

**PLANNED DEVELOPMENT REGULATIONS**

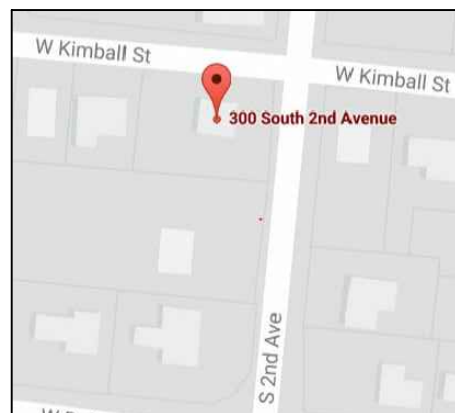
Land Use - Single family detached houses  
 Minimum Lot Width - 60 ft  
 Minimum Lot Depth - 100 ft  
 Minimum Front Setback - 15 ft  
 Minimum Rear Setback - 15 ft  
 Minimum Side Setback, Interior - 5 ft  
 Minimum Side Setback, Exterior - 20 ft  
 Minimum Floor Area - 2,000 sf  
 Minimum Off-Street Parking - 2 spaces per house  
 Maximum Height - 2 stories plus attic  
 Maximum Lot Coverage - 50%

**ARCHITECTURAL STANDARDS**

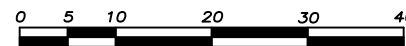
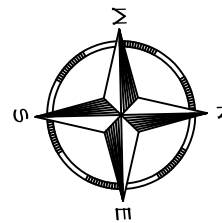
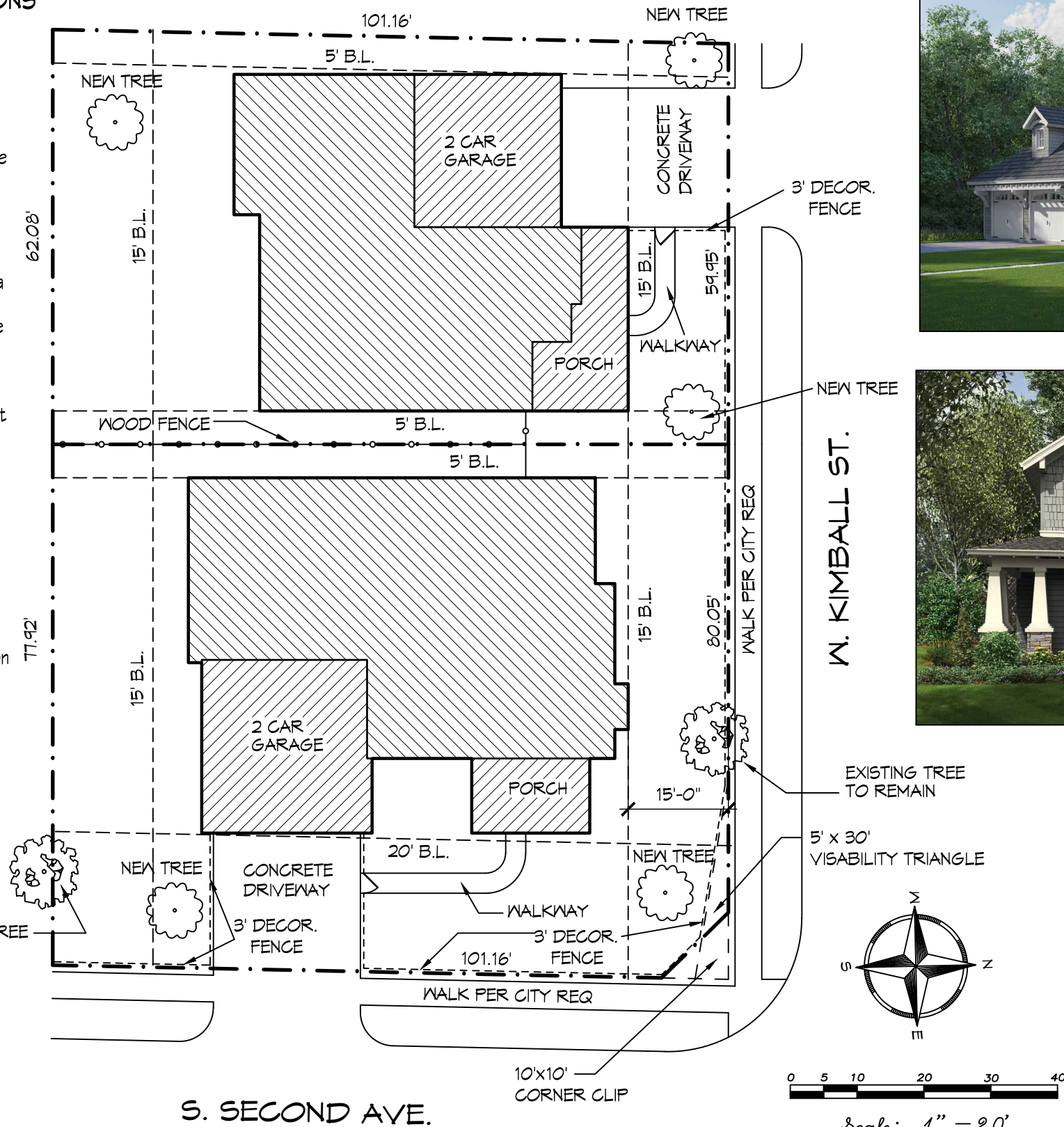
The front elevation design must include a porch with minimum dimensions of 7 ft depth, 70 sf area and 6"x6" columns.  
 Windows seen from the street are required to be wood, look like wood, or be wood with vinyl or aluminum cladding.  
 Roof shingles must be three dimensional architectural shingles. Metal roof is limited to not more than 20% of the total roof area.  
 Minimum roof pitch to be 6:12.  
 Facade cladding must be at least 65% wood or cementitious fiber materials.  
 Any chimney on the exterior wall must be 100% brick or stone  
 Craftsman style details like exposed rafter tails and corbels are encouraged.  
 The exterior elevations of the new houses must vary from each other in terms of color, architectural features, roof form, and combination of cladding materials.

**LANDSCAPING STANDARDS**

Three trees per lot with a minimum caliper size of 3.5 inches and at least two of the trees between the lot line and front building elevation.  
 At least 50% of the foundation facing the street must be planted with shrubbery or flower beds.  
 Lawns and landscaping must be irrigated with an irrigation system.



VICINITY MAP



Scale: 1" = 20'

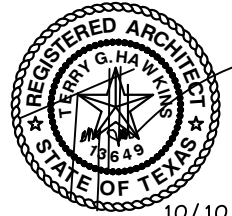
OWNER: JACQUELINE HUGHES  
 FIRST CHOICE BUILDERS  
 3792 JOE WILSON RD.  
 MIDLOTHIAN, TX 76065  
 817-999-8001



PROPOSED CONCEPT ELEVATIONS



PROPOSED VINYL DECORATIVE FENCE



10/10/17

172312

**HUGHES RESIDENCE**

ZC #17-017

300 S. 2ND AVE.  
 LOT ---- BLOCK 31  
 ORIG. TOWN OF MANSFIELD  
 MANSFIELD, TX  
 TARRANT COUNTY

- DATE: 7-20-17 PD1
- 8-1-17 PD2
- 8-8-17 PD3
- 8-31-17 ZBA
- 9-20-17 ZBA2
- 9-26-17 PD1
- 10-2-17 S/O
- 10-10-17 S/O 2
- 10-25-17 C.C.

- GENERAL NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
  2. CONTRACTOR TO OBSERVE ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
  3. ALL ELECTRICAL OUTLETS AT NET AREAS (INCL. GARAGE) TO BE 6" F.I.
  4. ALL EXTERIOR ELECTRICAL OUTLETS TO BE WEATHER PROOF.
  5. ALL GLAZING WITHIN 20" HORIZ. DISTANCE FROM JAMB OF EXTERIOR DOORS TO BE TEMPERED GLASS.
  6. PLUMBING WALLS AT TOILETS TO BE 2x6 STUDS.
  7. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF BRICK. ALL DIMENSIONS ARE FOR NOMINAL 4" STUD (ACTUAL 3-1/2" STUD).
  8. PROVIDE 100% WIRED IN SERIES SMOKE DETECTORS OR PER LOCAL CODE REQUIREMENTS.
  9. WINDOW AND DOOR SIZES ARE AS INDICATED ON PLANS AT MDX. 1. DOOR LOCATIONS.

SHEET TITLE:

**DEVELOPEMENT PLAN EXHIBIT B**



214 N. WALNUT CREEK DR. MANSFIELD TEXAS 76065  
 817.471.1524 METRO 817.471.3853 FAX

ARCHITECTS

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SHEET No.:

1 of 2

THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.

**EXHIBIT B for ZC#17-017**

**DEVIATIONS FROM BASED ZONING DISTRICT**

Subject Property: 0.33 acres being Lot C, Block 31, Original Town of Mansfield, 300 S 2nd Ave

Proposed Use: Single family detached houses

Based Zoning District: SF-7.5/16

Section	Requirement	Provided
4500B	Min. Lot Area 7,500 sf	6,000 sf
4500B	Max. Lot Coverage 45%	50%
4500B	Min. Lot Width 65 ft	60 ft
4500B	Min. Lot Depth 110 ft	100 ft
4500B	Min. Front Yard 25 ft	15 ft
4500B	Min. Side Yard 5 & 10 ft	5 ft
4600C	Min. Masonry 80%	65% non-masonry claddings, which is characteristic of cottage or craftsman style architecture
4600D.8	Min. 8:12 roof pitch	6:12 which is characteristic of cottage or craftsman style architecture
7300Z.1.a	Provide 3 trees with at least 2 in front yard	3 trees with at least 1 in front yard