

Exhibit B

ZC#23-002 Planned Development Standards

A. BASE ZONING DISTRICT:

1. The portion of the Property shown as Tracts 1 and 2 shall be developed in accordance with the “C-2” commercial district regulations except as provided herein.

B. DEFINITION:

1. Quick Service Restaurant (“QSR”) means an establishment whose principal business is the sale of food and/or beverages in a ready-to-consume state:
 - i. For consumption within the establishment;
 - ii. For consumption in an outdoor dining area;
 - iii. For consumption within a motor vehicle parked on the premises where the customer does not exit the vehicle; or
 - iv. Through direct window service allowing customers in motor vehicles to purchase food and/or beverages for off-premises consumption.

C. SCREENING/FENCING:

1. The portion of the Property shown as Tracts 1 and 2 shall be developed in accordance with the “C-2” commercial district screening and fencing regulations.

D. LANDSCAPING & BUFFERS & OPEN SPACE:

1. All landscape buffers within the development shall have the following requirements:
 - i. A minimum 10-foot side lot line landscape buffer shall be provided for QSR’s.
2. All new development shall dedicate a minimum of fifteen (15) percent of the total building floor area to passive space. Passive space shall be entered directly from a thoroughfare, a walkway or other pedestrian path, or a civic or open space.
 - i. Passive space may be enclosed with a fence, hedge, or wall.
 - ii. Passive space shall be paved in brick, concrete, gravel, or grass.
 - iii. Passive space shall be maintained by the property owner, the authorized representative of the property owner, or the tenant(s).

- iv. Passive space design shall be included with the Development Plan submittal outlined below in Section H “City Process”. Exact mix or placement of passive space features shall be determined during the Development Plan process.
- v. Passive space shall have benches and three or more of the following program elements:
 - a) Concert space.
 - b) Dog park.
 - c) Festival.
 - d) Fountain.
 - e) Furniture games.
 - f) Multi-activity area.
 - g) Outdoor dining.
 - h) Performance space.
 - i) Public art.
 - j) Water feature.
 - k) Other similar activities and architectural features including, but not limited to murals, seating benches, landscape knee walls, outdoor fire pits, pedestrian sidewalks and enhanced landscape requirements subject to the review and approval of the Director of Planning or designee.

E. LOT REGULATIONS:

- 1. One parking space is required for every 100 square feet of building floor area for a QSR use.
- 2. Escape lanes are not required for a QSR use.

F. SIGNAGE REGULATIONS:

- 1. The portion of the Property shown as Tracts 1 and 2 shall be developed in accordance with the “C-2” commercial district signage regulations.

G. ARCHITECTURAL REGULATIONS:

1. The portion of the Property shown as Tracts 1 and 2 shall be developed in accordance with the "C-2" commercial district architectural regulations.
2. Rooftop equipment such as HVAC units and vents must be at least 1 foot lower than the top of the parapet.

H. USE REGULATIONS:

1. The portion of the Property shown as Tracts 1 and 2 shall be developed in accordance with the "C-2" commercial district land use regulations.

I. CITY PROCESS:

1. The development will be in complete accordance with the provisions of the approved Planned Development District. All Development Plans recorded hereunder, or as otherwise amended in accordance with Section I.3. of this ordinance, shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.
2. If there are any discrepancies between these PD Standards and the PD Exhibits, the PD Standards shall take precedence.
3. Prior to issuance of a permit for development of any portion of the Property, a Development Plan that conforms to Section 155.066, as modified by the Planned Development Standards, must be submitted to and approved by the Director. The Director shall approve the Development Plan if it conforms to the requirements of Section 155.066 and "C-2", Commercial District, as modified by the Planned Development Standards. An Applicant may (i) appeal the decision of the Director to the Planning and Zoning Commission, and (ii) appeal the decision of the Planning and Zoning Commission to the City Council.



2600 Network Blvd, Ste 310, Frisco, TX 75034
Phone (469) 458-7300
TX@BohlerEng.com

Mansfield PD

Development Schedule
ZONING CASE NUMBER: ZC#23-002

Zoning Approval	Spring 2023
Building Permits Issued	Summer 2023
Start of Construction	Fall 2023
End of Construction	Fall 2024