Planning and Zoning Commission

**File Type:** Zoning Case

**Agenda Number:**

**Title**

Public Hearing on a Change of Zoning from SF-12/22 Single-Family Residential District, MH Manufactured Housing District, and C-2 Community Business District to PD, Planned Development District for Detached and Attached Single-Family Residential Uses on approx. 24.841 acres in the Margaret Rockerfellow Survey, Abstract. No. 1267, City of Mansfield, Tarrant County, TX on property located at 1503 N Main Street. Jacob Sumpter, MMA Inc., Applicant (ZC#23-009)

**Requested Action**

To consider the subject zoning change request.

**Recommendation**

On August 24, 2023, the Department of Planning and Development Services recommended that this case be tabled until September 5, 2023. The Planning and Zoning Commission agreed and voted 7-0 to table the case until September 5, 2023. On September 5, 2023, the Department of Planning and Development Services recommended that the case be tabled until October 2, 2023. The Planning and Zoning Commission agreed to table the case with a vote of 6-0 (with one absence) until October 2, 2023.

After refining the development standards the Department of Planning and Development Services recommends approval with the understanding that some building elevation modifications are encouraged and may be required for City Council approval. Outside of those considerations, all other development standards meet the vision and the philosophies and principles for development and growth espoused by Mansfield's residents and businesses.

**Description/History**

*Existing Use:* Majority Vacant, two homes currently on property

*Existing Zoning:* SF-12/22, Single-Family Residential District, MH, Manufactured Housing District, and C-2, Community Business District

*Land Use Plan:* Sub-Area 1

*Surrounding Land Use & Zoning:*

North - Developed, MH, Manufactured Housing District

South - Developed, MH, Manufactured Housing District; SF-12/22, Single-Family Residential District (Single Lot)

East - Right-of-Way North Main Street  
West - Right-of-Way Cardinal Road

*Thoroughfare Plan Specification:*

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

**Synopsis**

The applicant has initiated a zoning change on a 24.841-acre property requesting to rezone it from SF-12/22, Single-Family Residential District, MH, Manufactured Housing District, and C-2, Community Business District to PD, Planned Development District for attached and detached single-family. As proposed, the development consists of 169 total units (161 townhomes [i.e., rowhouses] and 8 detached single-family homes) with 8.9 acres of open space divided over 13 lots throughout the development. In conformance with the 2012 Land Use Plan for Sub-Area 1, the project establishes development to rehabilitate and revitalize North Main Street as a primary entrance into the City. The project's proposed commercial overlay also allows for limited range of neighborhood oriented retail and service uses to be introduced as market conditions allow.

**Staff Analysis**

The current zoning is predominately SF-12/22, Single-Family Residential District. There are relatively small portions of the zoned MH, Manufactured Housing and C-2, Community Business Districts closer to North Main Street. The site is currently surrounded by existing manufactured housing uses both to the north and the south of the property.

The proposed PD, Planned Development District seeks to build housing on 169 single-family lots. A total of 161 of those lots will be attached single-family, townhomes. The site has a gross density of 6.8 units per acre. All rowhouse units are accessed via alleys or drives that lead to the garages. This allows the rowhomes to front on green spaces or right-of-ways. The project also has 8 detached single-family lots at its western entrance. These homes allow for the development to transition better as the development gets closer to existing single-family.

In order to promote and allow for flexibility in the future, the proposed rezoning has created a commercial overlay that will allow for home occupation or neighborhood serving commercial to exist in homes along the Main Street entrance and centrally located civic space. The commercial overlay provides a limited number of uses that are compatible with neighborhood development and can provide for appropriate commercial opportunities as the area further develops.

The Development Site Plan shows multiple larger common areas as well as front yard mews and green corridors. Site design standards are provided for civic spaces that are designed and amenitized in a way to provide natural feeling open spaces that are useable and functional.

The site itself is bifurcated by a gas pipeline easement and a drainage area. Although there are some restrictions as to what can occur in these areas, the development has

provided other adjacent common areas to make these areas points of interest and usable amenity spaces for the community. Where the drainage channel comes through the property the developers have provided a smaller enclave of row homes that front along Cardinal Road. The development team has provided a community space with landscaping and picnic tables. Across the channel is a retention pond that will provide amenities inspired by, and similar to those found within Diagram 5 of the PD, Planned Development District Standards (Exhibit E). Along the gas pipeline easement, multiple community spaces are adjacent to the area, with the community's largest space being just to the east of the easement.

Building scale and orientation is controlled by the PD, Planned Development District Standards. All principal buildings will be a maximum three (3) stories when built as a row house, otherwise all other principal buildings are to be a maximum of two (2) stories.

Building frontages are provided on all units. There are four (4) permitted building frontages:

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

Although there are opportunities to elevate and refine the aesthetic and architectural character of the homes, several homes have been identified on the Development Site Plan to provide wrap-around frontage elements when the principal building 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.

Parking access for all residential lots less than 60 feet required parking to be accessed from the rear via an alley. The detached single-family lots, though, are allowed to be accessed from a driveway. In these cases, the garage doors are not allowed to face streets or civic spaces. This is intended to create a streetscape experience that is not dominated by garage doors.

### **Summary**

The proposed PD, Planned Development District provides the City with residential development options along the North Main Street Corridor. The development standards provide a predictable development pattern with appropriately spaced green spaces throughout the development. Finally, the commercial overlay allows the development to respond to future demands for neighborhood serving commercial as development reaches this area.

### **Prepared By**

Arty Wheaton-Rodriguez  
Assistant Director - Planning  
817-276-4245

**Attachment**

Maps and Supporting Information  
Exhibits



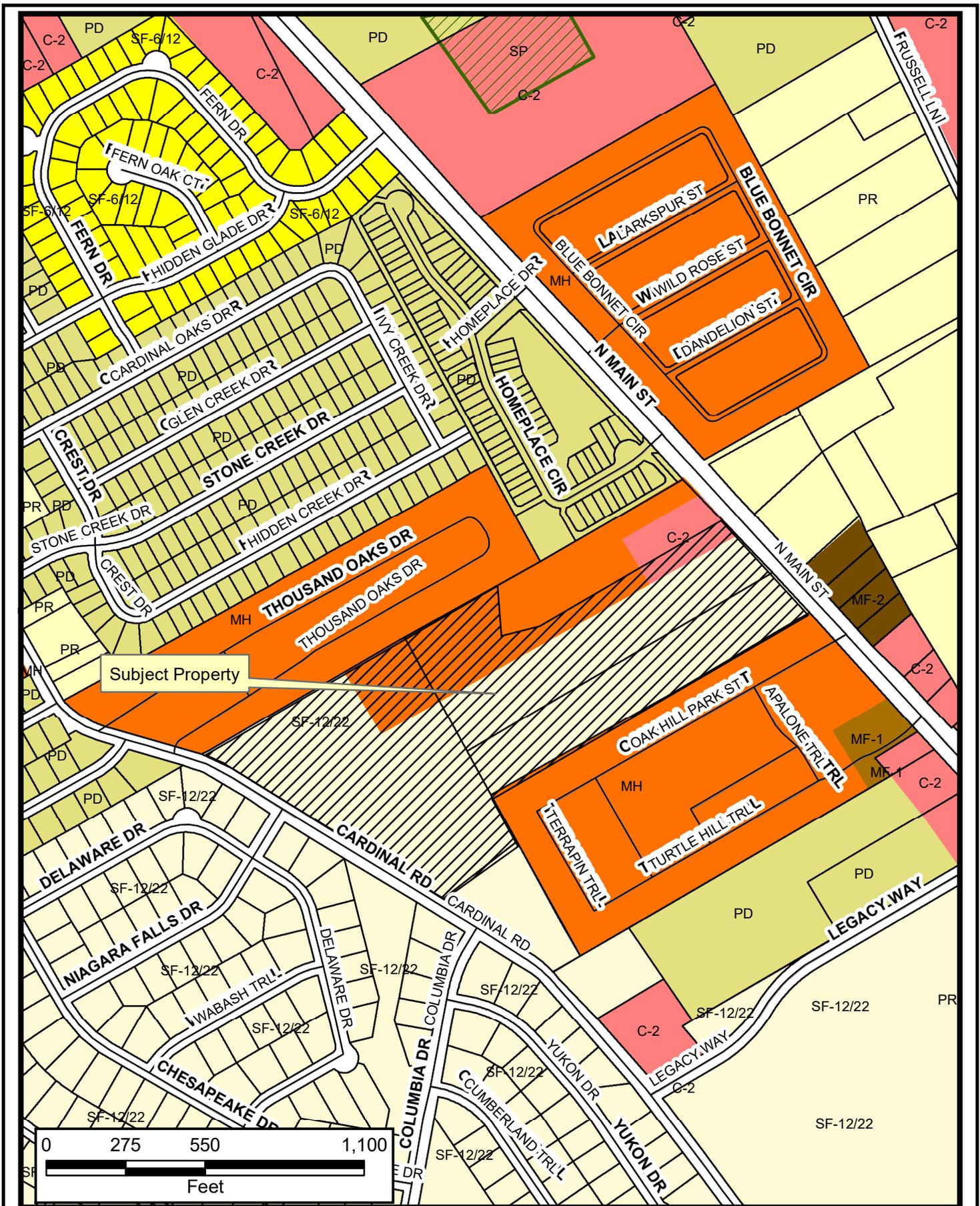
Subject Property



**ZC#23-009**

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.

8/9/2023



**ZC#23-009**

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.

8/9/2023

Property Owner Notification for ZC#23-009

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *

Property Owner Notification for ZC#23-009

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
OAK HILL VILLAGE MHP	PAD 26	FREEMAN, GILES	26 OAK HILL PARK ST PAD 26	MANSFIELD, TX	76063
OAK HILL VILLAGE MHP	PAD 26	FREEMAN, GILES	26 OAK HILL PARK ST PAD 26	MANSFIELD, TX	76063
OAK HILL VILLAGE MHP	PAD 26	FREEMAN, GILES	26 OAK HILL PARK ST PAD 26	MANSFIELD, TX	76063
OAK HILL VILLAGE MHP	PAD 26	FREEMAN, GILES	26 OAK HILL PARK ST PAD 26	MANSFIELD, TX	76063
ROCKERFELLOW ADDITION	BLK 1	SCHROEDEL, JOHN P	1504 N MAIN ST	MANSFIELD, TX	76063-3932
ROCKERFELLOW ADDITION	BLK 1	JOHNSON, GARY	1440 N MAIN ST	MANSFIELD, TX	76063
ROCKERFELLOW ADDITION	BLK 1	SIMMONS, RACHEL A	1506 MALLARD CIR	MANSFIELD, TX	76063-4080
ROCKERFELLOW ADDITION	BLK 1	ARGARINVESTMENTS LLC	200 CHAMBERS CREEK TRL	ALVARADO, TX	76009
ROCKERFELLOW ADDITION	BLK 1	ARGARIVESTMENTS LLC	3209 GLADE POINTE CT	HURST, TX	76054
ROCKERFELLOW, MARGARET SURVEY	A 1267	THOUSAND OAKS LLC	51 W CENTER ST STE 600	OREM, UT	84057
ROCKERFELLOW, MARGARET SURVEY	A 1267	MASSINGILL, GLADYS	1503 N MAIN ST	MANSFIELD, TX	76063-3963
ROCKERFELLOW, MARGARET SURVEY	A 1267	HAND PROPERTIES LLC	1100 MCKENZIE DR	MANSFIELD, TX	76063
ROCKERFELLOW, MARGARET SURVEY	A 1267	MASSINGILL, GLADYS	1503 N MAIN ST	MANSFIELD, TX	76063-3963
ROCKERFELLOW, MARGARET SURVEY	A 1267	MASSINGILL, GLADYS	1503 N MAIN ST	MANSFIELD, TX	76063-3963
SILVERLEAF MOBILE HOME PK SUB NO LEGAL LTR 8-06 WRG		YES COMPANIES EXP2 KEY LLC	5050 S SYRACUSE ST STE 1200	DENVER, CO	80237

## Property Owner Notification for ZC#23-009

<b>LEGAL DESC 1</b>	<b>LEGAL DESC 2</b>	<b>OWNER NAME</b>	<b>OWNER ADDRESS</b>	<b>CITY</b>	<b>ZIP</b>
TWIN CREEKS ADDN (MANSFIELD)	BLK 1	TORNBROUGH, SCOTT	1010 YUKON DR	MANSFIELD, TX	76063
TWIN CREEKS ADDN (MANSFIELD)	BLK 11	GERGES, GERGES	1206 DELAWARE DR	MANSFIELD, TX	76063-6370
TWIN CREEKS ADDN (MANSFIELD)	BLK 11	SHAFFER, STEPHANIE	1202 DELAWARE DR	MANSFIELD, TX	76063
TWIN CREEKS ADDN (MANSFIELD)	BLK 11	CARTER, MATTHEW	1200 DELAWARE DR	MANSFIELD, TX	76063
TWIN CREEKS ADDN (MANSFIELD)	BLK 11	JOHNSON, CARLOS	8185 LA FRONTERA TRL	ARLINGTON, TX	76002
TWIN CREEKS ADDN (MANSFIELD)	BLK 4	CARDENAS, ADRIAN	1100 COLUMBIA DR	MANSFIELD, TX	76063
TWIN CREEKS ADDN (MANSFIELD)	BLK 4	TANNER, MYRON	1102 COLUMBIA DR	MANSFIELD, TX	76063-6354
TWIN CREEKS ADDN (MANSFIELD)	BLK 4	TWIN CREEKS HOMEOWNERS ASSOC	PO BOX 203310	AUSTIN, TX	78720
TWIN CREEKS ADDN (MANSFIELD)	BLK 4	SHORT, DOUGLAS	1108 DELAWARE DR	MANSFIELD, TX	76063
TWIN CREEKS ADDN (MANSFIELD)	BLK 4	CAMPBELL, BRENT	1112 DELAWARE DR	MANSFIELD, TX	76063-6364
TWIN CREEKS ADDN (MANSFIELD)	BLK 4	KHALAF, MAZEN	1114 DELAWARE DR	MANSFIELD, TX	76063-6364
TWIN CREEKS ADDN (MANSFIELD)	BLK 4	BENNETT, GREGORY	1110 DELAWARE DR	MANSFIELD, TX	76063
VISTAWOOD	BLK 3	USLU, CELAL	1201 VISTAWOOD DR	MANSFIELD, TX	76063-6283

**EXHIBIT “E” FOR ZC#23-009**

**KNOTT’S LEGACY**

**PLANNED DEVELOPMENT CONDITIONS ADDENDUM TO DEVELOPMENT PLAN**

**APPLICANT: DOUBLE EAGLE REAL ESTATE HOLDINGS, LLC**

**A. PURPOSE AND INTENT:**

The purpose and the intent of this Knott’s Legacy Planned Development District (this “PD, PLANNED DEVELOPMENT DISTRICT”), is to provide a set of rules and regulations that will produce a new community with a wider variety of housing options and, as conditions in the marketplace support, limited commercial opportunities that will serve the ordinary daily needs of the community and its immediate environs. The regulations in this PD, PLANNED DEVELOPMENT DISTRICT will also allow room for exploration and experimentation in architecture and site design in order to create individual designs that positively contribute a harmonious whole.

**B. GENERAL:**

1. All proposed development shall be in accordance with the rules and regulations of this PD, PLANNED DEVELOPMENT DISTRICT, and development plans recorded hereunder, if any, shall be binding upon the applicant thereof, his and all successors and assigns, and shall limit and control all applications for building permits.
2. The existing provisions of the City of Mansfield, Texas Zoning Ordinance, as may

be amended, shall continue to be applicable to issues that are not covered by these PD, PLANNED DEVELOPMENT DISTRICT standards for Knott's Legacy.

3. In the event of a conflict between the provisions set forth in these PD, PLANNED DEVELOPMENT DISTRICT STANDARDS, and those of the City of Mansfield, Texas Zoning Ordinance, as may be amended, the provisions set forth herein shall take precedence.

**C. PROPERTY OWNERS' ASSOCIATION:**

A Property Owners' Association ("POA") shall be required and incorporated, and the owner of each dwelling / lot shall be a mandatory member. The bylaws of this POA shall establish a system of payment of dues to manage and to maintain those parts of the development that are used by the entire community which include without limitation: certain streets, rear alleys, open space, water features, and other facilities and grounds; 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 parts of the development that are used by the entire community, the POA shall be responsible for maintaining the front yards and side yard space between buildings.

**D. 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 in this PD, PLANNED DEVELOPMENT DISTRICT, and are defined in Section 155.012 of the Mansfield Code of Ordinances, such terms shall have the meanings ascribed to them as found in that Section. Where terms are not defined in this PD, PLANNED DEVELOPMENT DISTRICT or in Section 155.012 of the Mansfield Code of Ordinances, such terms shall have ordinarily accepted meanings.

**ATTIC:** The interior part of a building contained within a pitched roof structure.

**BED AND BREAKFAST:** An owner-occupied lodging type offering 1 to 5 bedrooms, and that is permitted to serve breakfast in the mornings to guests.

**BLADE SIGN:** A sign made from rigid material mounted perpendicular to a building wall with one side attached or supported by a device extending from a building wall.

**BLOCK:** The aggregate of private lots, open spaces, passages, and rear alleys, circumscribed by thoroughfares.

**BLOCK FACE:** The aggregate of all the exterior walls of a building that is set along a front lot line on one side of a block.

**BUILDING HEIGHT:** The vertical extent of a building measured in stories.

**BUILDING FRONTAGE:** The area between the exterior wall of building and the vehicular lanes (i.e., front lot line), inclusive of its built and its planted components.

**CIVIC SPACE:** An outdoor area that is permanently dedicated for structured or unstructured

recreation.

**COMMERCIAL:** The term collectively defining lodging, office, and retail 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 it may not be reinforced by a food service establishment or a mail center (SYNONYM: CORNER STORE).

**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 hedge located at the front lot line (VARIANT: LIGHTWELL, LIGHT COURT).

**FRONT LOT LINE:** A lot line bordering a street or a civic space.

**FRONT SETBACK:** The distance from the front lot line to the point where a building may be constructed. This area shall be maintained clear of permanent structures with the exception of building features that are permitted to encroach as set forth in Paragraph (K)(1)(f) of this PD, PLANNED DEVELOPMENT DISTRICT.

**GLAZING:** The portion of a building elevation that is comprised of transparent glass, and that is usually set in doors and windows.

**LIVE-WORK:** A mixed use unit consisting of a commercial and a residential use. It typically has a substantial commercial component that may accommodate employees and walk-in trade. The unit is intended to function predominantly as work space with incidental residential accommodations that meet basic habitability requirements. The work space is restricted to the first story of the unit.

**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.

**MOBILE FOOD VENDOR PARK:** A permanent location for mobile food vehicles. Such sites shall include required infrastructure and public seating for all vehicles serving in the park (SEE DIAGRAM 1).

**PORCH:** An open-air room appended to a building, with floor and roof, but no walls on at least 2 sides.

**PRINCIPAL BUILDING:** The main building on a lot.

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

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

**ROW HOUSE:** A single-family dwelling that shares a party wall with another of the same type and occupies the full Front Lot Line.

**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.

**E. THOROUGHFARE STANDARDS:**

1. GENERAL TO ALL THOROUGHFARES.
  - a. Thoroughfares may be paved in asphalt, brick, cobble, or concrete.
  - b. On-street parking spaces shall be paved in brick, cobble, or other material.
2. SPECIFIC TO TYPE “A” THOROUGHFARES.
  - a. The public right-of-way width shall not exceed 50 feet.
  - b. The pavement width shall be 30 feet (i.e., as measured from back of curb to back of curb and provided that parallel on-street parking is present).
  - c. The minimum sidewalk width shall be 5 feet.
  - d. The parkway width shall be a minimum of 4 feet.
3. SPECIFIC TO TYPE “B” THOROUGHFARES.
  - a. The maximum public right-of-way width shall be 30 feet.
  - b. The maximum pavement width shall be 22 feet (i.e., as measured from back of curb to back of curb and provided that parallel on-street parking is present).
  - c. The minimum sidewalk width, shall be 5 feet.
  - d. Parallel parking, where provided, shall be 8 feet in width.
4. SPECIFIC TO REAR ALLEYS:
  - a. The access easement width shall be 20 feet.
  - b. The pavement width shall be 14 feet.
  - c. Buildings and structures shall be setback from the centerline of the rear alley a minimum of 10 feet, except as provided by below:
    - i. Garages accessed by an alley shall be setback from the centerline of the rear alley a minimum of 15 feet.
    - ii. The design of rear alleys and the setbacks of structures from rear alleys

shall accommodate utilities and refuse collection. All paved areas for utilities and refuse collection shall be a minimum of 10 feet from the centerline of the rear alley.

- d. Alleys shall terminate at streets.
- e. The curb radius at the intersection of a rear alley and a street (e.g., Type A or Type B) shall be 20 feet.

5. SPECIFIC TO DRIVEWAYS:

- a. Driveways shall be limited to a maximum of 16 feet in width within the first 30 feet of lot depth from the street.

**F. SITE DESIGN:**

1. GENERAL.

- a. All row houses shall have their front lot line along a civic space or the mews as indicated in the development plan in EXHIBIT “C”.
- b. All removal of trees larger than six (6) inches caliper shall require approval by the Director of Planning. Prior to any grading being permitted on any property that is regulated by this PD, PLANNED DEVELOPMENT DISTRICT, a tree survey as required by the provisions as set forth in Chapter 99 of the Mansfield Code of Ordinances (“NATURAL RESOURCES MANAGEMENT”) shall be prepared and submitted to the Director of Planning for review and approval. It is understood that the required tree survey may result in increased preservation of trees, and that such preservation may influence the site design and layout of

lots. The Director of Planning may provide relief, and approve modifications in the site design and layout of the lots provided that the total number of lots row houses (i.e., town houses) and single-family detached dwellings shall not exceed 169. An increase in the total number of lots for residential activity may only be requested by submitting a request to the City Council for their review, consideration, and possible approval. No application for a building permit may be made prior to an approved grading plan.

- c. All retaining walls shall be limited to a maximum height of 4 feet and shall be made of brick (or brick veneer) or local stone (or local stone veneer) and shall also be capped.
- d. All utilities shall be placed underground.

2. CIVIC SPACE.

- a. A civic space type shall be selected for all open space lots where indicated in the development plan in EXHIBIT “C”.
- b. A civic space type shall be selected from a park, playground, or pocket park as are defined and illustrated in the City of Mansfield Zoning Ordinance for the S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT.
- c. A minimum of 50 percent of the trees provided within any civic space shall be canopy shade trees.
- d. Stormwater management and Low Impact Development infrastructure may be integrated into civic space design.
  - i. All stormwater management areas shall be shared use where possible.
- e. A minimum of 2 programming elements, excluding benches and seating areas,

as provided below shall be incorporated into all civic space:

- i. Community garden.
  - ii. Exercise equipment.
  - iii. Outdoor dining area.
  - iv. Outdoor furniture games.
  - v. Performance space.
  - vi. Public art.
  - vii. Water feature.
  - viii. Sports Court
  - ix. Playground
  - x. Other similar programming element.
- f. Where a civic space abuts an existing or planned pedestrian or bicycle trail, all such pedestrian and bicycle trails shall be continued through the civic space.

**G. BUILDING SETBACKS:**

1. The building setbacks shall be as depicted on the development plan in EXHIBIT “C”.
2. The building setbacks for accessory dwelling units and other accessory structures shall be in accordance with the provisions set forth in City of Mansfield Zoning Ordinance.

**H. BUILDING HEIGHT:**

**1. GENERAL.**

- a. Building height shall be measured in stories for each habitable level above sidewalk level.
- b. Building height shall be measured from finished floor to finished ceiling.
  - i. Stories shall not exceed more than 14 feet in height.
- c. For the purposes of this PD, PLANNED DEVELOPMENT DISTRICT, attics, chimneys, cupolas, antennae, vents, elevator bulkheads, stair housings, and all other uninhabited accessory elements do not count toward building height.

**2. PRINCIPAL BUILDINGS.**

- a. All principal buildings in this PD, PLANNED DEVELOPMENT DISTRICT, shall have a maximum height of 2 stories, except as provided below.
  - i. Row houses shall have a minimum height of 2 stories and a maximum height of 3 stories.
- b. All principal buildings shall have a minimum ceiling height of 9 feet at the first story.

**3. ACCESSORY BUILDINGS.**

- a. Accessory buildings shall be limited to a maximum height of two (2) stories.
- b. Accessory buildings shall not be taller than the principal building on the same lot.

**I. HABITABLE SPACE AND LOT COVERAGE:**

1. The minimum habitable space for each dwelling shall be 1,500 square feet.
2. The maximum lot coverage for principal buildings and accessory buildings shall not exceed 85 percent.

**J. BUILDING ORIENTATION:**

1. The principal building shall be oriented parallel to the front lot line or the tangent to a curved front lot line.
  - a. The front lot line shall be along a street or a civic space (SEE DIAGRAM 2).
2. The principal building shall have a principal entrance accessible from the sidewalk.
3. Accessory dwelling units and structures shall be located behind or beside the principal building relative to the front lot line.

**K. BUILDING FRONTAGES:**

1. GENERAL TO ALL BUILDING FRONTAGES.
  - a. For the purposes of this PD, PLANNED DEVELOPMENT DISTRICT, there shall be a building frontage provided for each principal building.
  - b. For the purposes of this PD, PLANNED DEVELOPMENT DISTRICT, there are 4 building frontage types permitted:
    - i. Porch and fence;

- ii. Dooryard;
  - iii. Stoop; AND
  - iv. Shopfront.
- c. All row houses shall provide a dooryard or a stoop building frontage along the first story at the principal entrance.
- d. All dwellings to be constructed on lots that are shown on the development plan in EXHIBIT “C” shall provide a porch and fence building frontage on at least 2 building elevations (e.g., a wrap-around porch or a dooryard). Additionally, those lots that are shown on the development plan in EXHIBIT “C” and that are enumerated as “2” shall require a first story porch or dooryard at a minimum. Nothing contained within the provisions of this PD, PLANNED DEVELOPMENT DISTRICT, shall prohibit the attachment of a first story porch and a second story balcony encroaching with the porch attached below. However, at least 50 percent of the dwellings on lot shown on the development plan in EXHIBIT “C”, and which are enumerated as “2”, shall require a first story porch, and which are enumerated as “3”, shall require a second story balcony encroaching with the porch attached below.
- e. For the purposes of this PD, PLANNED DEVELOPMENT DISTRICT, there shall be a dooryard building frontage provided along the first story of principal building façades fronting Cardinal Road.
- i. The dooryard building frontage shall be a minimum of 10 feet in depth, and it may project into the front setback up to 100 percent of its depth.
  - ii. The wall enclosing the required dooryard building frontage shall be of

brick, stone, or iron, except for the entry gate.

- f. For the purposes of this PD, PLANNED DEVELOPMENT DISTRICT, all the following building features within the building frontage may project up to four (4) feet:
  - i. Bay windows;
  - ii. Cornices;
  - iii. Eaves;
  - iv. Signs (limited to only those that are permitted in the COMMERCIAL OVERLAY DISTRICT); AND
  - v. Trim.

2. SPECIFIC TO PORCH AND FENCE BUILDING FRONTAGES.

- a. All porches may project into the front setback up to 100 percent of its depth.
- b. All porches shall be no less than six (6) feet deep.
- c. All porches shall be no less than 60 square feet in area.
- d. All fences and hedges located at front lot lines shall be limited to a maximum height of 4 feet.

3. SPECIFIC TO DOORYARD BUILDING FRONTAGES.

- a. Except as provided for dooryards fronting Cardinal Road, all other dooryards, where provided, shall be minimum of 5 feet in depth and shall be enclosed on 3 sides by fences, hedges, or walls.
  - i. The height of the fence, hedge, or wall shall be four (4) feet.
- b. A wall constructed of the material matching the adjacent building façade shall also be permitted.

4. SPECIFIC TO STOOP BUILDING FRONTAGES.
  - a. All stoops may project into the front setback up to 100 percent of its depth.
  - b. All stoops, where provided, shall be elevated a minimum of two (2) feet above the adjacent sidewalk and shall have minimum depth of four (4) feet.
5. SPECIFIC TO SHOPFRONT BUILDING FRONTAGES.
  - a. Shopfront building frontages shall be limited to those lots fronting Main Street and shall otherwise be designed and constructed in accordance with applicable rules and regulations found in the City of Mansfield Zoning Ordinance for the S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT.

**L. PERMITTED USES:**

Permitted uses of buildings and lots shall be limited to allowable uses provided below, except where modified by the COMMERCIAL OVERLAY DISTRICT standards in Paragraph (P):

1. PRINCIPAL USES.
  - a. Row House.
  - b. Single-Family Residential (Detached).
2. ACCESSORY USES.
  - a. All accessory uses which are permitted by-right within the SF-7.5/18, Single-Family Residential District.
3. ADDITIONAL USE RESTRICTIONS.
  - a. Row House:

- i. There shall be no more than five (5) principal dwelling units attached under the same roof.
- 4. PROHIBITED USES. The following uses of buildings and their lots are not allowed in this PD, PLANNED DEVELOPMENT DISTRICT:
  - a. Any use not listed in Paragraphs (L)(1) and (L)(2) shall be prohibited within this PD, PLANNED DEVELOPMENT DISTRICT.

**M. PARKING REQUIREMENTS (SPECIFIC TO RESIDENTIAL USES):**

- 1. MINIMUM REQUIRED PARKING.
  - a. A minimum of 2.0 parking spaces shall be provided for each dwelling.
- 2. PARKING ACCESS.
  - a. On all residential lots less than 60 feet in width, the minimum required parking shall be accessed from a rear alley.
  - b. On all residential lots 60 feet or larger in width, the minimum required parking may be accessed from a driveway.
    - i. Driveways for single family detached lots shall be limited to 12 feet in width.
- 3. GARAGE ORIENTATION.
  - a. Garage doors are not allowed to face streets or civic spaces except as provided below (SEE DIAGRAM 2).
    - i. Garage doors for row houses that have their front lot line along a civic

space (i.e., mews) are allowed to face streets provided that individual garage doors shall not exceed 16 feet in width.

**N. SIGNAGE:**

1. Unless otherwise noted below for the development and the modification of buildings within the COMMERCIAL OVERLAY DISTRICT, all rules and regulations of the City of Mansfield Zoning Ordinance for signs shall apply to properties developed in accordance with this PD, PLANNED DEVELOPMENT DISTRICT.

**O. BUILDING MATERIALS AND CONFIGURATION:**

1. GENERAL.

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

2. WALLS.

- a. No more than 2 wall materials shall be present in any building, excluding bay windows, patios, porches, exterior shutters, trim, and such.
- b. 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.
  - i. All stucco shall be masonry.
  - ii. All stucco shall have a smooth sand finish.

- iii. All exposed exterior wood shall be painted or stained.
      - iv. Exterior insulation and finish systems (E.I.F.S.) and vinyl siding are prohibited.
    - c. 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.
    - d. Arches and piers shall match the primary materials and the primary colors of the building walls.
      - i. All arches and piers shall be no less than 12 inches by 12 inches.
    - e. Columns shall be made of concrete or stone.
      - i. All columns shall be no less than 12 inches by 12 inches.
    - f. Posts shall be made of wood or a synthetic material that has the appearance of wood.
      - i. All posts shall be no less than six (6) inches by six (6) inches.
    - g. All columns, piers, and posts shall be appropriately spaced in order to form square, rectangular, or vertically proportioned bays.
- 3. ROOFS.
  - a. 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.
  - b. 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.

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

4. OPENINGS.

a. Principal buildings shall have a limit for door and window openings along all elevations that are set along a street or a civic space. No less than 10 percent and no more than 50 percent of the total building wall area shall be used for door and window openings.

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

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

b. 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.

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

d. 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.

e. Garage doors shall be made of wood, composite wood, or aluminum and may have glass or framed panels. Architectural features such as ornamental straps

and handles shall be required.

- f. Garage doors openings shall be a single car garage door or a double car garage door.
  - i. Single car garage doors shall be a maximum 10 feet wide.
  - ii. Double car garage doors shall be a maximum 16 feet wide.
- g. No garage door shall be the same in each rowhouse building, whether it be a 3-unit, 4-unit, or 5-unit building.

5. ATTACHMENTS.

- a. Chimneys, where visible, shall be clad in brick, stone, stucco, or cementitious fiber board.
  - i. All chimneys on exterior walls shall extend to the ground and shall have a projecting cap on top.
- b. 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.
- c. All flooring at balconies and at porches shall be brick, concrete, or stone.
- d. Any part of a balcony projecting beyond a building wall shall be structurally supported by concrete beams or profiled sills or wood beams or brackets of appropriate scale.

6. SPECIFIC TO SINGLE-FAMILY RESIDENTIAL (DETACHED).

- a. Building elevations along streets and civic spaces shall not be repeated more than twice along the same block face, or directly across the street, and shall be separated by a minimum 2 varied elevations.

7. SPECIFIC TO ROW HOUSES.

- a. 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.

8. SPECIFIC TO FENCES, WALLS, AND OTHER SUITABLE VISUAL SCREENS.

- a. Fences along front lot lines shall be made of metal or wrought iron or wood.
  - i. All metal and wrought iron shall be black.
  - ii. All wood shall be painted or stained.
  - iii. All gates shall be made of metal or wood.
- b. Walls along frontage lines shall be constructed of brick, stone, or stucco.
  - i. All gates shall be made of metal or wood.
- c. 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.

**P. COMMERCIAL 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 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 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 on EXHIBIT “C”. Within the boundaries of the COMMERCIAL OVERLAY DISTRICT, the rules and regulations set forth in this PD, PLANNED DEVELOPMENT DISTRICT are modified as follows:

1. GENERAL.

- a. Commercial uses are permitted on any lot located within the COMMERCIAL OVERLAY DISTRICT except as provided below.
  - i. Commercial uses are prohibited on any lot not fronting Main Street, or that is not accessed by a rear alley.
- b. Commercial uses may utilize the area located between a building façade and the vehicular lanes for outdoor seating, outdoor, provided a minimum 6-foot contiguous clear path be maintained.
- c. Commercial uses shall not utilize the area located between a building façade and the vehicular lanes for outdoor display of merchandise, outdoor display of merchandise or other business-related activities.

2. MAXIMUM BUILDING AREA.

- a. The maximum building area that may be dedicated to a single commercial use shall be 2,500 square feet, except as provided below:



be 2); AND

ii. a Tailor.

4. ADDITIONAL USE RESTRICTIONS.

a. Bed and Breakfast:

i. the lodging shall be owner-occupied;

ii. the maximum length of stay shall not exceed 14 days; AND

iii. The operator is permitted to provide food service in the morning.

b. Corner Market:

i. a minimum of 50 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;

ii. a minimum of 50 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

iii. a maximum 10 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;

iv. the building area for commercial enterprise is limited to the first story;

v. the retail sale of discount and used merchandise is prohibited; AND

vi. the hours of operation shall be limited from 7:00 A.M. to 9:00 P.M.

c. Food Service Establishment:

i. the food service establishment shall be further restricted to seating no more than 40 patrons; AND

- ii. the hours of operation shall be limited from 7:00 A.M. to 9:00 P.M.
  - d. Live-work:
    - i. the building area for commercial enterprise is limited to the first story;
    - ii. the business owner must reside at the property; AND
    - iii. the hours of operation shall be limited from 7:00 A.M. to 9:00 P.M.
  - e. Office:
    - i. the building area for commercial enterprise is limited to the first story;
    - ii. the business owner must reside at the property; AND
    - iii. the hours of operation shall be limited from 7:00 A.M. to 9:00 P.M.
- 5. PROHIBITED USES. The following uses of buildings and their lots are not allowed, as modified by regulations of the COMMERCIAL OVERLAY DISTRICT in this PD, PLANNED DEVELOPMENT DISTRICT:
  - a. Any use not listed in Paragraphs (P)(3) shall be prohibited within this PD, PLANNED DEVELOPMENT DISTRICT.
- 6. MINIMUM REQUIRED PARKING (COMMERCIAL USES ONLY).
  - a. Bed and Breakfast:
    - i. 1.0 assigned parking spaces for one bedroom.
  - b. Office:
    - i. 3.0 assigned parking spaces per 1,000 square feet of net office space.
  - c. All Other Commercial (Retail) Uses:
    - i. 3.0 assigned parking spaces per 1,000 square feet of net retail space.
    - ii. Retail spaces under 1,500 square feet shall be exempt from the parking requirements in this Paragraph (P)(6).

7. ADDITIONAL PARKING REQUIREMENTS.
  - a. Parking lots shall be located to the rear or the side of buildings.
  - b. Parking lots shall not provide more than 20 parking spaces.
  - c. Parking lots may be paved with pervious materials.
  - d. Parking lots shall be accessed by rear alleys where available.
  - e. Parking provided shall include the actual parking spaces provided within the lot and along the adjacent thoroughfare.
  
8. ADDITIONAL SIGNAGE REQUIREMENTS. Signage for commercial uses shall be designed in accordance with the following and are expressly limited to the sign types provided below.
  - a. General:
    - i. All signage shall be externally illuminated.
  - b. Sign band:
    - i. 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.
  - c. Blade signs:
    - i. One blade sign for each first story business, no more than 6 square feet each, may be permanently installed perpendicular to the building wall.
    - ii. Blade signs shall clear eight feet above the sidewalk.
    - iii. Businesses on corner lots may install one blade sign per frontage.
  - d. A-frame sidewalk signs:
    - i. One A-frame sidewalk sign not to exceed 6 square feet, may be placed

in front of a first story business during business hours.

- ii. A-frame sidewalk signs shall be made of wood or metal and shall have a hand-crafted design.

9. **ADDITIONAL STANDARDS FOR SHOPFRONTS (FIRST STORY ONLY).**

- a. The first story of commercial buildings within the **COMMERCIAL OVERLAY 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**.

DIAGRAM 1.

**EXAMPLE OF PUBLIC SEATING FOR MOBILE FOOD VENDOR PARK**



DIAGRAM 2.

**PRINCIPAL BUILDING ORIENTATION**



DIAGRAM 3.

**GARAGE DOOR ORIENTATION**



EXHIBIT "E" FOR ZC#-23-009

PAGE 29 OF 31

DIAGRAM 4.

**EXAMPLE OF CIVIC SPACE**



DIAGRAM 5.

**RETENTION POND DESIGN**



EXHIBIT "E" FOR ZC#-23-009

PAGE 31 OF 31



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 23-5602

**Agenda Date:** 10/2/2023

**Version:** 1

**Status:** Public Hearing

**In Control:** Planning and Zoning Commission

**File Type:** Ordinance  
Amendment

**Agenda Number:**

### Title

Public Hearing to Consider Proposed Amendments of Chapter 155 of the Mansfield Code of Ordinances Amending the Regulations in Section 155.082(E)(6) Related to Accessory Buildings or Structures and Section 155.099(B)(5), "Residential Accessory Buildings" (OA#23-010)

### Requested Action

To consider the proposed text amendment

### Recommendation

The Department of Planning and Development Services recommends approval of the text amendment to the provisions in Chapter 155 of the City of Mansfield Code of Ordinances as presented.

### Description/History

The residential accessory building regulations were originally adopted in 2001, with the latest revision in 2019. Since then, there have been amendments to the residential lot standards and sizes in support of increased flexibility in development and design. The accessory building regulations have not kept pace with these changes, and the Department of Planning and Development Services has noted common issues related to accessory buildings that residents continue to face. The proposed amendments seek to address these issues.

The proposed amendments are intended to relieve some of these issues and bring the regulations more in line with similar standards for outbuildings in the D, Downtown District and the S, South Mansfield Form-based Development District. The proposed amendments include the following:

- The amendments revise Section 155.082(E)(6) to allow the Zoning Board of Adjustment to grant a special exception to the maximum height of an accessory building or structure up to 35 feet on properties over 20,000 square feet.
- The amendments revise the special conditions in Section 155.099(B)(5) to make the following changes:
  1. The square footage regulations for accessory buildings or structures have been simplified. Additionally, the allowable maximum square footage has been

increased based on the size of the property as follows:

- a) 300 square feet for properties less than 8,400 square feet (the current ordinance allows 200 square feet);
  - b) 750 square feet for properties between 8,400 square feet and 19,999 square feet (the current ordinance allows 400 square feet); and
  - c) 1,500 square feet or 4 percent of the property area, whichever is greater, for properties of 20,000 square feet or larger (the current ordinance allows up to 2 percent of the property area).
2. The maximum height of accessory buildings or structures has been increased from 12 feet under the current ordinance up to 24 feet by right.
  3. The rear yard setbacks for accessory buildings or structures have been slightly reduced to provide residents with better options in the placement of these structures on their properties.
  4. If a property contains an accessory dwelling unit, the total combined floor area of the accessory dwelling unit and any accessory building or structure on the property cannot exceed 2,500 square feet. Additionally, the main residence, an accessory dwelling unit and any accessory building or structure cannot exceed the property's maximum lot coverage.

The remaining provisions for residential accessory buildings in Section 155.099(B)(5) will continue in effect as they are today. A redlined copy of the proposed ordinance is attached for the Planning and Zoning Commission's review.

**Prepared By**

Art Wright, AICP  
Principal Planner  
817-276-4226

**Attachments**

Proposed Ordinance

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

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING CHAPTER 155 OF THE MANSFIELD CODE OF ORDINANCES BY AMENDING THE REGULATIONS IN SECTION 155.082(E)(6) RELATED TO ACCESSORY BUILDINGS OR STRUCTURES AND SECTION 155.099(B)(5), “RESIDENTIAL ACCESSORY BUILDINGS”; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF A 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 the Code of Ordinances of the City of Mansfield, Texas, “Zoning”, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing opportunity to all property owners generally and to all interested citizens, the governing body of the City is of the opinion and finds that the Code of Ordinances should be amended;

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

**SECTION 1.**

That Section 155.082(E)(6) of the Mansfield Code of Ordinances is hereby amended by revising division (E)(6)(a)(3) to read as follows:

~~“3. The Board may grant an increase in height not to exceed 24 feet for buildings or structures located on lots of one half acre to two acres in size, and not to exceed 35 feet for buildings or structures located on lots of two acres in size or larger. For properties of 20,000 square feet in size or larger, the Board may grant an increase in height up to 35 feet maximum.”~~

**SECTION 2.**

That Section 155.099(B)(5) of the Mansfield Code of Ordinances is hereby amended to by revising divisions (B)(5)(f) through (p) and adding a new division (q) to read as follows:

“(f) Accessory buildings or structures for properties in the A, PR, SF and 2F Districts shall not exceed the maximum square footage ~~for each zoning district~~ as depicted in the following table:

~~Zoning District~~

~~Maximum Total Square Feet For All Accessory Buildings~~

~~or Structure\*~~

~~2F 120 sq. ft.~~

~~SF 6/12 200 sq. ft.~~

~~SF 7.5/12 200 sq. ft.~~

~~SF 7.5/16 200 sq. ft.~~

~~SF 7.5/18 200 sq. ft.~~

~~SF 8.4/16 400 sq. ft.~~

~~SF 8.4/18 400 sq. ft.~~

~~SF 9.6/20 400 sq. ft.~~

~~SF 12/22 400 sq. ft.~~

~~A 2% of the total area of the lot~~

~~SF 5AC/24 2% of the total area of the lot~~

~~\*Where the area of a lot in any SF district exceeds the minimum required lot area for that district, accessory buildings or structures may conform to the maximum total square footage limits established in division (B)(5)(g) below.~~

<b>Area of the Residential <del>Lot</del>Property</b>	<b>Maximum Total Square Feet for All Accessory Buildings or Structures</b>
Less than 8,400 sq. ft.	<del>200-300</del> sq. ft.
Between 8,400 sq. ft. and 19,999 sq. ft.	<del>400-750</del> sq. ft.
20,000 sq. ft. or greater	<u>1,500 sq. ft. or 4% of the total area of the lot, whichever is greater</u>

~~(g) Notwithstanding the above, accessory buildings or structures for single family homes in the PR, 2F and MF 1 Districts shall conform to the maximum square footage limit for accessory buildings or structures shown below.~~

~~(fg) The maximum square footage limits shown hereinabove shall be cumulative of all accessory buildings or structures for each lot. The square footage within a loft or attic shall be excluded from the calculation of maximum square footage of an accessory building or structure.~~

~~(gh) Accessory buildings or structures for duplexes and townhomes in the MF-1 and MF-2 districts shall conform to the standards established for accessory buildings or structures in divisions (B)(5)(f) and (j)the 2F District.~~

(~~h~~i) Accessory buildings or structures for multi-family apartments or dwellings in MF-1 and MF-2 Districts shall comply with the area, height and setback standards for the principal buildings in such districts.

(~~i~~j) Accessory buildings or structures shall comply with the minimum setbacks from the property line as depicted in the table below in conjunction with the height of the accessory building or structure. ~~Accessory buildings or structures shall be limited to one story, and may have a loft or attic, provided that such loft or attic is not used as habitable space.~~ The height of accessory buildings or structures shall be measured from the ground to the highest point of the building or structure.

<i>Maximum Height of Accessory Building</i>	<i>Minimum Setbacks</i>	
	<i>Min. Rear Yard</i>	<i>Min. Side Yard</i>
8' or less	<del>7.5'</del>	5'
9' to 10'	<del>97.5'</del>	7'
11' to <del>12'</del> 24'	<del>119.5'</del>	9'

(k) Accessory buildings or structures may be located in the side yard provided that they meet the minimum height/setback requirements described in division (B)(5)(~~k~~j) of this section and that they are at least 75 feet from the front property line or behind the rear façade of the main residential building that is furthest from the street.

(m) On double frontage lots, accessory buildings or structures may be located within the 25 feet rear yard setback provided that they meet the minimum height/setback requirements described in division (B)(5)(~~k~~j) of this section.

(n) On corner lots that back up to the rear yard of another lot, accessory buildings or structures may be located within the exterior side street setback provided that they meet the minimum height/setback requirements described in division (B)(5)(~~k~~j) of this section. No accessory building or structure shall be permitted within the exterior side street setback of a lot that backs up to the side yard of another lot that faces the side street.

(o) A minimum distance of five feet shall be required from enclosed accessory buildings or structures to the ~~house main residential building or to~~ and ~~to other accessory buildings or structures shall be required on the property.~~ No minimum separation shall be required for unenclosed (structures with no walls) accessory buildings or structures or those with an area of 1200 square feet or less.

(p) ~~The Board of Adjustment may grant a special exception to allow an increase in the maximum area or height, or a reduction of the minimum setback requirements for accessory buildings or structures, subject to the conditions established in §155.082(E)(6).~~ The combined floor area of accessory building(s) or structure(s) and accessory dwelling unit shall not exceed two-thousand five

hundred (2,500) square feet. In no case shall the combined area of the primary residence, the accessory building or structure and the accessory dwelling unit exceed the maximum percentage of lot coverage allowed for the residential zoning district in which the structures are to be located. All accessory dwelling units shall comply with the provisions set forth in Section 155.099(B)(35) of the Mansfield Zoning Ordinance. Accessory buildings or structures that do not require a permit for location in any residential zoning district shall be exempt from this requirement.

(q) The Board of Adjustment may grant a special exception to allow an increase in the maximum area or height, or a reduction of the minimum setback requirements for accessory buildings or structures, subject to the conditions established in §155.082(E)(6).”

### **SECTION 3.**

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

### **SECTION 4.**

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

### **SECTION 5.**

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

### **SECTION 6.**

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

DULY PASSED on the first and final reading by the City Council of the City of Mansfield, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

---

**Michael Evans, Mayor**

ATTEST:

---

**Susana Marin**, City Secretary

APPROVED AS TO FORM AND LEGALITY

---

**Bradley Anderle**, City Attorney